

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**

PROPERTY LAW

(2020 Admission)

Time : 3 Hours

Max. Marks : 80

PART – A

- I. Explain any **six** of the following. Each question carries **2** marks. Answer should not exceed **50** words.
1. Onerous Gift
 2. Intellectual Property
 3. Conditional Transfer
 4. Estoppel
 5. Lease
 6. Easement of necessity
 7. Exchange
 8. Discharge of encumbrance on sale

(6 × 2 = 12 Marks)

P.T.O.

PART – B

- II. Explain any **four** of the following. Each question carries **5** marks. Answers should not exceed **150** words each.
1. Doctrine of Election
 2. Doctrine of Lispendens
 3. Type of Mortgages
 4. Quasi easement
 5. Marshaling
 6. Explain "Feeding of grant by estoppel".

(4 × 5 = 20 Marks)

PART – C

- III. Answer any **four** of the following. Each question carries **6** marks.
1. Satish made a gift of his house to Rasmi and delivered possession. Before registration of the deed, Satish died. After the time of registration is over, Satish's heir brings a suit for recovering of the house. Rasmi resists it. Decide.
 2. A group of journalists of Bangalore acquires land for a co-operative group housing society. The rules of society prohibited sale of any flat to any person other than journalists. Discuss the validity of this condition?
 3. Siju, the lessor gives Binu, the lessee, notice to quit the property. The notice expires, Binu tenders and Siju accepts the rent which has become due in respect of the property since the expiration of the notice. Discuss the validity of the notice?

4. Sasi gives 2 lakh rupees to babu, reserving to himself, the right to take back. Rs.2,25,000 at his pleasure. Examine the validity of the gift?
5. The right to pluck Mangoe from a property for one year was given to Suresh, the agreement was made orally without any written document. Discuss the validity of the agreement?

(4 × 6 = 24 Marks)

PART – D

- IV. Answer any **two** of the following. **Each** question carries **12** marks.
1. Discuss the doctrine of part performance. State the difference between Indian Law and British Law of part performance.
 2. Critically examine “Once a Mortgage always a Mortgage”?
 3. Transferability of property is general rule and non transferability is an exception. Explain.

(2 × 12 = 24 Marks)