

International Islamic University Chittagong
Department of Law
Mid-Term Examination, Spring 2023
Course Title: Law of Transfer of Property
Course Code: Law- 2202, Semester: 5th

Time: 1.5 Hours

Marks: 30

- A figure on the right indicates marks. Answer any three (3) questions of the following.
Start answering each question from a fresh sheet.
1. a) *“The legal rights of a person, regardless of their justification, are all included in their property.”* Explain. 2
b) Evaluate the term ‘immovable property.’ Discuss which property can be transferred and which property cannot be transferred. Who can be transfer their interest? 5
c) Evaluate operation of a Transfer of property. 3
 2. a) Justify the term ‘Vested’ and ‘Contingent’ interests. 4
b) What are the similarities and dissimilarities between Vested interest and Contingent Interest? Does the death of the Transferee defeat a vested interest? 3
c) Kabir gifts his property to Robin for his life on the condition that after Robin’s death, it devolves on Rafique, but if Rafique dies before Kabir, then it devolves on Sattar. What is the interest of Rafique and Sattar during Kabir’s lifetime? 3
 3. a) *“A person cannot take a benefit under an agreement without endorsing all of its terms.”*- Discuss. 4
b) Explain the conditions for the application of the Doctrine of Election. 4
c) A transfer to B an estate to which C is entitled, and as part of the same transaction, gives C a coal mine. C takes possession of the mine and exhausts it. Give your opinion considering the **Transfer of Property Act, 1882** 2
 4. a) ‘A’ transferred property to ‘B’ on January 20, 2004, with a direction for accumulating its benefits up to 2023. On June 3, 2025, A passes away. Decide the facts as per the Transfer of Property Act 1882. 2.5
b) Oral Transfer. 2.5
c) Doctrine of Cypres; and 2.5
d) Attestation.