

Transfer of Property Act

[IV of 1882]

Contents

	<i>Pages</i>
Preface	[3]
Contents	[7]
Citations of Law Journals	[19]
Table of Bangladesh Cases	[21]

Chapter I

Preliminary

Preamble	1
<i>Sections</i>	
1. Short title	9
Commencement	9
Extent	9
2. Repeal of Acts	10
Saving of certain enactments, incidents, rights, liabilities, etc.	10
3. Interpretation clause	12
4. Enactments relating to contracts to be taken as part of Contract Act	27

Transfer of Property Act

Sections

Pages

Chapter II

Of Transfers of Property by Act of Parties

(A) Transfer of property, whether moveable or immoveable

5.	Transfer of Property defined	...	...	...	29
6.	What may be transferred	...	...	...	31
7.	Persons competent to transfer	...	...	...	46
8.	Operation of transfer	...	...	...	48
9.	Oral transfer	...	...	...	52
10.	Condition restraining alienation	...	...	...	52
11.	Restriction repugnant to interest created	...	...	...	56
12.	Condition making interest determinable on insolvency or attempted alienation	...	...	...	58
13.	Transfer for benefit of unborn person	...	...	...	59
14.	Rule against perpetuity	...	...	...	60
15.	Transfer to class some of whom come under sections 13 and 14	...	...	...	62
16.	Transfer to take effect on failure of prior interest	...	...	...	63
17.	Direction for accumulation	...	...	...	63
18.	Transfer in perpetuity for benefit of public	...	...	...	65
19.	Vested interest	...	...	...	65
20.	When unborn person acquires vested interest on transfer for his benefit	...	...	...	67
21.	Contingent interest	...	...	...	67

Contents

<i>Sections</i>		<i>Pages</i>
22.	Transfer to members of a class who attain a particular age ...	68
23.	Transfer contingent on happening of specified uncertain event	68
mf 24.	Transfer to such of certain persons as survive at some period not specified	69
25.	Conditional transfer	70
26.	Fulfilment of condition precedent	71
27.	Conditional transfer to one person coupled with transfer to another on failure of prior disposition ...	71
28.	Ulterior transfer conditional on happening or not happening of specified event	73
29.	Fulfilment of condition subsequent	74
30.	Prior disposition not affected by invalidity of ulterior disposition	74
31.	Condition that transfer shall cease to have effect in case specified uncertain event happens or does not happen ...	74
32.	Such condition must not be invalid	76
33.	Transfer conditional on performance of act, no time being specified for performance	76
34.	Transfer conditional on performance of act, time being specified	76
<i>Election</i>		
35.	Election when necessary	77
<i>Apportionment</i>		
36.	Apportionment of periodical payments on determination of interest of person entitled	81
37.	Apportionment of benefit of obligation on severance ...	82

Transfer of Property Act

<i>Sections</i>	<i>Pages</i>
<i>(B) Transfer of Immovable Property</i>	
38.	Transfer by person authorised only under certain circumstances to transfer ... 84
39.	Transfer where third person is entitled to maintenance ... 85
40.	Burden of obligation imposing restriction on use of land, or of obligation annexed to ownership but not amount in to interest or easement ... 87
41.	Transfer by ostensible owner ... 92
42.	Transfer by person having authority to revoke former transfer ... 106
43.	Transfer by unauthorised person who subsequently acquires interest in property transferred ... 107
44.	Transfer by one co-owner ... 116
45.	Joint transfer for consideration ... 119
46.	Transfer for consideration by persons having distinct interests ... 121
47.	Transfer by co-owner of share in common property ... 122
48.	Priority of right created by transfer ... 123
49.	Transferee's right under policy ... 124
50.	Rent <i>bonafide</i> paid to holder under defective title ... 125
51.	Improvements made by <i>bonafide</i> holders under defective titles ... 126
52.	Transfer of property pending suit relating thereto ... 132
53.	Fraudulent transfer ... 152
53A.	Part performance ... 169

Contents

Sections

Pages

Chapter III

Of Sales of Immovable Property

✓ 54.	"Sale" defined	...	...	...	193
	Sale how made	...	...	...	193
	Contract for sale	...	...	...	193
✓ 55.	Rights and liabilities of buyer and seller	...	...	...	213
56.	Marshalling by subsequent purchaser	...	...	...	233
<i>Discharge of encumbrances on Sale</i>					
57.	Provision by court for encumbrance and sale freed therefrom	...	...	...	236

Chapter IV

Of Mortgages of Immoveable Property and Charges

58.	"Mortgage," "mortgagor", "mortgagee", "mortgage-money" and "mortgage-deed" defined	...	...	...	239
	Simple mortgage	...	...	...	239
	Mortgage by conditional sale	...	...	...	239
	Usufructuary mortgage	...	...	...	240
	English mortgage	...	...	...	240
	Mortgage by deposit of title-deeds	...	...	...	241
	Anomalous mortgage	...	...	...	241
59.	Mortgage when to be by assurance	...	...	...	270

