BLOGS

MCQs for CLAT PG 2026- Transfer of Property Act

Ruchika Mohapatra · 20 Aug 2025

Q1. A gift of immovable property is valid only if:

(A) Oral gift with witnesses

(B) Written, registered, and accepted

(C) Written and notarized only

(D) Oral with delivery of possession

Correct Answer: (B)

Explanation: Under the Transfer of Property Act, a gift of immovable property must be in writing, registered, and accepted by the donee.

Q2. Doctrine of part performance under Section 53A protects:

(A) Transferor against transferee

(B) Transferee in possession who has performed or is willing to perform his part

(C) Only registered transfers

(D) Only sale deeds

Correct Answer: (B)

Explanation: It shields a transferee in possession under an unregistered contract for transfer, if willing to perform his part, from eviction by the transferor.

Q3. Lease for more than one year must be:

(A) Oral

(B) In writing and registered

(C) In writing only

(D) Registered only if rent exceeds ₹5,000

Correct Answer: (B)

Explanation: Section 107 of the Transfer of Property Act requires written and registered leases

for terms over one year.

Q4. “Actionable claim” includes:

(A) Ownership of land

(B) Right to recover unsecured debt

(C) Mortgage deed rights

(D) Possession of chattel

Correct Answer: (B)

Explanation: An actionable claim is a claim to unsecured debts or to beneficial interest in movable property not in possession.

Q5. The rule against perpetuity under Section 14 applies to:

(A) Leases for fixed terms

(B) Vested interests

(C) Transfers creating future remote contingent interests

(D) Gifts to charity

Correct Answer: (C)

Explanation: It prohibits creation of future interests beyond a life or lives in being plus 18 years.

Q6. In a mortgage by conditional sale:

(A) Title passes absolutely to mortgagee

(B) Sale becomes absolute only if mortgagor defaults

(C) No right of redemption exists

(D) Only usufruct passes

Correct Answer: (B)

Explanation: Title remains conditional; on default, sale becomes absolute; otherwise mortgagor can redeem.

Q7. Easement rights are:

(A) Ownership rights

(B) Right to use land of another for specific purpose

(C) Leasehold interests

(D) Tenancy rights

Correct Answer: (B)

Explanation: Easement is a right of beneficial use over another's land without owning it.

Q8. A transfer to an unborn person is valid if:

(A) Immediate interest is created in unborn's name

(B) Absolute interest is created after life interest in favour of living person

(C) Property is held in trust until unborn attains majority

(D) It is in the form of a will

Correct Answer: (B)

Explanation: Section 13 requires prior life interest in favour of living person, with absolute interest to unborn on birth.

Q9. In co-ownership, right to possession is:

(A) Exclusive to one co-owner

(B) Joint for all co-owners

(C) Dependent on contribution

(D) Decided by majority

Correct Answer: (B)

Explanation: Every co-owner has equal right to possess and enjoy the whole property.

Q10. Revocation of a gift is possible if:

(A) Donor changes mind

(B) Donor needs property back

(C) It is agreed by donor and donee in writing at the time of gift

(D) Donee misbehaves

Correct Answer: (C)

Explanation: Under Section 126, gift can be revoked if such condition is part of gift terms and agreed at creation.