

BLOGS

Questions on Transfer of Property Act for CLAT PG 2026- PART II

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1. In a conditional transfer, when the condition is impossible to fulfill, the transfer:

- a. Remains valid regardless
- b. Becomes void
- c. Converts into absolute transfer
- d. Passes to heirs of transferee

Correct answer: b

Explanation: Under Section 25, a transfer dependent on an impossible condition is void.

2. Which transfer becomes void if the transferor intends to defeat or delay creditors?

- a. Transfer under will
- b. Sale to a relative
- c. Transfer under Section 53
- d. Lease under rent control

Correct answer: c

Explanation: Section 53 addresses fraudulent transfers made with the intent to defeat or delay creditors, rendering them voidable.

3. A transfer without consideration is known as:

- a. Mortgage
- b. Gift
- c. Sale
- d. Exchange

Correct answer: b

Explanation: A gift is defined in Section 122 as a voluntary transfer of ownership without consideration.

4. Which of the following is *not* required for a valid sale under the Act?

- a. Consideration
- b. Delivery of possession
- c. Written instrument
- d. Transfer of ownership

Correct answer: b

Explanation: While ownership must be transferred by a registered instrument for immovable property, possession is not a legal requirement.

5. Under Section 41, a transfer by an ostensible owner is valid when:

- a. Owner has no possession
- b. Transfer is made with real owner's consent
- c. Owner is a minor
- d. Transfer is not registered

Correct answer: b

Explanation: The law protects a transferee who relies on an ostensible owner's authority when the real owner has allowed such appearance.

6. When does a lease of immovable property require registration?

- a. If term exceeds 11 months
- b. If rent exceeds ₹100
- c. If term exceeds one year
- d. If lessor insists

Correct answer: c

Explanation: Section 107 mandates that leases for more than one year must be registered.

7. The concept of "notice" under Section 3 includes:

- a. Actual notice
- b. Constructive notice
- c. Implied notice
- d. All of the above

Correct answer: d

Explanation: All three types of notice: actual, constructive, and implied—are legally recognized under the Act.

8. A transfer in lieu of debt is best categorized as:

- a. Sale
- b. Exchange
- c. Gift
- d. Mortgage

Correct answer: a

Explanation: Such a transfer is treated as a sale because the discharge of debt serves as consideration.

9. A contingent interest becomes vested:

- a. Upon execution of the deed
- b. Immediately
- c. On happening of the contingency
- d. On lapse of 12 years

Correct answer: c

Explanation: Section 21 states that a contingent interest matures only when the specified condition occurs.

10. Who can file a suit under the doctrine of part performance?

- a. Transferor
- b. Transferee in possession
- c. Registrar
- d. Government

Correct answer: b

Explanation: Section 53A provides protection to the transferee in possession who has partly performed the contract.