



Bangladesh University of Business and Technology (BUBT)

(Outcome-Based Curriculum)

Faculty of Law

LL. B (Hons)

Course Outline

Part A

1. **Course Code** : LAW 04212202
2. **Course Title** : Law of Transfer of Property and Registration
3. **Course Type** : Compulsory
4. **Year/Semester** : 2nd Year 2nd Semester
5. **Academic Session** : Fall 2025

6. Course Teacher's Information

- Name and Code : Farzana Akter Kanta (FRZK)
- Designation : Lecturer
- Department : Department of Law & Justice
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- Room Number : Building 01, Room No. 511

7. **Pre requisite (If any)** : None
8. **Credit Value** : 3.00 Credit Hours
9. **Contact Hours** : Class Hours = 17 Weeks = (34 Classes x 1.25 Hours per class) = 42.5 Hours
Counseling Hours = 17 Weeks x 2 Hours per week = 34 Hours
**For optimum utilization of physical resources, the duration of our class weeks are 17 weeks.*
10. **Total Marks** : 100

11. Class Schedule and Counseling Hours

Intake	Section	Class Schedule			Counseling Hours		
		Day	Time	Room No.	Day	Time	Room No.
51	2	Sunday	01:30 PM to 02:45 PM	B1-501	Sunday	10.30 am – 11.30 am 03.00 pm -04.00 pm	B1-511
		Tuesday	04:00 PM to 05:15 PM	B1-501	Tuesday	09.30 am- 10.30am 03.00 pm – 04.00 pm	B1-511
		Wednesday	05:15 PM to 06:30 PM	B1-508	Wednesday	03:00 pm-05:00 pm	B1-511

12. Rationale of the Course : This course is designed to display an important part of legal aspect which is relating to transfer of property to the students. This course is very important that the transfer of property is practically relating to everyone. So, we should read the course to know some fundamental principles regarding law of transfer of property. Though the Transfer of Property Act, 1882 is mainly designed to transfer the property between two groups of living persons but it has an interesting procedure to transfer the property for the benefit of unborn person. Another important aspect of this Act that the course is mainly designed to deal with several aspects of transfer of immovable properties (though few are equally applicable to moveable property) nature of transferable properties, modes of transfer (sale, mortgage, lease, gift, exchange), restrictions relating to transfer etc. This course is included in the syllabus of the BJSC and closely relevant to the Civil Suit in the Court arena. So this course provides some important elements which are very effective relevant to students in their upcoming practical life.

13. Course Objectives:

The objectives of this course are as follows:

- a) To understand the law in Bangladesh relating to transfer of immovable property and analyze all the relevant aspects of the Transfer of Property Act
- b) To realize the general principles relating to transfer of property and the norms and doctrines that aid in carrying out secure transactions in this regard.
- c) To Discuss and identify the mortgagor's rights and the rules relating to mortgage.
- d) To Determine, explain and apply the principles of transfer of property law relating to transfer of immovable property like sale, lease, exchange and gift.
- e) To discuss and apply the knowledge relating to law of registration.

14. Course Learning Outcomes (CLOs) and Mapping of CLOs with Program Learning Outcomes (PLOs):

Course Learning Outcomes (CLOs):

The expected learning outcomes of this course are as follows:

1. Remembering the fundamental principles and all the relevant aspects governing the Transfer of Property and Registration.
2. Analyze the legal implications of different modes of transfer.
3. Evaluate the general principles and doctrines relating to transfer of property;
4. Construct and apply the knowledge relating to law of registration.

