EAST INDIA (BEHAR CADASTRAL SURVEY).

RETURN to an Address of the Honourable The House of Commons, dated 10 November 1893;—*for*,

"RETURN of Copy of Correspondence between the Secretary of State for India and the Government of India, with Enclosures, concerning the Cadastral Survey and the Record of Rights in Behar (in continuation of Parliamentary Paper, No. 188, of Session 1892)."

India Office,
20th November 1893.

ARTHUR GODLEY,
Under Secretary of State for India.

(*Mr. Knatchbull-Hugessen.*)

Ordered, by The House of Commons, *to be Printed*,
22 *November* 1893.

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— No. 1. —

LETTER from the Government of India (Revenue and Agricultural Department), to Her Majesty's Secretary of State for India; No. 56, of 1893, dated 29th August 1893. (Received 25th September 1893).

My Lord,

WITH reference to Lord Cross' Despatch, No. 95 (Revenue), dated 24th December 1891,* and to the marginally noted questions in Parliament regarding the maintenance of the record of rights in Northern Behar, we have the honour to suggest that the following papers should be laid before Parliament :—

No. 24, dated 24th July 1893.
No. 29, dated 27th July 1893.
No. 44, dated 27th July 1893.

(1.) Correspondence submitted with the Despatch of 28th October 1891.†

(2.) Correspondence contained in our Revenue Proceedings of August 1892 (1–4).

(3.) Correspondence published in the Supplement to the "Calcutta Gazette" of 16th instant, herewith forwarded.

2. It will be observed that the plan of employing village accountants on the survey, to which reference is made by Sir W. Wedderburn in his question of the 24th July, has not commended itself to the zamindars, and has been abandoned by the Bengal Government; and that we had ourselves, in our letter of the 1st August 1892, deprecated the employment of village accountants or patwaris without full consideration of the difficulties which stood in the way of the restoration of the patwari in Bengal. In respect of the steps now to be taken, we await the reply of that Government to our letter, No. $\frac{1794}{174}$, dated the 24th July 1893, which will be found in the collection (3) of papers referred to in the preceding paragraph.

We have, &c.
(signed) *Lansdowne.*
G. S. White.
P. P. Hutchins.
D. Barbour.
A. E. Miller.
H. Brackenbury.
C. B. Pritchard.

* Already printed in Parliamentary Return, No. 188, of 1892 (Behar Correspondence), pp. 188—192.
† Already printed, *ibid.* pp. 141—188.

Enclosure 1, in No. 1.

Proceedings of the Revenue and Agricultural Department of the Government of India for August 1892.

REVENUE DEPARTMENT.—Land Revenue, No. 491 T—R.

LETTER from *C. E. Buckland*, Esq., Secretary to the Government of Bengal, to the Secretary to the Government of India (Revenue and Agricultural Department); dated Darjeeling, 30 June 1892.

Sir,

IN paragraph 20 of my letter, No. 883 L—R., dated the 9th July 1891, on the subject of the resumption of the Cadastral Survey and record of rights in North Behár, the Lieutenant Governor drew a rough sketch of a plan for the subsequent maintenance and correction of the settlement records, and promised to submit his views in fuller detail to the Government of India when further experience had been obtained. No allusion was made to this particular subject in the orders of the Government of India which sanctioned the resumption of the survey in question, but the Secretary of State, in paragraph 10 of his Despatch, No. 95, dated the 24th December 1891, observed that in previous correspondence much stress was rightly laid on the necessity for arranging that the record of rights, when once it had been correctly prepared, should be duly corrected and maintained year by year, and expressed his satisfaction that this requirement was being kept in view. In forwarding this Despatch to the Bengal Government, it was suggested in your letter, No. 300—43, dated 9th February 1892, that the question should be considered whether an early announcement that measures will be taken to maintain the record of rights would not assist to remove some of the objections which have been urged against the survey of North Behár. It will not be expected that a complete and detailed scheme should be submitted at the present stage. I am, however, to enclose a copy of a letter* addressed to the Board of Revenue, which indicates the outlines of a scheme which the Lieutenant Governor hopes may be found practicable, and, if practicable, may be approved by the Supreme Government. It must, however, be looked on only as a sketch, the details of which have to be filled in after the work has actually commenced, and after he has been able to discuss it on the spot with the local officers, indigo planters, leading zamindars, and other persons interested.

I have, &c.
(signed) *C. E. Buckland*,
Secretary to the Government of Bengal.

Enclosure 2, in No. 1.†

REVENUE DEPARTMENT.—Land Revenue, No. 492 T—R.

LETTER from *C. E. Buckland*, Esq., Secretary to the Government of Bengal, to the Secretary to the Board of Revenue, Land Revenue Department; dated Darjeeling, 30th June 1892.

Sir,

I AM directed to acknowledge the receipt of your letter, No. 389 A., dated 23rd April 1892, in which the Board recommend the revival of the Patwari Bill which was introduced into the Bengal Legislative Council on the 14th February 1885 by the Honourable Mr. A. P. Macdonnell, but was subsequently stopped by the orders conveyed in the Secretary of State's Despatch, No. 21, dated 15th July 1886. The Lieutenant Governor will at once say that he is not prepared to support the proposal to revive that measure. From a perusal of the previous correspondence, and from all that he has heard, he is satisfied that the patwaris have altogether failed to give satisfaction; they have

* Enclosure 2, *infra*. † Referred to in Enclosure 1, *supra*.

have long since ceased to fulfil the functions of a patwari under Regulation XII. of 1817, and the present system of dual control, as it now exists under that Regulation, has been universally condemned. He is also very disinclined to propose the legalisation of the cess of half an anna in the rupee of rent which he understands to be now commonly levied by the zamindars from their tenants on account of the payment of the patwari, or to advocate the levy of any portion of such a cess from the zamindars as was contemplated by the abandoned Patwari Bill.

2. I am now to put forward the following scheme, in which an attempt is made to combine the two plans suggested in my letter of 22nd February 1892, for the consideration and criticism of the Board of Revenue and of the collectors of the North Behar districts, and such other officers and private gentlemen as they may think proper to consult; explaining, however, that this is only a sketch the details of which have to be filled up, and that the Lieutenant Governor is aware that many practical difficulties may arise in working out the details. It is for the solution of these difficulties or the substitution of a better plan that he specially invites the assistance of the Board.

3. In the first place it is desirable to explain the Lieutenant Governor's view as to the object to be aimed at. The settlement record having been framed at great expense and with much labour, it is obviously desirable that it should not be allowed to become obsolete, but should be kept up to date by recording changes as they occur. There are two principal classes of facts recorded in the settlement papers—the rights of proprietors and the rights of tenants. Provision has already been made by the law for recording the changes in proprietary right, both as to names of proprietors and extent of interest, and they are believed to be sufficient for the purpose. Not only is the registration of all transfers of proprietary right, except for those of extremely small values, compulsory, but proprietors are also bound by a self-acting penalty to apply for mutation of names: an intermediate register of such mutations (Register D.) is kept up, and from time to time alterations are made in Register A., the general register of proprietary rights, in accordance with the entries in Register D. It seems clear that our object should be to devise a similar system for the record of changes in the names and rights of tenants (using the word in the wide sense of Section 4 of the Bengal Tenancy Act); the registration of all transfers, whether by inheritance, sale, or mortgage, should be made compulsory; a register of such mutations should be kept up; and year by year a general register of tenants (corresponding to general Register A. of proprietors) should be written up.

4. It will be observed that there is one function to which the Board attach importance, but of which the Lieutenant Governor desires to omit all mention—the duty of keeping up a record of the payments of rent by tenants and the arrears due by them. In provinces where the assessment is temporary, the Government is compelled to ensure an accurate record of the rent-roll, because on it depends to a large extent the fixation of the land revenue at the next settlement. In Behar, where the assessment is permanent, no such obligation exists; and the Government is not more called on to interfere in order to secure an accurate record of the payments of rent for a tenant's fields, than it is compelled to interfere between a house-owner in Calcutta and his tenants with a similar object. It is mainly from this point of view that Sir Charles Elliott is of opinion that the first step is to clear the ground by the repeal of Regulation XII. of 1817 and the abolition of patwaris as a class of Government servants in Behar. If patwaris are abolished, the zamindars who now employ them in the collection of rents and keeping of accounts will substitute such machinery as they may require for this purpose.

5. The principal papers in the settlement record for each mauza, which will be filed in the collector's record-room, so as to be safeguarded and available for reference, are (1) the field map; (2) the khasra or field index; (3) the khatian or collected list of all tenants who pay rent to one proprietor or group of proprietors, with the area of their fields, the rent payable and the incidents of their tenure; and (4) the khewat or register of proprietors and their interests in the village. For mutations in the khewat provision has already

been made by law. We are now concerned with mutations in the khatian; and this it is proposed to effect by establishing a large number of circles in each of which there will be a sub-registrar to record these mutations and prepare a corrected khatian or record of tenancies for each village year by year.

6. It will be necessary to provide that all tenants recorded in the settlement khatian must register all transfers of their rights. The present law (Act III. of 1877), under which registration of transfers of immoveable property under Rs. 100 is not compulsory, must be amended, with this object. When the deed of transfer or the notice of succession is brought to the registration office, the procedure of Section 12 of the Tenancy Act should be followed as regards issue of notice to the proprietor, but the provision regarding the payment of a landlord's fee may perhaps be cancelled. Registration fees must be paid by the transferee, perhaps at the rate of Re. 1 for each succession and Rs. 2 for each transfer by sale or mortgage: or else *ad valorem* fees might be charged according to the present fee tables of the Registration Department, viz.:

Rs.	*a.*			*Rs.*	*Rs.*
0	12	where the value does not exceed - - -			100
1	0	ditto	is between - - - -	100 and	250
1	8	ditto	ditto - - - -	250 „	500
2	0	ditto	ditto - - - -	500 „	1,000

Re. 1 for every additional Rs. 1,000 or part thereof, with a fixed fee of Re. 1 in cases of inheritance.

All changes thus registered would be entered in a mutation register. Where a transfer or succession has taken place and has not been registered, the fee should be doubled.

7. It will also be necessary to enact that all proprietors are required to file in the local registration offices yearly jamabandis, with all changes in occupancy or rent recorded therein. The proprietors who should be required to file these jamabandis would be the persons, and their successors (or in the case of groups of persons a representative of them), in whose names the settlement khatian, or the different parts of it, are drawn up, the word proprietor being used as defined by Section 3 (2) of the Tenancy Act. It will have to be enacted that a proprietor shall be disentitled to sue for arrears of rent any raiyat whose name has not been entered in the jamabandi last furnished. If any proprietors fail to submit their annual jamabandis in due time and form, notwithstanding the issue of such reminders and processes as may be prescribed, power should be given to the collector to appoint a special village accountant whose duty it shall be to prepare the jamabandi required, his pay and incidental costs to be recovered from the proprietor as an arrear of land revenue under Act VII. (B.C.) of 1880. Also, if it is found that the jamabandis on comparison with those of the preceding year, are incomplete or inaccurate, the registration Officer must be authorised to call for amended jamabandis, and to move the collector to take measures to have them supplied. These annual jamabandis will have to be kept with the settlement records arranged village by village in the land record offices. The form of the jamabandi should correspond to the form of the settlement khatian *mutatis mutandis*, and the Board are requested to suggest a suitable form. The annual date by which the landlords should be required to file their jamabandis will have to be fixed.

8. The rural registrar of the circle, on receiving the jamabandi, would first compare it with the jamabandi of the previous year and note all changes. He would then turn to his mutation register, and would see if those changes have been registered. If they have, the new entry would be accepted as correct. If the register shows any change which has not been registered, the registrar would send notice to the parties whose names are expunged and inserted, and would call upon them to appear and state if they agree that the transfer has been effected. If they do agree, the transferee would be liable to pay a double fee for failure to register. If they do not, the registrar would refuse to admit the change, and would direct the parties to file a mutation case in the Revenue Court.

Court. On the other hand, if the mutation register shows a transfer which the jamabandi does not record, the registrar would send notice to the proprietor that in such an entry A's name should have been expunged, and B's inserted as notified on the registration of the deed or succession notice. If the proprietor contests the transfer, the registrar will retain A's name and refer B to the Revenue or Civil Court. If the proprietor accepts the statement that a transfer has been effected, the registrar will effect the necessary correction in the jamabandi. When cases are thus referred to a Revenue or Civil Court, the decision of that Court should be notified to the registrar, and a record made in the mutation register. The jamabandi thus corrected, and containing no changes except those which are accepted by the parties concerned, or else ratified by a decree of Court, would remain the authentic record of the names and rights of tenants for the year.

9. A question is sure to arise as to the amount of authority to be attached to the entries in the jamabandis made by the rural registrars. As the jamabandis will be filed before Government officers in their official capacity, they will, under Section 74 of Act I of 1872, become public documents, will be accessible to inspection under proper precautions, and it will be open to parties to apply for extracts or copies of them. These documents will, at any rate, always have evidential value as admissions of the persons by whom they are filed. By Section 107 of the Tenancy Act the decision of the Revenue, *i.e.*, Settlement Officer, in all proceedings for the settlement of rents under Chapter X. of the Act, and in all cases of dispute as to entries in the record, have the force of a decree; and by Section 109 of the same Act every undisputed entry in the final record must be presumed to be correct until the contrary is proved. His Honour is prepared to recommend that authority be given by legislation to corrected jamabandis similar to that which has been given by the sections above mentioned to the settlement records. Beyond this he does not at present see his way, and it will remain to be seen what weight the Civil Courts attach to the evidence which the jamabandis, mutation registers, and the copies and extracts therefrom will afford. The object of the maintenance of the village records of a permanently settled tract is not primarily to benefit Government by having a detailed record made of all facts connected with the tract surveyed, but that the landlords and tenants should have the advantage of an authoritative record made and maintained by Government officers, to which reference can be made in the case of any dispute between them; indeed, not only will the record tend to facilitate the speedy disposal of disputes between them, but the very fact of its existence is likely in many cases to prevent the dispute from arising in the first instance.

10. It will evidently be necessary to multiply largely the present number of rural sub-registrars, and it is necessary to consider how many such officers will have to be created, so as (1) to place a registering office fairly close to each village; (2) to give the officer enough and not too much to do; (3) to provide him with a sufficient income from fees. We may take the Muzaffarpur district, in which cadastral survey is about to commence, as an example. It has now five rural sub-registrars, and this number must clearly be increased. Its area is 3,000 square miles, and its population about 2,700,000 persons. If we lay down that about 100 square miles should be the area for each sub-registry office, we require 30 rural sub-registrars of circles, each being the centre of a circle the radius of which need not much exceed six miles. No village would then be inconveniently far from an office. The average population of each such circle would be 90,000 people, or about 20,000 houses, and of these perhaps about 10,000 would be tenants whose mutations have to be recorded. Among these there would be (at 4 per cent. per annum) 400 deaths and successions each year, and probably an equal or greater number of transfers. These at Re. 1 and Rs. 2 respectively, would supply an income of Rs. 1,200 by fees, which would probably suffice for the pay of the sub-registrar and his office. The above figures are, of course, highly conjectural, but are offered as a basis for consideration. When the settlement records are drawn up, the true number of tenants will be accurately known.

11. It will probably be necessary to strengthen the Collector's establishments by appointing a sub-deputy Collector at the Sadar, and at each sub-division, to hear the jamabandi mutation suits; and an inspecting registration officer will

be required for each district, to be constantly on tour visiting the circle registration offices and seeing that the jamabandi work is properly performed. The cost of these officers, unless there is any surplus from the registration fees, will have to be borne by Government.

19. I am to solicit the hearty and loyal co-operation of the Board of Revenue, the local officers, and all private persons interested in the subject, in working out the details of this sketch in order to provide a complete and practical scheme of maintenence of the settlement records, which can be laid before the Government of India.

I have, &c.
(signed) *C. E. Buckland,*
Secretary to the Government of Bengal.

Enclosure 3, in No. 1.

EXTRACT from Supplement to "The Calcutta Gazette," Wednesday, 16th August 1893.

SURVEY AND RECORD OF RIGHTS IN BEHAR.

The following papers* relating to the survey and record of rights in Behar are published for general information.

By order of the Lieutenant Governor of Bengal.

(signed) *J. A. Bourdillon,*
Officiating Secretary.

Enclosure 4, in No. 1.

From *J. A. Bourdillon*, Esq., Secretary to the Government of Bengal, Revenue Department, to the Secretary to the Board of Revenue; dated Calcutta, 15th August 1893.

I AM directed by the Officiating Lieutenant Governor to acknowledge the receipt of the Honourable Mr. Stevens' letter, No. 826A., dated 14th August 1893, with its enclosure.† Mr. Stevens' letter and the Minutes of Proceedings give a clear account of the deliberations of the Conference held with the representatives of the zamindars and indigo planters of Behar on the subject of the cadastral survey and maintenance of the record of rights in North Behar, and of the results of that Conference. Briefly stated, the results are that the influential and representative gentlemen who attended the Conference, while reaffirming their opposition to the survey and maintenance of the record altogether, but regarding the contingency that such opposition might prove fruitless, have admitted their preference for a system of maintenance through kanungos; that is, in the lines of the scheme proposed for criticism by his Honour the Officiating Lieutenant Governor. This preference implies the rejection of the system of maintenance through village patwaris. The expression of this preference has been accepted by his Honour as decisive between the several schemes of maintenance, and orders will be at once issued to suspend the registration of patwaris under Regulation XII., 1817, or their utilisation for survey purposes. The Lieutenant Governor understands that this decision, which has already been communicated to the zamindars and indigo-planters, has afforded them gratification.

The results of the Conference are satisfactory to the Officiating Lieutenant Governor as clearly defining the situation, enabling Government to act with greater freedom and effect, and leading to the immediate removal of all these difficulties and uncertainties as to the agency by which the survey should be made and the record subsequently maintained, which had been gathering round the operations in North Behar. These operations will now be prosecuted with

* Viz., Enclosures 4 to 13, inclusive.

† *i.e.*, Enclosures 5, 6, 7, and 8, *infra*.

with vigour to a well-defined end by officers under the complete control of the Government alone, and subject to the checks and guarantees for accuracy of work which have been sanctioned by the Officiating Lieutenant Governor at his interviews with the Honourable Mr. Stevens and the Settlement Officers, and Messrs. Carey and Craddock of the Central Provinces Commission.

Measures will also be taken now to procure the necessary legal sanction to the creation of a land record agency on the lines indicated in the draft Scheme and Bill which were laid before the Conference.

Sir Antony MacDonnell desires me, in conclusion, to convey his thanks to the Honourable Mr. Stevens for the judicious and effective way in which the proceedings were conducted by him. His Honour fully endorses the praise given by Mr. Stevens to the gentlemen, official and non-official, who attended the Conference. In his reply to the Tirhoot Landholders' address on the 7th instant. at Muzaffarpur, Sir Antony MacDonnell acknowledged the practical and helpful manner in which, always on the assumption that the record was to be maintained, the zamindars had co-operated with the officers of Government during the discussions and the assistance they promised the Survey Department in the shape of unskilled labour free of charge.

Enclosure 5, in No. 1.

From the Honourable *C. C. Stevens*, Senior Member of the Board of Revenue, to the Secretary to the Government of Bengal, Revenue Department. No. 826A, dated Calcutta, the 14th August 1893.

I HAVE the honour to make the following report on the Conferences which, under the instructions of the Lieutenant-Governor, I held at Muzaffarpur on the 3rd and 5th instant with the representatives of the zamindars and indigo-planters of North Behar, on the subject of the Behar survey and of the future maintenance of the record of rights.

The Honourable C. C. Stevens.

2. Before these Conferences I informally met the Government officers employed in the tracts immediately concerned. The object of this meeting was merely to obtain such general information relating to the facts and to the wishes of those affected by the survey as the local officers could give and was not already known. No proceedings were recorded.

3. I submit full reports of the Conferences, but it is desirable that I should lay before Government a brief summary of what was said and done, and should state the points which appeared to me to have been made clear.

4. I was assisted by the Honourable H. H. Risley, C.I.E., Secretary to Government in the Revenue Department, and by Mr. M. Finucane, Officiating Secretary to the Board of Revenue and permanent Director of Land Records and Agriculture, while Mr. Lyon, Settlement Officer of Muzaffarpur acted as Secretary. To all these gentlemen I am much indebted for their valuable help. The Commissioner of Patna, the Collectors of Muzaffarpur and Chumparan, the Officiating Director of Land Records and Director of Survey, and the Settlement Officer of Chumparan, were also present.

5. On the other side, the Maharaja of Darbhanga with his manager, Mr. Bell, the Maharaja's brother Raja Rameshvar Singh, Mr. Gibbon, the manager of the Bettia Estate, the secretaries to the Behar and Tirhut Landholders' Association, Sir W. B. Hudson, K.C.I.E., president, and Mr. Macnaughten, secretary of the Behar Indigo Planters' Association, together with several other influential European and native gentlemen, represented the zamindars and indigo-planters. I endeavoured to find some persons who might represent the raiyats; and it is a significant fact in considering the conditions of North Behar that no adequate representation of this class could be obtained, and consequently the attempt had to be abandoned. There probably is not a single raiyat in Behar of intelligence and education sufficient to enable him to take part in such a Conference: and the raiyats' feeling on the subject can only be ascertained by personal inquiries in their villages.

6. I opened the proceedings by saying that the intentions of Government must be understood to be unalterable on the following points, which were not therefore open to discussion:—

(1.) The survey is to be made and record of survey and rights is to be maintained up to date.

(2.) The record is to be a public document, the accuracy of which Government must guarantee, so far as may be practicable.

(3.) Since the Government is thus responsible, it must not be fettered in its discretion, as to the period at which corrections of the record should be made.

(4.) The work must be done by an agency under the complete control of Government, and independent of any interested party.

It was then explained that in order to attain these objects, the Government was anxious to know the views and to study the interest of those affected.

7. I then proceeded to sketch the two systems which had suggested themselves to Government, viz., (1) the patwari scheme, under which the unit would be the village, and the survey would be made, and the record kept up, by the patwari; (2) what might be termed the kanungo scheme, under which the survey would be made by amins, and the record for a circle of villages be maintained by an officer of higher qualifications and on higher pay. It was made clear that the former of these two plans would require legislation; the patwari would be a Government servant, appointed, controlled, and paid by Government, and the cesses now collected from the raiyats for the payment of patwaris, under whatever name, must be taken in a legal and probably altered shape. The kanungo scheme was then sketched in outline following the note which had been, under the Lieutenant-Governor's orders, previously forwarded to the Indigo Planters and Landholders' Association.

8. A discussion followed, for which reference may be made to the detailed Minutes of the Proceedings appended to this Report. It was apparent that the unofficial gentlemen present were hostile to any maintenance of the record at all. They pressed for information on many points of detail involved in either of the schemes laid before them, and to meet their wishes I distributed copies of the first draft of a Bill which had been prepared, embodying the Lieutenant-Governor's scheme of kanungos. This Bill, although prepared under the orders of the Lieutenant-Governor, had not yet been submitted to his Honour, and consequently he had no opportunity of expressing his approval or disapproval of the draft. But since it was in general accord with his views, and there was an evident desire on the part of the unofficial gentlemen attending the Conference to be informed of the methods by which practical difficulties might be overcome, it was thought less inconvenient to produce the Bill somewhat prematurely than to reserve it till instructions could be taken.

9. It was not to be expected that any opinion should forthwith be given by the Conference; and it would have been manifestly unfair to press for criticisms without giving time for consideration. The Conference was then adjourned till the 5th, after the difference between the patwari and kanungo schemes had been again explained. No original plan was brought forward by the unofficial gentlemen present, but it was suggested that, instead of attempting to maintain a current revision of records, there should be a decennial revision. Since this suggestion was inconsistent with the principle that Government, being responsible for the accuracy of the record, cannot be fettered as to the periods of revision, I was unable to permit it to be discussed as a proposal, though I directed that it should be recorded as an opinion.

10. On the 5th instant the Conference reassembled. The explanation given by Mr. Finucane of a remark made by him at the previous sitting led to a short discussion regarding the sanction proposed in the Bill for enforcing the communication of information as to transfers. The general feeling among the unofficial members was that the provision was open to objection, as giving the sub-kanungo a lever which he might use for purposes of oppression. It was obviously impossible to promise that no power of punishment for passive obstruction

obstruction should be retained in the Bill, but it was explained that the details were open for consideration, and that any reasonable modifications which could be suggested were likely to be adopted.

11. I then read an extract from a letter written by Mr. Gibbon, on 24 October 1878, to the President of the Behar Rent Committee. The advice given in this letter, as I pointed out, depended on the following principles:—

(1.) It is right that Government should have at its disposal a local agency of contemporaneous record.

(2.) That agency should have no connection with the collection of rents, but should be entirely at the service of Government, and should be nominated and paid by Government officers.

(3.) It is reasonable that the zamindars should pay at least a share of the necessary expenditure direct into the Government Treasury.

(4.) It is possible to secure, consistently with due economy, the services of efficient men.

(5.) The areas to be dealt with by these record-keepers should be readjusted, and the district divided into convenient and fairly uniform circles considerably larger than those of the existing patwaris usually are.

(6.) The present staff of patwaris should be placed at the disposal of the zamindars, to keep or to dispense with at their option.

These considerations, I pointed out, are exactly those on which the Bill under discussion is founded.

12. I regretted that Mr. Gibbon was not present, but I had mentioned to him personally my desire to bring his letter forward, and he was aware that I attached much importance to it. I had abstained from reading it on the first day, partly because I had feared that it might lead to irrelevant discussions, and especially because it seemed undesirable to take Mr. Gibbon at a disadvantage or to forestall and hamper him in anything which he might wish to say. After I had read the letter, Mr. Macnaughten, by Mr. Gibbon's authority, said that circumstances had changed since 1878, and that Mr. Gibbon had claimed the right to change his opinions; Sir William Hudson further attributed Mr. Gibbon's change of opinions to the state of the law regarding the transfer of raiyats' holdings.

13. My object in reading the letter and laying stress on it was not to deny Mr. Gibbon the right to change his views, but to show that the scheme now brought forward was in precise accordance with that which had commended itself to one of the most valued unofficial advisers of Government, who even 15 years ago had had large practical experience. To me, I may remark in passing, it does not appear that the reasons given for a change from those views are adequate. The law as to transfers of occupancy rights has not been changed. If such transfers have become more numerous, surely the necessity for recording them has increased. And if the country is being surveyed and rights ascertained and recorded, it should be easier and less expensive to maintain the record. On the other hand, the interference of Government with the zamindars will be less under the Lieutenant-Governor's scheme than under the scheme which Mr. Gibbon proposed, since it is not now intended to register collections of rents.

14. The members of the Conference were next informed that His Honour the Lieutenant Governor had now seen the Bill which was produced at the former meeting, and had accepted it as a provisional basis of legislation, with certain modifications which were read and explained, and will be found reproduced in the Minutes of the Conference. Under the authority which had been given to me, I announced that Sir Antony MacDonnell would, if desired, be happy to come to the meeting and discuss any suggested amendments of the Bill. It was, however, considered unnecessary to trouble His Honour to do this.

 15. I then

15. I then asked whether the gentlemen present could now give me their opinion as to which of the schemes was to be preferred. The reply was given that, though those present could not bind absent interested persons, they were themselves of opinion that the kanungo scheme was the lesser of the two evils which were presented to them. This expression of preference, taken with the absence of any counter scheme of maintenance from the zamindars was all that the Lieutenant Governor asked for in his speech at the Bankipur Durbar, and under these circumstances I said that I was prepared under the Lieutenant Governor's instructions to stop all further action in the direction of the registration and training of patwaris, and pointed out that the entire abolition of the patwari system is involved in the kanungo scheme. This announcement appeared to give satisfaction.

16. The discussion then fell upon the question of the area to be dealt with by the kanungos. It was desired that this should be as large as possible, that a superior class of men should be employed, and that the corrections should not be made annually. The landholders were assured that these expressions of opinion would have full weight given to them, and it was understood that Government would extend the area to the maximum consistent with efficient work. Speaking only for myself, I said that I could not advise that so large an area should be at first adopted as to produce any risk of failure. The work must first be made safe, and the details might afterwards be modified by the light of experience. I declined to promise that the corrections should not be made annually, since it is a fundamental part of the scheme that this must be left to the discretion of Government.

17. The Maharaja of Darbangha then asked that the Lieutenant Governor's notes might be regarded as part of the proceedings, and that the zamindars might be favoured with as full an exposition of the views of Government as could conveniently be given. This was assented to.

18. It was once more pointed out that, subject to the four principles stated in paragraph 6 above, which are insisted on by Government as fundamental, all details, however important, are open to discussion, and that His Honour the Lieutenant Governor is most anxious to receive all the assistance which the practical experience of those interested can afford him, in order to make the working of the proposed arrangements as little inconvenient as possible. In breaking up the meeting, I then, on behalf of Government, thanked the gentlemen present for their attendance, and acknowledged the courtesy which had lightened my own labour.

19. As the Conference was rising, a further conversation took place between some of the members and Mr. Finucane on the subject of the provision by the zamindars of coolies for the survey, the Lieutenant Governor having, it was understood, expressed the hope to several zamindars, at his interviews with them, that help in this direction might be given so as to lighten the cost of survey. The offers then made were subsequently confirmed by an official letter from the Secretary to the Tirhut Landholders' Association, a copy of which is appended to this letter.*

20. The general results of the Conference appear to me to be these :—

(1.) It was made perfectly clear that the Government would insist on the maintenance of the record of rights up to date as necessary to secure permanent benefit from the original operations. It was made clear that the record should be maintained by a Government agency independent of all parties, and that a revision at the end of five or ten years was an arrangement which the Government could not accept while remaining responsible for the accuracy of the record as representing existing facts.

(2.) It was evident that, though the interests of the zamindars and the indigo planters are not uniform, and perhaps in some instances conflict, both these classes object to the annual maintenance up to date of the record of rights. They would rather that the records

* Enclosure 8, *infra*.

should not be maintained at all. Next to this they would prefer a revision after long periods, say of five or of ten years.

(3.) Of the two schemes suggested to them, they prefer that of the kanungo dealing with larger areas to that of patwaris dealing with villages.

(4.) The announcement of this preference enabled us to make the immediate concession, that the existing patwaris shall not be made use of for the purposes of the survey and shall remain free for the performance of zamindari duties. The concession was received with satisfaction by zamindars and planters alike.

(6.) We were able to show that the adoption of the kanungo scheme would involve the repeal of the Patwari Regulation, XII. of 1817 (a measure which would probably be satisfactory to zamindar and planter), provided that an efficient mode of maintaining the record of rights can be brought into operation.

(6.) I hope that it was made quite clear that the Government, while adhering to the principles laid down, will consider, and adopt if possible, all reasonable proposals intended to meet the wishes, or guard the interests, of those affected.

21. The main objections put forward to the introduction of any scheme were (1) the interference, (2) the cost, and (3) the probable dishonesty and exactions of the establishments. As the kanungo will have nothing to do with the collection of rent, or recording such collection, or with the letting of land, but will only deal with the maintenance of the record as completed by the survey, whereby all parties will have a standard of right to which to appeal, and as besides he will be closely supervised by superior officers, the interference will be reduced to a minimum, and it will be certainly less than that authorised by the existing patwari regulations. The landlord's share of the cost, though to large zamindars it may be considerable, simply because they possess large property, will be small to other classes, and every effort will be made to avoid needless expenditure. Among other things it is under consideration whether the fees and fines under the Land Registration Act, VII. (B.C.) of 1876, may not be credited to a district fund for the maintenance of these land records. And after all, though that part of the expense which will not be recovered by registration fees, &c., will have to be met by a cess, the amount so raised will be much less than that now levied with doubtful legality for or by the patwaris. At the present time a zamindar has a patwari in every village, it is understood. When the record of rights has been prepared and is maintained, the duties of the patwaris will be diminished; and it will probably be possible for a zamindar to do with fewer men than he now employs. Sir William Hudson, who has an intimate knowledge of the needs and condition of the raiyats, has publicly stated his opinion that they will gladly pay a rupee an acre for copies of the original record relating to their holdings. If this be so, they are not likely to object to pay their share at the rate of half an anna or so per acre per annum for its maintenance. It is too much to hope that there will be no instances of dishonesty or exactions; but the landholders of North Behar possess great power and influence, and are in no way deficient in energy and courage, so that we may confidently look to them to report all instances which may come to their knowledge of malpractices directed to the injury of their raiyats and themselves. I cannot but hope that on further examination the force of these objections will prove to be less than it at present appears to them.

Enclosure 6, in No. 1.

PROCEEDINGS of a Conference held at Muzaffarpur on 3rd August 1893.

PRESENT:

The Honourable C. C. Stevens, Member of the Board of Revenue, Lower Provinces (in the Chair).
The Maharaja Bahadur of Darbhanga, K.C.I.E.
Raja Ramesvar Singh Bahadar.
A. Forbes, Esq., Commissioner of the Patna Division.
The Honourable H. H. Risley, C.I.E., Secretary to the Government of Bengal in the Revenue Department.
Sir W. B. Hudson, K.C.I.E., President, Bihar Indigo Planters' Association.
Colonel Sandeman, Director of Bengal Surveys.
M. Finucane, Esq., Officiating Secretary to the Board of Revenue.
T. Gibbon, Esq., C.I.E., Manager, Bettiah Raj.
Henry Bell, Esq., Manager, Darbhanga Raj.
L. Hare, Esq., Collector of Muzaffarpur.
W. D. Blyth, Esq., Collector of Champaran.
W. C. Macpherson, Esq., Officiating Director of Land Records and Agriculture, Bengal.
E. Macnaghten, Esq., Secretary, Bihar Indigo Planters' Association.
Babu Guru Prasad Sen, Secretary, Bihar Landholders' Association.
Babu Ram Dhari Sahai, Secretary, Tirhut Landholders' Association.
Rudston Brown, Esq., Indigo Planter.
R. Macrae, Esq., Indigo Planter.
E. G. Colvin, Esq., Settlement Officer, Champaran.
Babu Parmesvar Narain Mahtha.
Babu Mangal Pershad.
Babu Ramesvar Narain Mahtha.
Babu Jamuna Pershad Sukul.
Babu Sridesvar Narain Mahtha.
P. C. Lyon, Esq., Settlement Officer, Muzaffarpur, Secretary.

MR. STEVENS, in opening the Conference, said:—

I have been directed by the Lieutenant Governor to meet you for the discussion of the best means of making and maintaining the survey and record of rights in North Behar.

I may say frankly that it has come to my notice that two nearly opposite doubts have been expressed regarding the objects and procedure of Government in this matter. Some appear to think that the Lieutenant Governor has come down with his officers, bringing schemes cut and dried, and determined to adopt them, merely asking for the assent of those interested. Others think that there is nothing definite before them, and that they run the risk of being required to commit themselves prematurely to an opinion on propositions of a vague and shadowy nature. Neither of these apprehensions is well founded.

The points which may be taken at the outset as settled finally and definitely are (1) that the record of survey and of rights is to be maintained; (2) it is to be a public document, the authenticity of which the Government must guarantee, so far as this is practicable; (3) and since the Government is thus responsible, it must not be in any way fettered in its discretion as to the period at which correction of the record should be made; (4) and, lastly, this is to be done by an agency under the complete control of Government and independent of any interested party.

As to the best method of attaining these objects, his Honour the Lieutenant Governor is anxious to know the views and to study the interests of those who will be affected. The key to his position is to be found in the last paragraph of his reply to the landholders' address:—"Gentlemen," he said, "I do entreat you to regard the question in a considerate and conciliatory spirit. I am here to discuss every point with you in a friendly and amicable way. I will do everything I can do within reason and the law to meet your wishes; and if only you will meet me in a similar spirit, as I feel confident you will, then I do think that between us we shall be able during the next few days to arrive at a reasonable understanding and a workable agreement on the matters that have to be settled between us." These are not the words of a Government which is prepared to neglect or refuse advice.

Two plans have been under consideration, viz. (1) the use of the patwaris registered under Regulation XII. of 1817 to make the survey and to maintain the record, and (2) the employment of amins for the survey and of a special agency for maintenance. As to the former, it may serve to clear away some misapprehensions if I say at once that the retention of the present patwari in his

his existing relations is not proposed. If retained at all, he would be made a Government servant, subject only to the orders of the officers of Government, and liable to transfer or removal by them. The extent of the area assigned to him would be reconsidered and readjusted. The cesses levied for the patwaris' remuneration, under whatever name, must be taken for him still, though in a legal and probably altered shape. It is recognised that Regulation XII. of 1817 must be revised so as to secure the above objects, though the Government is advised that the Regulation, as it stands, gives it a right to the services of the patwari, for the purpose of ascertaining and of recording facts connected with the villages, such as would be recorded in the record of rights, and that this right (though fallen into practical disuse) still exists legally. The Government is entitled to require the patwaris to give assistance and information in framing the record and in ascertaining the identity, and measuring the area, of the various plots of land in the village, to the extent of their ability. The exercise of these powers under the Regulation as it stands, especially under the unfavourable conditions which have gradually grown up, would, however, be involved in difficulty; and the dual control which it recognises would be adverse to efficiency, even though there were no objections. If, therefore, the patwari agency is to be employed, it must be under considerably altered conditions.

The other scheme which has been suggested is that there shall be an unit of area. The unit of area is the circle of villages—the circle will contain, perhaps, 20 villages—instead of the single village. The circle officer will be, not the patwari, but a more highly qualified and better paid Government official, and the information to be recorded will be reduced to the minimum necessary for supplying adequate information as to the actual occupation of each field, its area and soil quality, the status of the occupier, conditions of occupation, and the rent and rent-rate payable. The scheme leaves the question of rent payment to be settled between the tenant and landlord without any intervention on the part of the Executive Government. There will be only one statistical statement maintained "the jinswar," which is not directly concerned with the relations of landlord and tenant, and which may be said to have more of an administrative than of a fiscal aspect. The following is an extract from the Lieutenant Governor's note on this scheme :—

"The importance of careful supervision in such a scheme as that under notice cannot be over-rated. I would therefore group the sub-kanungos' circles into circuits (of, say, 20 circles), to be placed under a kanungo on 50 rupees per month, whom I would include in the subordinate provincial service. The entire land record staff of the district I would place under a Sub-Deputy Collector. The following estimate of total cost for an average Behar district is therefore tentatively proposed :

	Rs.
120 Sub-kanungos	3,000
120 Chainmen muharrirs	1,200
6 Kanungos	300
1 Sub-deputy collector	175
	4,675
Pensionary charges at one-fifth	935
Per mensem	5,610
Per annum	67,320
Tour expenses	2,500
Stationery and survey appliances	1,180
Total	71,000

"As establishments have a tendency to grow, and as it might be found desirable to employ senior officers as District Land Record Deputy Collectors, this estimate might in time be exceeded. But it ought, I think, never to go beyond 75,000 rupees per annum."

I may, to prevent all risk of misunderstanding, repeat in other words what I have already said. The discussion must postulate the maintenance of the

record. This is not an open question. The record will be a public document, the authenticity of which the Government must guarantee so far as this is practicable. The Government must, therefore, not be in any way fettered as to its discretion to have annual corrections of the record, if it so decides.

The agency by which the record is to be maintained may be an agency dealing with (*a*) individual villages, or (*b*) circles of villages. If the former be decided on, the unit of agency would be the patwari. If the latter be decided on, the unit of agency would be the circle kanungo. In either case the officer would be a whole-time Government official, entirely independent of any other control.

If the patwari is decided on, the control exercised through him by Government will be close and continuous; and he may be required to furnish any information or statistics required by Government in regard to his village for administrative, judicial, or other purpose. The patwari will not be at the disposal or control of the zamindar for any purpose whatever. He will have nothing to do with the collection of rent. But all arrangements connected with the land or the tenants must be brought on his records.

His pay will be levied from the zamindar and raiyat. It is believed that no more will be needed than the raiyats now pay for this purpose in the shape of *neg*, where the *neg* has not been already consolidated with the rent, or than what they pay for the purpose, though disguised as an addition to the rent, where the *neg* has been incorporated with the rent.

The landlords must make their own arrangements for rent collection.

If the circle kanungo be decided on, the information to be brought on record and the inquiries to be made into village economy from time to time will, of course, be less. And in this case the pay to be given to the officer will be higher; and generally the status of the officer will be better. The control to be exercised over the circle kanungo will be constant, and such as the Government deems adequate for guaranteeing the accuracy of the records.

When the agency is settled the character of the maintenance will have to be discussed. The principle to be insisted on here is that we shall make the map the basis, and that we shall work up from the occupancy of every field to the landlord.

In conclusion, Gentlemen, I would note that it is necessary for us to decide first by what agency the record is to be maintained, before we discuss what agency we shall employ to make it.

Mr. Bell said he was not quite sure that he understood the proposal as regards patwaris. If it was intended that they should cease to do any work for the zamindar, how were they to be paid?

Mr. Risley said that the method that would very likely be adopted was the addition of ¼ anna to the road cess now levied, calculated on the present road cess returns. Where the patwari *neg* had not been consolidated with the rent, a share, probably a half, would perhaps be levied from the raiyats.

Mr. Bell said that, as far as he knew, no patwari *neg* was levied.

Mr. Gibbon said that Government appeared to be under a misapprehension as to the nature of the patwari *neg*. It seemed to be assumed that the zamindar collected this cess from the raiyats and paid the patwari from the proceeds. This was not the case. The patwari was the person who levied the cess, which was called by different names in different villages, and he collected the cess himself. In some villages he had recently taken to entering the amount of this cess as a footnote to the jamabandi, but the zamindar never fingered it. He believed that whether Government took away collections from the patwari or not, he would continue to collect his cess from the raiyat.

Mr. Finucane said that Mr. Gibbon's account of the cess might be presumed to be correct in reference to Champaran, but that this would make no difference to the scheme.

Mr. Bell, on the other hand, considered that the point was a most important one. Although the zamindars were to get no benefit from the patwari, they were to have to pay for him. He asked why they should have to pay at all when no cess had been consolidated with the rent. They had no concern with mere matters of general administration, which should be paid for by the whole community.

Mr. Gibbon protested that Government was still assuming that the raiyats paid the cess to the zamindar.

Mr. Risley said that the effect of the High Court judgment in the matter of patwari *neg* had been to give them a *tabula rasa*, and any scheme now proposed would have to be a wholly new one.

Mr. Bell said that the arrangements for payment would in fact amount to the imposition of a patwari cess.

Mr. Finucane concurred.

Mr. Bell said that the zamindars were not at present in a position to express any opinion on the schemes. His Honour the Lieutenant-Governor in writing demi-officially to Sir William Hudson had promised them a scheme combining the minimum of expense and the minimum of interference. At present they had no knowlede of the details of these schemes. How was the sub-kanungo going to perform his duties? What powers were to be given to him? Was he to be authorised to go into the villages, summon all the raiyats, call for papers and books, &c. &c.? It was most important that such points as these should not be reserved for future determination, but should be decided first. Again what validity was to be given to these men's corrections? They had no information on these points, and would be glad to see the two schemes drawn up in Bill form, and to be given time to consider those Bills.

Mr. Risley inquired whether they were prepared to consider the schemes at once if they should be put before them in Bill form.

Mr. Bell could not promise this, and said that the action to be taken now was too important to be hurriedly decided on, as any scheme now adopted would probably be extended later on to the whole of Bihar and to Bengal as well.

Mr. Risley then explained further the details of the second, or kanungo, scheme. He claimed that it prescribed the minimum of interference. The irreducible minimum of that interference was the year-by-year correction of entries affecting the possession, area, &c., of the fields in each village. The minimum of expense was secured by making the area to be dealt with by each sub-kanungo as large as possible. In the matter of legal validity it was necessary to go back to section 119 of the Bengal Tenancy Act, and to consider what the legal validity was which was attached to the original entries made in the record. This was the starting point. The original entries were of two classes, (1) disputed, and (2) undisputed. The High Court had declared that the decisions arrived at in the matter of disputed entries were *res judicata*. The undisputed entries were merely presumed to be correct until the contrary was shown. The corrections would similarly be divided into disputed and undisputed entries. The undisputed corrections to which both parties agreed would stand on the same footing as the original undisputed entries, and the burden of proof that they were incorrect would lie on the person contesting them, whereas, in the case of disputed entries, the statements made by each party would be noted by the sub-kanungo, and a contemporaneous record would thus be secured of the allegations made on each side, *valeat quantum*, admissible in evidence, but not creating any legal presumption whatever.

Mr. Bell contended that such entries could not be made evidence, as being *res inter alios acta*.

Mr. Risley went on to say that, if it was objected that no legal presumption should attach in any case to an unverified entry made by a sub-kanungo, there was the alternative of having every entry made by him attested by an officer exercising the powers of a Revenue Officer under the Tenancy Act, during an annual revision. The officer in this case would be of equal rank with the Settlement or Assistant Settlement Officer who framed the original record, and it would be proposed to attach a legal presumption of correctness only to those entries which had been verified by him, and to attach no importance to unverified entries. But this development of the scheme would of couse somewhat enhance the cost.

Mr. Bell said he would be glad to see all these proposals down on paper.

Sir William Hudson inquired whether the officials present were pledged to act on lines already laid down for them, or were free to give their own views on the schemes under discussion. He said that he and others with him required assistance in dealing with such administrative schemes, and that there were many non-officials who would give much weight to the opinion of officials who had had practical experience of the difficulties to be met with in the field.

Mr. Finucane pointed out that the two schemes were very similar, and that

the choice lay merely between the employment of small men in small areas, and the employment of more important and better paid men in larger areas. Did the gentlemen present want large or small areas as units?

Sir William Hudson inquired whether Government was prepared to accept and debate any scheme other than those now proposed?

Mr. Risley replied in the affirmative, but added that Government would reserve the right to declare that any scheme that might be proposed did not amount to maintenance of the record at all.

Mr. Stevens repeated the limitation referred to in his opening speech, on which Government had determined, and said that the Lieutenant-Governor was anxious to receive the views of non-officials.

Sir William Hudson said that the non-official would be glad to have the opionion of officials of practical experience as to whether they be believed in the present schemes and anticipated their success.

Mr. Forbes remarked that Government had had the benefit of the opinion of such officials before propounding the present schemes.

Mr. Stevens added that the present meeting had been called in order that Government might ascertain the facts and hear the opinions of non-official gentlemen interested.

Mr. Bell was afraid that time was being wasted, as no real discussion could be entered upon until the details of the scheme had been considered. There being no reporters present, mere verbal statements could not be accepted by the zamindars. Sir Charles Elliott had promised the abolition of the patwari.

Mr. Risley said that any such promise was conditional on the acceptance of the scheme them under discusion, which had been abandoned.

Sir William Hudson concurred.

Copies of a draft Bill, with rules to be made under it, were then distributed to the gentlemen present as being a first sketch of the kanungo scheme.

Mr. Gibbon then inquired whether the sub-kanungo would not form some sort of court, how he was to compel the production of evidence, and what he was to do when evidence was persistently withheld from him. He contended that no case had yet been made out for the maintenance of the record at all, but that if it was to be maintained, they must choose whichever scheme appeared to them to be the lesser evil. How could they do this with no details before them? How was evidence to be taken? Would the sub-kanungo have power to summon him (Mr. Gibbon) and to call upon him to produce papers. If he refused, was he to be fined?

Mr. Risley said that all these points would be provided for in a rule-making section, and that all rules drafted under the section would be published for criticism, and that all criticisms would be considered by the executive authorities.

Mr. Bell intimated that the zamindars would be more strongly opposed to the Bill if power were to be given to the executive to make rules to carry out its provisions.

Mr. Finucane said that all of the points raised by Mr. Gibbon would be found to have been answered in the Bill and the rules drafted under it.

Mr. Gibbon inquired further whether the courts would accept the entries as evidence without the evidence of the man who made them.

Mr. Finucane said that this was provided for, and proceeded to explain that a safeguard had been introduced into the scheme in the provision made for the filing of lists of changes to be made in the record in the sub-kanungo's office. In this way a zamindar would be able to place on record his opinion as to the alterations which the sub-kanungo should make. The deputy collector would go into every village and verify every entry in detail.

Mr. Bell asked what would happen if no one appeared before the Deputy Collector or sub-kanungo, or if the raiyats and zamindars all agreed to conceal alterations and to announce that there were none to be made.

Mr. Finucane said that in such cases no changes would be recorded.

Mr. Bell contended that in that case the scheme would not secure the maintenance of the record, and said that in the North-Western Provinces raiyats and zamindars combined to deny the existence of changes in order to get rid of the harassment of the Government agent who was deputed to record them.

Mr. Risley and Mr. Finucane believed that the parties to changes would not adopt

adopt this attitude as soon as they appreciated the advantages that they would obtain by having the corrections made.

Mr. Finucane said, in answer to Mr. Gibbon, that all transfers of holdings or portion of holdings that were alleged to exist would be noted, even if they were illegal, but that such entries would in no way operate to legalise them.

Mr. Gibbon further inquired whether the record was to be binding as between zamindar and raiyat only, or as between raiyat and raiyat also. Were all mortgages, zar-pesbgis, and the like to be recorded, even though they were illegal without the zamindar's approval?

Mr. Finucane said that all these points were to be found in the Bill and the rules under it. All mortgages involving possession would be noted.

Mr. Bell inquired what difference there was between the two schemes.

Mr. Finucane said that any Bill and rules that might be drafted to give effect to the patwari scheme would be very similar to those in the hands of the gentlemen present. There would be a change in the area of the unit, in the personality of the agent, and in the method of realising the cost of the maintenance of the record. The patwari scheme would be the more expensive. Both schemes were purely tentative; Government would be prepared to accept any better scheme if one can be put forward.

Mr. Risley added that the tendency under the patwari scheme would undoubtedly be towards greater interference. The area dealt with by each patwari being small, he would be asked for more elaborate information about it, and would probably be called on for local reports in judicial matters, and for census and other statistical information useful for administrative purposes. It would be impossible to ask for all these statistics from men dealing with the larger areas that were to be given to sub kanungos.

Mr. Bell understood that the zamindars were to have nothing to do with the patwari or his returns or his statistics, or indeed with his work in any way, but were to retain the privilege of paying for him.

Mr. Risley and Mr. Finucane agreed that the zamindars would not be called upon for any returns or statistics of a general character, but added that the zamindars and raiyats alike would be benefited by the operation of the scheme, and would be asked to pay in equal shares for the benefit derived.

Mr. Gibbon then inquired whether Government would devise some summary procedure for the recovery of rent.

Mr. Risley said that it was impossible to devise any such procedure until the maintenance of the record had been secured.

Mr. Gibbon asked whether Government would promise to devise some such procedure, if the zamindars agreed to the proposals made for the maintenance of the record.

Mr. Risley said that no such promise could be given, and that Government could not go beyond Sir Charles Elliot's statement in Council that "he hoped it might be possible" to devise such a scheme.

Mr. Gibbon wanted to know what security they had that Government would not go beyond their present requirements in the matter of returns and statistics, and that interference would always be at a minimum. He contended that no one could pledge Government to this.

Mr. Finucane referred to the draft Bill, and pointed out that everything done under it must be confined to the record of transfers and to subjects connected with the maintenance of the record of rights. Obviously if any summary procedure could be devised at all it could not be till we got rid of disputes. The first step to shortening procedure is to minimise the possibility of there being matter left to dispute over; the record of rights, and the scheme for its maintainence aim at effecting this object.

Mr. Gibbon feared that interference would certainly increase.

Babu Parmesvar Narain Mahtha cited as an example of increasing interference a recent addition to the road cess return form which required the entry of rates of rent—a completely new departure.

Mr. Bell thought that the instance showed the danger of trusting to the generalities that were being freely expressed.

Mr. Risley inquired what Mr. Bell would regard as an ideal method of maintaining the record.

Mr. Bell said that he agreed with Mr. Gibbon and Mr. Macnaghten that a periodical revision should be made at intervals of 10 years, and that no further attempts should be made to devise a scheme that it was impossible to work.

Mr. Stevens said that this could not be taken as a proposition, but merely as an opinion.

The Maharajah of Darbhanga said he could not express any opinion until the papers had been circulated among the members of the Behar Landholders' Association and he had received their replies, but he would prefer Mr. Bell's suggestion for the periodical revision of the records if they were to be kept up at all.

Sir William Hudson agreed, but wished to add:—"Unless Government is prepared to give us a summary procedure for the recovery of rent."

Mr. Gibbon agreed, but wished to add:—"If Government insist, against our opinion, on the maintenance of the record by any other means, I would prefer the scheme suggested in the Government Letter of June 30th, 1892."

Babu Ram Dhari Sahai agreed with Mr. Bell's suggestion.

Mr. Risley inquired whether, if Mr. Bell's suggestion could not be accepted by Government, the gentlemen present were prepared to offer an opinion on the schemes that had been submitted to them.

Mr. Bell and the Maharajah of Darbhanga expressed their inability to give a personal opinion on the point at present, as time was required to enable them to circulate the scheme among the members of the Bihar Landholders' Association.

Mr. Stevens inquired whether the opinions that had been expressed preferring a decennial revision were also liable to modification after further consideration.

Sir William Hudson said that those opinions were a plain and clear answer to a definite question propounded by Mr. Risley.

The Maharajah of Darbhanga in reference to his opinion on that point cited the case of the records of his own villages which were surveyed in 1878, and had recently been re-surveyed, and in which very few alterations were found to be necessary.

Mr. Bell gave some details of those changes.

Mr. Finucane pointed out that a record that had been left uncorrected for five years would be quite useless in the courts, and that legal validity could only be secured for the record by its proper annual maintenance. Unless this were secured it would be impossible to devise any procedure for the summary recovery of rents or for simplifying the evidence under the ordinary procedure.

Mr. Bell disagreed, and expressed his opinion that the Government of India should not force the maintenance of the record on the Provincial Government when a gentleman of the vast experience of Mr. Gibbon had declared that it was impossible to secure it.

Mr. Risley inquired, with reference to the registration scheme preferred by Mr. Gibbon, what was to be done with the map. The papers could be kept up under that scheme, but not the map.

Sir William Hudson pointed out that 8 out of 10 per cent. (the figure adopted as representing probable alterations) would be succession transfers involving no alteration of the map.

Mr. Stevens then asked for an answer whether, if it be determined that the record must be maintained annually or concurrently, the patwari would be preferred to the sub-kanungo.

Mr. Finucane again explained the difference between the two schemes.

The Maharajah of Darbhanga said no answer could at present be given.

Mr. Gibbon inquired whether he was to continue to nominate additional patwaris, substitutes for unfit patwaris, and the like.

Mr. Stevens said that Mr. Gibbon should formulate his question and send it up through the Collector of Champaran, but that in the meantime no change should be made in his present procedure.

Babu Ram Dahri Sahai inquired whether the registration of patwaris was to continue.

Mr. Stevens said that further orders would be subsequently issued on this point.

Messrs. Gibbon and Bell inquired whether the draft Bill and rules could be regarded as an official document.

Mr. Finucane said it was only a first draft not yet seen by the Lieutenant Governor, but added that it had been prepared on the lines of His Honour's scheme.

Mr. Bell thought that the details of the scheme were of such importance that he would like to know, before he considered it, whether the Lieutenant Governor approved of the draft.

As to a further meeting of the Conference, Sir William Hudson thought any such meeting would be unnecessary until at least a definite reply had been given to the suggestion that the records should be revised decennially.

After some discussion the Conference was adjourned to 8 a.m. on Saturday the 5th August.

P. C. Lyon, Secretary.

Enclosure 7, in No. 1.

