Chapter II-C - Vested, Contingent and Conditional Interests

Separate vested and contingent interests and test every condition precedent, condition subsequent and gift-over clause.

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Dedicated Finin2min Summary - Chapter in 2 Minutes

• Section 19: Vested interest - convert every statutory limb into evidence-backed transaction controls.
• Section 20: Vested interest of unborn beneficiary - convert every statutory limb into evidence-backed transaction controls.
• Section 21: Contingent interest - convert every statutory limb into evidence-backed transaction controls.
• Section 22: Class members attaining a particular age - convert every statutory limb into evidence-backed transaction controls.
• Separate vested and contingent interests and test every condition precedent, condition subsequent and gift-over clause.
• Apply the current official Act and transaction-date State stamp, registration, land, tenancy, RERA and procedural law.

Current statutory text / controlled source map

Section 19 - Vested interest.
Section 20 - Vested interest of unborn beneficiary.
Section 21 - Contingent interest.
Section 22 - Class members attaining a particular age.
Section 23 - Transfer contingent on uncertain event.
Section 24 - Survivorship at unspecified period.
Section 25 - Conditional transfer.
Section 26 - Fulfilment of condition precedent.
Section 27 - Gift over on failure of prior disposition.
Section 28 - Ulterior transfer on specified event.
Section 29 - Fulfilment of condition subsequent.
Section 30 - Prior disposition unaffected by invalid ulterior disposition.
Section 31 - Cesser on specified uncertain event.
Section 32 - Validity of condition causing cesser.
Section 33 - Condition to perform act without specified time.
Section 34 - Condition to perform act within specified time.

Section-by-section provision map

Provision	Subject / status	Finin2min clause-by-clause decode and implementation
Section 19	Vested interest *Operative subject to current official/State law*	Section 19 governs vested interest. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the conditional interest and drafting control framework. **Implementation:** Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. **Evidence:** Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.
Section 20	Vested interest of unborn beneficiary *Operative subject to current official/State law*	Section 20 governs vested interest of unborn beneficiary. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the conditional interest and drafting control framework. **Implementation:** Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. **Evidence:** Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.
Section 21	Contingent interest *Operative subject to current official/State law*	Section 21 governs contingent interest. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the conditional interest and drafting control framework. **Implementation:** Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. **Evidence:** Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.

Provision	Subject / status	Finin2min clause-by-clause decode and implementation
Section 22	Class members attaining a particular age *Operative subject to current official/State law*	Section 22 governs class members attaining a particular age. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the conditional interest and drafting control framework. **Implementation:** Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. **Evidence:** Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.
Section 23	Transfer contingent on uncertain event *Operative subject to current official/State law*	Section 23 governs transfer contingent on uncertain event. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the conditional interest and drafting control framework. **Implementation:** Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. **Evidence:** Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.
Section 24	Survivorship at unspecified period *Operative subject to current official/State law*	Section 24 governs survivorship at unspecified period. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the conditional interest and drafting control framework. **Implementation:** Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. **Evidence:** Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.
Section 25	Conditional transfer *Operative subject to current official/State law*	Section 25 governs conditional transfer. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the conditional interest and drafting control framework. **Implementation:** Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. **Evidence:** Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.
Section 26	Fulfilment of condition precedent *Operative subject to current official/State law*	Section 26 governs fulfilment of condition precedent. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the conditional interest and drafting control framework. **Implementation:** Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. **Evidence:** Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.
Section 27	Gift over on failure of prior disposition *Operative subject to current official/State law*	Section 27 governs gift over on failure of prior disposition. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the conditional interest and drafting control framework. **Implementation:** Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. **Evidence:** Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.
Section 28	Ulterior transfer on specified event *Operative subject to current official/State law*	Section 28 governs ulterior transfer on specified event. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the conditional interest and drafting control framework. **Implementation:** Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. **Evidence:** Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.

