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**INTERMEDIATE LEVEL
PAPER 2: CORPORATE AND OTHER LAWS**

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CHAPTER LAYOUT



INTRODUCTION

Chapter X of the Indian Contract Act, 1872 deals with the laws relating to Agency. However, it does not define the word 'Agency'

'Agent' is defined as *"a person employed to do any act for another or to represent another in dealings with third persons. The person for whom the act is done or who is so represented is called **"Principal"***. [Section 182]

The relationship between the agent and the principal is called the agency.

The Rule of Agency is based on the maxim *"Quit facitper alium, facitper se"* i.e., he who acts through an agent is himself acting.

Agency is a fiduciary relationship which results from the manifestation of consent by one person to another that the other shall act in his behalf and subject to his control , and consent by the other so to act

PRINCIPAL AGENT RELATIONSHIP



TEST OF AGENCY

(a) Whether the person has the capacity to bind the principal and make him answerable to the third party.

(b) Whether he can establish Privity of Contract between the principal and third parties.

Contract of Agency is based on two principles

A) whatever a person can do personally shall also be allowed to be done through an agent in case of contracts involving personal services like painting, marriage, singing ,etc

B)he who does not act through a duly authorized agent does it by himself i.e., The act of the agent are considered the acts of principals.

ILLUSTRATIONS

- A, a businessman, delegates B to buy some goods on his behalf. Here, A is the principal and B is the agent, and the person from whom the goods are bought is the 'Third Person'.
- Joe appoints Mary to deal with his bank transactions. In this case, Joe is the Principal, Mary is the Agent and the Bank is the Third Party.
- Lavanya lives in Mumbai, but owns a shop in Delhi. She appoints a person Susan to take care of the dealings of the shop. In this case, Lavanya has delegated her authority to Susan, and she becomes a Principal while Susan becomes an agent.

WHO MAY EMPLOY AN AGENT

According to Section 183, *“any person who is of the age of majority according to the law to which he is subject, and who is of sound mind, may employ an agent.*

Thus, a minor cannot appoint an agent. The appointment of agent involves a contract and minors agreement is void.

WHO MAY BE AN AGENT?

Section 184 provides that *“as between the principal and third persons any person may become an agent, but no person who is not of the age of majority and of sound mind can become an agent, so as to be responsible to his principal according to the provisions in that behalf herein contained.”*

Ordinarily, an agent incurs no personal liability while contracting for his principal, and therefore it is not necessary that he should be competent to contract. Thus, a person may contract through a minor agent, but the minor will not be responsible to his principal

EXAMPLE

P appoints Q, a minor, to sell his car for not less than ` 2,50,000. Q sells it for ` 2,00,000. P will be held bound by the transaction and further shall have no right against Q for claiming the compensation for having not obeyed the instructions, since Q is a minor and a contract with a minor is 'void-ab-initio'.

Consideration not necessary: According to Section 185, no consideration is necessary to create an agency. Generally, an agent is remunerated by way of commission for services renders, but no consideration is immediately necessary at the time of appointment

CREATION OF AN AGENCY

In the words of Desai J, of the Supreme Court of India “The relation of agency arises whenever one person called the agent has the authority to act on behalf of another called the principal and consents to act. The relationship has genesis in a contract.

TYPES OF AUTHORITY OF AN AGENT

1. **Actual authority** exists when the agent takes an action on behalf of the principal and he reasonably believes that the principal wants this action taken . Actual authority includes “express” authority, where the principal tells the agent exactly what to do, and “implied” authority, where the agent takes actions reasonably necessary to accomplish the objective of the agency. Principals can also limit agents’ authorities or revoke them as they choose. For example, a principal who initially tasked an agent with purchasing a piece of real property may amend the instructions to limit the agent’s authority to leasing the property instead.

TYPES OF AUTHORITY OF AN AGENT

2. **Apparent authority** exists when the agent takes actions for the principal with a third party that the third party reasonably believes the agent has the authority to take.

For example, assume that Principal employs Agent to manage his business. Principal tells Agent he can't buy more than \$500 worth of goods from any supplier. Principal tells or implies to a vendor, however, that Agent has unlimited authority to buy from him. Agent buys \$1,000 worth of goods from the vendor. Agent has apparent authority to make this purchase because the vendor reasonably believed, based on Principal's conduct, that Agent had the authority to purchase more than \$500 worth on Principal's behalf.

MODES OF CREATION OF AGENCY

The relationship of principal and agent may be created in any of the following ways;

- By express appointment
- By the conduct or situation of the parties(implied appointment).
- By Estoppel
- Agency by necessity
- Agency by ratification .

EXPRESS AUTHORITY

An authority is said to be express when it is given by words, spoken or written. Eg. Through PoA, Express agency contract.

Example: A is residing in Delhi and he has a house in Kolkata. A appoints B by a deed called the power of attorney, as a caretaker of his house. Agency is created by express agreement.

Example: If a customer of a bank wishes to transact his banking business through an agent, the bank will require written evidence of the appointment of the agent and will normally ask to see the registered power of attorney appointing the agent.

IMPLIED AUTHORITY

An authority is said to be implied when it is to be inferred from the circumstances of the case; and things spoken or written, or in the ordinary course of dealing, may be accounted from the circumstances of the case.

Example 1: If a person realises rent and gives it to the landlord, he impliedly acts for the landlord as an agent.

Example 2: A owns a shop in Selampur, living himself in Kolkata and visiting the shop occasionally. The shop is managed by B, and he is in the habit of ordering goods from C in the name of A for the purposes of the shop, and of paying for them out of A's funds with A's knowledge. B has an implied authority from A to order goods from C in the name of A for the purposes of the shop.