PROCEEDINGS of a Conference held at Muzaffarpur on 5th August 1893.

PRESENT:

The Honourable C. C. Stevens, Member of the Board of Revenue, Lower Provinces (in the chair).
The Maharajah Bahadur of Darbhanga, K.C.I.E.
Raja Ramesvar Singh Bahadur.
A. Forbes, Esq, Commissioner of the Patna Division.
The Honourable H. H. Risley, C.I.E., Secretary to the Government of Bengal in the Revenue Department.
Sir W. B. Hudson, K.C.I.E., President, Bihar Indigo Planters' Association.
Colonel Sandeman, Director of Bengal Surveys.
M. Finucane, Esq., Officiating Secretary to the Board of Revenue.
Henry Bell, Esq., Manager, Darbhanga Raj.
Babu Bepin Behari Bose, Manager, Hutwa Raj.
L. Hare, Esq., Collector of Muzaffarpur.
W. D. Blyth, Esq., Collector of Champaran.
W. C. Macpherson, Esq., Officiating Director of Land Records and Agriculture, Bengal.
E. R. Macnaghten, Esq., Secretary, Bihar Indigo Planters' Association.
E. G. Colvin, Esq., Settlement Officer, Champaran.
H. Collingridge, Esq., Indigo Planter.
Rudson Brown, Esq. „
Rowland Hudson, Esq. „
A. Macrae, Esq. „
E. Stevens, Esq. „
Babu Ram Dhari Sahai, Secretary, Tirhut Landholders' Association.
Babu Ramesvar Narain Mahtha.
„ Parmesvar Narain Mahtha.
„ Sridesvar Narain Mahtha.
P. C. Lyon, Esq., Settlement Officer, Muzaffarpur (Secretary).

The minutes of the proceedings of the meeting held on 3rd August were taken as read and were agreed to, Mr. Bell and Sir William Hudson having previously read and considered them and admitted their accurracy. With reference to the remark made by him (*see* page 18) that in certain circumstances "no changes would be recorded," Mr. Finucane explained that he meant that no changes would be recorded by the sub-kanungo at that time. But the draft Bill provided for further action to compel information in cases of wilful obstruction or concealment. If it were found that information as to transfers was being kept back, and all other means of obtaining that information failed, the collector would issue a notice calling for returns, and would insist on their being filed, imposing a fine for their non-production. And should the returns thus obtained prove incorrect, the zamindar would be liable.

Mr. Bell inquired whether the zamindar was to be held responsible for all inaccuracies in his returns discovered or alleged to exist by the sub-kanungo. In many cases he might be unaware of the existence of changes.

Mr. Finucane explained that it was only in cases of direct obstruction that the penal clause would come into play. The stages would be as follows:—

(1.) The parties would or would not file returns. This was at their option.

(2.) The sub-kanungo would go to the village and make inquiries as to changes after due notice of his intended visit to all parties concerned.

(3.) If he could gather no information, and there was evidence to show that there had been changes, and that both zamindars and raiyats

were combined to conceal them, the sub-kanungo would report accordingly.

(4.) The collector would then consider the report, and, if he thought fit, call on both parties to file statements.

(5.) Then, if the parties still refused to file statements, or filed false ones, the penal clause would come into operation.

Sir William Hudson said that he thought that self-interest would prevent the occurrence of such cases.

Mr. Finucane said that his long practical experience satisfied him that as a matter of fact neither zamindar nor raiyat was ever found to resist contumaciously any reasonable procedure of the Government, and he hoped and believed they would not do so in the matter now under consideration.

Mr. Risley said that a draft Bill must be consistent and complete to stand against criticisms in Council, and that even unlikely contingencies had to be provided against.

Sir William Hudson said that he and others objected to the penal clause, on the ground that it gave the sub-kanungo a handle against both zamindar and raiyat, and that it was by using this handle that he would be enabled to extort bribes and reap his harvest.

Mr. Finucane said that the provision was not essential to the Bill, and might perhaps be modified in Select Committee.

Mr. Stevens remarked that at the last meeting they had been asked what sanction had been provided for such a case.

Sir William Hudson said that the inquiry had only been made to show that the last state of the zamindar would be worse than the first. He contended that the section would give the sub-kanungo power to harass.

Mr. Risley pointed out that he was to be checked by superior officers, among whom was the collector.

Sir William Hudson said that the collector must be omitted from consideration, as he could not be expected to exercise effective control.

Mr. Bell said that as a matter of fact the zamindars would never be disabused of their belief in the power of the sub-kanungos. They would be paid for making entries, and then, in order to avoid the payment, both zamindar and raiyat would combine to conceal changes. The sub-kanungo would also think that he could best justify his appointment and show zeal by harassing all parties for information.

Mr. Finucane said he had not wished to raise a discussion about details, but only to point out what procedure would be followed in the case of combination.

Sir William Hudson said that if the zamindar and raiyat combined and were determined to conceal changes, no procedure could be devised to make them disclose them. They wished to have the provision omitted.

Mr. Stevens then said:—At the end of our last meeting it was remarked that perhaps no further meeting was necessary till the definite orders of Government should be given on the suggestion of quinquennial or decennial revisions. I had intended to make it clear that this suggestion could not be adopted. The Lieutenant-Governor is fully persuaded that the discretion of the Government, which will be responsible for the accuracy of the record, should not be fettered by any conditions as to the periods at which corrections should be made, and he cannot accept the proposals to make these periods quinquennial or decennial.

I regret that Mr. Gibbon is not with us to-day, not only because we shall miss the benefit of his present advice and criticisms, but also because I wish to read to you a part of a letter, to which I attach great importance, written by him on the 24th October 1878, to the President of the Behar Rent Law Committee:—

"The patwari should be nominated by the district officers, be the servant of Government paid by the Government; he should be, as originally intended, 'a record-keeper,' and nothing but a record-keeper, entrusted with no executive powers. He should have nothing to do with the village collections, granting receipts, giving pattas and kabuliyats, &c., &c.; the zamindar should be compelled to do all this through his own servants.

"The

"The patwari being the record-keeper, the zamindar should be compelled to hand him copies in duplicate of the past year's rent-roll (*jamabandi*) and balance sheet (*wasil-baki*), the current year's ticca land accounts (*arsatta*) and instalments paper (*behri*), quarterly returns of all assessment papers (*khasras*), and also collections made (*seahas*), memoranda of lands relinquished by raiyats and new lands bandobasta with raiyats, with a list of pattas given and kabuliyats received.

"One copy should remain with the patwari, the other be signed by the patwari and returned to the landholder. The patwari should be a good accountant and know something of surveying, in case you think it necessary that all measurement of jots should be made by the patwari. The raiyat should at all times have access to the patwari's papers, and the patwari be bound to afford him all information as to the state of his account.

"Instead of each petty village of from one to two hundred rupees rent-roll having a patwari of its own, the district should be divided into circles with rent-rolls of not less than Rs. 5,000, not more than Rs. 10,000. It should be optional with landholders to dispense with the present staff of men. Half the amount of money now expended by zamindars on the present staffs paid into Government treasuries would be sufficient to secure the services of efficient men, and would be a saving to the zamindars, as it would enable them to get rid of the men who cannot afford to be honest on the small salaries they receive.

"All returns called for by district officers should represent the exact terms of the holdings, however ridiculous to them such terms may appear."

After our meeting on Thursday I told Mr. Gibbon that I had thought of reading this letter to the Conference that day, but that I deemed it better not to do so, since I was afraid that the effect might be to lead to irrelevant discussion, and I might have added that I was unwilling to forestall him in anything he might wish to say. He replied that I might have read it, and that there was nothing in it regarding which he had changed his views as to the conditions which then existed, but that circumstances have since become altered; when the letter was written, there was no survey or immediate prospect of one. But the difference which this change has made seems to me to be at the most one of convenience rather than of principle. In other words, the suggestions then made were proper in themselves, though the survey now, in Mr. Gibbon's opinion, makes it unnecessary that they should be carried out. You will notice that the following considerations underlie those suggestions:—

(1.) It is right that Government should have at its disposal a local agency of contemporaneous record.

(2.) That agency should have no connection with the collection of rents, but should be entirely at the service of Government, and should be nominated and paid by Government officers.

(3.) It is reasonable that the zamindars should pay at least a share of the necessary expenditure direct into the Government treasury.

(4.) It is possible to secure, consistently with due economy, the services of efficient men.

(5.) The areas to be dealt with by these record-keepers should be re-adjusted, and the district divided into convenient and fairly uniform circles considerably larger than those of the existing patwaris usually are.

(6.) The present staff of patwaris should be placed at the disposal of the zamindars, to keep or to dispense with at their option.

These considerations, gentlemen, are, you will perceive, exactly those on which the schemes now before you is based, and the only question is whether the survey has superseded them. In the opinion of Government it has not done so.

Just before we separated on Thursday, the very natural question was asked, whether the Bill then in your hands was to be taken as official, and as representing the views of the Lieutenant-Governor. You were told in reply that it

was based on the Lieutenant-Governor's suggestions, but had not in its present form been considered by him. He has since seen the Bill, and I am authorised to tell you that he has accepted it as a provisional basis of legislation subject to the following modifications, on which he would like to be favoured with your opinion:—

(1.) A section should be introduced (after section 12?) imposing on the transferee (or successor) of the tenure, rent-free holding, or occupancy right, the obligation (subject to penalty of fine?) to report the circumstance of transfer to the kanungo. A fee should be levied on each transfer, &c.

(2.) The collector and registrar of assurances should be bound to report to the kanungo all mutations, transfers, &c., under Acts VII. (B.C.) of 1876 and III. of 1877.

(3.) The fees to be levied under clause (1) above to be credited to a Land Record Fund for the district. All copying fees and fines, &c., to be credited to the same fund. [It is for consideration whether fees under the Land Registration Act VII. (B.C.) of 1876 should not be credited to the same fund.]

(4.) The "Land Record Cess" to be subject to a statutory maximum of ¼ anna per rupee of rent, but the *rate* at which it is to be levied to be fixed annually, with reference to the estimated income from "Fees" and "Fines." The accounts of the fund to be published annually.

(5.) Omit the proviso to section 4 of the draft Bill.

(6.) Consider whether the officer should not be called kanungo instead of sub-kanungo. The higher officers to have higher titles.

(7.) The question of amending the Land Registration Act of 1876, and the Transfer of Property Act, with the view of relieving landholders from the obligation of effecting double registrations (*i.e.*, in the Land Record and the Land Registration Offices), and of giving them the option of registering in the Land Registration Office alone, to be considered when the Bill is being prepared for submission to the Government of India, previous to introduction into Council.

I will say, in conclusion, that the strength of the supervising staff, and the area of the sub-kanungo's jurisdiction, are matters still open to consideration. If it be found possible for a better paid and higher class of official to cover a larger area, this may be subsequently arranged.

Mr. Macnaghten said that Mr. Gibbon had authorised him to say, with reference to the letter that had been quoted, that he claimed his right to change his opinions, that circumstances had altered since 1878, and that he did not adhere to the opinions expressed in the letter.

Sir William Hudson said that the principal reason that had induced Mr. Gibbon's change of opinion was the state of the law as regards the transfer of raiyats' holdings. As long as that was in a fluid state he could not hold by that former opinion. He (Sir William Hudson) was personally of the opinion that in the raiyats' interest the right of transfer should be abolished.

Mr. Bell said that they preferred Mr. Gibbon's present opinions to those expressed 15 years ago.

Mr. Stevens said that he had not understood Mr. Gibbon to say that he had changed his opinions, but that the conditions on which those opinions had been based had been changed. The letter had been read from no desire to convict Mr. Gibbon of inconsistency, or to deny him the right to change his views; the object was to show that the Lieutenant-Governor's scheme was not a mere official invention, but was exactly consistent with the opinion once held by an esteemed unofficial adviser of Government of great experience.

Sir William Hudson said that he understood that the Lieutenant Governor's remarks on the Bill were all dependent on the choice that might be made by them.

Mr. Stevens agreed, and said that he was authorised to say that the Lieutenant Governor would be quite prepared to come down to the meeting and discuss any particular points or amendments to the Bill.

Mr.

Mr. Bell thought it was not necessary to trouble the Lieutenant Governor to come.

Mr. Finucane said that the Lieutenant Governor's note consisted of a series of concessions that he believed would be acceptable to the zamindars.

Mr. Stevens then asked whether the gentlemen present could now give him an opinion as to which of the schemes was to be preferred.

The Maharajah of Darbhanga said that he could not give an authoritative reply, as he had not had time to consult the Members of the Behar Landholders' Association, but that personally, as a choice of evils, he preferred the scheme in which the agent was to have a larger area and be better paid.

Sir William Hudson concurred and asked that the complete scheme for the employment of sub-kanungos might be circulated for criticism. He then asked what executive orders were now to be issued respecting the registration and training of patwaris.

Mr. Stevens said that if the sub-kanungo scheme was the one preferred by them, he was prepared, under the Lieutenant Governor's instructions, to stop all further action in the direction of the registration and training of patwaris. The entire abolition of the patwari system formed part of the kanungo scheme.

Mr. Finucane said that the Lieutenant Governor was prepared to consider any reasonable modifications of the provisions of Section 17 of the draft Bill when it went into Select Committee. It would not be put forward as a Government proposal to be necessarily passed in its present form.

Mr. Stevens added that in all matters of detail His Honour would be prepared to consider any reasonable proposals.

Sir William Hudson said that the question of the amount of interference was of great importance to them. Many of them thought that an extension of the area of the circles, and of the period of each revision, would diminish the amount of interference. He believed that three-quarters of the transfers would be succession transfers, involving little alteration of the records, and that the work in an area of 25 square miles would be light, especially if it should not be deemed necessary to recognise as transfers petty family arrangements by which members of the same family privately divided up their lands amongst themselves. He was of opinion that the area might be extended, and that, if the period were also extended, a sub-kanungo might do the work of 100 square miles.

Mr. Finucane understood that the principle that Government would follow would be to extend the area to the maximum consistent with efficient work. Experience would show what that maximum was.

Sir William Hudson asked if Government would say definitely that no extension of time could be granted,

Mr. Stevens replied that this could not be said, Government could not bind itself as to the period of revision. In the matter of area, his personal opinion was that it would be dangerous to start by giving the sub-kanungo too large a charge, as this would involve risk of failure, but the general wish to have larger areas and fewer men, and those of a higher class, would be borne in mind; and if experience should show that larger areas could be adopted, it would be easy to make a change.

Sir William Hudson remarked that, if we began with small areas, it was improbable that those areas would afterwards be enlarged.

Mr. Risley asked whether biennial corrections would not be of less value from a landlord's point of view in Civil Court suit than annual corrections.

Mr. Stevens thought it was unnecessary to discuss these details at the present time.

The Maharajah of Darbhanga asked that the Lieutenant Governor's remarks might be put on the minutes of the proceedings, and that the zamindars might be favoured with as full an exposition of the views of Government as could conveniently be given.

Mr. Risley said that the Bill and rules would be circulated for criticism and would doubtless form the nucleus of a vast amount of literature and discussion.

Mr. Stevens said that on Thursday he had laid before them, on behalf of Government, the four principles which the Government insisted on as fundamental. The details to be found in the draft Bill and rules and in the Lieutenant Governor's remarks were on a different footing altogether. In reference to these, the Government was not only willing but anxious to obtain advice and

help. It was completely recognised that the gentlemen present were in possession of a practical knowledge of facts which few officers of Government could acquire, and it was highly probable that even those gentlemen themselves could not fully appreciate the interests of other classes not represented at the meeting. He thanked the gentlemen present for their attendance; and on his own behalf he thanked them for making his labours easy by the friendly and courteous manner in which their discussions had been conducted.

The meeting then adjourned.

P. C. Lyon, Secretary.

Enclosure 8, in No. 1.

From *Babu Ram Dhary Sahoy*, Honorary Secretary, Tirhut Landholders' Association, to the Secretary to the Board of Revenue, L. P.; dated Muzaffarpur, the 7th August 1893.

WITH reference to the supply of coolies by zamindars, I am directed to state as follows:—

2. The zamindars are willing to give the services of three coolies at their own cost to accompany each amin that will be deputed to survey their entire and partitioned villages, it, of course, being understood that they will be employed by the amins solely on survey work and for such length of time only as the survey will continue; their employment will be contemporaneous with the continuance of the survey, and it will cease on the evening of the day it is completed. The amins should be directed to give a receipt to each zamindar, specifying the date, time, and the number of coolies that have been placed by him at their disposal. The zamindars should have the option, on receipt of the notice proposed to be given to them by the Survey Office, as to the probable date of the commencement of the work, and the estimated number of days for which the coolies would be required, either to supply coolies or pay in a lump sum of money to the Survey Office sufficient to cover their wages. We consider that Rs. 1-13 per 100 bighas would sufficiently cover them, calculating their wages at Rs. 3 a month. On payment of such sum of money, all responsibilities of the zamindar to provide for coolies shall cease.

3. As regards coparcenary villages, any zamindar giving coolies shall be entitled to recover the amount jointly and severally from the pottidars. I am aware that there is no legal provision to that effect, but consideration might be made for it in the apportionment of costs, and on this subject I shall address you later on.

4. I may add that the advantages of the present offer would only be complete with the co-operation of the amins. As we have every desire to reduce the cost of the survey and meet the wishes of Government, we have made the offer; but as it will go to reduce a considerable amount of the profit which is now being made in the supply of coolies, you must be prepared to face considerable obstacles and opposition from the interested quarter.

5. I am directed to say that His Highness the Maharajah Bahadur of Darbhanga, Raja Rameshwar Singh Bahadur, and Mr. Rott, Manager, Nurhan estate, fully agree with the above.

6. I may add that a large number of zamindars have signed a declaration form undertaking to supply coolies for each amin while the survey is going on, or to pay in their wages to the Survey Office in a lump sum at 3 rupees a month.

Enclosure 9, in No. 1.

SCHEME for maintaining a Record of Rights in Behar, circulated to the Indigo Planters and Behar Landholders' Association, and referred to in the Minutes of the Muzaffarpur Conference.

The following draft scheme for maintaining a record of rights is submitted for criticism. Two points are reserved for further discussion, namely—

(*a*) The legislation necessary and practicable to give a sanction to the scheme and provide the funds;

(*b*) The validity or effect to be attached to the corrections effected in the record from time to time.

The scheme differs in no fundamental particular from the Patwari Bill of 1885, except in regard to—

(*a*) the unit of area;

(*b*) the rank and qualifications of the officers who are to deal with that unit;

(*c*) the information to be recorded.

2. In the scheme which follows, the unit of area is the circle of villages; the circle will contain perhaps 20 villages, instead of the single village. The circle officers will be, not the patwari, but a more highly qualified and better paid Government official, and the information to be recorded will be reduced to the minimum necessary for supplying adequate information as to actual occupation of each field, its area and soil quality, the status of the occupier, conditions of occupation, and the rent and rent-rate payable. The scheme leaves the question of rent-payment to be settled between the tenant and his landlord without any intervention on the part of the executive Government. There will be only one statistical statement maintained, the "jinswar," which is not directly concerned with the relations of landlord and tenant, and which may be said to have more of an administrative than a fiscal aspect.

This plan will not yield that wealth of statistical, fiscal, and general information which a patwari system furnishes in other provinces; but it will be an enormous improvement on the present state of things, and it will effectively safeguard the interests of the cultivator of the soil; it will facilitate the realization of the landlord's rent, and it possesses advantages of its own in the direction of (*a*) economy, (*b*) application to areas, such as Orissa or Chittagong, in which no patwari system exists, and (*c*) susceptibility of effective control by a smaller supervising staff.

3. An effective system of land records involves—

(*a*) field duties;

(*b*) office duties.

The field duties reduced to their simplest expression consist of (*a*) field inspection, (*b*) map amendment, (*c*) khasra correction.

The office duties reduced to their simplest expression, or at all events the simplest expression consistent with our objects, consist of—

(1) Jamabandi.

(2) Jamabandi goshwara.

(3) Milan khasra.

(4) Jinswar.

Perhaps, also, as I have said, No. (4) is not absolutely essential; but it is very desirable and should be included. I append drafts of the statistical forms, with explanations on the reverse when necessary, which, in the system I am developing, would be maintained by the registering officer, or, as I shall call him, the sub- (or circle) kanungo. The forms were prepared under my orders by a Committee of Settlement Officers in the Central Provinces, and the references are to the Central Provinces' Patwari Rules. But alterations may be necessary to suit the circumstances of Bengal.

I proceed to consider what is the smallest staff by which the duties enumerated above can be efficiently discharged.

I am informed by the Director of Land Records, who has on this point consulted Colonel Sandeman, that in Muzaffarpur, Darbhanga, and Saran there are three plots to an acre, while in Champaran and Gaya there are 2½ plots. I shall subsequently indicate a means whereby the number of khasra entries may possibly be reduced; but here I assume that we have to deal with a three-field-to-the-acre country.

4. The work of maintaining the record varies with—

(*a*) the total area of the circle;

(*b*) the cultivated area;

(*c*) the number of khasra entries;

(*d*) the local condition of the tract, *i.e.*, whether changes in fields, boundaries, possession, &c., are numerous or otherwise, and whether assistance is readily given by the proprietors, raiyats, and so forth.

From my own experience of North Behar, not very recent it must be said, and from my recent experience of this sort of work on a grand scale in the Central Provinces, I should say that mutations will occur annually in (say) not less than 5 per cent., nor more than 10 per cent., of the khasra numbers; and that an expert man of the Central Provinces' Revenue Inspector class (pay Rs. 25 per mensem) can verify 250 khasra numbers a day, or 6,250 numbers in a working month of 25 days. That means 37,500 numbers during the open season of six months, or, with three khasra numbers to the acre, say 20 square miles.

5. I have stated above that possibly the number of khasra numbers might be reduced. The smallness of the average field indicates an intention to give to each individual rice or bhadoi plot a separate khasra number. In Rairpur, which is largely a rice country, the rule was that each individual rice plot should be surveyed, but that in khasra writing they might be clubbed together together into one khasra number—provided that (*a*) the plots are held by the same tenant in the same right; (*b*) that the fields were alike in soil and position; and (*c*) that the class of soil was not one on which double cropping was habitually practised. Although the holdings in Raipur consist of isolated plots much scattered, this method of clubbing led to a reduction of about 15 per cent. in the khasra entries. In Behar it will probably not be necessary to take the soil class and position class into account, while fields making up the holdings are perhaps not so scattered. If this be so, a still larger reduction in khasra numbers may be effected. Say that the number is reduced, then the area with which an expert officer of the stamp I have mentioned can deal during the open season will be somewhat increased, though probably not to the extent, or in so large a proportion, as the khasra numbers are reduced by the plan of clubbing plots.

	Sq. Miles.
Muzaffarpur	3,003
Darbhanga	3,665
Saran	2,622
Champaran	3,531
Total	12,821

6. The areas of the four North Behar districts are shown in the margin, but there are, so far as I know, no authentic statistics showing the cultivated area of any Behar district. In these circumstances, perhaps, I may take the estimates of cultivated areas offered in my Report on the Food Supply of Behar (1876) as reasonable approximations. They were in round numbers for—

District.	Cultivated Area.
	Sq. Miles.
Muzaffarpur	2,240
Darbhanga	2,600
Saran	2,360
Champaran	2,250

or

or say, 9,450 square miles of cultivation altogether. This shows three-fourths of the area to be on the average under cultivation and one-fourth waste, which is probably not far from the truth. The average North Behar district has therefore in round numbers, on these calculations, 2,360 square miles of cultivated and 840 square miles of uncultivated area.

7. The maximum number of officers necessary to maintain the record of rights in the cultivated area of such an average district would be 118. The maintenance of the record of the uncultivated land would not be onerous unless much reclamation were going on. Having regard to the possibility of clubbing plots and so reducing the khasra entries, I should say that, for the average Behar district, 120 such officers, I will call them sub-kanungos, ought to suffice. Each sub-kanungo will want a chainman in the open season.

8. Experience in the Central Provinces has shown that it takes about twice as much time to compile the statistical information as it does to complete the field-to-field inspection. No doubt on the system now being explained the statistical information will not be so elaborate as it is in the Central Provinces, still the sub-kanungos will want some clerical help during the recess months. This I propose to give them by employing literate chainmen each on Rs. 10 per mensem.

We have thus worked out a staff for each district of—

	Rs.
120 Sub-kanungos at Rs. 25 - - - -	3,000 per mensem.
120 Chainmen-muharris at Rs. 10 - - -	1,200 „

9. The importance of careful supervision in such a scheme as that under notice cannot be overrated. I would therefore group the sub-kanungos' circles into circuits (of, say, 20 circles), to be placed under a kanungo on Rs. 50 per month, whom I would include in the Subordinate Provincial Service. The entire Land Record Staff of the district I would place under a Sub-Deputy Collector. The following estimate of total cost for an average Behar district is therefore tentatively proposed :—

	Rs.
120 Sub kanungos - - - -	3,000
120 Chainmen-muharrirs - - -	1,200
6 Kanungos - - - - -	300
1 Sub-Deputy Collector - - -	175
	4,675
Pensionary charges at one-fifth -	935
Per mensem - - - -	5,610
Per annum - - - -	67,320
Tour expenses - - -	2,500
Stationery and survey appliances -	1,180
Total - - - -	71,000

As establishments have a tendency to grow, and as it might be found desirable to employ senior officers as District Land Records Deputy Collectors, this estimate might in time be exceeded. But it ought not, I think, to go beyond Rs. 75,000 per annum or thereabouts.

In this first draft I do not enter into the manner on which the sub-kanungos should perform their duties: that will fall for later consideration.

A. P. MacDonnell,
Officiating Lieutenant Governor.

Darjeeling, June 24, 1893.

Enclosure 10, in No. 1.

From *H. H. Risley, Esq.*, C.I.E., Secretary to the Government of Bengal, Revenue Department, to the Secretary to the Government of India, Revenue and Agricultural Department (No. 748 T.—R.); dated Darjeeling, the 6th July 1893.

Since taking over charge of this province from Sir Charles Elliott, the Officiating Lieutenant Governor has paid much attention to the question of the Survey and Settlement of Behar, and I am now to submit, for the consideration and orders of the Government of India, a copy of a Minute which his Honour has recorded on those important subjects.

2. It will be perceived that the chief matter upon which the orders of His Excellency in Council are required is concerned with the maintenance of the record of rights when once it has been correctly prepared. This question is touched upon in your letter No. $\frac{1628}{43}$ of the 1st August 1892, which Sir Charles Elliott did not discuss with Sir Antony MacDonnell. So far as the Officiating Lieutenant Governor understood, Sir Charles Elliott was tending, just before he left India, to adopt the conclusion that the task of maintaining the record was one of very formidable magnitude and difficulty, and that in view of the inadequacy of the executive establishments available for administration and supervision, and of the opposition of the zamindars to the exercise of any control by Government over the patwari under the existing law (Regulation XII. of 1817 and Regulation I. of 1819), it was hopeless to attempt anything of the kind; but it was evident that the Lieutenant-Governor's mind was unsettled on the point. He was, however, entirely opposed to legislation having for its object the reform of the patwari system on the lines of the Bill of 1885, for these reasons—

(*a*) that such legislation had been negatived by the Secretary of State;

(*b*) that a patwari scheme would impose too great a strain on the administration;

(*c*) that it would be unpopular with the zamindars.

There was a fourth reason in certain hopes which Sir Charles Elliott seems to have unofficially held out to the zamindars and planters, that Regulation XII. of 1817 might be entirely repealed, presumably after a sufficient scheme had been made out of maintaining the record by some agency other than that of the patwari.

3. In the enclosed Minute, Sir Antony MacDonell has endeavoured to place the case in its historical and practical aspects fully before the Government of India, and has stated with, it is hoped, adequate clearness what his own views and recommendations are. He is very strongly of the opinion that the record, when once it has been correctly prepared, should be maintained up to date. By the survey and record the landlords will gain substantially not only in that the recovery of existing rents will be materially facilitated and its cost reduced, but by the increase of rents in cases where the survey enables the landlord to prove that the tenant is holding land in excess of the area for which he is paying rent. In a very large proportion of the holdings in Bettiah Raj it is believed that such enhancement will be feasible; and although it is hoped that the manager will not take advantage of the survey to attempt a general raising of rents on this ground, it can hardly be doubted that the fact that he holds this power in reserve will tell in favour of the Raj in any question that may arise between it and its tenants. The presumption in favour of existing rents (created by Section 104, 3) carries with it the consequence that if there be a variation of the rent, it must be in the direction of an enhancement, unless power is given under Section 112 of the Act to reduce rent (a power which it is invidious to exercise if it can be avoided, and for which the Officiating Lieutenant-Governor does not now ask). The experience already acquired in the settlement of wards' and private estates under the Act shows that on an average

average the zamindars may count upon realising a return of from 12 to 15 per cent. on the expenditure incurred. Regarded, therefore, as a mere investment, the making of a survey and record of rights is a source of substantial profit to the landlords. In Behar they will further gain by the stereotyping of *sir* or demesne lands, which play so important a part in the agricultural system of that province, and over which raiyats henceforward will be debarred from acquiring occupancy rights. The planters, who are not solely landlords, and who regard the acquisition of rights in land as merely subsidiary to the cultivation and manufacture of indigo, will find their position enormously strengthened and their initial expenditure reduced by the survey placing on record the exact nature and extent of all proprietary rights; so that in future the planter will know exactly with whom to deal when taking a lease of a village. He will also be enabled, on occasions, to ignore the zamindars and to acquire effective rights for the purpose of cultivating indigo by entering into agreements with the raiyats direct.

4. So far, then, looking at the matter from the raiyat's point of view, it will be seen that for a survey and record which will lead probably to an enhancement of their rents, and certainly to a curtailment of the area within which the rights conferred on them by the Tenancy Act can take effect, the raiyats will have to pay a sum amounting in the aggregate to one-half of the charges imposed upon the land. Clearly they have the strongest equitable claim to some substantial counterbalancing equivalent for proceedings which are likely, or which have a tendency, to produce such results. This equivalent is chiefly to be found in the maintenance of the record of rights, which if it mulcts the raiyats now, will, it must be hoped, give them freedom from illegal demands and adequate protection in the future. Sir Antony MacDonnell does not deny that the survey and record of rights, especially if conducted in the way indicated in paragraph 34 of the Minute, will do some immediate good to the raiyats; and though he regrets that the operations were begun without previous provision being made for maintenance, he thinks they must be prosecuted now. But he does very earnestly urge upon His Excellency in Council that application should be made to the Secretary of State for permission to legislate for a cess of such amount as will enable this Government to create an efficient record establishment such as is detailed in the scheme marked B attached to the Minute. If the Secretary of State declines to accord this permission, then, if the record is to be maintained at all, no means are left except to organise and administer a patwari system in Behar under the old Regulation XII. of 1817 and I. of 1819, either as they stand or with the minimum of amendment that may be found necessary in order to make them workable enactments.

5. The Officiating Lieutenant-Governor is by no means sanguine that a Land Record establishment can be satisfactorily worked under these Regulations, the terms of which are in many respects obscure and indefinite, while the procedure laid down is cumbrous and antiquated. His fear is that it cannot, and that the strong and continuous opposition with which the effort to work it will certainly be met will add enormously to the difficulties which must attach to any scheme based on the Regulation. No record scheme can be satisfactory when the Revenue authorities and the Executive Government have not exclusive and complete control over the appointment and remuneration of the agency by which the scheme has to be carried out. Although the Officiating Lieutenant Governor thinks that, if no other resource is left, an effort should be made to maintain the record under Regulation XII. of 1817, he trusts that this Government may not be placed in what he cannot but regard as a position of very exceptional difficulty and embarrassment, but that power may be conferred upon it to organise by legislation upon modern lines such a local Land Record establishment as may be sufficient for the end in view.

6. If the Government of India can see its way to expressing general approval of the views stated in the Minute, the Officiating Lieutenant Governor will be in a position, when he visits Behar at the end of the current month, to act in pursuance of that approval, and he is not without hope that he may be able to induce the zamindars to accept a compromise and to intimate their readiness to accept Scheme B as set forth in the Appendix to the Minute. For his own part the officiating Lieutenant Governor considers that in the

present circumstances of Behar a land record scheme which concerns itself merely with the permanent facts and conditions of tenancy, leaving the registering of payment of rent to the parties concerned, is all that need be insisted on.

Enclosure 11, in No. 1.

MINUTE on the Survey and Record of Rights in Behar, and on the subsequent Maintenance of the Record, dated 24th June 1893.

The subjects of this paper are perhaps the most difficult and important of any now pending before the Bengal Government. I had the advantage of discussing them with Sir Charles Elliott before he went on leave, and of being placed to some extent in possession of his views on points which are still unsettled. On other points Sir Charles Elliott's opinions are to be readily ascertained from the correspondence. Since taking over charge of the Province, I have given my anxious attention to the question, and have consulted the responsible officials and several unofficial gentlemen on, I think, every phase which it presents. It is now necessary for me to state my provisional opinions on unsettled points, and to indicate the action which should be taken on them, though I retain full liberty to modify my views should I see reason to do so after consultation with the zamindars of Behar on my approaching visit to that Province. But before stating my present opinions, it will be useful to trace as briefly as may be the origin and the successive stages of the development of this question of a survey and record of rights in Behar. This retrospect will throw some light on the measures we should adopt in future.

2. It is unnecessary for my present purpose to go further back than Lord Ripon's administration, when the Government of India addressed to the Secretary of State the important Despatch No. 6 of the 21st March 1882, in which the whole agrarian question in Bengal was summed up, and the outcome of the various enquiries and Commissions that had been appointed to enquire into it set forth and formulated. One of the proposals (head XIII., paragraph 108 of the Despatch) therein made was "to take up the question of introducing throughout Bengal the system of village records and field surveys, commencing with the Patna Division." The Survey and Record of Rights now in progress in Behar are, therefore, immediately due to the initiative of the Marquis of Ripon's administration. But before that time they were among the most urgent recommendations of the Famine Commission, and had been in principle recognized in the time-expired Agrarian Disputes Act VI. (B.C.) of 1876: since then they have been supported by all the most competent officers, who have had to deal with the subject, as the only effective means of improving the condition of the Behar raiyats, whose condition appears to be more depressed than that of any cultivators in the whole of India. I may add that in the area within which the survey and record have been already completed, the peace and security which they have produced are, I understand, very highly appreciated by zamindars and raiyats alike, though as time advances and the record becomes obsolete, it may be doubted whether this gratifying state of things will be adequately maintained.

3. To the Depatch of the 21st March 1882, Lord Hartington, the Secretary of State, replied in his letter No. 54 (Rev.) of 17th August 1882, paragraph 10 of which runs thus—

"As regards head XIII., while fully admitting the advantages which would attend the establishment of village records and accounts, the formation of a record of rights and the introduction of a field survey, I cannot avoid the apprehension that the difficulties of carrying out these measures in those parts of Bengal in which village accounts and accountants, if they ever existed, have long ago entirely disappeared, even from tradition and remembrance, may prove greater than you anticipate. Your present proposal, however, merely contemplates an experimental commencement of the work in the Patna Division of the Province of Behar, where the need for it is, you think, most pressing and the conditions least unfavourable, and to this I will make no objection. I shall be

be glad, however, to receive full reports of the progress of the work, of the expenditure likely to be incurred, of the difficulties which may be encountered, and of the expedients by which they may, in your opinion, be overcome."

4. The Government of Bengal (then administered by Sir Rivers Thompson), whose Revenue Secretary I was at the time and for four years afterwards, was thus confronted with the most important administrative undertaking of a fiscal character since the Permanent Settlement, and it began work by considering, first, what agency, and secondly, what legislation, was necessary to give effect to the policy enjoined on it. Its consideration of the question of agency led to the proposal made in the Bengal letter to the Government of India, No. 309T.—R., dated 1st June 1883, to create a Department of Land Records in Bengal. The Government of India, in forwarding* that proposal to the Secretary of State, made the following remarks, which I quote as being the earliest opinion to which I wish to refer on the subject of the maintenance of the record of rights when once it had been correctly prepared:—

* *See* Despatch No. 13 of 25th September 1883.

"All attempts to obtain trustworthy agricultural statistics or to maintain correct village records of rents and tenures such as are found in other parts of India have failed in Bengal owing to the decline of the patwari and kanungo system. This defect is prominently noticed in the Report of the Famine Commission, and its evil consequences have been brought clearly before us in dealing with the rent question in Bengal. We agree with the Lieutenant-Governor that legislation (on the rent question) itself will not solve the difficulties which have grown up in many parts of the province, and we think that in Behar at least a survey and reorganisation of the patwaris will be necessary when the Rent Bill passes into law. This great undertaking cannot in our opinion be satisfactorily completed without the continuous supervision of a special department; and to avoid unnecessary delay in entering on important measures, we think that steps should be immediately taken to constitute the Department of Land Records. We have ascertained from the Bengal Government that though the measures in contemplation for the above purpose cannot be exactly formulated while the provisions of the Rent Bill are still in some respects unsettled, it hopes to be in a position to legislate on the subject (of patwaris) early next year."

5. The Secretary of State in his letter No. 24, dated 10th April 1884, sanctioned the creation of a Department of Land Records as a provisional arrangement which has since become permanent, and then proceeded to make the following remarks with special reference to the second subject, namely, legislation, to which, as stated in paragraph 4 above, the Government of Bengal had to address itself in order to give effect to Lord Hartington's orders of August 1892:—

"It is impossible to doubt that the results of a general field survey of Bengal and the establishment of detailed village records, if they be found practicable, will be found most beneficial. But the task must be acknowledged to be a gigantic one, whether its difficulty, its cost, and the time it must take be considered, and the opposition which may probably have to be encountered on the part of both landlords and tenants, and I am unable to sanction any step with a view to so great an undertaking until I am furnished with fuller information than that which I at present possess with respect to the methods to be adopted, the expenditure likely to be incurred, and the difficulties which have to be met. These points should not be reported on without the opinion of the Board of Revenue and of the chief administrative officers having been obtained."

6. The question of legislation in amendment of the Patwari Regulation was therefore postponed pending the submission of further information to the Secretary of State, and with a view to procuring such information the Board of Revenue (and administrative officers through the Board) was consulted. I make the following extract from the Board's reply (letter No. 841A., dated 23rd September 1884, to the Government of Bengal):—

"The importance of this question (maintenance of the record of rights) is only equalled by the difficulty of dealing with it—a difficulty so great that some

officers (notably Mr. Wilson, of Midnapore), look upon it as fatal to a proposal of attempting a survey at all. It must be conceded that there is no agency in Behar (Bengal?) to which the duty of maintaining the village records and maps could be committed, and that it will be necessary to create an organisation for the purpose. Throughout the greater part of Behar there are village servants known by the name of patwaris, but they would not, and indeed could not, discharge the duties performed by patwaris in the North-Western Provinces, and the supervising staff, on which the efficiency of the patwaris depends, does not exist at all. The difficulty, however serious it may be, must be faced and surmounted. *The rent bill would lose half its usefulness if it were not supplemented by a survey and record of rights, and the survey would be of no value unless measures were taken to maintain its accuracy from year to year.*"

7. The Honourable Mr. Reynolds, who was then in charge of the Land Revenue Department of the Board of Revenue, concluded his Minute by expressing concurrence in the views* of Sir Charles Bernard that though there might be opposition and difficulty in the way of the proposed survey and record operations, neither would be insurmountable. Fearing, however, that a general settlement of rents might, on a rigid interpretation of the law untempered by equitable considerations, lead to universal enhancements of rent in Behar (where reports went to show that rents were already very high), Mr. Reynolds advised the limitation of the operations to a survey and record of existing rights and rents alone.

* Stated in a Minute, dated 18th February 1884.

8. The Government of Bengal, in forwarding the Board's report to the Government of India (Bengal letter No. 2426T.—R., dated 25th October 1884), expressed the following opinion :—

"While thinking that in 'exceptional circumstances and special areas, as stated by the Honourable Mr. Ilbert† in introducing the Tenancy Bill, we may have to settle rents, the Lieutenant-Governor is quite of the opinion that anything like a general settlement of rents in any district is to be deprecated. He accepts the view that on a survey introduced under the orders of Government, if the record of rights show the existence of exorbitant rents and the raiyats put forward claims for reductions, then only should such claims to have fair rents fixed be entertained."

† "Gazette of India" (Supplement) of 3rd March 1883, page 295.

9. The Government of India (letter No. 996A. of 20th November 1884), in acknowledging the receipt of the Bengal letter and calling for further information, observed—

"It is hardly necessary to remark that the value of the survey and the record of rights will be incommensurate with the cost unless an efficient staff of patwaris and supervisors is organised on the lines suggested in Mr. Reynold's minute. * * * If it be decided to commence operations in 1885 or 1886, and on this point the Governor of India will expect to be advised hereafter by the Government of Bengal, his Excellency the Governor-General in Council trusts that no effort will be spared to obtain at an early date the requisite legal powers to organise the patwari staff, and that the work of organisation will be vigorously prosecuted."

10. In accordance with these instructions, and in fulfilment of the original intention of legislating mentioned in paragraph 4 above, I introduced a Bill into the Bengal Legislative Council to amend the Patwari Regulation XII. of 1817, and I attach to this Minute a copy of my speech on that occasion, as it sets forth in sufficient detail the history and existing condition of the patwari system, and the reasons for its proposed reorganisation.

11. One object of this Bill was to levy the cost of a reformed patwari establishment by a cess on the land which, it was contended, would not amount to more than the people already paid for patwaris under the designation of "neg" or customary fees. The intention was to fund these payments, and from the amount so funded, which would be under official control, to pay the patwari and supervising kanungos. The Secretary of State was not disposed to sanction the imposition of a cess for an object the success of which he regarded

as

as doubtful; and it was with a view to solve his doubts that it was determined to make an experimental survey and record of rights in a selected area. Accordingly, the Patwari Bill was suspended, pending the result of this experimental survey and record of rights, which was begun under the direction of Mr. E. W. Collin in about 500 square miles of the Muzaffarpur district.

12. While this experimental survey was in progress, further correspondence passed between the Government of Bengal, the Government of India, and the Secretary of State, in regard to the latter's instructions to charge the cost of the experimental operations to provincial revenues, and generally in regard to the Patwari Bill, the object of the correspondence on the latter subject being to remove his Lordship's objections to this proposed measure. In this correspondence, the Government of India, supporting the Government of Bengal, said:—

"We need not again point out what has been already admitted by all parties in the correspondence; that an elaborate survey and record of rights are a pure waste of money, unless due provision is made for keeping the information they furnish up to date. * * * * Unless your Lordship should be of opinion that the explanations now given are sufficient to remove the objection entertained by your predecessor to the inclusion in the Patwari Bill of authority to levy a cess for the payment of village accountants, we concur with the Bengal Government that the only course to pursue is to close the cadastral survey at the end of the present season, and to abandon altogether for the present the attempt to obtain an accurate record of the land and of the incidents of its tenure."

13. The efforts of the Government of India were, however, fruitless; the Secretary of State in his letter No. 21, dated 15th July 1886, stated that his objections to the cess were not removed, and he considered that, under the circumstances, "the only course to pursue was to abandon the proposed measure for the present." This decision involved the abandonment of the experimental survey and record, which was accordingly brought to an end after a large area had been cadastrally surveyed, and a record of rights completed in about 80 square miles of that area. No provision was made to maintain this record up to date, and it must now have become somewhat obsolete; but, as observed in paragraph 2 above, it has given much satisfaction to those interested in it.

14. This order of the Secretary of State's closes what may for my present purpose be regarded as the first stage in these proceedings. During this stage it was, to use the words of the Government of India just quoted, admitted by all parties, firstly, "that an elaborate survey and record of rights are a pure waste of money unless due provision is made to keep the information they furnish up to date;" secondly, that the agency necessary to maintain the record should be provided before the survey and record were begun.

15. The second stage of these proceedings is practically an endeavour to carry out, without legislation, the accepted policy in regard to the record of rights in Behar. Legislation on the patwari question having been denied, a change of opinion in regard to its necessity gradually supervened; it being, as the Board observed, a comforting doctrine that what is unattainable is also undesirable. But apart from this natural disposition of practical administrators to adjust measures to circumstances, the change of opinion can, I think, be traced to two distinct sources, one dating from Sir Rivers Thompson's administration, the other from that of his successor, Sir Steuart Bayley. While the experimental survey and record was going on in Behar, the Bengal Government was also considering the desirability of introducing surveys and record of rights into certain estates managed by the Court of Wards; and in these estates, being limited areas (in some of which, moreover, acute disputes regarding rent actually existed), the Bengal Government did not attach the same importance to the maintenance of the record as it did in the case of a whole district and much more a whole province, when the object was not only to allay existing acute disputes, but also to make lasting provision for the prevention of disputes in the future and for the settlement of a basis of agrarian prosperity. This policy and view of the application of Section 101 of the Tenancy Act in

regard to Wards' estates was set forth in the Bengal letter No. 2419-913 L.R., of 1st December 1886, and there is no doubt that once started it obtained a hold over the spirit of the administration, and an extension which was not at first intended.

16. This result was helped by the report which Mr. Collin in 1887 submitted of his experimental survey operations, and this report is the second source to which I trace the change of opinion referred to in the preceding paragraph. Mr. Collin, who is an officer of ability and judgment, there said, and his words, which are the outcome of practical experience, afford a striking confirmation of the wisdom of the policy of survey and record of rights embodied in Chapter X. of the Tenancy Act:—

"Some such measure as survey and record of rights is absolutely necessary if the rights of the raiyats are not to be entirely confiscated, and if a system by which they have been hitherto deprived of more than half of their legitimate share of the profits of their land is not to be perpetuated."

And again—

"The main point is to ascertain the existing rent and certify it to the raiyat. * * I believe it is a sufficient protection to the raiyat to ascertain and certify his rent to him. The danger lies in his ignorance of his rental."

Mr. Collin, it will be seen, supports the view urged by Mr. Reynolds and Sir Charles Bernard, as stated in paragraph 7 of this Minute, a view in which I entirely concur, as to the desirability of not interfering with rents whenever interference can be avoided.

17. Mr. Collin advocated a survey and record of existing rights as good and necessary in itself and worth the cost, even if not afterwards maintained. He did not, indeed, undervalue the great advantage of maintaining the record; but he had no faith in any system of maintenance by unreformed patwaris, and he thought with Mr. Finucane (*see* paragraph 26 below), that something might be done by making zamindars file returns and checking these by Government agency. Even this way of looking at the matter was not followed by Mr. Norman, then Collector of Muzaffarpur, who, in forwarding Mr. Collin's report, not only denied the possibility of maintaining the record by means of patwaris or zamindars, but went the length of affirming that its maintenance would be of no use or advantage.

18. On this report and these recommendations the Board, having been consulted, replied* as follows:—

* Letter No. 608A., of 15th June 1888.

"The Board cannot console themselves with the acceptance of Mr. Norman's opinion that it matters very little whether the record is maintained or not. On the contrary, they are firmly persuaded that the record will year by year become of less and less value unless adequate measures be taken to ensure its periodical examination and correction, so as to bring it into accordance with the state of things actually existing at the time. The Board would greatly regret to see these registers,† on which a large sum of public money has been spent, and which are described by the Commissioners as excellent and well-arranged, gradually becoming 'waste paper' for want of supervision and correction. * * But in a permanently-settled area, such as is now under consideration, the Board are reluctantly compelled to say that the existing law leaves the Government practically without any resource. It is hopeless to expect that the record can be maintained by the agency either of patwaris (unreformed) or zamindars. The feeling which has prompted Messrs. Finucane and Collin to urge the adoption of some measures which will give a permanent value to the work in which they have taken so much interest, and which they have accomplished so well, has the entire sympathy of the Board. But the Board would be wanting in their duty if they failed to represent that Government has practically before it only the alternatives of abandoning all measures for the proper maintenance of the records of the Muzaffarpur survey, or of invoking the aid of the Legislature for the establishment of an efficient system of patwaris and kanungos."

† Of Mr. Collin's survey.

Thus

Thus it will be seen that the Board of Revenue adhered to the principles of what I have called the first stage of the proceedings, while the Government had begun to vacillate.

19. The Board's views did not commend themselves to his Honour Sir Steuart Bayley, who, in submitting Mr. Collin's report on the experimental survey to the Government of India, had supported the proposal to extend to the rest of Behar a survey and record, even if it were not afterwards to be maintained. And the Government of India, in its letter, No. 433 R.—39—2, of 16th June 1888, agreeing with the Bengal Government, said:—

"In view of the facts brought out, the arguments urged against a survey and record until an agency was made to maintain it lose some of their force. That the full benefits of a record of rights cannot be secured unless it is continuously maintained is obvious; and the Government of India is not without hope that a solution of the difficulty will be found in the inquiries in progress. But even were it otherwise, his Excellency in Council is forced by the recent experiment to the conviction that a survey would be justified by the unquestionable advantages it would confer in determining existing tenures and rents in a manner which could be asserted and maintained under the Tenancy Act.

"Holding these views, and apart from the financial cost of the operations, his Excellency the Governor General in Council entirely concurs in the opinion of his Honour the Lieutenant Governor that the experimental survey has been a success, and that it is desirable to extend the measure to other tracts where uncertainty as to existing rents prevails."

20. The correspondence was submitted to the Secretary of State, who, in his letter, No. 66, of 16th August 1888, said:—

"I observe you incline to the opinion that, even if the continuous maintenance of the village record cannot be fully secured, still an accurate record of existing facts would be of great advantage as affording a basis on which a better state of things might grow up under the Tenancy Act. * * * * If the work is to be undertaken in other localities, the cost of *and subsequent maintenance of the village record* must be kept within the narrowest possible limits of cost, *as the expenses will have to be defrayed by the classes and localities concerned.*"

I invite particular attention to the words I have italicised, as they seem to indicate the possibility that the prohibition against legislation on the patwari question may be reconsidered by the Secretary of State. For the rest his Lordship adopted an attitude of benevolent neutrality and watchfulness, as regards the new departure, rather than of active approval; but he gave the Government of India a free hand.

21. Thus the Governments of Bengal and India, gradually abandoning the doctrine that a survey without subsequent maintenance of the record was a waste of money and useless, came to think that a survey and record without subsequent maintenance is useful, and worth the cost. The reasons for this change were:—

(*a*) The strong necessity that existed, and still exists, for supplementing, in the interests of the depressed tenantry of Behar, the operation of the Tenancy Act by a record of tenants' rights of status.

(*b*) The Secretary of State's opposition to legislation on the patwari question.

22. But, while deciding on a survey and record even without provision for subsequent maintenance, the Governments of Bengal and India and the Secretary of State have not ceased to insist on the desirability and importance of maintaining the record up to date, and the later communications from the Government of India, especially the letter, No. 1628—43, of the 1st August 1892 (which I had no opportunity of discussing with Sir Charles Elliott), indicate a marked urgency of desire that provision should be made for maintaining the record when once it has been correctly prepared.

23. In all this I entirely agree. It is true that my position in regard to this question, before I left the Bengal Government in 1886, had been not only that the record should be maintained when framed for a large tract of country, but that it should not be begun till provision for its maintenance had been made.

On these points my opinion has undergone no change; and, undoubtedly, I should be glad if the Secretary of State were again approached with a view to our taking power by legislation to raise as much money as will enable us to maintain the record, if not by patwaris then in the way I shall presently indicate, which involves the minimum of interference between landlord and tenant. In this way I clearly see my road to the effective maintenance of the record without any trouble, and at a cost to the zamindars and raiyats which would be trifling compared to the immense benefits which both would reap from such a measure. I have suggested in paragraph 20 above that his Lordship might possibly be now willing to consider the fresh representations in regard to legislation which I trust the Governor General in Council will permit us to make. But in any case his Excellency in Council may rely on me to give effect to the policy he has been pleased to sanction.

24. In a subsequent portion of this Minute I shall consider the procedure for making the record, the agency for making it, and the cost. Here I wish to dispose, so far as possible, of the question of maintenance, and to state the measures I propose to take to that end. In June 1892 Sir Charles Elliott, addressing the Board of Revenue, proposed a scheme for maintaining the record, which depended for its efficacy on the raiyats and others reporting to a registering officer all the changes in their holdings which might occur from time to time. I have carefully examined that scheme in the light of my own knowledge of Behar, and of recent experience acquired in the Central Provinces, where survey and record operations are now in progress on a larger scale than elsewhere in India. My conclusions were, that the scheme would not give the information which the Lieutenant Governor wanted, and that, even if it did, the information would be inadequate for the purposes of an effective record. The local criticisms on the scheme were of a similarly unfavourable character, and Sir Charles Elliott himself, being now satisfied that the scheme would not work, has agreed to abandon it.

25. Sir Charles Elliott's idea was to have a self-acting or automatic and self-supporting scheme, not resting on local inquiries or on the maintenance of the village map. He hoped that the people, rent-payers and rent-receivers, would, by the operation of certain sanctions explained in the letter, be induced to report mutations, and would, by various fees, pay for the recording establishments. But it may be taken as an axiom that no system of maintenance is of use which does not rest on the bases of village inspection, map amendment, and *khasra* corrections on the spot. It is also doubtful whether, as khasra corrections will probably not annually be more than about 5 per cent. of the entries, the fees levied from the persons served, *i.e.*, whose record is corrected, would pay for the correcting establishment, unless they were pitched high. To levy much fees would be contrary to practice in other provinces, and no doubt unpopular. It follows, with certainty, that no self-acting agency would be effective, and with probability, that an effective record agency must be paid for from some other source than fees charged for the special services rendered.

26. In 1885 the Director of Land Records in Bengal prepared a scheme, which I understand the Behar zamindars, believing legislation to be imminent, accepted* subject to certain conditions. This scheme is given in Appendix A., and has some points in common with the proposals made by Sir Charles Elliott, while it differs from these (*inter alia*) in requiring new legislation for the imposition of a special cess. It was, however, disapproved by the Board and by the Government of Bengal, for the reasons expressed in the following extract from the Bengal letter to the Board of Revenue of the 9th January 1886:—

* See enclosure to the Director of Land Records' letter to the Board, No. 767, dated 19th November 1885.

"In reply, I am to say that the Lieutenant Governor, having perused your letter and the careful report prepared by Mr. Finucane, comes to the same conclusion upon the question as that at which the Board have arrived.

"Sir Rivers Thompson is unable to accept the proposals which have been made, and to which Mr. Finucane has given his support, that the present staff of patwaris are to be henceforth regarded as zamindari servants paid from the cesses now levied on their account, nor that, in his record of rights and of payments, the patwari shall depend for his information upon returns and accounts

accounts furnished to him by the zamindar, and that he should confine himself to ascertaining how far these accounts agree with what the raiyats admit to be correct. To define the duties of a patwari in such terms would, the Lieutenant Governor considers, be fatal to the maintenance in the villages of an accurate and effective record of rights. Furthermore, it must be made clear that no cess whatever shall be levied from the raiyats for payment of patwaris except that which is realisable under the Bill.

"The patwari's work should, in Sir Rivers Thompson's opinion, represent the results of his own personal observation and inspection, and should not entirely depend on its operation upon the information which the zamindar supplies to him. A system under which the patwari makes his original record entirely depend upon returns and accounts periodically given to him by the zamindar must lead to conflict and controversy.

"It is not necessary that any rule should be made that all payments of rent must be made in the presence of the patwari; but, in the work connected with the maintenance of the record of rights, measures should be adopted to make the patwari's action, as far as possible, independent."