Provision	Subject / status	Finin2min clause-by-clause decode and implementation
Section 29	Fulfilment of condition subsequent *Operative subject to current official/State law*	Section 29 governs fulfilment of condition subsequent. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the conditional interest and drafting control framework. **Implementation:** Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. **Evidence:** Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.
Section 30	Prior disposition unaffected by invalid ulterior disposition *Operative subject to current official/State law*	Section 30 governs prior disposition unaffected by invalid ulterior disposition. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the conditional interest and drafting control framework. **Implementation:** Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. **Evidence:** Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.
Section 31	Cesser on specified uncertain event *Operative subject to current official/State law*	Section 31 governs cesser on specified uncertain event. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the conditional interest and drafting control framework. **Implementation:** Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. **Evidence:** Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.
Section 32	Validity of condition causing cesser *Operative subject to current official/State law*	Section 32 governs validity of condition causing cesser. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the conditional interest and drafting control framework. **Implementation:** Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. **Evidence:** Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.
Section 33	Condition to perform act without specified time *Operative subject to current official/State law*	Section 33 governs condition to perform act without specified time. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the conditional interest and drafting control framework. **Implementation:** Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. **Evidence:** Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.
Section 34	Condition to perform act within specified time *Operative subject to current official/State law*	Section 34 governs condition to perform act within specified time. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the conditional interest and drafting control framework. **Implementation:** Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. **Evidence:** Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.

Finin2min implementation explanation

Classify the property interest, parties, authority, consideration, possession and intended legal result. Complete title, encumbrance, litigation and State-law diligence. Select the correct instrument, stamp, registration and perfection route. Block payment or possession until closing conditions and evidence are complete.

Practical examples and calculations

Scenario: A property transaction is approved commercially before legal classification is complete. The professional file must identify the statutory transaction, authority, title, form, consideration, possession, registration, third-party rights and remedies before execution.

Calculation/control	Method	Evidence
Consideration/value	Reconcile stated price, market value, taxes, retention, debt and non-cash consideration.	Agreement, valuation and ledger
Stamp and fees	Apply State instrument classification, market value, duty, surcharge and registration fee.	Current State schedule and adjudication
Exposure	Quantify encumbrances, arrears, interest, possession loss, cure cost and remedy value.	Searches, statements and legal model

Practical transaction application

1. Classify the transaction and every interest. 2. Complete title, authority, encumbrance, litigation, land-use and possession diligence. 3. Map the Act and State overlays to the instrument. 4. Reconcile consideration, taxes, possession and completion. 5. Preserve closing and enforcement evidence.

Authority, consent and execution controls

Confirm legal identity, capacity, title, board/partner/trustee/co-owner/lender consents, power-of-attorney scope, execution, attestation, witnessing and document custody.

Stamp duty and registration alerts

Apply current State instrument classification, market value, duty, surcharge, registration fee, adjudication and impounding rules. Registration does not cure defective title or prohibited transfer.

Evidence and document-retention checklist

Retain title chain, searches, authority, valuation, tax and KYC records, executed instrument, witness evidence, registration receipt, consideration, possession, originals handover and notices.

Performance, delivery and payment controls

Define conditions precedent, long-stop date, escrow/retention, possession condition, risk transfer, taxes, apportionments, originals handover and post-closing filings.

Breach, loss, mitigation and remedy framework

Separate invalidity, rescission, specific performance, injunction, possession, redemption, foreclosure/sale, damages, restitution and indemnity. Prove causation, market value and mitigation.

Limitation and forum controls

Select relief-specific limitation and forum: civil/Commercial Court, RERA, DRT/DRAT, NCLT, consumer, revenue or arbitration. Compute notice, cure, termination, appeal and enforcement clocks.

Arbitration and mediation interface

Assess arbitrability, rights in rem, statutory forums, third-party interests, interim protection, lis pendens, possession and limitation. Preserve source and evidence during settlement.