AGENCY BY ESTOPPEL

The principle of estoppel lays down that when one person by declaration (representation), act or omission has intentionally caused or permitted another person to believe a thing to be true and to act upon such belief, he shall not be allowed to deny his previous statement or he shall be stopped to deny his previous statement or conduct.

Section 237 of the Contract Act says: “When an agent has without authority done acts or incurred obligations to third persons on behalf of his principal the principal is bound by such acts or obligations if he has by his words or conduct induced such third persons to believe that such acts and obligations were within the scope of the agent's authority”.

AGENCY BY ESTOPPEL

According to section 237 of the Contract Act, an agency by estoppel may be created when following essentials are fulfilled:

- 1. the principal must have made a representation;
- 2. the representation may be express or implied;
- 3. The representation must state that the agent has an authority to do certain act although really he has no authority;
- 4. The principal must have induced the third person by such representation; and
- 5. The third person must have believed the representation and made the contract on the belief of such representation.

AGENCY BY ESTOPPEL

Example: A consigns goods to B for sale and gives him instructions not to sell below a fixed price. C being ignorant of B's instruction enters into a contract with B to buy the goods at a price lower than the reserved price. A is bound by the contract. A cannot plead that he had given to B instructions not to sell the goods below certain price. An agency by estoppel is, consequently, deemed between A and B.

Example: If Piyal (the principal) has for several months permitted Sunil to buy goods on credit from Prasad and has paid for the goods bought by Sunil, Piyal cannot later refuse to pay Prasad who had supplied goods on credit to Sunil in the belief that he was Piyal's agent and was buying the goods on behalf of Piyal. Piyal is stopped from now asserting that Sunil is not his agent because on earlier occasions he permitted Prasad to believe that Sunil was his agent and Prasad had acted in that belief.

In *Pickering vs Busk (1812)*; a purchaser of hemp allowed it to remain in the custody of the broker through whom he had bought it. The broker's ordinary business was to buy and sell hemp. He sold the hemp and received the price.

The court held that the " Sale and receipt of money was binding on the principal. Lord Ellenborough explained the principle thus: *" If a person authorises another to assume the apparent right of disposing of property in the ordinary course of trade, it must be presumed that the apparent authority is the real authority. He may bind the principal within the limits of the authority with which he has been apparently clothed by the principal; and there could be no safety in commercial transactions if he could not"*

NECESSITY

An agency of necessity arises due to some emergent circumstances. In emergency a person is authorised to do what he cannot do in ordinary circumstances.

Thus, where an agent is authorised to do certain act, and while doing such an act, an emergency arises, he acquires an extra-ordinary or special authority to prevent his principal from loss.

Example: Raja has a large farm on which Shyam is the caretaker. When Raja is in Canada, there is a huge fire on the farm. Shyam becomes an agent of necessity for Raja so as to save the property from being destroyed by fire. Raja (the principal) will be liable for any expenses, Shyam (his agent of necessity) incurred to put out the fire and save the farm from destruction during Raja's absence from the country.

RATIFICATION

Rights of person as to acts done for him without his authority, Effect of ratification [Section 196]

- Where acts are done by one person on behalf of another, but without his knowledge or authority, he may elect to ratify or to disown such acts. If he ratifies them, the same effects will follow as if they had been performed by his authority.
- In simple words, “Ratification” means approving a previous act or transaction.
- Ratification may be express or implied by the conduct of the person on whose behalf the act was done.

RATIFICATION

- **Example:** X who is Y's agent has on 10th January 2019 purchases goods from Z on credit without Y's permission. After the purchase, on 20th January 2019, Y tells X that he will accept responsibility to pay for the purchases although at the time of purchase the agent had no authority to buy on credit. Y's subsequent statement on 20th January 2019 amounts to a ratification of the agent's (X's) purchase of goods on 10th January 2019.

ESSENTIALS OF A VALID RATIFICATION

A. Ratification may be expressed or Implied [Section 197]: Ratification may be expressed or may be implied in the conduct of the person on whose behalf the acts are done.

Example 1: A, without authority, buys goods for B. Afterwards B sells them to C on his own account; B's conduct implies a ratification of the purchase made for him by A.

Example 2: A, without B's authority, lends B's money to C. Afterwards B accepts interests on the money from C. B's conduct implies a ratification of the loan.

ESSENTIALS OF A VALID RATIFICATION

B.. Knowledge requisite for valid ratification [Section 198]: No valid ratification can be made by a person whose knowledge of the facts of the case is materially defective.

Example: A has an authority from P to buy certain goods at the market rate. He buys at a higher rate but P accepts the purchase. Afterwards P comes to know that the goods purchased by A for P belonged to A himself. The ratification is not binding on P.

If, however the alleged principal is prepared to take the risk of what the purported agent has done, he can choose to ratify without full knowledge of facts

ESSENTIALS OF A VALID RATIFICATION

C. Effect of ratifying unauthorized act forming part of a transaction

[Section 199]: A person ratifying any unauthorized act done on his behalf ratifies the whole of the transaction of which such act formed a part.

There can be ratification of an act in entirety or its rejection in entirety.

The principal cannot ratify a part of the transaction which is beneficial to him and reject the rest.

ESSENTIALS OF A VALID RATIFICATION

d. Ratification of unauthorized act cannot injure third person [Section 200]:

An act done by one person on behalf of another, without such other person's authority, which, if done with authority, would have the effect of subjecting a third person to damages, or of terminating any right or interest of a third person, cannot, by ratification, be made to have such effect.

