# Semester – VII

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| **No.** | **Course Code** | **Course Title** | **Core/ Elective** | **C** | **IM** | **EM** | **TM** |
| 1. | 1604010001070101 | Environmental Law | Core | 6 | 30 | 70 | 100 |
| 2. | 1604010001070201 | Jurisprudence | Core | 6 | 30 | 70 | 100 |
| 3. | 1604010001070301  1604010001070401 | Banking Law  OR  Bankruptcy & Insolvency | Core  Elective | 6 | 30 | 70 | 100 |
| 4. | 1604010001070501  1604010001070601 | Equity and Trust  OR  Land Laws including Tenure & Tenancy system | Core  Elective | 6 | 30 | 70 | 100 |
| 5. | 1604010001070701 | Property Law | Core | 6 | 30 | 70 | 100 |

C = Credits IM=Internal Marks EM=External Marks TM=Total Marks

CCT=Core Course SO=Sill Oriented Course

ICT=Interdisciplinary Course SS=Self Study Course DP=Dissertation / Project Work ECT=Elective Course

**Subject : Law**

**Course (Paper) Name & No. : Environmental Law (CORE) Course (Paper) Unique Code : 1604010001070101**

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| **Semester** | **Internal Marks** | **External Marks** | **Practical Marks** | **Total Marks** |
| VII | 30 | 70 | - | 100 |

**Course Objectives:**

* The Environmental law program, in contrast to other law curricula, has certain characteristics which make it unique and is one of the best instruments for breaking the ice of colonial legal education. Its uniqueness lies in the fact that the problems it raises do not relate merely to specific individuals but about such matters as national development, industrial policy, policies concerning natural resources, injustice to communities, inter generational equity and prevention of pollution.
* All these issues relate to problematic about construction of a just, humane and healthy society.
* Secondly, environmental law necessarily demands an inter-disciplinary approach.
* Thirdly, uniqueness of the subject is borne out by the new epistemological outlook which ecology related knowledge has brought about in recent times.
* The development of ecological knowledge has necessitated an overall change not only in managerial studies but also in socio-legal explorations.
* This approach to the growing dimensions of environmental law is essential.

## Course Contents:

**Unit : 1 Concept of environment and Pollution**

* 1. Environment.
     1. Meaning and contents.
  2. Pollution.
     1. Meaning.
     2. Kinds of pollution.
     3. Effects of pollution.

## Unit : 2 Legal control: historical perspectives

* 1. Indian tradition : dharma of environment.
  2. British Raj – Industrial development and exploitation of nature.
     1. Nuisance : penal code and procedural codes.
  3. Free India – continuance of British influence.
     1. Old law and new interpretations.

## Unit : 3 Constitutional Perspectives

* 1. Constitution making – development and property oriented approach.
  2. Directive principles.
     1. Status, role and interrelationship with fundamental rights and fundamental duties.
  3. Fundamental Duty.
     1. Contents.
     2. Judicial approach.
  4. Fundamental Rights.
     1. Rights to clean and healthy environment.
     2. Right to education.
     3. Right to information.
     4. Environment v. Development.
  5. Enforcing agencies and remedies.
     1. Courts.
     2. Tribunal.
     3. Constitutional, statutory and judicial remedies.
  6. Emerging principles.
     1. Precautionary principle.
     2. Public trust doctrine.
     3. Sustainable development

## Unit : 4 Water and Air Pollution

* 1. Meaning and standards.
  2. Culprits and victims.
  3. Offences and penalties.
  4. Judicial approach.

## Unit : 5 Noise Pollution

* 1. Legal control.
  2. Court’s balancing : permissible and impermissible noise.

## Unit : 6 Environment Protection

* 1. protection agencies : power and functions.
  2. Protection : means and sanctions.
  3. Emerging protection through delegated legislation.
     1. Hazardous waste.
     2. Bio-medical waste.
     3. Genetic engineering.
     4. Disaster emergency preparedness.
     5. Environment impact assessment.
     6. Coastal zone management.
     7. Environmental audit and eco mark.
  4. Judiciary : complex problems in administration of environmental justice.

