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**School of Law**

**Integrated Bachelor of Arts - Bachelor of Law  
Mid Term Examination - May 2024**

**Duration : 90 Minutes  
Max Marks : 50**

**Sem VI - J1UB603T - Property Law**General Instructions

*Answer to the specific question asked*

*Draw neat, labelled diagrams wherever necessary*

*Approved data hand books are allowed subject to verification by the Invigilator*

- 1) Explain the concept of Constructive Notice in the Transfer of Property Act. How does the law impute constructive notice to parties involved in property transactions? K2 (2)
- 2) Explain the requisites for a valid attestation of a document under the Transfer of Property Act? K1 (3)
- 3) Analyze the rights and liabilities of the transferee of an actionable claim under the Transfer of Property Act. How does the Act protect the interests of the transferee in such transactions? K2 (4)
- 4) Elaborate the transactions amounts to transfer and transactions do not amount to transfer in view of Section 5 of Transfer of Property Act. K2 (6)
- 5) Define the term "Condition Restraining Alienation" under the Transfer of Property Act and discuss its significance in property law. K3 (6)
- 6) How do exceptions such as leaseholds, gifts, and charges affect the validity of conditions restraining alienation? Provide a comprehensive analysis. K3 (9)

- 7) In the town of Rampur, the prominent landowner, Mr. Ravi, establishes a trust for the benefit of his grandchildren, stipulating that they will each inherit their share of the trust estate upon reaching the age of 25. However, Mr. Ravi, includes a condition in the trust deed that if any grandchild dies without leaving any surviving descendants before reaching the age of 25, their share of the trust estate will revert to Mr. Ravi's estate. Several years later, one of Mr. Ravi's grandchildren, Sohan tragically passes away at the age of 24, leaving behind no children. As a result, according to the terms of the trust deed, Sohan's share of the trust estate is set to revert back to Mr. Ravi's estate. However, Sohan's sibling, Ramesh challenges this provision, arguing that it violates the Rule Against Perpetuity as outlined in Section 14 of the Transfer of Property Act. Ramesh contends that the condition imposed by Mr. Ravi creates a potential indefinite suspension of the enjoyment of Sohan's share of the trust estate beyond the permissible time limit specified by the Rule Against Perpetuity. Decide the validity of Ramesh's argument under Section 14 of the Transfer of Property Act, considering the principles of the Rule Against Perpetuity and its implications for the distribution of trust assets in this scenario.
- K4 (8)

- 8) Discuss the relevance and applicability of the rule against perpetuities in modern property transactions and its implications for property owners and developers.
- K4 (12)

**OR**

"Though the Transfer of Property Act deals with transfer inter-vivos yet as interest may be created in favour of an unborn". Elaborate

K4 (12)