Therefore, when the interest of third parties is affected, the principle of ratification does not apply.

Ratification cannot relate back to the date of contract if third party has in the intervening time acquired rights.

ESSENTIALS OF A VALID RATIFICATION

Example 1: A, not being authorized thereto by B, demands on behalf of B, the delivery of a chattel, the property of B, from C, who is in possession of it. This demand cannot be ratified by B, so as to make C liable for damages for his refusal to deliver.

Example 2: A holds a lease from B, terminable on three months' notice. C, an unauthorized person, gives notice of termination to A. The notice cannot be ratified by B, so as to be binding on A.

ESSENTIALS OF A VALID RATIFICATION

e. Ratification within reasonable time: Ratification must be made within a reasonable period of time.

f. Communication of Ratification: Ratification must be communicated to the other party.

g. Act to be ratified must be valid: Act to be ratified should not be void or illegal, for

e.g. payment of dividend out of capital is void and cannot be ratified

EXTENT OF AGENT'S AUTHORITY

The authority of an agent means his capacity to bind the principal to third parties. The agent can bind the principal only if he acts within the scope of his authority. The extent of an agent's authority, whether expressed or implied is determined by:

- (a) the nature of the act or the business he is appointed to do
- (b) things which are incidental to the business or are usually done in the course of such business,
- (c) the usage of trade or business.

Whatever be the nature or extent of the agent's authority, it will always include the authority to do:

- (1) every lawful thing necessary for the purpose of carrying it out,
- (2) every lawful thing justified by various customs of trades,
- (3) in an emergency, all such acts for the purpose of protecting the principal from loss as will be done by a person of ordinary prudence in his own case under similar circumstances

EXTENT OF AGENT'S AUTHORITY

The agent's authority is governed by two principles, namely (a) in normal circumstances and (b) in emergency

- **Agent's authority in normal circumstances [Section 188]:** An agent having an authority to do an act has authority to do every lawful thing which is necessary in order to do such act. An agent having an authority to carry on a business has authority to do every lawful thing necessary for the purpose, or usually done in the course, of conducting such business.
- **Example 1:** A is employed by B, residing in London, to recover at Mumbai a debt due to B. A may adopt any legal process necessary for the purpose of recovering the debt, and may give a valid discharge for the same.
- **Example 2:** A constitutes B as his agent to carry on his business of a shipbuilder. B may purchase timber and other materials, and hire workmen, for the purposes of carrying on the business

EXTENT OF AGENT'S AUTHORITY

(b) Agent's authority in an emergency [Section 189]: An agent has authority, in an emergency, to do all such acts for the purpose of protecting his principal from loss as would be done by a person of ordinary prudence, in his own case, under similar circumstances.

To constitute a valid agency in an emergency, following conditions must be satisfied.

- (i) Agent should not be in a position or have any opportunity to communicate with his principal within the time available.
- (ii) There should have been actual and definite commercial necessity for the agent to act promptly.
- (iii) the agent should have acted bonafide and for the benefit of the principal.
- (iv) the agent should have adopted the most reasonable and practicable course under the circumstances, and
- (v) the agent must have been in possession of the goods belonging to his principal and which are the subject of contract.

SUB-AGENTS

When agent cannot delegate [Section 190]:An agent cannot lawfully employ another to perform acts which he has expressly or impliedly undertaken to perform personally, unless by the ordinary custom of trade a sub-agent may, or from the nature of the agency, a sub-agent must, be employed

“Sub-agent” defined [Section 191]: A “Sub-agent” is a person employed by, and acting under the control of, the original agent in the business of the agency.

The appointment of sub agent is not lawful, because the agent is a delegatee and a delegatee cannot further delegate. This is based on the Latin principle ***“delegatus non potest delegare”***

A contract of agency is of a fiduciary character. It is based on the confidence reposed by the principal in the agent and that is why a delegatee cannot further delegate

EXCEPTION

(1) The appointment of a sub agent would be valid if the terms of appointment originally contemplated it.

(2) Sometimes customs of the trade may provide for appointment of sub agents. In both these cases the sub agent would be treated as the agent of the principal.

(3) Where in the course of the agent's employment, unforeseen emergency arise which make it necessary for him to delegate authority

Representation of principal by sub-agent properly appointed

[Section 192]: Where a sub-agent is properly appointed,

- (1) the principal is, so far as regards third persons, represented by the subagent, and is bound by and responsible for his acts as if he were an agent originally appointed by the principal.
- **(2) Agents responsibility for sub agents:** The agent is responsible to the principal for the acts of the sub-agent.
- **(3) Sub-agents liability to principal:** The sub-agent is responsible for his acts to the agent, but not to the principal, except in case of fraud or willful wrong.

Agent's responsibility for sub-agent appointed without authority [Section 193]: Where an agent, without having authority to do so, has appointed a person to act as a sub-agent,

- (1) the agent stands towards such person in the relation of a principal to an agent, and is responsible for his acts both to the principal and to third persons;
- (2) the principal is not represented by or responsible for the acts of the sub agent, the sub agent is not responsible to the principal at all. He is answerable only to the agent.

SUBSTITUTED AGENT

Substituted Agent is a person appointed by the agent to act for the principal, in the business of agency, with the knowledge and consent of the principal.

Substituted agents are not sub agents. They are agents of the principal. Where the principal appoints an agent and if that agent identifies another person to carry out the acts ordered by principal, then the second person is not to be treated as a sub agent but only as an agent of the original principal.