Transfer of Property Act

<i>Sections</i>	<i>Pages</i>
<i>Rights and Liabilities of Mortgagor</i>	
60. Right of mortgagor to redeem	278
Redemption of portion of mortgaged property	279
60A. Obligation to transfer to third party instead of retransference to mortgagor	300
60B. Right to inspection and production of documents	301
61. Right to redeem separately or simultaneously	301
62. Right of usufructuary mortgagor to recover possession	303
63. Accession to mortgaged property	305
Accession acquired by virtue of transferred ownership	305
63A. Improvements to mortgaged property	308
64. Renewal of mortgaged lease	309
65. Implied contracts by mortgagor	310
65A. Mortgagor's power to lease	314
66. Waste by mortgagor in possession	316
<i>Rights and Liabilities of Mortgagee</i>	
67. Right to foreclosure or sale	317
67A. Mortgagee when bound to bring one suit on several mortgages	324
68. Right to sue for mortgage-money	325
69. Power of sale when valid	330
69A. Appointment of receiver	336

Contents

<i>Sections</i>	<i>Pages</i>
70. Accession to mortgaged property	339
71. Renewal of mortgaged lease	342
72. Rights of mortgagee in possession	342
73. Right to proceeds of revenue sale or compensation on acquisition	346
74. <i>[Right of subsequent mortgagee to pay off prior mortgagee]</i> <i>Repealed by the Transfer of Property (Amendment) Act, 1929</i> <i>(XX of 1929), section 39.</i>	349
75. <i>[Right of mesne mortgagee against prior and subsequent mortgagees]</i> <i>Repealed by the Transfer of Property (Amendment) Act, 1929</i> <i>(XX of 1929), section 39.</i>	349
76. Liabilities of mortgagee in possession	349
Loss occasioned by his default	351
77. Receipts in lieu of interest	359
Priority	
78. Postponement of prior mortgagee	360
79. Mortgage to secure uncertain amount when maximum is expressed	364
80. <i>[Tacking abolished] Repealed by section 41 of the Transfer of Property</i> <i>(Amendment) Act 1929 (XX of 1929)</i>	364
Marshalling and contribution	
81. Marshalling securities	364
82. Contribution to mortgage-debt	367

Transfer of Property Act

<i>Sections</i>	<i>Pages</i>
<i>Deposit in Court</i>	
83. Power to deposit in Court money due on mortgage	... 373
Right to money deposited by mortgagor	... 373
84. Cessation of interest	... 378
85. <i>[Parties to suits for foreclosure, sale and redemption] Repealed by the Code of Civil Procedure, 1908 (Act V of 1908), section 156 and Shedule V</i>	... 381
86 -90 <i>Repealed by the Code of Civil Procedure, 1908 (Act V of 1908), section 156 and Schedule V</i>	... 381
<i>Redemption</i>	
91. Persons who may sue for redemption	... 381
92. Subrogation	... 384
93. Prohibition of tacking	... 395
94. Rights of mesne mortgagee	... 396
95. Right of redeeming co-mortgagor to expenses	... 396
96. Mortgage by deposit of title-deeds	... 398
97. <i>[Applicability of proceeds] Repealed by the Code of Civil Procedure, 1908 (Act V of 1908), section 156 and Shedule V</i>	... 398
<i>Anomalous Mortgages</i>	
98. Rights and liabilities of parties to anomalous mortgages	... 398
99. Attachment of mortgaged property	... 400

Contents

<i>Sections</i>		<i>Pages</i>
	<i>Charges</i>	
100.	Charges	401
101.	No merger in case of subsequent encumbrance	409
	<i>Notice and Tender</i>	
102.	Service of tender on or to agent	415
103.	Notice, etc to or by person incompetent to contract	416
104.	Power to make rules	417

Chapter V

Of Leases of Immovable Property

105.	Lease defined	419
	Lessor, lessee, premium and rent defined	419
106.	Duration of certain leases in absence of written contract or local usage	429
107.	Leases how made	457
108.	Rights and liabilities of lessor and lessee	467
109.	Rights of lessor's transferee	483
110.	Exclusion of day on which term commences	486
	Duration of lease for year	
	Option to determine lease	
111.	Determination of lease	487

Transfer of Property Act

<i>Sections</i>	<i>Pages</i>
112. Waiver of forfeiture	496
113. Waiver of notice to quit	498
114. Relief against forfeiture for non-payment of rent	499
114A. Relief against forfeiture in certain other cases	501
115. Effect of surrender and forfeiture on under-leases	502
✓116. Effect of holding over	503
117. Exemption of leases for agricultural purposes	511

Chapter VI

Of Exchanges

118. "Exchange" defined	513
119. Right of party deprived of thing received in exchange	516
120. Right and liabilities of parties	518
121. Exchange of money	518

Chapter VII

Of Gifts

122. "Gift" defined	519
Acceptance when to be made	
123. Transfer how effected	526
124. Gift of existing and future property	532

Contents

<i>Sections</i>		<i>Pages</i>
125.	Gift to several of whom one does not accept ...	532
126.	When gift may be suspended or revoked ...	532
127.	Onerous gift ...	534
	Onerous gift to disqualified person	
128.	Universal donee ...	535
129.	Saving of donations mortis causa and Muhammadan Law ...	537

Chapter VIII

Of Transfers of Actionable Claims

130.	Transfer of actionable claim ...	539
130A	Transfer of policy of marine insurance ...	546
131.	Notice to be in writing, signed ...	547
132.	Liability of transferee of actionable claim ...	547
133.	Warranty of solvency of debtor ...	548
134.	Mortgaged debt ...	548
135.	Assignment of rights under policy of insurance against fire ...	549
135A	Assignment of rights under policy of marine insurance ...	550
136.	Incapacity of officers connected with Courts of Justice ...	552
137.	Saving of negotiable instruments etc ...	553
The Schedule	[Omitted] ...	554