

Practice Set
End Semester Examination-2025

Program: BA LL B Semester : V
Subject: Property Law
Subject Code: 24F.304

Course Outcome	Description
CO 1	The students will be able to analyze the basic principles of property law through jurisprudential theories
CO 2	The students will be able to explain about the basic principles and doctrines of Transfer of Property Act, 1882.
CO 3	The students will be able to understand the various modes of transferring a property and get accustomed to the drafting of various deed such as sale deed, mortgage deed,
CO 4	The students will be able to recognize contemporary legal developments in areas like real estates, land acquisitions etc

	Section A			(4 x 5= 20)	
1	State the essential elements of a valid Transfer of Property according to the Transfer of Property Act, 1882. Mr. A gifts his future property to Mr. B. Apply the rules to decide whether the transfer is valid or void.	[CO1]	[Unit 1]	[Remember]	[LOT]
2	List the type of properties that cannot be transferred under Section 6 of Transfer of Property Act, 1882.	[CO1]	[Unit 1]	[Remember]	[LOT]

3	Define immovable property under Transfer of Property Act, 1882 with the help of other laws.	[CO1]	[Unit 1]	[Understand]	[LOT]
4	Describe how the competency to transfer property is connected to the concept of capacity to contract under the Indian Contract Act, 1872. A minor sells his property to another person. Apply the provisions of Section 7 of the Transfer of Property Act, 1882 to determine the validity of this transaction.	[CO1]	[Unit 1]	[Apply]	[HOT]
5	State the essential conditions for a valid transfer by an Ostensible Owner. A father allows his son to deal with family property as if it were his own. The son sells it to a third party. Apply Section 41 of Transfer of Property Act, 1882 to determine if the sale is valid.	[CO2]	[Unit 2]	[Remember]	[LOT]
6	A files a suit against B regarding ownership of land. During the pendency of the suit, B sells the land to C. Apply the doctrine of Lis Pendens to decide the validity of the sale.	[CO2]	[Unit 2]	[Apply]	[HOT]
7	Define Fraudulent Transfer as per Section 53 of the Transfer of Property Act, 1882 along with its essential ingredients.	[CO2]	[Unit 2]	[Remember]	[LOT]
8	Define an Actionable Claim as per Section 3 of the Transfer of Property Act, 1882 and state the essential elements of an Actionable Claim.	[CO2]	[Unit 2]	[Remember]	[LOT]
9	Define the term <i>Mortgage</i> according to Section 58 of the Transfer of Property Act, 1882. Explain how mortgage is different from Pledge.	[CO3]	[Unit 3]	[Remember]	[LOT]
10	List the different types of mortgages mentioned in Section 58 of the Act. A mortgages his property to B with a condition that on default, the sale becomes absolute. Apply Section 58 of Transfer of Property Act, 1882 to identify the type of mortgage.	[CO3]	[Unit 3]	[Apply]	[HOT]
11	Distinguish between mortgage and charge.	[CO3]	[Unit 3]	[Understand]	[LOT]
12	State the essential conditions under which a mortgagee can file a suit for Foreclosure.	[CO3]	[Unit 3]	[Understand]	[LOT]
13	Define <i>Sale</i> under the Transfer of Property Act, 1882. A agrees to sell his land to B for ₹5 lakh. B pays ₹2 lakh in advance, and possession is	[CO4]	[Unit 4]	[Remember]	[LOT]

	not transferred. Apply Section 54 to decide whether it amounts to a sale or an agreement to sell.				
14	Apply the rules of <i>Gift</i> to a situation where the donee dies before accepting the gift. Is the gift valid.	[CO4]	[Unit 4]	[Apply]	[HOT]
15	Analyze the rights and liabilities of the <i>Lessor</i> and <i>Lessee</i> under Sections 108 of the Transfer of Property Act, 1882.	[CO4]	[Unit 4]	[Analyze]	[HOT]
16	Discuss the duration of certain leases in the absence of written contract or local usage?	[CO4]	[Unit 4]	[Remember]	[LOT]

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Section B					(3x 10= 30)	
17	Discuss conditions for restraining transfer under Section 10 of Transfer of Property Act, 1882. A gifts land to B with a clause that it cannot be transferred outside the family. Apply the law to decide the validity of such a restriction.	[CO1]	[Unit 1]	[Apply]	[HOT]	
18	Analyze the legal mechanism by which property is preserved for an unborn person until his birth. Examine the relationship between Section 13 and the rule against perpetuity (Section 14, Transfer of Property Act, 1882).	[CO1]	[Unit 1]	[Analyze]	[HOT]	
19	Discuss the characteristics of vested and contingent interest with examples and relevant Sections of Transfer of Property Act, 1882.	[CO1]	[Unit 1]	[Evaluate]	[HOT]	
20	Explain the 'Doctrine of Election with its exceptions. A transfers property belonging to B to C and in the same deed gives another property to B. Apply the <i>Doctrine of Election</i> to decide whether B can retain both benefits.	[CO1]	[Unit 1]	[Apply]	[HOT]	
21	A property is transferred to an ostensible owner. Analyze the statement.	[CO2]	[Unit 2]	[Analyze]	[HOT]	
22	Elucidate the essentials and objectives behind the rule of part performance.	[CO2]	[Unit 2]	[Evaluate]	[HOT]	

