

HONS. 04/003/25

**B.A., LL.B. (Hons.) DEGREE FOURTH SEMESTER EXAMINATION,
MAY 2025**

LAW OF PROPERTY

Time: 3 Hours

Maximum Marks: 50

I. Explain **any four** from the following. Each question carries 5 marks.

(4 x 5 = 20)

1. Transfer *inter-vivos*
2. Contingent interest
3. Doctrine of Cypress
4. Feeding the grant by estoppel
5. Unpaid Vendor's charge
6. Doctrine of tacking

II. Answer **any one** from the following. Each question carries 10 marks.

(1 x 10 = 10)

1. Property is given to X then a bachelor, for life and afterwards to all children of X when the last child attains majority. Is the transfer valid?
2. X has an apartment and a plot of land at Thiruvananthapuram. He mortgages his apartment and his land to Y. He later mortgages his apartment to Z also. Discuss the legal position of Z in claiming the apartment as his security for discharge of his debt.

III. Answer **any two** from the following. Each question carries 10 marks.

(2 x 10 = 20)

1. Explain the term 'property' and elucidate on the kinds of properties which are not transferable under the provisions of TP Act.
2. What is meant by mortgage and enlist the rights and liabilities of mortgagor and mortgagee?
3. Define Easement and explain the different kinds of easements.
4. Elaborate on the following;
 - a. Doctrine of Lis pendens
 - b. Part performance