These objections appear to me now, as they did in 1885, to be fatal to such a scheme; but I understand that Mr. Finucane has since represented that his proposals were not fully understood at the time, and that they are not really open to the objections stated. This may be a matter for subsequent consideration; but in any case, if as a last resource we are compelled to look to the patwari of Regulation XII. of 1817 for the maintenance of the record, then we must deal direct with the patwari himself, and control him in the actual preparation of the village papers.

27. I am well aware that the great zamindars and landlords of Behar are opposed to an enforcement of Government control over the patwaris under Regulation XII. of 1817. Herein I confess to having some sympathy with them, and I do not propose to employ the patwari of Regulation XII. of 1817 for the purpose of maintaining the record, except as a last resource. But I attach such extreme importance to the maintenance of the record that, failing other means, I should endeavour to work through that Regulation. I am, however, anxious to meet the wishes of the Behar landlords, many of whom are my personal friends, and for all of whom I entertain a strong liking; and I have therefore framed a scheme which is marked B. in the enclosures to this Minute. That scheme dispenses with the patwari altogether, or rather substitutes for him an officer on higher pay and of superior status, whose functions would correspond more closely to those of the kanungo under the Emperor Akbar's land system, as I explained in introducing the Bill of 1885 into the Bengal Legislative Council. The sub-kanungo of Scheme B. would, like the original kanungo established or recognised by Raja Todar Mal, be the servant of Government alone, and would be in no way subordinate to the zamindar. This follows from the fact that the scheme, broadly speaking, limits the maintenance of the record to the facts of occupation, status, and rent payable; leaving the question whether in any case the rent has or has not been actually paid to be settled between the raiyat and his landlord, without any interference on the part of the Executive Government. This is the minimum of maintenance on which Government must insist in the interest of the raiyats; and I am, subject to the orders of the Governor General in Council, willing to abide by it for the sake of concord and compromise with my Behar friends. This scheme will cost about Rs. 70,000 per district annually, but where is that sum to come from if we do not legislate? Only a very small portion could be supplied by copying fees and such like miscellaneous income, and it would not be fair to the general public to pay the entire sum from provincial revenues, even if these revenues were able to afford it, which they are not. The bulk of the money must come, if it is to be raised at all, from the people interested, "from the classes and localities concerned," as the Secretary of State said in his letter, No. 66, of 16th August 1888, already referred to in paragraph 20 above. That the money would be cheaply and well spent, I have no doubt at all; for with such a record as I contemplate we should attain what we have been striving for since the permanent settlement, a sufficient knowledge of the facts of each holding and estate

* Not printed in this Return as an Appendix to the Minute, but of pp. 107–120, *infra*.

estate, whereby agrarian disputes would be reduced to a minimum, such disputes as occurred would be susceptible of easy and speedy decision, and, for the first time within a century, a real and lasting foundation would be laid for the agricultural prosperity of Behar.

28. If the Behar zamindars reject the scheme which, in my anxiety to meet their objections, I propose, and if, moreover, the Secretary of State maintains his veto on the imposition of a cess for maintaining the record, then, undoubtedly, there are only two courses before us: to abandon all attempts to maintain the record, and prepare for ourselves, 10 or 15 years hence, the same chaotic state of things as we now find in existence; or to see what can be done under Regulation XII. of 1817. Having already stated that I regard the maintenance of the record as of extreme importance, it will be understood why I shrink from the former alternative. I am well aware of the difficulties in the way of working the patwari of Regulation XII. of 1817, difficulties which I myself and abler revenue officers have thought insurmountable. But an actual experiment has never yet been made in such circumstances as we are by our survey and record calling into existence. And it may possibly be that practice may falsify our theory, and show us how, by some slight alterations in the regulation, consistent with its principles, means may be found to make it a more effective instrument in our hands. At all events I cannot entertain any proposals—some have, I understand, been made—to repeal Regulation XII. of 1817, and so abolish the slight control Government now has over the registered patwari, except on the condition of the provision of an efficient substitute, such a substitute, for instance, as would enable us to work Scheme B. in the Appendix.

29. And this, I understand, was the attitude adopted by my predecessor up to the eve of his departure. It is true, I believe, that Sir Charles Elliott contemplated the abolition of the Patwari Regulation (XII. of 1817) when an effective scheme for maintaining the record had been provided. But the hopelessness of devising a scheme which should not involve the imposition of a cess, and yet be independent of Regulation XII. of 1817, had apparently come home to him, for in the seventh paragraph of the Resolution on the Survey and Settlement Reports for 1891-92, which was recorded by him on the day before he made over charge of these provinces to me, I find the following expression of his views on the subject of the training of local agency for the purpose of executing and maintaining surveys and records of rights:—

"Another satisfactory feature of the year's work is the progress made in training local men in survey work. The employment of local agency on survey and settlements not only materially reduces the cost, but provides an efficient means of maintaining the maps and records when the work is complete. During the season under notice the following local establishments were put through a course of instruction and will be utilised as far as possible:—

"In the Champaran district, 181 patwaris and their relatives.

"In the Muzaffarpur district, 270 patwaris and their relatives and other local men (80 more were under training).

"In Tippera, 300 local men (Bengalis).

"In the coparcenary villages in Behar, it is possible that some difficulty may be experienced in arranging for a patwari or other resident of the village to do the survey and record writing, but it is hoped that this difficulty may not be insurmountable. Section 5 of Regulation I. of 1819 empowers the Collector, with the approval of the Board of Revenue, to appoint patwaris in such villages with or without reference to the proprietors, and if it is found that the latter cannot agree among themselves to nominate a joint patwari, it may be necessary to take action under this section."

This paragraph, it will be observed, refers to the questions of reducing the cost of the Behar survey and maintaining the record hereafter, and it distinctly contemplates the employment of the patwari not merely to make the survey in the first instance, but also to maintain it when made. The injunction to have recourse to Section 5 of Regulation I. of 1819 in order to provide patwaris in those villages where, owing to the number of joint proprietors, no registered patwari has at present been appointed leaves no doubt on the point that the patwari to be so employed is the statutory patwari, *i.e.*, the patwari appointed by the Collector under the Regulations.

I am

I am aware from my conversations with Sir Charles Elliott that he did not wish to force the inclinations of Behar landlords in connection with the employment of the Regulation Patwari to maintain the record. Neither do I; but if I am driven to it, if I have to choose between abandoning the attempt to maintain the record, and endeavouring to maintain it through Regulation XII. of 1817, then I shall decide on the latter course, though I shall do this with reluctance.

30. This conclusion to which I have come, to work under the Regulation XII. of 1817, if I am precluded from working outside it, confirms a decision which, on the independent ground of economy in survey expenditure, I have already taken, while it links up and harmonises, so far as may be, our present policy and practice with the policy which, as stated in paragraph 14 above, was approved in the earlier stage of these proceedings. The decision is to take up in earnest the registration of patwaris under the Regulation (this was begun in 1876 and carried some length in Behar), and to employ none but registered patwaris (or, failing them, amins) on the survey and record operations now in progress. I do not conceal from myself the probability that this endeavour to procure registered patwaris even for survey work will be met with opposition by Behar zamindars. They will probably think it is the thin edge of the wedge, and that having got patwaris registered for survey work, I shall retain them for the maintenance of the record. Undoubtedly I shall retain them if I am driven to maintain the record under Regulation XII. of 1817; but that is not my primary object in getting them registered. My direct and primary object is to reduce the expenditure on the survey, which is now very considerable, and admits of great reduction by the employment of the registered patwari in his customary and statutory duty of surveying his village*. If the zamindars agree to a scheme of maintenance outside Regulation XII., I shall, after the survey is over, see what I can do to assist them in procuring the repeal of Regulation XII. of 1817, and thus cut the patwari loose from all official control and supervision. If then I had a free hand in this matter, and time were no object, I should, in the interests of economy (and of the future maintenance of the record if we must act under Regulation XII., 1817), be disposed to suspend the survey and record operations until the patwaris had all been registered and trained to survey. But I apprehend that the obligation to carry on the work from the point at which I find it leaves me no choice but to work through amins, when registered and trained patwaris are not forthcoming.

* I may add (to meet the Board of Revenue's reasonable wishes) that, although the registered patwari is bound to survey his village as part of his statutory duties and without further payment, it may be well, as he is not always well paid, to give him a special allowance as a reward for good work.

31. And this brings me to a very important matter indeed. I find that in some places Colonel Sandeman has been making the survey and record through so-called patwaris who are not registered, and are in point of fact zamindari servants pure and simple, paid by the zamindar, and merely temporarily lent by them to the survey authorities. Over these men no effective control can be exercised. They work or leave off working just as they please, and if detected in making false measurements or false entries there is no means of adequately punishing them. The Board of Revenue and the Director of Land Records are strongly opposed to this system; the Settlement Officer has objected to it; and the Superintendent of Surveys, Colonel Sandeman, is himself dissatisfied with it. Certainly I consider it open to the very gravest objections. As the Board of Revenue observe, "it cannot be forgotten that one of the main objects of the Behar Survey and Settlement was the protection of the raiyats, and the Board consider that the experiment of having a large part of the work done by the servants of the very party against whom, if any one, the raiyats require protection, must be attended with some hazard." Manifestly no real trustworthiness can attach to records prepared by the servants of one of the parties concerned. To obviate this formidable objection, Colonel Sandeman has been employing muharrirs to check the entries made by the zamindari patwaris. But this double agency adds largely to the cost of the record, and who that knows Behar can think that after all this is a real check? The record must be prepared under conditions which shall relieve it, so far as we can guarantee, from any suspicion of one-sidedness; and to this end I have decided that mere zamindari servants shall, on no account, be

employed in surveying and preparing the record of the raiyats' holdings. It will no doubt be urged that as the patwari registered under the Regulation is also under the zamindar's control to some extent, the objections to the employment of unregistered patwaris apply also to him. But it cannot be contended that the position of the Government is the same in regard to the registered as to the unregistered man. We hold a strong position in regard to the registered patwari; he is a Government servant; we can dismiss him and we can criminally prosecute him for making a false entry. We have no such hold as this over a private patwari, who is merely lent to us, and whom we do not pay. The position is explained in the following extract from a letter which I have caused to be addressed to an influential gentleman in Bihar, who has taken exception to my orders, directing the employment of registered patwaris alone, and, failing them, professional amins. The letter refers to an important opinion given by the Advocate General as to the obligation the registered patwari is under to survey his village by order of the Collector:—

"The Officiating Lieutenant-Governor has received your letter of the 9th instant, referring to the employment of patwaris on the Behar Survey, and is glad that you have written to him on the subject.

"The matter stands thus. On going through the papers connected with the Behar Settlement, and on hearing what influential gentlemen in Calcutta had to say regarding it, it appeared to Sir Anthony MacDonnell that there were two aspects of the proceedings which needed special attention—(*a*) the expense, (*b*) the absence of an effective plan for maintaining the record when completed.

"The latter aspect of the question is now engaging His Honour's attention, and he trusts to have an opportunity of consulting you and Behar zamindars generally on it when he visits Muzaffarpur next month. On the former aspect of the case, it seemed to His Honour eminently desirable that something should be done to reduce the cost of the survey. The cost of survey and 'khanapuri' is now very considerable, and the tendency is to further increase. On inquiry Sir Anthony MacDonnell found that the survey was being chiefly carried on by amins (to whose employment objections have been raised apart from the matter of cost). The belief was entertained that the Collector could not legally require patwaris to measure their villages. To test the accuracy of that belief, which the Officiating Lieutenant-Governor personally doubted, the question was referred to the Law Officers of the Crown. The Advocate-General has now advised Government (and the Board of Revenue accepts the opinion) that patwaris can be required under the usual sanction to survey their villages as part of their statutory duties.

"But the patwaris over whom the Government can exercise this measure of legal control are the registered patwaris alone, that is to say, the patwaris whom the Collector, usually on the zamindar's nomination, recognises for each mahal or village. Over the unregistered patwaris, who are merely the private servants of the landlords, the collector can exercise no control.

"You will, His Honour is sure, recognise that it is most undesirable that the survey should be made and the record prepared by a private servant of one party concerned, or by any one over whom the Settlement Officers have no adequate control.

"If Behar zamindars and planters assist the Government in this matter, by registering their patwaris where none have yet been nominated and registered, and thus gratuitously procuring for them the requisite status, then the Lieutenant-Governor has no doubt that the cost of the survey and initial record operation will be very greatly reduced, while the efficiency of the patwari as a village servant will be immensely increased by the experience and training in survey he will gratuitously receive. By this means it is not impossible that the cost may be reduced under one-half the present figure. This would be an enormous gain to landlords, tenants and all concerned. But if landlords and others do not help in this matter by coming forward and nominating their patwaris, so as to enable the survey authorities to work through registered patwaris, then, if the operations are to be successfully prosecuted, the Government has no resource left but to work through amins. (Of course the survey authorities will continue to work through amins until the registered patwaris are ready to take the amins' place.) In this alternative the objection based on the expensiveness of the survey, &c., will not lie at the door of the Government, but at the doors of those who, being under a legal obligation to nominate

patwaris,

patwaris, abstain from doing this, and thereby impede the adoption of a procedure whereby the cost can be substantially reduced."

On this part of the subject, then, what we have to do is—

For purposes of survey—

(*a*) To make out a list of the villiages in which survey operations have begun or are contemplated.

(*b*) To forward that list to the Collectors of the districts concerned, and ask them to take immediate steps under the Patwari Regulation to have patwaris registered for these villages. In the case of coparcenary villages, to which class most villages in Muzaffarpur are understood to belong, it may be necessary, as was observed by Sir Charles Elliott in the Resolution quoted above, to take action under Section 5 of Regulation I of 1819.

(*c*) To train the patwaris so registered, if they need training, to survey.

(*d*) To employ the registered and trained patwaris in the survey and record operations instead of amins. Until the patwari is ready to take the professional amin's place, the latter must be kept on.

For purposes of subsequent maintenance of the Record, if we must act under Regulation XII., 1817—

(*e*) To request the Board to direct that the recording establishments shall for each village carefully enter the nature and amount of all and every payment customarily made by (*a*) rent-payers, (*b*) rent-receivers to, or for the services of, patwaris.

(*f*) To request the Board to prepare and submit a scheme for maintaining the record through the agency (i) of the registered patwari, and (ii) of such supervising staff of kanungos and Revenue officers as may be necessary. An estimate of the cost of this supervising establishment must be submitted at the same time. How it is to be provided will be a matter for subsequent consideration.

(*g*) To request the Board to consider, in communication with the Law officers, whether, having regard to the terms of Sections XVIII. and XX. of Regulation XII. of 1817, the Government has the power (*a*) of determining what the patwaris' salary shall be; (*b*) of laying down by whom and in what proportion it shall be paid, and (*c*) of requiring the parties, who are directed to pay such salary, to deposit it in a Government treasury in the manner contemplated in Rule XXI. of the Board's Rules regarding patwaris in Bihar (Section XIV., Revenue Officers' Manual, 1888).

(*h*) To request the Board generally to consider whether Regulation XII. of 1817 is susceptible of any modifications (and if so what modifications) not inconsistent with its principles, whereby it may be made a more efficient instrument for maintaining the record of rights.

33. I now pass on to the consideration of the actual procedure of recording rights, and the cost of survey which is being incurred. With the method of survey I need not concern myself, though I shall later on make a few remarks regarding the subordinate agency and the establishment of permanent survey marks. The notifications that have hitherto been issued run as follows:—

"Under the powers conferred on him by Section 101(1) of the Bengal Tenancy Act VIII. of 1885, and with the previous sanction of the Governor General in Council, the Lieutenant Governor is pleased to order that a survey shall be made and record of rights prepared in respect to all lands included within the external boundaries of pargana in the district of .

The particulars to be recorded in the survey and record of rights shall be the following:—

The name of each proprietor, with the character and extent of his interests.

The situation, quantity, and boundaries of proprietors' private lands, as defined in Chapter XI. of the Act.

The name of each tenant.

The class to which he belongs, that is to say, whether he is a tenure-holder, raiyat holding at fixed rates, occupancy raiyat, non-occupancy raiyat or under-raiyat, and if he is a tenure-holder, whether he is a permanent tenure-holder or not, and whether his rent is liable to enhancement during the continuance of his tenure.

The situation, quantity, and boundaries of the land held by him.

The name of his landlord.

The rent payable.

The mode in which that rent has been fixed, whether by contract, by order of a court, or otherwise.

If the rent is a gradually increasing rent, the time at which, and the steps by which, it increases.

The special conditions and incidents, if any, of the tenancy."

34. This form of notification seems to me to be appropriate, and it should be continued. It will be noticed that it requires merely a record of existing facts, not a settlement of rents: and herein it agrees with the views held by the Board of Revenue in 1884 and by Mr. Collin in 1887, as stated in paragraphs 7 and 16 above. If either landlord or tenant applies for a settlement of rent, then under Section 104(2) of the Tenancy Act the Revenue Officer is bound to settle the rent, but he should not attempt to settle rents in any other case. It has been, I understand, contended by a gentleman in Behar, whose opinion must always carry weight with me, that the initial words of Section 104(2) impose on the Revenue officer the duty of settling rent of his own motion "when it appears that a tenant is holding land in excess of or less than that for which he is paying rent." But in the first place the Act does not afford any rule or criterion by which the Revenue officer is to be guided in determining the area for which rent has been previously paid, unless it can be said that Section 52(2) of the Act affords such a rule. And secondly, the contention here referred to amounts to saying that the Revenue officer is bound to take judicial notice of the landlord's measurement papers, a proposition which is on the face of it inadmissible.* It is clear, moreover, that this section deals with matters essentially for judicial decision, and I think, therefore, it will be prudent for Revenue officers not to attempt to settle rents, except on the application of either the landlord or the tenant. I am very indisposed to adopt any course which may have the effect of enhancing, through revenue officers, rents in Behar, where, if the fullest inquiries are to be trusted, rents are often too high. I am anxious to leave the question of fixing fair rents to the civil courts, in which, carefully controlled as they are by the honourable judges of the High Court, I have confidence; but if the settlement officers are compelled by a judicial interpretation of Section 104 (2) of the Tenancy Act to consider *suo motu* the question of rent enhancement on the ground of excessive area, then I shall probably apply to the Governor-General in Council for the general power under Section 112 of the Act to reduce rents which are unfair and inequitable (a power not conferable on the civil courts). Thus a settlement which shall not be one-sided, but fair to all parties concerned, may be made.

* On this point see the very important decision of the High Court, dated 30th May 1892. Gouree Patro *versus* Manager, Burdwan Raj Estate.

35. When the facts of the holdings, &c., have been recorded, an extract of the record (*parcha*) should invariably be furnished to each tenant. I attach the highest importance to this. It is essential that the tenant should be in a position to know, before attestation, what has been entered regarding his holding, in order that at attestation he may, if necessary, object to any wrong entry. It is essential that people should not be taken by surprise, but that they should have ample time to consider the proposed entries affecting them before they became final.

36. Attestation is, so far as the raiyat is concerned, the most important link in the chain, and I must insist on the entries of area, rental and status made in the record of rights being attested with special care by a Revenue officer of gazetted rank. I must absolutely prohibit attestation of such entries by muharrirs or by any subordinate officers whatever. A sub-deputy collector is the lowest grade officer whom I would entrust with the duty, and the sub-deputies so entrusted should be picked men. If we are to make a record, no pains

pains should be spared to make it an authentic statement of the facts. I should say that in an area where the disputes about existing rents and status are few, a competent officer should be able to attest the *khatians* for from 250 to 300 tenants in a working day.

37. The cost of the operations is at present high, and if we are not able to use registered patwaris for survey and khasra writing, I fear it will tend to increase. So far as I can gather at present, the—

	Rs.	
Traverse survey costs - - - - - -	40	per sq. mile.
Cadastral survey and "khanapuri" (estimated) -	170	,,
Attestation, publication and settlement (estimated)	160	,,
Total - - -	370	

The ways in which this cost can be reduced are (*a*) employment of patwaris instead of amins, on their customary and statutory duty of surveying, (*b*) invoking the voluntary assistance of the raiyats and others interested in the measurement of their own fields, (*c*) making no settlements of rents unless required to do so by landlord or tenant, (*d*) employing as few muharrirs as possible to write *parchas* and help in making the "khanapuri." The reduction of expenditure depends so much on attention to details that I can give no more precise indications as to sources of possible economies; but the expenditure is so much higher than I was accustomed to in the Central Provinces, that I have, with the permission of the Government of India and the consent of the Chief Commissioner of Central Provinces, decided to arrange for the deputation of the Officiating Commissioner of Settlements, Mr. Carey, and a selected Settlement Officer, to consult with Colonel Sandeman, and Mr. Macpherson on the whole question of expenditure, which depends to a very great extent on a careful consideration of a multitude of details and their relative adjustments.

38. In the matter of survey marks, I would say that the fewer permanent marks we have the better. They are a great trouble and expense to examine and maintain. I would have no marks except on triple junction points, unless a flag raised at one such point cannot be seen from the next adjacent point. In that case, an intermediate mark is necessary. I understand Colonel Sandeman agrees to this.

39. In addition to prosecuting operations in the parganas in the Hajipur sub-division of Muzzaffarpur and in the tappas of the Bettiah sub-division of Champaran already under survey, it is proposed next season to begin work in two areas of 500 square miles each in Muzzaffarpur, in one area of similar extent in Saran, in one area of similar extent in Champaran, and in 500 square miles of the Tikari Ward's estate in Gaya. The Saran area belongs to the Maharaja of Hutwa, and the Champaran area belongs in great part to the Bettiah Estate, managed by Mr. Gibbon. If the Maharaja of Hutwa and Mr. Gibbon give assistance, there ought to be no difficulty at all in registering patwaris in these areas and subsequently training them. The amins would then be got rid of and the expenses of survey probably reduced by one-half. In the Tikari Estate in Gaya, which is under the Court of Wards, there will be no difficulty. In other estates the rapid and smooth progress of operations cannot be so certainly counted on, the Behar zamindars being, as I have said, jealous of the exercise by the Government of control over patwaris, and anxious that the latter should become zamindari servants absolutely. It is said that the Behar patwari is wholly untrustworthy, and I myself have not painted him in very flattering colours. But the patwaris in other provinces were probably as bad before they were taken well in hand, and there have been cases in which the denunciations of even the Behar patwari were due to his not being as pliant an instrument as the denouncer wished. At all events the patwari, be his character what it may, is at the present moment a power in Behar: and if the zamindars refuse to meet us in some such way as that indicated in paragraph 27, it will be for us to see, before throwing up the sponge, whether we cannot make him a power for good instead of for evil.

 40. I have

40. I have forwarded this Minute to the Board of Revenue for any remarks they might wish to offer; and I annex their observations on it.* I am gratified to find that both members are in complete accord with the opinions I have expressed.

(signed) *A. P. MacDonnell,*
Officiating Lieutenant Governor.

Darjeeling, 24 June 1893.

Enclosure 12, in No. 1.

APPENDIX A.

OUTLINES of Mr. Finucane's Scheme referred to in paragraph 26 of the Minute for provision of Establishment for Maintenance of Records of Survey and Record of Rights and of Village Accounts.

1. A Government servant to be appointed for each circle or number of villages containing an area with about 16,000 rupees rental, which in Behar would cover about 10 square miles.

2. This officer to be called munserim patwari, to receive a salary of from Rs. 15 to Rs. 20 a month, to possess the attainments of an amin or the like qualifications.

3. The duties of the munserim Government patwari would be—

(*a*) to receive from the zamindars at stated times a statement showing the changes to be made year by year in the survey records. This would practically be the khasra re-written for plots in which any change in occupancy occurred;

(*b*) to receive from the zamindar a jama-wasil-baki or other account showing the realisation from each raiyat year by year.

4. The zamindar would make his own arrangement for keeping his own and his raiyats' accounts, and would simply make over to the Government patwari copies of such accounts as may be prescribed for record and attestation.

5. The Government patwari on receipt of the zamindar's jama-wasil-baki would visit the villages of his circles, explain to the raiyats the amounts shown by the zamindar as realised, ask them if the amounts thus shown are correct. If the raiyat admits their correctness, the fact would be noted; if he denies their correctness, the Government patwari would make a note of the raiyat's allegation on the jama-wasil-baki, but would not attempt to decide which allegation, whether the raiyat's or zamindar's is correct. The jama-wasil-baki would thus be a record of the contemporaneous allegations of both parties, and might be made admissible in evidence in suits between landlord and tenant as such and nothing more. Further, the munserim patwari would compare the amounts entered in the receipts held by the raiyats with the amounts shown by the zamindars as realised from them. If he found a discrepancy, he would content himself with explaining to the raiyat that he ought not to pay rent without obtaining a receipt, and with warning him that if he persists in being foolish enough to do so, he must put up with the consequences.

6. As regards agricultural statistics, the Government patwaris need not trouble the zamindars at all. They would simply go on the land with the maps in their hands and make out for themselves any statistics of cultivated area or the like which may be required.

7. Over every 10 of these munserim patwaris a kanungo at Rs. 50 to be appointed.

8. Over five kanungos, that is to say, over an area of about 500 square miles a Deputy Collector.

9. After these officers had been at work for a short time in this way, supervised and controlled as they would be by the kanungo and the Deputy Collector

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* Not printed.

Collector, it is to be reasonably supposed that raiyats would take care to obtain receipts for all payments made by them, and that after a short time they would not make any payment without first obtaining a receipt.

There would then be no reason why the peripatetic Deputy Collector should not be vested with powers of a civil court, or even with summary powers for disposal of rent suits.

In this way a rent suit would resolve itself into this; the rent payable by the raiyat is known from the settlement records. If a zamindar alleges an arrear to be due from a raiyat, the raiyat may be asked to produce his receipts to show he has paid the amount due of him; should he fail to do so, the Deputy Collector would give a decree.

10. The present staff of patwaris (or such of them as are not required for Government service) to be made zamindars' servants, to be retained or dismissed at the pleasure of the zamindar.

11. A cess of half an anna in the rupee would meet the expense of the requisite establishment; of this one-half should be paid by the zamindars, the other half by the raiyats, as the former would derive quite as much benefit from the successful working of the scheme as the latter.

12. The cess would only be realised and the Bill would only apply where a survey and record of rights has been made.

13. For other parts of the country, the zamindars may be made responsible for the supply of such information or agricultural statistics as Government may reasonably require and prescribe, but they could make their own arrangements for obtaining such informations.

Enclosure 13, in No. 1.

No. 1794—174, dated Simla, the 24th July 1893.

From Sir E. C. *Buck*, KT., C.S.I., Secretary to the Government of India Revenue and Agricultural Department, to the Secretary to the Government of Bengal, Revenue Department.

IN reply to your letter, No. 748 T.R., dated 6th July 1893, on the subject of providing for the maintenance of the land record in Behar by a cess, I am desired to communicate the following remarks and instructions.

2. The minute recorded by His Honour the Officiating Lieutenant Governor contains a clear history of the correspondence which has taken place in respect to the maintenance of the record. As indicated by Sir A. MacDonnell, the Government of India have persistently urged that arrangements must sooner or later be made for maintaining it, and the survey was only sanctioned on the understanding that action would be taken in this respect as soon as the scheme sketched in the final paragraph of Sir Charles Elliott's letter, No. 883 L.R., of 9th July 1891, had received detailed consideration.

3. Like Sir A. MacDonnell, the Government of India would have preferred that the method and means for maintaining the record should have been decided before the survey commenced; but in view of the consideration urged in their letter, No. 2135, of the 18th September 1891, that the survey itself was a task which from its magnitude and importance was not likely to be successfully undertaken by a Lieutenant Governor, whose term of office was drawing to a close, they apprehended that if operations were deferred until a complete scheme for the maintenance of the record had been prepared and sanctioned, the entire project might be indefinitely postponed. It seemed possible, indeed, that if a beginning were not made in 1892, a further period of inaction would set in, ending perhaps in the abandonment of the whole undertaking.

4. As matters now stand, the Governor General in Council is fully alive to the necessity of urgent action, and desires that his thanks may be conveyed to Sir A. MacDonnell for the energetic manner in which he has taken up the

subject. I am to convey the assurances of the Government of India that they will give every support in their power to His Honour in any measures which may be shown to be really necessary for the accomplishment of an object which they have always urged to be an inevitable adjunct to the survey, and will, if funds can be provided in no other way, be prepared to recommend to Her Majesty's Secretary of State the imposition on the landowners of a cess within the limits indicated in Sir A. MacDonnell's minute.

5. His Excellency in Council is glad to observe that in some of its leading features Sir A. MacDonnell's scheme is in accordance with that sketched in Sir Charles Elliott's letter of 1891. In both schemes the inspection and correction of the record is to be effected by a special staff of kanungos or land inspectors; in both the circle of each inspector, or in other words, the unit of area, is to be 20 square miles; and in both the correction of the record is to be confined to the entry of facts and is in no way to deal with the collection or settlement of rents. The important point of difference is that in the scheme of 1891 the funds were to be raised by mutation fees, while it is now proposed that they be provided by a cess.

6. It seems probable that, as elsewhere in India, the amount which can be raised by fees for mutations will not, in any case, provide a sufficient amount to meet the cost of all establishments. But it would seem desirable that before finally determining the amount required to be raised by cess, steps should be taken to ascertain what funds can be realised by the system of compulsory mutation adopted in the revenue codes of other provinces, and whether any economies can be effected by the utilisation of the special staff for registering assurances. On these questions the Government of India will await your opinion.

No. 2.

Letter from the Government of India (Revenue and Agricultural Department), to the Secretary of State for India.

No. 80, dated 8th November 1893.

My Lord,

We have the honour to forward a memorial addressed to your Lordship by the British Indian and other associations, on the subject of the survey and record of rights in Behar, together with a copy of a Minute (No. II.) by Sir Antony MacDonnell, and connected correspondence, dealing not only with the memorial, but with the entire question of the expediency of carrying out and maintaining the survey operations now in progress in Northern Behar. It will be observed that, as a special case, we have permitted the publication of the Minute as well as of the draft Bill and rules attached thereto, without waiting for your Lordship's final orders on the memorial. Our reasons for taking this course are sufficiently stated in the telegraphic correspondence, which will be found enclosed.

2. As regards the memorial, we consider that the pleas and arguments which have been advanced by the memorialists are fully met by the facts and statements set forth at length in Sir A. Macdonnell's Minute, in the Fourth Part of which the various objections are stated and discussed *seriatim*. The only question which we are disposed to regard as open to reconsideration is that which concerns the share of the expenditure to be borne by the State. With regard to this point, however, we desire, before coming to any conclusion, to await the return of Sir Charles Elliott, who has already directed his attention to it, but postponed submitting his final opinion. We shall address your Lordship again on this point, when we submit the further report asked for in paragraph 10 of your Despatch No. 95, dated 24th December 1891, regarding the measures to be taken for the maintenance of the record of rights.

3. It will be seen from our letter of the 21st October, which forms the last of the enclosures to this despatch, that although we have thought it desirable to allow publicity to be given to Sir A. MacDonnell's views, as contained in the draft Bill, and the rules to be made under it, we have not given more than a general

general approval to the Bill, while we have intimated our desire that the rules as well as the whole scheme designed for the maintenance of the land record should be carefully discussed at a conference of Bengal officers with experts specially deputed from the provinces in which such a system has already been introduced.

We have, &c.

(signed) *Lansdowne.*
P. P. Hutchins.
A. E. Miller.
H. Brackenbury.

Enclosure 1 in No. 2.

From *M. Finucane*, Esq., C.S., Officiating Secretary to the Government of Bengal (Revenue Department), to the Secretary to the Government of India (Revenue and Agricultural Department).

No. 1163-T. R., dated Darjiling, 23 September 1893.

I AM directed to submit the accompanying memorial,* without date, received on the 1st September 1893, addressed to Her Majesty's Secretary of State for India in Council by the British Indian Association, the Behar Landholders' Association, the Bhagalpur Landholders' Association, and the Zamindari Panchayat and the Indian Property Association, in which those associations have again called in question the legality, necessity, and utility of the survey and record of rights now being carried into effect in Behar.

2. The views and observations of the Officiating Lieutenant Governor on the memorial have been submitted in paragraph 2 of my letter No. 1130-T.R., dated 21st September 1893, and in the portions of his Honour's Minute, dated 20th idem, therein referred to.

Enclosure 2 in No 2.

REVENUE DEPARTMENT.—Land Revenue—No. 1130.T—R.

Darjeeling, 21 September 1893.

From *M. Finucane*, Esq., Officiating Secretary to the Government of Bengal, to the Secretary to the Government of India, Revenue and Agricultural Department.

Sir,

I AM desired by His Honour the Officiating Lieutenant Governor to forward, for the information and orders of the Government of India, a draft Bill† (Appendix C. to this letter) for establishing an agency for the maintenance of records of rights made under Chapter X. of the Bengal Tenancy Act, and to request the permission of the Governor General in Council to the introduction of the Bill into the Bengal Legislative Council on a suitable opportunity. I am at the same time to forward a Minute, dated 20th September 1893, which Sir Antony MacDonnell has recorded in connection with the Cadastral Survey and Record of Rights now being carried into effect in Behar, and with the maintenance of the record when made.

2. A memorial, without date, received on the 1st September 1893, forwarded under separate cover, has been submitted to the Officiating Lieutenant Governor by the British Indian Association, the Behar Landholders' Association, the Bhagalpur Landholders' Association, and the Zamindari Panchayat, and the Indian Property Association, for transmission to Her Majesty's Secretary of State, in which the legality, necessity, and utility of the Record of Rights have been again called in question; and Sir Antony MacDonnell has thought it right to examine this memorial, to point out its defects and inaccuracies, and generally to re-state the whole case for a Survey and Record of Rights of North Behar. The Minute is therefore submitted in the hope that it will not only justify the legislation which it is necessary to undertake in order to maintain the record, but also that it will show in a compendious form the reasons which, operating

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* See page 135 below. † See page 107 below.

over a long series of years, have led Government to undertake these operations in Behar. On the margin of paragraph 7 of the Minute will be found references to the portions of the Minute in which the statements made in the memorial of the Zamindari Associations are discussed.

3. I am to invite attention to the opinions (Appendices A. and B. to the Minute) of both members of the Board of Revenue, in which they express their concurrence with the views of the Officiating Lieutenant Governor. I am also to invite attention to paragraphs 73A. and 73B. of the Minute, in which the President and Secretary of the Indigo Planters' Association intimate a willingness to accept the scheme for maintaining the Record, subject to a condition with which Sir Antony MacDonnell wishes to comply.

4. The question whether the Land Record establishment may be utilised for registration of titles to and transfers of land under the General Registration and Transfer of Property Acts, is one which has been brought to His Honour's notice. Provision has been made for the communication to the Land Record-keepers of registrations effected under the former Act; but after much consideration Sir Antony MacDonnell thinks that, before going further in this direction, it will be better to bring the Land Record system now proposed into working order, and then to graft on to it any expansion that may be considered to be practicable.

5. Advantage has been taken of the opportunity afforded by the Bill, to spread the realisation of the expenses of the Survey and Record of Rights over a period of years, thus lightening the burden of costs on the zamindars and raiyats, and at the same time facilitating their collection. I am in this connection to invite special attention to Section 12 of the Bill, and paragraph 74 of His Honour's Minute.

I have, &c.
(signed) *M. Finucane*,
Officiating Secretary to the Government of Bengal.

Enclosure 3 in No. 2.

MINUTE, dated 20th September 1893, on the Cadastral Survey and Record of Rights in *Behar*, by His Honour the Officiating Lieutenant Governor.

PART I.

INTRODUCTION.

Object of the Lieutenant Governor's Minute of 24th June 1893, and orders passed by the Government of India upon it.

IN discussing the question of the cadastral survey and settlement of North Behar in a Minute dated the 24th June last, my chief objects were to secure the assent of the Governor General in Council to the following two principles:—

(*a*) That no person should be employed in making the survey or preparing the record who was in the employment of either landlord or tenant, or who was not entirely under the control of the Government, and liable as a public servant to punishment for misfeasance.

(*b*) That when the record of rights had been correctly completed it should subsequently be maintained up to date, and that immediate steps should be taken to create an official agency for maintaining it.

The Minute and its appendices also set forth proposals both as to the agency to be employed in making the survey and record, and in maintaining it when made; and I had the satisfaction of being able to cite the joint opinion of the Members of the Board of Revenue, endorsing and accepting those proposals.

The Government of India was pleased to approve fully of my proposals. His Excellency in Council pointing out that those concerning the maintenance of the record of rights were in point of fact in agreement with, though in amplification of, the scheme which had been previously put forward by Sir Charles Elliott, the addition consisting in the provision for map amendment

and

and for correction of the record on the spot, without which no scheme for maintaining the record of rights could be effective or complete.

Action taken by the Lieutenant Governor on receipt of the approval of the Government of India of proposals made in the Minute of 24th June 1893.

2. Having received these orders of the Government of India, I caused a draft scheme for maintaining the records to be sent for consideration to the Indigo Planters' Association and the Behar Landholders' Association—the two great bodies charged with safeguarding landlords' interests in Behar; and at the same time the Board of Revenue was requested to prepare a draft Bill upon the subject, with such draft subsidiary rules as might be necessary for giving effect to its provisions. My intention was—an intention subsequently carried into effect—to lay the draft scheme, Bill, and Rules before a representative conference of all interested in the question, on the occasion of a visit to Muzaffarpur which I had decided to make.

3. I went to Behar at the end of July, and at a public Darbar held on the 31st idem at Bankipore, referred to the question of the survey and record of rights then in progress. The question whether a survey should or should not be made being no longer an open one, I limited my observations to two points, namely, "how the work can be best and most cheaply done; and how, when done, its good effects may be perpetuated." This meant, as I went on to explain, whether the survey was to be carried out by Government patwaris or by amins; and whether the records were to be maintained by the Government (or registered) patwaris or by the kanungos of the draft scheme which had been circulated for criticism to the Indigo Planters' and Landholders' Associations, as stated in paragraph 2 above. My object in my Darbar speech was to place the issues with their limitations clearly before all interested parties, and that object was fully secured by the publicity given to my observations. I attach to this Minute a copy of that portion of my speech in Darbar which is concerned with the question under notice.*

Memorial from the Indigo Planters' Association, and reply thereto.

4. Before leaving Calcutta for Behar, I had received the draft of a memorial against the record of rights, purporting to proceed jointly from the planters, zamindars and other landholders of North Behar, which it was proposed to present to me at Muzaffarpur. In the sequel it turned out that the memorial was practically an expression of the views of the Indigo Planters' Association only; but as such it was entitled to the greatest consideration, and this it received. The memorial, besides raising some very important questions, indicated the existence in the minds of its framers of such extreme misconceptions as to the official attitude of this Government, and as to the meaning of the Bengal Tenancy Act, that I welcomed the opportunity its presentation gave me of supplementing my remarks in Darbar by a further statement, which well-nigh covers the entire ground in controversy. I attach to this Minute a copy of the memorial and of my reply.

Conferences with zamindars and indigo planters at Muzaffarpur, and result.

5. These preliminaries over, the conferences for which I had gone to Behar took place at Muzaffarpur under the presidency of the Honourable Mr. Stevens, Senior Member of the Board of Revenue, and the results are recorded in the Minutes of the proceedings, and in Mr. Stevens' report, dated the 14th August, both of which documents are enclosures to this Minute. Briefly stated, the results are that the zamindars are still opposed to the maintenance of the record of rights; but in view of the contingency of their opposition proving futile, they express preference for the maintenance of the record through kanungos or Land Record-keepers to its maintenance through patwaris; that is to say, they prefer the scheme of maintenance indicated in Appendix B. of my Minute of the 24th June and the draft Bill submitted to the Conference, to the enforcement of Regulation XII. of 1817, or the resuscitation of the patwari. I have accepted the choice made by the zamindars.

It is quite true that their choice is a conditional choice, but that is because they object to the maintenance of the record altogether, and not because they do not think the scheme a good one. The truth is that the great majority of Behar landholders do think the scheme as good as, in the prescribed conditions,

* See Enclosure 7 in No. 2, p. 120.

tions, could be devised, and that they are immensely relieved in mind by my acquiescence in their conditional acceptance of it in preference to the patwari scheme. They said so at the time, and they again express their satisfaction in the Resolution printed in the enclosures, which of their own motion the Tirhut Landholders' Association have forwarded to Government.

Reasons for accepting the result of the Conference and suspending the registration of patwaris under Regulation XII. of 1817.

6. In paragraph 31 of my Minute of the 24th June last, reasons were given why it was thought desirable to enforce the provisions of Regulation XII. of 1817, and the registration of patwaris in the districts under settlement. Briefly these reasons were primarily that the cost of survey might be cheapened by employing the registered patwari instead of an amin in surveying his village; secondly, that an agency for maintaining the record might be created and put into training. There was, however, general reluctance on the part of landlords to register their patwaris or bring them in any way under Government control. If the patwaris were not to remain their private servants, while working under the Government in making the survey or framing the record of rights, then the zamindars would prefer that the Government should make its own arrangements for survey and framing the record, and leave the patwaris alone. This state of feeling, the difficulties attaching to any effort to work patwaris under Regulation XII. of 1817, and the choice as to the agency for future maintenance made by the zamindars—all these three considerations induced me to abstain from enforcing a general registration of patwaris, and to instruct the Director of Surveys to employ amins or professional surveyors only in survey work in Behar, care being taken that though local men may, without objection, and indeed with advantage, be trained as surveyors, no amin shall be employed in surveying a village, with which, or with the owner or raiyats of which, he has or had any connexion. It is true that this decision destroys the hope I had entertained of cheapening the survey by employing registered patwaris to do the measurements which under the Regulation they are bound to do as part of their statutory duties; but the objections of the zamindars gave conclusive force to the consideration that it would be undesirable to register patwaris under Regulation XII. of 1817, make them Government servants, and train them to survey work, when on the completion of the survey, that is, after the lapse of a few months, their services were no longer to be made use of. The men to be employed on survey work henceforward will form a body from which we can pick and choose our agents for subsequent maintenance of the record. It may be added here that the zamindars, seeing my difficulty and appreciating my wish to reduce the costs, have offered me free of cost the unskilled labour required by the Survey Department. This will be a material help for which I am much obliged to the zamindars.

Action to be followed in future.

7. So far the way is clear, and it is to be hoped that all the uncertainties which had gathered around the operations in connection with the agency for survey and for subsequent maintenance of the record will now disappear. I have already given the necessary orders, both as to the agency for making the survey and framing the record, and as to the procedure to be followed by it, and my orders on these points are being separately reported to the Government of India for information and approval. These orders will, I trust, have the effect of securing accuracy in preparing the record, as the amins will be entirely precluded from making any entries affecting the status of the tenant or the rate of his rent. Entries regarding these all-important matters will be made by superior officers only. It now remains for me to submit to the Government of India the legislative proposals by which the agency for maintaining the record is to be legalised and funds for its support provided. But as I have just received from the British Indian and Behar Landholders' Associations a Memorial* for submission to Her Majesty's Secretary of State, in which the legality, expediency and usefulness of the survey and record of rights, and its subsequent maintenance, are again called in question, it may be useful to recapitulate the reasons and emphasize the

Fresh Memorial of Zamindari Associations against the Record of Rights.

* The specific objections to the cadastral survey urged in this Memorial may be classed under the following heads. The paragraphs of this Minute on which the objections are specifically answered are given in brackets; but the objections are generally dealt with in Part IV. of the Minute.

(*a*) The zamindars were kept in ignorance of the intention of the Government to survey Behar. "They were not aware that such a measure was in contemplation until the Secretary of State's sanction had been obtained." [24.]

(*b*) The cadastral survey of Behar should not have

been undertaken without special legislative sanction. The survey of a district is not authorised by the provisions of Section 101, Tenancy Act, which only applies to a "local area," which must necessarily mean a limited area possessing some special features. [25–27A.]

(c) The cadastral survey of Behar is required for "administrative purposes," and if it is to be continued, the Government should bear all the costs, which ought not to be imposed on landlords and tenants under Section 114 of the Act, and which, if imposed, will impoverish them. [57, 59, 61.]

(d) All District Officers having local knowledge are, as shown by the Parliamentary Return published in May last, against the cadastral survey. [49.]

(e) The cadastral survey will cause general litigation which will not be conducted in the ordinary courts, "which are well-known and 'trusted' by the people," but must be heard and determined by Revenue officers, "whose decisions for obvious reasons will not be considered with the same respect." The experience of the cadastral survey in the Srinagar Estate is an illustration of this. [56, 59.]

(f) No provision has been made for any agency for maintaining the record when it has been completed. [28, 55.]

the necessity for such legislation as I propose, and generally for such a survey and record of rights as we are now carrying into effect in Behar. This procedure will enable me to answer the Memorialists and justify the action of the Government on all points which they raise. This has indeed been already done many times; but the Memorialists are rich, active, and influential, and amid the often refuted contentions which they attempt to revive the true issues are apt to be lost sight of, and the voice of reason and justice to remain unheard. It is well to remind those who interest themselves in the controversy that the question lies not between the Government and the zamindars, but between the zamindars and their raiyats, and that the only interest the Government has in the matter is, as Lord Ripon's Government said, "the diminution or prevention of human suffering." It is true that the raiyats do not make their grievances known through public meetings, telegrams to the newspapers, and all the other devices of an exotic system of agitation. But the grievances are there all the same, deep-seated, growing, continuous; they make the administration of Behar a most anxious task for this Government at all times, and when the crop of even a single season fails, a task which becomes well-nigh insupportable.

Let there be no mistake, no misapprehension of the issue now. While we wish to deprive the zamindars of no privilege to which they are justly entitled, and while we would increase their facilities for managing their estates and collecting their rents, our principal object in undertaking the Survey and Record of Rights in Behar is to protect the legal rights of the raiyats, which have been so lamentably neglected in the past. The zamindars seek to defeat the existing law; the Government seeks that the law shall be enforced.

Argument to be developed in this Minute.

8. In the following remarks, then, I shall briefly traverse the entire ground covered by legislative and executive action in Bengal during the past century, in connection with the subject of recording of raiyats' rights. I shall first deal with the record of rights in its historical and legal aspects. I shall next consider the necessity of a record of rights in Behar, as it existed before the passing of the Tenancy Act. I shall then examine whether that necessity has been removed or mitigated by the operation of that Act. The evidence we have as to the usefulness of a record of rights as a remedy for the agrarian abuses which exist will afterwards be stated, and on convenient opportunities the various objections raised in the Zamindars' Memorial now submitted will be noticed. Lastly, the expediency and effectiveness of the Bill I propose for the maintenance of a record of rights will be discussed.

PART II.

The Survey and Record of Rights in its Historical and Legal Aspects.

Origin of agrarian difficulties in Behar.

9. The agrarian difficulties in Behar which now confront us are the fruits of the mistake which Lord Cornwallis committed in making the Decennial Settlement of the land revenue permanent without first recording the relative rights and interests of

zamindars* and raiyats in the soil. It is a matter of history that the settlement in perpetuity of the land revenue of these Provinces had been the subject of prolonged consideration before Lord Cornwallis ever came to India. It was one of the subjects over which Francis and Hastings disputed, and more than a century ago it ranged Bengal officers into two opposing schools—the zamindari and the raiyatwari. Helped by English or feudal notions of property in land, the zamindari view prevailed against indigenous custom and immemorial practice, and for years before 1793 preliminary inquiries were prosecuted with the object of ascertaining the true assets of the various estates preparatory to a settlement of the revenue in perpetuity. Among other means taken to ascertain these assets was farming the estates to the highest bidder—a plan which was naturally objectionable to the old zamindars, who memoralised the Government in England on that and other alleged grievances. In passing orders on that memorial in 1784, the Court of Directors clearly showed that it was not their intention that a permanent settlement of the revenues should be made without full inquiry into the rights of all parties, and without the provision of adequate safeguards for the immemorial rights of the raiyats. The Court's orders dated 1784 accordingly directed that an inquiry should be made into the rights of all descriptions of persons according to the established usages of the country. These inquiries, which were preliminary to the permanent settlement of the land revenue, resulted in voluminous reports from the collectors of districts, the Board of Revenue, and other public officers in the Lower Provinces of Bengal, and these reports were summarised and examined by Mr. Shore (afterwards Lord Teignmouth, and Governor General of India) in his Minutes, dated 18th June 1789, for Bengal, and 18th September following, for Behar, which are printed as Appendices to the well-known Fifth Report of the House of Commons on Indian Affairs. But the information then gathered was merely of a general character; it afforded very inadequate knowledge as to the financial resources of the various districts, as only in a few districts was any attempt made to institute detailed inquiries or to establish a record of rights. The want of precision which characterised the information which had been gathered so convinced Mr. Shore of the inexpediency, both in the financial interest of Government and in the interest of the raiyats, of basing any permanent arrangements on it, that all the weight of his great influence was directed towards inducing the Governor General to conclude a settlement in the first instance for 10 years only, and a decennial settlement was actually made. It was Mr. Shore's hope that during the term these special inquiries and record of facts might be completed which had already been begun in the 24-Parganas and other places under the orders of Government.†

Mr. Shore opposes the Permanent Settlement on the ground of inopportuneness.

† See Mr. Colebrook's Minute of 1st May 1812, and Mr. Justice Field's "Regulations of the Bengal Code," page 35.

10. Unfortunately, Mr. Shore's prudent counsels did not prevail with the Governor General, who, in his Minute of 3rd February 1790, declared his belief that the objects which Mr. Shore had in view might be secured by speedier means than a detailed and tedious inquiry. It was Lord Cornwallis' opinion that by limiting the Government demand upon the zamindar, and by imposing upon him the obligation of coming to terms with his raiyats, subject to specific rules and restrictions, the purposes of a detailed inquiry in the interest of the raiyats would be effectually and expeditiously fulfilled, while the immediate advantages to the revenue derivable from a permanent settlement would at once accrue. The advice of Mr. Shore was therefore rejected, and the decennial settlement was

Lord Cornwallis, while agreeing with Mr. Shore as to the necessity for protecting the rights of the raiyats, differs from him as to means. 'Raiyats' rights consequently not ascertained before the Settlement.

* The article under the head "zamindar" in the glossary to the Fifth Report prepared by Sir Charles Wilkins, the Orientalist, explains the original and derived meaning of zamindar. "A zamindar," he says, "is an officer who under the Muhammadan Government was charged with the superintendence of the lands of a district financially considered, the protection of the cultivators, and the realisation of the Government share or its produce either in money or kind, out of which he was allowed a commission amounting to about 10 per cent. and occasionally a special grant of the Government share of the produce of the land to a certain number of villages for his subsistence, called *nankar*. The appointment was occasionally renewed; and as it was generally continued in the same person so long as he conducted himself to the satisfaction of the ruling power, and even continued to his heirs, so in process of time and through the decay of the ruling power and the confusion which ensued, hereditary right, at best prospective, was claimed, and tacitly acknowledged, till at length the zamindars of Bengal, in particular, from being the mere superintendents of the land, have been declared to be hereditary proprietors of the soil, and the before fluctuating dues of Government have under a permanent settlment been unalterably fixed in perpetuity."

was declared permanent without any definite knowledge having been acquired of the resources of each estate, and without any precise record having been made of the reciprocal relations of zamindar and raiyat. Rules, however, were provided in the Settlement Regulations, whereby it was believed that those relations would be established on a permanent and satisfactory basis. To these rules I shall presently refer at length: but here I would note that the outcome of Lord Cornwallis' policy has unfortunately justified Mr. Shore's fears rather than the Governor General's hopes. While we are to-day under the necessity, which Mr. Shore foresaw, "of correcting abuses by new rules," we do not find that the zamindars verify Lord Cornwallis' expectations by welcoming these corrections or by accepting that interference on the part of Government which the Governor General asserted to be "undoubtedly necessary for effecting an adjustment of the demands of the zamindars upon the raiyats." On the contrary, this interference, which was foreseen to be possible, and expressly declared to be justifiable by the authors of the Permanent Settlement themselves, is now resented as an infraction of a solemn engagement of which a chief stipulation was the reservation of this very power of interference.

Effects of Permanent Settlement on status of zamindars.

11. The modifications which the Permanent Settlement introduced into the relations between the Government and the zamindars are specifically set forth in the Proclamation dated 22nd March 1793. which was afterwards enacted into Regulation I. of the same year. That Proclamation contained two principal provisions: it fixed for ever the revenue which had been assessed on the various estates at the Decennial Settlement which has just been concluded, and it declared the settlement-holders, whom it designated "proprietors of the land," privileged to transfer "to whomsoever they think proper, whether by sale, gift, or otherwise, their proprietary rights in the whole or any portion of their estates without applying to Government for its sanction to the transfer." There were some subsidiary stipulations, to which it is unnecessary to refer here more specifically; but the intention and effect of the Proclamation was to abandon, on the part of Government, the right to increase the revenue which had been assessed on the estates of the zamindars, and, subject to summary sale for non-payment of that revenue, to constitute the zamindars, as far as the Government was concerned, owners of these estates.

Effects of Permanent Settlement on status of raiyats.

12. Now the rights which the Government possessed were admittedly not exhaustive of all the interests in the land. Under the customary law of the country, as admitted by the authors of the Permanent Settlement, the raiyats, too, had rights which it was not discretional with the Government to alter or annul. Those customary rights of the raiyats the Permanent Settlement neither did nor could affect or prejudice in any degree whatever (*see* Section 15, Regulation VII., 1799, Clauses 7 and 8). The zamindars do not complain that the effect of the survey and record of rights or the measures proposed for the maintenance of the records will be to enhance the revenue for which their estates are liable, nor to fetter the free transfer by sale, gift, or otherwise, of the whole or any portion of their rights. As far as the relations between them and the Government are concerned, there can be therefore no ground for any charge of breach of faith, and there is no allegation of any such breach. The charge is that, by recording the various rights in the soil and maintaining the record, the Government of to-day is violating a pledge given in 1793. No charge could be more baseless than this, for in 1793 not only was the power to intervene reserved, but by the provisions regarding the delivery of pattas, the appointment of patwaris, and the stereotyping of the official unit of measurement under the Regulations of the Decennial and Permanent Settlements, the intention was to record the area of the holdings, the status of the tenants, and the rates of rents, and to fix the last-mentioned for ever. Had the Government in 1793 not contented itself with the elaboration of rules and theoretic plans alone, and had it followed Mr. Shore's advice and translated these rules into practice, and actually recorded rates and status before declaring a settlement permanent which had been framed on confessedly defective and inaccurate information, until the defects had been made good and the inaccuracies rectified, there might have been no need for such a reservation as that contained in Article VII. As it was, however, the reservation

was essential, and it is upon it that we are now acting, so far as the altered facts permit.

Safeguards for raiyats' rights provided by Permanent Settlement Regulations, and neglect of them by zamindars. Effects of neglect.

13. The safeguards by which Lord Cornwallis hoped to protect the interests of the raiyats were, briefly put, three in number. The first was the injunction on zamindars to prepare pattas subject to the approval of the Collector (to preclude the introduction of new clauses or covenants); the second was the deposit in the collectorate of the standard of measurement, whereby the areas of holdings might be guaranteed; and the third was the maintenance of the accounts of the raiyats by the village patwari, whereby the permanency of the rates might be secured. It was intended by these safeguards to assure to the raiyat the possession of a certain area of land on certain specific conditions and at specific rates of rent: in other words, to certify the information we shall furnish to all parties by the record of rights now in progress. This intention was completely defeated by the persistent refusal of the zamindars to give pattas or to recognise the patwaris as the custodians of the raiyats' rights. It has also been stated, with some plausibility, that the raiyats were not always eager for these pattas. They were apprehensive that the consolidation of all demands in the patta would be only the creation of a new *asul*, or original rent, upon which fresh cesses, or *abwabs*, might be calculated, and that the acceptance of a patta would diminish the force of their customary right to hold their lands as long as they paid the pargana rate for it; but the obligation on the zamindars to fulfil this intention of the Regulations, and on the Government to see it fulfilled, has not been weakened by the lapse of time, though time has shown that the method of fulfilment preferred in 1793 was ineffectual, and certainly not suitable to circumstances as they are to-day.