Relation between principal and person duly appointed by agent to act in business of agency [Section 194]: Where an agent, holding an express or implied authority to name another person to act for the principal in the business of the agency, has named another person accordingly, such person is not a subagent, but an agent of the principal for such part of the business of the agency as is entrusted to him.

Example 1: A directs B, his solicitor, to sell his estate by auction, and to employ an auctioneer for the purpose. B names C, an auctioneer, to conduct the sale. C is not a sub-agent, but is A's agent for the conduct of the sale.

Example 2: A authorizes B, a merchant in Kolkata, to recover the moneys due to A from C & Co. B instructs D, a solicitor, to take legal proceedings against C & Co. for the recovery of the money. D is not a sub-agent, but is a solicitor for A.

Agent's duty in naming such person [Section 195]: In selecting such agent for his principal, an agent is bound to exercise the same amount of discretion as a man of ordinary prudence would exercise in his own case; and, if he does this, he is not responsible to the principal for the acts or negligence of the agent so selected.

Example 1: A instructs B, a merchant, to buy a ship for him. B employs a ship surveyor of good reputation to choose a ship for A. The surveyor makes the choice negligently and the ship turns out to be unseaworthy and is lost. B is not, but the surveyor is, responsible to A.

S.no	Sub Agent	Substituted Agent
1.	A sub-agent does his work under the control and directions of agent	a substituted agent works under the instructions of the principal
2.	The agent not only appoints a sub-agent but also delegates to him a part of his own duties	The agent does not delegate any part of his task to a substituted agent.
3.	There is no privity of contract between the principal and the sub-agent.	Privity of contract is established between a principal and a substituted agent
4.	The sub-agent is responsible to the agent alone and is not generally responsible to the principal	a substituted agent is responsible to the principal and not to the original agent who appointed him
5.	The agent is responsible to the principal for the acts of the sub-agent	The agent is not responsible to the principal for the acts of the substituted agent.
6.	The sub-agent has no right of action against the principal for remuneration due to him	The substituted agent can sue the principal for remuneration due to him
7.	Sub-agents may be improperly appointed	Substituted agents can never be improperly appointed.
8.	The agent remains liable for the acts of the sub-agent as long as the sub-agency continues.	The agent's duty ends once he has named the substituted agent.

DUTIES AND OBLIGATIONS OF AN AGENT

(i) Duty to execute mandate: He should perform the work which he has been appointed to do. Any failure in this respect would make the agent absolutely responsible for the principal's loss.

In *Pannalal Jankidas V Mohanlal*, a commission agent purchased goods for his principal and stored them in a godown pending their dispatch. The agent was under instruction to insure them. He actually charged the premium for insurance but failed to insure the goods. The goods were lost in an explosion in Bombay harbor. The agent was held liable to compensate the principal for his loss minus the amount received under the Bombay explosion (compensation) ordinance, 1944.

DUTIES AND OBLIGATIONS OF AN AGENT

Duty to follow instructions or customs: According to Section 211 an agent is bound to conduct the business of his principal according to the direction given by the principal, or, in the absence of any such directions, according to the custom which prevails in doing business of the same kind at the place where the agent conducts such business. When the agent acts otherwise, if any loss be sustained, he must make it good to his principal, and, if any profit accrues, he must account for it.

Example 1: A, an agent engaged in carrying on for B a business, in which it is the custom to invest from time to time, at interest, the moneys which may be in hand, omits to make such investment. A must make good to B the interest usually obtained by such investment.

Example 2: B, a broker, in whose business it is not the custom to sell on credit, sells goods of A on credit to C, whose credit at the time was very high. C, before payment, becomes insolvent. B must make good the loss to A.

DUTIES AND OBLIGATIONS OF AN AGENT

- **Duty of Reasonable care and skill:** According to section 212, an agent is bound to conduct the business of the agency with as much skill as is generally possessed by persons engaged in similar business, unless the principal has notice of his want of skill.
- act with reasonable diligence, and to use such skill as he possesses; and
- to make compensation to his principal in respect of the direct consequences of his own neglect, want of skill or misconduct, but not in respect of loss of damage which are indirectly or remotely caused by such neglect, want of skill or misconduct.

DUTIES AND OBLIGATIONS OF AN AGENT

Example 1: A, a merchant in Kolkata, has an agent, B, in London, to whom a sum of money is paid on A's account, with orders to remit. B retains the money for a considerable time. A, in consequence of not receiving the money, becomes insolvent. B is liable for the money and interest from the day on which it ought to have been paid, according to the usual rate, and for any further direct loss- as, e.g. by variation of rate of exchange-but not further.

Example 2: A, an agent for the sale of goods, having authority to sell on credit, sells to B on credit, without making the proper and usual enquiries as to the solvency of B. B, at the time of such sale is insolvent. A must make compensation to his principal in respect of any loss thereby sustained.

DUTIES AND OBLIGATIONS OF AN AGENT

(iv) Agent' duty to communicate with principal [Section 214]: It is the duty of an agent, in cases of difficulty, to use all reasonable diligence in communicating with his principal, and in seeking to obtain his instructions.

(v) Duty to Avoid Conflict of interest (Duty not to deal on his own account):

Right of principal when agent deals, on his own account, in business of agency without principals consent: According to *Section 215*, If an agent deals on his own account in the business of the agency, without first obtaining the consent of his principal and acquainting him with all material circumstances which have come to his own knowledge on the subject, the principal may repudiate the transaction, if the case shows either that any material fact has been dishonestly concealed from him by the agent, or that the dealings of the agent have been disadvantageous to him.