23	Explain the doctrine of “Feeding the Grant by estoppel “as recognised by the Transfer of Property Act, 1882. Apply the doctrine to a case where A transfers property to B without authority, but the transfer is made in good faith and for consideration. Later, A becomes the owner. Can B claim ownership?	[CO2]	[Unit 2]	[Analyze]	[HOT]
24	State the rule of lis pendens. Examine the fundamental principle upon which the said rule is based.	[CO2]	[Unit 2]	[Analyze]	[HOT]
25	A mortgages his house to B but later repays the loan. Apply the mortgagor’s right of redemption and explain the procedure A can follow to reclaim his property.	[CO3]	[Unit 3]	[Apply]	[HOT]
26	Explain the mortgagee’s right to foreclosure or sale in case of non-payment by the mortgagor.	[CO3]	[Unit 3]	[Apply]	[HOT]
27	Describe how the doctrine of “once a mortgage, always a mortgage” supports the mortgagor’s right of redemption.	[CO3]	[Unit 3]	[Analyze]	[HOT]
28	A agrees to pay B ₹50,000 and charges his house as security for payment without transferring possession. Apply the law to determine whether a valid charge is created.	[CO3]	[Unit 3]	[Apply]	[HOT]
29	Critically examine whether Section 55 of the Transfer of Property Act, 1882 sufficiently protects the interests of both parties in a property sale.	[CO4]	[Unit 4]	[Evaluate]	[HOT]
30	Explain the lease of immovable property? A allows B to occupy his shop for three years at ₹5,000 per month. Apply Section 105 to determine whether this constitutes a valid lease.	[CO4]	[Unit 4]	[Apply]	[HOT]
31	How does lease come into existence? Explain, in detail, the rights and liabilities of lessee.	[CO4]	[Unit 4]	[Remember]	[LOT]
32	State the essentials of a gift? Examine the grounds on which a gift can be revoked under Section 126 of the Transfer of Property Act, 1882— by agreement or on grounds applicable to contracts.	[CO4]	[Unit 4]	[Analyze]	[HOT]

Section C				(1x 20= 20)	
33	“A vested interest is not defeated by the death of the transferee, while a contingent interest depends upon the happening of an uncertain event.” Explain and illustrate this statement with reference to relevant provisions and decided cases.	[CO1]	[Unit 1]	[Evaluate]	[HOT]
34	“The foundation of the doctrine of election is that a person taking the benefit of any instrument must also bear the burden”. Explain	[CO1]	[Unit 1]	[Understand]	[LOT]
35	“A transfer made with an intention to defeat or delay the creditors is voidable at the option of the creditor.” Discuss this statement in the light of Section 53 of the Transfer of Property Act, 1882, and illustrate with suitable examples.	[CO2]	[Unit 2]	[Evaluate]	[HOT]
36	Explain briefly the doctrine of ‘feeding the grant by estoppel’. What is the impact of the doctrine on the purchaser’s rights against vendor’s imperfect title?	[CO2]	[Unit 2]	[Understand]	[LOT]
37	Discuss the exceptions of charge and types of charge. Apply the concept of <i>charge</i> to the following situation: A transfers property to B but does not transfer possession. However, A creates a right in favor of C for payment of a debt out of that property. — Determine whether this transaction creates a charge or a mortgage.	[CO2]	[Unit 3]	[Apply]	[HOT]
38	Critically analyze the doctrine of Clog on the Equity of Redemption. Do you think Indian courts have successfully balanced the rights of the mortgagor and mortgagee through this doctrine? Discuss with suitable cases.	[CO2]	[Unit 3]	[Analyze]	[HOT]

39	“A lease is a transfer of a right to enjoy property for a certain time.” Discuss this statement in the light of Section 105 of the Transfer of Property Act, 1882. Also explain how and when a lease stands determined under Section 111 of the Transfer of Property Act, 1882.	[CO2]	[Unit 3]	[Understand]	[LOT]
40	A gives a lakh of rupees to B, reserving to himself, with B’s consent , the right to take back at pleasure Rs.10,000 out of the lakh. Is such a transfer valid?	[CO2]	[Unit 3]	[Apply]	[HOT]

Summary Sheet

CO Wise

CO	Q. No	Marks
CO1	1.2.3.4.17.18.19.20.33.34	100
CO2	5.6.7.8.9.15.16.20.23.35.36	100
CO3	9.10.11.12.25.26.27.28.37.38.	100
CO4	13.14.15.16.29.30.31.32.39.40	100
Total		400

Unit Wise		
Unit	Q. No	Marks
Unit 1	1.2.3.4.17.18.19.20.33.34	100
Unit 2	5.6.7.8.21.22.23.24.35.36.	100
Unit 3	9.10.11.12.25.26.27.28.37.38.	100
Unit 4	13.14.15.16.29.30.31.32.39.40	100
Total		400

Blooms Taxonomy Level (BTL) Wise		
BTL	Q. No	Marks
LOT	1.2.3.5.7.8.9.11.12.13.16.31.34.36.39.	125
HOT	4.6.14.15.10.17.18.19.20.21.22.23.24.25.26.27.28.29.30.31.32.33.34.35.37.38.40	275
Total		400

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Disclaimer: -This is a Practice Set. The Question in End term examination will differ from the Practice Set. This Practice Set is meant for practice only.