Program Learning Outcomes (PLOs):

PLO1	Legal knowledge: Apply the knowledge of evaluation, fundamentals and legal specialization to solve the legal problems.
PLO2	Problem analysis: Identify, formulate, research the literature and analyze legal problems and reach substantiated conclusions using provisions of law.
PLO3	Investigation: Conduct investigations of various legal problems, considering provisions of law, analysis and interpretation of case laws to provide lawful conclusions
PLO4	Legal Professionals and society: Apply reasoning informed by relative knowledge to assess societal, health, safety, legal and cultural issues and the consequent responsibilities relevant to professional manners and etiquette.
PLO5	Ethics: Apply ethical principles and commit to professional ethics, responsibilities and the norms

	of the lawyers professional manners and etiquette.
PLO6	Individual work and team work: Function effectively in the individual law chamber and as a member or leader of particular law chamber or legal work base office/teams as well as in multidisciplinary settings.
PLO7	Communication: Communicate effectively about legal issues with the general people and with society at large. Be able to comprehend and write effective 5 opinion, prepare legal documentation, make effective presentations before the court and clients and give and receive clear instructions.
PLO8	Life-long learning: Recognize and need for and have the preparation and ability to engage in independent, life-long learning in the broadest context of legal changes.

Mapping of CLOs with Program Learning Outcomes (PLOs):

Course Learning Outcome (CLOs)	PLO1	PLO2	PLO3	PLO4	PLO5	PLO6	PLO7	PLO8
CLO 1: Remembering the fundamental principles and all the relevant aspects governing the Transfer of Property and Registration.	√	√	√	√	√	√		√
CLO 2: Analyze the legal implications of different modes of transfer.	√	√	√	√				√
CLO 3: Evaluate the general principles and doctrines relating to transfer of property;	√	√	√	√	√			√
CLO 4: Construct the knowledge relating to law of registration.	√	√	√	√	√		√	√

Part B

15. Course plan specifying contents, CLOs, teaching-learning and assessment strategy with corresponding CLOs:

Week	Lecture	Topics	Book(s) & Other Reference(s)	Teaching-Learning Strategy	Assessment Strategy	Corresponding CLO (s)
1	1	Introduction: Historical Background of Transfer of Property Act, Objectives of the Act.	S.N Shukla, Transfer of Property Act	Lecture		CLO1
	2	Introduction: Concept and scope kinds of properties,		Lecture		CLO1

	3	Introduction: transferrable property principle and accessory rights,	N.H Jhavbala, Transfer of Property Act	Lecture		CLO1
	4	Introduction: written and oral transfers	Dr. S.M. Hasan Talukder, Law of Transfer of Property	Lecture		CLO1
2	5	Restraints on alienation, Perpetuities	S.N Shukla, Transfer of Property Act	Lecture, Interactive Discussion		CLO1
	6	Transfer to a class, doctrine of acceleration	Dr. S.M. Hasan Talukder, Law of Transfer of Property	Lecture, Interactive Discussion		CLO1
	7	Vested and Contingent remainders.		Lecture		CLO1
3	8	conditional transfers.				CLO1
	9	Conflict of right between parties-priority of rights and notice, transfer by limited owners	S.N Shukla, Transfer of Property Act	Lecture, Group Study		CLO1
	10	ostensible ownership,	N.H Jhavbala, Transfer of Property Act	Lecture		CLO1
4	11	ownership by estoppels		Lecture		CLO1
	12	Lis-pendens, meaning of pendency conditions for the rule to apply	Dr. S.M. Hasan Talukder, Law of Transfer of Property			CLO1 CLO3
	13	The doctrine of Part Performance, English Law and conditions, Bangladesh law.				CLO3
5	14	Mortgage: general characteristics and requisites of mortgage	S.N Shukla, Transfer of Property Act	Lecture		CLO2
	15	Mortgage: types of mortgages	N.H Jhavbala, Transfer of Property Act		Class Test 01	CLO2
6	16	Mortgage: principles that apply to mortgages	Dr. S.M. Hasan Talukder, Law of Transfer of Property	Lecture		CLO2 CLO3
	17	Mortgage: definition and transfer of an interest.		Lecture		CLO2
	18	Mortgage: Mortgagor's rights (subrogation, marshaling and contribution)	S.N Shukla, Transfer of Property Act	Lecture		CLO2 CLO3