## Unit : 7 Town and country planning

* 1. Law : enforcement and constrain.
  2. Planning – management policies.

## Unit : 8 Forest and greenery

* 1. Greenery conservation laws.
     1. Forest conservation.
     2. Conservation agencies.
     3. Prior approval and non-forest purpose.
     4. Symbiotic relationship and tribal people.
     5. Denudation of forest : judicial approach.
  2. Wild life.
     1. Sanctuaries and national parks.
     2. Licensing of zoos and parks.
     3. State monopoly in the sale of wild life and wild life articles.
     4. Offences against wild life.

## Unit : 9 Bio-diversity

* 1. Legal control.
  2. Control of eco-unfriendly experimentation on animals, plants, seeds and micro organisam.

## Unit : 10 International regime

* 1. Stockholm conference.
  2. Green house effect and ozone depletion.
  3. Rio conference.
  4. Bio-diversity.
  5. U.N. declaration on right to development.
  6. Wetlands.

## Bibliography :

* R.B. Singh & Suresh Misra, Environmental law in India (1996), concept Publishing Co., New Delhi.
* Environmental Law – Meet publication.

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**Subject : Law**

**Course (Paper) Name & No. : Jurisprudence (Legal Method Indian Legal System) (CORE)**

**Course (Paper) Unique Code : 1604010001070201**

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| **Semester** | **Internal Marks** | **External Marks** | **Practical Marks** | **Total Marks** |
| VII | 30 | 70 | - | 100 |

**Course Objectives:**

* At the heart of the legal enterprise is the concept of law. Without a deep understanding of this concept neither legal education nor legal practice can be a purposive activity oriented towards attainment of justice in society.
* Moreover, without a comprehension of the cognitive and teleological foundations of the discipline, pedagogy becomes a mere teaching of the rules. It is unable to present various statutes, cases, procedure, practices and customs as a systematic body of knowledge, nor is it able to show the interconnection between these various branches of law, procedures and principles.
* The fact that the basic nature and purpose of law should be clear to every student and that it should be the very foundation of law teaching needs little argument.
* A course in jurisprudence should, primarily, induct the student into a realm of questions concerning law so that he is able to live with their perplexity or complexity and is driven to seek out answers for himself it.

## Course Contents:

**Unit : 1 Introduction**

* 1. Meaning of the term – “ jurisprudence”
  2. Norms and the normative system.
     1. Different types of normative systems, such as of games, languages, religious orders, unions, clubs and customary practice.
     2. Legal system as a normative order : similarities and differences of the legal system with other normative systems.
     3. Nature and definition of law.

## Unit : 2 Schools of Jurisprudence

* 1. Analytical positivism.
  2. Natural law.
  3. Historical school
  4. Sociological school
  5. Economic interpretation of law
  6. The Bharat jurisprudence.
     1. The Ancient : the concept of “Dharm”
     2. The Modern : PIL, social justice, compensatory jurisprudence.

## Unit : 3 Purpose of Law

* 1. Justice.
     1. Meaning and kinds.
     2. Justice and law : approaches of different schools.
     3. Power of the Supreme Court of India to do complete justice in a case : Article 142.
     4. Critical studies.
     5. Feminist jurisprudence.

## Unit : 4 Sources of Law

* 1. Legislation.
  2. Precedents : concept of stare decisis.
  3. Customs.
  4. Juristic writings.

## Unit : 5 Legal Rights : the Concept

* 1. Rights : kinds.
  2. Right duty correlation

## Unit : 6 Persons

* 1. Nature of personality
  2. Status of the unborn, minor, lunatic, drunken and dead persons.
  3. Corporate personality.
  4. Dimensions of the modern legal personality : Legal personality of non-human beings.

## Unit : 7 Possession : the Concept

7.1 Kinds of possession.

## Unit : 8 Ownership : the Concept

* 1. Kinds of ownership.
  2. Difference between possession and ownership.

