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Reg. No.....

Name.....

FIVE YEAR LL.B. (HONOURS) DEGREE EXAMINATION, MAY 2025

Fifth Semester

FL 12—PROPERTY LAW

(Common to B.A., LL.B. (H), B.Com., LL.B. (H) and B.B.A., LL.B., (H))

(2022 Admissions—Regular/2018 to 2021 Admissions—Supplementary)

Time : Three Hours

Maximum : 75 Marks

Part A

Write short notes on any five of the following.

Each question carries 3 marks.

1. Immovable property.
2. Registration as 'constructive notice'.
3. Rule against accumulation of income.
4. Doctrine of part performance.
5. Usufructuary mortgage.
6. Substituted security.

(5 × 3 = 15 marks)

Part B

Answer any three of the following problems.

Each question carries 10 marks.

7. 'P' executed an unregistered document conveying immovable property to "God the Almighty". Examine the validity of the document referring to statutory provisions and judicial decisions.
8. 'X' is the owner of two properties, a house and a farm land adjacent to it. 'X' sells the farm land to 'Y' with a restrictive covenant that 'Y' shall spend money in repairing and maintaining the drain of his house passing through the farm land sold to him. Discuss the validity of such a restrictive covenant. Is 'Y' bound by it? Support your answer with relevant case law.

Turn over

9. 'A' files a suit against 'B' for possession of property. But the plaint is returned by the court after preliminary finding that the court does not have pecuniary jurisdiction. Before 'A' could file the same suit before the proper court, 'B' gifted the property to 'C'. Examine whether the gift deed is hit by *lis pendens*.
10. 'X' executes a deed of gift of immovable property in favour of 'Y' and registers the document. 'Y' is not informed about the gift. Subsequently, 'X' changes his mind and revokes the gift. Thereafter 'Y' comes to know about the gift and claims it. Decide.

(3 × 10 = 30 marks)

Part C

Answer any two of the following questions.

Each question carries 15 marks.

11. "The Law does not favour such transfers which tend to make a property non-transferable for indefinite period". Explain the policy of the law in this respect. Discuss, with the help of illustrations and case law, the rule which prescribes a maximum limit, beyond which vesting of an interest created by a transfer cannot be delayed. Explain exceptions also.
12. Explain the meaning and essentials of 'lease'. How is a lease different from licence? Discuss the rights and obligations of the lessor and lessee in a lease transaction and the circumstances under which a lease can be terminated.
13. Explain the characteristic features of an 'easement'. What is the difference between 'easement of necessity' and 'quasi-easement'? Describe the various modes of acquisition and extinction of easements.

(2 × 15 = 30 marks)