14. To understand the refusal of the zamindars to give pattas one has only to consider what a patta meant. It meant a lease renewable in perpetuity, prepared by, and at the expense of the zamindar, and delivered to the raiayat through the collector, specifying the area of the holding, the conditions of the tenancy, and the amount of rent, which was never to exceed the established pargana rates. In other words, the permanent settlement provided that the pargana or customary rates of rent should remain fixed and unalterable for ever, just as it provided that the revenue payable by the zamindars to Government should also remain fixed in perpetuity. Obviously the zamindars had the very strongest reasons for not complying with their obligations in regard to the delivery of pattas. Compliance would have effectually limited the zamindar's control over his raiyats, and put an end to all enhancements of existing rent. It would have compelled the zamindars to look for an increase in their rent-roll to the reclamation of the waste land only, as was indeed intended. The zamindars therefore opposed a passive resistance to the orders of Government; and as Lord Cornwallis, while insisting on the delivery of pattas as a stipulation of the settlement, provided no standard, such as a record of rights, and no agency other than the Civil Courts (an inadequate, novel, and exotic institution) to which the raiyats could appeal, the result was that the provisions of the settlement regarding pattas were not observed.

In theory Lord Cornwallis' plan for securing the record of raiyat's rights was excellent. The accuracy of the area of the holding was provided for by the unit of measurement deposited for safe custody with the Collector; the integrity of the conditions of the holding, and the exclusion of all new covenants, were guaranteed by the provision requiring the Collector's approval to the pattas. The permanency of the rates of rent, and the maintenance of fair dealing between raiyat and zamindar, were vouched for by the appointment of the patwari as a public servant to keep the village accounts. Nothing could be better on paper, but the whole plan was a complete failure in practice, simply because no executive agency to enforce the arrangement was provided. For precisely similar reasons has the Bengal Tenancy Act hitherto failed in Behar, and we are now endeavouring to correct this failure by creating that executive agency which, taught by experience, we have provided for in Chapter X. of the Tenancy Act.

15. It

Nature and indidence of the Permanent Settlement.

15. It is not uncommonly believed that the terms of settlement of the land revenue made with the zamindars in 1793, by Lord Cornwallis' Government, were easy, and that the revenue assessed was light. I am disposed to doubt this view, and to think that at all events in the Bengal districts, the settlement was for the time a severe one. In his Minute of June 1789, Mr. Shore wrote .—

"A proportion of nine-tenths of the zamindars' receipts is surely as much as our Government ought to demand if it means to regard the welfare of their subjects by zamindars' receipts. I should hope that the profits of the zamindars would in time exceed this proportion by a due attention to the improvement of their lands and encouragement of their raiyats."

And this was the basis on which the Permanent Settlement was made, 90 per cent. of the assets (*i.e.* then existing rentals) as then ascertained were taken by the Government, and 10 per cent. left to the zamindars. To modern notions this would be a harsh assessment, but it must be remembered that the zamindars had their *nankar* or *nij jot* lands free; that they were secured all the prospective income from waste lands: and that, finally, many of the best officers of the day believed there had been concealment of assets, and that as a matter of fact Government did not get nearly 90 per cent. of the assets of the estates. And this belief seems to have been better grounded as regards Behar than as regards Bengal. Mr. Sarishtadar Grant, in his Analysis of the Finances of Bengal, published in 1788, estimated the concealment of assets at more than a crore of rupees, or one-fourth of the whole. But Mr. Shore disputed this; and I myself believe that we have, in the rapidity, especially in Bengal, with which estates were sold up for arrears of revenue at the end of the last century, some proof that the revenue assessed was at the time excessive. The sales of estates in Behar were comparatively few compared with Bengal, thus indicating the greater lightness of the settlement in the former province. Of course, the refusal of raiyats to pay rents, owing to the zamindar's demand of rent at rates above the pargana rate to which I have adverted, might explain to some extent the enforced sales, without the assumption that the settlement was itself harsh; but my impression is that the assessment made in 1793 was severe for the time. After a very few years, with the reclamation of waste lands and the unauthorised enhancement of rents, the case was entirely reversed, the income of the zamindars, which was represented by one-ninth of the revenue in 1793, having become more than five-fold the revenue in 1893. *In three generations the income of zamindars of North Behar has increased eighty-fold** (*in the Darbhanga district it has been increased one hundredfold.*)

	Revenue Assessed in 1793 (Permanent Settlement).	Rental in 1793 (calculated on Government Revenue plus One-ninth Zamindars' Allowance).	Rental as shown in existing Road Cess Returns.	Year of Valuation of Rental.
	Rs.	*Rs.*	*Rs.*	
Darbhanga - -	10,55,395	11,72,661	71,37,044	1883
Muzaffarpur - -			67,27,909	1891
Champaran - -	13,27,533	14,75,036	30,73,556	1888
Saran - - -			59,87,760	1883
	23,82,928	26,47,697	2,39,16,269	

I am

* The following figures have been furnished by the Board of Revenue:—

	Rs.
Zamindars' gross income (on which revenue was assessed) in 1793 - -	26,47,697
Government revenue as assessed at Permanent Settlement - - - -	23,82,928
Zamindars' profit - -	2,64,759(*a*)
Zamindars' gross income (rental) in 1893 (excluding increase in Darbhanga)	2,39,16,269
Government revenue in 1893 - - - - - - - - - -	34,05,149
Zamindars' profit in 1893 - -	2,05,11,120(*b*)

Therefore (*b*) = 80 times (*a*).

I am myself disposed to think that the true income in 1793 was higher than would appear from the above figures, but in any case the increase is still enormous. The present Government revenue of the four districts of North Behar is 34,05,149 rupees, the increase in the century being due to resumptions, escheats, &c. The existing rental thus varies from five times the revenue in Saran to ten times in Darbhanga. The valuation of the Darbhanga district is now in process of being revised, and I am informed by the Collector that the present rental will show an increase of 10 per cent. over the rental of 1883. If this be so, the rental will be 11 times the revenue of that district (7 lakhs of rupees), or, put it another way, the revenue will be only 9 per cent. of the gross rental. With what show of reason, then, can Behar, and especially Darbhanga, zamindars claim that the general taxpayer shall pay for that record of rights which they are, and always have been, under a legal obligation to establish?

Effects of the settlement on the course of Legislation, Regulation VII. of 1799.

16. Reverting to my narrative, I wish to point out that after the Permanent Settlement had been concluded the zamindars at once began to evade tender of pattas, or tendered them at more than the customary rates. The raiyats refused to accept these pattas, which they either did not understand or found to be unfair. There was a withholding of rents, much confusion soon prevailed, and many estates were sold, especially in Lower Bengal, for arrears of revenue. (In Behar, where, as I have said, the settlement seems to have been made, though ostensibly on similar, yet really on more lenient terms, than in Bengal, the sales of estates were much fewer.) This circumstance caused the East India Company, which had to pay its dividends and to meet the expenses of the great war with Tippoo in which Lord Wellesley was then engaged, some alarm for the security of its own revenue. The zamindars declared they could not pay the revenue unless their hands were strengthened against the recusant raiyats; and the Government, pressed by want of money, agreed to strengthen the hands of those on whom it immediately depended for the punctual payment of its revenue.

The notorious Haftam, or Regulation VII. of 1799 (which ought to be a lesson and a warning to those who would now undertake to devise a summary procedure for realising rents), was therefore enacted "for enabling proprietors and farmers of land to realise their rents with greater punctuality; for providing against unnecessary delay in the payment of the public revenue assessed upon the lands; and for securing the ultimate recovery of arrears of revenue by a sale of the landed property, from which it may be due, at the close of the year." This Regulation gave the landlords practically unrestricted right of distraint. They were empowered "to distrain, without sending notice to any court of justice or any public officer, the crops and products of the earth of every description, the grain, cattle, and all other personal property, whether found in the house or on the premises of any other person." Moreover, with a view to give the landlords greater power still over their tenants, magistrates were required to punish by fine or imprisonment raiyats who could not establish the truthfulness of complaints of hardship made against landlords or their distraining agents, and the civil courts were directed to indemnify zamindari officers or others employed in the collections when improperly summoned It was further declared that if any person should wantonly and without cause be the means of summoning to the courts of justice, civil or criminal, the principal officer or any officer engaged in collecting the rents of any zamindar, talukdar, or other landholder or farmer of land, and a loss of rent or other evident damage should be sustained by the landholder or farmer in consequence of such wanton and unnecessary summons, an action should lie against the party who caused the summons, for such loss or damage, and on proof thereof the party injured should be entitled to recover the amount with all costs of suit.

Evil effects of Regulation VII. of 1799 on the rights of the raiyats.

17. This Regulation was not meant to define or limit the actual "rights of any description of landholders or tenants, which could properly be ascertained and determined by judicial investigation only, but merely to point out in what manner defaulting tenants might be proceeded against in the event of their

their not paying the rents justly due from them, leaving them to recover their rights, if infringed, with full costs and damages in the established courts of justice." These last provisions, says Mr. Justice Field,* scarcely require comment. "There is scarcely a country in the civilized world in which a landlord is allowed to evict his tenant without having recourse to the regular tribunals; but the Bengal zamindar was deliberately told by the Legislature that he was at liberty to oust his tenants if the rents claimed by him were in arrear at the end of the year, leaving them to recover their rights, if infringed, by having recourse to those new and untried courts of justice, the failure in which might be punished with fine or imprisonment."

* "Landholding in various countries."

The result of this Regulation was that in 12 years the ancient rights of the raiyats throughout Bengal were on the verge of obliteration.† The student of Indian history, as it has hitherto been written, remembers the Administration of Lord Wellesley for the victories of Seringapatam, Assaye and Laswari. But these brilliant episodes have their antitheses in the evils produced by this bad law.

† *See* the Minute dated November 1814, by Mr. Henry Colebrooke, Enclosure VI.

18. There was, however, no intention to abrogate the rights of the raiyats by Regulation VII. of 1799, and when, during Lord Minto's Administration, the evil effects of the Regulation became known, there was a strong revulsion of official feeling, which produced Regulation V. of 1812 (the Panjám) whereby it was hoped to correct the bad effects of Regulation VII. of 1799.

Remedies applied (Regulation V. of 1812). Revival of the Patwari System (Regulation XII. of 1817).

"Under‡ the Haftam process the person of the raiyat could be seized in default; under the Panjam process his property could be distrained, and in either case the proceedings commenced by what has been described as a strong presumption equivalent to a knock-down blow against the raiyat." The effect of Regulation V. of 1812 was unsatisfactory, and at last it was clearly recognized that the zamindars would never of their own accord define the legitimate rights of their raiyats, nor place any limitation to their own claims upon them. Lord Cornwallis' plan of giving pattas had failed totally, and it was therefore resolved to strengthen and reorganise the indigenous system of patwaris and kanungos as an independent agency for maintaining a record of the reciprocal rights of both parties. The zamindars were bound by Section 62, Regulation VIII. of 1793, to main a patwari in every village, who was to be a Government servant; but in this, too, they neglected their obligations, and gradually converted the patwari into their own private servant or gomashta. The reform now embarked on was embodied in Regulation XII. of 1817.

‡ Bengal Administration Report of 1872-73, page 81.

19. When that Regulation became law, the Board of Revenue proceeded to take action on it by prescribing what the duties of the patwaris should be.§ But the Board had not even in 1817 sufficiently gauged the steadfastness of zamindari opposition to all reform affecting raiyats' interests, and they afforded an effective means of resistance to the zamindars in the dual allegiance which the Regulation imposed on the patwari—a means which zamindars have not failed to make full use of from that day to this. The Court of Directors were better advised, as will be seen from the extract from their valuable letter of 12th July 1820 (Enclosure 16). They feared that the Regulation would prove futile, and their fears were only too well founded. It soon became apparent that as an engine for the protection of the tenant, by bringing on record and maintaining the established rates and rules by which rents were to be regulated, Regulation XII. of 1817, was as useless as the provisions of Regulation VIII. of 1793 had been. The objects of the Government in 1817, as in 1793, were entirely frustrated by the systematic opposition of the zamindars

Endeavours to enforce Regulation XII. of 1817 frustrated. Proposal to have a regular record of rights.

§ Among the very first of them was the maintenance of measurement chittas, khasras, or field-books, showing the boundaries and area of each plot of land in each raiyat's possession, the rent payable, the crops grown, and the quality of the soil. On this point I would invite reference to the Board's letter, dated 18th May 1819, and its enclosures, annexed to this Minute (pp. 150–158). I do so because the zamindars of Behar have contended that measurement of the village was not among the patwaris' statutory duties, but the zamindar had, I believe, come to see the error of that contention even before my recent visit to Behar.

zamindars to every attempt of the revenue officers to obtain any satisfactory record of the relations between landlord and tenant.

20. Things had now been advanced to this stage. The failure of Lord Cornwallis' method of a record of rights by means of pattas had been recognized; the failure of the Patwari Regulation XII. of 1817 was being fast admitted; all advocates of raiyats' rights were coming to an agreement that the only effective plan for securing agrarian quiet and fair dealing was by a survey and record of rights. To-day the zamindari advocates in the newspapers and in Parliament would fain have the public believe that the record of right such as we now propose to make is a new-fangled notion—the product of anti-landlord feeling. Nothing could be more untrue. The proposal made by Mr. Shore, but rejected by Lord Cornwallis in the last century, to have a detailed record of rights of Bengal, was accepted as essential by the Government more than 70 years ago. Convinced by the failure of Lord Cornwallis' plan of the interchange of pattas, and satisfied that the Patwari Regulation XII. of 1817 would of itself do no good, the Government of India, 70 years ago, saw that the only effective means of securing agricultural quiet and prosperity in Bengal was by a record of rights. In a Despatch, dated 1st August 1822,* to the Court of Directors, the Government of India wrote as follows:—

* Bengal Revenue Sections, Vol. III. page 441.

"In the ceded and conquered provinces, our separate Despatches relative to the settlement will show that we design, as far as practicable, to adjust, through the agency of the Collectors, the rights and interests of every raiyat in every village as it may be settled, and specifically to define the rights of the zamindars with reference to the mufassal jamabandi so made. The existence of the Permanent Settlement in the Lower Provinces does not, in our judgment, oppose any legal bar to the adoption of a similar course there, if we can command a sufficiency of fit instruments, and the scheme be generally deemed expedient; for Government, in limiting its demand, specifically reserved the option of such an interference, and if the zamindars have themselves failed to assess their raiyats, and to issue pattas on equitable terms as provided, such an interference would require no other justification than the proof that it could be expediently exercised.

* * * * * * * *

"We freely, indeed, admit that even though the raiyats of Bengal had possessed no right of holding their lands at determinate rates considered in relation to the sovereign it was unquestionably competent to Government, in fixing its own demand, to fix also the rates at which the malguzar was to make his collections; *and it was, we think, clearly intended to render perpetual the rates existing at the time of the Permanent Settlement. The intention being declared, the rule is of course obligatory on the zamindars.*"

Revenue letter from Bengal dated 1st August 1822, paragraph 109.

Thus the Government of India, so far back as 1822, proposed a record of rights of the permanently-settled districts of Bengal as being the only effectual means of defining and maintaining the rights of the raiyats, all other means having proved useless.

21. In reply the Court of Directors in 1824,† far from thinking such proceedings an invasion of the rights of the zamindars, wrote thus:—

† Revenue Selections, Vol. III., page 443.

"It is in the highest degree important that your design of adjusting the rights and interests of the raiyats in the villages as perfectly in the Lower as in the Upper Provinces should be carried into effect. The doubts which we have already expressed with respect to the sufficiency of the Collector's agency will receive from you a due degree of attention. The complaint you make with respect to the limited extent of the machinery which you can apply is of serious importance. You certainly do not estimate too highly the danger of performing such enquiries precipitately, and without due security for their being sufficiently exact; and from your assurance that the matter will continue to command your most anxious attention, we feel confident that no unnecessary delay will be incurred. If the great cause of delay is the inadequate extent of the agency you can employ, it is important to consider by what means it may

may be practicable to enlarge it. We shall have the greatest satisfaction in receiving the result of your deliberation upon this subject, and shall be ready most zealously to co-operate with you for the speedy accomplishment of so desirable an end. Should you succeed in securing to the raiyats those rights, which it was assuredly the intention of the Permanent Settlement arrangements to preserve and maintain, and should you in all cases where the nature and extent of those rights cannot be now satisfactorily ascertained and fixed, provide such a limit to the demand upon the raiyat as fully to leave to them the cultivator's profits under leases of considerable length, we should hope that the interests of that great body of the agricultural community may be satisfactorily secured."

22. On the receipt of these orders in India, it would seem that an exhaustive enquiry was set on foot to ascertain precisely what had been the precise effect of the endeavours to reorganise the patwari and kanungo systems on the basis of Regulation XII. of 1817. The results of this enquiry were reported to Government in the Board of Revenue's letter, No. 2199, of 11th May 1827, which is printed in Enclosure 21. Practically it amounted to this, that—to quote from the letter—" until means are devised for ensuring the authenticity of the documents furnished, whether they relate to accounts, mensuration or raiyatwari assessments, the office of kanungo will mislead instead of giving any useful information." In other words, nothing could be done without a record of rights.

Course of legislation after the enactment of Regulation XII. of 1817, and frustration of efforts to enforce it.

23. It would be tedious to trace what further steps were taken after 1827, till our own times, to carry out a record of rights in Behar. But the history of Bengal legislation shows that from 1827 till the Mutiny, the views of the zamindari party were unduly in the ascendant. If it were part of my present purpose to trace the progress of agrarian legislation in Bengal, I should here have to devote much space to considering the utterly ruinous effects which the sale laws, from Regulation XI. of 1822, to Act XI. of 1859, have had on the rights and condition of the raiyats. "The mischievous power of annoyance, interference, and extortion," says Mr. Justice Field† (who was by no means a raiyats' advocate), " which these sale laws have given to the auction purchaser, have been fatal obstacles to agricultural improvement, and have proved at once the source and the instrument of oppression and wrong. We can talk of it and write of it with indifference; but to the tenant of an estate, as remarked by Sir Henry Ricketts, the sale was 'the spring of a wild beast on the fold, the bursting of a shell in a square. It was the disturbance of all they had supposed to be stable.'" An auction purchaser had power to annul all rights and eject all tenants who could not prove they held a particular status, and few of them could prove this, because there was no record to which the raiyats could appeal in defence of their rights, which the laws always saved and guaranteed.

† "Landholding in various countries," page 670.

Contention refuted that Chapter X. of the Bengal Tenancy Act is not applicable to the survey of an entire district. Meaning of "local area."

24. But if I abstain from following the course of legislation between 1827, when the necessity of the record of rights was admitted by the East India Company, and 1885, when it was begun under the Government of the Queen-Empress, I wish to say a word on the new contentions [marked (*a*) and (*b*) in the margin of paragraph 7 above] raised by the Zamindari Associations in their Memorial to the Secretary of State, submitted after the twelfth hour had struck, that they have had no notice of the intention to survey Behar, and that Chapter X. of the Tenancy Act is inapplicable to the survey of so large an area as a district, still less of four entire districts.

I had myself special opportunities of becoming acquainted with the intentions of the Legislature in framing Chapter X. of the Tenancy Act, and I might declare, from personal knowledge, that there never was, from first to last, any intention of restricting the discretion of the Government as to the extent of country to which the chapter might be applied. I might assert, from special information on the point, that it is an entire mistake to suppose that the provisions of the Act regarding surveys and record of rights were not intended to be applied by Government of its own motion to whole districts or divisions like

the Commissionership of Patna, without application from the landlords and tenants. But in this matter I do not ask the Government of India to accept my own remembrance of the facts as authoritative evidence on the point. I prefer to cite the evidence of the declarations of Governor-General in Council, the Bengal Government, and the Legislative Council, as to their intentions in framing Chapter X. of the Act. In their Despatch, No. 6, of March, 1882, paragraph 100, asking sanction to the legislation which eventuated in the Bengal Tenancy Act, the Government of India particularly pointed out that by far the most important of their proposals was "that a general field survey should be undertaken, and that a system of village records and accounts shall be introduced." . . . "Whether," they wrote, "we have regard to the prevention of famine or to waste of life or waste of money, which may result from official ignorance; whether we look to the need for actual administration which shall search out and expose deep-seated evils, or the need of some assurance that the facts affecting agricultural interests shall be so notorious and indisputable that none shall be able to pervert them to the injury of the weak, we perceive in the circumstances of many portions of Bengal, and particularly of Behar, strong reasons for placing the Bengal officials on a level, in point of administrative advantages, with their brother officers in other provinces. We seek no fiscal advantages, but the prevention or diminution of human suffering." This evidence leaves no doubt as to what the intentions of the Government of India were when it first approached legislation on the subject; and as the despatch was published for general information, the zamindars had specific and early information as to what the intentions of the Government were in regard to the survey of Behar. It will be manifest from what follows that the intentions of the Government in this matter were never altered, and that the zamindars for three years before the Act was passed were well aware that it was intended to effect a cadastral survey and record of rights. The intention was expressed in Section 164 of the first edition of the Tenancy Bill, on which the Zamindari Associations reported in 1883. The intention was repeated in Section 117 of the second edition of the Bill, on which they reported in 1884*; and the provisions of Section 101 of the Act as we have it now are not materially different from the corresponding Sections of the Bill which preceded it. I would, in this connexion, particularly call attention to the following extract from the letter of the Tirhut Landholders' Association, referred to on the margin, in which, speaking of the record of rights, &c., they quote with approval the following extract from the Minute of dissent which, as Member of the Select Committee on the Bill, the Honourable Kristo Dass Pall wrote in reference to these provisions:—

* Letter No. 73, dated 14th September, 1884, from the Vice-President of the Tirhut Landholders' Association, to the Secretary to the Government of Bengal, printed on pages 521–536 of the Report of the Government of Bengal on the Tenancy Bill, 1884.

"The chapters relating to these subjects (Record of Rights, Settlement of Rents, &c.) are doubtless in accordance with modern ideas of land administration in periodically settled India; but as far as Bengal is concerned the rights and interests of different parties are generally well defined, and where there might be disputes between landlords and tenants in matters dealt with in these chapters, common sense would suggest that the application of the law should be left to the self-interest of the parties concerned. But the essence of these chapters is that while liberty is accorded to both landlord and tenant to move the machinery provided in them, the local government is empowered to bring of its own motion the machinery into action. . . . And yet power is taken by the local government to order the preparation of table of rates for special areas, and to charge the landlords and tenants with the cost of this work, though they may not in the least benefit by it. In the same way, the expenses which may be incurred by enforcing the provisions relating to record of rights and settlement of rents will be cast upon the landlords and tenants, though no application had been made by them. Thus a new cess will be imposed upon the land for the purposes of proceedings which may do more harm than good to the landed classes."

The preceding observations of the zamindars' own representative in the Legislative Council, fully concurred in by the Tirhut Landholders' Association, had probably escaped the attention in the zamindari associations in framing their present objection. They will now, however, perceive that they are, as a lawyer would say, estopped by their own admissions from again renewing these objections

objections. As a matter of fact, they had (and availed themselves of) the amplest opportunity of urging objections to the measures now under notice, and they will perhaps be therefore ready to concede what is, indeed, obvious, that further "special legislative sanction" is not required. The quotation I give from the proceedings of the Legislative Council of the Governor-General in paragraph 26 below would be by itself a conclusive refutation of this most unhappy contention.

25. The next piece of evidence I shall cite in support of the position that a cadastral survey and record of rights was one of the objects for passing the Tenancy Act, is the declaration of the Bengal Government, made in its letter No. 3T.—R., dated 24th May 1884, to all Commissioners of Divisions when the Tenancy Bill had assumed practically its final shape. Commenting upon Chapter X., the Government of Bengal said:

"To the provision regarding the record of rights and the settlement of rents, the Lieutenant-Governor attaches the highest importance, because it is the first earnest attempt to carry out what has often been contemplated, but never attempted, viz., to record by authoritative inquiry the right in their holdings of the entire agricultural community in Bengal. The proposal is one of very great magnitude, and its execution must extend over a long period of years; but to its successful accomplishment alone can we look for the great administrative advantages which must ensue in the security of the cultivating classes in their possessions, and the establishment of proper relations generally between landlords and tenants. The Lieutenant-Governor specially requests that with the observations upon them contained in paragraphs 71 to 77 of the Select Committee's Report, and in paragraphs 19 to 21 of the letter of the Government of India, the sections of this chapter may be carefully considered by you and by your collectors, both with reference to the facts to be recorded, the adequacy of the powers taken for the purpose of ascertaining and recording them, and the appropriateness of the procedure for the object in view. He also invites your attention to section 116 (2), and begs that you will give your careful opinion as to whether it is desirable that only a presumption should arise in favour of the correctness of facts ascertained with due care in the full light of publicity, and with ample opportunity to the parties interested to contest them; or whether it is to the general interest that the facts as ascertained (and if not all, then what facts) should be regarded as conclusively established for a certain specified period."

Here again there can be no doubt as to the intentions of the Government of Bengal, which were to make a survey and record of rights of the entire agricultural community of Bengal.

26. I now come to the debate in Council on the final report of the Select Committee on the Bill, after which it became law without any further change. This debate is most instructive, as it shows not only what meaning the Legislative Council itself attached to Chapter X. of the Act, but also indicates what the zamindari representatives in the Council themselves understood to be its meaning and value—

"The Honourable Babu Peari Mohan Mukerji moved that Sections 101 to 115 be omitted. He said:—'When giving his sanction to the provisions regarding record of rights, Her Majesty's Secretary of State expressed his apprehension that the difficulties of carrying out the measure may prove greater than the Government of India anticipated. But the practical difficulties of the measure are not the most prominent among its objectionable features. It would cause irritation among landlords and raiyats, and convulse rural society to an extent of which those who are not thoroughly acquainted with the details of our agrarian economy can have little idea. Landholders and raiyats alike have repeatedly prayed the legislature to expunge these provisions from the Bill, as they would do good to neither. They involve an amount of expense and irritating inquiry which will be far from compensated by the result, and it is on this account that to no part of the Bill have the raiyats from different parts of the country offered more opposition than to this.'

"The Honourable Mr. Evans said:—'I do not agree with the honourable member. There is no doubt that when a record of rights is sought to be made over a particular area there will be a considerable amount of contest at the time. But when it has been made, every landlord and every tenant will really

be better off, and these records will give facilities in dealing with cases. If such a thing as a cadastral survey and record of rights is carried out over the whole of Bengal, it will remove a large source of litigation and uncertainty. Much must be left to the discretion of the Local Government as regards when and where and to what extent the survey and record is to be made. I stated my opinion on this matter when this Bill was referred to the Select Committee. I quite understand that friction must be produced to obtain it, but the ultimate benefit will be so great as to counterbalance the friction.'

"The Honourable Mr. Reynolds said:—'I think the honourable member has overlooked the fact that this chapter, which he desires to omit, will apply to Government settlements. The settlement procedure law is at present contained in Bengal Act VIII. of 1879, which this Bill proposes to repeal, and I do not observe that the honourable member has any motion for the omission of that Act from the schedule of Acts to be repealed. The result of this amendment would, therefore, be to leave the Government no means of conducting a settlement of revenue in Government estates, except the old Regulation of 1822. I do not think he contemplated any such result.'

"The Honourable Mr. Gibbon said:—'I oppose the amendment. I think the chapter as now drafted in the Bill will be more beneficial to landlords than to tenants. In fact, speaking personally as a landholder, I look forward to the operation of this chapter to undo much of the harm which will be done to the landlord's interests under Section 18. When it was first proposed and as it stood in Bill No. II., I objected to this chapter, but the Select Committee has removed every objection I had to it, and I look forward to the beneficial effects of this chapter both in the interests of the landlord as well as in those of the raiyat.'

"His Honour the Lieutenant-Governor said:—'I am glad to find from quarters so different a concurrence of opinion in favour of this chapter as one of great importance and necessity. For myself I would sooner omit very many other portions of the Bill than this one. It provides for the first serious attempt to secure that which is absolutely required, by means of a careful record of rights, not only for the better administration of the country, but for a better understanding between landlords and tenants of their respective positions. Until such a record has been made, we shall have made no progress in the settlement of disputes arising between landlords and tenants. The difficulties to which the honourable member refers are difficulties which I am sure we can get over. For if such difficulties have been overcome in a province like the Panjab we need fear do serious difficulty in a province like Bengal. We are not intending to press on this process with anything like undue haste or to force it on with undue precipitation. With the sanction of the Secretary of State and of the Government of India the utmost we should attempt in the first instance would be one single district, and we shall be guided much by the success we meet with in that district before proceeding further. I am sure I speak the conviction of the Honourable Rao Saheb Mandlik and of every person who comes from that part of India which he represents, when I say that where a record of rights prevails it has been found to be good and beneficial for all sections of the landholding community.'

"The Honourable Sir Steuart Bayley* said:—'I can hardly be expected to accept a proposal for the omission of this chapter, in the settlement of which the Select Committee has taken an immense deal of pains, and which I think has been reduced to a shape in which it may be worked beneficially and without serious risk of danger to any one. The chapter covers very large ground and can be applied to various cases, individual and general; it may be applied to a tenure or part of a tenure or to a whole district. But I think there has been some misapprehension in the mind of the honourable mover of the amendment as to the Secretary of State's opinion, and I may be allowed to quote his words. He says:—

"'While fully admitting the advantages which attend the establishment of villiage records and accounts, the formation of a record of rights, and the introduction of a field survey, I cannot avoid the apprehension that the difficulties of carrying out these measures in those parts of Bengal in which village accounts and accountants, if they ever existed, have long ago entirely disappeared

* Sir Steuart Bayley was in charge of the Bill.

disappeared, even from tradition and remembrance, may prove greater than you anticipate. Your present proposal, however, merely contemplates an experimental commencement of the work in the Patna Division of the Province of Behar, where the need for it is, you think, most pressing, and the conditions least unfavourable; and to this I will make no objection.'

"'You have heard just now from His Honour the Lieutenant-Governor that this order of the Secretary of State is still in full force, and that at present he has no intention of going beyond it. Certain provisions of this chapter are of course applicable everywhere. A landlord in Bengal proper may apply to have these settlement operations brought into effect in regard to his estate or a portion of his estate; or on a riot taking place in any single landlord's estate, the Local Government may apply to the Government of India for permission to put it in force in that estate. But with regard to a general record of rights, not only is it distinctly understood that the Lieutenant-Governor will apply it only in some one selected district in Behar and abide by the results of that experiment, but it is also certain that, as the Secretary of State has not sanctioned anything beyond that, nothing beyond it will be carried out until the Secretary of State does sanction it. The result I am unwilling to prophesy, but I do say that, as in the neighbouring district of Benares the operation has been most successfully carried out without much friction, and has been the salvation of the tenant, a similar operation may be conducted in the province of Behar, which is in almost all respects similar to the districts bordering it in the North-Western Provinces. I do not see why what has been worked so successfully in the North-Western Provinces should be inapplicable to Behar. There is one portion of the chapter to which further allusion will be made when the Honourable Rao Saheb Mandlik makes his proposal. I will only say that we look on the provision to which the honourable member's amendment refers (Section 112) as particularly necessary to be kept in the Bill, but we hope sincerely never to have occasion to use it. It is a very strong power kept in the background to be used when the operation of the ordinary law is not found sufficient. With these remarks I oppose the motion.'

"His Excellency the President observed that he had been very much struck by the almost complete unanimity of opinion which prevailed in the Council as to the utility of this chapter. At the same time he was perfectly able to comprehend the natural anxiety which its unreserved application over very extensive areas would occasion both to the raiyats and the zamindars. Regarding the question in the abstract, it was perfectly obvious that one of the first steps towards the cessation of litigation and ill-feeling between two antagonistic interests was that they should each know exactly what belonged to them; therefore no one, His Excellency imagined, not even the honourable member himself, could in theory be opposed to the introduction of this chapter. At the same time His Excellency could assure the honourable member that not only in deference to the suggestions made to them by the Secretary of State, but also from their own appreciation of the exigencies of the case, the Government of India would be indisposed to consent to the application of the sections referred to otherwise than in the sense and spirit recommended by Lord Kimberley. By applying the machinery of the chapter to a special and limited area in a tentative method, they would be able to observe how the clauses were likely to work, and there was every hope that by that cautious method of procedure they would be able to obviate those objections to which the honourable member had referred.

"The amendment was put and negatived."

This extract from the proceedings of the Legislative Council on the passing of the Bengal Tenancy Act, shows what the views and intentions of the Legislature were on the meaning and application of Chapter X. of the Tenancy Act. They were (1) that, in the words of the Honourable Member in charge of the Bill, "the chapter covers very large ground and can be applied to various cases, individual and general; it may be applied to a tenure or part of a tenure or to a whole district; (2) that "the machinery of the chapter was to be applied to a special and limited area in a tentative method," and if found to work successfully, was to be extended to the entire Province of Behar; (3) that the Government of India were satisfied that "as in the neighbouring districts of Benares, the operations had been most successfully carried out without much friction, and had been the salvation of the tenant, a similar operation might be

conducted in the province of Behar, which is in almost all respects similar to the districts bordering it in the North-Western Provinces."

It is, I believe, in India a rule of construction of Statutes, that the intention of the Legislature may be inferred from the debates in Council on the passing of an Act. If this be so, then there can be no doubt, in view of the preceding extract from the debate in Council, that the expression "local area," as used in Chapter X. of the Tenancy Act, may mean either a tenure or a whole district. And if this conclusion were still in doubt, it would borrow further confirmation from clause (*d*) of Section 101, inasmuch as settlements of revenue are, as the Legislature well knew, undertaken, not for estates alone, but also for whole districts such as Chittagong, and whole Provinces such as Orissa, both of which are now under settlement under Chapter X. of the Tenancy Act. Moreover under Section 39 of the Act, price-lists have to be prepared for "local areas," and the unit of area for the purposes of that section is under the Tenancy Act rules, which have the force of law, a subdivision of a district. These rules were, before they acquired the force of law, published in the "Gazette" and circulated for criticism among all Zamindari Associations and other public bodies, but no objection was ever taken to them on the ground that a "local area" must mean "a limited area presenting some special features."

27. An experimental and tentative survey and record of rights was, in accordance with the undertaking given in Council, carried into effect under Mr. Collin's supervision, in a typical tract of the Muzaffarpur district, and was declared by the Governments of Bengal and of India to have proved successful. The Secretary of State agreed in this opinion,* and subsequently, on the submission to him of proposals for the extension of the survey and record of rights to the whole of North Behar, accorded his sanction to them. It is therefore manifest that the contention now raised by the zamindars is wholly without foundation, and that in all that has been done in this connection, the Government of Bengal has acted well within its powers; and in strict conformance with the letter of the law, and with its spirit as declared by the Legislative Council at the time the Act was passed.

Page 52, Parliamentary Return, East India (Behar correspondence), dated 17th May 1892.

* Parliamentary Return (Behar correspondence), dated 17th May 1892, page 53.

I may finally call attention again to paragraph 9 of my Minute of 24th June last, in which the words of the Government of India were quoted directing the Bengal Government in 1884 to take in hand at once the organisation of the patwaris in Behar, in view to their employment on the survey and settlement of that province.

27A. After this paper had been put into print, I was requested by the Government of India to take the opinion of the Advocate-General as to the interpretation to be placed on the term "local area" in Chapter X. of the Tenancy Act. The Honourable Sir Charles Paul having been accordingly consulted by the Board of Revenue, gave the following opinion:—

"Section 101 of the Tenancy Act is divisible into two parts—

(1) Where a survey is ordered by the Local Government with the previous sanction of the Governor-General in Council.

(2) Where a survey is ordered without such sanction in certain specified cases [clauses (*a*), (*b*), (*c*) and (*d*)].

With regard to (1), a survey may be ordered in any case in respect of lands in a local area. This, in my opinion, regard being had to the general terms used, authorises the survey of a province, district or subdivision of a district.

With regard to (2), a survey may be ordered of the lands of a local area which, in my opinion, should be limited, by the object in view, denoted by the occasion or cause which necessitates the exercise of the powers conferred on the Local Government. These occasions or causes are mentioned in clauses (*a*), (*b*), (*c*) and (*d*)."

This opinion confirms what I had written, and the latest objection of the Zamindari Association is thus shown to be devoid of foundation and unworthy of any further notice.

28. In paragraph 7 of their memorial [*see* marginal note to paragraph 7 above, head (*f*)], the zamindars now say: "Had Section 101 with its express limitation

limitation of 'local area' been intended to apply to a Government survey of a whole province, or of the greater part of a province, provision would have been made in the Act for maintaining and keeping up to date the records of such survey, but no such provision is made." I welcome this statement: it is as full an admission as the zamindars could be expected to make, that the maintenance of the record of rights is the logical consequence of its preparation. But the memorialists are wrong in thinking that provision should have been made in the Tenancy Act for maintaining the record. The intention of the Government, before and at the passing of the Tenancy Act, was that there should be special legislation for creating a Land Record Agency, and the Government of India in its Letter, No. 196 A., dated 20th November 1884, instructed the Lieutenant Governor to undertake such special legislation in the Bengal Legislative Council. The words of the Governor-General in Council are —

"It is hardly necessary to remark that the value of the survey and record of rights (under the Tenancy Bill) will be incommensurate with the cost unless an efficient staff of patwaris and supervisors is organised. * * * If it be decided to commence operations in 1885 or 1886—and on this point the Government of India will expect to be advised hereafter by the Government of Bengal—His Excellency the Governor-General in Council trusts that no effort will be spared to obtain at an early date the requisite legal powers to organise the patwari staff, and that the work of organisation will be vigorously prosecuted."

In accordance with those instructions, I introduced the Patwari Bill into the Bengal Legislative Council on the 31st January 1885 (that is, before the Tenancy Act was passed) as a supplementary measure. My words were, "Without this supplementary measure the Tenancy Bill will fail of its full beneficial effect in Behar, where its beneficial effect is most needed." The Bill was not sanctioned by the Secretary of State for a reason which no longer operates: but the steps taken in 1885 clearly show the fallacy of the argument of the Zamindari Association on this point.

Summary of arguments as to historical and legal justification for the record of rights in Behar.

29. The preceding observations have shown, on the authority of the Regulations and Orders of the Government of the day, that from the beginning there never was on its part any intention to interfere with, abrogate or annul the rights of the raiyats; that under the arrangements made by Lord Cornwallis it was intended to record and uphold their rights by enjoining on the zamindars to deliver pattas to them, renewable for ever at pargana rates, to maintain patwaris and to register the unit of measurement; that the pattas were not delivered nor the patwaris maintained; that it was attempted to correct these omissions and wilful negligence by the enactment of Regulation XII. of 1817; that this measure having also proved nugatory, it was proposed in 1822 to carry out a record of rights, similar in character to that we are now undertaking in Behar; that the Court of Directors cordially approved of this proposal; that the measure was not carried out, because of the want of suitable agency at the time; that the matter was again taken up in 1882 with the express object of effecting a record of rights throughout the whole of the Lower Provinces of Bengal, but particularly in Behar; that when the Tenancy Bill was on the point of becoming law, the Bengal Government was directed to take immediate steps to reorganise the Patwari system in Behar with the object of maintaining the record in that province; and finally that, on the declarations of the Government of Bengal, the Government of India, the Secretary of State, the Legislative Council, and the honourable the Advocate General, there cannot be any doubt as to the applicability of the Survey and Settlement provisions of Chapter X. of the Tenancy Act to entire districts as well as to any portion of them, or as to the intention of applying them to the entire province of Behar. From the historical and legal point of view, then, the right of the Government to make this survey and record of rights throughout Behar, and to maintain the record when made, is incontestable.

PART III.

Necessity of the Survey and Record of Rights in Behar.

Section I.—Before the passing of the Tenancy Act.

30. The preceding part of this Minute was concerned with the relative rights of raiyats, zamindars and Government under the Permanent Settlement, with a discussion of the manner in which the rights of the raiyats had been infringed, and of the attempts made by the Government from time to time to afford them protection. Reference has also been made to the tardy objections (now declared by the Advocate General to be unfounded) to the survey raised on the wording of Section 101 of the Tenancy Act, and it was shown that from the very first inception of the Bill, which is now Act VIII. of 1885, it was the settled intention to make a survey and record of rights in the Patna Division.

Necessity for the record of rights in Behar.

From that intention the Government of India never wavered, and in drafting the Act such language was used as was deemed suitable to give the intention its full effect. I now proceed to consider the question whether it is, as a matter of practical expediency, necessary or desirable to make such a survey and record of rights. The necessity is being daily denied by the zamindars and their advocates, while the raiyats are voiceless and the Government averse from entering the dusty arena of newspaper controversy. The story of the hardships of the Behar peasant is a thrice-told tale, which it would be unnecessary to repeat were it not that we have on the side of the raiyats nothing but ignorance, poverty and helplessness while we have on the side of the zamindars education, wealth and power, and all the trained intelligence and advocacy that wealth can purchase. I deem it necessary, therefore, for, I trust, the last time so far as I am concerned, to re-state the evidence on the point.

31. It is unnecessary for my present purpose that I should retrace the condition of Behar further back than the famine year of 1874. In that year there was a more or less severe failure of the crops throughout the whole of Behar, the failure being greatest in the district of Tirhut. So impoverished were the raiyats of that district, so utterly without resource, and so unable to bear up against the failure of a single season's crop, that one-third of the population was at one period in the receipt of relief from the Government. Had it not been for the relief operations set on foot by the State, at least half a million people would have died of starvation in this single district. The financial effect of the relief operations in the single Darbhanga district is thus described in the report of the Director of Agriculture in Bengal for the year 1885-86:—

Material condition of the Behar tenantry.

The Famine of 1874.

"In 1874 a scarcity occurred in Darbhanga—a district which is one of the most fertile, best cultivated and highly favoured by nature in all India. It was necessary for Government to expend in that year, by way of charitable relief, no less than 37 lakhs of rupees in cash, and to expend 118,000 tons of grain, valued in Burma at nine pounds sterling per ton, thus costing in all more than one hundred and twenty lakhs of rupees. If to this be added the cost of freight from Burma, the cost of transport to Tirhut, and the cost of famine establishment there employed, and if the amounts realised by sale of part of the grain be allowed as a set-off against these latter items—it follows that it will not be too much to put down the net cost of famine to Government in a portion of this single district at a crore and a half of rupees, the Government revenue of that part of the district as it then stood (the boundaries have since been changed) being less than five lakhs per annum. It thus appears that the famine expenditure on this district, in one year, was more than thirty times the amount of the Government revenue, or far more than its capitalized value.

The revenue of the district as it now stands is a little over seven lakhs, and the rental was Rs. 71,37,044 according to a valuation made in 1883 (it is now 10 per cent. more, or eleven times the Government revenue as shown in paragraph 15 above). This enormous unearned increment, amounting to about one hundred-fold the zamindars' income as taken for revenue assessment purposes three

three generations ago, has, with very few exceptions, been secured without any expenditure of capital by the landlords, without their having fulfilled many of the obligations which English notions of landed property attach to the ownership of land. I do not make this a special ground of complaint against Behar landlords. They are what their training and environment have made them. But I do say that this enormous enhancement of rents, which the law had fixed in permanence, has helped to reduce the raiyats to a very precarious condition, and that it should now give them the greatest claims upon their landlords' liberality. The vicissitude of a single season, the early cessation of one year's rains, brought the entire district across the threshold of disaster twenty years ago. The population is now denser than in 1874, all efforts to promote emigration have failed, and the people have less to fall back upon, as their rents, which were high in 1876, amounting to 63 lakhs of rupees, have since risen to 78 lakhs, or by nearly 25 per cent. A reference to pages 8 and 73 of the Government of India Blue Book of 1892, on "Prices and Wages in India" (ninth issue), will show that within this period prices of staple food crops have risen by less than 12 per cent. As there was in 1876 little or no room for extension of cultivation, it seems to follow that rents in Darbhanga have since the famine been enhanced at least twice as much as the law contemplated they ought to be. If it be remembered that the failure of the *kharif* crop of 1874 brought a million of hungry people on our hands in the single district of Tirhut, who, if the Government had not come to their aid, would have starved, and that since 1874 there have been no less than four scarcities in the district, necessitating the distribution of relief by Government, the full significance of these unprecedented enhancements of rent will be appreciated.*

Inquiry into the material condition of the people of North Behar in 1875.

32. In the autumn of 1875 there was again a slight failure of the crops in North Behar, and careful inquiries were made into the condition of the people. The results were very disquieting, and Sir Richard Temple's Government, in communication with the Government of India, appointed a Commission, consisting of the late Mr. Geddes and myself, to inquire into the whole agrarian condition of North Behar. We reported in 1876, and I invite special attention to the following remarks by Mr. Geddes, in which I concurred Mr. Geddes was, I may add, an officer of altogether exceptional competency for an inquiry of the sort:—

"How comes it that, with the present not very grave vicissitudes of season, the Imperial Government should be expected to interpose in regard to a most fertile region, the great bulk of whose agricultural profits go elsewhere than to the Imperial Exchequer? How comes it that Behar, with an industrious population, the most fertile soil in India, a territory comparatively very lightly assessed in land tax—how comes it that this Behar should be seeking Imperial relief oftener and more extensively than the regions less fertile and far less (more?) heavily assessed by Government?" * * * "The explanation as to why the three northern sub-divisions should not tide over the vicissitude by falling back on food reserves, or on money resource, summarises itself briefly thus. The whole conditions of agricultural industry there are such as to render it precarious. There is no sufficient certainty as to tenure. It is impossible for the population to fall back this year solely on accumulated reserves, whether of grain, of property, of money or of credit. For the whole conditions of life, as will be seen from the Collectors' reports, are such as to preclude any sufficient accumulation of the kind. The raiyats cannot fall back on any credit fund like the tenant-right of other parts of Bengal, for practically there is no such right available to offer in pledge. The people who plough and sow, and who ought to reap, have not a reasonable assurance as to the fruits of their industry."

The *thikadari* and indigo system.

Mr. Geddes went on to describe the unsatisfactory character of rent suits in Behar, and the *thikadari* or farming system, consisting in the assignment to rent speculators of the control

* During the famine of 1874, the great Darbhanga estates were under the management of the Court of Wards, and the management did as much as could be expected to relieve the starving tenantry. After attaining his majority, the Maharaja, Sir Lachmeswar Singh, approved of all that had been done, and is thus justly entitled to the praise attaching to public benefaction. The same remarks apply, though in a modified degree, to the Maharaja of Hatwa, Sir Krishna Pertab Sahi, and the late Maharaja of Bettia. In Champaran, however, and in Saran, the scarcity was much less than in Darbhanga.

control which the landlord is able to exercise over the tenant, including therein almost unlimited powers of distraint, enhancement, and ejectment. The report also alluded to abuses connected with the cultivation of indigo, and reasons were given for the inference that in Muzaffarpur and the northern subdivision of the Bhagalpur district one-third of the culturable area was under *thika* assignment to indigo planters. The practice of illegal distraint, or of sending out bailiffs to prevent the reaping of the crop, as a means of pressure, in order to enforce compliance, whether with legitimate demands or exactions, was very fully described; and the points where violations of the law habitually occurred were specified with precision. The general effect was to show that in North Behar the raiyat had practically no rights allowed him at all, and that all the worst abuses of the days of Regulation VII. of 1799 prevailed throughout a region where Act X. of 1859 had been nominally in force for nearly 20 years.

Sir Richard Temple, in reviewing Mr. Geddes' Report, remarked that the condition of the peasantry was undoubtedly low in Behar—lower than that of any other peasantry with equal natural advantages which he had seen in India. He considered that a remedy should be applied to the abuse of the power of distraining the raiyats' crops. The Government of India promised the Lieutenant Governor its support in any measures he might propose for ameliorating the condition of the people of North Behar; and the observations of the Secretary of State* upon this correspondence were as follows:

* Despatch No. 32, dated the 19th October 1876.

"Your Lordship in Council is fully aware that the situation in North Behar is one of grave anxiety. The well-being of the population is described in the able Report of Mr. Geddes as resting on foundation of a very precarious character, and it will demand the utmost vigilance and discrimination of the Government of Bengal to deal with the complication with which the whole question is embarrassed. Your Excellency in Council has wisely determined not to have recourse to immediate and necessarily incomplete remedies, but to leave the subject to the attentive consideration of the Government of Bengal, which will gradually introduce such ameliorations as full experience and extended inquiry may dictate. I fully approve of the Resolution of your Lordship in Council, and shall await with interest the result of the measures which the Lieutenant Governor, under the sanction of your Government, shall deem it his duty to adopt."

33. The measures adopted by the Lieutenant Governor (Sir Ashley Eden) consisted in the appintment of a Committee of Behar officials and non-officials to consider the whole question of the relations of landlord and tenant in that Province. Meanwhile, the zamindars of Bengal, unlike their fellow landlords of Behar, were being worsted by their raiyats, and were pressing for special facilities for the realisation of their rents. Following the precedents of former years, a Bill for the more summary realisation of rents was introduced into the local Council; but times had changed: the sufferings of the raiyats had touched the conscience of the Government, and it was recognised that the rent question had become the great question of the day, and that the time had come for dealing with it in a full and comprehensive manner. Accordingly the Bill just referred to was withdrawn, and the whole question of the rent law of both Bengal and Behar was referred to a Commission. The Commission produced the first draft of the Bengal Tenancy Act, and the Government of India in 1882, in recommending legislation on the lines of the draft to Her Majesty's Secretary of State, wrote of the depressed condition of the Behar tenantry thus:

Opinion of the Government of India on the material condition of Behar in 1882.

"The evidence before us of the depressed and precarious position of the tenantry in that part of India is full and conclusive. It would be altogether a mistake to suppose that the unfortunate state of things which there exists is mainly, or even very largely, due to indigo planting. The facts connected with the cultivation of indigo, which were brought to notice some years ago, testify, indeed, to the possibility of serious oppression, and strikingly exhibit the manner in which persons exercising the authority of landlords could trample upon the rights of defenceless peasants. But these facts, taken by themselves, merely illustrate abuses of proprietory power which are rife throughout Behar.

The

The area under indigo cultivation is an insignificant fraction out of the 23,670 square miles which constitute the Patna Division. It is manifest that the majority of the raiyats in the whole of that large tract of country are rack-rented. The raiyats of the Shahabad district appear to be better off than others; but for a general view we would refer your Lordship do the note drawn up by Mr. Reynolds on the 11th December 1880, after a visit to Bankipore, during which he had conferred with experienced officers. It was urged upon him that the great evil which calls for remedy in Behar is the arbitrary enhancement of rent at the will of the landlord. The Collector of Patna reports that the mass of the tenantry are now paying rents which have doubled within the last 16 years. The Covenanted Deputy Collector of Gaya calculated that the rental of the different districts is at present from twice to four times the amount paid at the time of the Permanent Settlement. Mr. Reynolds shows from the road cess returns that the incidence of rent is higher in the Patna district than in any other district of Bengal; higher in Darbhanga and Saran than in any other districts except Hooghly and Burdwan; and higher in Gaya, Shahabad, and Muzaffarpur than in any other districts except the above and five more, of which two (Rajshahi and the 24-Parganas) pay the same average rental as Gaya, and one (Rangpur) pays the same average rental as Shahabad. The only district of the Patna Division where the average rental does not appear to be unusually high is Champaran, of which the circumstances are exceptional, as the proportion of waste land is very large.

"Without entering upon any detail in support of our opinion that the Behar raiyat is poor and oppressed, we will recite briefly a few descriptions of prevailing circumstances or practices given by zamindars or planters themselves. Major Hidayat Ali, an important landholder in Behar, writes on 20th September 1877: 'The raiyats of this Province, viz., the heads of families, and even the women and the male adult children of the agricultural classes, though they labour hard, are yet in a state of almost utter destitution, and that owing to the heavy assessments laid on them.' His opinion is characterised by Colonel Emerson, the Cantonment Magistrate of Dinajpur, as unprejudiced and valuable. Mr. Worsley, Collector of Muzaffarpur, reports on 9th October 1877:

"'That illegal distraint was universally practised in this village I well know; but I had not expected to receive the following naive confession from all the principal zamindars of Hajipur subdivision: The zamindars confess that they resort to private distraint in preference to distraint through the Court, the latter involving expense which has to come on the raiyat, and diminishing his means of paying his legitimate dues, as well as of leaving a sufficient balance for his own support.'"

The rest of the quotation is connected with a description of abuses in connection with indigo planting, many of which have been remedied through the influence of the Indigo Planters' Association.

Material condition of Behar immediately before and after the passing of the Tenancy Act.

34. This, it will be admitted, is no measured condemnation of the whole land and rent system of Behar, but it was not so forcibly put as it might have been had the Government in 1882 been in possession of the detailed information which came to light a few years later. At the risk of anticipating what I have to say regarding the condition of Behar after the Tenancy Act had become law, I reproduce this information here. In paragraph 11 of my Minute of 24th June I stated the circumstances under which Mr. Collin was appointed to carry out an experimental survey and record of rights in the Muzaffarpur district. The report which, after his operations were brought to an end, Mr. Collin submitted, is a most valuable document, and throws a flood of light not only on the past practices and existing condition of Behar, but also demonstrates beyond reasonable doubt the benefits which the raiyats will derive from a survey and record of rights. Mr. Collin's report,* which was submitted to Government in 1887 shows that in the tract settled by him, which was selected as being typical of the worst difficulties to be anticipated in the Muzaffarpur district, rents had been illegally and arbitrarily enhanced out of all proportion to what is justified by law, and that this illegal and arbitrary enhancement, as might naturally be

* Printed in Parliamentary Return, dated 17th May 1892.

expected with an increasing population, had gone on during the 10 years before 1887 to even a greater extent than was previously the case. The general principle which usually regulates legal enhancements of rent in these Provinces is known as the Rule of Proportion, and it depends on the rise of prices of staple crops. Under this rule the enhanced rent must bear to the former rent the same or a less proportion than the existing prices bear to prices at the time the former rent was fixed. Now, in the period dealt with by Mr. Collin the rise in prices was 29 per cent. (paragraph 70). Yet he found the increase in rent rates in one village, named in Appendix F. of his report, to be 314 per cent. since 1840, the average increase in 33 villages named in that Appendix was 137 per cent., and the average increase in 36 villages named in Appendix G. 116 per cent. (paragraph 69). This enormous increase in rates was unconnected with extension of cultivation, which was taken into account in striking the rates, or with improvement in productiveness of the soil (paragraph 69), and was doubtless effected by extra-legal means.

Excessive enhancements of rent, and illegal exactions.

