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Reg. No.....

Name.....

**FIVE YEAR B.A./B.B.A./B.Com., LL.B. (HONOURS) DEGREE
EXAMINATION, FEBRUARY 2026**

Fifth Semester

FL 12—PROPERTY LAW

(2023 Admissions—Regular/2018 to 2022 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. Rule in 'Marshall v. Green' (1875) 1 CPD 35 (A).
2. Condition restraining alienation.
3. Doctrine of acceleration.
4. Legal and conventional subrogation.
5. Actionable claim.
6. Easement of necessity.

(5 × 3 = 15 marks)

Part B

Answer any three of the following questions.

Each question carries 10 marks.

7. 'P' transfers property to 'Q' on the condition that the income from the property must be accumulated for a period of 30 years. Do you think that the transfer of the property is void? Substantiate your answer.
8. 'X' transfers property to 'Y' on condition that if 'Y' marries without the consent of 'A' and 'B', the property shall go to 'C' 'B' dies. 'Y' marries without the consent of 'A'. Can 'C' claim the property? Decide referring to statutory provisions.

Turn over

9. 'A', mother of a minor son 'B', transferred property in favour of 'C' on her behalf and on behalf of 'B'. The son 'B', after getting majority, challenged the said transfer and the court held that the transfer up to the extent of share of 'B' is void. Thereafter, before 'B' could take the possession, he dies in a road accident and 'A' being legal heir of 'B' inherited the same property. Now 'C' sues 'A' for transfer of the same property to him under section 43 of the TP Act. Decide whether 'C' would succeed?
10. 'X' sues 'Y' to recover a house. Before the service of summons, 'Y' transfers the property to 'P'. The suit is decreed against 'Y'. Is 'P' bound by the decree? Would it make any difference if the decree is a compromise decree?

(3 × 10 = 30 marks)

Part C

Answer any two of the following questions.

Each question carries 15 marks.

11. Explain the 'Rule against Perpetuity'. What is the procedure prescribed under Transfer of Property Act 1882 to transfer property for the benefit of unborn person? Explain with the help of illustrations.
12. Who is an ostensible owner? Under what circumstances a transfer of property made by an ostensible owner passes good title to the transferee? How far the Benami Transactions (Prohibition) Act, 1988 has affected the transfer made by an ostensible owner? Discuss.
13. "A mortgagor's right of redemption is a statutory right and the same cannot be contracted out". Explain. What do you understand by the maxim, "Redeem up and foreclose down"?

(2 × 15 = 30 marks)