



**Gyanmanjari**  
Innovative University

Course Syllabus  
Gyanmanjari Institute of LAW  
Semester-1 (LL.B)

**Subject:** Property Law - LAWLL11503

**Type of course:** Major (Core)

**Prerequisite:** Basic knowledge of classification of property under Hindu joint family as property law deals with transfer by living person especially along with fundamental of equity to Study Property related issues & laws.

**Rationale:** The main object is to regulate the transmission of property between living persons. To amend or regulate the law relating to transfer of property by the acts of the parties. It completes the code of contract since it is an enacted law for transfer that take place in furtherance of a contract.

### Teaching and Examination Scheme:

Teaching Scheme			Credits	Examination Marks			Total Marks
CI	T	P		Theory Marks		CA	
			ESE	MSE	ALA	150	
4	1	0	5	100	30		20

*Legends: CI-Classroom Instructions; T – Tutorial; P - Practical; C – Credit; ESE – End Semester Examination; MSE- Mid Semester Examination; CA - Continuous Assessment; ALA-Active Learning Activities.*



**Course Content:**

Sr. No	Course content	Hrs	% Weight age
1	<b>General Principle of Transfer of Property</b> <ul style="list-style-type: none"> <li>• Kinds of Property : Movable and immovable, Tangible and non- tangible Property, Intellectual Property</li> <li>• Which Properties may be transferred? - Competency of person to Transfer. Transfer for the benefit of Unborn child</li> <li>• Rule against perpetuity</li> <li>• Vested Interest and Contingent Interest</li> </ul>	15	25
2	<b>Doctrine of Exceptions</b> <ul style="list-style-type: none"> <li>• Lis Pendens : Principle, Silent Features, Application in India, Essential Requirements, Exceptions</li> <li>• Fraudulent Transfer : Essential Requirements, Exceptions</li> <li>• Doctrine of Part-performance: Essential Exceptions</li> <li>• Doctrine of Election</li> </ul>	15	25
3	<b>Specific Transfer</b> <ul style="list-style-type: none"> <li>• Sale : Essentials, Rights &amp; Liabilities of Buyer and Seller</li> <li>• Mortgage &amp; Charge : Definition, Kinds of Mortgage, Rights &amp; Liabilities of Mortgager and Mortgagee, Redemption- Clog on Redemption</li> <li>• Lease : Definition, Essentials, Rights &amp; Liabilities of Lessor and Lessee</li> <li>• Gift : Definition, Essentials Requirements, Kinds of Gifts, Onerous Gifts, Universal Donee, Exchange : Definition and Feature</li> <li>• Actionable Claim : Definition &amp; Transfer of Actionable Claims</li> </ul>	15	25



4	<p><b>Easements :</b></p> <ul style="list-style-type: none"> <li>• Easement : Meaning, Nature, Essentials and Characteristics</li> <li>• Kinds of Easement, Incidents of Easements, Creation of Easement</li> <li>• Various Easementary Rights : Right of Way, Right of Air, Right of Support, Right of Water etc.</li> <li>• Extinction, Suspension and Revival of Easement</li> <li>• License : Meaning, Elements, Grant and Revocation of License</li> </ul>	15	25
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### Continuous Assessment:

Sr. No	Active Learning Activity	Marks
1	<p><b>Drafting of Deeds :</b> Faculty will be provide some Examples of (1) Sale Deed, (2) Mortgage Deed, (3) Lease Deed and give some general Instruction on deeds. Students have to prepare Draft of various kinds deeds and upload details on the GMIU web portal.</p>	10
2	<p><b>Research and Analysis :</b> Faculty will be provide a topic and Questions. Students have to research on the particular topic and submit it to the Subject Faculty. Students have to upload that research on the GMIU web portal.</p>	10
<b>Total</b>		20



**List of Suggested Tutorials**

Sr. No	Suggested Tutorials
1	Deeds : Sale, Lease, Mortgage draft and important documents and legal conditions
2	Presentation on the Property : movable, immovable Etc.
3	Discuss Important Land mark Judgments on Transfer of Property
4	Self Study and Trial Advocacy on Property Disputes
5	Important Documents file and Case diary regarding Transfer of Property
6	Case Study
7	Group Discussion on Property regarding other Laws
8	General discussion on License

**Suggested Specification table with Marks (Theory): 100**

Distribution of Theory Marks (Revised Bloom's Taxonomy)						
Level	Remembrance (R)	Understanding (U)	Application (A)	Analyze (N)	Evaluate (E)	Create (C)
Weightage	40%	40%	20%	00%	00%	00%

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



**Course Outcome:**

After learning the course, the students should be able to:	
CO1	Know What is the basic Procedure of Transfer a Property
CO2	Acquire Major Exceptions Regarding Property
CO3	Draft Important Deeds and General Procedure & Rules Regarding Sale, Lease, Mortgage etc
CO4	Describe The Concept of Easement and License

**Instructional Method:**

The course delivery method will depend upon the requirement of content and the needs of students. The teacher, in addition to conventional teaching methods by black board, may also use any tools such as demonstration, role play, Quiz, brainstorming, MOOCs etc.

From the content 10% topics are suggested for flipped mode instruction. Students will use supplementary resources such as online videos, NPTEL/SWAYAM videos, e-courses. The internal evaluation will be done on the basis of Active Learning Assignment.

Practical/Viva examination will be conducted at the end of semester for evaluation of performance of students in the laboratory.

**Reference Books:**

- [1] Lectures on Law of Transfer of Property : S.M.Shah
- [2] Transfer of Property Act : Lahiri
- [3] Milkat Hasantar Law : P.T.Chaya  
(Ambani prakashan & Jamanadas & co.)
- [4] Transfer of Property : D.f.Mulla