35. Mr. Collin brings to notice that periodically recurring enhancements of rent had only come into vogue since 1840 (paragraph 68), and he draws attention (paragraph 9) to the very significant fact that it was also in 1840 that the zamindars adopted the system of giving *thika* leases or assignments of villages at high rents. What that meant will be apparent from the remarks made in paragraphs 34, 36, and 46 of this Minute. There is no doubt that these enhancements stand to these assignments as effect to cause. It was the rare thing for a Behar zamindar to sue for enhancement in the courts. One way of enforcing an enhancement is described in paragraph 36 below, or, if the owner wished to be saved the trouble of that, he often gave a lease of the village to a *thikadar* or farmer, if indeed the mere threat to give the village in lease was not sufficient, as it very often was, to reduce the raiyats to submission. This system of leasing or assigning the rents of a village, with power to the assignee to exercise the full authority of the landlord during the currency of the lease—the *thikadari* system, as it is called—has been the curse of Behar. How far it has been used to compel raiyats to grow a particular crop against their will I do not now stay to consider; but if this compulsion still exists, I do not attach to it anything approaching to the evil effects on the people which has been produced by the continuous worrying and excessive enhancements of their rents which have been effected through this bad system of land management. I have heard it maintained that the prosperity of the indigo industry depends on the continuance of this *thikadari* system, and that under the European planter the system is shorn of many of its evil attributes; that rents are not raised, nor illegal exactions enforced, nor the raiyats exposed to the rapacity of money-lenders or other members of the horse-leech tribe. I do not deny that there are farmers and farmers; and probably most indigo planters are considerate and helpful landlords. But I do think that the industry would thrive better if it could shake itself free of the thikadari system, and I do not believe that the raiyats will ever be adequately protected from its abuses until a record of their rights is made and maintained.

36. That the system of illegal and arbitrary enhancement was in 1887 still in operation in Behar, is shown beyond dispute by the facts mentioned in paragraphs 73 to 80 of Mr. Collin's Report, and in his remarks on Appendices F. and G. An examination of these Appendices will show that in village Kamtowl the rates all round were raised in 1876, and again in 1884, to 230 per cent. over the rates of 1840, in Burdaha by 46 per cent. since 1885, in Kinaru by 11 per cent. since 1880, in Balra Karum Chand by 90 per cent. since 1877, in Chowsewan by 65 per cent. since 1880, in Bishunpore Bhagwan by 16 per cent. since 1880, and in Panapur Khoord by 24 per cent. since 1883. A striking instance of the helplessness and ignorance of the raiyats is given in paragraph 72, where it is stated that an occupancy raiyat, holding at Rs. 3 per bigha, and entitled by law to hold at that rate, yet took in the year 1884-85 a lease for three years, by the terms of which he agreed to pay Rs. 6-14 per bigha, to give up his land at the end of that period, and at any time during the currency of the lease, and, further, contracted not to build any house or cowshed or farm building

Further evidence of continuation of excessive rent enhancements after the passing of the Tenancy Act

building on his land, or to dig a well or to plant trees, all of which things he is, it is true, entitled to do under the Tenancy Act, with or without his landlord's consent, and notwithstanding such agreement, but which he will not know of his right to do, unless his rights under the Tenancy Act are brought home to him by the prosecution of a survey and record of rights. A still more striking instance of the methods by which rents are being enhanced by landlords is mentioned in the same paragraph, where it was reported in July 1887, that the agents of a certain zamindar "were attempting to induce the raiyats to execute agreements to pay enhanced rents." A number of Muhammadans refused, and the zamindar's agent, in November last, went to the village to reason with them. The day after his arrival a case was put in against the Muhammadans for the slaughter of a bullock. The case was found to be false. In February last a case was brought against some other raiyats in the criminal courts. These raiyats executed agreements (*sharahnamahs*), and the case was compromised. In March an attempt was made before the Registrar at Muzaffarpur to have a *sharahnamah* registered, which the raiyats would not admit to have executed. The Registrar found that most of the raiyats were not present when the deed was said to have been executed by them, and that their signatures had been written by the patwari. Again, in April another criminal case was filed against a refractory raiyat, which was dismissed. "This is, perhaps," adds Mr. Collin, "as good an instance as any that could be given of the operation of free contract, by which the raiyat, in his generosity, voluntarily consents to forego a part of the profits of his land."

Such was the state of things before and for two years after the Tenancy Act was was passed. I shall presently show that there has been practically no amendment up to date; and that, unenforced by executive action, the Act has remained as much of a dead letter in Behar as Act X. of 1859 had done.

Proposals of the Famine Commission regarding Behar. Record of rights recommended.

37. I conclude my references to the condition of Behar before the enactment of the Bengal Tenancy Act of 1885, by quoting the remarks of the Famine Commission of 1880 on the state of Behar. After describing the various abuses found to prevail in Behar, which they visited, and suggesting remedies, *prominent among which was a survey and record of rights*, the Famine Commission remarked: "Where, as in Behar, the relations of landlord and tenant are too often those of a high-handed proprietary body on the one hand, habitually disregarding the law, and on the other a tenantry ignorant, very helpless, sunk in the most abject poverty, the onus of bringing complaints of oppression ought not to be laid upon the tenants. The first and imperative duty of the Bengal Government and the local officials would seem to be to guard zealously against infringements of the law by the rich, and to put them down as if they were offences against the public peace."

Page 121, paragraph 37 of their Report.

Comparison of the material condition of raiyats of Behar in 1788 and 1888.

38. Before I pass on from this part of the subject it may be useful to compare the condition of Behar as it is at present with what it was a hundred years ago in the early days of British rule. There is a large element of uncertainty in all such comparisons, especially when applied to periods so removed from each other by lapse of years, and so differentiated by growth of population and its pressure on the soil. But such comparisons are instructive and point an useful moral. The following extract from Mr. Grant's Analysis of the Bengal Finances (1788) shows how things were a century ago:—

"Generally, the Soubah of Behar derives its superiority over most of the other Provinces of the Mogul Empire, from the great natural advantages of a temperate climate, high and fertile soil, well watered, productive of the dried grain and all the luxuries required by the more active, warlike inhabitants of the north; with a centrical situation, having easy communication internally, and serving as an emporium, or by means of the River Ganges, a thoroughfare to facilitate the commercial intercourse between Bengal, as well as foreign maritime countries, and more interior Provinces of Hindustan. These advantages drew arts and manufactures from abroad; and after the Pathan conquest produced an increased population in soldiers or emigrants of that martial agricultural people, who were induced to become settlers, either from local allurement or the political encouragement of Government, in establishing a national feudal

militia towards the eastern imperial frontier. The revolution in favour of the royal descendants of Timoor, first brought about in 933 Hejirah, or A.D. 1527, and finally effected on the accession of Akbar in 963 of the former, or 1555 of the latter era, with the regular civil administration established then, and ever since continued in almost its original form, heightened greatly the prosperity of the Soubah, under the crown of Delhi; while the independent state of numerous Mussalman jagirdars, joined to the refractory spirit of a hardy warlike race of Hindu landholders and peasantry, differing greatly in bodily temperament, nourished by the heartier food of wheat and barley, from their effeminate neighbours of Bengal living chiefly on the watery diet of rice, served in some measure to preserve internal tranquility and resist the tyranny of lawless foujdari usurpers in time of recent public anarchy.

"Accordingly, agriculture, manufactures, and commerce have always highly flourished in this favoured province. Opium, which may be considered the peculiar province and staple commodity of the country, might fairly be estimated to return in gross, under rules of a private or public monopoly of necessary existence everywhere in India, twenty lakhs of rupees for about four thousand chests exported yearly; including a moderate charge of sovereign territorial rent, with full cost of labour, and profit on stock, amounting in value to one-half of the whole quantity produced. Saltpetre, manufactured chiefly in the Circars of Hajeepur and Saran, reckoned at two lakhs of maunds, might moderately be calculated to yield to the labourer and sovereign, or favoured merchants, ten lakhs of rupees; cotton cloths for exportation on all sides, twenty additional lakhs; while the ordinary productions of grain, sugar, indigo, oil, betel-leaf, &c., carried out for sale, returned at least fifteen lakhs more, after deducting an equal sum for the annual imports of Bengal; salt being almost the only article required from abroad for home consumption: thus leaving perhaps, on the whole, a clear balance of trade to the Soubah of fifty lakhs of rupees to answer a yearly drain of specie to the like amount, constituting the net tribute to be derived from a gross rental of near a million sterling per annum; besides a profit of ten lakhs, accruing from the usual State monopolies of opium with saltpetre. And all this, after complete comfortable subsistence, on the most ample equitable scale of political economy in Asia, of a population probably of three millions of souls, exclusive of the Civil and Military establishments necessary for the internal administration of the province. It may further be observed that, if such were the affluent circumstances of the country under the despotism of the Moguls, its mercantile prosperity forming the basis of actual wealth and revenue, hath surely not diminished within the period of the freer, more lenient government of its present rulers, as might be sufficiently evinced by reference to the Custom House accounts of Patna during the term elapsed, exhibiting comparatively a view of great increasing commerce."

What the condition of things is now is indicated by the result of the inquiries which, entirely unconnected with the operation of the Rent Law, Lord Dufferin instituted in 1888 into the condition of the poorer classes throughout India. Inquiries were then made in typical villages, in every district and subdivision in Bengal and Behar. The actual rents and areas of holdings and population in these villages were ascertained, together with profits of cultivation, extent of indebtedness, cost of food, of clothing, and of general subsistence, and the result was declared by the Commissioner of Patna to be that 40 per cent. of the population of the division, which contains 16 million souls, were insufficiently fed, to say nothing of clothing and housing; that they had to undergo long fasts, having for a considerable part of the year to satisfy themselves with one meal a day.

Now my own belief is that this picture is greatly overdrawn, and that in average years the destitution is not nearly so great as was supposed in 1888. But there is still no doubt that the condition of a considerable portion of the people of Behar has deteriorated, that it is now precarious to a degree, that many live from hend to mouth, and that owing to over-population and excessive rents, a slight vicissitude of season would bring them in vast numbers on the hands of the Government for relief.

Comparison of material condition of Behar zamindars in 1788 and 1888.

39. While the Behar raiyat was in 1788 described by Mr. Grant as prosperous, the Behar zamindar was, on the other hand, (see Appendix No. 5 to Mr. Shore's Minute, dated 18th September 1789), in a degraded condition compared

compared with the zamindars of Bengal; "unnoticed," says Mr. Grant, "by Government, and left at the mercy of the aumils or farmers. They, in fact, considered themselves proprietors of only a tithe of their real estates." Since then the circumstances have entirely changed. The Behar zamindars, when they have not squandered their substance in extravagance, are now rich, their income from the land having, as shown in paragraph 15 above, increased stupendously in three generations. They are powerful and united, and have advocates in the Press and in the Legislatures both here and in England. Every prejudice that can arise from possession of great wealth or from European ideas of property is entirely on their side. On the other hand, the condition of the raiyats has become most lamentable. In Sir Ashley Eden's words, which are truer now than when they were uttered 15 years ago, they are "poor, helpless, discontented men, bound down to a state of extreme depression, tenants of the richest province in Bengal, yet the poorest and most wretched class in the country."

It has been contended that exaction of excessive rents and insecurity of tenure have had nothing to do with bringing about this state of things, which, it is said, is all due to over-population. If there were fewer people in Behar they would doubtless be better off than they now are, but at the same time I point out that the Bengal districts of Dacca, Backergunge and Mymensingh, where rents are not excessive and where the people are prosperous, well-fed and well-clothed, are more densely populated than Darbhanga, Champaran and Gaya, where 40 per cent. of the population, according to the estimates of 1888, but let us say only 20 per cent., subsist on one meal a day. Over-population, no doubt, has much to do with the poverty of the Behar raiyats, but there can be as little doubt—every competent witness, official and non-official, admits it—that insecurity of tenure and rack-renting are largely responsible for the difficulties with which we are now, and have been for twenty years, confronted, in connection with them. We cannot deal effectively with over-population; our best efforts to induce the people to emigrate have proved failures, for emigration is a plant of very slow growth, which cannot be forced. We can by means of the record of rights deal effectively with illegal enhancements of rent and illegal ejectments, and on these facts who can say that we ought not to hasten the completion of a work from which such good results are to be expected?

NECESSITY OF THE SURVEY AND RECORD OF RIGHTS IN BEHAR—*continued.*

Section II.—After the passing of the Bengal Tenancy Act (VIII. of 1885).

Improvement in Rent Law affected by Bengal Tenancy Act.

40. So far I have dealt with the condition of the raiyats of Behar before the passing of the Tenancy Act in 1885. The evidence as to the intolerable nature of the abuses which prevailed in the province was conclusive, and suitable remedies were applied in the Tenancy Act. The remedies applied were of two kinds. The first kind consisted chiefly of legislative declarations conferring greater fixity of tenure, provisions regarding receipts, and limitation on enhancements of rent. The second or executive remedies, as they may be called, consisted in the record of rights which had been recognised in 1822, after all other possible means had failed, as indispensable, and had been recommended by the Famine Commission as the only certain way of securing to the Behar raiyats the enjoyment of the benefits of security of tenure at fair rents, which the law assigned him. It is now alleged by the zamindari advocates that the first kind of remedy is sufficient without its executive complement; and shutting their eyes to the lessons of the past, they say that without executive action the raiyats will henceforward, by the mere operation of the Tenancy Act, have all the protection they stand in need of. In my reply to their memorial at Muzaffarpur, I differed from that view, and said that "the record of rights was far more important to the raiyats than the recent change in the organic written law; for the written law among an ignorant, struggling people remains a dead letter—witness Act X. of 1859—unless executive action steps in to do for the people what they cannot do for themselves. This is the justification of Chapter X. of the Tenancy Act, as it is of protective agrarian legislation wherever it has been undertaken." But I shall not content myself on this

occasion with utterances which may be criticised as academic. I proceed to show that the amended tenancy law does, as a matter of fact, afford no sufficient protection to the depressed and ignorant raiyats of Behar, that its most important provisions have been already systematically set at naught by the zamindars, and that since its enactment in 1885 the same illegalities have prevailed as before. If I can do this, the necessity of a survey and record of rights will not, I presume, be any longer contested even by partizans, nor doubted by careless observers.

Improvement in connection with receipts for rent; nugatory.

41. I begin with the provisions of the Tenancy Act regarding receipts for rent. It has been asserted that these provisions, which required the landlords to give receipts to their tenants, specifying the area of the holding and amount of the rent, would in the long run have the same effect as a record of rights in certifying to the raiyats the amount of the landlords' demand upon them and the areas and incidents of their holdings, and that these receipts would in the course of time furnish the Civil Courts with trustworthy evidence on which disputes might be adjusted and arbitrary enhancements checked.

This I say has been asserted; but on historical grounds was the assertion reasonable? If Lord Cornwallis' injunctions upon zamindars to adjust the rights of the raiyats by the grant of pattas proved to be wholly ineffectual, was it reasonable to expect that the same object could be effected by an injunction to grant receipts? If for 100 years we had failed to compel zamindars to give in pattas information as to the area of the raiyat's holding, and the amount of his rent, were we likely to succeed by merely enjoining on them to give it in receipts? The Bengal Government, when engaged on the Tenancy Bill, was under no such delusion, and pinned its faith, as regards Behar especially, to the record of rights.

42. But passing from the region of speculation to the domain of fact, what has actually happened? These things have happened. Mr. Collin found that, after the passing of the Tenancy Act, receipts in the prescribed form were not being generally given by native landlords; that where they were in some cases given, fictitious rentals had been entered in the landlord's part of the counterfoil receipts; and that the provisions regarding granting of receipts were in reality being had recourse to in order to fabricate evidence to show that rentals in excess of what were really paid were the then existing rentals, and that unless and until the raiyat becomes an educated man with a knowledge of his rights and power to enforce them, or unless and until the area and incidence of his holding and the amount of his rent are certified to him by a public officer in the manner contemplated by Chapter 10 of the Tenancy Act, he will continue to be in the hopeless condition that he occupied before the Act was passed.

Evidence of local officers as to continuance of abuses against which Tenancy Act was aimed.

Again the Honourable Mr. Stevens, who was Commissioner of Patna in 1890, wrote thus:—

"In Shahabad the number of books and forms sold from the Government Treasury is given in the margin. Many zamindars, among whom is the Maharaja of Dumraon, now prefer to make their own arrangements for these forms; but it is feared that a considerable pro portion, especially of the smaller landlords, neglect the law. The collector suggests that the civil courts should be instructed to report to the magistrate all cases of omission, that he may take action under Sub-section (3); he further remarks that he does not see why neglect or refusal to grant receipts should not be punishable by a magistrate, since the present procedure laid down in Sub-section (2) is not resorted to. He would also in patwari cases require the counterfoil receipt and account books of the village to be filed, and the landlord or patwaris brought to book, according as the one or the other is to blame. As at present advised, I cannot support this last proposal, for I think it would seriously complicate these cases. I should fear that side issues would be raised, and the proceedings drawn out to an inordinate degree.

Years.	Books.	Forms.
1885-86	102	60,023
1886-87	934	900
1887-88	184	31,000
1888-89	691	36,200
1889-90	150	13,700
1890-91	277	14,900

"In Darbhanga it is reported that the provisions of the law regarding giving of

of receipts are neglected. The following remarks of the Munsif of Darbhanga are quoted:—

'In the majority of rent suits that came before me for trial, I found that the landlords had systematically neglected to follow the provisions of Sections 56 and 57 of the Bengal Tenancy Act. I found that in 99 cases out of 100 the landlords still followed the old system of granting rent receipts in unprinted slips without specifying at all the particulars pointed out in Section 56. Counterfoil receipts are seldom kept by the landlords.'

"The Collector of Saran reports that the forms prescribed by law are regarded as unfavourable to the landlords. Only the larger ones use them.

"The Collector of Champaran makes the following remarks:—

'Landlords in many instances either do not grant receipts at all, or grant them in some manuscript form of their own. Much litigation would possibly be avoided, and many cases would certainly be more easily decided by the courts, were proper and formal printed receipts regularly given and received. It is not always, however, the landlord who is in fault, for it is often the raiyat who refused to accept the receipt. Where either party is actuated by a dishonest motive, the receipt is ignored, the landlord taking care not to grant it if he wishes to have his hands free in future, and the tenant declining to accept it when he hopes that on the occasion of the next landlord he will be able to obtain better terms than those on which he actually holds his land, and which he thinks he would not be able to dispute if he accepted receipts setting them forth. The Act provides penalties for neglect or refusal on the part of the landlord to grant receipts, but the provisions are practically, so far as this district is concerned, a dead letter, while there is no penalty that I am aware of for refusal on the part of a tenant to accept a receipt. If both the granting and the receiving of receipts in the prescribed form could be insisted on, results would be much more satisfactory, but so long as neither party interests himself in the matter, it is not easy to recommend any remedy for the existing state of affairs.'"

The present Commissioner, Mr. Forbes, in March of the present year, writes, to the same effect:—

"I have frequently brought to notice the almost universal disregard of the civil courts to the provisions of Sections 56, 57, and 58, regarding the giving of receipts. * * I think I am correct in saying that it is still a common practice to allow rent receipts of any form and kind to be filed before them."

It may, I think, be regarded as certain that the provisions of the Tenancy Act regarding rent receipts are wholly insufficient to give protection to the ignorant raiyats of Behar. A typical illustration of the insufficiency will be given in paragraph below.

43. It has not been, so far as I know, alleged that any of the other provisions of the Act can without a survey and record of rights have any more practical effect than the provisions of the previous law in certifying to the raiyat the land he holds or amount of the rent he is to pay for it, or in checking illegal and arbitrary enhancements. Act X. of 1859, as well as all the previous rent laws, gave the raiyats extensive rights in theory, but left them to assert them in the civil courts if infringed; this they were unable to do, because, owing to the subjection of the patwari to the landlords, the latter monopolised all the evidence as to the occupancy of the lands and the amount of the existing rent, and when landlords sought an enhancement, they did not resort to the courts in order to obtain it, but simply demanded the enhanced rent as being the existing rent already agreed upon. The raiyat having no document in his possession to show the amount of the previously existing rent, was unable to resist the landlord's demand, and thought in practice it was safer to yield at once rather than be harrassed in the first place in the civil courts and be worsted in the end. What the raiyat primarily wants is a document which will be accepted by the courts as proof of the actual rent payable by him. This the proceedings under the survey and record of rights alone can give him, and it is as futile to expect that the provisions regarding giving receipts will secure this end now, as it was in Lord Cornwallis' day to suppose it could be attained by the grant of pattas. The experience of the past 10 years confirms the futility of expectation.

Character of surveys made by zamindars, and possibility of utilising them.

The zamindars' memorial calls attention to the fact that some landlords have had surveys made of their estates at considerable expense, and that it is unfair to call on them to bear the burden of a further measurement. I am personally acquainted with some of the cases alluded to, and as regards others I am advised that the surveys were not made with scientific accuracy, while there was no real record of rights made out at all. A record of rights is an impartial document defining and limiting the reciprocal duties and rights of all parties claiming an interest in the soil. These zamindari surveys and records were made out for rent collecting purposes only, and I am advised in none of the documents was the status of the raiyat shown, nor had the officers who made the surveys any legal authority to make out a record of rights. Moreover, had a record been prepared under the rent law as it then stood, it would necessarily fail to exhibit rights and status conferred on raiyats by the Tenancy Act of 1885. We shall in our cadastral operations use the landlords' survey maps and record of rents payable so far as they are correct and sufficient, and thereby we shall strive to spare him expense; but as the best kept zamindari papers fall of necessity far short of a record of rights, we must ourselves prepare such a record.

Evidence of local officers as to continued existence of old abuses—*contd.*

44. Turning now to the question whether the same illegalities prevail in Behar since the passing of the Tenancy Act, as before, I find the Commissioner of Patna (the late Mr. Boxwell) reported in 1889* that—

*Parliamentary Return, page 65.

"Uncertainty about rent and tenure prevailed generally over the whole division, not equally, of course, in all places, and perhaps to an excessive degree in some ascertainable smaller tracts, but uncertainty was the rule for which a survey and record of rights was the best known remedy."

The collectors of the northern districts wrote thus in the same year:—

The collector of Darbhanga—

"There are many estates in this district in which Government may properly interfere if the propriety of a judicial determination of rents, as affecting a survey and record of rights, is held to depend on the grounds of dispute or confusion. * * * has of late years very greatly and severely enhanced his rents, but he managed to get kabuliyats out of his raiyats. There are various stories as to how he effected this, but it would be useless to repeat them."

"By far the worst offender is * * *, who has been implicated in several criminal cases during the past year, some of whose men now stand charged with riot and murder brought about in trying to coerce a jeyt raiyat of a village to come to terms. This gentleman's property extended over 115 villages. I strongly recommend a survey and record of rights of his property."

The Collector of Muzaffarpur writes—

"It is reported * * *, who bears the worst character for unscrupulousness, and who lately sued in the Civil Courts on a bond which was judicially declared to be forged, is in constant turmoil with his neighbours and the raiyats in his district."

The Sub divisional Officer of Tajpur in this district wrote—

"In spite of legislation the tendency of rent is to rise. Some of the parganas are unusually fertile. Many of the landlords are unusually rapacious."

The Collector of Champaran reported in the same year thus—

"The * * *, who is a zamindar, claims more than double the rents which the raiyats are willing to pay, and successive district officers have failed to bring about agreement. The dispute was in full force previous to the discussions which took place in connection with the Tenancy Act, and is no nearer settlement now than it was ten years ago. In the general interests of the peace, a survey and record of rights is essentially necessary."

Writing of villages not leased to indigo planters, he remarked:—

"That they are practically auctioned to native farmers whose income solely depends upon any increase of rents they are able to collect on the head rents they pay to the proprietors; their object is to obtain from the raiyats as large a rent as possible, and to effect this they are compelled to resort to devices which sufficiently show that the tenants generally require further safeguards than those provided by the Tenancy Act."

All these abuses are identical with those which Sir Ashley Eden so vigorously denounced in 1875.

45. I shall finish this portion of my remarks by quoting from a letter which the Settlement Officer of one of the North Behar districts has just written to the Secretary to the Board of Revenue:—

"In a case in which * * * was personally interested, but was acting nominally as the Agent of * * *, he caused a patwari to prepare and have filed before me a number of rent receipts for the years 1296 and 1297 Fasli, which were written on forms bearing the * * * press mark 9–12–91, a date about half-way through the Fasli year 1299. I enclose one of the receipts for your inspection. The raiyats had been instructed to swear that they had recorded these receipts in the course of the years for the rent of which they purport to have been given."

A common abuse illustrated by an actual case.

I have the "receipt" before me as I write. The headings are printed in Nagri and the details filled up in manuscript in the same character. It purports to have been executed partly in the month of Asin, partly in the month of Jeyt, and partly in Bhadro 1296 Fasli. The paper bears the following press mark:—"* * * No. 47. 9-12-91. 200,000." Could there be a more significant or a more pitiable episode? The wretched raiyats are induced to swear to the execution in 1888 of a document (showing a fictitious rental) the very form of which had not been printed till 1891. What a comment the case affords on the state of things in Behar, and how it emphasises the necessity of carefully scrutinising all so-called agreements, and every entry that is made in the record before it becomes final! I am quite certain that the landlord (and chief manager) of the estate in which these raiyats live knew nothing of what was being done in his name in this matter, but the moral I wish to point is that if such things can happen in an estate claiming to be well-managed, what things do not happen in the many estates which are ill-managed? If we have such things in the green tree, what have we not in the dry?

46. I now come to a portion of my demonstration to which I invite special attention; for it depends, not on the reports or opinions of local officers, but on the figures of rentals furnished by the zamindars themselves, under the Road Cess Act. I quote in support of my case the evidence of rent enhancements which zamindars themselves admit. According to the Road Cess papers filed by the zamindars in the collector's office, the rental of the Muzaffarpur district was in 1876, Rs 44,15,325. According to the papers filed at the valuation of 1891 it had risen to Rs. 67,27,909. In other words, it had increased during the 15 years preceding 1891 by more than 50 per cent. There was no appreciable room for extension of cultivation, and there was no such rise in prices* during this period, as would justify more than a small part of this enormous increase in rent. How far this increase, as well as the increase in the other three districts, is due to a higher valuation (at the recent revision) of *nijjote* or home-farm lands cultivated by the landlords themselves, I am unable to say. No doubt there has been some increase in the valuation of these lands, to keep touch with raiyati rates. Possibly also there may have been some concealment of assets at the first valuation in 1876. But discounting these sets-off, and allowing for the considerations noted in the next succeeding paragraph, enough remains to prove that since the passing of the Tenancy Act, as well as before, there have been heavy enhancements of rent in this district, which were not authorised by any provision of the law, and must have been effected in an arbitrary and illegal manner.

Evidence of enhanced illegal enhancements of rent deduced from road cess returns filed by zamindars.

* *See* paragraph 34 above for the legal rule for the enhancement of rent; the average price of rice during the quinquennial period 1876—1880 in North Behar was 16·88 seers the rupee; from 1887 to 1890 it was 15·01 seers, the rise being thus 12 per cent. against an increase of rent of 50 per cent. in Muzaffarpur.

The rental of the Darbhanga district, in which there was little or no culturable waste land, increased from Rs. 63,19,138 in 1876 to Rs. 71,37,004 in 1883, or by more than 8 lakhs, or 12 per cent., in seven years. The district, as stated in paragraph 15 above, is now being revalued, and the estimate of the collector is that the valuation will show the rental to be 78 lakhs of rupees, or an increase of 25 per cent. in 17 years.† During four out of these 17 years, the Government was

† I believe the smaller comparative increase in Darbhanga to be due to the greater poverty of the people and the greater prevalence of large estates.

compelled to open relief works in the district and distribute charitable relief in aid of the destitute. Further comment is superfluous.

The district of Champaran was revalued under the Road Cess Act in 1888, the previous valuation having been made in 1876. The rental increased from Rs. 26,20,942 in 1876, to Rs. 30,73,556 in 1893, or by 4½ lakhs of rupees, equal to 17 per cent. on the previous rental. In this district there was and still is room for extension of cultivation, and this fact may account for the increase in rental, as well as for its comparatively moderate pitch, without importing the idea of enhancement. When there is much unoccupied culturable land, raiyats will desert their holdings if pressed for more rent than they care to pay.

In Saran the first valuation made in 1876 gave a rental of Rs. 55,06,769. By the revaluation made in 1883, the rental was Rs. 59,87,760, or an increase of about 9 per cent. in six years. Rent rates are very high in Saran, and as there is hardly an acre of culturable land lying idle in the district, the increase of rent is great and, apart from the possible sets-off referred to in the case of Muzaffarpur, must be entirely due to enhancements of raiyats' rents. A revaluation now would bring out no doubt a still further increase.

Enhancements of rent by legal process insignificant in number.

47. How small a part the civil courts have taken in effecting these enhancements will be understood from the fact that the total number of suits for enhancement or abatement of rent instituted in the four districts of North Behar during the seven years 1886 to 1892 inclusive, is, according to returns for which I am indebted to the High Court, only 760, or 109 on an average per annum in an area embracing more than 12,000 square miles, and in which the size of agricultural holdings is not on an average more than three acres each! While the number of holdings in Muzaffarpur and Darbhanga is over 800,000, and enhancement of rent very heavy as we have seen, the suits for enhancement and abatement of rent do not average more than 90 per annum!

48. The only other legal method, apart from a suit in court, of enhancing an occupancy raiyat's rent, is by registered agreement out of court. The Registrar-General of Assurances has supplied me with the following statistics as to the extent to which this method has been utilized since the passing of the Tenancy Act. In Muzaffarpur from 1886 to 1892 only 830 agreements to enhance rents had been registered, and this means that Sections 29 and 43 of the Tenancy Act, which were intended as a check upon arbitrary and excessive enhancements of rent, have been practically inoperative in the Muzaffarpur district. In Champaran, during the same period (1886–1892), only 10 agreements were registered, and all of these exceeded the limit on enhancements prescribed by Section 29 of the Tenancy Act! But in addition to these 10 illegal agreements, 680 *sharanamahs* were registered in Champaran. A *sharanamah* is an admission by the raiyat that rent is payable at a certain rate, and as the document makes no reference to the rate payable before its execution, it evades the limitation on enhancements prescribed by the Bengal Tenancy Act. What effect such practice can have on an ignorant tenantry will be perceived from my remarks in paragraph 45 above.

In Saran only 36 agreements for enhancement of rent out of Court have been registered since the passing of the Tenancy Act, and total amount of the enhancement under them was only Rs. 259-1-8. In Darbhanga* not a single agreement for enhancement properly so called was registered, but I hear that in parts of Darbhanga the *sharanamah* business has been, and is being, sedulously worked.† Enough has been said to show that enhancements are not effected now any more than they were before the passing of the Tenancy Act, by recourse to the Civil Courts or by the other methods provided in that Act. They are effected in an arbitrary and illegal manner, as of old, by entering the enhanced rent in the patwari papers as the existing rent, and leaving the raiyat at his peril to dispute the demand. Could there be any better demonstration of the practical necessity of that appeal to the Civil Courts

* If in the estates of the Maharajas of Darbhanga and Hatwa, there has been harsh treatment, I shall, from my acquaintance with them, acquit both Maharajas of personal knowledge of it. Besides the great zamindar is always a more lenient and considerate landlord than the petty proprietor.

† *See* on this point the Honourable Mr. Stevens' Note (Appendix A.), paragraphs 14 and 16.

Courts before enhancements are allowed, which I dwelt upon in my reply to the memorial of the Planters' Association, or of the urgent need of the record of rights which will afford the raiyat a means of resisting these illegal and never-ending enhancements of his rent?

Opinions of Executive Officers as to necessity of Survey and Record of Rights. Inaccurate statements of Zamindari Association on this point.

49. And if all the preceding considerations combine to prove that the Behar raiyat is in a wretched condition, and that his position has been in no way alleviated by the mere substitution of Act VIII. of 1885 for Act X. of 1859 or its Provincial equivalent, and that the only hope of alleviation lies in the Record of Rights which we are striving to make, we are not without tangible evidence to show that the alleviation will, as a matter of fact, and not of mere speculation, be afforded by that Record when made. From the nature of the case the evidence cannot be abundant, as it is connected only with the experimental area settled by Mr. Collin, but so far as it goes it is most significant. Writing of the results of these operations, Mr. Halliday, the Commissioner of the Patna Division, reported* as follows in 1886:—

Practical evidence as to the beneficial effect of the Record of Rights.

* Board's Land Revenue Report for 1885–86, paragraph 246.

"The survey operations under the Bengal Tenancy Act are progressing as smoothly as possible; disputes as to boundaries and possessions are few, and are chiefly connected with pieces of waste land and roads: organised opposition there is none; and it is now clear that apprehensions as to relations between landlords and tenants being embittered by the survey are groundless. Among the zamindars the survey seems on the whole not unpopular, inasmuch as they see that it will provide facilities for identifying the whole of their lands, and for realising their dues on account of every portion of their estates. The raiyats are quite indifferent in the matter, and see no cause for resistance or opposition to the proceedings.

"The criminal cases connected with the demarcation and survey proceedings have been extremely few, and have mostly on investigation turned out to be false or exaggerated. Nothing in the shape of a riot has been proved in any instance. The survey will effect much good in the way of determining rights and facilitating the identification of land. *It is probable that the survey record will be looked upon as a charter of rights by all classes interested in land, and no transfer will be negotiated without reference to it.*"

It will be noticed that Mr. Halliday, who wrote the preceding observations while still Commissioner of Patna, and personally acquainted with the facts, is one of the officials whom the memorialists (paragraph 13 of memorial and head (*d*), paragraph 7, above) quote as among the chief opponents of the cadastral survey. When subsequently member of the Board of Revenue, Mr. Halliday at first counselled caution in extending the survey operations to the whole Patna Division,† and afterwards expressed his views in the following words:—

† Parliamentary Return, 17th May 1892, page 62.

"The Board's own view, on the fullest consideration of the case, is (1) that to the Government it would not be worth the cost at eight annas per acre unless it was accompanied by a re-organisation of the patwari system for the continuous maintenance of the records; and (2) that at the same cost, whether with or without the re-organisation of the patwari system, the survey would not repay the zamindars and raiyats. It seems to them that in view of the difficulty as to cost, and so long as it is not removed, the Government should confine itself to the survey of estates in which uncertainty as to rents are proved to exist on the evidence of constant disputes between the landlords and tenants." (Parliamentary Return, pages 156 and 157.)

From the preceding it will be seen that although Mr. Halliday apparently modified the views he held while Commissioner of Patna, as to the survey being regarded as "a charter of rights by all classes interested in the land," he still remained of opinion that the survey, if made, should be maintained up to date.

The memorialists in the same paragraph go on to say that "the only district officer who would seem to have favoured the idea of this present survey, with perhaps the exception of Mr. Beadon, was Mr. Boxwell, the late Commissioner of Patna." Some relevant opinions of the local officers have been quoted in

paragraph 44 above: but I would now invite a reference to the Parliamentary Return, pages 64 to 71, which will show (I restrict my observations to North Behar, though the evidence from the southern districts is also significant) that Mr. Henry, Collector of Champaran, Mr. Beadon, Collector of Darbhanga, and Mr. Bourdillon, Collector of Saran, that is to say, the collectors of three out of the four districts of North Behar, have all expressed opinions to the effect that "in these districts uncertainty about rent and tenants' right does prevail to an extent that calls loudly for a survey and record of rights." Mr. D'Oyly, Collector of Muzaffarpur (an officer of small knowledge of the district), was the only District Officer of North Behar, who said that the survey was wanted only in isolated villages, an opinion which is contradicted by the actual results of Mr. Collin's inquiries, by the facts as to excessive enhancements noted in paragraph 46 above, and by general repute. It is thus clear that the memorialists have been misled as to the opinions of local officers in Behar regarding the necessity of the Survey and Record of Rights, and have been betrayed into endorsing a statement which is entirely incorrect. It may be added that of the three high officers whose names are mentioned in the same paragraph of the memorial, Mr. Beames alone had any local experience of North Behar, and Mr. Beames' connection with that locality ceased a quarter of a century ago. Moreover, what Mr. Beames wrote had, it seems, reference, not to North Behar, but to the Purnea, Malda, and Monghyr districts of the Bhagalpur Division (Parliamentary Return, page 63).

As a matter of fact the necessity for such a record as we are now engaged in has been a common-place of administrative reform with Behar officers, and in proof of this I may say that the following Commissioners of the Patna Division from 1874—namely, Sir Steuart Bayley, Mr. Metcalfe, Mr. Halliday, Sir John Edgar, Mr. Boxwell, Mr. Stevens, Mr. Lyall, and Mr. Forbes—have been uniformly in favour of a Survey and Record of Rights of North Behar.

Opinions of Judicial Officers as to effects produced by Survey and Record of Rights.

50. The late District Judge of Muzaffarpur, Mr. Brett, who had had long experience of that district, has the following remarks on the result of the experimental operations, in his annual report for 1888:—

"An administration report of this district would be incomplete without some observation on the recent cadastral survey which had been commenced in two parganas of Muzaffarpur.

"I pointed out in my last report the immense good that was expected to result from the measure, and I mentioned also that the work had been stopped. I regret to have to record that in the numerous villages in which the work remained incomplete, the mischief caused has been so great as to make one wish that the work had never been commenced in these villages at all. The work embraced survey and determination of the rents of the lands of each tenant. False hopes were raised, and at the outset the proceedings created a disturbing influence in the minds of the peasantry. This disturbing effect could have been obviated only by the completion of the work; *for in the villages in which the work has been completed, the result has been beneficial, and both the landlord and tenant have in most cases agreed to the entries in the jamabandi slip as correctly giving the incidents of the tenancy. This is further apparent from the very small ratio of appeals which were referred to me as Special Judge from the decisions of the settlement officers.* But in the villages which were surveyed and the ascertainment of rents was not completed, or in which the final publication of the jamabandi could not be made, the tension which had arisen between the parties remained, and is manifesting itself in the large number of rent disputes and rent suits that are coming before the courts."

And the Munsif of Muzaffarpur writes thus in a letter to the Government in the present year:—

"There has been a marked decrease in litigation in the surveyed tract since 1889. In the few cases which are contested, areas and boundaries of holdings and rates or amounts of rent are seldom disputed. Even if they are disputed, the opposite side produces an extract from the Record of Rights, and this settles the dispute. Contested cases of this tract are now much simpler, inasmuch as

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in most of them the only point to be determined is whether the amounts claimed have been paid or not."

Finally the Collector of Muzaffarpur, in his Annual Administration Report for the past year, makes the following remarks, in which the Commissioner of the Patna Division, Mr. Forbes, agrees:—

"Although the measure (the cadastral survey) is yet unpopular, especially with the zamindar, the advantages of a record of rights is now better appreciated by all classes, the spirit of opposition and consequent agitation which existed before the introduction of the measure has disappeared, and as far as I have been able to ascertain, the action of the Government is now regarded as beneficial to all parties interested in the land, as likely to place the present unsettled relations of landlord and tenant on a better footing. * * * The comparatively low condition of the raiyats and peasantry in these parts is due largely to the want of an accurate record of each tenure and each raiyat's holding within the estate, and the status of everyone who has rights in the land, and of the rent paid by each raiyat to the tenure-holder. That the object of the Government is simply to supply this want is now understood by the tenants and landlords alike."

This statement agrees with my own belief. The opposition to the cadastral survey now comes from the zamindars alone, and not seriously from all of them.* "It is," writes the Commissioner of the Patna Division, "the class of petty zamindars, who prefer unsettled relations with their raiyats, who are the chief opponents of the measure." Owing to the unlimited exercise of the right of partition or subdivision of landed property, the number of petty zamindars in North Behar has grown enormously, and the increase still continues. Every addition to the number of these petty landlords connotes an enhancement of the raiyats' rents, and increased exaction afterwards. The Government of Bengal has more than once considered the propriety of imposing some limitation to this subdivision of property which injuriously affects the general administration of the country, as well as the raiyats; but it has not hitherto seen its way to effective action. The Record of Rights will check this abuse, among others, affecting the agrarian condition of North Behar.

51. This concludes what I have to say on the condition of Behar after the passing of the Tenancy Act, and I think it has been conclusively shown that the Act has been in no way effective in Behar to suppress the evils at which it was aimed; that it will remain ineffective so long as the people continue in their present terribly depressed condition, or a Record of Rights is not made and maintained; and that where a Record of Rights has been made, the results have been in every way satisfactory and beneficial to all concerned. There is not now, and there has not hitherto been, any practical limitation to the power of the Behar landlord to enhance rents, except his own sense of moderation, and the capacity of the raiyats to pay. That this should be so is unfair to the general tax-payer, and a negation of the moral responsibility which rests upon the Government to see justice done to people who are among the poorest and most helpless of Her Majesty's Indian subjects.

PART IV.

THE MEMORIAL OF THE ZAMINDARI ASSOCIATIONS.

Summary of the objections which have been already answered.

52. In the margin of paragraph 7 above I summarised the chief objections to the Survey and the Record of Rights which are urged in the memorial submitted by the Zamindari Associations for transmission to the Secretary of State. One objection is that the zamindars were kept in ignorance of the intention of the Government to survey Behar, that "they were not aware that such a measure was in contemplation until the Secretary of State's sanction had been obtained." The refutation of this objection was given in paragraph 24 by quoting the words of the Government of India and of the zamindari representative in the Legislative

* *See* paragraphs 73A and 73B below. I think these paragraphs justify me in saying that the Indigo Planters, who are landlords to a very large extent, are no longer in opposition

lative Council, the Honourable Kristo Dass Pal, which leave no doubt that it was from the very beginning the openly expressed intention of the Government to survey Behar, and that this intention was perfectly well understood by the zamindars at the time, as evidenced by Rai Kristo Dass Pal's words, "the expenses which may be incurred by enforcing the provisions relating to record of rights and settlement of rents will be cast upon the landlords and tenants, though no application as been made by them."

53. Another objection noticed is that the Cadastral Survey of Behar should not be undertaken without legislative sanction, and that the provisions of section 101 of the Tenancy Act do not provide for the survey of a whole district, still less of a whole province. The refutations of these objections are given in paragraphs 25, 26, and 27, which place beyond question, *first*, that the survey of Behar was one of the particular objects for which the Tenancy Act was passed, and *secondly*, that, in the words of the Honourable the Advocate-General (repeating in substance the explanation given in the Legislative Council on the passing of the Act), section 101 "authorises the survey of a province, district, or sub-divisions of a district."

54. A third objection noticed is the assertion that all District Officers having local knowledge were opposed to the survey. In paragraph 49 it is pointed out on the authority of the Parliamentary Return, that this assertion is altogether incorrect, that three out of the four District Officers concerned declare that the circumstances of these districts "call loudly for a Survey and Record of Rights," that the fourth—a gentleman of limited local experience—says the operations are required in isolated villages, and that for 20 years the necessity for a Survey and Record of Rights had been a commonplace of Behar administrative reform.

55. A fourth objection, that no provision had been made for maintaining the record, was dealt with in paragraph 28, where it is shown that it always was the intention to legislate on this subject by way of supplement to the Tenancy Act, and that before the Tenancy Act became law, the Bengal Government was called on to give effect to that intention. The zamindars further complain (paragraph 17 of their memorial) that the Government of Bengal has not stated the agency by which it is intended "to maintain the survey records when finished, and whether the zamindars and raiyats are to pay for the expense of this agency, and if so, what additional burden will be thrown upon them." The memorial ignores everything that has occurred on this subject since Sir Charles Elliott went on leave. But after the publication of the results of the Muzaffarpur Conference, the zamindars were in possession of sufficient information as to (1) the agency by which it is proposed to maintain the survey records, and (2) as to the liability of zamindars and raiyats for the cost of that agency, and (3) as to the additional burden to be thrown upon them—though, as will presently appear, I prefer to regard the matter of cost more in the light of a relief afforded to, than a burden imposed upon, the zamindars. The Associations' complaints on these points, then, are somewhat misplaced, and their attitude would have been more helpful if they had addressed themselves to the actual facts, as communicated to them through the "Calcutta Gazette" of 10th of last August.

Objections based on the Cadastral Survey of the Srinagar estate in the Purnea district.

56. A fifth objection made in the zamindars' memorial is that the Cadastral Survey will cause general litigation, be a great expense to all concerned, and do no good; and the case of the Cadastral Survey and Record of Rights made in the Srinagar estate is cited in proof and illustration of these assertions. These are the facts about the Cadastral Survey and Record of Rights in the Srinagar estate.

The Srinagar-Banaili estates were taken under charge of the Court of Wards in 1882, with a total nominal rental of Rs. 4,48,715. The arrear demand was Rs. 14,68,440, or 3¼ times the current demand.

In 1884 a sum of Rs. 10,15,036 out of this arrear had to be remitted because it consisted of fictitious and illegal demands which the raiyats repudiated and which the Court of Wards was legally unable to enforce. The Court of Wards, with all its power under the certificate procedure, was only able

able to realize 72 per cent. of the current demand in 1884, owing to the inextricable confusion that prevailed in the zamindars' accounts. In 1885 difficulties arose in connection with giving receipts under the Tenancy Act; the raiyats alleging that the receipts offered exhibited fictitious rentals and areas. In 1886 the collections amounted to only 63 per cent. of the current demand, and the arrears had increased by more than 3 lakhs of rupees. To extricate the estate from this intolerable state of confusion, a Survey and Record of Rights was undertaken with these results. All the confusion that had prevailed was cleared up, the raiyats were given, and they accepted, documents showing the exact area of their holdings and the amount of their rents, while the landlords' rental was increased to Rs. 4,96,498, or by Rs. 47,783. The total cost of survey and settlement was Rs. 2,94,328, which will be recouped in six years by the mere increase in rental. For the landlords, therefore, the operations have been a signal financial success.

The immediate result of the operations was that whereas only 63 per cent. of the current demand could be realized before the record was made, the collections in 1889-90 amounted to 112 per cent. on the current demand, and in 1890-91 to 125 per cent., or nearly double the amount realized in 1886. All this was affected without having recourse to compulsory processes for realisation of the rent.

As to the "litigation" which attended the operation, the facts are these—

(*a*) 1,883 "suits" were instituted by landlords against tenants, and 1,079 suits by the tenants against the landlords, under sections 104 and 106 of the Tenancy Act, for settlement of a fair rent. As the tenants, &c., in the estate number 69,561, the number of suits filed was less than 6 per cent. of the number of holdings, which is an excellent proof of the judgment with which the preliminary proceedings were conducted.

(*b*) Of these 2,962 suits, 1,153 were decided in favour of the landlords, and 803 in favour of the tenants, and 1,006 were compromised, withdrawn or never came to trial.

(*c*) Besides the suits between landlord and tenant, there were 517 suits for settlement of fair rents between tenants, thus making a total of 3,484 suits, which is considerably less than the figure given in the Memorial.

(*d*) The total number of appeals was 338 (not 388, as stated in the Memorial): of these 67 were appeals on questions of boundaries under the Survey Act, and 271 were appeals on the merits to the Special Judge in connection with settlement of rents.

If it be remembered that the settlement of fair rents under section 104 of the Tenancy Act is one of the particular objects of such proceedings (should the parties so wish), and that applications to have fair rents settled *are* in fact the "suits" in question, it must, I submit, be admitted that the litigation in connection with the settlement of the Srinagar estate, with its 69,561 tenants, the management of which had fallen into such confusion, was extraordinarily small. It would have been smaller still if the landlords had not, as they were quite entitled to do, sought to enhance their rents by "suits" or applications to the Settlement Officer.

As to the attitude of the raiyats, the Settlement Officer, Mr. Collin, reported in 1891 as follows: –

"The raiyats as a rule showed no disposition to hold aloof from the proceedings. They readily came to the Settlement Officer's camp to have the entries explained, and appeared to take great pains to have the records correctly prepared. The large number of objections filed is a proof of the interest taken in the proceedings."

The objections, which numbered 20,777, or one objection to every three holdings, had reference to measurement of fields; to mistakes in writing up the records, and generally to the adjustments of petty errors and discrepancies inseparable from every undertaking of the sort. These objections, which are disposed of as the work goes on, and which every Settlement Officer knows to be a proof of the people's healthy interest in the proceedings, are construed by the memorialists into damnatory evidence of embitterment and litigation!

It is true, as the Memorialists observe, that the cost of the Srinagar survey and record of rights was in excess of the estimate of eight annas an acre. But if the condition of confusion in which the estate was involved, and the fact that the lands were scattered throughout five separate districts and 23 parganas be considered, I think it will be admitted that the actual cost of 10 annas 9 pies per acre is not in itself excessive, while the benefits to zamindar and raiyat were cheaply bought at the price. If it cost only 10¾ annas per acre to settle the Srinagar estate, we may confidently expect that it will cost much less to make a record of right in North Behar, where the land to be dealt with is of course not scattered, but can be surveyed continuously. The only drawback to the satisfaction which the whole episode inspires is that no adequate arrangements could be made to maintain the record up to date. Without such a law for maintaining the records as I now propose, this was impossible.

I may, on the authority of the Board of Revenue, say that since the record of rights has been completed in this estate two years ago, suits for arrears of rent have been instituted against 1,759 tenants, or about 1½ per cent. of the total number per annum. In 1,663 of these, decrees for the full demand were readily procured on the basis of the record of rights. In 80 cases only was there any modification of the sum claimed, and this was owing to clerical discrepancies in the abstracts of the records produced by both parties. Six cases only were dismissed, and out of the total number of 1,759 decided cases, there were only ten appeals. In the Banaili portion of the estate, in which a record of rights was also made, 701 suits for arrears of rent were within the same period instituted, and decrees were given on the basis of the record of rights in 699 cases. In only two cases was there any modification of the demand. The conclusion is that the record of rights was entirely effective in enabling the landlords to recover their rents without delay or difficulty, and in restoring order, peace and contentment to nearly 70,000 tenants.

I think it will be admitted that if the Zamindari Associations had desired to site a remarkable instance of the necessity and advantages of a survey and record of rights, they could not have selected a better example than the Srinagar estate. The settlement, as a matter of fact, has been a financial success for the landlords, and for the raiyats it has been a charter of peace and protection. And this is only one of many examples* which could be cited of the immediate substitution of order and contentment for chaos and strife under the operation of Chapter X of the Bengal Tenancy Act.

* I mention a few:—Dubulhati, Churaman, Sunkerpur, Maldwar, Mollarpur, Dakhin Shabazpur, and others containing an aggregate area of about 2,500 square miles.

Now I do not for a moment believe that the signatories to the memorial have cited the Srinagar case in support of their views, knowing what the real facts were. The gentlemen who have signed the memorial are all honourable men who would never knowingly put forward misleading statements or endorse inaccuracies of this description. But the very circumstance that on a material point the memorial is so misleading affords a suggestive illustration of that levity of assent with which many of the great zamindars of Bengal and Behar receive representations made to them in depreciation of the Cadastral Survey.

Objections raised in Zamindars' Memorial considered, that Bill is intended to meet "Administrative purposes."

57. In paragraph 7 of the Memorial, some words of Sir Charles Elliott's are quoted, and on them the assertion is based that the survey is required for "administrative purposes," or collection of economic facts merely, and as such is outside the scope of the Tenancy Act. The objection, if seriously made, is surely not supported by the Lieutenant-Governor's words. It should be perfectly well known to everybody that the record of rights in North Behar has been undertaken, not with a view to collecting economic statistics, but in the interests of the population of that part of the province. The chief object of the survey and record of rights is more of a judicial than of an executive nature. The statistics which the record of rights will establish are those which will tend to prevent disputes, facilitate the decision of disputes when they arise in the courts, and secure the enjoyment to ten millions of people of their legitimate rights. These rights have been withheld for a century, and the memorialists must excuse me if I do not take their word for it, that the raiyats are now animated by a violent desire to forego these rights still longer. We are not without ample knowledge on this head. We know, from the constant enquiries

of

of a quarter of a century, what the raiyats do really think upon the matter, and we have been lately told by the President of the Indigo Planters' Association that the raiyats are willing to pay four times as much for the record of rights as they will be charged. And as for the maintenance of the record, I would again call attention the words of Mr. Gibbon, Manager of the Bettiah Raj (quoted in paragraph 62 above): "Half the amount of money now expended by zamindars on the present (patwari) staffs, if paid into Government treasuries, would be sufficient to secure the services of efficient men to maintain the record." We undertake to do it for a small fraction of that amount.

Zamindars' objection to contribute towards cost of Survey and Record of Rights further considered.

58. The Zamindars in paragraph 8 of the memorial [head (*c*), paragraph 7 above] raise an objection to the enforcement of Section 114 of the Tenancy Act, by which the expenses of making a survey and record of rights in Behar are to be defrayed by the landlords and tenants concerned. It is, I understand, now contended that this section is invalid, inasmuch as the public had not full notice of the intention of the Legislature to enact it. That this objection is founded on a misapprehension of fact will have been observed from the quotation given in paragraph 24 above from the Honourable Kristo Dass Pal's Minute of dissent from the report of the Select Committee on the Tenancy Bill. The fact is that the section as it stands now consolidates and modifies Clauses 163 and 164 of the first edition of the Tenancy Bill published in the English and Vernacular Gazettes in 1883. These provisions were reproduced with amendments in Clauses 121 and 133 of the second edition of the Tenancy Bill, which was published in the English and Vernacular Gazettes in 1884, and was widely commented upon by the public of Bengal during 1884 and 1885. Those sections provided for charging the costs of settlement operations to landlords and tenants. It was this second edition of the Bill as modified in Select Committee that became Act VIII. of 1885. It is therefore incorrect to say that the proposal to charge the expenses of the survey and record of rights to landlords and tenants was not specifically before the public for a long period before the Act was passed.

In regard to the fairness of this provision of the Act, I would again call attention to the fact that the Zamindars of North Behar have now a rental of about 2½ crores of rupees (Rx. 2½ millions), out of which they only pay 34 lakhs (Rx. 340,000) as Government revenue, while at the time of the Permanent Settlement their rental was only a quarter of a crore (Rx. 250,000), out of which they paid something over 22 lakhs (Rx. 220,000) to the State. Their net income now is about 80 times greater than it was three generations ago. They have always been under the obligation to certify to their raiyats *at their own expense* the facts which the survey and record of rights will now establish; they have persistently refused to fulfil this obligation; and the Government is now only doing for them what they have themselves failed to do. This plea of hardship because of their being made to fulfil their obligations is, therefore, an unreasonable plea to put forward.

Zamindars' objection to Bill as withdrawing suits from Civil Courts.

59. In paragraph 16 [head (*e*), paragraph 7 above] of their memorial, the Zamindars object to the survey and record, because they say the litigation it may produce will not be conducted in the ordinary courts, "which are well known and trusted by the people," but must be heard and determined by Revenue officers, "whose decisions for obvious reasons will not be considered with the same respect." Herein the memorialists are altogether mistaken, for, as stated in paragraph 34 of my Minute of the 24th June, and in my reply to the Indigo Planters' memorial at Muzaffarpur, it will rest with the Zamindars whether they will, in any litigation they may wish to raise, take the matter into the ordinary Civil Courts, or have it dealt with by the Settlement Officers. In the latter case the Appellate Court is the Principal Court of Civil Jurisdiction of the district, or a Special Civil Court of equal rank with such Principal Court. The objection therefore is based on a misconception of law and fact.

Secretary of State's opinion as to responsibility of zamindars for costs of survey.

