BLOGS

Multiple Choice Questions on Transfer of Property Act

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Questions on the Transfer of Property Act

1. Which section of the Transfer of Property Act defines ‘Transfer of Property’?

a) Section 3

b) Section 5

c) Section 6

d) Section 7

2. Which section deals with the transfer of property to an unborn person?

a) Section 13

b) Section 14

c) Section 15

d) Section 16

3. The term ‘Actionable Claim’ does NOT include which of the following?

a) Unsecured debts

b) Beneficial interest in movable property not in possession

c) Movable property in possession

d) Claim for arrears of rent

4. The term ‘Sale’ is defined under which section of the Transfer of Property Act?

a) Section 53

b) Section 54

c) Section 55

d) Section 56

5. Which section provides the conditions for the ‘Doctrine of Part Performance’?

a) Section 53A

b) Section 54A

c) Section 55A

d) Section 56A

6. **Which of the following is NOT considered ‘immovable property’ under the Transfer of Property Act?**

a) Land

b) Buildings

c) Standing timber

d) Hereditary allowances

6. The term ‘Attested’ means and includes the attestation of a document by at least how many witnesses?

a) One

b) Two

c) Three

d) Four

7. According to the Transfer of Property Act, a person is said to have ‘Notice’ of a fact when he actually knows that fact, or when, but for willful abstention from inquiry or search which he ought to have made, or gross negligence, he would have known it. This is defined under which section?

a) Section 1

b) Section 2

c) Section 3

d) Section 4

8. Which of the following is defined as ‘movable property’ in the Transfer of Property Act?

a) Land

b) Buildings

c) Machinery attached to earth

d) Standing crops

9. The term ‘Registered’ refers to registered in which manner?

a) In any State law

b) In any Union law

c) In any Local law

d) In any law for the time being in force relating to the registration of documents

10. Section 44 of the Transfer of Property Act deals with which of the following?

a) Joint Family Property

b) Doctrine of Election

c) Fraudulent Transfer

d) Transfer by Co-owner

11. Section 35 of the Transfer of Property Act deals with which of the following?

a) Doctrine of Part Performance

b) Doctrine of Election

c) Doctrine of Lis Pendens

d) Doctrine of Subrogation

12. A transfer made with intent to defeat or delay the creditors of the transferor is termed as:

a) Conditional transfer

b) Void transfer

c) Fraudulent transfer

d) Part performance

13. In a fraudulent transfer, which of the following is correct about the rights of the transferee?

a) Transferee acquires an absolute interest in the property

b) Transfer is voidable at the option of the creditor

c) Transfer is valid and cannot be challenged

d) Transferee has no right to the property

14. Which section of the Transfer of Property Act deals with the doctrine of lis pendens?

a) Section 50

b) Section 51

c) Section 52

d) Section 53

15. The doctrine of lis pendens applies when a property is transferred during the pendency of:

a) A mortgage

b) A lease agreement

c) A court proceeding

d) A conditional transfer

16. The doctrine of part performance allows a transferee to:

a) Obtain absolute ownership of the property

b) Defend possession of property against the transferor

c) Lease the property to another party

d) Nullify the agreement with the transferor

17. The key element in the doctrine of part performance is:

a) The transfer of ownership

b) The registration of the property

c) The fulfillment of all conditions by the transferee

d) The possession of the property by the transferee

18. A conditional transfer is a transfer:

a) That is absolute and unconditional

b) That depends on the fulfillment of a condition

c) That is always void

d) That is always valid

19. Which of the following transfers is likely to be considered fraudulent under Section 53?

a) Transfer to a close relative for market value

b) Transfer of property for settling a debt

c) Transfer made without consideration when the transferor is facing multiple lawsuits

d) Transfer of property by will

20. The doctrine of lis pendens applies only if the litigation is:

a) Between family members

b) Relating to immovable property

c) Concerning movable property

d) Involving criminal charges

21. Which of the following is NOT a requirement for invoking the doctrine of part performance?

a) Written contract

b) Transferee’s possession of the property

c) Payment of full consideration

d) Transferor’s acceptance of the contract

22. What is the primary benefit to a transferee under the doctrine of part performance?

a) Ability to claim damages

b) Legal title to the property

c) Protection against eviction by the transferor

d) Exemption from paying consideration

23. Which of the following is an example of a condition subsequent?

a) Transfer to A, but if A goes bankrupt, then to B

b) Transfer to A for life, and on A’s death, to B

c) Transfer to A if A marries B

d) Transfer to A for his lifetime

24. Which of the following conditions is valid in a transfer of property?

a) Condition that prohibits marriage

b) Condition that requires transferee to use property for specific purpose

c) Condition that completely restrains alienation

d) Condition that is illegal

25. Which section defines ‘vested interest’?

a) Section 18

b) Section 19

c) Section 20

d) Section 21

ANSWERS

1. B
2. A
3. C
4. B
5. C
6. B
7. C
8. D
9. D
10. D
11. B
12. C
13. B
14. C
15. C
16. B
17. D
18. B
19. C
20. B
21. C
22. C
23. A
24. B
25. B

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