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PRESIDENCY UNIVERSITY

BENGALURU

Make up Examinations - December 2025

Date: 31 - 12- 2025

Time: 09:30am - 12:30pm

School: SOL	Program: BBA LL.B.(Hons.)	
Course Code : LAW2032	Course Name : PROPERTY LAW	
Semester: MK	Max Marks: 100	Weightage: 50%

CO - Levels	CO1	CO2	CO3	CO4	CO5	CO6
Marks	20	30	10	10	15	15

Instructions:

- (i) Read all questions carefully and answer accordingly.
- (ii) Do not write anything on the question paper other than roll number.

Part A

Answer ALL the Questions. Each question carries 2marks.

10Q x2M=20M

1	Mention the main characteristics that define property in legal terms?	2 Marks	L1	CO1
2	State the difference between movable and immovable property?	2 Marks	L1	CO1
3	Mention the legal importance of attestation in validating documents?	2 Marks	L1	CO1
4	Can a document without Attestation be considered valid under certain circumstances?	2 Marks	L2	CO1
5	What are the key elements that constitute a valid legal notice?	2 Marks	L1	CO1
6	Mention the legal importance of attestation in validating documents?	2 Marks	L2	CO1
7	Define Immovable Property.	2 Marks	L1	CO1
8	Elaborate the concept of Actionable Claims.	2 Marks	L1	CO1

9	“Property of any kind can be transferred except one mentioned in Section 6 “. List out those entries.	2 Marks	L2	CO1
10	Explain “Transfer Inter-Vivos” with an example.	2 Marks	L1	CO1

Part B

Answer the Questions

Total 80 Marks

11.	a.	Analyze the concept of fraudulent transfer under property law and evaluate its legal implications.	10 Marks	L3	C O2
	b.	Critically examine how the doctrine of part performance mitigates the challenges faced by the transferee in cases involving fraudulent transfers.	10 Marks		

or

12.	a.	Critically analyze the distinctions and parallels between vested and contingent interests in property law.	5*2 =10 Marks	L2	C O2
	b.	Evaluate how conditional transfers affect the establishment and characteristics of vested and contingent interests.			

13.	a.	Analyze the legal principles underlying foreclosure and redemption in mortgage law.	05*2 = 10 Marks	L4	C O3
	b.	Examine the legal principles governing foreclosure and redemption. How do they balance the rights of the mortgagor and the mortgagee?			

or

14.	a.	Provide a comprehensive explanation of the concept of a mortgage and outline its essential features.	05*2 = 10 Marks	L1	C O3
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	b.	Discuss the various types of mortgages and highlight the key differences between them.			
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15.	a.	Identify and elaborate on the various types of easements recognized in property law.	05*2 = 10 Marks	L3	CO4
	b.	Distinguish between continuous and discontinuous easements, highlighting their key differences.			

Or

16.	a.	Evaluate the circumstances under which easements are imposed and their impact on property rights.	05*2 = 10 Marks	L3	CO 4
	b.	Assess how the suspension of easements serves to balance and protect the interests of property owners.			

17.	a.	Examine the historical development of equity within the legal framework.	7.5*2= 15 Marks	L2	CO6
	b.	Assess how the role of equity has evolved in shaping the modern legal system.			

Or

18.	a.	Critically evaluate the importance of equitable rights in delivering justice within legal systems.	7.5*2= 15 Marks	L2	CO6
	b.	Discuss whether equitable rights are predominantly guided by moral principles rather than strict legal norms, providing examples to support your argument.			

19.		Define the concept of a trust and explain its key elements.			
	a.	Imagine you are setting up a charitable trust; what foundational steps would you take to ensure its legal validity?	7.5*2= 15 Marks	L1	C O5
	b.	Consider a scenario where a trustee has mismanaged the assets of a trust. Analyze the duties and liabilities of the trustee in such a situation, and discuss the potential legal remedies available to the beneficiaries.			

Or

20.		The rights and liabilities of beneficiaries and trustees under the Indian Trusts Act, 1882, shape the equitable administration of trust property. Discuss their impact.	7.5*2= 15 Marks	L2	C O5
	a.				
	b.	Legal remedies available to beneficiaries in cases of breach of trust require examination. Analyze these remedies.			

21.		Mr. X, through a deed, transfers a house to Mr. Y, stipulating that Mr. Y must relinquish his claim to a piece of land owned by Mr. X as a condition of receiving the house. Mr. Y, however, chooses to retain his claim to the land while also attempting to accept the house.			
	a.	Using the principles of the rule of election under Section 35 of the Transfer of Property Act, 1882, analyze the legal consequences of Mr. Y's actions. Propose a resolution for this conflict, referencing relevant legal provisions and any precedents that may apply.	15 Marks	L3	C O2
	b.	Explain the doctrine of Election. Point out the differences in English Law and Indian Law with regard to its application.	5 Marks		

Or

22.	<p>a. "A" transfers his property to "B" for life, then after his death, to his son "C" for life; and after his death to his son "D" absolutely. Is such transfer valid? Discuss in light of provisions under Transfer of Property Act, 1882.</p> <p>b. In the case of <i>Cardington v. Cardington (1875)</i>, a situation arose where a beneficiary under a will was required to make a choice between two conflicting claims. Using this case, design a hypothetical scenario where a person faces a similar dilemma. Apply the rule of election to analyze the rights and obligations of the parties involved, and propose a resolution in light of the principles established in this precedent.</p>	10*2= 20 Marks	L4	C O2
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***** BEST WISHES *****