7	19	Mortgage: Mortgagor's rights (subrogation, marshaling and contribution)	S.N Shukla, Transfer of Property Act	Lecture, Interactive Discussion		CLO2 CLO3
	20	Mortgage: differences between charges and mortgage.	N.H Jhavbala, Transfer of Property Act	Lecture		CLO2
	21	Lease: Different kinds of tenancies	S.N Shukla, Transfer of Property Act N.H Jhavbala, Transfer of Property Act			CLO2
8	22	Lease: rights and liabilities of lessor and lessee		Lecture		CLO2
	23	Lease: determination of lease.		Lecture Hand Note		CLO2
	24	Revision Class		Interactive Discussion		
Midterm Examination						
9	25	Sale: Definition of sale, parties to sale, passing of ownership	S.N Shukla, Transfer of Property Act	Lecture	Assignment & Presentation	CLO2
	26	Sale: disclosures, title deeds, discharge of encumbrances	N.H Jhavbala, Transfer of Property Act	Lecture		CLO2
	27	Sale: payment of price, remedies before and after conveyance	Dr. S.M. Hasan Talukder, Law of Transfer of Property	Lecture		CLO2
10	28	Sale: unpaid vendor's charge, encumbrances and court sales.	S.N Shukla, Transfer of Property Act N.H Jhavbala, Transfer of Property Act Dr. S.M. Hasan Talukder, Law of Transfer of Property	Lecture		CLO2
	29	Gifts: Definition of gifts and kinds		Lecture, Group Study		CLO2
	30	Gifts: (conditional gift, onerous gift).				CLO2 CLO3
11	31	Exchange: Concept of exchange	Dr. S.M. Hasan Talukder, Law of Transfer of Property	Lecture		CLO2
	32	Exchange: Concept of exchange		Lecture, Group Study		CLO2
	33	Actionable Claims: definition of actionable claims.	S.N Shukla, Transfer of Property Act			CLO2
12	34	Actionable Claims:		Lecture		CLO2

		definition of actionable claims.				
	35	Historical Background of the Registration Act, Objectives of the Act	Showkot Mahmud, Registration Act A.A.M. Moniruzzaman, The Registration Act	Lecture		CLO1 CLO4
	36	Definition, objectives of Registration		Lecture		CLO1
	37	Importance of Registration.		Lecture		CLO1
13	38	Registrable Documents: Compulsory and optional registration.	Showkot Mahmud, Registration Act	Lecture		CLO4
	39	Registrable Documents: Compulsory and optional registration.	A.A.M. Moniruzzaman, The Registration Act	Lecture		CLO4

	40	Time and Presentation: Time of Presentation of document for registration;	Showkot Mahmud, Registration Act A.A.M. Moniruzzaman, The Registration Act	Lecture	Class Test 02	CLO1 CLO4
14	41	Time and Presentation: place of registration		Lecture		CLO1 CLO4
	42	Time and Presentation: place of registration		Lecture		CLO1 CLO4
	43	Time and Presentation: Effect of Registration and non-registration.		Lecture		CLO1 CLO4
15	44	Time and Presentation: Effect of Registration and non-registration.	Showkot Mahmud, Registration Act A.A.M. Moniruzzaman, The Registration Act	Lecture, Interactive Discussion		CLO1 CLO4
	45	Deposit and Disposal of Wills;		Lecture		CLO4
	46	Destruction of Wills.				CLO4
16	47	Duties and Power of Registering Office.	Showkot Mahmud, Registration Act A.A.M. Moniruzzaman, The Registration Act	Lecture, Interactive Discussion		CLO4
	48	Remedies in the event of refusal of registration; penalties.		Lecture, Interactive Discussion		CLO4
	49	Remedies in the event of refusal of registration;	Showkot Mahmud, Registration Act	Lecture		CLO4

17	50	Remedies in the event of refusal of registration;	Showkot Mahmud, Registration Act	Lecture, Interactive Discussion		CLO4
	51	Penalties.		Lecture, Interactive Discussion		CLO4
	52	Revision Class		Interactive Discussion		
Final Examination						

