

25800922

(Pages : 2)

Reg. No.....

Name.....

UNITARY LL.B. (THREE YEAR) DEGREE EXAMINATION, MARCH 2025

Third Semester

UL 14—PROPERTY LAW

(2023 Admissions—Regular/2019 to 2022 Admissions—Supplementary—2018 Admissions—
First Mercy Chance)

Time : Three Hours

Maximum : 75 Marks

Part A

Answer any five questions.

Each question carries 3 marks.

1. What are the ingredients of a valid Attestation ?
2. Distinguish between Easement and Exchange.
3. What are the rights of a Lessor ?
4. Explain the Doctrine of feeding by Estoppel ?
5. Explain Tacking ?
6. What is meant by Marshalling of securities ?

(5 × 3 = 15 marks)

Part B

Answer any three questions.

Each question carries 10 marks.

7. Examine whether the following are actionable claims ?
 - (a) Share in partnership.
 - (b) Copyright.
 - (c) Claim for arrears of rent.
 - (d) Claim for mesne profit.

Turn over

8. Properties namely X, Y and Z are subjected to mortgage. The Mortgager sells property X to Mr. A, free from encumbrances. Whether the Mortgagee has the right to proceed against X.
9. Alex transfers his immovable property worth Rs. 50 Lakhs in favour of his son aged 20 years for his life and then to his unborn grandson. Is it valid ?
10. P has shares in X, a prosperous joint stock company, and also has shares in Y, a joint stock company in difficulty. P gives all his shares to B. B decides to accept the only the shares of X. Is it permissible ?

(3 × 10 = 30 marks)

Part C

Answer any two questions.

Each question carries 15 marks.

11. Property of any kind may be transferred. What are the exceptions to this general rule ?
12. Define sale. What are the rights and liabilities of the seller ?
13. Define-mortgage. Explain different types of mortgages.

(2 × 15 = 30 marks)