

THE OPEN UNIVERSITY OF SRI LANKA  
 FACULTY OF HUMANITIES AND SOCIAL SCIENCES  
 DEPARTMENT OF LEGAL STUDIES  
 LLB (HONS) DEGREE PROGRAMME- LEVEL 4  
 CONTINUOUS ASSESSMENT TEST II - 2023/2024  
 LLU4611 – LAND LAW  
 DURATION- 1 HOUR



DATE: 15<sup>th</sup> of December 2024

TIME: 09.30 a.m. – 10.30 a.m.

Answer ONE question only.

Illegible handwriting will be penalized.

01. Nirmala intended to transfer her land called 'Sanasuma' to her son Nimal on his marriage. Nimal married in 2023, and went into possession of 'Sanasuma' with his wife. However, the property was not legally transferred to Nimal. In January 2024, Nimal who was aware of Nirmala's intention, gifted the property to his wife on her birthday. This deed of gift was unregistered. In June 2024, Nimal who was in urgent need of money sold the property to Manjula. This deed was registered in August 2024. Nimal and his wife continued to be in possession.

In the light of the above factual situation, discuss the concepts of registration of title deeds and 'priority' under Sri Lankan Law.

Support your answer with the relevant statutory provisions and case law.

(20 Marks)

02. (a) Discuss the rights of co-owners in Land Law

(15 Marks)

- (b) Identify the ways of terminating co-ownership

(05 Marks)

Support your answer with relevant case laws.

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