## Unit : 9 Title

**Unit : 10 Property : the concept**

10.1 Kinds of property.

## Unit : 11 Liability

* 1. Conditions for imposing liability.
     1. Wrongful act.
     2. Damnum sine injuria.
     3. Causation.
     4. Mens rea.
     5. Intention.
     6. Malice.
     7. Negligence and recklessness.
     8. Strict liability.
     9. Vicarious liability.

## Unit : 12 Obligation : Nature and kinds

12.1 Sources of obligation.

## Unit : 13 Procedure

* 1. Substantive and procedural laws : difference.
  2. Evidence : Nature and Kinds.

## Bibliography :

* V.D. Mahajan, Jurisprudence and Legal Theory (1996 re-print), Eastern, Lucknow.
* Kaydana Khyalo – B.M. Sukla.

## Subject : Law

**Course (Paper) Name & No. : Banking Law (CORE) Course (Paper) Unique Code : 1604010001070301**

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| **Semester** | **Internal Marks** | **External Marks** | **Practical Marks** | **Total Marks** |
| VII | 30 | 70 | - | 100 |

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| --- | --- | --- | --- | --- | --- |
| **Banking Law** | **EXT** | **+** | **INT** | **=** | **TOTAL** |
| **Banking Regulation Act** | **30** | **+** | **10** | **=** | **40** |
| **Negotiable Instruments Act** | **40** | **+** | **20** | **=** | **60** |
| **TOTAL**  **Course Objectives:** | **70** | **+** | **30** | **=** | **100** |

* The modern society functions, contrary to the old barter system, on monetary transactions.
* In a developing country like India, the banking system takes off and becomes quite common even among the common people.
* The services banks render to the general public do have a significant contribution to the development of the economy.
* Pari passu, the security to the assets money as well as other valuable belonging to individuals and family units is to a large extent assured through the service of the banks.
* The variety of assistance tended by the banks to the common people and business community cannot be overemphasized in this context.
* The process of the working of the banks and the legal control over them as well as the protection to the consumers of banking services are areas which a student of law is necessarily familiar with.

## Course Contents:

**Unit : 1 Introduction**

* 1. Banking : definition – common law and statutory.

Commercial banks : functions.

* + 1. Essential functions.

Agency services.

* + 1. General utility services.
    2. International trading service.
    3. Information services.
    4. Emergence of multi functional dimensions.
    5. Systems of Banking : Unit banking, branch banking, group banking and chain banking.

Banking companies in India.

## Unit : 2 Banks and Customers

* 1. Customer : meaning.
  2. Legal character of banker – customer relationship.
  3. Rights and obligations of banks.
     1. Right of set-off.
     2. Banker’s lien.
     3. Right to charge interest and commission.
     4. Obligation to honour customers‟ cheques.
     5. Duty of confidentiality.
        1. Nature and justification of the duty.
        2. Exceptions to the duty.

Garnishee orders.

* 1. Accounts of customers.

Current Accounts.

Deposit Accounts.

Joint Accounts.

Trust Accounts.

Special types of customers : - Lunatics, minors, agents, administrators and executors, partnership firms and companies.

## Unit : 3 Control over Banks

* 1. Control by Government and its agencies.
     1. Need for elimination of systemic risk, avoidance money laundering, consumer protection, promotion of fair competition. On management.

On account and audit.

On money lending.

Reorganization and reconstruction.

On suspension and winding up.

Control by ombudsman.

* 1. RBI.

## Unit : 4 Control Banking Theory and the RBI

* 1. Evolution of Central Banks.
  2. Characteristics and functions f central banks.
  3. Central bank as banker and adviser of the State.
  4. Central bank as banker’s bank.
  5. The Reser4ve Bank of India as central bank in India.
     1. Objectives and organizational structure.Functions.
     2. Regulations of the monetary system.
     3. Monopoly f note issue.
     4. Credit control.
     5. Determination of bank rate policy.
     6. Open market operations.
     7. Banker to government.

