

**HIGH COURT OF KERALA  
JUDICIAL TEST (HIGHER) 2020  
PART-II, PAPER-III**

**PROPERTY LAWS**

Total Marks 100  
Time: 3 hrs

**PART A**

**Answer any SEVEN questions. Each carries 5 marks.**

Write short notes on the following:

1. Compulsorily Registrable Documents
2. Charge
3. Purpose of Land Conservancy Act
4. Irrevocable license
5. 5 exemptions to Land Ceiling under the Kerala Land Reforms Act.
6. Easement of necessity and quasi-easement
7. Right of redemption
8. Actionable claim
9. Assignment of Government lands
10. Fraudulent Transfer

[7x5=35]

**PART B**

**Answer any TWO questions. Each carries 10 marks.**

1. Gopal files a suit for declaration of his title over an item of property in Sy.No.30, admeasuring 20 Ares. Krishnan, the defendant in the suit, sells 5 Ares out of the said 20 Ares to Mohan, while the suit is pending. Will the purchaser Mohan get valid title to the property?
2. A and B are married. C transfers his property to A on condition that A deserts B. Is the transfer valid?

3. An extent of two acres of land abutting a temple compound, was acquired by the Government for a public purpose. The land was being used by the general public of the locality as way to reach the temple from the adjoining public road for more than 40 years. Some members of the public approached the Court for establishing their right of way over the properties acquired. What are the chances of their success?
4. A lets a farm to B for lifetime of C. C dies later, but B continues in possession of the farm and pays rent to A. What is the effect on the lease and is the lease still subsisting?

[2x10=20]

### **PART C**

**Answer any THREE questions. Each carries 15 marks.**

1. What are the Rights and Liabilities of a Mortgagor and a Mortgagee?
2. What are the rights of redemption and foreclosure?
3. Define Transfer of Property. What property may be transferred?
4. What are the rights and liabilities of seller and buyer of immovable property?
5. What are the matters to be considered in determining compensation for acquisition of land under Land Acquisition Act, 1994? What matters can be neglected?  
Explain concept of market value in land acquisition matters.

[3x15=45]