

## THE TRANSFER OF PROPERTY ACT, 1882

<b>Chapter I</b>	<b>PRELIMINARY</b>
Section 1	SHORT TITLE
Section 2	REPEAL OF ACTS
Section 3	INTERPRETATION-CLAUSE
Section 4	ENACTMENTS RELATING TO CONTRACTS TO BE TAKEN AS PART OF CONTRACT ACT AND SUPPLEMENTAL TO THE REGISTRATION ACT
<b>Chapter II</b>	<b>TRANSFERS OF PROPERTY BY ACT OF PARTIES</b>
Section 5	"TRANSFER OF PROPERTY" DEFINED
Section 6	WHAT MAY BE TRANSFERRED
Section 7	PERSONS COMPETENT TO TRANSFER
Section 8	OPERATION OF TRANSFER
Section 9	ORAL TRANSFER
Section 10	CONDITION RESTRAINING ALIENATION
Section 11	RESTRICTION REPUGNANT TO INTEREST CLEATED
Section 12	CONDITION MAKING INTEREST DETERMINABLE ON INSOLVENCY OR ATTEMPTED ALIENATION
Section 13	TRANSFER FOR BENEFIT OF UNBORN PERSON
Section 14	RULE AGAINST, PERPETUITY
Section 15	TRANSFER TO CLASS SOME OF WHOM COME UNDER SECTIONS 13 AND 14
Section 16	TRANSFER TO TAKE EFFECT ON FAILURE OF PRIOR INTEREST
Section 17	DIRECTION FOR ACCUMULATION
Section 18	TRANSFER IN PERPETUITY FOR BENEFIT OF PUBLIC
Section 19	VESTED INTEREST

Section 20	WHEN UNBORN PERSON ACQUIRES VESTED INTEREST ON TRANSFER FOR HIS BENEFIT
Section 21	CONTINGENT INTEREST
Section 22	TRANSFER TO MEMBERS OF A CLASS WHO ATTAIN A PARTICULAR AGE
Section 23	TRANSFER CONTINGENT ON HAPPENING OF SPECIFIED UNCERTAIN EVENT
Section 24	TRANSFER TO SUCH OF CERTAIN PERSONS AS SURVIVE AT SOME PERIOD NOT SPECIFIED
Section 25	CONDITIONAL TRANSFER
Section 26	FULFILMENT OF CONDITION PRECEDENT
Section 27	CONDITIONAL TRANSFER TO ONE PERSON COUPLED WITH TRANSFER TO ANOTHER ON FAILURE OF PRIOR DISPOSITION
Section 28	ULTERIOR TRANSFER CONDITIONAL ON HAPPENING OR NOT HAPPENING OF SPECIFIED EVENT
Section 29	FULFILMENT OF CONDITION SUBSEQUENT
Section 30	PRIOR DISPOSITION NOT AFFECTED BY INVALIDITY OF ULTERIOR DISPOSITION
Section 31	CONDITION THAT TRANSFER SHALL CEASE TO HAVE EFFECT IN CASE SPECIFIED UNCERTAIN EVENT HAPPENS OR DOES NOT HAPPEN
Section 32	SUCH CONDITION MUST NOT BE INVALID
Section 33	TRANSFER CONDITIONAL ON PERFORMANCE OF ACT, NO TIME BEING SPECIFIED FOR PERFORMANCE
Section 34	TRANSFER CONDITIONAL ON PERFORMANCE OF ACT, TIME BEING SPECIFIED
Section 35	ELECTION WHEN NECESSARY
Section 36	APPORTIONMENT OF PERIODICAL PAYMENTS ON DETERMINATION OF INTEREST OF PERSON ENTITLED
Section 37	APPORTIONMENT OF BENEFIT OF OBLIGATION ON SEVERANCE

