

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.