Part C

16. Assessment and Evaluation:

a) Assessment Strategy:

- Students will have **two class tests (CTs)** during the semester in this course. The date and time of each Class Test will be announced before the tests. All CTs will be closed book.
- The marks of the **two class tests** will be counted and averaged.
- There will be **one assignment** with **presentation**.
- No late submission of any assignment will be accepted.
- If students cannot submit their assignments within due time for any valid reason(s), their assignment will be accepted as late submission but the marks of assignment will be deducted.
- Failure to submit assignments will carry Zero Mark(s).
- Evaluated copies of assignments will be shown to the students during the class time.
- Zero tolerance will be shown in case of copy/manipulation in assignment. Two or more copied assignments will carry zero mark.
- Remaining absent in any presentation will carry zero mark in that presentation and there will be no make-up presentation.
- There will be one **Midterm Examination** and the **Final Examination** according to the rule of BUBT.
- All the examined scripts of Class Tests and Midterm Examination will be shown to the students during the class time.

b) Marks Distribution:

Marks distribution of each course at BUBT is made on 100 marks and the distribution of weightage is given below:

<i>Particulars</i>	<i>Marks</i>
Class Attendance	05
Class Test	15
Assignment and Presentation	10

Midterm Examination	30
Final Examination	40
Total	100

Marks distribution for class attendance

A student must attend at least 70% classes in all the courses. 5% marks in each course is allocated for attendance and this score will vary from 1 to 5 according to his/her percentage of presence as shown below:

<i>Percentage of Attendance</i>	<i>Marks</i>
91% to 100%	5
86% to 90%	4
81% to 86%	3
76% to 80%	2
70% to 75%	1

c) Grading Policy:

The grading policy of BUBT will be followed to grade the students:

<i>Marks (%)</i>	<i>Letter Grade</i>	<i>Grade Point</i>
80 -100	A+	4.00
75 to less than 80	A	3.75
70 to less than 75	A-	3.50
65 to less than 70	B+	3.25
60 to less than 65	B	3.00
55 to less than 60	B-	2.75
50 to less than 55	C+	2.50
45 to less than 50	C	2.25
40 to less than 45	D	2.00
Less than 40	F	0.00

d) Make-up Procedure:

- If any student remains absent in CT(s) because of valid reason(s), he/she must report it to the course teacher immediately. The course teacher may consider the reason(s) of remaining absent in CT(s) and may give a make-up schedule for that CT(s). No further make-up schedule of CT(s) will be given if a student fails to comply with the earlier make-up schedule.
- If any student fails to attend the Mid-term Examination or and Final Examination for valid reason(s), he/she may apply for supplementary examination(s) **according to the rules of BUBT** and the supplementary examination(s) will be conducted by the Controller of Examination according to the examination rules of BUBT.

- iii. If any student remains absent in any class(es) due to valid reason(s), he/she needs to submit a 'Written Application' to the course teacher supported by proper document(s). After verifying the submitted documents, the class teacher may grant him/her a 'Leave of Absence' and may consider the attendance for those class(es).

Part D

17. Learning Materials

a) Recommended Readings:

1. S.N Shukla, Transfer of Property Act
2. Sarkar Ali Akkas, Transfer of Property Law
3. N.H Jhavbala, Transfer of Property Act
4. Dr. S.M. Hasan Talukder, Law of Transfer of Property
5. Showkat Mahmood, Registration Act
6. A.A.M. Moniruzzaman, The Registration Act

b) Supplementary Readings:

1. Govt. Publication, Transfer of Property Act, 1882
2. H. S. Gaur: Commentary of Transfer of Property Act
3. G.C.V. Subbarao: Commentary on Transfer of Property Act
4. Mulla on Transfer of Property Act
5. R.K. Sinha: The Transfer of Property Act
6. ঃ নুরুল িক: Transfer of Property (Bangla)
7. Dr. Poonam Pradhan Saxena: Law of Transfer of Property

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