Control over Non-banking financial institutions.

* + 1. Economic and statistical research.
    2. Staff training.
    3. Control and supervision of other banks.

## Unit : 5 Lending by Banks

* 1. Principles of good lending.
  2. Securities for bank advances.
     1. Pledge.
     2. Mortgage.
     3. Charge.
     4. Goods or documents of title to goods.
     5. Life insurance policies as security.
     6. Debentures as security.
     7. Guarantees as security.
        1. Contract of guarantee and contract of indemnity.
        2. Kinds of guarantees : specific & continuing.
        3. Surety’s rights and liabilities.
  3. Repayment.
     1. Interest : Rule against penalties.
  4. Default and Recovery.
     1. Recovery of Debts Due to Banks and Financial Institutions Act, 1993.
     2. Establishment of; debt recovery tribunals – constitution and functioning.

## Unit : 6 Merchant Banking

* 1. Merchant Banking in India.
  2. SEBI (Merchant Bankers) Regulations, 1992.

## Unit : 7 Letter of Credit and Demand Guarantee

* 1. Letter of Credit.
     1. Basic features.
     2. Parties to a letter of credit.
     3. Fundamental principles.
  2. Demand Guarantee.
     1. Legal character.

7.3. Distinction between irrevocable letter of credit and demand guarantees.

## Unit : 8 Law Relating to Negotiable Instruments

* 1. Negotiable instruments kinds.
  2. Holder and Holder in due course.
  3. Parties.
  4. Negotiation.
  5. Presentiment.
  6. Discharge from liability.
  7. Dishonour.
  8. Civil liability.
  9. Liability: procedure for prosecution: extent of penalty.
  10. The Paying Banker.
  11. Duty to honour customers’ cheques.
  12. Conditions.
  13. Exceptions to the duty to honour cheques.
  14. Money paid by mistake.
  15. The Collecting Banker.
      1. Liability for conversion.
      2. Duties.
      3. Good faith and statutory protection to the collection banker.

## Bibliography:

* M.S. Parthasarathy (Ed.), Kherganvala on the Negotiable Instruments Act (1998) Buterworth, New Delhi.
* M.L. Tannen, Tannen‟s Banking Law and Practice in India, (2000) India Law House, New Delhi.
* Mukherjee. T.K., Banking Law and Practice (1999), Universal, Delhi.

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## Subject : Law

**Course (Paper) Name & No. : Bankruptcy & Insolvency (ELECTIVE) Course (Paper) Unique Code : 1604010001070401**

|  |  |  |  |  |
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| **Semester** | **Internal Marks** | **External Marks** | **Practical Marks** | **Total Marks** |
| VII | 30 | 70 | - | 100 |

**Course Objectives:**

* The main concern of law is the regulation and balancing of socio- economic and political interests. In regulating the economic front, law has to take into account of negative economic impact in the situations of socio-legal problems. The bankruptcy law becomes relevant in this context. The Constitution confers on the union and the states to legislate on bankruptcy- the inability to pay debts. The Indian laws contain elaborate provisions on the status of insolvent person, legal conditions of insolvency, insolvency proceedings, distribution of property of the insolvent and on litigation by and against insolvent person. These laws have to be looked at with a comparative approach. The course excludes questions of bankruptcy in relation to company and partnership since they are dealt with in the compulsory papers.

**Course Contents:**

**Unit : 1 Introductory**

* 1. The concept: inability to pay debt
  2. Comparative perspectives
     1. England: Insolvency Act, Bankruptcy Act

1.2.3 United States

* 1. India: concurrent jurisdiction - the central and state legislation

**Unit : 2 Insolvency jurisdiction**

* 1. Courts
  2. Powers of court

**Unit : 3 Accts of Insolvency**

* 1. Transfer of property to a third person for benefit of creditors generally
  2. Transfer with intent to defeat creditors.
  3. Fraudulent preferences in transfer of property
  4. Absconding with intent to defeat the creditors
  5. Sale of property in execution of decree of court.
  6. Adjudication as insolvent
  7. Notice to creditors about suspension of payment of debt.
  8. Imprisonment in execution of a decree of a court
  9. Notice by creditor

