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ILAHIA LAW COLLEGE, MUVATTUPUZHA

INTERNAL EXAMINATION (September)

Unitary LL.B. 3RD Semester

Subject: PROPERTY LAW

Time: 1½ Hours

Maximum Marks: 30

PART A – SHORT ANSWER QUESTIONS

Answer any **THREE** questions. Each question carries **2.5** marks.

(3 × 2.5 = 7.5 Marks)

1. Distinguish between **immovable property and chattel**. What is the significance of a **fixture** in determining whether property is immovable?
2. Distinguish between an Simple Mortgage and Mortgage by Conditional Sale.
3. Distinguish between **vested interest and contingent interest**.
4. What is meant by **restraint on alienation**? State the rule relating to the validity of such restraints.
5. What is meant by **notice** under the Transfer of Property Act, 1882? Mention its different kinds.

PART B – SHORT ESSAY QUESTIONS

Answer any **TWO** questions. Each question carries **5** marks.

(2 × 5 = 10 Marks)

6. A transfers property to B for life and thereafter to B's unborn child. The child is required to attain a specified age before taking the property. Examine the validity of the transfer.
7. A transfers his property to B with a condition that B shall not alienate it during his lifetime. B subsequently transfers the property to C. Decide the validity of the condition and the transfer.
8. A transfers an immovable property to B during the pendency of a suit concerning the same property. B claims that the transfer is valid because he was not aware of the pending litigation. Decide.



9. A enters into an agreement for transfer of an immovable property with B and puts B in possession. B is ready to perform his obligations, but A refuses to execute the formal transfer and seeks to recover possession. Decide.

PART C – LONG ESSAY QUESTIONS

Answer any ONE question. Each question carries 12.5 marks.

(1 × 12.5 = 12.5 Marks)

10. Explain the law relating to **vested and contingent interests** under the Transfer of Property Act, 1882. Discuss the rules relating to **transfer for the benefit of unborn persons, rule against perpetuity and accumulation**, with suitable illustrations.
11. Explain the law relating to **mortgages** under the Transfer of Property Act, 1882. Discuss the **different kinds of mortgages** and the **rights and liabilities of the mortgagor and mortgagee**, including the **right of redemption**.