Company, partnership, GST and tax overlays

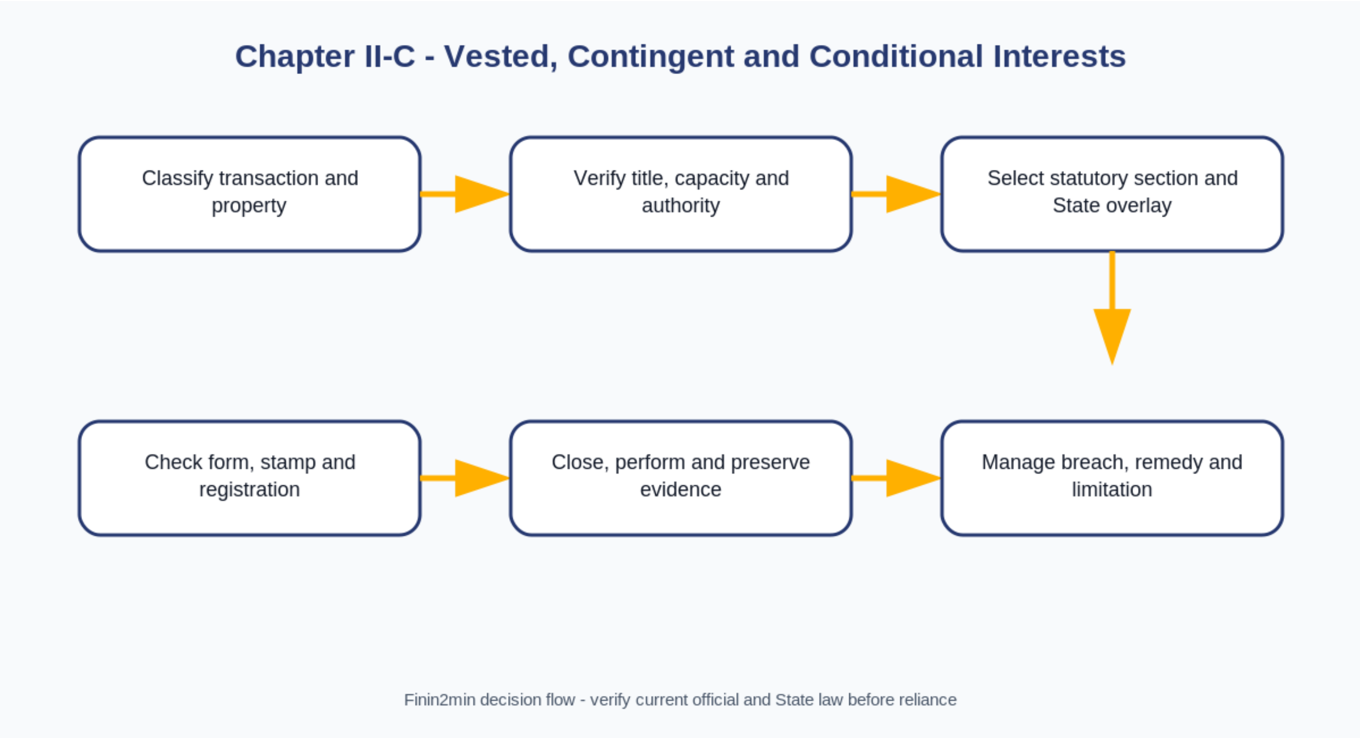
Apply entity authority, charges, RERA, GST, TDS, capital gains, valuation, FEMA, benami, PMLA/KYC, insolvency moratorium and secured-creditor priority.

Finin2min Q&A;

First classify the transaction and title. The common failure is execution or payment before State stamp/registration and third-party rights are verified. A contract does not always transfer title. Maintain a reproducible source, title, authority, closing and remedy file.

Chapter-specific decision flowchart

Classify transaction -> verify title/capacity -> select section and State overlay -> check form/stamp/registration -> close and preserve evidence -> manage breach, remedy and limitation.



Official source: https://www.indiacode.nic.in/bitstream/123456789/2338/1/A1882-04.pdf

Legal-use note: verify current official and State law and obtain matter-specific advice before execution, registration, enforcement or litigation.