

CONCEPT OF IMMOVABLE PROPERTY

Durga.S

Assistant Professor, Government Law College, Coimbatore, Tamil Nadu, India

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ABSTRACT

The Transfer of Property Act, 1882 governs the transfer of property in India and categorizes property into movable and immovable property. Immovable property, as defined under TP Act, excludes standing timber, growing crops or grass. It just excludes only three properties and does not mention what are immovable properties. In order to get comprehensive definition we find a working definition of immovable property in the General Clauses Act 1897, which includes land, benefits arising from land, and objects permanently attached to the earth, excluding standing timber, growing crops and grass. The concept of immovable property is crucial in property law, as its transfer involves specific legal formalities such as registration under the Registration Act, 1908. The Act outlines various modes of transferring immovable property, including sale, mortgage, lease, exchange, and gift, each subject to specific legal requirements. Judicial interpretations have further clarified the scope of immovable property. This article examines the definition, legal provisions and judicial interpretations related to immovable property under the Transfer of Property Act, 1882, highlighting its significance.

KEYWORDS: *Immovable Property, Transfer of Property*