60. Before ending this portion of my paper, I wish to quote the following extract from the despatch of the Secretary of State, No. 95 (Revenue), dated 24th December 1891, on the point of the costs of the survey:—

"In regard to the third objection, it is true that in other parts of India the

general treasury bears the cost of a cadastral survey and record of rights. But in temporarily-settled districts the treasury reaps an immediate increase of land revenue as the result of these operations; and so it is just that the cost should be borne by the general taxpayer. Although in the permanently-settled districts of the Benares Division the landed classes were not called upon to pay directly for the recent re-survey and record of rights, it must be remembered that one-half the cost of these operations was defrayed from the unexpended balance of a special fund contributed by the landholders. The other half was paid from the general treasury. In the case of North Behar it is proposed that the general treasury shall bear one-eighth of the cost, the remainder being defrayed, half by the landlords and half by the tenants. The reason for thus limiting the State share of the cost is apparently because the decision of 1877 regarding the cost of the Benares survey is regarded as an unnecessarily liberal concession; and because the land revenue paid at present by the Benares districts is very much heavier than that paid by North Behar. The North-West Provinces' Government Orders of the 15th June 1889 show that the five permanently-settled districts of Benares pay on the average a land revenue of 26¼ annas for each acre of cultivated land, and that the total land revenue amounts to 39 per cent. on the corrected rental. At present there is no precise information of this kind regarding North Behar; but I am informed that the land revenue there probably does not exceed 10 annas per acre, and perhaps does not exceed 20 per cent. of the total rental. I consider that there are good reasons for the treasury bearing a smaller share of the cost of the Behar survey than it did of the Benares survey."

Circumstances have somewhat changed since this despatch was written. It will be perceived from paragraph 15 above, that the Government revenue of North Behar is in round numbers 34 lakhs, while the rental is in round numbers 250 lakhs. The Land Revenue, therefore, is now less than 14 per cent. of the rental, and as the rental of two districts was valued ten years ago, and one six years ago, no doubt the percentage of revenue on rental is at present appreciably less than 14 per cent., and probably not more than 12 per cent. I am informed that the zamindars of the permanently-settled districts of the Benares Division do pay a cess for the maintenance of the settlement records.

Costs of the Cadastral Survey.

61. I have seen it stated on behalf of the zamindars that the Cadastral Survey will cost over one million pounds sterling, and, more recklessly still, that it will cost more than the capitalised value of the land. Now what are the facts? The area of North Behar is 12,821 square miles, or 8,205,440 acres. The estimated cost of the Cadastral Survey is eight annas an acre, which would, if not exceeded, give in round numbers a total expenditure of 41 lakhs of rupees, of which Government pays one-eighth under present arrangements. I am in hopes that the estimate will not be exceeded, but assuming that the cost will even be so much as Rx. 400 per square mile, which I am assured it will not reach, even then the total cost would be about 51 lakhs, of which the Government pays one-eighth, leaving 45 lakhs to be shared between landlords and tenants in equal parts. That would still be only about 300,000*l.*, or less than a third of the sum which the zamindari advocates estimate. It would be only 4½ pence per acre each on the landlord and tenant. The expense, whether it be fourpence or threepence per acre, I propose to recover at or about the rate of one penny per acre per annum. Where then is the probability of impoverishment to either landlord or raiyat from the Cadastral Survey?

PART V.

The Land Records Establishments Bill.

The Land Records Establishments Bill. Complaints of Zamindari Associations of want of information.

62. I now return to the point at which in paragraph 7 of this Minute, I digressed, and proceed to comment on the Bill which I propose for the creation and maintenance of a Land Record Establishment. The Bill itself, with a Statement of Objects and Reasons, is printed in the Appendix C.; and as the Government of India may wish to know at once how I should propose to give effect

effect to its provisions if passed into law, I also append a draft set of rules (to be made under the Bill) which might form the basis of further discussion. The rules would of course be susceptible of such amendments as experience might show to be necessary on all points, more especially as to the unit of area to be entrusted to each Land Record-Keeper, the salary to be allotted to him and to all supervising officers, and the number of inspections to be made. I should welcome, and so far as possible give effect to, any suggestions which, consistently with maintaining a correct record, will be acceptable to the landlords, and guarantee the status and trustworthiness of the Land Record Staff.

Objection to Land Record Establishments Bill.

63. The objections against the Bill may be considered as falling under three heads—

(*a*) that the cess for which it provides is a violation of the terms of the Permanent Settlement, and an excessive burden on the landed interest in Behar;

(*b*) that it is unnecessary to maintain the record at all, or, if necessary, that a decennial revision would suffice;

(*c*) that the scheme proposed in the Bill will lead to an intolerable degree of interference with landlords, and would be ineffectual for the object in view.

Objection on the ground that the Bill conflicts with Permanent Settlement considered.

64. The first and the most important objection to the Bill is that the cess it provides for is a violation of the Permanent Settlement and an excessive burden on the landed interest in Behar. The last portion of the objections is the burden of much of the memorial to the Secretary of State. I shall deal with this objection at some little length.

In Part II. of this Minute I stated that when making the Permanent Settlement, Lord Cornwallis reserved complete power to interfere in any way the Government liked for the protection of the raiyat. This reservation is contained in Article VII., Regulation I. of 1793, which runs thus:—"It being the duty of the ruling power to protect all classes of people, and most particularly those who from their situation are most helpless, the Governor-General in Council will, whenever he may deem it proper, enact such regulations as he may think necessary for the protection and welfare of the dependent talukdars, raiyats, and other cultivators of the soil; and no zamindar, independent talukdar, or other actual proprietor of the land, shall be entitled on this account to make any objection to the discharge of the fixed assessment which they have agreed to pay."

Apart from the general and indefeasible power of the Government to make laws as circumstances require, that is the authority which empowers the Government to pass the Land Records Bill into law, and who can say that its terms are limited, or its meaning or expression doubtful? There is here no question of enhancing the Government revenue. The Government "seeks no fiscal advantage, but the prevention or diminution of human suffering." It is merely a question of providing "regulations for the protection and welfare of the dependent talukdars, raiyats, and other cultivators of the soil." But besides this authority, there is another and a more specific justification for this clause of the Bill, which I proceed to state.

Objection to the Bill on the ground that it imposes a cess on the land considered. The origin and nature of the system of kanungos and patwaris.

65. When introducing the Bill for amending the law relating to kanungos and patwaris into the Bengal Legislative Council in 1885, I thus explained the status and functions of the kanungo and the patwari, and their relationship to the zamindars: "I will now say a few words regarding the collection of the revenue under the Muhammadan system. The revenue was actually collected by officials who were the prototypes and doubtless in some few cases the progenitors of the zamindars of to-day. But to secure the interests of Government, it was obviously essential that the dealings of these tax collectors and their subordinate agents, or gumashtas, with the actual cultivators should be subjected to some check. Accordingly, in order to obtain and preserve the accounts necessary to exercise such a check, the system of patwaris was remodelled, and the system of kanungos established. As originally constituted, the kanungo, or 'expounder of the laws,' was an agent

of the Imperial Government who was associated with the tax-collector or zamindar for the purpose of checking and supervising the zamindar's proceedings in regard to the collection of public revenues. The patwari was the kanungo's subordinate, just as the village Gumashta was the zamindar's, and he bore to the gumashta the same relation that the kanungo bore to the zemindar. Thus there was created a double check on the proceedings of the zamindar, while there was also established an office of record and account to which the cultivators could appeal in defence of their rights and privileges."

The kanungo and patwari were therefore under Akbar's system entirely unconnected with the actual collection of revenue. Their business was to see that no more than the due amount was taken from the people by the zamindar and his agent, the village gumashta; that the fact of payment was duly recorded; and that other matters connected with the agricultural well being of the community were duly attended to. In the language of the Fifth Report of the House of Commons on Indian Affairs, "the kanungo was the confidential agent of Government—the depository and promulgator of the established Regulations—whose office was intended as a check on the conduct (in financial transactions) of all the other village officials. Under the superintendence of the kanungo or of one of his appointed agents was placed a certain number of adjacent villages, the accounts of which, as kept by the patwaris, were constantly open to his inspection, and the transactions in which, with regard to the occupancy of land and the distinction of boundaries, came regularly under his cognizance in a form which enabled him, at any time when called upon, to report to the Government the quantity of land under cultivation, the nature of the produce, the amount of rent paid, and generally the disposal of the produce. To this officer, moreover, reference might be had to determine contested boundaries, the use of rivers or reservoirs for irrigation, and generally in all disputes concerning permanent property or local usage without the limits of his official range."

Responsibility of the zamindar under the Permanent Settlement for payment of patwaris.

66. The preceding extract makes it clear that under the *régime* to which we succeeded in Bengal, the kanungo and the patwari were public servants and in no way subordinate to the zamindar, but on the contrary a check upon his proceedings. But in the lapse of years, and amid the confusion attending the break up of the Mogul Empire, the office of kanungo fell into abeyance; and when we took over the Dewany or fiscal administration of the country, the kanungo was little more than a name. In the arrangements for the Permanent Settlement, therefore, no provision was made for him; but "the allowances of the kazis and kanungos heretofore paid by the landholders" were added to the jama (section 34, Regulation VIII. of 1793), the Government taking on itself the payment of kanungos should the same institution be again revived, of course on the same basis. But the patwari system met with a very different fate. In origin Hindu, and not Muhammadan, it had all the vitality among the Hindu population which an indigenous institution always possesses. So that in 1793, Lord Cornwallis found it in full vitality in Behar. He resolved, as I have stated in paragraph 13 above, to make use of it as one means of effecting that record of rights which he intended to establish, and he accordingly (by section 62, Regulation VIII. of 1793) re-affirmed the obligation imposed by ancient custom on every zamindar of maintaining a patwari in each village to keep the accounts of the raiyats. The words of the law are these:—

"Every proprietor of land who may not have established a patwari in every village in his or her estate to keep the accounts of the raiyats, as required by the original rules for the decennial settlement of the three Provinces (*i.e.* Bengal, Behar, and Orissa), shall immediately appoint a patwari in each village for that purpose."

I invite particular attention to the words "to keep the accounts of the raiyats." The patwari was under the Regulation to be, not the zamindar's servant, but the custodian of the raiyat's interests as against the encroachments of the zamindar, which was indeed his true position and function from immemorial times.

Subsequent Regulations provided that, if the zamindar failed to appoint the patwari,

patwari, the Collector was to do so; that where there were more proprietors than one, the Collector was to appoint without reference to the zamindar (section 4, Regulation I. of 1819); and that the Board of Revenue might "increase or reduce the amount of remuneration paid to the patwari, and alter or modify the mode of its payment," whenever they deemed this necessary (section 18, Regulation XII. of 1817).

Financial effect of zamindar's responsibility for the payment of patwaris in North Behar.

67. It is thus established (and indeed it never has been seriously or intelligently questioned) that at the present moment the zamindars of Behar are bound to pay, as one of the conditions on which they hold their estates, the salary of a patwari for every village—such patwari to be, not their private servants, to keep *their* accounts, but public servants, "*to keep the accounts of the raiyats.*" Now if it be remembered that the Board of Revenue has authority, under section 18, Regulation XII. of 1817, to fix the remuneration of patwaris and the mode of paying it; that Rs. 8 per month, or say Rs. 100 per annum, is not too high pay for a patwari; and that according to the last census there are over 18,000 villages in North Behar, it will be apparent that if the Government decided to maintain the record of rights through patwaris, it could recover, under the existing law and the terms of the Permanent Settlement, more than 18 lakhs of rupees annually from the zamindars of North Behar on account of the pay of patwaris, unless in the rare cases where the zamindars could show that by immemorial custom the patwari was paid by the raiyats. *The Government can do this without any legislation whatever, and merely by enforcing the legal obligations which now rest upon the zamindars.** The zamindars at the Muzaffarpur Conference knew this as well as I did, and they very naturally rejected the patwaris, and chose a scheme for maintaining the record, which, with a minimum of interference, will probably not cost them one-fifth of what they are now liable to pay for the patwaris. I acquiesced in their choice for reasons which I stated at length in my Minute of the 24th June, although by doing so I was throwing on the raiyats one-half of a mitigated obligation which under the terms of the Permanent Settlement the zamindars should as a general rule bear. It is, then, surely too unreasonable for the zamindars of North Behar, when a choice was allowed them, and their selection of a greatly reduced responsibility conditionally approved, to ignore all reference to these transactions, and say they cannot be made responsible for any contributions at all! If the zamindars unsay what they have said, and the Land Records Bill fail to become law, then they should remember that the Government can fall back on Regulation XII. of 1817, and enforce the registration of patwaris, their payment in such mode as the Board of Revenue directs, and the maintenance of the record of rights through them. But that the zamindars of North Behar will not face that extremity, and that in their hearts they are thankful for what I have done for them in this matter, can be perceived clearly enough from the Resolution (among the enclosures to this Minute), in which the Tirhut Landholders' Association express their gratitude to me for the arrangement I have made.

Reasons for clause of Bill imposing on zamindars and raiyats joint responsibility for payment of Land Records establishment.

68. I have thought a good deal over the clauses of the Bill, which, following the Road Cess Act, make the land records cess of one-fourth of an anna per rupee of rent† recoverable in equal shares from the raiyats and the landlords. I was induced to have the Bill drafted as it stands by the consideration that, no matter what was the case in the distant past, it certainly is the case now that the raiyats do pay for the patwari either in the shape of customary fees or of an enhancement of rent, and that the zamindars have in the process of time, to some extent, transferred their own liability in this respect to the raiyats' shoulders. We cannot undo the past; we can only take precautions for the future; and therefore in this, as in other points, I accept

* On this point reference is invited to the opinion of the Hon'ble Sir Griffith Evans (Enclosure 11, p. 131, *infra*], which confirms that of the Hon'ble the Advocate-General referred to in paragraph 31 of my Minute of 24th June last.

† I notice that in replying to a question put in the House of Commons by Mr. Henniker-Heaton in August last, Mr. Russell, Under Secretary of State for India, said: "The cost of maintaining the record of rights would be about ¾ of an anna per rupee of rent." Mr. Russell was, it will be noticed, incorrectly informed as to the facts, and made the cess three times more than I propose it should be.

accept existing facts, and do what is best for the future on that basis. *I am the more willing to do so, as the land record establishment now proposed will, I estimate, not cost the raiyat more than one-half anna or about one-half penny per annum per acre of his holding.* I trust that the full significance of this fact will not be lost on the opponents of this measure both in England and in India. For a cess of one-half anna (or one-half penny) per acre *per annum* each raiyat will enjoy the means of protection from illegal enhancements of his rent and arbitrary ejectment from his land. This is surely an insignificant price to pay for such advantages, and no sensible addition to the raiyats' existing burden. The incidence on the zamindar of the land record cess will be no heavier than on the raiyat.

But I shall not, when the facts are known, be surprised if the Bill on this point is adversely criticised as unfair to the raiyat, having regard to the landlord's existing responsibility for the whole pay of the patwari, when he cannot show that by custom before Regulation XII, of 1817 the raiyats were responsible; and I should not object to leaving the point an open one for the Legislative Council to decide, without any declaration of policy from Government, except that the rate of ¼ of an anna per rupee of rent shall not be reduced, nor any greater burden be imposed on the raiyat than that one-half of that rate (or ⅛ of an anna—that is, half-a-farthing—per rupee of rent) which the Bill as drafted imposes.

Objection that the Bill is unnecessary considered.

69. I now propose to consider the second objection stated in paragraph 62 above. In my speech at the Bankipore Darbar, I referred to this objection in the following terms:—"I have spoken to many landlords within the last two months on this subject, and there was not one who did not confirm my own long-standing conviction, that if the survey is made at all, it ought, when completed, to be maintained up to date. We know that changes in holdings are of constant occurrence through deaths, transfers, successions, reclamation of waste lands, division of fields (and I might have added, enhancements or divisions of rent). So that if no means of annually adjusting the record to these changes is adopted, the record will have become wholly obsolete in a few years, while from the first year it would be growing more and more discredited for judicial and administrative purposes." Experience in other provinces where records of rights are maintained shows that the annual changes vary from 5 to 10 per cent. of the entries. If no adjustments were periodically made, we should be in a very few years confronted with the state of chaos and the numberless embarrassments we suffer from to-day. If the record be not maintained, the survey and settlement of Behar will be a very one-sided business indeed. In my letter of the 6th July, to the Government of India, it was said: "By the survey and record the landlords will gain substantially not only in that the recovery of existing rents will be materially facilitated and its cost reduced, but by the increase of rents in cases in which the survey enables the landlord to prove that the tenant is holding land in excess of the area for which he is paying rent. * * * They will further gain by the stereotyping of *sir* or demesne land, which plays so important a part in the agricultural system of Behar, and over which raiyats henceforward will be debarred from acquiring occupancy rights. The planters who are not solely landlords, and who regard the acquisition of rights in land as merely subsidiary to the cultivation and manufacture of indigo, will find their position enormously strengthened and their initial expenditure reduced by the survey placing on record the exact nature and extent of all proprietary rights; so that in future the planter will know exactly with whom to deal when taking a lease of a village. He will also be enabled, on occasions, to ignore the zamindars and to acquire effective rights for the purpose of cultivating indigo by entering into agreements with the raiyats direct. So far, then, looking at the matter from the raiyat's point of view, it will be seen that for a survey and record which will lead probably to an enhancement of their rents, and certainly to a curtailment of the area within which the rights conferred on them by the Tenancy Act can take effect, the raiyats will have to pay a sum amounting in the aggregate to one-half of the charges imposed upon the land. Clearly they have the strongest equitable claim to some substantial counterbalancing equivalent

Maintenance of the record of rights essential in the interests of the raiyats.

equivalent for proceedings which are likely, or which have a tendency, to produce such results. This equivalent is chiefly to be found in the maintenance of the Record of Rights, which, if it mulcts the raiyats now, will, it must be hoped, give them freedom from illegal demands and adequate protection in the future."

The maintenance of the record up to date thus, in my opinion, lies at the very root of the whole matter, and it is not to be wondered at that the zamindars are concentrating their opposition on this point. If they are successful—if even by agreeing to the survey the zamindars can avoid the subsequent maintenance of the record—then in a very few years the raiyats will be in as bad a plight as if we had never interfered on their behalf. The examples of Chittagong and of Cuttack have been cited in support of the view that a survey without subsequent maintenance of the record confers a lasting benefit on the raiyats. But I submit that the cases are not in point, for the raiyats in Chittagong and (in a lesser degree) in Cuttack were strong and their landlords weak, while in Behar the case is entirely reversed; even in Chittagong and Cuttack it is certain that the condition of the raiyats would be better than it now is had the records been kept up. Moreover the experience of the Benares district, which adjoins North Behar, points the other way, and indicates the necessity of maintaining the record. My great fear is that to the ignorant Behar raiyat the survey alone would, after a very few years had passed, be a mere fig-leaf of protection.

Desirability of taking power in the Bill to revise the record at such periods as may be found necessary by experience.

70. At the Muzaffarpur Conference the zamindars met my proposal for an annual revision of the record by a counter proposal for a decennial revision. But it was pointed out that, having regard to the frequency of changes in the record, a decennial revision was practically equivalent to no maintenance at all. I objected, and still object, to any limitation on the discretion of the Government as to the time when the record shall be revised. We are to be responsible for the accuracy of the record, and we must not be fettered as to the time or method of keeping it up to date. The only limitations we can allow are those imposed by financial considerations. For these we have provided in the Bill, and subject to them we must have power to revise the record at such periods as we may find most desirable. If we find an annual revision necessary, we must be able to make an annual revision; if we find a biennial revision will suffice, we must be at liberty to make our revision biennial. If in well-managed estates, where we find that changes are regularly reported to the Land Record-Keeper, a revision once in three years will meet practical requirements, we may have a triennial revision; but no longer period than three years should ever be permitted to pass without revising the record. Three years is the period of limitation which the law allows in regard to the recovery of arrears of rent. On one point perhaps I ought to guard myself against misconception. There is no intention to have the whole of the record re-written each year, but merely to have entered up annually mutations or changes which have taken place during the year. The re-writing of the record *de novo* will depend on the number of intermediate mutations that may have been entered, and administrative convenience.

Objection to Bill on the ground of interference between landlord and tenant considered.

71. The third objection (*see* paragraph 62 above) I have to notice is that our scheme of maintenance of the record involves intolerable interference between landlord and tenant. To see the fallacy of this, one has only to consider what information has to be maintained in the record. In Appendix B. to my Minute of the 24th June, I gave provisional forms of records of rights, and an examination of them will show that they involved no unnecessary interference between landlord and tenant at all. All that they involved was the adjustment of the record of a previous year to the circumstances actually existing at the subsequent time when the Keeper of the Land Records visited the village. If all the changes are reported by the landlord and raiyat, or by either, at the time of occurrence, and before the date of the Land Record-Keeper's visit, all the Keeper will have to do is to verify their accuracy on the spot. Wherein, then, does the intolerable interference exist? Where does it come in? There is to be no interference by the Land Record-Keeper with

agreements regarding rents, no interference with the letting or resumption of lands, no meddling in the zamindari management of the village. There is to be no interference at all beyond the adjustment of the record to the existing facts. The people who make this charge of "intolerable interference" are themselves either unacquainted with the scheme which is before them, or, being averse from the check on arbitrary action which a record of facts and legal conditions implies, they permit their judgments to be warped by baseless apprehensions.

But it is said the Officiating Lieutenant Governor's scheme for maintaining the record will be ineffectual. No reasons are given; the scheme is condemned off-hand by those who have had themselves little or no practical experience in such matters. My reply is, that the scheme as it stands is the handiwork of men who have been dealing with land records on the largest scale now in operation in India. It is, no doubt, susceptible of improvement—every human contrivance is—and it will be improved with time and experience; but it is, as it stands, based on principles which underlie all valid schemes of the sort that have been from time to time approved by men competent to form an opinion on the subject. We have succeeded in the Central Provinces, and we must be given some credit for knowing what we are about when we say that with ordinary care and attention the land records of North Behar can be maintained up to date.

Attitude of Indigo Planters to the Bill considered.

72. At the Muzaffarpur Conference the scheme found a critic in Mr. T. M. Gibbon, C.I.E., whose advocacy of Chapter X. of the Tenancy Act (concerning surveys and record of rights), when he was a Member of the Legislative Council of the Governor General, will have been noticed in paragraph 26 above. But Mr. Gibbon has not always been in opposition on this question. In 1878, in a communication to the Behar Rent Law Committee, he advocated the maintenance of the record of rights in the following terms:—

"The patwari should be nominated by the district officers, be the servant of Government paid by the Government; he should be, as originally intended, a 'record-keeper,' and nothing but a record-keeper, entrusted with no executive powers. He should have nothing to do with the village collections, granting receipts, giving pattas and kabuliyats, &c., &c.; the zamindar should be compelled to do all this through his own servants.

"The patwari being the record-keeper, the zamindar should be compelled to hand him copies in duplicate of the past year's rent-roll (*jamabandi*) and balance sheet (*wasil-baki*), the current year's *ticca* land accounts (*arsatta*) and instalments paper (*behri*), quarterly returns of all assessment papers (*khasras*), and also collections made (*seahas*), memoranda of lands relinquished by raiyats and new lands "bandobasted" (settled) with raiyats, with a list of pattas given and kabuliyats received.

"One copy should remain with the patwari, the other be signed by the patwari and returned to the landholder. The patwari should be a good accountant and know something of surveying, in case you think it necessary that all measurement of *jotes* should be made by the patwari. The raiyat should at all times have access to the patwari's papers, and the patwari be bound to afford him all the information as to the state of his account.

"Instead of each petty village of from one to two hundred rupees rent-roll having a patwari of its own, the district should be divided into circles with rent-rolls of not less than Rs. 5,000, not more than Rs. 10,000. It should be optional with landholders to dispense with the present staff of men. Half the amount of money now expended by zamindars on the present staffs paid into Government treasuries would be sufficient to secure the services of efficient men, and would be a saving to the zamindars, as it would enable them to get rid of the men who cannot afford to be honest on the small salaries they receive.

"All returns called for by district officers should represent the exact terms of the holdings, however ridiculous to them such terms may appear."

These were the proposals regarding the maintenance of a record of rights which Mr. Gibbon advocated in 1878. He was not, I believe, against some sort of maintenance in 1892, but we are unfortunate in finding him in apparently

appparently an altered mind in 1893. The following extract from the Minutes of the Conference shows the grounds which Mr. Gibbon gives for his change of opinion, and the support my proposals borrow from his earlier views. I quote from Mr. Stevens' remarks in the Minutes of the Conferences :—

"He (Mr. Gibbon) replied * * that there was nothing in it (his letter to the Behar Rent Law Committee) regarding which he had changed his views as to the conditions which then existed, but that circumstances have since become altered. When the letter was written there was no survey or immediate prospect of one. But the difference which this change has made seems to be, at the most, one of convenience rather than of principle. In other words, the suggestions then made were proper in themselves, though the survey now, in Mr. Gibbon's opinion, makes it unnecessary that they should be carried out. You will notice that the following considerations underlie those suggestions :—

(1) It is right that Government should have at its disposal a local agency of contemporaneous record.
(2) That agency should have no connection with the collection of rents, but should be entirely at the service of Government, and should be nominated and paid by Government officers.
(3) It is reasonable that the zamindars should pay at least a share of the necessary expenditure direct into the Government treasury.
(4) It is possible to secure, consistently with due economy, the services of efficient men.
(5) The areas to be dealt with by these record-keepers should be re-adjusted, and the district divided into convenient and fairly uniform circles considerably larger than those of the existing patwaris usually are.
(6) The present staff of patwaris should be placed at the disposal of the zamindars, to keep or dispense with at their option.

"These considerations, gentlemen, are, you will perceive, exactly those on which the scheme now before you is based, and the only question is, whether the survey has superseded them. In the opinion of Government it has not done so."

73. Reading this extract with the memorial presented by the indigo planters at Muzaffarpur, it might be inferred that the attitude of the Planters' Association towards the survey and records of rights was somewhat of this kind. They desire to have the survey made, but do not want to have the record subsequently maintained; they want to have rent assessed summarily by the revenue officers, and not by the judicial tribunals, on "excess" areas which the survey may apparently bring out; they want to have patwaris abolished, without any substitute being supplied in their places, and the last potentiality of Government control over village agrarian economy thus wiped out; and, lastly, they want to have a summary method for recovering arrears of rent. In my reply to the memorial * presented to me at Muzaffarpur by the Indigo Planters' Association I endeavoured to show what these claims really signify, and I am now loth to believe that the Behar indigo planters do mean all this. I prefer to think that they wish as earnestly as I do that there should be impartiality and fair dealing throughout this business. They wish for the survey and record of rights; so do I. But I wish, further, to have the record maintained, so that we may escape the errors of the past and secure in future protection and certainty for all concerned where there is now none. The planters agree, as I understand, to the theory, but fear corruption, interference, or harassment in practice. I have dealt with this objection in paragraph 71 above, and here I would only add, cannot the Planters' Association bring itself to let us try? If it agrees with us on all other points, why should it break away from us on this question of maintaining the record up to date? I can understand the opposition of the zamindars who object to the survey and every consequence of it. But I am unable to understand the attitude of the indigo planters, who profess goodwill to the raiyats, are eager that the record should be made, but oppose its maintenance up to date, the only good the raiyat can get out of the whole business. I can only indulge in the hope that further reflection will bring the Indigo Planters' Association round to see that, on the ground of expediency as well as of justice, the maintenance of the record up to date is conducive to their own best interests, and as

* See Enclosure II.

essential for the protection of the raiyat as it is for the more speedy recovery of arrears of rent through the civil courts.

73A. I caused the preceding paragraphs to be communicated to Mr. Macnaghten, Secretary to the Indigo Planters' Association, who happened to be in Darjeeling, and I have his permission to quote from his reply as follows :—

"Indigo planters of Behar as a body approve of the survey and record of rights, but they hold that a very much larger proportion, if not the whole, of the costs should be borne by Government.

"They believe that the proposed method of keeping up the record is a fair one, but they recognise, more than any Government servant can do, the wide opportunities for bribery and corruption that will be open to subordinate officials. They do not think that a record will be kept up with any degree of accuracy, and they have reason for believing that such record is not kept in the North West Provinces.

"Many planters think that the officers appointed for a circle, a subdivision, or whatever it may be called, should be of superior grade, a European, if possible, and of the Survey Department ; that the area of each circle should be such that the officer in charge would complete it in the ordinary course in three years. He may, if necessary, have to visit some villages oftener in the interval.

"Objection is not taken to the Government cess. If the record is to be kept up it must be paid for ; but planters do most strongly urge on Government the absolute necessity of curtailing, so far as possible, the opportunities for the exaction of illegal cesses, the extortion, bribery, and corruption which will inevitably follow the introduction of the record, and which will, in the opinion of many, more than do away with any good that should otherwise accrue.

"It is by spreading the Government employés over as large an area as is consistent with efficiency, and widening the intervals between their visits, that this may be most easily effected."

73B. The preceding extract went far to justify my belief that in point of principle there is no substantial difference between the Indigo Planters' Association and ourselves in connection with the cadastral survey and the maintenance of the record, and that whatever differences do exist touch matters of detail which are susceptible of adjustment. I have since communicated these proposals to Sir William Hudson, President of the Indigo Planters' Association, who now authorises me to say that, while endorsing Mr. Macnaghten's remarks, he accepts my scheme for maintaining the record, subject to the condition that an European officer of the Survey Department with the powers of a Deputy Collector (*i.e.*, of a revenue officer) be appointed to supervise the working of the scheme in each district.

Compliance with Sir William Hudson's condition is consistent with my scheme ; and it is in itself desirable that expert survey officers who have had experience in making the record should be employed in maintaining it. It may therefore be, I think, assumed that we shall be able to satisfy the Planters' Association, and that they will not persist in their opposition to the maintenance of the record. In matters of detail, I need hardly add, we shall be forward to meet all reasonable wishes.

Costs of survey and recovery thereof.

74. There is one clause of the Bill, Clause 12, on which I am particularly anxious to say a few words. The memorialists are very pressing in their representations that the costs of the cadastral survey and record of rights will be a heavy burden on the landlords and tenants. I have shown in paragraph 61 above that there is extreme exaggeration in this complaint, but I admit that the work cannot be done for nothing, and I am anxious to adapt the method of recovering the cost to the convenience of all concerned. The method of recovering the cost of a cadastral survey and record of rights prescribed in Section 114 of the Tenancy Act has been found by practice to be in some cases defective. It is suitable in the case of small estates ; it is less suitable when large areas are concerned. In the latter cases it involves very intricate calculations, especially where subinfeudation has gone to any considerable length ; it must cause some, though transitory, inconvenience to the poorer classes of people by making the debt payable in a single instalment ; and by necessitating the employment of a collecting agency of tahsildars, peons, &c., it not only adds something in the shape of fees to the original

original burden, but opens the door to the irregularities which the memorialists connect with the employment of low-paid and ill-supervised agency. To the preceding objections against the existing arrangements from the landlords' and raiyats' side might be added the additional objection from the side of the Government (which advances the cost of the operations), that when the expenses are divided among, and have to be collected from, several millions of people there is risk of short collections, unauthorised exactions on the part of process servers or collecting peons, and the certainty of intricate accounts and protracted proceedings. All these conditions point to the desirability of devising some means whereby the costs of the cadastral survey and record of rights may be recovered in such instalments as will not be felt by any party, and under such conditions that there will be no addition to the original apportionment, and no opportunity for exactions on the part of a collecting agency. By the plan proposed in Clause 12 of the Bill these requirements will, I think, be met, and if the clause becomes law, I should propose to spread the recovery over so many years that in any one year the raiyat or landlord would not have to pay more than one anna per annum per acre of the holding or estate.

To prevent such a transitory cess being continued in permanence, it would be specially mentioned in the "*parcha*" or extract from the record given at attestation time to each raiyat that the additional anna would only be payable for a number of years, which might be fixed as the period over which recoveries might be spread.

This proposal ought, I think, to obviate the objections raised to the cadastral survey on account of the cost and hardship to raiyats and zamindars which the collection of the expenses would, it is alleged, entail, while it is desirable on its merits. The procedure I now propose would be an alternative to that provided in Section 114 of the Tenancy Act.

75. With these remarks I bring this Minute to a conclusion, hoping that I have shown :—

Summary of conclusions.

(1) That in these provinces raiyats were from the earliest times entitled to have a record of their rights in their holdings prepared at the landlords' expense;

(2) That it was the duty and intention of the Government from the earliest times to establish a record of rights;

(3) That the raiyats of Behar have grievously suffered from the non-fulfilment of that duty and intention;

(4) That the rentals of Behar landlords have within three generations increased to an amazing extent (the figures show eighty-fold), and out of all proportion to what was contemplated at the time of the permanent settlement, or to what was justifiable by any subsequent legislation;

(5) That this increase in rent and the destruction of raiyats' rights which it entailed have reduced the raiyats of Behar to an extreme state of poverty and depression;

(6) That illegal enhancements of rent are still going on, and that the same abuses exist now in Behar, and the same necessity for a record of rights, as before the Tenancy Act was passed;

(7) That without a cadastral survey and record of rights maintained up to date these abuses cannot in Behar be adequately and permanently checked;

(8) That a cadastral survey and record of right, wherever undertaken, have proved an immediate remedy for such abuses as exist now in North Behar, and that they have, far from stirring up litigation and strife, produced peace and goodwill between landlord and tenant;

(9) That our proposals to create a land record agency are justified alike by law, expediency, and moderation; that the cess proposed, *one-quarter anna (or one farthing) per rupee of rent*, is not only moderate in itself, but must be regarded, not as fresh taxation, but as a great alleviation of a legal obligation which now rests upon zamindars; that the *annual* incidence of this cess on the *land* will not exceed one anna (one penny) *per acre*, payable half by the landlord and half by the tenant; and that for such an insignificant charge the landlord will be able to recover arrears of rent through the civil court more speedily than at present, while the raiyat will secure protection against illegal demands and arbitrary eviction;

(10) That it is not incumbent on the Government to make, at the expense of the general taxpayer, any large contribution to the expenses of operations rendered necessary by the laches of landlords, whose income from the land has, largely through extra legal means, increased enormously in three generations, and who now contribute far less to the public exchequer than landlords similarly circumstanced in any other part of these provinces or perhaps of the empire;

(11) That the memorial of the zamindari associations submitted to me for transmission to the Secretary of State is inaccurate on all material points.

The draft of this Minute has been considered by the Board of Revenue, and I am glad to be able to append to it the opinion of both members of the Board, endorsing and accepting it. I would especially invite attention to Mr. Stevens' interesting and valuable note.

A. P. MacDonnell,
Officiating Lieutenant Governor.

20 September 1893.

Enclosure 4 in No. 2.

APPENDIX A.

Note by the Honourable *C. C. Stevens,* Senior Member of the Board of Revenue, on His Honour the Officiating Lieutenant-Governor's Minute, dated 20th September 1893.

1. I have read this Minute carefully, and have no hesitation in expressing my complete concurrence with both the statements of fact and the arguments which it contains. Both are dealt with so fully that very little besides acquiescence is left for any other writer.

2. Too much prominence cannot be given to the refutation of the wholly groundless assertion that the survey and record of rights in North Behar constitute a violation of the Permanent Settlement. For the nature of the English people is to abhor a breach of faith, and the assertion, by persons who profess to be well informed, that an offence so repugnant to the national character has been committed, will always command attention. This charge has been persistently pressed against the Tenancy Act, and is now being urged against these proceedings, which have for their purpose the enforcement of the provisions of that Act, defining and maintaining the rights of the raiyats. And, just as the light thrown on the project of law by the discussions in and out of the Legislative Council dissipated the baseless accusations brought against the legislation as a whole, so it is well that the futility of these same accusations should be exposed, now that they are revived and directed against its practical application.

3. The position of the zamindars before the introduction of the English rule may readily be understood from the following facts:—

(1) All the settlements, from that of Todar Mull downwards, dealt primarily with the individual raiyat, and fixed by an Act of State the payment to be made by him.

(2) The profits of the zamindar were derived, partly from lands granted to him on account of official services, and partly from a definite share or a commission upon the revenue collected from the raiyats.

(3) The commission received by the zamindar was very small, not exceeding 5 per cent. of the gross produce of the soil.

(4) That the zamindar was an official rather than a proprietor may be inferred from his responsibility for the police, for the administration of justice, for the collection of transit duties, for the preservation of roads and bridges, and (when occasion required) for military service.

(5) The

(5) The zamindars were liable to dismissal.
(6) Zamindars were appointed and hereditary successors received sunnuds. These were asked for by petition, and granted on conditions including promises to conciliate and protect the raiyats, to pay in the rents after receiving credit for their own allowances, to refrain from prohibited exactions, and to deliver the official village accounts.
(7) Incompetent zamindars were excluded.
(8) Zamindaris were not transferred as of right without the sanction of the State.
(9) Kanungos and patwaris were appointed to declare the law, to keep the village accounts for the protection of the raiyats, and gener lly to check the zamindars.

4. In 1769, shortly after its succession to the Dewani, the East India Company appointed supervisors to inquire into the condition of the lands and the revenues in addition to other duties. The following passages from the orders appointing these officers are instructive :—

"A third and equally important object of your attention under this head is to fix the amount of what the zamindar receives from the raiyats as his income or emolument, wherein they greatly exceed the bounds of moderation, taking advantage of the personal attachment of their people and of the inefficiency of the present restrictions upon them. When the sum of the produce of the land and of each demand on the tenant is thus ascertained with certainty, the proportion of what remains to him for the support of his family and encouragement of his industry will clearly appear, and lead us to the reality of his condition.

"Among the chief efforts which are hoped for from your residence in that province, and which ought to employ and never wander from your attention, are to convince the raiyat that you will stand between him and the hand of oppression; that you will be his refuge and redresser of his wrongs; that the calamities he has already suffered have sprung from an intermediate cause, and were neither known nor permitted by us; that honest and direct applications to you will never fail producing speedy and equitable decisions; that after supplying the legal due of Government, he may be secured in the enjoyment of the remainder, and finally teach him a veneration and affection for the humane maxims of our Government."

A third passage directs that—

"The raiyat should be impressed in the most forcible and convincing manner . . . . that our object is not increase of rents or accumulation of demands, but solely by fixing such as are legal, explaining and abolishing such as are fraudulent and unauthorised, not only to redress his present grievances, but to secure him from all further invasions of his property."

Seven years later a Committee was appointed by the Governor-General (Warren Hastings) to inquire in detail into the value of the land. It was suggested as an object, among others, of the inquiry—

"to secure to the raiyats the perpetual and undisturbed possession of their lands, and to guard them against arbitrary exactions. This is not to be done by proclamations and edicts, nor by indulgences to the zamindars and farmers; the former will not be obeyed unless enforced by regulations so framed as to produce their own effect, without requiring the hand of Government to interpose its support; and the latter, though it may feed the luxury of the zamindars or the rapacity of the farmers, will prove no relief to the cultivator, whose welfare ought to be the immediate and primary care of Government . . . . It is the interest of the zamindar to exact the greatest rent he can from the raiyats; *and it is as much against his interest to fix the deeds by which the raiyats hold their lands and pay their rents to certain bounds and defences against his own authority. The foundation of such a work must be laid by Government itself.*"

Sir Philip Francis, in the course of these discussions, though opposing the Governor-General generally, confessed that—

'the idea of guarding the raiyats against arbitrary exaction is just and attainable."

Mr. Barwell said—

"I deem it to be the first object of this Government to fence and secure the raiyats against the arbitrary power of the zamindars; otherwise, no one regulation we may resolve on can, in its immediate or remote consequences, answer the beneficent design for which it was formed . . . . I acknowledge the task is extremely difficult and arduous; *but unless the rights of the common people are well defined and well secured, I am persuaded that all our speculations will only tend to enrich the zamindars.*"

5. Thus we see that in the times preceding the British rule, the raiyat was the person with whom the State had to deal, the zamindar was the agent of the State, and officers were appointed for the purpose of keeping the raiyats' accounts and of serving as checks upon the zamindars. The necessity for defining and securing the rights of the raiyats was recognised and forcibly expounded by the British rulers in the earliest days of their accession to power; and it was even then clearly seen that such a definition and maintenance of the raiyats' rights was not a work in which the zamindars could be expected to co-operate, but that its foundation must be laid by Government itself.

6. I can find no evidence whatever that in the 24 years which elapsed between the accession to the Dewany and the Permanent Settlement there was any change, either in England or in India, of sentiment on this question. On the contrary, the Statute 24 Geo. III., cap. 25, was interpreted by the Court of Directors in their letter of the 12th April 1786, as intending to declare general principles for the regulation of the conduct of Government to the natives—

"Not to introduce any novel system or to destroy those rules and maxims which prevailed in the well-regulated periods of the native princes, an adherence to which must be most satisfactory to the natives, and most conducive to the safety of our dominion."

In the discussions which ensued in India, the protection of the raiyats was the first consideration with the disputants on both sides—

"We know from experience" (says Mr. Shore in his Minute of the 18th September 1789) "what the zamindars are; and I am not inclined, in opposition to that experience, to suppose that they will at once assume new principles of action, and become economical landlords and prudent trustees of the public interests. The necessity of some interposition between the zamindars and their tenants is absolute; the Government interferes by establishing regulations for the conduct of the zamindars, which they are to execute, and by delegating authority to the collectors to enforce their execution. If the assessment of the zamindaries were unalterably fixed, and the proprietors were left to make their own arrangements with the raiyats, without any restrictions, injunctions or limitations, which indeed is a result of the fundamental principle, the present confusion would never be adjusted."

The necessity for imposing these restrictions, injunctions and limitations is thus used as an argument against the hasty conclusion of the Permanent Settlement. But the Governor-General, in his reply, maintained most vigorously that the prevention of arbitrary and unjust conduct on the part of the zamindars was in no way inconsistent with the contemplated measure—

"To permit him (the zamindar) to dispossess one cultivator for the sole purpose of giving the land to another, would be vesting him with a power to commit a wanton act of oppression from which he could derive no benefit . . The rents of an estate can only be raised by inducing the raiyats to cultivate more valuable articles of produce, and to clear the extensive tracts of waste land which are to be found in almost every zamindari in Bengal."

7. In his Minute, dated 18th September 1789, Lord Cornwallis writes—

"I understand the word permanency to extend to the jama only, and not to the details of the settlement; and many regulations will certainly be hereafter necessary for the further security of the raiyats in particular, and even of those talukdars who, to my concern, must still remain in some degree of dependence

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on the zamindars; but these can only be made by Government as abuses occur, and I will venture to assert that either now or 10 years hence, or at any given period, it is impossible for human wisdom and foresight to form any plan that will not require such attention and regulation. I cannot, however, admit that such regulations can in any degree affect the rights which it is now proposed to confirm to the zamindar, for I never will allow that in any country Government can be said to invade the rights of his subject, when they only require for the benefit of the State that he shall accept of a reasonable equivalent for the surrender of a real or supposed right which in his hands is detrimental to the general interest of the public, or when they prevent his committing cruel oppressions upon his neighbours or upon his own dependents."

8. The views of the Court of Directors may be ascertained from the following extracts from their letter dated the 19th September 1792:—

"We therefore wish to have it distinctly understood that while we confirm to the landholders the possession of the districts which they now hold and subject only to the rent now settled, and while we disclaim any interference with respect to the situation of the raiyats, or the sums paid by them, *with any view to any addition of revenue to ourselves*, we expressly reserve the right which clearly belongs to us as sovereigns of interposing our authority in making from time to time all such regulations as may be necessary to prevent the raiyats being improperly disturbed in their possessions, or loaded with unwarrantable exactions. A power exercised for the purposes we have mentioned, and which has no view to our own interests except as they are connected with the general industry and prosperity of the country, can be no object of jealousy to the landholders, and instead of diminishing will ultimately enhance the value of their proprietary rights."

Again—

"Our interposition, when it is necessary, seems also to be clearly consistent with the practice of the Moghul Government, under which it appeared to be a general maxim that the immediate cultivator of the soil, duly paying his rent, should not be dispossessed of the land he occupied. *This necessarily supposes that there were some measures and limits by which the rent could be defined, and that it was not left to the arbitrary determination of the zamindar, for otherwise such a rule would be nugatory*; and, in point of fact, the original amount seems to have been annually ascertained and fixed by the act of the Sovereign."

9. Such being the plainly expressed opinions and intentions of those who framed, and directed the enactment of, the regulations constituting the Permanent Settlement, there can be little difficulty as to the true meaning of the right of interference reserved in Section 8 of Regulation I. of 1793—

"It being the duty of the ruling power to protect all classes of people, and more particularly those who from situation are most helpless, the Governor-General in Council will, whenever he may deem it proper, enact such regulations as he may think necessary for the protection of the dependent talukdars, raiyats, and other cultivators of the soil; and no zamindar, independent talukdar, or other actual proprietor of land, shall be entitled on this account to make any objection to the discharge of the fixed assessment which they have respectively agreed to pay."

10. It ought never to be forgotten that the Permanent Settlement was a transaction between the Government and the zamindars, to which the raiyats were not parties, and that whatever rights and privileges were bestowed on the zamindars were carved out of those belonging to the State, and not out of those belonging to the cultivators. The zamindar was never intended to be, and never was, the absolute proprietor of the soil. Yet there is no doubt that the use of the word "proprietor" and of others gave rise in early times to misunderstanding on the part of persons unfamiliar with the history of the zamindari tenure in Bengal. And precisely this ignorance is the great hope of the agitators in England at the present day. "The use of these terms" (say the Court of Directors in their Revenue Letter to Bengal, dated 15th January 1819)—

"Which has ever since continued current, has in practice contributed, with

other causes, to perplex the subject of landed tenures, and thereby to impair, and in many cases to destroy, the rights of individuals; yet it is clear that the rights which were actually recognised to exist in that class by the enactments of the Permanent Settlement, were not intended to trench upon the rights which were possessed by the raiyats."

And further on they say--

"It is also a circumstance which is not to be overlooked, that although so many years have elapsed since the conclusion of that Settlement, yet no resort has been had to the exercise of the power we then expressly reserved, of interfering for the purpose of defining and adjusting the rights of the raiyats."

10. The truth is that it is not the zamindars, but the raiyats, who have just cause to complain of us. They may righteously say—

"Before the British rule our dealings were with the State, whose officers the zamindars were; our right to hold our lands without disturbance, so long as we paid the established rent, was acknowledged; exactions beyond this were forbidden; kanungos and patwaris were appointed by the State to keep our accounts and to protect our rights against the zamindars; when the British took the Dewany it was thoroughly understood that we were entitled to these privileges and to the protection of the State; your own Governor-General saw that the obvious interest of the zamindars is to exact the most he can from us, that it is against his interest to accept any limits to his authority, and that to establish such limits is the work of Government. When the Permanent Settlement was being arranged, it was understood that our rents were to be paid according to fixed rates, and the zamindars' profits were to be derived only from inducing us to grow more valuable crops, and from the settlement of waste lands. At the Permanent Settlement made 'with a view to promote the future ease and happiness of the people' the Government reserved to itself the fullest power to interfere for our protection. Now what have you done? How have you fulfilled your acknowledged obligations? In 1799, thinking your own revenues in danger, you handed us over to the zamindars practically without reserve, that they might realize their rents by summary measures of the severest kind. In 1812, to remove the 'considerable abuses and oppressions' which you had enabled the zamindars to practice, you empowered them to distrain our property. Up to 1817 you had admittedly neglected to afford us any of the promised protection. You made a feeble effort to revive and strengthen the kanungo and patwari for our benefit; but the kanungo has vanished, and the patwari has become the servant of the zamindar, on whom he was intended to be a check Your sale laws and laws for partition of estates have brought us nothing but mischief. In 1859 you passed a Rent Law which in Behar was inoperative, except as authorising distraint and enhancement against us. In 1885 you passed the Tenancy Act, which was intended to limit the mischief caused by your previous negligence. But up till now, what have you done to secure to us the benefits of that law? Have you educated us to a knowledge of our rights? Have you defined those rights? Have you recorded them, so that, surrendering us lost for ever all that of which we have been deprived, we may maintain the residue safe against future encroachments?"

And to this complaint it would be difficult to give any satisfactory reply; the institution of the survey and record of rights now going on in Behar can only be regarded as a tardy realization by the Government of the obligations which in theory it has always recognized. It is not the zamindar, but the raiyat, who has had reason to complain of disregard of the Permanent Settlement.

11. The importance of the subject must be my apology for writing at such length on the origin of the general question, and I feel that after all I have added little, and perhaps need have added nothing, to the exposition contained in the Minute.

12. It appears to me that paragraphs 24 to 26 of the Minute effectually dispose of the zamindars' contentions that the survey of Behar has taken them by surprise, and that a district is not such a "local area" that the Government is justified by the Act in surveying it. As for the latter point, it has always been

been a matter of surprise to me that the zamindars, holding the views which they profess, should not at the outset have protested against the Act itself. But allowing that they have permitted the opportunity to pass, it is strange that, if they believed the action of Government to be illegal, they should not have taken the advice of counsel. The adverse opinions of a few eminent lawyers would have doubtless induced the Government to pause in its undertaking. Or the institution of a test suit would have procured a judicial decision long ago. That these obvious measures have not been taken leads to the inference that the advisers of the zamindars have more hope from popular agitation than from law and facts. And this is confirmed, now that the Advocate General has given an unequivocal opinion in support of the wider interpretation of the law, which has commended itself to all the responsible authorities.

13. I can think of nothing either to modify, or to explain or illustrate, in that large part of the Minute which deals with the necessity of the survey and record of rights in Behar up to the passing of the Tenancy Act.

In reference to paragraph 40, in which it is shown that the remedies supplied by the Act are of two kinds, the legislative and the executive, I would invite attention to a passage which I have already quoted from Warren Hastings, to the effect that the "perpetual and undisturbed possession of their lands" is not to be secured for raiyats by "proclamations and edicts" unless "enforced by regulations so framed as to produce their own effect, without requiring the hand of Government to interpose its support." This is a prophecy which has been exactly fulfilled. A right known by all concerned to exist is more than half secured, and in Behar the great difficulty has been, and still is, that the people know so little of their rights. The Board are now frequently receiving applications from landlords or tenants in other parts of the province for survey and record of rights; and it is argued that it would be wiser to take up only cases in which interference is thus applied for. But the obvious answer is that, where both parties are fully aware that the law is available, the objects of the law are in some measure attained, even without direct recourse to it. But where one party knows the law and takes advantage of it, while the other is ignorant, the case is quite different. Here "the foundation of such a work" (as Warren Hastings said) "must be laid by Government itself."

14. In paragraph 45 of the Minute, his Honour the Officiating Lieutenant Governor mentions a case which has come to light in the course of the proceedings now in progress in Behar, in which raiyats have been induced by an unscrupulous agent to swear to the authenticity of certain forged receipts, to their own detriment. I may mention another instance of a different kind, which has still more recently come to my notice. It is that of a document which has been impounded by a registrar, and has been brought before the Board for adjudication of the proper stamp duty, but deserves consideration on account of the nature of its conditions. The following is a translation of extracts from the body of it:—

"That I am Jeyt raiyat and cultivator in the said bearing tauzi No. in the proprietary right of and for the above reason the collection of rent from tenants of the said mauza is entrusted to me.

II. That I being the jeyt raiyat, have no power of making any settlement, &c., without a written order from the or some one appointed in his behalf, with the exception of collecting rents from the tenants, and if I do so it will be null and void.

III. I, the Jeyt raiyat, will not allow any one to excavate a tank or well in the culturable or fallow land, situated within the aforesaid mauza, belonging to the raiyats or *Sir*; nor will I do so myself. I will not plant bamboos and groves, nor will allow any raiyat to do so, and nor will I erect houses myself or allow others to do so. In case tanks and wells are dug or gardens and bamboo groves are planted or houses are built, the tanks and wells will be liable to be filled up and the gardens and bamboo groves will be liable to be dug up and the houses will be liable to be demolished. If any raiyat without the sanction of

the Maharaja Bahadur or his amlas and mukhtars aforesaid [tries] to excavate tanks, dig wells, plant gardens and bamboos and erect houses forcibly, I will not allow him to excavate, plant and build In the event of failure to carry out these actions [orders] I will be held responsible for them and will have to make up the loss which will accrue to the Raj and shall pay it [loss] out of my own person and property to the aforesaid malik.

* * * * *

V. That I shall collect rent according to the prevailing rates of the village and remit the same to the Tahsil Amla, instalment by instalment, receiving my annual commission of Rs. 17, *commencing from* 1290 *Fasli*, which will be set off against my rent, and that I shall discharge the duties of jeyt raiyat faithfully.

* * * * *

VII. I, the Jeyt raiyat, will pay the rent of my jote lands which are in my possession up to the present time and the details of the rates of which are given below, with effect from the beginning of 1290 according to the *Bhawli* rate detailed below, and another (*sic.* in original) and the fixed rates of the villages, year after year, kist after kist, without objection. I will take receipts and *Farighkhati* (written acquaintance), [for payments]. If I fail to pay in due instalment, I shall be liable to pay *khelâfi* (interest on arrears) as is customary in the village. In the event of my non-payment and repeated default [of the payment] of instalment, the * * * and his heirs and representatives and amlas and mukhtars will be at liberty to take such steps for the realisation of the amount, as they may deem proper. I, the jeyt raiyat, will not have any right of any objection to their claims."

* * * * *

A list of rates of rents is attached.

15. The points to be particularly noticed are these. The conditions of the third clause are in direct violation of Sections 76-79 and 82-83 of the Tenancy Act, although Section 178 of that Act lays down that nothing in any contract between a landlord and a tenant shall take away or limit the right of a tenant, as provided by the Act, to make improvements and claim compensation for them. It is further to be observed that the rents are fixed with *ten years' retrospective effect*. What the exact object of this last stipulation is, cannot be ascertained from the document itself, but it can scarcely be consistent with the interests of the raiyat. This document comes from a very large estate in North Bihar, and the reason why the stamp question is brought before the Board is that many such contracts have been executed.

16. It is perhaps unnecessary for me to say that I entirely concur in the reply given by paragraph 62 *et seq.* to the argument that to compel the zemindars to pay for the maintenance of the record is a breach of the Permanent Settlement. The argument is otherwise of a very hollow kind, since it appears only too certain that, unless very stringent precautions are taken, the raiyat will ultimately pay all and the zamindar nothing. I do not feel quite sure that the maintenance of the records will cost so little as an anna per acre, but the rough calculations which have been made show little more than that amount. I have little hope that the raiyat's share will be but half this; but I have no hesitation in expressing my belief that it would be to his interest to pay the whole expense if only his tenancy and his rights and conditions attached to it are recorded.

C. C. Stevens.

Postcript.— Since the above was written I have had the advantage of seeing Mr. Lyall's note, and I now desire to add a few words which it has suggested to me.

2. I differ from Mr. Lyall in the opinion that the opposition to the survey and record of rights has been increased by the precipitation with which the work was begun. It appears to me that the opposition was lessened by the belief

belief prevalent (to some extent wrongly) among the zamindars, (1) that, where they chose, their own patwaris would be used to do the work; (2) that the patwaris as Government servants would be abolished without the substitution of any other machinery; (3) that a summary procedure for the realisation of rents would be given them; (4) that there would be considerable enhancement of rents; (5) that, to facilitate this enhancement, there was at least a chance that the former zamindars' measurements might be accepted as a basis. They have now been disabused by the later proceedings, and have seen that they are not likely to gain some of these expected advantages; the result is that the opposition has, for the time, gained something in strength. But, on the whole, it appears to me by no means greater than might have been anticipated. From the earliest times it has been thoroughly understood that the interests of the raiyats and those of the zamindars, as understood by the zamindars, are antagonistic; and it would have been unreasonable to suppose that a measure, primarily intended to define and defend the rights of the tenants against the landlord, was likely to pass unopposed by the party whom it was meant to restrain. The opposition in this country is strengthened by the belief which is to some extent current, that, after Behar has been dealt with, the turn of Bengal will come. I do not think that the Government can very well disclaim such an intention, though it is conceivable that wholesale proceedings may not be regarded as necessary. In what has reached me of the opposition in England, I can trace little knowledge of the subject from original sources, but much repetition of information more or less inaccurate, and argument more or less unsound, which have been furnished from India. It is to be hoped that when the real facts and the correct law are better known, the British virtue of candour will re-assert itself.

