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Reg. No.....

Name.....

UNITARY LL.B. (THREE YEAR) DEGREE EXAMINATION, FEBRUARY 2026

Third Semester

UL 14—PROPERTY LAW

(2024 Admissions—Regular, 2020 to 2023 Admissions—Supplementary, 2019 Admissions—
First Mercy Chance, 2018 Admissions—Second Mercy Chance)

Time : Three Hours

Maximum : 75 Marks

Part A

Answer any five questions.

Each question carries 3 marks.

1. When does a person claim part performance of contract ?
2. Differentiate between sale and exchange ?
3. What is the rule against accumulation ?
4. What is meant by Lispendens ?
5. Distinguish between Charge and Licence ?
6. Explain the Doctrine of Election ?

(5 × 3 = 15 marks)

Part B

Answer any three questions.

Each question carries 10 marks.

7. Mr. X sells his property to Y. But a part of the consideration remains unpaid. X made repeated demands but Y is unable to pay the balance amount. Advice X.
8. John transfers his estate to A for life, and then to B for life and then to the unborn child of B. Discuss the validity of the transfer.

Turn over



9. Analyse the validity of the following transactions :

- (a) Ashok, expecting that, Ramesh, his uncle, who had no children, would bequeath his property in favour of him, transfer it to B.
 - (b) Rasheed owns a house. He has a right of way over an adjoining plot of land belonging to Varun. Rasheed transfers his right of way to Satheesh.
10. Roy mortgages his property to Anil. There is a clause in the mortgage deed that the redemption can be done only by the mortgager and not by his heirs. Whether the clause is valid ?

(3 × 10 = 30 marks)

Part C

Answer any two questions.

Each question carries 15 marks.

- 11. Define gift. What are the essentials of valid gift ?
- 12. Define mortgage. What are the rights and liabilities of Mortgager ?
- 13. Define lease. What are the rights and liabilities of lessor and lessee

(2 × 15 = 30 marks)