



Gyanmanjari
Innovative University

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

Subject: Property Law - LAWLL11503

Type of course: Major (Core)

Prerequisite: Before studying Property Law (Land Laws), students should have a basic understanding of the Indian legal system, constitutional principles, and the fundamentals of civil law. Knowledge of the concepts of property, ownership, possession, legal rights, and obligations is essential. Familiarity with the distinction between movable and immovable property, as well as the basic principles of contracts, will help students understand various modes of transfer of property.

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 takes place in furtherance of a contract.

Teaching and Examination Scheme:

Teaching Scheme			Credits	Examination Marks			Total Marks
CI	T	P	C	Theory Marks		CA	
				ESE	MSE	ALA	
05	01	00	06	100	30	20	150

Legends: CI-Classroom instructions-Tutorial; P-Practical; C-Credit; SEE-Semester End Evaluation; MSE- Mid Semester Examination; V – Viva; CA-Continuous Assessment; ALA- Active Learning Activities.



Course Content:

Sr No.	Course Content	Hrs.	% Weightage
1	General Perspective ● General principles of Transfer of Property by Act of parties' involves ● Concept and meaning of property ● Kinds of Property – movable and immovable property ● Transferable Immovable Property, Persons Competent to transfer ● Operation of Transfer- Conditions restraining alienation and restrictions repugnant to the interest created ● Rule against perpetuity and exceptions ● Direction for General principles of Transfer of Property by Act of parties' involves	15	20
2	Doctrine and Apportionment ● Doctrine of Election ● Transfer by Ostensible and co-owner ● Apportionment- Priority of rights ● Rent paid to holder under defective title ● Improvements made by bonfire holder ● Doctrine of Lis Pendens ● Fraudulent transfer and part performance	15	20



3	Specific Transfer-I ● Sale: Essentials, Rights & Liabilities of Buyer and Seller ● Mortgage & Charge: Definition, Kinds of Mortgage ● Rights of Seller Mortgager – Mortgagee, Redemption – Clog on Redemption ● Lease: Definition, Essentials, Rights & Liabilities of Lessor and Lessee	15	20
4	Specific Transfers - II ● Gift: Definition, Essentials, Rights & Liabilities of Gift, Onerous Gifts, Universal Donee ● Exchange: Definition & Features ● Actionable Claim: Definition & transfer of Actionable Claims	15	25
5	Easement Act, 1882 ● Definition, Nature, Kinds of Easements ● Imposition, Acquisition and Transfer of Easements ● Extinction, Suspension and Revival of Easements ● Licences: Definition and grant of licence ● Licences-When Transferable ● Difference between Easement and Licence	15	20

Continuous Assessment:

Sr. No	Active Learning Activities	Marks
1	Drafting of Deeds : Students will be provided some Examples of (1) Sale Deed, (2) Mortgage Deed, (3) Lease Deed and give some general Instruction on deeds. Students have to prepare a Draft of various kinds of deeds and upload details on the GMIU web portal.	10



2	Research and Analysis : Students will be provided 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. Eg. Doctrine of Lis Pendens under the Transfer of Property Act: A Critical Study	10
Total		20

List of Suggested Tutorials

Sr. No	Suggested Tutorials	Credit Hrs.
1	Drafting of Sale, Lease and Mortgage Deeds – Study the essential legal requirements, important clauses and conditions for drafting Sale, Lease and Mortgage Deeds. Explain the documents required for a valid transfer of property under the law.	1
2	Presentation on Movable and Immovable Property – Explain the meaning, classification and legal characteristics of movable and immovable property. Discuss their distinction and significance under the Transfer of Property Act and other relevant laws.	1
3	Discussion on Landmark Judgments under the Transfer of Property Act – Study important landmark judgments relating to the Transfer of Property Act. Analyze the legal principles established by the courts and their practical significance.	2
4	Preparation of a flowchart showing the complete process of registration of immovable property from execution of the document to registration under the Registration Act, 1908.	2
5	Show a 20-minute video explaining the essentials of a valid sale or mortgage under the Transfer of Property Act, 1882. Use simple language and practical illustrations.	1
6	Comparative Study of Sale, Mortgage, Lease, Gift and Exchange – Compare the essential features, legal requirements and effects of Sale, Mortgage, Lease, Gift and Exchange under the Transfer of Property Act. Highlight their similarities and differences with suitable examples.	2
7	Case Study on the Rights and Liabilities of Mortgagor and Mortgagee – Analyze the rights, duties and liabilities of the mortgagor and mortgagee under different kinds of mortgages. Discuss relevant statutory provisions and important judicial decisions.	2
8	Discussion on the Doctrine of Part Performance – Explain the doctrine of part performance under the Transfer of Property Act and its legal significance. Analyze important judicial decisions relating to the protection of possession and equitable rights.	1



9	Critical analysis of Benami Transactions and Their Legal Implications – Study the concept of Benami transactions and the legal provisions governing them. Discuss the consequences of prohibited Benami transactions with reference to relevant laws and case studies.	1
10	Analysing sample copies of a Sale Deed, Gift Deed, Lease Deed, or Mortgage Deed. Identify and explain the important clauses in a short report.	2
Total		15

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	30%	30%	20%	20%	0%	0%

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	Understanding the concept, meaning, nature, and general principles governing the transfer of property by act of parties <i>inter vivos</i> under the Transfer of Property Act, 1882
CO2	Apply the fundamental doctrines and legal principles governing the transfer of property, including the Doctrine of Election, Transfer by Ostensible Owner, Transfer by Co-owner, Apportionment.
CO3	Remembering the legal concepts of sale, mortgage, charge, and lease under the Transfer of Property law, including their essentials, rights, liabilities, and different kinds. Apply the legal principles relating to the rights and duties of buyers, sellers, mortgagors, mortgagees, lessors, and lessees, including the concepts of redemption and clog on redemption, to practical legal situations.
CO4	Analyzing the legal principles governing gift, exchange, and actionable claims, including their definitions, essentials, features, and legal effects under the Transfer of Property law.
CO5	Remembering the concept, nature, kinds, acquisition, transfer, extinction, suspension, and revival of easements, and the legal principles governing licences under property law. Distinguish between easements and licences and apply the relevant legal provisions to resolve practical property-related issues



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 blackboard, 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] Jhabvala, N. H. (2023). *The Transfer of Property Act* (9th ed.). Popular Prakashan.
- [2] Menon, N. R. Madhava. (2023). *Property Law* (2nd ed.). Central Law Publications.
- [3] Mulla. (2023). *Mulla on the Transfer of Property Act, 1882* (13th ed.). LexisNexis.
- [4] Shukla, S. N. (2023). *The Transfer of Property Act* (16th ed.). Central Law Agency.
- [5] Subba Rao, G. C. V. (2023). *Transfer of Property* (9th ed.). Asia Law House.

