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# PRESIDENCY UNIVERSITY

Presidency University Act, 2013 of the Karnataka Act No. 41 of 2013 | Established under Section 2(f) of UGC Act, 1956  
Approved by AICTE, New Delhi | Approved By BCI  
Bengaluru

## Even Semester Mid Term, March 2026

**Date: 12/03/2026**

**Time: 02:00 PM - 03:30 PM**

**Course Code: LAW2032**

**Course Name: Property Law**

**Semester: Sixth Semester**

**Max. Marks: 50**

**Weightage: 50%**

CO - Levels	CO1	CO2
Marks	48	42

### PART-A: Answer Following Questions. 10 M

Qn.No	Questions	M	CO	BT
1	Write a note on Benami Transactions.	2	CO2	BT1
2	Write a brief note on attestation by a Pardanashin woman.	2	CO1	BT1
3	Discuss the Doctrine of 'Notice' under the transfer of Property law.	2	CO1	BT2
4	Discuss in brief the meaning of transfer of property under TPA 1882.	2	CO1	BT1
5	Briefly state the transfer of spes successionis with the help of illustrations.	2	CO1	BT2

### PART-B: Answer Any 1 Following Questions. 10 M

Qn.No	Questions	M	CO	BT
6	<p>"A, representing that he is authorized to transfer certain immovable property, sells it to B for consideration. At the time of the transfer, A has only a Spes Successionis (a mere hope of succession). However, A subsequently acquires a vested interest in the property through inheritance.</p> <p>Applying the relevant provisions of the Transfer of Property Act, determine whether B can claim the property. In your answer, distinguish between the legal standing of Spes Successionis and the Doctrine of Feeding the Grant by Estoppel."</p>	10	CO1	BT3

7	4.	Explain the rule against Perpetuity under the Transfer of Property Act 1882 to transfer property for the benefit of an unborn person with the help of case laws.	10	CO1	BT2
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**PART-C: Answer Any 1 Following Questions. 10 M**

Qn.No	Questions	M	CO	BT
8	A is heavily indebted to several creditors, including B. Sensing that B is about to file a suit for recovery, A transfers his only immovable property to his relative, C, via a registered sale deed. Although the sale deed mentions a price, no money actually changes hands, and A continues to reside in the house as before.  Identify the nature of this transfer under the Transfer of Property Act, 1882. Can B successfully challenge this transfer in court?	10	CO2	BT3
9	"Analyze the legal position of a 'Disappointed Transferee' when an owner elects against a transfer. In your analysis, distinguish between the remedies available in 'Gratuitous Transfers' versus 'Transfers for Consideration,' and evaluate the impact if the elector dies before making an explicit choice."	10	CO2	BT4

**PART-D: Answer Any 1 Following Questions. 10 M**

Qn.No	Questions	M	CO	BT
10	Explain of concept of 'Lis Pendens' and state the essential conditions for the application with the help of judicial trends.	10	CO2	BT2
11	Critically evaluate the Doctrine of Ostensible Ownership. In your judgment, does the requirement of 'reasonable care' impose an unfair burden on the purchaser, or is it a necessary safeguard against the negligence of the real owner? Justify your stance by analyzing the 'Doctrine of Holding Out' and the impact of the Benami Transactions (Prohibition) Act on this provision.	10	CO2	BT5

**PART-E: Answer Any 1 Following Questions. 10 M**

Qn.No	Questions	M	CO	BT
12	"State the general rule regarding the transferability of property under the Transfer of Property Act, 1882. Explain any five categories of property that are considered 'non-transferable' under Section 6, providing the legal reasoning for each exception."	10	CO1	BT2

13	"Define and distinguish between 'Movable' and 'Immovable' property under the Transfer of Property Act, 1882. Your answer should explain the statutory definitions provided in the Act and the General Clauses Act, and include the 'Degree of Annexation' test used to determine the nature of a property."	10	CO1	BT2
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