Section 38	TRANSFER BY PERSON AUTHORISED ONLY UNDER CERTAIN CIRCUMSTANCES TO TRANSFER
Section 39	TRANSFER WHERE THIRD PERSON IS ENTITLED TO MAINTENANCE
Section 40	BURDEN OF OBLIGATION IMPOSING RESTRICTION ON USE OF LAND, OR OF OBLIGATION ANNEXED TO OWNERSHIP BUT NOT AMOUNTING TO INTEREST OR EASEMENT
Section 41	TRANSFER BY OSTENSIBLE OWNER
Section 42	TRANSFER BY PERSON HAVING AUTHORITY TO REVOKE FORMER TRANSFER
Section 43	TRANSFER BY UNAUTHORISED PERSON WHO SUBSEQUENTLY ACQUIRES INTEREST IN PROPERTY TRANSFERRED
Section 44	TRANSFER BY ONE CO-OWNER
Section 45	JOINT TRANSFER FOR CONSIDERATION
Section 46	TRANSFER FOR CONSIDERATION BY PERSONS HAVING DISTINCT INTERESTS
Section 47	TRANSFER BY CO-OWNERS OF SHARE IN COMMON PROPERTY
Section 48	PRIORITY OF RIGHTS CREATED BY TRANSFER
Section 49	TRANSFeree'S RIGHT UNDER POLICY
Section 50	RENT BONA FIDE PAID TO HOLDER UNDER DEFECTIVE TITLE
Section 51	IMPROVEMENTS MADE BY BONA FIDE HOLDERS UNDER DEFECTIVE TITLES
Section 52	TRANSFER OF PROPERTY PENDING SUIT RELATING THERETO
Section 53	FRAUDULENT TRANSFER
Section 53A	PART PERFORMANCE
<b>Chapter III</b>	<b>SALES OF IMMOVEABLE PROPERTY</b>

Section 54	"SALE" DEFINED
Section 55	RIGHTS AND LIABILITIES OF BUYER AND SELLER
Section 56	MARSHALLING BY SUBSEQUENT PURCHASER
Section 57	PROVISION BY COURT FOR INCUMBRANCES, AND SALE FREED THEREFROM
<b>Chapter IV</b>	<b>MORTGAGES OF IMMOVEABLE PROPERTY AND CHARGES</b>
Section 58	MORTGAGE, MORTGAGOR, MORTGAGEE, MORTGAGE-MONEY AND MORTGAGE-DEED DEFINED
Section 59	MORTGAGE WHEN TO BE BY ASSURANCE
Section 59A	REFERENCES TO MORTGAGORS AND MORTGAGEES TO INCLUDE PERSONS DERIVING TITLE FROM THEM
Section 60	RIGHT OF MORTGAGOR TO REDEEM
Section 60A	OBLIGATION TO TRANSFER TO THIRD PARTY INSTEAD OF RE-TRANSFERENCE TO MORTGAGOR
Section 60B	RIGHT TO INSPECTION AND PRODUCTION OF DOCUMENTS
Section 61	RIGHT TO REDEEM SEPARATELY OR SIMULTANEOUSLY
Section 62	RIGHT OF USUFRUCTUARY MORTGAGOR TO RECOVER POSSESSION
Section 63	ACCESSION TO MORTGAGED PROPERTY
Section 63A	IMPROVEMENTS TO MORTGAGED PROPERTY
Section 64	RENEWAL OF MORTGAGED LEASE
Section 65	IMPLIED CONTRACTS BY MORTGAGOR
Section 65A	MORTGAGOR'S POWER TO LEASE
Section 66	WASTE BY MORTGAGOR IN POSSESSION
Section 67	RIGHT TO FORECLOSURE OR SALE
Section 67A	MORTGAGEE WHEN BOUND TO BRING ONE SUIT ON SEVERAL MORTGAGES

Section 68	RIGHT TO SUE FOR MORTGAGE-MONEY
Section 69	POWER OF SALE WHEN VALID
Section 69A	APPOINTMENT OF RECEIVER
Section 70	ACCESSION TO MORTGAGED PROPERTY
Section 71	RENEWAL OF MORTGAGED LEASE
Section 72	RIGHTS OF MORTGAGEE IN POSSESSION
Section 73	RIGHT TO PROCEEDS OF REVENUE SALE OR COMPENSATION ON ACQUISITION
Section 74	REPEALED
Section 75	REPEALED
Section 76	LIABILITIES OF MORTGAGEE IN POSSESSION
Section 77	RECEIPTS IN LIEU OF INTERESTS
Section 78	POSTPONEMENT OF PRIOR MORTGAGEE
Section 79	MORTGAGE TO SECURE UNCERTAIN AMOUNT WHEN MAXIMUM IS EXPRESSED
Section 80	REPEALED
Section 81	MARSHALLING SECURITIES
Section 82	CONTRIBUTION TO MORTGAGE-DEBT.
Section 83	POWER TO DEPOSIT IN COURT MONEY DUE ON MORTGAGE
Section 84	CESSATION OF INTEREST
Section 85	REPEALED
Section 86	REPEALED
Section 87	REPEALED
Section 88	REPEALED
Section 89	REPEALED