DUTIES AND OBLIGATIONS OF AN AGENT

Example 1: A directs B to sell A's estate. B buys the estate for himself in the name of C. A, on discovering that B has bought the estate for himself, may repudiate the sale if he can show that B has dishonestly concealed any material fact, or that the sale has been disadvantageous to him.

Example 2: A directs B to sell A's estate. B, on looking over the estate before selling it, finds a mine on the estate which is unknown to A. B informs A that he wishes to buy the estate for himself, but conceals the discovery of the mine. A allows B to buy, in ignorance of the existence of the mine. A, on discovering that B knew of the mine at the time he bought the estate, may either repudiate or adopt the sale at his option.

DUTIES AND OBLIGATIONS OF AN AGENT

Principals right to benefit gained by agent dealing on his account in business of agency- According to section 216 If an agent, without the knowledge of his principal deals in the business of the agency on his own account instead of on account of his principal, the principal is entitled to claim from the agent any benefit which may have resulted to him from the transaction.

Example: A directs B, his agent, to buy a certain house for him. B tells A it cannot be bought, and buys the house for himself. A may, on discovering that B has bought the house, compel him to sell it to A at the price he gave for it.

DUTIES AND OBLIGATIONS OF AN AGENT

(vi) **Duty not to make secret profits:** It is the duty of an agent not to make any secret profit in the business of agency. His **relationship with the principal is of fiduciary nature** and this requires absolute good faith in the conduct of agency.

Secret Profit means any advantage obtained by the agent over and above his agreed remuneration and which he would not have been able to make but for his position as agent.

Duty to render proper accounts [Section 213]: An agent is bound to render proper accounts to his principal on demand. Rendering accounts does not mean showing the accounts but the accounts supported by vouchers. (*Anandprasad vs. Dwarkanath*)

DUTIES AND OBLIGATIONS OF AN AGENT

(viii) Duty not to Delegate: According to section 190, An agent cannot lawfully employ to perform acts which he has expressly or impliedly undertaken to perform personally, unless by the ordinary custom of trade a sub-agent may, or, from the nature of agency, a sub- agent, must be employed.

(ix) Agent's duty to pay sums received for principal [Section 218]: Subject to such deductions, the agent is bound to pay to his principal all sums received on his account.

(x) Duty not to use any confidential information received in the course of agency against the principal.

RIGHTS OF AN AGENT



RIGHTS OF AN AGENT

Right to retain out of sums received on principal's account [Section 217]: This section empowers the agent to retain, out of any sums received on account of the principal in the business of the agency for the following payments:

- (a) all moneys due to himself in respect of advances made
- (b) in respect of expenses properly incurred by him in conducting such business
- (c) such remuneration as may be payable to him for acting as agent. The right can be exercised on any sums received on account of the principal in the business of agency.

RIGHTS OF AN AGENT

(ii) Right to remuneration [Section 219]: The agent in the normal course is entitled for remuneration as per the contract. In the absence of any agreed amount of remuneration, he is entitled for usual remuneration which is customary in the business. However an agent who is guilty of misconduct in the business of the agency is not entitled to any remuneration in respect of that part of the business which he has misconducted [Section 220].

RIGHTS OF AN AGENT

(iii) Agent's lien on principal's property [Section 221]: In the absence of any contract to the contrary, an agent is entitled to retain the goods, papers and other property, whether movable or immovable, of the principal received by him, until the amount due to himself for commission, disbursement and services in respect of the same has been paid or accounted for him.

The conditions of this right are:

- a. The agent should be lawfully entitled to receive from the principal a sum of money by way of commission earned or disbursement made or services rendered in the proper execution of the business of agency

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- b. The property over which the lien is to be exercised should belong to the principal and it should have been received by the agent in his capacity and during the course of his ordinary duties as agent.
 - c. The agent has only a particular lien. T

The agent's right to lien is lost in the following cases:

- a. When the possession of the property is lost.
- b. When the agent waives his right. Waiver may arise out of agreement express or implied.
- c. The agent's lien is subject to a contract to the contrary.

RIGHTS OF AN AGENT

Right to indemnity:

- a. **Right of indemnification for lawful acts [Section 222]:** The principal is bound to indemnify the agent against all consequences of lawful acts done in exercise of his authority.
- Example: 'A' of Delhi appoints 'B' of Mumbai as agent to sell his merchandise. As a result 'B' contracts to deliver the merchandise to various parties. But A fails to send the merchandise to B and B faces litigations for non-performance. Here, A is bound to protect B against the litigations and all costs, expenses arising of that.
- The right to indemnity extends to all losses and expenses incurred by the agent in the conduct of the business.

RIGHTS OF AN AGENT

b. Right of indemnification against acts done in good faith [Section 223]: Where the agent acts in good faith on the instruction of principal, agent is entitled for indemnification of any loss or damage from the principal.

Example: Where P appoints A as his agent and directs him to sell certain goods which in fact turned out to be not those belonging to P and if third parties sue A for this act, A is entitled for reimbursement and indemnification for such act done in good faith.

RIGHTS OF AN AGENT

Non-liability of employer of agent to do a criminal act: According to section 224, where one person employs another to do an act which is criminal, the employer is not liable to the agent, either upon an express or an implied promise, to indemnify him against the consequences of that act.

Example 1: A employs B to beat C, and agrees to indemnify him against all consequences of the act. B thereupon beats C, and has to pay damages to C for so doing. A is not liable to indemnify B for those damages.

