



Anand Law College
(An Autonomous Institute, Under UGC Regulation 2023)
Managed by Shri Ramkrishna Seva Mandal
SRKSM Campus, Near Electric Grid, Anand, Gujarat
(Affiliated to S. P. University & Approved by BCI, New Delhi)
NAAC Accredited, 'B++' Grade, CGPA 2.97 - 1st Cycle



Name of Course: LLB 3 year	Type of Course: Honors
Year : 1 st Year	Semester : 2 nd Semester
Subject Code : ALCUG2CLLB5	Subject : Property Law
W.E.F.: 2025-26	Teaching Hours: 60 Hours

Teaching & Examination Scheme:

Credit	Lec	Lab	Tut	Internal Marks			External Marks		Passing Marks	Passing Marks	Total Marks
				T	P	CE	T	P	Internal	External	Int+Ext
4	4	-	-	30	-	10	60	-	16/40	24/60	40/100

Lect= Lecture, Tut= Tutorial, Lab= Lab, T- Theory, P= Practical Theory Passing%: 40, Practical Passing%: 40

Course Objectives:	<ol style="list-style-type: none">1. To introduce students to the concept of property law, its importance, and its role in legal transactions, with a focus on the Transfer of Property Act, 1882.2. To provide an in-depth understanding of the different modes of transfer available under the Transfer of Property Act.3. To provide students with an understanding of conditional transfers and how these transfers are governed under the Transfer of Property Act.4. To provide practical knowledge regarding the formalities, documentation, and registration process involved in property transfers.
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Course Outcome (CO):

Upon completion of the course, student shall be able to

CO 1	Students will gain a solid understanding of the basic concepts of property law, including the classification of property into movable and immovable property and how the Transfer of Property Act, 1882 applies to the transfer of immovable property.
CO 2	Students will be able to apply the provisions of the Transfer of Property Act, 1882 in real property transactions, understanding the requirements for the validity of a transfer and the rights and liabilities of the parties involved.
CO 3	Students will develop a clear understanding of the different modes of transfer under the Act, including sale, mortgage, lease, gift, and exchange.



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	Students will understand how conditional transfers (such as conditions precedent and subsequent) are governed by the Act, including how these conditions affect the transfer process.
	Students will understand the rights, duties, and liabilities of both the transferor and transferee in property transactions under the Act.
	Students will gain knowledge of the formalities required for the valid transfer of property, including the execution and registration of documents under the Indian Registration Act, 1908.

Detailed Syllabus: Property Law

Total Teaching Hours: 60 Hours

Unit	Description	Weightage/ Credits / Hours
1	General Principles of Transfer of Property - I	25%
1.1	Kinds of property: Movable, Immovable, Tangible and non- tangible property, Intellectual Property	(4)
1.2	Which properties may be transferred? – Competency of person to transfer : Transfer for the benefit of unborn child	15 Hours
1.3	Rule against perpetuity	
1.4	Vested Interest and Contingent Interest	
1.5	Digital and Intangible Property	
1.6	Case Law 1. Shantabai v/s state of Bombay 2. State of Orissa v/s Titaghur paper mills company limited 3. Rajesh kantar oy v/s shanti debi. 4. Ram newaz v/s Nankoo 5. Kartar singh v/s Harbans kaur	
1.7	Practical Application 1. PPT Presentation 2. Applied in drafting sale deeds, gift deeds, wills, lease agreements, mortgage deeds.	
2	General Principles of Transfer of Property – II	25%
2.1	Doctrine of Election	(4)
2.2	Lis Pendens : Principle, Salient Features, application in India, Essential Requirements, Exceptions	15 Hours
2.3	Fraudulent Transfer : Essential Requirements, Exceptions	
2.4	Doctrine of Part-performance : Essentials and Exceptions	
2.5	Interaction between TPA & Specific Relief Act	



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2.6	Case Law 1 Supreme general Films exchange ltd v/s Maharaja sir brijnath singhji deo. 2 Govinda pillai Gopala pillai v/s Aiyappan krishnan 3 Dalip kaur v/s jeewan ram	
2.7	Practical Application 1 Group Discussion 2 Applied as a defence in civil suits involving possession and unregistered contracts.	
3	Specific Transfers	25%
3.1	Sale : Essentials, Rights & Liabilities of Buyer and Seller	(4)
3.2	Mortgage & Charge : Definition, Kinds of Mortgage, Rights & Liabilities of Mortgager – Mortgagee, Redemption- Clog on Redemption	15 Hours
3.3	Lease : Definition, Essentials, Rights & Liabilities of Lessor and Lessee	
3.4	Gift : Definition, Essential requirements, Kinds of Gift, Onerous Gifts, Universal Donee, Exchange: Definition & Features	
3.5	Actionable Claim : Definition & transfer of Actionable Claims	
3.6	Gift deed with family sattelment	
3.7	Lease Vs. Leave Vs. Linance	
3.8	Case Law 1 Ganga dhar v/s Shankar lal 2 Associated hotels of india v/s R.N Kapoor 3 Kartari v/s kewal Krishna 4 Quality cut pieces v/s M.Laxmi 5 Samir kumar Chatterjee v/s Hirendra nath ghosh	
3.9	Practical Application 1 Case Law Analysis 2 Class Moot Court 3 Awareness Camp	
4	Easements	25%
4.1	Easements : Meaning, Nature, Essentials and Characteristics	(4)
4.2	Kinds of Easements, Incidents of Easements, Creation of Easement	15 Hours



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4.3	Various Easementary Rights: Right of Way, Right of Air, Right of support, Right of water etc.
4.4	Extinction, Suspension and Revival of Easements,
4.5	Licences: Meaning, elements, Grant and Revocation of Licences
4.6	Easementary rights in urban apartment and communities
4.7	Case Law 1 Dwarka Prasad v/s Dwarka das saraf 2 Municipal board, hapur v/s Raghubir dayal 3 Bholanath v/s ismail khan 4 Mahesh chand v/s Raj kumari 5 Maneklal v/s Fulchand
4.8	Practical Application 1 Case Study Analysis 2 Group Discussion - Lawyers draft express easements in property documents. 3. Sale – Lease –Mortgage – Gift Deed

Suggested References:

Sr. No.	References
	<ul style="list-style-type: none">• Mulla, Transfer of Property Act, Universal Delhi• Subbarao, Transfer of Property Act, C. Subbiah Chetty, Madras• B. Sivaramayya, The equalities and the Law, Eastern Book Co. Lucknow.• P.C. Sen. The General Principles of Hindu, Jurisprudence (reprint) Allahabad Law Agency.• B.H. Baden- Powell, Land Systems of British India, Vol. 1 to 3 (1892),• Oxford V. P. Sarthy, Transfer of Property, Eastern Book Company,• Lucknow. Vepa P. Sarathi : Law of Transfer of Property, Eastern Book• Company T. R. Desai : The Indian Easements Act, 1982• B. B. Katiyar : Easements and Licences, Universal Law Publishing Co.• Sanjiva Row : The Indian Easements Act• K. Joshi : Easements and Licences Peacock : The Law relating to Easements <p>Online References</p> <ul style="list-style-type: none">• Swayam, Edx, Coursera.
