

S. No.	Course Code	Course Name	Course Type	Cd	L	T	P	Marks		
								Sessional	Final Exam	Total
2	BBALLB-502	Property Law	Generic Core	4	4	0	0	30	70	100

**Course Outcomes**

At the end of the course the student will be able to: -	
CO1	Identify and describe the scope and ambit of the property laws in India.
CO2	Discuss the clauses relating to the transfer of property by act of parties.
CO3	Analyse the clauses relating to the transfer of immovable property.
CO4	Compare significant legal provisions related to various forms of transfer of property.
CO5	Examine the provisions pertaining to the Easement Act.

**Detailed Syllabus****Unit-I: Introduction to Property Law**

- 1.1 Concept of Property
- 1.2 Movable and Immovable Property
- 1.3 Objectives of TP Act
- 1.4 Interpretation Clause (Section 3)
- 1.5 Relation to Contract and Registration

**(08 Hrs)****Unit-II: Transfer of Property by Act of Parties**

- 2.1 Definition of Transfer of Property (Section 5)
- 2.2 Subject Matter and Persons Competent to Transfer (Sections 6 and 7)
- 2.3 Operation of Transfer and Conditions Restraining Alienation (Section 8-10)
- 2.4 Transfer for Benefit of Unborn and Transfer for the Benefit of Public in Perpetuity (Sections 13 and 18)
- 2.5 Conditional Transfer (Sections 25-34)

**(12 Hrs)****Unit-III: Transfer of Immovable Property**

- 3.1 Transfer by Authorised Person (Section 38)
- 3.2 Transfer for Maintenance (Section 39)
- 3.3 Transfer by Ostensible Owner and Transfer by Unauthorized Persons and Co-owners (Sections 41, 43 and 44)
- 3.4 Transfer of Property Pending Suit (Section 52)
- 3.5 Encumbrances and their Discharges

**(08 Hrs)****Unit-IV: Specific Transfers**

- 4.1 Sale - Essentials, Mode of Sale, Rights and Liabilities of Parties (Sections 54-57)
- 4.2 Mortgage – Definition, Essentials, Kinds, Rights and Liabilities of Mortgagor and Mortgagee (Sections 58-76)
- 4.3 Lease – Essentials, Kinds, Rights and Liabilities of Lesser and Lessee, Termination of Lease (Sections 105-117)
- 4.4 Gift – Definition, Essentials, Types, Registration (Sections 122-129)
- 4.5 Deed – Meaning, Essentials and Types

**(12 Hrs)****Unit-V: Easement Act**

- 5.1 Easement – Meaning and Essentials
- 5.2 Dominant and Servient Heritage
- 5.3 Modes of Acquisition of Easement and Imposition of Easements
- 5.4 Kinds of Easements
- 5.5 Suspension of Easements

**(08 Hrs)**

**Textbooks**

S. No.	Name of the Books	Name of the Author	Publisher Name	Edition (Pub. Yr.)
1	Transfer of Property Act	S.N. Shukla	Allahabad Law Agency	30 <sup>th</sup> (2020)
2	The Transfer of Property Act	G.P. Tripathi	Central Law Publications	20 <sup>th</sup> (2022)

**Reference Books**

S. No.	Name of the Books	Name of the Author	Publisher Name	Edition (Pub. Yr.)
1	The Transfer of Property Act	Sir Dinshaw Fardunji Mulla	LexisNexis	14 <sup>th</sup> (2023)
2	Commentary on the Transfer of Property Act	Justice M.L. Singhal	Vinod Publications	2 <sup>nd</sup> (2023)

**Statutory References**

S. No.	Name of the Books	Publisher Name	Edition (Pub. Yr.)
1	Transfer of Property Act, 1882 - Bare Act	Eastern Book Company	38 <sup>th</sup> (2024)