

**FIVE YEAR INTEGRATED LL.B. HONOURS DEGREE EXAMINATION
MARCH 2022**

Fifth Semester

FL 12—PROPERTY LAW – II

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

[2018 Admissions—Regular]

Time : Three Hours

Maximum : 75 Marks

Part A

*Write short notes on any five of the following questions.
Each question carries 3 marks.*

1. **Attestation.**
2. **Doctrine of election.**
3. **Doctrine of subrogation.**
4. **Easement of necessity.**
5. **Marshalling of securities.**
6. **Floating charges.**

(5 × 3 = 15 marks)

Part B

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

7. **X transfers his property to Y on the condition that Y shall transfer his excise licence to X. Y fails. Decide the validity of transfer.**
8. **'A' contract to buy goods from 'B'. On the due date 'A' fails to take delivery and 'B' sells the goods in open market causing loss to Rs. 15,000. 'B' has the right to claim damages. Is this an actionable claim. Explain.**
9. **A mortgagor 'Y' of a vacant land transfer his right to 'Y', 'Y' builds a house on the land. The mortgagor sues for redemption. Can 'X' claim compensation under S.51 of T.P. Act, 1882.**
10. **'A' makes a gift to 'X', 'Y', 'Z' and 'T'. X and Y accepts while Z and T refuses. What happens to the gift.**

(3 × 10 = 30 marks)

Turn over

Part C

*Answer any two questions.
Each question carries 15 marks.*

- 11. Examine the doctrine of part performance of contract under T.P. Act.
- 12. Once a mortgage always a mortgage and nothing but a mortgage. Explain.
- 13. Explain the concept of easement. What are the different types of acquiring easement.

(2 x 15 = 30 marks)

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