Section 90	REPEALED
Section 91	PERSONS WHO MAY SUE FOR REDEMPTION
Section 92	SUBROGATION
Section 93	PROHIBITION OF TACKING
Section 94	RIGHTS OF MESNE MORTGAGEE
Section 95	RIGHT OF REDEEMING CO-MORTGAGOR TO EXPENSES
Section 96	MORTGAGE BY DEPOSIT OF TITLE-DEEDS
Section 97	REPEALED
Section 98	RIGHTS AND LIABILITIES OF PARTIES TO ANOMALOUS MORTGAGES
Section 99	REPEALED
Section 100	CHARGES
Section 101	NO MERGER IN CASE OF SUBSEQUENT ENCUMBRANCE
Section 102	SERVICE OR TENDER ON OR TO AGENT
Section 103	NOTICE, ETC., TO OR BY PERSON INCOMPETENT TO CONTRACT
Section 104	POWER TO MAKE RULES
<b>Chapter V</b>	<b>LEASES OF IMMOVEABLE PROPERTY</b>
Section 105	LEASE DEFINED
Section 106	DURATION OF CERTAIN LEASES IN ABSENCE OF WRITTEN CONTRACT OR LOCAL USAGE
Section 107	LEASES HOW MADE
Section 108	RIGHTS AND LIABILITIES OF LESSOR AND LESSEE
Section 109	RIGHTS OF LESSOR'S TRANSFEREE
Section 110	EXCLUSION OF DAY ON WHICH TERM COMMENCES
Section 111	DETERMINATION OF LEASE

Section 112	WAIVER OF FORFEITURE
Section 113	WAIVER OF NOTICE TO QUIT
Section 114	RELIEF AGAINST FORFEITURE FOR NON-PAYMENT OF RENT
Section 114A	RELIEF AGAINST FORFEITURE IN CERTAIN OTHER CASES
Section 115	EFFECT OF SURRENDER AND FORFEITURE ON UNDER-LEASES
Section 116	EFFECT OF HOLDING OVER
Section 117	EXEMPTION OF LEASES FOR AGRICULTURAL PURPOSES
<b>Chapter VI</b>	<b>EXCHANGES</b>
Section 118	"EXCHANGE" DEFINED
Section 119	RIGHT OF PARTY DEPRIVED OF THING RECEIVED IN EXCHANGE
Section 120	RIGHTS AND LIABILITIES OF PARTIES
Section 121	EXCHANGE OF MONEY
<b>Chapter VII</b>	<b>GIFTS</b>
Section 122	"GIFT" DEFINED
Section 123	TRANSFER HOW EFFECTED
Section 124	GIFT OF EXISTING AND FUTURE PROPERTY
Section 125	GIFT TO SEVERAL, OF WHOM ONE DOES NOT ACCEPT
Section 126	WHEN GIFT MAY BE SUSPENDED OR REVOKED
Section 127	ONEROUS GIFTS
Section 128	UNIVERSAL DONEE
Section 129	SAVING OF DONATIONS MORTIS CAUSA AND MUHAMMADAN LAW
<b>Chapter VIII</b>	<b>TRANSFERS OF ACTIONABLE CLAIMS</b>

Section 130	TRANSFER OF ACTIONABLE CLAIM
Section 130A	REPEALED
Section 131	NOTICE TO BE IN WRITING, SIGNED
Section 132	LIABILITY OF TRANSFEREE OF ACTIONABLE CLAIM
Section 133	WARRANTY OF SOLVENCY OF DEBTOR
Section 134	MORTGAGED DEBT
Section 135	ASSIGNMENT OF RIGHTS UNDER POLICY OF INSURANCE AGAINST FIRE
Section 135A	REPEALED
Section 136	INCAPACITY OF OFFICERS CONNECTED WITH COURTS OF JUSTICE
Section 137	SAVING OF NEGOTIABLE INSTRUMENTS, ETC.