**Unit : 4 Insolvency petition**

* 1. By creditor
  2. By debtor
  3. Contents of the petition
  4. Admission
  5. Procedure

**Unit : 5 Appointment of interim receiver**

**Unit : 6 Interim proceedings against the debtor Unit : 7 Duties of Debtors**

**Unit : 8 Release of debtor Unit : 9 Procedure at hearing**

**Unit : 10 Dismissal of petition filed by a creditor**

**Unit : 11 Order of adjudication**

* 1. Effect
  2. Publication of order

**Unit : 12 Proceedings, consequent on order of adjudication**

* 1. Protection order from arrest or detention
  2. Power to arrest after adjudication per attempt abscond
  3. Schedule of creditors
     1. Burden of creditors to prove the debt.

**Unit : 13 Annulment of adjudication**

* 1. Power to annul
  2. Effect
  3. Failure to apply for discharge

**Unit : 14 Post adjudicatory scheme for satisfaction of the debt Unit : 15 Discharge of debtor**

**Unit : 16 Effect of insolvency on antecedent transaction**

* 1. On rights of creditor under execution
  2. Duties of court executing decree on the property taken in execution
  3. Avoidance of voluntary transfer
  4. Avoidance of preference

**Unit : 17 Realization of property**

* 1. Appointment of receiver
     1. Duties and powers

17.1.2. Appeal against receiver

**Unit : 18 Distribution of property**

* 1. Priority of debts
  2. Dividends

**Unit : 19 Offences by debtors**

**Unit : 20 Disqualification of insolvent Unit : 21 Appeal**

**Unit : 22 Indigent persons**

22.1 Suit by indigent persons

**Bibliography:**

* The Provincial Insolvency Act 1920
* Insolvency Acts of various States
* Halisbury's Laws of England, Vol.3(2) on Bankruptcy and Insolvency (1989)
* Henry R. Cheeseman, Business Law, Ch.28 (1998), Prentice Hall, New Jersey
* C.K.Thakker, Code of Civil Procedure (2000) Eastern, Lucknow.
* Aiyar.S.K., Law of Bankruptsy (1998) Universal, Delhi.

**Subject : Law**

**Course (Paper) Name & No. : Equity and Trust (CORE) Course (Paper) Unique Code : 1604010001070501**

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| **Semester** | **Internal Marks** | **External Marks** | **Practical Marks** | **Total Marks** |
| VII | 30 | 70 | - | 100 |

**Course Objectives:**

* Principles of Equity
* Trust being an obligation connected with property, the law has to play a key role in protecting interests of persons for whose benefit trust is created and for balancing the rights and duties of persons connected with trust transactions.
* There are also instances where even in the absence of specific trust, law has to protect the beneficial interests of persons on equitable considerations.
* Trusts may also be created for public purposes of charitable and religions nature.
* The existing laws in respect of trusts, equitable and fiduciary relations connected with property are to be taught in detail.
* Students should also to be conscientized of the emerging public trust doctrine of common property resources.

## Course Contents:

**Unit : 1 Introduction**

* 1. The concept of trust : distinction with agency and contract.
  2. Development of law : common law and equity.
  3. Trusts : classification.

## Unit : 2 Definition and Nature of trusts under the Indian Law

2.1 Creation of trusts : rules.

## Unit : 3 Duties of trustees

* 1. Execution.
  2. Acquitance with the nature of property.
  3. Duties in respect of title.
  4. Duty of care.
  5. Conversion.
  6. Impartiality.
  7. Prevention of waste.
  8. Keeping of accounts and giving of information.
  9. Investment.
  10. Sale.
  11. Liability for breach of trust.

## Unit : 4 Rights of trustees

* 1. Title deed.
  2. Reimbursement.
  3. Indemnity.
  4. Seeking direction from court.
  5. Settlement of accounts.
  6. General authority.

