

**LEGAL VIDHIYA PRESENTS:
PROPERTY LAWS QUESTIONS
FROM PREVIOUS AIBE EXAMS**

LEGAL VIDHIYA

AIBE XVIII

1. What is the default interest payable under Section 63A of the Transfer of Property Act, 1882?

A. 6% per annum

B. 8% per annum

C. 9% per annum

D. No default rate prescribed.

2. Which of the following is the time limit given under Section 17 of the Transfer of Property Act, 1882?

A. Life of the transferee

B. A period of 18 years from the date of transfer

C. Either (A) or (B) whichever is longer

D. Neither (A) nor (B)

AIBE XVII

1. Where the mortgagor delivers possession of the mortgaged property to the mortgagee, and authorises him to retain such possession until payment of the mortgage-money, and to receive the rents and profits accruing from the property in lieu of interest, or in payment of the mortgage-money, the transaction is called an _____ mortgage.

(A) Conditional

(B) English

(C) Simple

(D) Usufructuary

AIBE XIV

1. Which of the following is not a vested interest:

(A) 'A' stipulates that title in a property shall pass to 'C' on his death.

(B) 'A' Stipulates that title in a property shall pass to 'C' on the death of 'B'

(C) 'A' Stipulates that title in a property shall pass to 'C' if he marries 'B'

(D) 'A' Stipulates that title in a property shall pass to 'C' after ten years

AIBE XIII

1. Who among the following cannot transfer an immovable property?

(A) Hindu widow

(B) Muslim widow

(C) Natural guardian of a minor

(D) Karta or manager of joint Hindu family

2. What kind of property is transferable?

(A) Pension

(B) Public office

(C) Right to re-entry

(D) Any kind of property if not prohibited by law

3. A person entitled to the possession of specific immovable property may recover in the manner provided by:

(A) The code of procedure, Act 1908

(B) The Indian registration Act, 1908

- (C) The Indian Contract Act, 1872
- (D) The Transfer of property Act, 1882

4. Which of the following does not come under the 'immovable property' as per the T.P. Act?

- (A) Sales of a ceiling fan
- (B) Right to claim maintenance
- (C) Right relating to lease
- (D) Easementary right

5. The doctrine of 'Lis pendens' was explained in the leading case of:

- (A) Bellamy Vs Sabine
- (B) Cooper Vs Cooper
- (C) Streatifised Vs Streafield
- (D) Tulk Vs Moxbay

AIBE XII

1. Which section of Indian Registration Act 1908 provides with compulsory registration of Instrument of Gifts and Immovable Properties.

- (A) Section 11
- (B) Section 13
- (C) **Section 17**
- (D) None of the above

AIBE X

1. 'A' sells a field to 'B'. There is a right of way over the field of which A has direct personal knowledge but which he conceals

from 'B'.

- (A) **'B' has the right to rescind the contract**
- (B) 'B' cannot rescind the contract
- (C) 'A' has the right to rescind the contract
- (D) 'A' is not legally liable.

AIBE IX

1. Under the Transfer of Property Act, 1882

(A) the salary of a public officer can be transferred

(B) the salary of a public officer cannot be transferred

(C) Public office can be transferred

(D) none of the above

2. Under the provision of the Transfer of Property Act 1882, the unborn person acquires vested interest for his benefit

(A) upon his birth

(B) 7 days after his birth

(C) 12 days after his birth

(D) no such provision is made

3. Every transfer of immovable property made with intent to defeat or delay the creditors of the transferor shall be voidable

(A) at the option of creditor so defeated or delayed

(B) at the option of debtor

(C) at the option of court

(D) none of the above

4. When a debt is transferred for the purpose of securing an existing or future debt, the debt so transferred, if received by the transferor or recovered by the transferee is applicable first, in payment of cost of such recovery. This is the provision of

- (A) **mortgaged debt**
- (B) gift
- (C) actionable claim
- (D) lease

AIBE VIII

1. A Transfer's property to B for life, and after his death to C and D, equally to be divided between them, or to the survivor of them. C dies during the lifetime of B. D survives B. At B's death

- (A) **The property Passes to D**
- (B) The property reverts back to A's heirs
- (C) The property is declared as having no owner
- (D) None of the above

2. Which Section under the Transfer of Property Act, 1882 about the rights and liabilities of buyer and the seller of immovable property

- (A) 45
- (B) 54
- (C) **55**
- (D) 44

AIBE VII

AIBE VI

1. Transfer of Property Act applies to transfers

- (A) By Partition in a joint family
- (B) **Inter vivos**
- (C) Both between animate and inanimate objects
- (D) Between living and non-living persons

2. A transfer's property of which he is the owner to 'B' in trust for A and his intended wife successively for their lives, and, after the death of the survivor, for the eldest son of the intended marriage for life, and after his death for A's second son. The interest so created for the benefit of the eldest son.

- (A) **Does not take effect**
- (B) Takes effect
- (C) Partially takes effect
- (D) None of the above

3. A Transfer of an interest in specific immovable property for the purpose of securing the payment of money advanced or to be advanced by way of loan, an existing or future debt, or the performance of an engagement which may give rise to a pecuniary liability – is called

- (A) Sale
- (B) Gift
- (C) **Mortgage**

(D) Lease

(C) It is a valid transfer

(D) None of the above

4. A Lease of immovable property from year to year, or for any term exceeding one year or reserving a year rent, can be made only by a

(A) Oral agreement

(B) Written agreement

(C) Partition

(D) **Registered instrument**

AIBE V

1. What property cannot be transferred under S.6 of Transfer of Property Act, 1882

(A) An easement apart from the dominant heritage

(B) **An interest in property restricted in its enjoyment to the owner personally**

(C) A right to future maintenance, in whatsoever manner arising, secured or determined

(D) All of the above

2. A transfers property of which he is the owner to B in trust for A and his intended wife successively for their lives, and, after the death of the survivor, for the eldest son of the intended marriage for life, and after his death for A's second son. Can the interest so created for the benefit of the eldest son take effect?

(A) Yes

(B) **No**

AIBE IV

Which of the following is the correct statement?

(A) Under Sec.7 the suit may be for recovery of special movable property or, in the alternative for compensation

(B) Under Sec 8, pecuniary compensation is not an adequate relief to the plaintiff for the loss of the article and the relief prayed is for injunction restraining the defendant from disposing of the article or otherwise injuring or concealing it, or for the return of the same

(C) **Both (a) and (b) are correct**

(D) All are Correct

91. Transfer of property Act, 1882 Unborn persons acquires vested interest on transfer for his benefit under transfer of property act:

(A) **Upon his birth**

(B) 7 days after his birth

(C) 12 days after his birth

(D) None of all

92. Which Sec of transfer of Property Act deals with onerous gift:

(A) **Section 127**

(B) Section 126

(C) Section 125

(D) Section 124