3. I am sorry to find that Mr. Lyall is still in favour of a summary system of enforcing the payment of rents. There was far greater excuse for such measures in 1799 and 1812, when the Government revenue was in a very high, probably an excessive, ratio to the assets; and if under such conditions the revenue was to be punctually paid, extreme punctuality must in time be exacted from the raiyats. Now even our most recent settlements of revenue are by far more liberal; and the ratio of assets to revenue elsewhere, as the Officiating Lieutenant Governor has shown, has increased enormously.

The advocates of a summary system appear to be searchers for a scheme, rather than supporters of one already thought out. Those who have given up the attempt to square this circle have done so on the broad ground that they can consent to no plan which would be based on misplacing the burden of proof on the raiyats' shoulders. They hold that, when a private person wishes to make use of the machinery of the State to collect debts, whether they are his rents, or whatever they may be, he must be compelled to make a statement of his claim. And this he must authenticate with some solemnity, being subject to a severe penalty for fraud. Such a claim having been made, it is manifest that it would be unjust to proceed at once to seize the property or person of the alleged debtor, without giving him an opportunity of stating his own case. It is easy to imagine to what oppressive uses such a power could be put; and if it could, there are certainly cases in which it would. Notice then must be given to the debtor. He comes forward and contests or admits the claim, and an order is given. Suppose he does not appear, it then becomes unnecessary to proceed further; but equity requires that, if he presents himself before the court, explains his absence, and proves the injustice of the order, that order must be rescinded. But this is the procedure of a regular suit, and can no more be abbreviated than a proposition of Euclid.

4. I am, however, decidedly in favour of giving the zamindars such assistance as can legitimately be given in realising their rents. The most important step in this direction is to make a survey and record of rights and to maintain the latter up to date. This being done, the existence and conditions of the tenancy are beyond dispute, and except in special cases the only question will be that of payment; therefore, though the form of procedure remains unchanged, the practical facility of proof will remain much increased. Then arrangements may be made executively to provide for a sufficient staff of officers to try rent suits; perhaps some of these might be peripatetic, if such a

course should be convenient. When decrees have been obtained, excessive indulgence should not be shown in execution to judgment debtors who have defaulted without reasonable cause. Perhaps stamp duties might be reduced. But, however this might be, when the results of the survey and record of rights have once been secured, anything more that can be done for the zamindars will be in the way of executive orders rather than of shortening the judicial procedure.

C. C. Stevens.

Enclosure 5 in No. 2.

APPENDIX B.

NOTE by the Honourable *D. R. Lyall*, C.S.I., Member of the Board of Revenue, on the Officiating Lieutenant Governor's Minute, dated 20th September 1893.

I AM at one with his Honour the Officiating Lieutenant Governor in nearly every point of his Minute II., and agree in all the vital points. But to avoid any appearance of inconsistency, as I was, and still am, opposed to some parts of the Tenancy Act, particularly as applied to East Bengal, I think it well to record my views on the Minute at more length, instead of noting a simple concurrence.

2. I look on the Settlement Chapter of the Tenancy Act as quite the most valuable part of the Act, and I hold it was necessary to work it in North Behar.

At the same time I should oppose it being worked in the same wholesale way, *i.e.*, by districts or divisions, in a very large part of Lower Bengal, because such a settlement is not needed there, the raiyats being the stronger party and not requiring to have their rights safeguarded.

3. I think that much of the opposition in Behar is due to the work having been begun too precipitately, but I fully recognise that the work was a necessary one.

4. Coming to details, I strongly endorse what his Honour says in paragraph 15 regarding the Permanent Settlement terms being very severe on the zamindars. The cause of this is explained in paragraph 9. Estates had been let out to *ijaradars* over the heads of the zamindars, provided they paid higher rates, and these rates were very generally adopted as the basis of the Permanent Settlement.

While Collector of Dacca I made detailed inquiries into this point, and the percentage of estates which passed out of the hands of the original zamindars in the first 20 or 25 years after the Permanent Settlement was enormous. In fact comparatively few representatives of the original zamindars were found to still hold estates. We now allow 10 per cent. for cost of collection alone. In the Permanent Settlement 10 per cent. was nominally allowed to cover cost of collection and profit of the zamindar, and, as above stated, the percentage really fell short of this figure. Now 25 per cent. is given to outsiders and 30 to zamindars, of which 10 per cent. is for cost of collection and 15 to 20 per cent. for profits.

5. I am still of opinion that where there has been a survey and settlement and where the record is kept up, zamindars should have a summary procedure for the realisation of rents admittedly due (paragraph 16 of the Minute). I would not re-enact Regulation VII. of 1799, but even that law would have worked very differently had there been a record of rights.

6. I support the views of the Officiating Lieutenant Governor in paragraph 38. During the short time I was in Behar I had to deal with a year of scarcity, and, looking at the reports of 1888, I expected that relief works would be wanted in the early part of the cold weather. This was not the case, and the people of Darbhanga held out nearly three months longer than they would have done had the reports of 1888 been correct.

In

In Gaya, where the harvest was exceedingly bad, and which Mr Grierson has recently depicted as a district normally deficient in its food supply, no relief at all was necessary, and there was no importation of grain.

7. I have no doubt whatever that "local area" may be held to include a district or even a division. The phrase was intentionally inserted to include large as well as small areas; and, apart altogether from the dictionary meaning of the word, the discussion in Council shows that large as well as small areas were included.

8. I have also no doubt of the legal right of the Government to pass such an Act as that proposed, but it should apply in the first place only to Behar, and I doubt if it will ever be wanted in East Bengal. It would be equally legal there, but as the conditions are so widely different to those of Behar it is not wanted there, and it would be impolitic to introduce it.

D. R. Lyall,
Member, Board of Revenue, L.P.

Enclosure 6 in No. 2.

APPENDIX C.

(1.) The Land Records Maintenance Bill, with Statement of Objects and Reasons.

(2.) Draft Rules under the above Bill.

(1.)

STATEMENT OF OBJECTS AND REASONS.

1. A survey and record of rights has been undertaken of Behar under Chapter X. of the Tenancy Act, with the previous sanction of the Governor General in Council, and similar operations have been completed in various parts of Bengal; but as circumstances alter from time to time, and a record of facts and rights true in one year will be inaccurate the next if there be no competent agency for its correction up to date, it is obviously desirable that such an agency should be provided.

2. The zamindars of Behar and Bengal are bound by Section 62, Regulation VIII. of 1793, and Regulation XII. of 1817, to keep in every village or circle of villages a patwari, one of whose duties it would be under the existing law to keep the village accounts corrected up to date, and by whom, therefore, the records might be maintained under the present law; but as the Patwari Regulation is cumbrous and some of its provisions difficult to work, while the agency of patwaris is deemed to be unnecessarily expensive, and as the landholders prefer to it a more economical agency, by which it is considered that the records can be properly maintained with less expense to the landholders, and less inconvenience than would be entailed by the rigid enforcement of the provisions of Regulation XII. of 1817, it is therefore deemed expedient to repeal Regulation XII. of 1817, and to make provision for the maintenance of the record of rights in the manner provided in this Bill.

3. The Bill will be only extended to areas in which a record of rights has been made under Chapter X. of the Tenancy Act, or any other law for the time being in force.

4. The maximum rate of cess leviable under the Bill will be altogether one-quarter of an anna per rupee on the rental, or about half-an-anna per acre, to be realised from the zamindars and raiyats respectively. This amount will be about one-fifth of the cost of keeping a patwari in every village under Regulation XII. of 1817.

5. Advantage has been taken in the Bill of the opportunity to facilitate the recording of changes of proprietary rights, and generally to make more

efficacious the provisions of the law for notifying transfers of proprietary and occupancy raiyats to the landlords and tenants concerned.

6. Power is taken under the Bill to make rules regulating the selection, duties and procedure of the establishment engaged in the maintenance of the records, but the maintenance of the land records will be confined to a record of changes in the more permanent facts of holdings and estates, and will not include facts relating to the payment or non-payment of rent for any particular period or holding.

7. Power is also taken to recover the costs of a survey and record of rights and a settlement of rents (not incurred in connection with a settlement of land revenue) by means of a temporary cess, instead of apportioning the costs under Section 114 of the Tenancy Act. The effect of apportionment would be, in the case of Behar, to necessitate the issue of some millions of bills, upon each of which recovery would have to be made. The issue of those bills, besides involving great delay, intricacy, and inconvenience, would impose on the people additional cost in the shape of peons' fees and the pay of tahsildars and similar establishments. Doubtless also there would be the possibility of illegal exactions, all of which would be avoided by the procedure now proposed. Moreover, under the proposed procedure the cost of recovery of the survey and record of rights can be spread over a series of years instead of being realised in one lump sum.

A BILL

TO

Provide for the Maintenance of Land Records in the Lower Provinces of Bengal.

Preamble.

WHEREAS it is expedient to provide for the maintenance of survey maps and of records of rights and of settlement records, and to repeal the law relating to kanungos and patwaris in Bengal, it is hereby enacted as follows:—

Short title.

1. This Act may be called "The Land Records Maintenance Act, 1893."

Extent.

It shall come into force only in districts or parts of districts in which a survey and a record of rights has been made under Chapter X. of the Tenancy Act, or under any other law for the time being in force, to which the Lieutenant Governor may from time to time extend it by an order published in the "Calcutta Gazette," and thereupon

Commencement.

this Act shall commence and take effect in the districts or parts of districts named in such order, on the day which shall be in such order provided for the commencement thereof.

Enactments repealed.

2. On the commencement of this Act in any district or part of a district, the enactments specified in Schedule A. shall be repealed to the extent mentioned in the third column thereof.

Section 23 of India Act XIX. of 1873.

Power to form and alter circles of villages.

3. The Collector of the district, with the previous sanction of the Board of Revenue, may for the purposes of this Act combine the villages in the district of which he is Collector into circles, and may fix the number of circles in the district or part of the district to which this Act may be extended, and the respective limits of such circles, and may, with the like sanction, from time to time alter the number and limits so fixed.

Appointment of a sub-kanungo to each circle.

4. For each such circle the Collector shall appoint a keeper of the land records of the circle, who may be styled Land Records Keeper, or by such other name as the Board of Revenue, having regard to local custom, may designate.

Section 2 of Bengal Act II. of 1877.

Levy of a cess for payment of land record-keepers' salaries and charges incurred for efficient maintenance of records.

5. From and after the commencement of this Act all immoveable property situated within the districts or part of districts in which this Act may from time to time be in force, shall be liable to the payment of a cess (hereinafter called "The Land Records Cess") to be applied for the purpose of defraying the salaries of the keepers of the land records appointed

appointed in such district, and any charges incurred on account of the correct and efficient maintenance and supervision of the records, and it shall not be lawful, save under the provisions of this Act, to levy, or continue to levy, within such districts, or parts of such districts, any cess, whether under the name of patwari *neg* or other designation, and whether credited separately in the zamindars' accounts or consolidated with the rent, for the purpose of keeping the accounts of the raiyats or for any similar purpose.

Valuations under the Cess Act, 1880, to be deemed to be valuations under this Act.

6. All valuations of immoveable property which have been, or may from time to time be, determined under the Bengal Cess Act, 1880, shall be deemed to be valuations of immoveable property for the purposes of this Act. Section 3 of Bengal Act II. of 1877.

Provided that in local areas in which a record of rights has been made under Chapter X. of the Bengal Tenancy Act, or any other law for the time being in force, the aggregate amount of the rents recorded as payable or settled, as the case may be, may, in the discretion of the Collector, be deemed to be the valuation of immoveable property for the purposes of this Act.

Rate of cess to be levied not to exceed a quarter of an anna in the rupee.

7. The Local Government shall, by an order published in the "Calcutta Gazette," determine the rate at which the cess for the maintenance of land records shall be leviable in each district or part of a district, and the date from which it shall take effect; such rate shall not exceed one-quarter of an anna in the rupee of the annual value of the lands in such district or part of a district.* Section 4 of Bengal Act II. of 1877.

Proportion of cess to be paid by holders of estates.

8. Every holder of an estate shall yearly pay to the collector the entire amount of the cess for maintenance of land records calculated on the annual value of the lands comprised in such estate at the rate which may be determined for such cess as in this Act provided. Section 41 (1) of Bengal Act IX. of 1880.

Proportion of cess to be paid by tenure-holders.

9. Every holder of a tenure shall yearly pay to the holder of an estate or tenure within which the land held by him is included the entire amount of the cess for the maintenance of land records calculated on the annual value of the land comprised in his tenure at the rate which may have been determined for such cess as in this Act provided. Section 41 (2) of Bengal Act IX. of 1880.

Proportion of cess to be paid by cultivating raiyats.

10. Every raiyat shall pay to the person to whom his rent is payable his proportionate amount of the cess for maintenance of land records calculated at *the rate not exceeding one-eighth of an anna* in the rupee upon the rent payable by him, or upon the annual value ascertained under the provisions of the Bengal Cess Act, 1880, of the land held by him. Section 41 (3) of Bengal Act IX. of 1880.

Provisions of Sections 42–49 of Cess Act to apply to the land records cess.

11. The provisions of Sections 42 to 49 (both inclusive) of the Bengal Cess Act, 1880, shall apply as far as practicable to the cess for the maintenance of land records.

12. It shall be lawful for the Local Government, instead of passing an order of apportionment under Section 114 of the Bengal Tenancy Act, to recover either in one year or several years, and in the manner specified in Sections 8, 9, 10 and 11 preceding, all costs, declared by the Local Government to be recoverable from landlords and tenants, which have been incurred in making a survey and record of rights and a settlement of rents under the Bengal Tenancy Act, such costs not having been incurred for the purposes of a settlement of land revenue.

Salaries of land record-keepers.

13. The salaries of the keepers of the land records and of their establishments, if any, and of all establishments entertained for the supervision of them, shall from time to time be fixed by the Board of Revenue, under the order of the Local Government. Section 32 of India Act XIX. of 1873.

Successions to proprietary rights to be reported to land record-keepers.

14. Every person succeeding, whether by purchase, inheritance, gift, or otherwise, to any proprietary right in any estate or revenue-free property, and every manager of such estate or revenue-free property, shall within six months from the date of such New.

* So far as inquiries have gone it is anticipated that the rate need not be exceeded.

such succession or assumption of charge give notice of the fact; (i.) to the Collector, or (ii.) to the Land Record-keeper of the circle in which the estate or property is situated, in such form as may be prescribed by the Board of Revenue.

Notice given to the Land Record-keeper may under the orders of the Collector be held to be a compliance with the provisions of Section 42 of the Land Registration Act VII. (B.C.) of 1876; and on receipt of such notice the Collector shall take the action prescribed in Sections 47, 48, and following sections of that Act. The Collector shall inform the Land Record-keeper of any mutations ordered by him under Section 55 of the Land Registration Act.

15. Nothing in Section 43 of Act VII. (B.C.) of 1876 shall be held to exempt proprietors and managers of petty estates and petty revenue-free properties from the obligation to give the land record-keeper the notice required by Section 14.

New.

Succession to tenures, under-tenures, raiyati holdings at fixed rates, and occupancy holdings, to be reported to land record-keeper.

16. (i.) Every person succeeding, whether by purchase, inheritance, gift, or otherwise, to the position of a tenure-holder or under-tenure-holder as defined in Section 5 (1) of the Bengal Tenancy Act VIII. of 1885, or to a raiyati holding at fixed rates within the meaning of Section 4 of the same Act, or to the holding of an occupancy raiyat as defined in Section 4 of the same Act, shall within four months from the date of such succession give notice to the Land Record-keeper of the circle in such form as may be prescribed by the Board of Revenue.

(ii.) Such notice shall be held to be sufficient compliance with Section 15 of the Bengal Tenancy Act VIII. of 1885.

(iii.) It shall be the duty of the Land Record-keeper to notify the fact of such reported succession to the landlord or landlords of such person in the manner which may be prescribed by the Board of Revenue.

Provided that when the person succeeding has caused the instrument by which the transfer has been made to be registered in the office of a registering officer, it shall not be compulsory on him to give notice also to the Land Record-keeper of the circle. It shall be the duty of the registering officer in all such cases to inform the Land Record-keeper of the succession or transfer.

17. A person giving the notice required under Sections 14 to 16 shall be bound at the same time to tender such fee in cash or in stamps as may be prescribed by the Board of Revenue.

Such fees, other than fees payable to landlords, shall be credited to a fund to be called the "Land Record Fund" for the district.

All fees paid for copies of records maintained under this Act, searching fees and fines imposed under this Act, shall be credited to the same fund.

Section 65 of the Land Registration Act VII. (B.C.) of 1876, so far as regards proprietary rights.

18. Whoever being required by this Act to give notice of succession to a proprietary right, tenure, or holding, shall omit to give such notice within the prescribed time, shall be liable to such fine as the Collector may see fit to impose, not exceeding 100 rupees, and to a further daily fine not exceeding 50 rupees for each day during which he shall omit to apply for such registration after a date fixed by the Collector in a notice requiring him to apply for registration. Such fines shall be credited to the Land Record Fund of the district.

New.

Holders of estates and tenures and cultivating raiyats to file prescribed returns.

19. Every holder of an estate or tenure, and every raiyat, shall, if so required by the Collector, within such time and in such manner as the Collector shall in a notice to that effect prescribe, and may at any time of his own motion, file in the office of the Land Record-keeper for the circle in which the land is situated such statements and shall furnish such information relating to the records and the changes to be made therein as the Board of Revenue shall from time to time by rule direct.

New.

20. It shall be the duty of the Land Record-keeper of the circle to verify statements filed under the last preceding section or under Sections 14 to 16 by local inquiry in the villages in such manner as the Board of Revenue may by rule direct.

21. If

21. If any holder of an estate or tenure or any raiyat fail to file, or is not required to file statements under Section 19, the Land Record-keeper shall prepare such statements, from information gathered by local inquiry on the spot or otherwise, as the Board of Revenue may by rule direct. New.

22. All Courts of Justice shall have regard to the statements prepared and verified under Sections 19, 20, and 21 so far as they may be relevant on any question under inquiry before it affecting— New.

(*a.*) The situation, quantity, or boundaries of any holding.

(*b.*) The class to which any tenant belongs.

(*c.*) The rent payable.

(*d.*) The incidents of the holding.

and the contents of such statements may be proved by producing a certified copy signed by the land record-keeper.

23. When any mutation entry made by the land record-keeper or brought upon his records has been attested by a revenue officer, in a manner to be prescribed by the Local Government, the courts shall presume that all entries shown as undisputed entries are correct until the contrary is proved.

Land record-keeper to grant a receipt for accounts filed.

24. Whenever the holder of an estate or tenure, or whenever any raiyat, shall file in the office of the Land Record-keeper, the statements mentioned in the foregoing sections, the Land Record-keeper in whose office such statements are filed shall forthwith grant a receipt for the same, which shall bear the signature of such Land Record-keeper. New.

Penalty for omitting to furnish accounts.

25. All holders of estates or tenures, and all raiyats, who shall without sufficient cause being shown to the satisfaction of the Collector, refuse or omit to furnish statements required under Section 19, shall be severally liable to such fine as the Collector may think fit to impose, not exceeding 50 rupees for each such omission, and the Collector may impose such further daily fine as he may think proper, not exceeding ten rupees, for each day during which such holder or raiyat shall omit to furnish the statements required after a date to be fixed by the Collector in a notice warning the holder or raiyat that such daily fine will be imposed. Section 18 of Bengal Act IX. of 1880.

Such notice shall be served by tendering to the person to whom it may be directed a copy thereof attested by the Collector, or by delivering such copy at the usual place of abode of such person, or to some adult male member of his family; or in case it cannot be so served, by posting such copy upon such conspicuous part of the usual or last known place of abode of such person; and in case such notice cannot be served in any of the ways hereinbefore mentioned, it shall be served in such way as the Collector issuing the notice may direct, and the date fixed by such notice shall not be less than 15 days after service thereof.

The Collector may proceed from time to time to levy any amount which has become due in respect of any fine imposed under this section notwithstanding that an appeal against the order imposing such fine may be pending:

Provided that whenever the amount levied under such order shall have exceeded 100 rupees, the Collector shall report the case specially to the Commissioner of the Division, and no further levy in respect of such fine shall be made otherwise than by the authority of such Commissioner.

26. All fines imposed under this Act shall be recoverable by process of any law in force for the recovery of arrears of Government Revenues.

Disability to sue for rent unless accounts filed.

27. From and after the expiry of the time allowed by the notice issued by the Collector under Section 19, or from and after the time the statements are prepared under Section 21, no holder of an estate or tenure, and no raiyat, shall be entitled to sue for or recover rent for any land or tenure situated in the district, Section 19 of Bengal Act IX. of 1880.

district, or part of a district, in which this Act is in force, unless at the time of instituting such suit or proceeding such holder or raiyat shall—

File in the court in which such suit or proceeding is instituted an extract from the record of rights relating to the holding, together with extracts of mutations of the khatian (if any) prepared and verified under Sections 19, 20, or 21; or—

Afford such other proof as shall satisfy the court that such holder or raiyat has filed in the office of the Land Record-keeper the statements mentioned in Section 19 of this Act.

Section 23 of India Act XIX. of 1873.

Appointment of Land Record Inspector.

28. One or more Land Record Inspectors may be appointed in each local area for the proper supervision and control of the Land Record-keepers in the discharge of their functions under this Act.

29. One or more District or Subdivisional Supervising officers of the rank of Deputy or Sub-Deputy Collector, who may be called Superintendents and Assistant Superintendents of land records, may be appointed for each district for the supervision and control of Land Record-keepers and Inspectors of Land Records.

Power to enter upon land for purpose of obtaining authorised information.

30. It shall be lawful for a Land Records Superintendent and Inspector within the limits of his local area or part of a local area, and for a Land Record-keeper within the limits of his circle, to enter upon any lands situated within such limits respectively, and to make such inquiries and investigations as may be necessary for the purpose of obtaining information which he may be authorised to obtain under rules in that behalf made by the Local Government.

All persons shall, so far as possible, supply such information and facilitate such inquiries and investigations, subject to the penalties provided by Chapter X. of the Indian Penal Code concerning contempt of the lawful authority of public servants.

Section 35 of India Act XIX. of 1873.

Land Record Registrars and Keepers to be public servants, and their records public records.

31. Every Land Record-keeper, every Land Record inspector, every Land Record Superintendent, and every person appointed temporarily to discharge the duties of any such office, shall be deemed to be a public servant within the meaning of the Indian Penal Code, and all official records and papers kept by any such officer under this Act shall be held to be public records and the property of Government.

Every order passed by an officer engaged in the maintenance of Land Records in any district shall be appealable to the Collector of the district.

Appeals.

32. Every order passed by the Collector of the district under Sections 18 or 25 shall be appealable to the Commissioner within one month of the date of such order, and the decision of the Commissioner shall be final.

Power to make rules for selection, &c., of Land Record Registrars and Land Record Keepers.

33. The Local Government and the Board of Revenue, subject to the sanction of the Local Government, may from time to time make rules consistent with this Act,—

(*a*) Regulating the appointment, control, discipline, and payment of all Land Record establishments;

(*b*) Prescribing the method and periods for making entries of mutations in the record of rights and village maps, preparing new editions of such records and maps, and republishing them from time to time, or otherwise making them available for public information;

(*c*) Generally for the purpose of giving effect to the provisions of this Act;

and may from time to time, with the like sanction, repeal or alter any such rules.

Interpretation clause.

34. In this Act the words and expression "annual value of land" (subject to Section 6), "district," "estate," "holder of an estate or tenure," "the Collector," and "the Collector of the district," shall have the meanings attributed to them, respectively, in the Bengal Cess Act, 1880.

SCHEDULE A. OF ENACTMENTS TO BE REPEALED.

See Section 2.

Number of Year.	Enactments Repealed (abbreviated Titles).	Extent of Repeal.
Regulation VIII. of 1793 -	Decennial Settlement - -	Section 34 so far as it relates to kanungoes, and Section 62.
Ditto V. of 1816 -	Kanungoes, Katak, &c. -	So much as has not been repealed.
Ditto XII. of 1817 -	Patwaris - - - - -	- ditto - ditto.
Ditto I. of 1819 -	ditto - - - - -	- ditto - ditto.
Ditto VII. of 1822 -	Settlement, Ceded and Conquered Provinces, Katak.	Section 33, Clause third.
Ditto XIII. of 1825 -	Kanungoes - - -	Sections 2, 3.

(2.)

DRAFT RULES UNDER THE LAND RECORDS MAINTENANCE BILL.

Chapter I.

Pay, Appointment, and Punishment of Land Record-keepers.

"Collector" in these rules includes a Deputy Collector.

Extent of Land Record-keeper's Circles.

1. The extent of the circle of one Land Record-keeper may be regulated, in the discretion of the Collector, either by extent of cultivated area or by amount of rental. If regulated by extent of area, it shall not ordinarily contain less than 20,000 nor more than 30,000 survey numbers.

Pay of Land Record-keepers.

2. The monthly pay of each Land Record-keeper shall be fixed by the Board of Revenue, but shall ordinarily not be less than Rs. 25 nor more than Rs. 50.

Qualifications of Land Record-keepers.

3. No person shall be appointed Land Record-keeper who is under the age of 18 years, or over the age of 45, or who has not passed a satisfactory examination in the following subjects :—

(1) Reading and writing clearly in the language current in the district.

(2) Elementary arithmetic.

(3) Surveying by chain and offsets or by plane-table, map drawing, and elementary mensuration.

(4) The Rules regarding the duties of Land Record-keepers.

(5) Board's Survey and Settlement Rules.

(6) The Bengal Tenancy Act.

Disqualifications for the office of Land Record-keeper; fines and dismissal of Land Record-keepers.

4. The holding of any land, whether as tenant or proprietor, within or without his circle, shall be reported by every Land Record-keeper to the Collector, and may be a reason for his removal or dismissal if the Collector considers that he is thereby prejudiced in the proper performance of his duties.

5. A Land Record-keeper shall not engage in trade or money-lending.

6. Every Land Record-keeper shall reside within the circle unless he shall receive the written permission of the Collector to reside without it.

7. If, after due inquiry, misconduct or neglect of duty is proved against a Land Record-keeper, he may be punished as a public servant under the Penal Code, or fined in a sum not exceeding three months' pay, or suspended or dismissed, by order of the Collector.

8. A Land Record-keeper who is in debt to a zamindar or cultivator of his circle, or is in such a condition of pecuniary embarrassment as to render him, in the opinion of the Collector, unfit to discharge his duties, may be dismissed.

CHAPTER II.

Duties of Land Record-keepers.

It shall be the duty of every Land Record-keeper appointed under the Land Records Maintenance Act—

I.—To make local enquiries and village inspection in the manner hereinafter prescribed for purposes of preparing returns of mutations or changes to be made in the survey and settlement records, and returns of areas sown under the principal crops of each harvest.

II.—To receive from the landlords, tenure-holders and raiyats of his circle, and to preserve and maintain, reports of successions to proprietary, occupancy or other rights, and the returns and statements hereinafter prescribed, and to verify such returns and statements in the prescribed manner.

III.—To keep up such registers, to prepare such returns, and to perform such other duties not inconsistent with the Land Records Maintenance Act, as the Board of Revenue may prescribe.

Statements to be prepared by Land Record-keepers, or to be filed by Landlords and Tenants and verified by the Land Record-keepers.

1. The following statements and returns shall be filed by landlords and tenants, if so required by the Collector, in the Land Record-keeper's office:—

(1.) By landlords.—*Dakhil kharij khewat* statements showing mutations occurring from time to time in the character or extent of proprietary interests.

(2.) By landlords.—*Dakhil kharij khasra* statements showing the mutations necessary to be made from time to time in the khasra, so far as they relate to lands unoccupied by raiyats, such as parti, jungle, waste, &c.

(3.) By landlords, or tenants, or both.—*Dakhil kharij khatian* statements showing the mutations necessary to be made in the khatians.

These

These statements, when filed, will be verified by the Land Record-keeper in the manner hereinafter described.

II. Should the landlords and tenants not be required by the Collector to file these statements, or, if being required to file them, they fail to do so, the statements shall be prepared and verified by the Land Record-keeper himself in the manner hereinafter prescribed.

The Dakhil Kharij Khewat.

The proprietary rights and interests of every person who holds any right or interest in each mahal is recorded in the settlement khewat.

1. Every proprietor shall, if so required by the Collector, file in the Land Record-keeper's office, within two months of the termination of each year, a statement showing the changes, if any, in the character and extent of proprietary interests which occurred during the preceding year.

2. The Land Record-keeper shall file the *dakhil kharij* statement given by the proprietor under the preceding rule in the Collector's, or subdivisional, office. He shall also note in his diary, and report from time to time to the Collector, any changes in proprietary interests of which he may have received information in the course of the year.

The Dakhil Kharij Khasra and Khatians and Field Inspections.

3. The Land Record-keeper shall make one or more visits to the village within the year, for the purpose of ascertaining the changes which should be made in the khasras and khatians, and for ascertaining the crops grown at the time of inspection. The dates of these inspections shall be fixed by the Collector of the district.

4. Before the date of the first visit after the commencement of the agricultural year of the district the Land Record-keeper shall notify to the landlord the date of the proposed visit, and shall call upon him, if he wishes, to file in his office before such date, which shall not be less than two months after the termination of the agricultural year, a written statement showing the changes, if these have not been already reported, in the entries in the previous year's khasras and khatians which he (the landlord) alleges to be necessary on the ground of change of occupancy or otherwise, since the settlement records were made by the Settlement Officer, or since the last annual visit, as the case may be, and he shall also call upon him to attend personally or by authorised agent at the time of such visit. He shall also notify to the tenants collectively the dates of his visits, and shall call upon those of them in respect of whose holdings changes may have occurred since the commencement of the previous year to attend for the purpose of causing such changes to be entered, if such changes have not been already reported.

5. If the landlord file statements in accordance with the preceding rule, the Land Record-keeper shall proceed on the specified date to verify them in the village by inquiry from each tenant regarding the correctness of each proposed entry. Discrepancies between the landlord's and tenant's statements will be dealt with in the manner prescribed below:—

I. If the landlord and the tenants concerned agree that the proposed change should be made, it shall be recorded accordingly, a note being made that it was made by mutual consent and is an undisputed entry. No entry to which the landlords and tenants do not agree shall be recorded as an undisputed entry.

II. If the landlord and tenant differ as to the propriety of the proposed change, the change shall not be entered in the record of mutations as an undisputed entry, but a note shall be made of the statements of both parties

III. If the proposed change relate to the transfer of a holding or part of a holding, to which the landlord has not already agreed or does not agree, it shall be dealt with according to the following rules:—

(*a*) If the tenant named in the settlement record is dead, the holding should be recorded in the name of all the sons inheriting, and a remark to that effect will be made in the remarks column.

(*b*) If a tenant has sold the whole or part of his holding, and the purchaser holds a registered deed of sale, and is in possession, his name will be entered in the khasra and khatian under the name of original tenant, and a remark will be made in the column of remarks that the transfer has or has not been recorded in the landlard's office, as the case may be. The same applies to a holding or part of a holding alienated in any other way.

(*c*) Holdings purchased at auction sales by the owners of the estate, if cultivated by a tenant, will be entered in the name of the tenant, and the words "purchase at auction sale by the owner" will be entered in the column of remarks.

(*d*) When a tenant has purchased a holding at an auction sale in execution of a decree of a Civil Court, the name of the purchaser will be entered, and if mutation has not been recorded in the landlord's office, the name of the original tenant and the fact of sale will be recorded in the remarks column.

(*e*) In the case of holdings sold in execution of decrees for debt to mahajans, &c., if the mutation has not been recorded in the landlord's office, but the purchaser is in possession, the name of the original tenant will be entered, and the name of purchaser shown below it.

(*f*) In the case of partitions of holdings by mutual consent, which have not been recorded in the landlord's office, the name of the tenant given in the lists of tenants in the settlement records will be entered first, and the names of co-sharers after, as joint tenants, and a remark may be made that partition has not been recorded in the landlord's office.

6. If the landlord or tenant do not file the statement mentioned in Rule 4 on or before the date specified, or do not attend himself or by agent at the time of inspection, the Land Record-keeper shall make the inspection in his absence, and shall prepare the *khasra* and *khatian dakhil kharij* statements from information obtained from the opposite party or otherwise in the village, and the party who does not attend is, for the purposes of Sections 22 and 27 of the Land Records Maintenance Act, bound by such statement so prepared.

7. Either landlord or tenant may, at any time during the course of the year, before the date of the Land Record-keeper's inspection, notify to the Land Record-keeper any change which he may consider necessary to be made in the khasras and khatians in consequence of change of occupancy or otherwise during the year, and request him to make a record of the proposed change. It shall be the duty of the Land Record-keeper, as soon as conveniently may be after receipt of such request, to verify the correctness of the proposed change by inquiry from the opposite party. If the proposed entry is admitted by the opposite party to be correct a record of the change shall be made accordingly. If not so admitted, the statements of both parties shall be recorded and filed in the Land Record-keeper's office.

8. It will be the duty of the Land Record-keeper, on the request of any party who is interested, to survey any plot which may be the subject of dispute, or in respect of which it may be necessary to make a change in the khasras and khatians, and to assist, so far as practicable, either landlord or tenant in the preparation of the *dakhil kharij khewat*, *khasra*, and *khatian* statements.

Dakhil Kharij Khatians.

9. *Dakhil kharij khatians* shall be filed by the landlord, or tenants, or both, if so required by the Collector, on the same date, or prepared by the Land Record-keeper himself, and verified in the same manner as the *dakhil kharij khasra*, provided that the Land Record-keeper shall himself prepare a statement showing the names of non-occupancy raiyats who have, by lapse of time, become settled raiyats.

Correction of Maps at Annual Field Inspection.

10. During every annual tour the Land Record-keeper will carry a certified copy of the last year's khewats, khasras, khatians, and map with him, and before making any fresh entry will himself ascertain whether any alleged change in the condition or occupation of the land has really taken place. The corrections, if any, will also be entered up in the original record.

Rabi and Aghani Field Inspections.

11. At the time of making annual visit for the purpose of correcting up to date the khewat, khasras, khatians, and map described in the preceding rules, the Land Record-keeper will ascertain and record, field by field, the crops grown at each harvest of the agricultural year.

*12. He will, if possible, make two other inspections on dates to be fixed in accordance with Rule 3 of this Chapter, for the purpose of ascertaining and recording separately the crops grown, field by field, for the *aghani* and *rabi* harvests.

13. He will ascertain the crops grown in each field by personal inspection, and shall himself prepare the statements of cropped areas in such forms as the Collector may direct with reference to the principal crops grown in the circle.

SUPERVISION OF LAND RECORD-KEEPER.

Chapter III.

Revenue Supervising Officers, or Superintendents of Land Records, of Local Areas.

1. Land Record-keepers will be supervised by Land Record Inspectors, and both Land Record-keepers and Land Record Inspectors by Supervising Officers of the rank of Deputy Collector and Sub-Deputy Collector, to be called Superintendents and Assistant Superintendents of Land Records.

Pay and Establishment of Land Records Inspectors.

2. One or more Land Records Inspectors will be appointed in each local area for the supervision, maintenance, and correction of Land Record-keepers' records.

The salaries of Land Records Inspectors will, from time to time, be fixed by the Board of Revenue.

3. Ordinarily one Land Records Inspector will be in charge of 15 to 30 Land Record-keepers' circles.

4. There will be one Land Records Inspector at the head-quarters of each local area, who will be called the Sadar Land Records Inspector, to whom all the other Land Records Inspectors shall be subordinate.

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* One inspection per year may probably be sufficient for all purposes.

Qualification and appointment and duties of Land Records Inspectors.

5. A list of approved candidates will be maintained in the Revenue office, and a copy of it will be forwarded to the Board of Revenue.

6. No person will be qualified for the office of Land Records Inspector unless he satisfies the Collector—

(1) That he has passed the Entrance examination of the University, or is educated up to that standard.

(2) That he bears a good character.

(3) That he is not incapacitated by any physical infirmity for the performance of the duties of a Land Records Inspector.

7. Approved candidates will be required to pass examination in the following subjects before being appointed Land Records Inspectors :—

(1) Mensuration, *i.e.*, surveying by plane-table and by chain and offset; computation of areas.

(2) Land Record-keepers' and Land Records Inspectors' rules.

(3) The Bengal Tenancy Act, Bengal Land Registration Act and Bengal Cess Act, and rules made under these Acts.

(4) Board's Survey and Settlement Manuals.

But if the candidate has a certificate of competency as a surveyor from the Superintendent of Surveys, he will be excused from passing in (1), and will *cæteris paribus* have a preferable claim to appointment.

N.B.—The intention is that ultimately all Inspectors shall be certificated by the Survey Department.

8. The Land Records Inspector may be vested with the powers of a Revenue officer, under the Tenancy Act, for the purpose of Section 23 of the Land Records Maintenance Act, and when vested with powers of a Revenue Officer shall attest all the undisputed entries of mutations made by the Land Record-keeper.

9. The Land Records Inspector will be responsible that the maps and records of every village in his circle shall be corrected and brought up to the prescribed date in accordance with these rules within four months of the termination of the agricultural year by the Land Record-keeper.

10. Each Land Record-keeper will be allowed a chainman-muharrir to be paid out of the Land Record Fund. One set of measuring instruments will be furnished by the Field Land Records Inspector to each Land Record-keeper in his circle, for the safe custody of which he will be responsible.

Duties of Office Land Records Inspectors.

11. The Sadar Office Land Records Inspector will be responsible—

(1) For the custody and issue of forms to Land Record-keepers.

(2) For the distribution of Land Record-keepers' salaries and keeping their pay accounts under such rules as may be issued by the Board.

(3) For the supply of any information required by the Collector or other duly authorised public officer respecting entries in village records.

(4) For the carrying out of procedure connected with the mutation of proprietary rights.

12. The Sadar Office Land Records Inspector will also maintain, under the control of the Superintendent of Land Records, registers showing—

I.—Statistics of each year's cropped area.

II.—Abstracts of mutations.

Superintendents of Land Records.

13. One or more officers for the supervision of Land Record-keepers and Inspectors will be appointed by the Local Government for every subdivision of a district.

The Superintendent of Land Records appointed under these rules will be a gazetted officer of the Imperial Civil Service, the Provincial Civil Service, or the Survey Department. He will be vested with all the powers of a Collector under the Tenancy Act, and with the powers mentioned in Section 189 *b*, *c*, of that Act, provided that, except where otherwise prescribed by law, all orders passed by the Superintendent of Land Records shall be subject to the supervision and control of the Collector of the district.

Duties of Superintendent of Land Records.

14. The Superintendent of Land Records shall be generally responsible for the supervision and control of the Land Record-keepers and Land Records Inspectors of his local area.

15. It shall be the duty of the Superintendent of Land Records to visit the circle of every Land Record-keeper at least once every year, to examine registers kept in the Land Record-keeper's office, to attest the accuracy of as many as possible of the undisputed entries which have not been attested by a revenue officer in the manner prescribed.

16. He shall be responsible for the preparation and maintenance, in accordance with these rules, of all such registers, returns, and reports as are prescribed, or as may hereafter be prescribed.

Rules relating to reporting of transfers of proprietary and occupancy rights, Sections 13, 14, *and* 15.*

(1) All transfers of proprietary rights shall be reported to the Land Record-keeper under Section 14 in the form given in the Appendix (Form E. of Board's Land Registration Manual, page 65).

(2) Every such notice for recording mutations shall, as at present (Rule 4, chapter V., Board's Land Registration Manual), bear a stamp of 8 annas.

(3) The Land Record-keeper, on receipt of such notice, shall satisfy himself that the form has been properly filled up, and that the application has been subscribed and verified by the applicant, and shall transmit such notice through the Post Office in a cover prepaid with service stamps to the Superintendent of Land Records.

(4) The Collector shall ordinarily delegate to the Superintendent of Land Records, under Section 84 of the Land Registration Act, all the powers which he is empowered or required to perform under that Act, except in respect of appeals; and the Superintendent shall exercise all such powers on receipt of such notice under Rule 4, Section 85, of the Land Registration Act rules.

(5) Every order passed by the Superintendent of Land Records shall be applicable to the Collector of the district.

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* NOTE.—The effect of these rules will be that notice of mutations in proprietary rights will be given to the Land Record-keeper in the circle instead of to the Collector at headquarters of the district. The Land Record-keeper will transmit the notice to the Superintendent, who will take such action as the Collector now takes, subject to appeal to the Collector. The scale of fees will be that now paid.

As regards successions to occupancy rights, the effect of the rules will be that notice of such successions will be served on the Land Record-keeper, who will have them given to the landlord. The scale of fees to be paid for service of such notice will be that now paid for service of notices under Chapter V. of the Tenancy Act Rules, with an additional mutation fee of eight annas for each succession.

(6) The Superintendent of Land Records shall discharge the functions of a Collector for the purposes specified in Sections 12, 13, 14, 15, and 16 of the Tenancy Act, and in the rules made by the Local Government under these sections relating to the service of notices (Rule 1, Chapter V., of the Tenancy Act Rules).

(7) The Scale of fees for service of notices to be served by the Superintendent under the preceding rule shall be those prescribed in Chapter VII. of the Bengal Tenancy Act Rules.

(8) Notice of succession to occupancy holdings, whether by purchase, inheritance, gift, or otherwise, shall be given to the Land Record-keeper in a form to be prescribed by the Board.

(9) The Land Record-keeper, on receipt of notice under the preceding rule, shall cause it to be served on the landlord in the manner prescribed in Rule 7, Chapter V., of the Tenancy Act Rules.

(10) A mutation fee of shall be payable on each transfer reported under the preceding rule, and a fee for service of notice on the landlord in the scale prescribed in Chapter VII. of the Tenancy Act Rules (1, 2, 3, and 4).

Enclosure 7 in No. 2.

*Extract from the Officiating Lieutenant-Governor's Speech delivered in Darbar at Bankipore on the 31st July 1893, referred to in paragraph 3 of Enclosure 3 in No. 2.**

GENTLEMEN, I now wish to say a few words to you in connection with a subject which is engaging your thoughts, namely, the survey and settlement in progress in the northern districts of the Division; and the points to which on this occasion I wish particularly to invite your attention are, how the work can be best and most cheaply done; and how, when done, its good effects may be perpetuated. I will first speak to you on the second point, namely, the maintenance of the record when it has once been correctly made. Gentlemen, I have spoken to many landlords within the last two months on this subject, and there was not one who did not confirm my own long-standing conviction that if the survey is made at all, it ought, when completed, to be maintained up to date. We know that changes in holdings are of constant occurrence through deaths, transfers, successions, reclamation of waste lands, division of fields, and so forth. So that, if no means of annually adjusting the record to these changes is adopted, the record will have become wholly obsolete in a few years, while from the first year it would be growing more and more discredited for judicial or administrative purposes. That would mean the speedy renewal of the state of chaos and the numberless embarrassments we suffer from to-day. No one, and perhaps least of all myself, can regard that result with equanimity; and in this I only express the view of the Government of India. The case with which we have to deal is therefore simplified. We have to maintain the village map and revise the village record by annual corrections made on the spot; for under these conditions only can the record be effectively used for those judicial and administrative purposes for which it is intended. The maintenance of the record can be effected by more agencies than one, and the initial question for you, gentlemen, now to consider is, will you have the record maintained through the patwari after he has been brought under Government control in all respects, or will you have it maintained through another agency to the exclusion of the patwari altogether?

It is to learn your wishes on this point among others, and having learnt them, to discuss with you a plan of maintenance, that I am going to Muzaffarpur. The survey and settlement now in progress will bring on record such essential facts as the proprietary rights in each estate, the ownership and occupancy of each field, the status of the tenants, the conditions of the holding, and the rent payable. These are facts which the State should have permanently on record. If such a record

* *See* page 51, *supra*.

record were available always we might with confidence look forward to an era when there would be in Behar due protection of agrarian rights and due and speedy disposal of disputes in the courts or out of them.

The other point to which I referred above, namely, the means by which the survey and record can be most cheaply and efficiently made, is one of detail, which can perhaps be more conveniently discussed in conference than in Darbar, but there is one important aspect of it on which I wish to say a word, and that is the employment of the patwari on survey work. I have invited the landlords of Behar to register their patwaris under Regulation XII. of 1817, and thus enable the Government to employ them as public servants in making the survey, whereby a substantial reduction would be effected in the cost of the work. But my invitation has not been largely responded to, landlords being unwilling to give patwaris the status of public servants, though willing, I understand, to lend us their services gratuitously, while themselves retaining the control of a master over them. Gentlemen, I am entirely opposed to employing any person in making the survey or preparing the record who is not absolutely under the control of the Government and liable to punishment as a public servant for misfeasance. The survey and the record must be prepared under conditions which shall relieve it, so far as we can guarantee, from any suspicion of one-sidedness, and for this reason I cannot agree that a mere servant of the landlord or of the raiyat shall make the survey or prepare the record. As the record is to be an impartial statement of the rights and obligations of both landlords and raiyats, it is obviously unreasonable that the work should be done by a partisan of either party. No; there must be no room for doubt in this matter or for such a rebuke as the Judicial Committee of Her Majesty's Privy Council recently administered to the authorities in another Province who allowed a record of rights to be prepared by one of the parties to a settlement. I cannot allow any patwari to be employed in these operations unless he has been previously registered under Regulation XII. of 1817, and so brought under Government control as a public servant.

Gentlemen, when I invited you last June to register your patwaris under Regulation XII. of 1817 my object was to reduce the cost of the survey, the registered patwari being bound to survey his village as part of his statutory duties. I had not at that time worked out the problem of the subsequent maintenance of the record. I have since done this to some extent, and I now wish to say that if you elect for maintenance of the record through the patwari under Regulation XII. of 1817, or such amendment of it as may be found necessary, the patwari must be registered, and it is in that case obviously convenient and proper to register him at once, and so save expense in the survey, while fitting him for the work he will have to do later on. But in case you elect for maintenance of the record otherwise than through the patwari, then I am not greatly concerned to press you to register your patwaris under the Regulation. If you elect to have the work done through the more expensive agency of amins to the exclusion of the patwari altogether, I shall not contest your choice, though I may regret it on the grounds of economy. All I would insist on is that you make a definite choice one way or the other.

Gentlemen, there are other important points connected with this subject which I have to discuss with you or your representatives, but I do not think that it is necessary for me to say more on the present occasion. I am going to Muzaffarpur with the object of discussing all these matters with you, and I trust our discussion may result in an agreement equally satisfactory to you, to the raiyats, and to the Government. I wish to meet you in a friendly spirit, and with the desire to adjust differences of opinion amicably, and so far as the best interests of zamindars and raiyats will permit; for, apart from the general well-being of the Province and the people, the Government itself has no interest, pecuniary or otherwise, in the matter. As the Governor-General in Council said in his Despatch of 21st March 1892 to the Secretary of State in connection with this very question of the record of rights in Behar: "We seek no fiscal advantage, but the prevention or diminution of human suffering." I would remind the landlords—and in that term I include the Indigo Planters of Behar—that we are now engaged with no question of organic change in the Tenancy Act, but in giving effect to those provisions of that Act which were specially made in the interests of Behar. The task ought not to be difficult to those approaching it in a fair and reasonable spirit. Gentlemen, I do hope that

between us the rights of all parties will be attended to and secured, and tha we shall prevent this great measure, conceived in the best interests of the classe most connected with the soil, from proving as prejudicial to them as some well intentioned enactments—the *Haftum* and *Panjam*, for instance—before now have done. It only now remains for me, gentlemen, to thank you for the attention with which you have listened to me, and to bid you for the present farewell.

Enclosure 8 in No. 2.

Memorial presented to the Lieutenant Governor at Muzaffarpur, on the 4th August 1893, *by the Behar Indigo Planters' Association, and enclosure.*

MOST RESPECTFULLY SHEWETH—

1. That Your Memorialists desire most sincerely to welcome Your Honour on your visit to the Province of Behar. Your Memorialists feel that it is a great privilege to be brought into personal contact with the ruler of the Province; and Your Memorialists will therefore avail themselves of this opportunity of respectfully submitting for Your Honour's consideration the following representations in connection with the administration of the Province.

2. That Your Honour is aware that Sir Charles Elliott directed that a cadastral survey should be made of that part of the Province of Behar, which comprises the districts lying to the north of the River Ganges. One of the great inducements held out to the landed proprietors of Behar to compensate them for the harassment and expense which a Government survey necessarily involves, was that on the completion of the survey, the patwaris, who are admitted to be notoriously corrupt, should cease to be Government servants, and that it should be optional with the zamindars, who paid them, to retain them or not, as they pleased, for the purposes of collection. The second inducement held out to the zamindars to consent to the survey, was that the survey would be obviously to their advantage, as all excess land found in the possession of the raiyats would be assessed with rent, and instances were given in official papers, published in the *Calcutta Gazette*, of several estates which had been surveyed by the Government, with the result that the rent-roll of the zamindars of those estates had been considerably increased owing to the assessment of this excess land which the raiyats had annexed to their holdings. That a further inducement was also held out to Your Memorialists that on the completion of the survey the Government would give to the zamindars by a summary procedure increased facilities for the collection of their rents.

3. That, moved by these considerations, many of Your Memorialists submitted without remonstrance to the orders of Government. They trusted to the promises of Government that the patwaris should cease to be retained as Government servants, and that the excess land, misappropriated by the raiyats, should be assessed with rent; and that after the completion of the survey, a simple procedure would be provided, to enable them to realise the rents which the survey record might declare them to be entitled to.

4. That Your Memorialists now desire to bring to Your Honour's notice that so far none of these promises have been fulfilled. During the survey operations of the present year in no case has excess land been assessed; and though Sir Charles Elliott said that the present survey would put an end to all litigation, Your Memoralists have been told that if they desire to assess the excess land held by the raiyats, they must bring a separate suit either before the Revenue Officer or in the Civil Court for such assessment. The discovery of excess land by the survey officers is of no avail, if the survey measurements are not to be accepted as evidence of such excess, and if after all the trouble and expense of the survey the zamindars have to recommence proceedings afresh by instituting a separate suit against each raiyat. The survey authorities, Your Memorialists submit, are bound to take cognizance of such excess, unless such excess is so small as can be accounted for by the increased accuracy of the present

present survey measurement as contrasted with the former chain measurement. Where this excess is apparent the onus clearly lies on the raiyat to show that he is entitled to hold the excess land without an increase of rent. This is all Your Memorialists ask for: and if this is not granted Sir Charles Elliott's promises are simply illusory, and no possible advantage can be obtained by the zamindars from the present survey.

5. That Your Memorialists would next submit that nothing could be clearer than Sir Charles Elliott's promises with regard to patwaris. He accepted the universal opinion of the Behar landholders, that the patwaris as a body were thoroughly corrupt, and that they ought no longer to be retained as *quasi* Government servants. In direct opposition to this opinion and promise is the circular of the Director of Surveys, No. 133 R.B.T. of the 5th June 1893. That circular is stated to have been issued under the orders of Government; and so far from abolishing patwaris as *quasi* Government servants, it is ordered that patwaris are to be professionally instructed to survey their own villages, to extract the areas of the raiyats' holdings, and generally to prepare the village record, and when the village record has been prepared, these same patwaris are to be retained as Government servants, to enter in the survey map and record any changes which may have taken place in the village holdings. Your Memorialists therefore would respectfully ask whether the promise of Sir Charles Elliott with regard to the abolition of patwaris is to be carried out or not.

6. That Your Memorialists would further observe, with respect to the Government orders of the 5th June, alluded to in the last preceding paragraph, that in no part of Behar, as far as their experience extends, have patwaris ever been placed in charge of survey work. When a survey of a village is made by the zamindar, it is always made by independent amins; never by a patwari. The great object of a survey is to check the proceedings of the patwari; and Your Memorialists strongly object to the Collector being directed to employ their patwaris on survey work without their consent. The patwari is the zamindar's servant and is paid by him, and if the patwari is withdrawn from his legitimate duties to be employed as a Government amin, it is obvious that the collection of rents will be most seriously interfered with. Your Memorialists would further remark that they have been advised by eminent counsel in Calcutta that the Collector has no authority under Regulation XII. of 1817 to take away the patwaris from their legitimate duties as village accountants to be employed on Government survey work. Your Memorialists beg to annex a copy of this opinion, and they would ask Your Honour to take into your consideration and pass such orders as to Your Honour may seem proper.

7. Your Memorialists have watched with satisfaction the evident desire of Your Honour's Government to reduce the cost of the survey to both landlords and tenants, but they fail to see how the cost of this survey will be in any way lessened to them by the employment of their registered patwaris on survey duties, unless it is thoroughly understood by the patwaris that such employment is not to excuse them from the fulfilment of their other and to them more important duties, and that should it be necessary to employ other agencies to carry on such duties, the extra expense will be met by Your Honour's Government or by the registered patwari whose duty it is to fulfil them.

8. That Your Memorialists would further ask Your Honour explicitly to declare what is the intention of Government with regard to the maintenance of the record of rights. In preparing this record of rights the Government are professedly acting under the procedure of the Bengal Tenancy Act. That Act makes no provision for maintaining the record when once complete. The record is a judicial record, and no changes can be made in it without the zamindar's consent or by an order of the Civil Court. To allow patwaris to make changes in a judicial record seems to Your Memorialists utterly indefensible, and Your Memorialists must respectfully protest against any power being given to the patwaris, or to any one else, to make alterations or changes in their rent-roll without their consent. To allow executive officers of Govern-

ment or a patwari to make changes or alterations in a village rent-roll, would simply deprive the proprietors of all control over the management of their estates.

9. That Your Memorialists have further been informed that it is in the contemplation of Government to maintain a staff of Inspectors to keep up and maintain the survey records, and that a cess is to be imposed upon the zamindars to defray the expense of these establishments. Speaking from their practical knowledge of zamindari affairs, Your Memorialists are convinced that it is impossible for Government to devise any scheme by which they can, without a re-survey, ascertain and record the innumerable changes which take place in these small village holdings. Your Memorialists are further of opinion that it will be impossible to devise any scheme for keeping up the record that will not be inquisitorial and onerous in its methods until the law of transfer of occupancy holdings has been put upon a firmer and more satisfactory footing. At the same time Your Memorialists are aware that the Government attach great importance to the maintenance of the record, and they are prepared to consider any scheme by which this object can be effected with the minimum of interference and the minimum of expense.

10. That there is one further matter which Your Memorialists would respectfully submit for Your Honour's consideration. This survey, as Your Honour is aware, was ordered by the Government of its own motion. Neither the zamindars nor the raiyats applied for a survey. In other parts of India, including the permanently settled districts of the North-Western Provinces, the whole expense of the cadastral surveys was borne by the Government. In Behar the Government have decided to bear only one-eighth of the cost. As the survey is the Act of the Government and is required for administrative purposes, Your Memorialists naturally are unable to understand why the province of Behar should be treated less liberally than the permanently settled districts of the North-Western Provinces, and they would respectfully ask Your Honour to take this matter into your serious consideration.

And Your Memorialists as in duty bound will ever pray.

Enclosure 9 in No. 2.

OPINION ON THE EMPLOYMENT OF PATWARIS ON GOVERNMENT SURVEY WORK.