RIGHTS OF AN AGENT

(v) Right to compensation for injury caused by principal's neglect [Section 225]: Section 225 provides that the principal must make compensation to his agent in respect of injury caused to such agent by the principal's neglect or want of skill. Thus, every principal owes to his agent the duty of care not to expose him to unreasonable risks.

Example: A employs B as a bricklayer in building a house, and puts up the scaffolding himself. The scaffolding is unskillfully put up, and B is in consequence hurt. A must make compensation to B

PRINCIPALS LIABILITY TO THIRD PARTIES

An agent does all acts on behalf of the principal but incurs no personal liability. The liability remains that of the principal as there is no privity of contract and passing of consideration between the agent and third party. An agent also cannot personally enforce contracts entered into by him on behalf of the principal.

(i) Principal's liability for the Acts of the Agent [Section 226]: Principal liable for the acts of agents which are within the scope of his authority. Contracts entered into through an agent, and obligations arising from acts done by an agent, may be enforced in the same manner, and will have the same legal consequences, as if the contracts had been entered into and the acts done by the principal in person.

PRINCIPALS LIABILITY TO THIRD PARTIES

Principal not bound, when agent exceeds authority [Section 227]: When an agent does more than he is authorised to do, and when the part of what he does, which is within his authority, can be separated from the part which is beyond his authority, so much only of what he does as is within his authority is binding as between him and his principal.

Example: A, being owner of a ship and cargo, authorizes B to procure an insurance for ` 4,00,000 on the ship. B procures a policy for ` 4,00,000 on the ship, and another for the like sum on the cargo. A is bound to pay the premium for the policy on the ship, but not the premium for the policy on the cargo.

PRINCIPALS LIABILITY TO THIRD PARTIES

(iii) Principal not bound when excess of agent's authority is not separable [Section 228]: Where an agent does more than he is authorised to do, and what he does beyond the scope of his authority cannot be separated from what is within it, the principal is not bound to recognise the transaction.

Example: A authorizes B to buy 500 sheep for him. B buys 500 sheep and 200 lambs for one sum of ` 6,00,000. A may repudiate the whole transaction.

Exception: Liability of principal inducing belief that agent's unauthorized acts were authorized [Section 237]: When an agent has, without authority, done acts or incurred obligations to third persons on behalf of his principal, the principal is bound by such acts or obligations, if he has by his words or conduct induced such third persons to believe that such acts and obligations were within the scope of the agent's authority

PRINCIPALS LIABILITY TO THIRD PARTIES

(iv) Consequences of notice given to agent [Section 229]: Any notice given to or information obtained by the agent, provided it be given or obtained in the course of the business transacted by him for the principal, shall, as between the principal and third parties, have the same legal consequence as if it had been given to or obtained by the principal.

Example 1: A is employed by B to buy from C certain goods of which C is the apparent owner, and buys them accordingly. In the course of the treaty for the sale, A learns that the goods really belonged to D, but B is ignorant of that fact. B is not entitled to set off a debt owing to him from C against the price of the goods.

PRINCIPALS LIABILITY TO THIRD PARTIES

Principal's liability for the agent's fraud, misrepresentation or torts. [Section 238]: Misrepresentations made, or frauds committed, by agents acting in the course of their business for their principals, have the same effect on agreements made by such agents as if such misrepresentations or frauds had been made, or committed, by the principals; but misrepresentations made, or frauds committed, by agents, in matters which do not fall within their authority, do not affect their principals.

Example : A, being B's agent for the sale of goods, induces C to buy them by a misrepresentation, which he was not authorized by B to make. The contract is voidable, as between B and C, at the option of C.

Example: A, the captain of B's ship, signs bills of lading without having received on board the goods mentioned therein. The bills of lading are void as between B and the pretended consignor

PERSONAL LIABILITY OF AGENT TO THIRD PARTIES

(v) Agent cannot personally enforce, nor be bound by, contracts on behalf of principal [Section 230]: In the absence of any contract to that effect, **an agent cannot personally enforce contracts entered into by him** on behalf of his principal, nor is he personally bound by them. He can neither sue nor be sued on contracts made by him on his principal's behalf.

EXCEPTIONS: In the following exceptional cases, the **agent is presumed to have agreed to be personally bound:**

(1) Where the contract is made by an agent for the sale or purchase of goods for a merchant resident abroad/foreign principal: – When an agent has entered into a contract for the sale or purchase of goods on behalf of a principal resident abroad, the presumption is that the agent undertakes to be personally liable for the performances of such contract

PERSONAL LIABILITY OF AGENT TO THIRD PARTIES

(2) **Where the agent does not disclose the name of his principal or undisclosed principal; (Principal unnamed):** when the agent does not disclose the name of the principal then there arises a presumption that he himself undertakes to be personally liable. When the principal is undisclosed, the liability under Section 230 is of the agent only, and the principal cannot be sued in such a case.

(3) **Non-existent or incompetent principal:** Where the principal, though disclosed, cannot be sued, the agent is presumed to be personally liable.

Example: An agent who contracts for a minor, the minor being not liable, the agent becomes personally liable. This result, may not, however, follow where the other party already knows that the principal is a minor.

PERSONAL LIABILITY OF AGENT TO THIRD PARTIES

(4) **Pretended agent** – if the agent pretends but is not an actual agent, and the principal does not rectify the act but disowns it, the pretended agent will be himself liable (Section 235).

(5) **When agent exceeds authority-** When the agent exceeds his authority, misleads the third person in believing that the agent he has the requisite authority in doing the act, then the agent can be made liable personally for the breach of warranty of authority.