## Unit : 5 Powers of trustees

* 1. Sale.
  2. Varying of investment.
  3. Property of minors.
  4. Giving receipts.
  5. Power to compound, compromise and settle.
  6. Exercising authority on death or disclaimer of one of the trustees.
  7. Suspension of trustee’s power.

## Unit : 6 Disabilities of trustees Unit : 7 Rights of beneficiaries

* 1. Rents and profits.
  2. Specific execution.
  3. Inspection and information.
  4. Transfer.
  5. Suit for execution.
  6. To have proper trustees.
  7. Right to compel the trustee to do the duties.
  8. Rights on wrongful purchase or acquisition by trustees.
  9. Follow up of trust properties in the hands of third parties.
  10. Blending of property by trustee.
  11. Wrongful application of trust property by partner trustee for partnership purposes.

**Unit : 8 Liabilities of beneficiaries Unit : 9 Discharge of Trustees**

**Unit : 10 Appointment of New Trustees Unit : 11 Extinction of Trust**

**Unit : 12 Constructive Trusts : the equitable and fiduciary Relationship**

* 1. Transfer without intent to dispose beneficial interest.
  2. Trust incapable of execution and trusts executed fully without exhausting property the cypress doctrine.
  3. Transfer and request for illegal purpose.
  4. Transfer pursuant to rescindable contract.
  5. Debtor becoming creditor’s representative.
  6. Advantage from undue influence.
  7. Advantage by qualified owner.
  8. Property acquired with notice of existing contract.
  9. Purchase by person contracting to buy property to be held on trust.
  10. Possession of property without whole beneficial interest.
  11. Duties of constructive trustees.
  12. Right to bonafide purchasers.

## Unit : 13 Special legislation

13.1 Charitable and religious trust

## Unit : 14 Common property resources and public trust doctrine

**Bibliography:**

* Rao.C.R., The Indian Trust Act and Allied Laws (1999).
* Specific Relief Act 1963.

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**Subject : Law**

**Course (Paper) Name & No. : Land Laws including Tenure & Tenancy system (ELECTIVE)**

**Course (Paper) Unique Code : 1604010001070601**

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| **Semester** | **Internal Marks** | **External Marks** | **Practical Marks** | **Total Marks** |
| VII | 30 | 70 | - | 100 |

**Course Objectives:**

* The legislative power to make laws relating to land and land ceiling is in the state list. Different states have enacted their own laws on this subject. The Constitutional perspectives relating to this subjects have to be taught as an essential part of this course. The provisions in the Constitution in Part III, IV and XII as well as those in Schedule VII relating to distribution of legislative powers over land are essentially to be taught with emphasis. The law relating to land in the state where the students take the course will have to be selected by the University Boards of Studies as part of the syllabus for this paper.

## Course Contents:

**Unit : 1 Constitutional provisions**

* 1. Fundamental Rights
     1. Agricultural reform
  2. Property as legal right
  3. Legislative powers
     1. The Union

1.3. States

1.3.3 Local bodies

**Unit : 2 State Legislation**

(Different laws enacted in the states where the course is offered, are to be studied in depth. This may include such topics as land acquisition, land tax, land utilization and conversion, land conservation and land assignment. The State and Union agencies constituted for the purpose of the land development are to be studied in this course)

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**Subject : Law**

**Course (Paper) Name & No. : Property Law (CORE) Course (Paper) Unique Code : 1604010001070701**

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| **Semester** | **Internal Marks** | **External Marks** | **Practical Marks** | **Total Marks** |
| VII | 30 | 70 | - | 100 |

**Course Objectives:**

* The course on property conventionally deals with the Transfer of Property Act 1882.
* More than a century has elapsed since the passing of the Act and far- reaching changes have occurred in the field in property laws owing to altered social conditions. While archaic feudal rules enacted by the colonial administration like the rule against perpetuities find a place in the Act, the post independence development relating to control and use of agricultural land do not find a place.
* The obsolescence of the Transfer of Property Act, can be best illustrated by citing the provisions relating to leases on immovable properties.
* The provisions relating to leases under the Act are not applicable to agricultural leases; and even with respect to urban immovable property, the provisions are not applicable to the most dominant type, namely, housing under the rent control legislation.
* Thus the existing syllabus does not touch upon agrarian property relations, which affect the vast majority of people or aspects relating to intellectual property which are important in the context of development.
* The proposed syllabus attempts at overcoming these deficiencies and imbalances.

