T – 2276

Reg. No. : ....

Name : ....

Seventh Semester B.A. LL.B/B.Com. LL.B/B.B.A. LL.B. (Five Year Integrated) Degree Examination, May 2024

PAPER II : PROPERTY LAW

(2011-2019 Admission)

Time : 3 Hours   Max. Marks : 80

I.   Explain any **five** of the following. Each question carries 2 marks. Answer should not exceed **50** words each.

     (a)   Attestation

     (b)   Actionable Claim

     (c)   Contingent Interest

     (d)   Charge

     (e)   Quasi-easement

     (f)   Exchange

     (g)   Onerous Gift

                                           (5 × 2 = 10 Marks)

II.   Answer any **four** of the following. Each question carries **4** marks. Answers should not exceed **120** words each.

     (a)   Explain the essential of a valid transfer of property.

     (b)   What is meant by subrogation?

     (c)   What is meant by foreclosure? Who may sue for foreclosure?

     (d)   Write a note on doctrine of election.

     (e)   How death bed gift differ from normal gift?

                                           (4 × 4 = 16 Marks)

III.   Answer any **four** of the following. Each question carries **6** marks.

   (a)   Two brothers, A and B, partitioned their property. The partition deed provided that the property allotted to each party could be sold only to his brother. Is the condition valid?

   (b)   A gives by his will Rs.1,00,000 to B. By the same will he gives C property worth Rs.50,000 belonging to B. B declines to part with his property. What are the rights of C?

   (c)   A obtained a money decree against B. In order to defeat the decree holder B transferred his property shortly thereafter to his wife in satisfaction of debt then due to her. Can the decree-holder impeach the transfer under S.53?

   (d)   A sells a vacant site to B with a condition that no building should be constructed upon it so as to obstruct view of the sea from A's house. B begins to construct a structure in breach of the condition. What is the remedy of A?

   (e)   A execute a usufructuary mortgage in favour of B with a condition that if A does not redeem within 10 years the Mortgage shall became a sale. Discuss its validity.

   (4 × 6 = 24 Marks)

IV.   Answer any **three** of the following. Each question carries **10** marks.

   (a)   Describe the rule against perpetuity.

   (b)   Define Mortgage. Examine the rights and liabilities of Mortgagor and Mortgagee.

   (c)   Define Sale. Describe the rights and liabilities of seller and buyer.

   (d)   Explain the doctrine of 'L is pendens'.

   (3 × 10 = 30 Marks)

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