



**C. U. SHAH UNIVERSITY**  
**Wadhwan City**

**FACULTY OF:-** LAW  
**DEPARTMENT OF:-** LAW  
**SEMESTER:-** II  
**CODE:-** 4LW02LOP1  
**NAME:-** PROPERTY LAW

**Teaching and Evaluation Scheme:-**

Subject Code	Name of the Subject	Teaching Scheme (Hours)				Credits	Evaluation Scheme							
		Th	Tu	Pr	Total		Theory				Practical (Marks)			Total
							Sessional Exam		University Exam		Internal		University	
							Marks	Hrs	Marks	Hrs	Pr/Viva	TW	Pr	
4LW02LOP1	PROPERTY LAW	5	0	0	5	5	30	1.5	70	3	---	---	---	100

**PAPER-4 : LAW OF PROPERTY**

**100**

**Unit-I:**

- Meaning and concept of property
- Kinds of property
- Transfer of property
- Transferable and non-transferable property
- Who can transfer
- Operation of transfer
- Mode of transfer — Conditional transfer
- Void and unlawful conditions
- Condition precedent and condition subsequent
- Vested and contingent interest
- Transfer to unborn person

**Unit-II:**

- Doctrine of Election
- Covenants — Transfer by ostensible owner
- Doctrine of Feeding the Grant by
- Estoppels
- Doctrine of Lis Pen dens



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- Fraudulent Transfer
- Doctrine of Part-performance.

Unit-III:

Sale- Essential features —

Mode of Sale

- Rights and liabilities of parties.

Mortgage - Kinds of Mortgages

- Rights and liabilities of mortgagor and mortgagee

— Marshalling and Contribution — Charges.

Unit-IV:

Lease — Essential features

- Kinds of leases

- Rights and liabilities of lesser and lessee

- Termination of lease

- forfeiture — Exchange — Gifts — Different types of gifts — Registration of Gifts —

Transfer of Actionable Claims.

Unit-V:

Easements — Definition of easement

- Distinction between Lease and License

- Dominant and Servant Tenements. Acquisition of property through testamentary succession

- Will — Codicil — Capacity to execute Will — Nature of bequests — Executors of Will —

Rights and Obligations of Legatees.

Suggested Readings:

1. Mulla : Transfer of Property

, Butterworth's Publications.

2.

Subba Rao GCV:

Commentaries on the Transfer of Property Act

3.

Krishna Menon:

Law of Property