AGENTS LIABILITY TO THIRD PARTIES

Presumption of contract to the contrary: Such a contract shall be presumed to exist in the following cases:

- (1) Where the contract is made by an agent for the sale or purchase of goods for a merchant resident abroad/foreign principal;
- (2) Where the agent does not disclose the name of his principal or undisclosed principal; (Principal unnamed)
- (3) Non-existent or incompetent principal: Where the principal, though disclosed, cannot be sued. Example: An agent who contracts for a minor, the minor being not liable, the agent becomes personally liable. This result, may not, however, follow where the other party already knows that the principal is a minor.

AGENTS LIABILITY TO THIRD PARTIES

(vi) Rights of parties to a contract made by agent not disclosed [Section 231]: If an agent makes a contract with a person who neither knows, nor has reason to suspect, that he is an agent, his principal may require the performance of the contract; but the other contracting party has, as against the principal, the same right as he would have had as against the agent if the agent had been the principal.

If the principal discloses himself before the contract is completed, the other contracting party may refuse to fulfill the contract, if he can show that, if he had known who was the principal in the contract, or if he had known that the agent was not a principal, he would not have entered into the contract.

Right of person dealing with agent personally liable [Section 233]: In cases where the agent is personally liable, a person dealing with him may hold either him or his principal, or both of them, liable.

Example: A enters into a contract with B to sell him 100 bales of cotton, and afterwards discovers that B was acting as agent for C. A may sue either B or C, or both, for the price of the cotton.

CONTRACTS MADE WITHOUT DISCLOSURE OF FACT OF AGENCY

Rights of parties to a contract made by undisclosed agent [Section 231]: If an agent makes a contract with a person who neither knows, nor has reason to suspect, that he is an agent, his principal may require the performance of the contract; but the other contracting party has, as against the principal, the same right as he would have had as against the agent if the agent had been the principal. If the principal discloses himself before the contract is completed, the other contracting party may refuse to fulfill the contract, if he can show that, if he had known who was the principal in the contract, or if he had known that the agent was not a principal, he would not have entered into the contract.

CONTRACTS MADE WITHOUT DISCLOSURE OF FACT OF AGENCY

(vii) Performance of contract with agent supposed to be principal [Section 232]: Where one man makes a contract with another, neither knowing nor having reasonable ground to suspect that the other is an agent, the principal, if he requires the performance of the contract, can only obtain such performance subject to the rights and obligations subsisting between the agent and the other party to the contract.

Example: A, who owes 50,000 rupees to B, sells 1,00,000 rupees worth of rice to B. A is acting as agent for C in the transaction, but B has no knowledge nor reasonable ground of suspicion that such is the case. C cannot compel B to take the rice without allowing him to set off A's debt.

CONTRACTS MADE WITHOUT DISCLOSURE OF FACT OF AGENCY

Consequence of inducing agent or principal to act on belief that principal or agent will be held exclusively liable [Section 234]: When a person who has made a contract with an agent induces the agent to act upon the belief that the principal only will be held liable, or induces the principal to act upon the belief that the agent only will be held liable, he cannot afterwards hold liable the agent or principal respectively.

PRINCIPALS LIABILITY TO THIRD PARTIES

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PRINCIPALS LIABILITY TO THIRD PARTIES

xi) Person falsely contracting agent not entitled to performance [Section 236]: A person with whom a contract has been entered into in the character of agent, is not entitled to require the performance of it if he was in reality acting, not as agent, but on his own account.

xii) Liability of principal inducing belief that agent's unauthorized acts were authorized [Section 237]: When an agent has, without authority, done acts or incurred obligations to third persons on behalf of his principal, the principal is bound by such acts or obligations, if he has by his words or conduct induced such third persons to believe that such acts and obligations were within the scope of the agent's authority.

Example 1: A consigns goods to B for sale, and gives him instructions not to sell under a fixed price. C, being ignorant of B's instructions, enters into a contract with B to buy the goods at a price lower than the reserved price. A is bound by the **contract.**

REVOCACTION OF AUTHORITY

Termination of agency [Section 201] This section provides for the following modes:



REVOCACTION OF AUTHORITY

a. Revocation: An agency may be terminated by the principal revoking the authority of the agent. Principal may revoke the authority given to his agent at any time before the authority has been exercised so as to bind the principal [Section 203]. However, the principal cannot revoke the authority given to his agent after the authority has been partly exercised so far as regards such acts and obligations as arise for acts already done in the agency. [Section 204]

Example 1: A authorizes B to buy 1,000 bales of cotton on account of A, and to pay for it out of A's money remaining in B's hands. B buys 1,000 bales of cotton in his own name, so as to make himself personally liable for the price. A cannot revoke B's authority so far as regards payment for the cotton.

REVOCACTION OF AUTHORITY

Compensation for revocation by principal, or renunciation by agent [Section 205]:

Where there is an express or implied contract that the agency should be continued for any period of time, the principal must make compensation to the agent, or the agent to the principal, as the case may be, for any previous revocation or renunciation of the agency without sufficient cause.

Notice of revocation or renunciation [Section 206]: Reasonable notice must be given of such revocation or renunciation; otherwise the damage thereby resulting to the principal or the agent, as the case may be, must be made good to the one by the other.

Revocation and renunciation may be expressed or implied [Section 207]: Revocation and renunciation may be expressed or may be implied in the conduct of the principal or agent respectively.