## Course Contents:

**Unit : 1 Jurisprudential Controls of Property**

* 1. Concept and meaning of property – new property – governmental largesse.
  2. Kinds of property – movable and immovable property – tangible and intangible property – intellectual property – copyright – patents and designs – trademarks.
  3. The concept of common property resources.
  4. Possession and ownership as man – property relationship – finder of lost goods.

## Unit : 2 Resources Use Patterns and concepts in India : Who owns land ? Soverign or the subject ?

* 1. Pre-colonial position.
     1. Hindu theory.
     2. Muslim theory.
     3. Tribal approaches.
  2. Position under colonial administration.
     1. Introduction of permanent settlement.
     2. Ryotwari settlement.
     3. Evaluation of emiment domain under company administration.
  3. Effects of colonial revenue administration.
     1. In termediaries.
     2. Tenancies.
     3. “Land going to the market”
     4. Inequalities in landholding.
  4. Requisitioning and acquisitioning of immovable property.
     1. Land Acquisition : inquiry – notice and hearing – should ecological moves be examined ?
        1. Concept of public purpose.
     2. Requisitioning : Powers, right, exemption and release.
     3. Inadequacies.

## Unit : 3 Forms of control Urban Property

* 1. Right to Housing and Shelter.
     1. Slum Clearance or slum improvement ?
     2. Housing Policy.
  2. Rent Control.
     1. Protection against eviction and fixation of fair rent.
  3. Urban development authority.
     1. Master plan.
     2. Zonal development plan.
     3. Declaration of development areas.
     4. Powers of the authority.

## Unit : 4 Post-constitutional developments with Respect to Agricultural Land

* 1. “Land to the tiller”.
  2. Land ceiling legislation.
  3. State enactments prohibiting alienation of land by tribals to non-tribals.

## Unit : 5 Law Relating to Transfer of Property

* 1. General principles of transfer of property.
  2. Specific transfers.
     1. Sales.
     2. Mortgages.
        1. Under the provision of the transfer of Property Act, 1882.
        2. To a land mortgage bank, land development bank, powers and functions.
  3. Leases.
  4. Exchange.
  5. Gifts.
  6. Actionable claims.

## Unit : 6 Trusts

* 1. Definition and classification.
  2. Trust distinguished from agency, bailment and a wakf.
  3. Charitable trusts. Resulting and constructive trusts.

## Unit : 7 Law Relating to Certain Intangible Properties

* 1. Goodwill.
  2. Trademarks.
  3. Patents and designs.
  4. Copyright.
  5. Video piracy.
  6. Software.

## Unit : 8 Easements

* 1. Nature, characteristics and extinction.
  2. Creation of easements.
  3. Riparian rights.
  4. Licenses.

## Unit : 9 Recordation of Property Rights

* 1. Law relating to registration of documents affecting property relations – Exemptions of leases and mortgages in favour of land development bank from registration.
  2. Recordation of rights in agricultural land with special reference to respective states.
  3. Investigation of title to property.
  4. Law relating to stamp duties.
     1. Of the liability of instruments to duty.
     2. Duties by whom payable.
     3. Effect of not duly stamping instruments : Examination and impounding of instruments; inadmissibility on evidence; impounding of instruments.

## Bibliography:

* V.P. Sarathy, transfer of Property (1995), Eastern, Lucknow.
* Subbarao, Transfer of Property Act, (1994), C. Subbiah Chetty, Madras

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