Example: A empowers B to let A's house. Afterwards A lets it himself. This is an implied revocation of B's authority

REVOCAION OF AUTHORITY

b. Renunciation by agent [Section 206]: An agent may renounce the business of agency in the same manner in which the principal has the right of revocation.

In the first place, if the agency is for a fixed period, the agent would have to compensate the principal for any premature renunciation without sufficient cause. [S. 205]

Secondly, a reasonable notice of renunciation is necessary.

Length of notice is to be determined by the same principles which apply to revocation by the principal.

If the agent renounces without proper notice, he shall have to make good any damage thereby resulting to the principal. [S. 206]

REVOCAATION OF AUTHORITY

3. Completion of business: An agency is automatically and by operation of law determined when its business is completed. Thus, for example, the authority of an agent appointed to sell goods ceases to be exercisable when the sale is completed.

4. Death or insanity: An agency is determined automatically on the death or insanity of the principal or the agent. Winding up of a company or dissolution of partnership has the same effect. Act done by agent before death would remain binding.

REVOCAATION OF AUTHORITY

5. Principal's insolvency: An agency ends on the principal being adjudicated insolvent.

6. On expiry of time: Where an agent has been appointed for a fixed term, the expiration of the term puts an end to the agency, whether the purpose of agency has been accomplished or not. An agency **comes** to an automatic end on expiry of its term

WHEN THE AGENCY IS IRREVOCABLE?

When the agent is personally interested in the subject matter of agency the agency becomes irrevocable.

Section 202 states that where the agent has himself an interest in the property which forms the subject matter of the agency, the agency cannot, in the absence of an express contract, be terminated to the prejudice of such interest.

Example: A gives authority to B to sell A's land, and to pay himself, out of the proceeds, the debts due to him from A. A cannot revoke this authority, nor can it be terminated by his insanity or death.

Example: A consigns 1000 bales of cotton to B, who has made advances to him on such cotton, and desires B to sell the cotton, and to repay himself, out of the price, the amount of his own advances. A cannot revoke this authority, nor it is terminated by his insanity or death.

EFFECTS OF TERMINATION [SECTION 208]

When termination of agent's authority takes effect as to agent, and as to third persons [Section 208]: The termination of the authority of an agent does not, so far as regards the agent, take effect before it becomes known to him, or, so far as regards third persons, before it becomes known to them.

Example 1: A directs B to sell goods for him, and agrees to give B five per cent commission on the price fetched by the goods. A afterwards, by letter, revokes B's authority. B, after the letter is sent, but before he receives it sells the goods for ` 1,00,000. The sale is binding on A, and B is entitled to ` 5,000 as his commission.

EFFECTS OF TERMINATION [SECTION 208]

Example 2: A, at Chennai, by letter directs B to sell for him some cotton lying in a warehouse in Mumbai, and afterwards, by letter, revokes his authority to sell, and directs B to send the cotton to Chennai. B, after receiving the second letter, enters into a contract with C, who knows of the first letter, but not of the second, for the sale to him of the cotton. C pays B the money, with which B absconds. C's payment is good as against A.

Example 3: A directs B, his agent, to pay certain money to C. A dies, and D takes out probate to his will. B, after A's death, but before hearing of it, pays the money to C. The payment is good as against D, the executor.

EFFECTS OF TERMINATION [SECTION 208]

Agent's duty on termination of agency by principal's death or insanity [Section 209]: When an agency is terminated by the principal dying or becoming of unsound mind, the agent is bound to take, on behalf of the representatives of his late principal, all reasonable steps for the protection and preservation of the interests entrusted to him.

Termination of sub-agent's authority [Section 210] The termination of the authority of an agent causes the termination (subject to the rules herein contained regarding the termination of an agent's authority) of the authority of all sub-agents appointed by him.

QUESTIONS

Can the following persons appoint an agent?

- A. A minor who is of sound mind
- B. A lunatic who is a major
- C. Guardian of a minor who is of unsound mind
- D. A lunatic who is a minor

Shyam appoints Ram, a minor, as his agent to sell his watch for cash at a price not less than Rs. 700. Ram sells it to Mr. Batra for Rs. 350. Is the sale valid? Explain the legal position of Shyam and Mr. Batra, referring to the provisions of Indian Contract Act, 1872.

X, the principal, instructed Y, his agent to put goods in Z's warehouse. Y puts half of the goods in Z's warehouse and the balance in another equally safe warehouse. All the goods were destroyed by fire without any negligence on the part of Y. Is Y liable to X?

Hint: Section 211 of the Indian Contract Act, 1872

X without the authority of Y lets out flat to M. Afterwards Y accepts rent of the flat from C. It is an agency by:

- Estoppel
- Ratification
- Necessity
- Implied

Amit of New Delhi sends his agent Mayo to purchase certain goods from Xeon Enterprise, Hyderabad on credit for him. Later on Amit pays the amount for the goods purchased. On another occasion, he again sends Mayo to purchase goods but this time pays sufficient cash to Mayo for the purpose. Mayo, however again purchases the goods from Xeon Enterprises but on credit and soon thereafter he dies. Xeon Enterprise files a suit against Amit for recovery of the said amount. Decide whether Xeon Enterprise would be given any relief by the court under the provisions of the Indian Contract Act, 1872.

For the act of substituted agent _____ is liable

- A. Principal
- B. agent
- C. Substituted agent himself
- D. Third Party

In which of the following cases agency is created by estoppel?

- A. A represents to B that he is a agent of C even though he is not.
- B. A represents to B that he is a agent of C and C does not deny it.
- C. An agent acts outside his authority.
- D. Both a & B



THANK YOU