We have before us a case stating the views of certain zamindars and planters as to patwaris and their present duties, the Blue Book of Behar correspondence published and printed by order of the House of Commons on 17th May 1892, and a letter from Secretary, Government of Bengal, to Secretary, Board of Revenue, dated the 6th June 1893. The main questions are:

(1) Whether it is part of the customary duty of a patwari to make a survey of his village, cadastral or otherwise.

(2) Whether he can be compelled to learn professional or scientific surveying.

(3) Whether he can be compelled to do the work of a professional surveyor or of a survey amin.

(4) Whether he can be dismissed for refusing to learn scientific surveying or for refusing to make or fill in a map of his village on modern scientific principles or in any way.

(1) *As to the duties of patwaris.*—This question arises on Section 16 of Regulation XII. of 1817, Clause 1:—"To keep such register and accounts relating to the village or villages to which he is appointed, in such manner and form as has hitherto been the custom, or in such other mode as may be hereafter prescribed by the Board of Revenue, together with such further registers and accounts as may

may be directed by those authorities respectively." . . . . "To perform all other duties and services which it has been customary for him to execute."

It is now proposed by Government that the Board of Revenue should order the patwaris to make or fill in the details of village maps by scientific survey, and to order that they should attend instruction in surveying and should be dismissed by the collector on the ground of "neglect of duty or other sufficient cause," under Section 15, should they not qualify themselves in surveying and make the survey. *Prima facie* it would not occur to any one that the making of maps and surveying was included in keeping "registers and accounts relating to the villages," and as regards customary duties, it must, we think, be admitted that no patwari has from 1817 to the present time ever made a map as part of his duty as patwari. But we understand it to be stated by Government that under the rules of the Board of Revenue as at present existing, they are bound to make and keep a *register of the area of each raiyat's holding and of the amount of waste land, &c., in each village, and that for this purpose* they are bound to and are in the habit of *making a rough pole* or latakhatta measurement, *amounting to a rough survey of the villages.*

On this it is contended that it would not be beyond the power of the Board to order them to make, in addition to the measurement of the area of holdings, a map or sketch showing the relative position of the various plots mentioned in their register or account of areas, so as to render it readily intelligible.

It is further contended that if it be within the power of the Board to order them to make such rough measurement as *they are said now to make,* and further to embody it in a rough or a sketch map, it must be within their power to order them to make an accurate measurement and an accurate map. That this can only be done by a survey on modern scientific principles by means of a compass and by observing and recording angles in such a manner that the plots of land shown in the field book and map can be accurately laid down on the ground by competent surveyors as soon as any two points in the map are identified in the locality.

This is going a great way, and if this view be carried to its full extent, it will enable the Government to convert the ancient village accountants (which was the orginal function of the patwaris) into a trained body of scientific survey amins to be paid by the zamindars.

The zamindars in the case laid down before us contest the view held by Government as to the existing duties and actual work done by the existing patwaris in Behar in zamindaris not owned by Government or worked through Government officials; they state that it has not been the practice for patwaris to measure, but only to record the measurement made by the zamindar's amins or register the areas according to his measurement, and that if in filling up the Board's form as to the area of each raiyat's field in details, the patwari writes out something like a khasra, it is not an independent measurement, but taken from the zamindar's measurement chittas. If this is so, an essential fact upon which the contention of Government rests being wanting, this contention would apparently have no basis to stand on. On this question of fact we can express no definite opinion. But it is to be noted that when it was stated by Mr. Finucane in his note of 2nd January 1891 (Blue Book, page 170) that "the survey of their several villages is admittedly one of their customary duties and one which they in fact now perform in every district in Behar, though in a rough and unscientific manner," the Board of Revenue remarked (page 150)—"It is not clear, although patwaris now occasionally measure lands in the villages, that surveying is part of the customary duties"; and the collector of Champaran says, "almost every patwari can roughly measure land, and they are often employed by the zamindars for this purpose." But the collector evidently was not aware, nor was the Board, that patwaris were habitually being employed under the rules of the Board itself to make measurements as now asserted as part of their official duties. In Mr. Risley's letter it is put thus: A specimen of the village survey record as now proposed was produced at the meeting, and it was pointed out what it was proposed the patwaris should do. "This, it was pointed out, does not differ materially from the field measurement which admittedly forms part of his customary duties. It was also argued that the khasra or register of fields is such a register as the Board might reasonably prescribe, and *have in former years prescribed, as a register* to be kept by the

patwaris under the Regulation, and that the keeping of such a register necessarily involves and implies the preparation of a village map without which the khasra would be incomplete and unintelligible."

We have referred to the Board's rules, Manual of Powers, &c., of Revenue Officers (1888), pages 37 to 41, and do not find this statement borne out.

Rule 14, page 38, provides that patwaris shall keep registers and accounts relating to the village in the forms annexed to the rules. Form No. 1 is headed "Annual account current of the village of ."

It contains amongst others the following columns to be filled up:—

(*a*) Total quantity of land. (This, we take it, he is to get like the Government revenue from the existing records.)

(*b*) Quantity not paying any rent, arranged under different heads. (It does not appear from what sources he is to get the information, nor is it stated that he is to measure or produce or keep a measurement paper or khasra of these matters.)

(*c*) Quantity of land held by each raiyat, with detail of field B., C., D. *Name or number of field.*

(The last direction appears to mean that if the fields happen to be numbered, which they would be where a "khetbat" measurement existed, he was to record the number of the plot. If there was no such measurement, and the field had therefore no number, he was to give the name only. This rather rebuts the idea that he was to make a khasra measurement of his own for the whole village; certainly he is not expressly directed to do so).

The result of this form is that he is nowhere told to make a khasra measurement, though it is possible that he might in some cases have to make rough measurements of separate holdings in order to ascertain the area, though if there was a patta he would, it may be supposed, take the area from that or from the jamabandi or the zamindar's chittas of measurement.

Rule XVII., which provides it shall be the duty of the patwaris to carry out any orders given by the collector with reference to the survey or measurement of land by order of a competent court or officer, evidently refers to ordering the presence of the patwaris to give information, and is against the idea that the collector could order the patwari himself to make an independent survey. Assuming, however, that patwaris, or some of them, have, for the purpose of keeping these accounts and registers in the prescribed form, been in the habit of making a rough measurement of holdings with a pole or rope, and calculating the area, this is quite a different thing from surveying, and particularly from the land surveying of modern days. The main object of a survey is not only to get the area of any particular plot, but so to describe each plot in reference to other plots, that the position on the earth's surface of that plot and all other plots in relation to each other shall be in future ascertainable by a scientific process by means of the map and field book of the survey as soon as any point in the map is identified with any existing mark on the land.

This scientific survey has been going on on a large scale under a regular Survey Department of the Government of India since the Act of 1847, and is now governed as to Bengal by the Survey Act of 1875. The patwaris have never been employed by Government as survey amins so far as we can learn. As to the older measurement that used to be made, there is no trace in Regulation XII. of 1817 of any duty of patwaris in connection with measurements. Had it been the duty of patwaris to make measurement chittas or khasras of the villages, we should have expected to find such papers produced in courts of justice as entries made by an official in the course of his official duty or as official registers, and we are aware of no such case. It is noteworthy that it was the duty of the kanungo under Regulation V. of 1816, Section 7, Clause 6, to "assist at all admeasurement of land, whether undertaken by the officer of Government in conformity with the Regulation, or by the landholder or raiyat, and to record the same." The opinion of the Advocate General referred to by Mr. Risley appears to have been given orally at the conference

upon

upon hearing the views and arguments then set forth, and assumes the accuracy of the statements and views laid before him. It is to be noted that the other members accepted the opinion as an exposition of the law, but it is not stated whether the members of the Board altered their views as to what the patwaris had actually been in the habit of doing.

Reviewing all the materials available to us, we are of opinion that unless it can be shown that surveying was one of the customary duties of patwaris by ancient and general custom, the new rules will radically alter the scope of the patwari's duties and cast entirely novel duties upon him and turn him into a survey amin; that such a change is not warranted by the Regulation and does not come under the head of "Keeping registers and accounts"; that the patwaris cannot legally be compelled to learn scientific surveying or discharge the duties of surveyors, though illegal pressure may be brought upon them to do so; and that the attempt to make the zamindars support a body of trained surveyors under the name of patwaris is not warranted by the existing law.

G. H. H. Evans.
W. C. Bonnerjee.

The 11th July 1893.

Enclosure 10 in No. 2.

THE OFFICIATING LIEUTENANT-GOVERNOR'S REPLY.

GENTLEMEN,—I thank you for your welcome to Behar. Though I come among you now for the first time as Lieutenant Governor, you all know that I am no stranger to the province. Some of you will even remember that I served here for seven years during times of difficulty, and that I then took an active interest in the questions to which you refer in your memorial. In returning to those questions now, I claim to speak, not as a novice in the law and custom of Behar, but as one who has studied the subject carefully, and who has at least had exceptional opportunities for learning what the intentions of the Government and the Legislature were in respect of the Behar land question when the Tenancy Act was under discussion. With these introductory remarks, gentlemen, I will proceed to examine the substance of your memorial.

The first statement which I have to notice is the following:—"One of the great inducements held out to the landed proprietors of Behar to compensate them for the harassment and expense which a Government survey necessarily involves was that, on the completion of the survey, the patwaris, who are admitted to be notoriously corrupt, should cease to be Government servants, and that it should be optional with the zamindars, who paid them, to retain them or not as they pleased for the purposes of collection." Gentlemen, I have been unable to ascertain on what authority you base this statement. So far as I have been able to ascertain from the official records, it has never been, and it is not now, the policy of the Bengal Government to abolish the existing patwari system without substituting for it another agency to maintain the record. Such a policy as you impute to the Bengal Government would require the sanction of the Government of India, and I greatly doubt, having regard to the importance rightly attached in all other provinces to the correct maintenance of the record of rights, whether the Government of India would have countenanced it, even if recommended by the Government of Bengal. If you desire to abolish the patwari, your road lies through what Sir Charles Elliott described as "a complete and practical scheme of maintenance of the settlement record" by an agency other than that of the existing patwari.

The next statement which I have to consider is to the following effect:—"The second inducement held out to the zamindars to consent to the survey was that the survey would be obviously to their advantage, as all excess land found in the possession of the raiyats would be assessed with rent, and instances were given in official papers, published in the *Calcutta Gazette*, of several estates which have been surveyed by the Government, with the result that the rent-roll of the zamindars of those estates had been considerably increased owing to the assessment of this excess land which the raiyats had annexed to their holdings." Here too, gentlemen, I must say that I have been

unable to find in the records of the Government any evidence to bear out the statement made in the memorial. Indeed, gentlemen, there are certain important considerations conflicting with it to which I would beg your leave to invite attention. The various matters dealt with in a survey and record of rights are of two kinds—matters which the Government can deal with within certain limits by executive order addressed to the Settlement Officers; and matters fixed by substantive law, concerning which the Government is not competent to issue any orders at all. Now this question of land, said to be held in excess of that for which the tenant is paying rent, belongs to the latter class. It is regulated by law, and the interpretation of the law rests, not with the Executive Government, but with the Judicial authorities. In a recent case arising out of the settlement of the Burdwan estate—a case to which your attention has doubtless been drawn in connection with this question—the High Court observed: "It is for the zamindar who seeks for a settlement of these lands to show that they are in excess of those for which rents are being paid, and to do this it is for him to show what those lands are, what were the terms of the original settlement, and whether it was by any, and if so by what, process of measurement." That decision gives an authoritative exposition of the law on the subject of excess lands, and the Government is unable, even if it were inclined, to do anything to alter it.

The procedure in the matter seems clear to me. The landlord who considers that his tenant is holding land in excess of that for which he is paying rent, may, while the settlement is still going on, apply to the Settlement Officer to fix a fair rent for the entire holding; and that application will be adjudicated on by the Settlement Officer acting as a Civil Court. Or he may wait till the settlement is over, and file a suit for the assessment of the land alleged to be in excess. He will not, I am advised, be estopped or hampered in these proceedings by the entry in the settlement record as to the rent of the holding, for that entry, even if allowed to go undisputed, will not be conclusive as between the parties.

It is suggested, however, by your memorial, that if on a comparison of the survey measurement with the area entered in the landlord's jamabandi, a tenant seemed to be holding more land than he was paying rent for, the Settlement Officer was bound *suo motu* to assess rent on the apparent excess, and the Government is, I presume, urged to direct him by executive order to do so. That opinion, gentlemen, struck me at once as erroneous. It seemed to me out of the question that Government should have the power by executive order to require the Settlement Officer to take judicial notice of the landlord's private papers, and more especially when the effect would be to shift the burden of proof from one party to the other, and thus to reverse one of the most important provisions of the substantive law. But in a matter of such importance I did not wish to rely upon my own judgment, and I therefore referred the question to the Law Officers of Government. I am now advised by them that the opinion I have referred to is without doubt erroneous, and that the burden of proof which the law imposes on the landlords cannot be removed from their shoulders by any order of the Executive Government. The Settlement Officer cannot proceed to assess rent on excess area unless it appears from legal evidence, which would ordinarily be adduced by the landlord in discharge of the burden of proof laid on him by the law, that the land for which rent is claimed is in fact in excess of that for which rent is being paid.

Gentlemen, I feel bound to add, though the opinion will hardly be welcome to some of you, that I entirely agree with the law officers, not merely on technical grounds, but in view of the general equities of the case. It is known to those with experience of Behar—I refer especially to the more densely populated district—that in past years the enhancement of a raiyat's rent by the order of a landlord was not a matter of uncommon occurrence. Nor is the fact a remarkable one. Such things have been done in most countries in the world, where circumstances rendered them possible. But the practical effect of such enhancements was to impose an assessment on the excess area, and whenever this has occurred, the existing rent in Behar is really a consolidated rent for the holding. Moreover, it must be remembered first that, under the indigenous system of measurement, the *ails* or partitions between fields were excluded from survey, while under the scientific system they are included; secondly, that under the scientific system

of

of measurement now adopted the area brought out for a field is itself considerably in excess of what the area of the same field would be if obtained by measurement according to the native system. Taking these facts into consideration, it must, I think, be admitted that the question of dealing with lands claimed as excess is one which ought not to be disposed of by executive order, but demands careful judicial inquiry, in which the whole facts and history of the holding must be examined and the landlord must be content to discharge the burden of proof which the law has laid upon him. And if this be the conclusion justified by the equities of the case to which I have referred, is it not strengthened by the consideration that, according to the concurrent testimony of enquirers into the subject, the Behar tenant's rent, even 10 years ago, was in many places a rack-rent? Since then, population has increased, the competition for land has grown more intense, and as a natural consequence the agrarian situation has become more precarious. All these considerations point to the desirability of careful judicial examination before rents are fixed, and to the administrative necessity of giving the province rest and security by such a record of rights as the Government has now undertaken to effect.

The last statement which I have to notice in the second paragraph of the memorial is "that a further inducement was also held out to Your Memorialists that on the completion of the survey the Government would give to the zamindars by a summary procedure increased facilities for the collection of their rents." It is no doubt the case that in a speech delivered in the Governor General's Council on the 25th March 1892, on the amendment of the Bengal Court of Wards Act, Sir Charles Elliott spoke as follows:—

"There is a provision now in the Tenancy Act, under which rent suits below Rs. 50 may be tried summarily like a Small Cause Court suit. But this provision has not been put into force hitherto, because rent suits generally have turned, not merely on the question whether the rent had been paid or not, but on the question how much the rent really is, or whether rent is due at all. Whenever disputes of the sort have been cleared away, it seems probable that the provision referred to may be utilised, or even that some simpler procedure may be invented."

The Lieutenant-Governor then intended that the subject should be taken in hand at the earliest opportunity, and trusted that he "might be able to introduce a Bill of this kind." It was not, however, until the 17th September 1892 that Sir Charles Elliott found it possible to take any further steps in the matter, and in the official letter then written, great stress is laid on the fact that a summary procedure is only possible when "a regular survey and record of rights have been effected under the Tenancy Act, and the maintenance of the record is duly provided for." Gentlemen, I invite your special attention to these words: "When . . . the maintenance of the record is duly provided for." I am not aware that much progress has been made towards inventing the simpler procedure referred to in general terms by Sir Charles Elliott. It may be that that problem "passes the wit of man." In any case, however, I may remind you here that it was this very demand for a summary procedure for the recovery of rent which stirred into active life the discussion which ended in the passing of the Bengal Tenancy Act. For seven years that demand was examined from every conceivable point of view by the keenest intellects, not of Bengal alone, but of all India. Their answer to that demand was the Act as you have it now. I repeat, gentlemen, what Sir Charles Elliott has already practically said, that the only road to the summary recovery of arrears of rent lies through a regular survey and record of rights under the Tenancy Act and adequate maintenance of the record up to date.

Two enquiries are made in your memorial which call for a definite answer. You ask to be informed as to the intentions of the Bengal Government regarding the maintenance of the record of rights and the employment of the patwari on the survey.

Both of these points were, I think, fully dealt with in my speech in Darbar, and you can, I think, no longer have any doubt as to what is proposed. My intention is—and in this I have the support of the Governor-General in Council—to maintain the record. If you reject the patwari, and we can agree

on an efficient plan of maintenance independently of Regulation XII. of 1817, I shall propose to the Government of India to abolish that Regulation and release the patwari from Government control. If we cannot come to an agreement, I must only do what I can to protect you against yourselves and to secure the due maintenance of the record in the best interests of all concerned.

In regard to the right of the Government to employ patwaris on survey work, to which you refer in paragraphs 5 and 6 of the memorial, I am advised by the Law Officers of the Crown that beyond any doubt the Government has that power. I am aware that a contrary opinion has been given by eminent counsel; but I also know that the grounds on which the Government is proceeding, and on which the opinion of the Law Officers is based, were not placed before those gentlemen, who approached the question therefore at a disadvantage. I have no objection whatever to your seeing the entire Government case on this point. My wish is that our objects and the grounds of our action in this whole matter should be displayed and made public as completely as possible. The strength of the Government case lies in its being widely known and fully understood.

There remain only two matters which it seems necessary to notice at length. The first matter is your reference in paragraph 5 of the memorial to the circular of the Director of Surveys of 5th June 1893. That circular does not in some respects correctly represent my intention; and portions of it were cancelled shortly after it was issued. But reading the circular carefully—I hold it now in my hand—I cannot find that it contains the statement you allege, enjoining the retention of the patwaris as Government servants for the purpose of maintaining the record of rights. As a matter of fact, my plans for the maintenance of the record had not been matured when the circular was issued, and Colonel Sandeman, if he made such a statement, would have known my intention better than at the time I did myself.

The second matter I have to notice is your statement that the Tenancy Act makes no provision for maintaining the record of rights. On this point let me read you the following extract from a letter, dated 20th November 1884, addressed by the Government of India to the Government of Bengal:—"It is hardly necessary to remark that the value of the survey and the record of rights will be incommensurate with the cost unless an efficient staff of patwaris and supervisors is organised. . . . . If it be decided to commence operations in 1885 or 1886—and on this point the Government of India will expect to be advised hereafter by the Government of Bengal—His Excellency the Governor-General in Council trusts that no effort will be spared to obtain at an early date the requisite legal powers to organise the patwari staff, and that the work of organisation will be vigorously prosecuted."

It was in pursuance of those orders that the Bengal Government actively took up the question of patwari re-organisation. But the re-organisation of the patwari staff in Behar was from the beginning part and parcel of the scheme for amending the Rent law: and it always was intended that legislation on the patwari question should be undertaken as supplementary to legislation on the substantive Rent law. It is unnecessary for me to explain here why this intention has hitherto remained in abeyance: it will suffice to say that, until it is fulfilled, these provisions of the Tenancy Act, specially intended for the protection of the raiyats of Behar, will remain ineffectual. In these circumstances, gentlemen, you will not be surprised, nor, I trust, angry with me, if I am doubtful of your title to speak on this matter in the name of the raiyats of Behar, or to say that they are opposed to the survey and settlement. I am informed that they are, as a matter of fact, whenever they understand the matter, in favour of a settlement fairly conducted. I have even seen it stated in the public newspapers by Sir William Hudson himself, that they were willing to pay as much as one rupee per acre for it, while under arrangements they will, I hope, not have to pay a quarter of that amount.

Gentlemen, we are now face to face with the essential facts which underlie the whole burning question of the relation of landlord and tenants in Behar. Far more important to the raiyats is this question of the record of rights even than the recent change in the organic written law; for the written law, among

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an ignorant, struggling people, remains a dead letter—witness Act X. of 1859—unless executive action steps in to do for the people that which they cannot do for themselves. This is the justification of Chapter X. of the Tenancy Act, as it is of protective agrarian legislation wherever it has been undertaken. Gentlemen, I do entreat you to regard the question in a considerate and conciliatory spirit. I am here to discuss every point with you in a friendly and amicable way. I will do everything I can do within reason and the law to meet your wishes; and if only you will meet me in a similar spirit, as I feel confident you will, then I do think that between us we shall be able during the next few days to arrive at a reasonable understanding and a workable agreement on the matters that have to be settled between us. Gentlemen, I conclude by thanking you for giving me this opportunity of speaking my mind to you on these most important matters openly and frankly.

Enclosure 11 in No. 2.

Opinion of the HONOURABLE SIR G. H. P. EVANS, K.C.I.E., *on the position and duties of Patwaris.**

I HAVE had laid before me papers bearing on the position and duties of patwaris, which I had not before seen, and which throw much light on the subject. They consist of (1) correspondence between the Board and the Government of India and the Directors of the East India Company ranging from 1811 to 1824, and the reports of collectors during that period; (2) of the correspondence between the Local Government, the Board, and various collectors in 1880; (3) further information collected in 1893; and I have discussed with Mr. Finucane the nature of the duties the patwaris are now required to perform in respect of the present survey of Behar under the Tenancy Act. Upon these materials, it appears that the reform of the office of patwari sought to be effected by Regulation XII. of 1817 was connected with the restoration of the office of kanungo, and was to a great extent intended to provide the Government with such authentic information as to the area cultivated by each raiyat and the rent payable by him therefor in money and in kind and the amounts actually paid, as should enable the Government to protect the raiyats from oppression so far as practicable; and generally to provide the fullest information as to the area and tenure and nature of the lands in each village.

With this view the Board in 1819 prescribed a form of account by which the patwaris were to record the length, breadth, and area of each plot held by each raiyat in the villages and the rents payable for his holding, as well as many other particulars, and were held liable for the accuracy of this return. Strenuous efforts were made to have complete returns made by the patwaris and checked by the kanungos and kept as records. These efforts were continued with more or less, but generally with very indifferent, success, till 1824 or 1825, when the correspondence ceases.

The correspondence of 1880 shows that, though the system had apparently failed entirely in Bengal, it was still alive in Bihar, and that the returns prescribed by the Board of Revenue in 1876 (which are the same as now found in the Revenue Manual) were much the same as those originally prescribed in 1819, but that the registration of patwaris and the insistence on their returns being filed in the collector's office had fallen very generally into disuse. The conclusion come to was that the patwaris should be registered, and that the rules compelling them to keep the accounts should remain in force, but that the patwaris had so far become servants and rent collectors of the zamindars, and were so ignorant and corrupt that the accounts prepared by them were worthless and misleading, and that it was not worth while to attempt to enforce the duty of filing them yearly in the collector's office, and that things should be left as they were for the present.

In the course of this correspondence it was reported by several collectors in Behar that measuring land was one of the duties then performed by these patwaris

* Referred to in foot-note on p. 91 *supra*.

patwaris, but the collector of Saran did not mention this as one of their existing functions. It appears, however, from the report of the Settlement Officer in 1893 that the patwaris from Saran and Gaya who appeared before him stated that they had been in the habit of measuring land roughly with a luggi, but that they had never made maps.

On the whole history of the matter it appears that patwaris were compellable to measure the plots of the raiyats under order of the Board existing since 1819, and that to keep up the register showing the length, breadth, and area of each plot was one of their duties, though it has been little, if at all, enforced during the last 60 years by Government, and that this duty was imposed mainly to supply information of what land the raiyats paid rent for, and how much they paid for each bigha.

Their registers and accounts were apparently intended in 1817 to form the basis for some kind of record of rights as to all the land in the village. That the original object has lamentably failed is clear, but the patwaris remain legally liable to perform their original duties, though after so long a disuse and under present circumstances there are great practical difficulties in carrying out the original scheme through their agency.

I think it is made out that patwaris can be called on to make and file measurement khasras of the lands of the raiyats, and for the purpose to measure the lands in such manner as patwaris have been accustomed to do; that is, in the old native style with a luggi. I think also that if the Government desire some improved but still simple means of measurement to be substituted and adopted by them (not requiring scientific instruments or the education of a professional surveyor), they could in course of time effect such improvement in the accuracy of the measurements by the powers they have as to the appointment of patwaris and by encouraging them to adopt the new method.

I also think that the duties prescribed for them as to recording all mutations of tenants, &c., would enable the Government to make use of them for the purpose of keeping up the record of rights when made, though it does not appear that they could safely be entrusted with such duties or any duties out of which they could make money unless there were an efficient check upon them.

But though the duties of patwaris appear to me to be as above stated, and it is evident that the Government has much greater rights to demand services from them in the way of measurement and otherwise than it has been in the habit of exacting, yet there are great difficulties in the way of any attempt at utilising the existing patwaris in the manner proposed for the present survey of Behar under the Tenancy Act, viz.:—

(*a*) A fresh qualification for the office has to be introduced suddenly. For though, as explained by Mr. Finucane, the work required from them is comparatively simple, and does not involve their being able to make scientific maps as I had previously thought, yet it admittedly involves the acquisition of knowledge which neither they nor any of their predecessors have ever possessed. It is not, I consider, possible to force an existing body of officials, who are only subject to dismissal for neglect of duty or other just cause, to come away from their villages and attend classes for the acquisition of this new knowledge on pain of dismissal; nor is it possible to dismiss them if, having attended, they do not become proficient in the new art.

(*b*) This survey is an exceptional thing ordered once for all under the Tenancy Act of 1885, and if the existing body of patwaris, though able to, and compellable to, undertake measurements of raiyats' lands by the old method, are unfit to perform this special and unusual task which is demanded of them on this occasion, and which may never recur if the work is properly done and means taken for its being kept up, it is very difficult to hold that such a task is legally demandable from officials who admittedly are and always were unable to peform it. From the reports it appears that none

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can perform it without a course of instruction, and that many, if not most, are incapable of acquiring sufficient proficiency to be able to fulfil the requirements.

(*c*) It is noteworthy that they have hitherto had nothing to do with maps, though possibly, considering the very extended meaning given by the Board ever since 1819 to the words "registers" and "accounts," it might not be *ultra vires* for the Board to prescribe some simple form of map which it was within their power to prepare.

If the old patwaris are to be dismissed, it must be for some other reason than the non-acquisition of the knowledge necessary for the survey. Difficulties will arise as regards fresh appointments, the nomination being in the first instance with the zamindar, and the Government power of appointment arises only on failure to nominate or nomination of an unfit person.

Assuming the zamindar to be hostile and to set up the patwaris to fight the point and provide them with funds, difficult questions will have to be decided, and it will be possible to question the action of the Board in the civil courts, unless the Government are prepared to work the change gradually. This would involve immense delay in carrying out the survey.

The zamindars will have a grievance from the fact that the patwari is now in many estates the only rent collector, and although they may have no legal right to insist on his collecting rents, unless it was a customary duty in 1816, of which I find no evidence, yet as his whole time will be taken up first in learning and then in doing survey work for a considerable period, there will be a great outcry at the sudden loss of what by long use the zamindars have come to consider as a right to his services.

My final conclusions are that the Government have a right to the services of the patwaris for the purpose of ascertaining and recording facts connected with the villages such as would be recorded in the record of rights, and possibly such as would be required for census purposes, and that this right, though fallen into practical disuse, still exists legally. That the enforcement of the right by Government will involve a great change in the present relations of patwaris and zamindars. *That the Government is entitled, if they think fit, to employ patwaris to keep up the record of rights. That they are entitled to require the patwaris to give assistance and information in framing it and in ascertaining the identity and measuring the area of the various plots of land in the village to the extent of their ability, and in other matters.*

That the proposed scheme for their immediate utilisation for the survey now in progress is not practicable, and in any event bristles with difficulties legal and practical, which it is not easy to see our way through, unless the zamindars agree to it.

That if time were no object it might be possible in the course of years to secure a set of patwaris who might be so used. But that it is most probable that the experience of the past would be repeated, and that the patwari serving two masters would mainly serve the one who paid him and who was nearest to him and mainly affected his daily life.

G. H. P. Evans.

The 30th July 1893.

Enclosure 12 in No. 2.

Letter from BABU RÁM DHARI SAHAI, *Honorary Secretary, Tirhut Landholders' Association, dated the 21st August* 1893, *to the Secretary to the Government of Bengal, Revenue Department, forwarding two Resolutions of the Tirhut Landholders' Association.*

I AM directed to have the honour to enclose herewith two Resolutions which have been passed by the members of the Tirhut Landholders' Association, with a request that you will be pleased to lay them before His Honour the Lieutenant Governor of Bengal, for His Honour's information.

Tirhut Landholders' Association, Muzaffarpur.

RESOLUTION I.

PROPOSED by Babu Parmeshwar Narayen Mahtha, seconded by Babu Ram Dhari Sahai, that the thanks of the zamindars of this district be communicated to the Honourable Sir A. P. MacDonnell, Officiating Lieutenant Governor of Bengal, for withdrawing his recent orders regarding the registration of patwaris in this district—an order which has given great relief to us at present.

RESOLUTION II.

PROPOSED by Babu Bhugwati Churn, seconded by Babu Vishnath Pershad Mahtha, that thanks be communicated to the various officers of the Government, who have spared no pains to apprise the Government of the inconvenience to which the zamindars would be put to by the registration of patwaris and its following consequences.

RAM DHARI SAHAI,
Honorary Secretary, Tirhut Landholders' Association.

Enclosure 13 in No. 2.

Letter No. 896T.—R., dated the 1st September 1893, from the Officiating Secretary to the Government of Bengal, Revenue Department, to the Honorary Secretary, Tirhut Landholders' Association.

I AM desired by the Officiating Lieutenant Governor to acknowledge and thank the Tirhut Landholders' Association for the copy of the resolutions adopted by that body in connection with the suspension of the registration of patwaris in Behar. The registration of patwaris was undertaken with two objects, namely, with the immediate object of reducing the costs of survey, and with the ultimate object of providing an agency for maintaining the record when the survey had been made. The zamindars were, however, averse to their patwaris being registered and employed on either duty, and preferred a scheme of maintenance through officers of a superior status, which had been submitted by the Lieutenant Governor as an alternative plan for their consideration.

In view of this preference, and of the reluctance of the zamindars to allow their patwaris to be brought under clear Government control, His Honour agreed to suspend the registration of patwaris and to propose the abolition of the Regulation XII. of 1817, should the alternative scheme for maintaining the record be legalised. He is glad to learn from the Resolution forwarded with your letter that this decision on mature consideration continues to be approved by the zamindars of Tirhut. These zamindars have already agreed to assist the Lieutenant Governor in reducing the cost of the survey by supplying unskilled labour free of cost, and His Honour is sure that this conciliatory spirit on the part of the Tirhut landholders will evidence itself in still further acts of helpfulness during the progress of the operations.

In conclusion, I am to say, with reference to the second Resolution, that the Tirhut Landholders' Association is labouring under a misapprehension of facts in attributing his Honour the Lieutenant Governor's action on this matter to information received from local officers. As a matter of fact, no information was received by Government which induced any change in the Lieutenant Governor's plans, or excited any doubt as to the suitability in the circumstances of the action taken under his Honour's orders.

Enclosure 14 in No. 2.

*Joint Memorial addressed to Her Majesty's Secretary of State for India in Council by the British Indian Association, the Behar Landholders' Association, the Bhagalpur Landholders' Association, and the Zamindari Punchayet, and the Indian Property Association.**

THAT Your Memorialists most respectfully desire to bring to Your Lordships' notice the strong objections which prevail to the cadastral survey now being proceeded with in Behar.

2. That various memorials were presented to the Government of Bengal, protesting against the grievance of this then proposed survey before it was commenced, but Your Memorialists regret to state that such memorials have proved entirely ineffectual in obtaining redress.

3. That, after the rejection of these memorials, Your Memorialists, on the 15th September last, presented a joint memorial, protesting against such proposed survey, to the Government of Bengal, for transmission to the Government of India. The Government of India rejected the prayer of Your Memorialists, under orders dated 7th December 1892, but these orders were not communicated to Your Memorialists by the Government of Bengal till the 3rd February.

4. The first information given to the public regarding the contemplated survey is contained in a Resolution by the Lieutenant Governor, which is dated the 9th November 1891, and was published in the *Calcutta Gazette* of the 18th November 1891. In that Resolution it is stated that "the four districts of the Patna Division which lie north of the River Ganges" are to be brought under the operation of the survey, and that seven-eighths of the expenses of this survey are to be paid by the zamindars and the raiyats, the remaining one-eighth of the expense being charged to the Government.

5. Your Memorialists cannot but think—as, indeed, the Board of Revenue also thought—that, before so heavy a burden was imposed upon the landed interests of Behar, an opportunity should have been given to the landholders and their tenants of stating their objections to the proposed scheme, and Your Memorialists regard it as a matter of hardship, and of just complaint, that they and all other persons interested were kept in complete ignorance of the proposed survey until the papers had been placed before Your Lordship's predecessor for sanction, with the result that the sanction of Your Lordship's predecessor was obtained without his having had the advantage of hearing both sides of the question.

6. The Lieutenant Governor, in directing this survey, purports to be acting under provisions of Section 101, Sub-section (1) of the Bengal Tenancy Act. Now Section 101 of the Bengal Tenancy Act is as follows:—

"(1) The Local Government may in any case, with the previous sanction of the Governor General in Council, and may, if it thinks fit, without such sanction in any of the cases next hereinafter mentioned, make an order directing that the survey be made, and a record of right be prepared, in respect of the lands in a local area by a Revenue Officer.

(2) The cases in which an order may be made under this section, without the previous sanction of the Governor General in Council, are the following (namely):—

(*a*) Where the landlord, or a large proportion of the landlords or of the tenants, applies for such an order and deposits, or gives security for such amount, for the payment of expenses, as the Local Government directs.

(*b*) Where the preparation of such a record is calculated to settle or avert a serious dispute existing, or likely to arise, between the tenants and their landlords generally.

(*c*) Where the local area is comprised in a state or tenure which belongs to, or is managed by, the Government or the Court of Wards.

(*d*) Where

* Forwarded with Letter from Government of India to the Secretary of State, No. 80 (Revenue), dated 8th November 1893.

(*d*) Where a settlement of revenue is being made in respect of the local area.

(3) A notification in Official Gazette of an order under this section shall be conclusive evidence that the order has been duly made."

7. The fact that the sanction of the Government of India to this survey has been obtained shows that the Government of Bengal are aware that they are not entitled to take action under Sub-section (2) of Section 101. Action has accordingly been taken under Sub-section (1) of Section 101, but Your Memoralists most respectfully urge that Sub-section (1) also does not warrant the exercise by Government of the power of ordering a survey in the present case, and that any survey proceedings thereunder are, in this instance, *ultra vires* and illegal for the following reasons:—

The provisions of the section are expressly limited to the survey of a "local area" only, and the survey of a whole Province, or of four entire districts of a Province, can, with no expansion of language, be described as the survey of a "local area." Your Memorialists respectfully urge that the expression "local area" in the Act must necessarily mean a limited area presenting some special features, as is the case with the local areas described in Sub-section (2), Clauses *a*, *b*, *c*, and *d*. It must, in other words, be a "local area" in which, though none of the conditions mentioned in Sub-section (2), Clauses *a*, *b*, *c*, and *d*, may exist, some special state of things not in existence in other local areas of the Province is to be found. It is clear that the words "in any case," in Section 101, must have the limitation contended for by Your Memorialists. It must be a "case" falling within the scope of the Act as defined in its preamble. Your Memorialists submit the more confidently that the present survey could not have been intended by the section in question, as it occurs in an Act that deals only with the respective rights of landlords and tenants within the territories under the administration of the Lieutenant Governor of Bengal. Had it been the intention of the Legislature to empower the Executive to make a survey of the whole Province for whatever reason the Executive might think such survey necessary, nothing would have been easier, or, considering the nature of all the rest of the Act, more natural, than to have used language which would have warranted such a survey. With Section 101 framed as it actually is, Your Memorialists submit that it is impossible to direct a survey of the vast extent of country officially described as "the four districts of the Patna Division which lie north of the River Ganges" as being one of the "local areas" dealt with by that section. Had, moreover, Section 101, with its express limitation of "local area," been intended to apply to a Government survey of a whole province, or of the greater part of a province, provision would have been made in the Act for maintaining and keeping up to date the records of such survey. But no such provision is made. The Legislature clearly intended that the proceedings should be purely judicial proceedings between the zamindars and their raiyats, and that the record of the proceedings, when completed, with the necessary appeals to the judicial tribunals, should be treated as other judicial records in litigation between private parties.

It is also worthy of observation that since Your Memorialists submitted their memorial to the Government of India on the 15th of September last the Government of Bengal have attempted to escape from the limitation imposed by the section by issuing a long series of notifications, under each of which operations are directed in respect of only a small portion of the area which the Lieutenant Governor has announced to be the subject-matter of the present survey operations. But Your Memorialists submit that if it is *ultra vires* of the Government to direct the cadastral survey of four entire districts of a province by one notification, it is equally illegal to effect the same purpose by issuing piecemeal a number of notifications covering the entire area of the four districts. The question is, is it the intention of Government cadastrally to survey the four districts; if so, it makes no difference whether this object is effected by one notification or by a hundred notifications.

The Bengal Tenancy Act (Section 101, Sub-section 2*d*) provides that either the landlords or the tenants can apply for a survey under the Act. But, in the present instance, neither the landlords nor the tenants have applied for a survey.

survey. On the contrary, both the landlords and the raiyats have petitioned against the survey, well knowing the harassment and expense to which a survey would expose them. The present survey has been forced upon them by His Honour the Lieutenant Governor of Bengal, and both the zamindars and the raiyats say, why should they be called upon to pay for a survey which has been undertaken against their express wishes. The Act gives both zamindars and raiyats an option to obtain a survey if they desire it, and the Act then provides for the payment of the expenses on such application. But it is unreasonable to expect that either the zamindars or raiyats should be called upon to pay for a survey to which both are opposed. If, therefore, your Lordship should unfortunately be of opinion that the present survey proceedings should be continued, notwithstanding the protest of your Memorialists, then it seems to your Memorialists only reasonable that your Lordship should direct that the Government of India should bear the whole of the expenses.

The Lieutenant-Governor, in the 8th paragraph of his Resolution of the 9th November 1891, says that this survey-settlement is an absolute necessity "if administration is to be conducted with complete and accurate knowledge of economic facts, if famine is to be successfully combated when it comes, and if the relations of landlords and tenants are to be put on a secure and definite basis by the authoritative registration of areas held and rents fixed." Your Lordship will observe from the above extract that the objects which His Honour has in view in making the present survey and settlement, lie altogether outside the scope of the Bengal Tenancy Act. The Bengal Tenancy Act deals simply with the relations between landlords and tenants. It is not concerned with administrative knowledge of economic facts, or with the prevention of famines, or with placing on an ideally secure and definite, or a supposed ideally secure and definite basis, the relations between landlords and tenants, where no question bearing upon them has arisen requiring the intervention of the regular Courts or of special Tribunals under the provisions of the Bengal Tenancy Act. It is a well-settled principle of law that all charges upon the subject must be imposed by clear and unambiguous language, and that he is not to be taxed unless the language of the Act clearly imposes the obligation, but there is nothing in this Act which justifies the supposition that the expense of a survey for State purposes, as is the one now in question, shall be borne by the zamindars and raiyats. If the survey is required for administrative purposes, or to enable the Government to deal successfully with famines, these are matters of Imperial interest, and should be paid for out of the general revenues of the State. The Bengal Tenancy Act is not concerned with such objects, and when the Legislature provided that the expense of surveys made under that Act should be borne by the zamindars and raiyats, they certainly could not have intended that the zamindars and raiyats should pay for a survey made for administrative purposes, or purposes not falling within the scope of that Act, which deals only with the respective rights of landlord and tenant. Nor is there anything in the Act which contemplates that a survey is to be made where no question affecting those rights arises between a zamindar and his raiyats. The Executive in India, no less than the Executive elsewhere, is bound to conform to the recognized rule of construction that a discretionary power cannot be exercised except for special and substantial reasons, and for objects within the scope and spirit of the Act conferring such power. Your Memorialists have, as they submit, shown that the objects of the present survey-settlement are not within the scope and spirit of the Bengal Tenancy Act, and they equally with the Board of Revenue have failed to discover either from the official publications on the subject, or from any other source, the special and substantial reasons for the survey of North Behar, or for that survey of the whole Province of Behar of which the present survey avowedly is only a part. In whatever view, then, the present settlement proceedings are contemplated, whether with reference to the words "local area" or the general scope of the Act itself, they cannot, as your Memorialists contend, be supported by any section of the Bengal Tenancy Act.

8. Apart from the question of legality already dealt with, your Memorialists most respectfully submit that a momentous measure, such as the cadastral survey of a large portion of a Province, imposing heavy land taxation, ought not to be undertaken without special legislative sanction; in which case the

persons upon whom this taxation will fall would have an opportunity of urging their objections to the measure before the Legislative Council. The Council then has an ample opportunity of considering the policy of the measure and of weighing the objections to it, and then, if satisfied that the proposed measure is necessary and expedient, it is able to determine the manner in which the expenses of the survey should be defrayed.

9. Your Lordship is doubtless aware that in all other parts of India, when a cadastral survey has been undertaken, the whole expense of the survey has been borne by the Government. The survey of a Province in India, as in England, has always been a charge upon the general revenues of the country. The survey of the North-Western Provinces is a case in point. The districts included in the Benares Division of the North-Western Provinces are permanently settled. The zamindars in these districts are the proprietors of the land, exactly as they are in Behar and Bengal. When, however, these districts were surveyed, the whole expense of the survey was borne by the Government. No separate cess or tax was imposed upon the zamindars or raiyats. To impose therefore upon the zamindars and raiyats of Behar seven-eighths of the expenses of the survey (a survey, too, to which they are strongly opposed, and which they regard as oppressive, harassing, and unnecessary), instead of defraying those expenses from the general revenues of the country, is subjecting your Memorialists to a burden which no landholders in any other part of India have borne; and that, too, by a mere Executive order, and not by the authority of a special enactment passed in due form by the Legislative Council.

10. In the Resolution of His Honour the Lieutenant Governor of the 9th November 1891, reference is made to an experimental survey which was undertaken by Sir Steuart Bayley in the district of Muzaffarpur. But there is an essential difference between that survey and the proposed cadastral survey. In that survey, as in the case of the survey of the permanently settled districts of the North-Western Provinces, the whole of the expenses were borne by the Government. In the proposed survey, practically, the whole of the burthen of paying for the survey is to be imposed upon the zamindars and raiyats.

Your Lordship's predecessor, in the 8th paragraph of his Despatch, dated 24th December 1891, has in part anticipated your Memorialists' objections in the following passage:—"Although in the permanently-settled districts of the Benares Division the landed classes were not called upon to pay directly for the recent re-survey and record of rights, it must be remembered that one-half of the costs of these operations was defrayed from the unexpended balance of a special fund contributed by the landholders. The other half was paid from the general treasury." Your Memorialists are not aware what the special fund alluded to was, but, if this fund was contributed by the landholders for a special purpose, it is difficult to understand how the Government of the North-Western Provinces could have converted it to another purpose, without being, at least technically, guilty of a breach of trust. But, even after appropriating this fund, the Government paid half of the expenses of the survey and not merely one-eighth, as proposed by the Government of Bengal.

11. Your Lordship may not perhaps be aware that it is customary for every zamindar to make a survey and settlement of his estate, whenever it is found necessary. Some of the largest estates in Behar have been surveyed and settled by Government officers. The cost of these surveys has been very great. In one of the large estates of Behar, the cost of the survey and settlement carried out by Government officers exceeded six lakhs of rupees. It is difficult to conceive any measure that would work more oppressively and inequitably than that, in such cases, an unwilling landholder should be forced to submit to bear the expense of a second survey for purely administrative purposes. In his Resolution of 9th November 1891, His Honour the Lieutenant Governor (paragraph 11) remarks as follows:—

"The objects of the cadastral survey and settlement of Behar are to obtain an accurate record:—

"(1) Of the area and situation of all villages and estates, and of each raiyat's holding within an estate, and

"(2) Of the status of every one who has rights in the land and of the rent paid by each raiyat and tenure-holder.

In

"In other words, the intention is to carry out accurately, what every zamindar is understood to attempt to carry out more or less accurately, but often fails in doing."

But, if both zamindars and raiyats are satisfied with the accuracy of the survey made by the zamindars, a further survey appears to your Memorialists as gratuitous and oppressive. Neither zamindars nor raiyats have asked for, or desire, a new survey, but if the Government, for purposes of its own, wishes for a more accurate survey than the zamindars have themselves made, it is surely only reasonable and fair that the costs of the survey should be borne by the Government.

12. Your Memorialists would next call your Lordship's attention to the estimated cost of the survey. In his Resolution of the 9th November 1891, His Honour the Lieutenant-Governor calculates that the actual expenses of the survey, apart of course from the expenses of litigation and sums exacted by the survey amins or spent in watching them, will average 8 annas an acre. The cost of Mr. Finucane's experimental survey of 413 square miles was nearly 9 annas an acre, and the cost of a later survey of 1,208,680 acres was 11 annas an acre. Even calculating the survey expenses at 9 annas an acre, the total outlay necessary for the survey of 44,192 square miles of Behar will be nearly 1½ millions sterling. The Province is admittedly suffering at the present time from the effects of the recent general failure of the crops, which was so grievous that many landlords were obliged to suspend the collection of rents. In the present impoverished state of the Province it is therefore absolutely impossible that the raiyats, or even many of the zamindars, can meet the expenses of the survey, calculated though it be at the Lieutenant Governor's low estimate of 8 annas an acre, with regard to which the Board of Revenue have remarked that "it would certainly not be prudent to estimate a lower rate." To all zamindars and raiyats this would mean a tand-tax of a very severe character; to very many it would mean absolute impoverishment; and, in some cases, even without the indirect expenses hereafter referred to, actual ruin.

13. Your Memorialists would also point out that it appears from the Return ordered by the House of Commons to be printed on the 13th May of last year, that the District Officers whose opinions have been published are far from sharing the views of the Lieutenant Governor, whose connection with the Province is of a very recent date. Leaving out of account the Settlement Officer, Mr. Collin, who naturally is biased in favour of the survey, the only District Officer who would seem to have favoured the idea of this present survey, with perhaps the exception of Mr. Beadon, was Mr. Boxwell, the late Commissioner of Patna. Under these circumstances, your Memorialists feel that it is unnecessary for them to do more than point out that chief among the official opponents of the measure is Mr. Halliday, who was then a member of the Board of Revenue, and had been for many years Commissioner of Patna, and whose authority to speak on all matters concerning Behar was frankly acknowledged by the Lieutenant Governor himself. If, however, the names of other opponents of a general cadastral survey are required, your Memorialists would beg to refer to those of Mr. Cotton, then acting as Commissioner of a Division and now Chief Secretary to the Government of Bengal, Lord Ulick Browne, then Commissioner of the Rajshahi Division, Mr. Barlow, then Commissioner of the Bhagalpur Division, and Mr. John Beames, one of the greatest authorities on revenue matters in Bengal, who was then Commissioner of the Burdwan Division. Your Memorialists would urge this decisively unfriendly attitude of the District Officers as an additional grave objection to the general survey now in progress in Behar.

But your Memorialists' case does not rest here. From the voluminous papers which have been published by order of the House of Commons, it is evident that the zamindars and raiyats, who are to bear seven-eighths of the expenses of this survey, have never been consulted. As the Board of Revenue pointed out, the classes who alone are interested in the survey, and who have to pay for the survey, have been completely ignored. They were not even aware that such a measure was in contemplation until the sanction of the Secretary of State had been obtained. His Honour the Lieutenant Governor professes to act upon official opinion, but, even if official opinion had been unanimously in favour of the survey, the important question arises, is a heavy

burden of taxation to be imposed on the agricultural community merely on official opinion, in a Province where there is a legislative Council, and where no burden can be imposed on the subject without legislative sanction. Legislative Councils are useless if they are not to consider such important questions as these.

14. Your Memorialists would further bring to your Lordship's notice that the direct cost already dealt with is very far from representing the total cost of the survey to the zamindars and raiyats. The present settlement proceedings are not likely to escape the common lot of their kind, and they are certain to give rise to grievous litigation and great ill-feeling between landlords and tenants. There are, and must inevitably be, occasional disputes between landlords and tenants in most estates, but these disputes are gradually adjusted either amicably or by the action of the courts. The avowed object of the present settlement proceedings is to decide these disputes once for all. Now, if these proceedings merely resulted in the raising and settlement at the same time only of all those real disputes which probably might have arisen in the course of many years, it would be no light matter, even for the wealthiest zamindars, to have to meet in one year the whole expense of this extraordinary volume of litigation, above all at a time when costly survey proceedings were going on. It is, however, notorious that, in addition to such disputes, both parties are sure to advance numerous fictitious or obsolete claims, which otherwise would never have seen the light. In estimating the costs of this survey, His Honour the Lieutenant Governor unfortunately has not taken into account the crushing cost and harassment of this abnormal litigation to both the zamindars and the raiyats, and has intimated that, in his opinion, your Memorialists' fears on this point are exaggerated. But in justification of their apprehensions, your Memorialists feel that it is not necessary to go further into detail than to refer to the official accounts of the survey-settlement of the Srinagar estate, given in the Lieutenant Governor's Resolution of the 10th December 1891. A great part of that estate is situated in the Purnea district, which is the most thinly populated district in Behar, and consequently the one likely to give rise to the smallest amount of litigation, yet it appears from the official figures that, in the survey of that single estate, 20,000 petitions of objection against the entries in the record were filed and considered, while 3,852 suits were instituted, more than two-thirds of which came to trial and had to be judicially decided, and 338 of which were taken on appeal from such decisions to the superior courts. This, too, as it would seem from a letter of the Board of Revenue, dated the 6th May 1889, took place in spite of litigation so considerable as to deserve special mention having fortunately been terminated by a compromise. It is, however, only wasting your Lordship's time to give illustrations of so notorious and natural a fact as that, when a survey-settlement is in progress, the zamindars and their raiyats invariably assume an attitude of hostility towards each other and to all their neighbours and put forward claims which, in ordinary times, would never be advanced.

Your Memorialists would further point out that these disputes will not be tried in the ordinary courts of the land, which are well-known and trusted by the people, but must be heard and determined by Revenue Officers, and on appeal by special courts, whose decisions for obvious reasons will not be received with the same respect as those of the ordinary civil tribunals, and that, however valuable the interests involved in a case may be, the High Court will not be able to review the Settlement Officers' decisions except in second appeals, in which no controverted questions of fact, but only questions of law, can be raised before the Court.

15. Another reason for the apprehension with which both zamindars and raiyats regard this survey is that they will become the prey of a notoriously untrustworthy body of officials, whose exactions will impoverish the poorer amongst them, at the same time that their dishonesty will compel the zamindars to keep up special establishments for the sole purpose of watching their proceedings, and, what is most serious of all, will considerably detract—to use no stronger term—from the value of that survey-record, which, according to the Board of Revenue, ought, if prepared at all, to be distinguished by a high degree of accuracy in the case of a developed and advanced province like Behar. Even the Lieutenant Governor, in a speech delivered

delivered by him at Bhagulpur in support of the survey, was constrained to admit, as the result of his long experience of India, and of the customs and habits of certain classes of subordinate officials, that it was impossible to rely on the absolute integrity of the amins deputed to make the survey, and that he was not prepared to deny the possibility of illegal demands being preferred and bribes taken by these unscrupulous minor officials. This admission alone, your Memorialists would urge, constitutes an unanswerable objection to the proposed survey, which certainly ought not to be undertaken unless the Government is in a position to guarantee the integrity and trustworthiness of the agency it employs. To turn loose upon the country an army of underpaid and unscrupulous amins is one of the greatest visitations which could be inflicted upon an agricultural community.

16. Your Lordship's predecessor, in sanctioniug this survey, seems to have been under the impression that a survey-settlement will be welcome and beneficial, at any rate to the raiyats. On this point also the survey of the Srinagar estate throws valuable light. The raiyats are rarely able to make their desires and grievances known in the ordinary way, but in this case, as in the case of former surveys, the raiyats were able to show, and did show, their dislike to the scheme by active opposition, and, in the last resort, by sullen abstention. Nor indeed was their attitude unreasonable, for that survey was attended by what, according to His Honour the Lieutenant-Governor, are the general results of survey-settlement operation, namely an increase—slight, no doubt, but still an increase—in their rents, and a fuller collection of the same than had ever been dreamt of by the zamindar before the complete ascertainment of his rights enabled him to exact the uttermost farthing. Your Memorialists feel that it is unnecessary to dwell further on this point, as the Lieutenant-Governor himself in his resolution of the 9th November 1891 (paragraph 13) stated that this increase in rental was the ordinary outcome of such surveys, and gave the landlords good value for the outlay they had to incur.

17. In his Resolution of the 9th November 1891, His Honour the Lieutenant-Governor has not stated what agency he intends to employ to maintain the survey-records when finished, and whether the zamindars and raiyats are to pay for the expense of this agency, and, if so, what additional burden will be thrown upon them. It certainly appears from His Honour's Resolution (concluding portion of paragraph 3) that the maintenance of the survey-record is to be a charge on the zamindars and raiyats. But Section 114 of the Bengal Tenancy Act merely provides for the actual expense of a survey made under Section 101 of that Act; it makes no provision for charging the zamindars and raiyats with the maintenance of the survey-record, when the survey operations have been concluded; and indeed it is quite clear from the official papers printed under the orders of the House of Commons that the Government are aware that the maintenance of the record is impossible without further legislation. Mr. Boxwell even admitted that, with the existing machinery, Government could only do mischief if they attempted to keep the record up to date, and the Government do not seem to have solved the problem of establishing a satisfactory machinery. It is only fair to the zamindars and raiyats that the intentions of the Government upon this point should be clearly understood. The Government of India stated in their despatch to your Lordship, dated the 4th May 1886, that "an elaborate survey and record of rights are pure waste of money, unless due provision is made for keeping the information they furnish up to date." In the face of this deliberate opinion it seems strange that the Government of India should have sanctioned the commencement of the survey before proper arrangements had been made by the Lieutenant-Governor for keeping up the survey-records. The Board of Revenue, the highest revenue authority in the Province, shares the views of the Government of India. In their report of the 28th May 1892, they write as follows: "It must be conceded that the advantages" resulting from a general survey "would be greatly reduced if no provision is made for the maintenance of the records after the completion of the survey; and the Board are not prepared to agree with those who think that even in the absence of such provision it would be worth while to carry out the survey. In their opinion the survey should not be undertaken unless arrangements are made to

preclude the necessity for a fresh survey anywhere in the Division for an indefinite period. The vast expense involved should be incurred once for all." But, up to the present time, no arrangement for maintaining the survey-record has been made, and it is impossible that any arrangements can be made without fresh legislation. If the survey-records are to be maintained, the Legislature must provide the machinery, for the existing law makes no provision for maintaining the record when completed. But if the Legislature, on an application being made to it, refuses to provide this machinery, the whole of the present harrassing and ruinously expensive proceedings will be rendered absolutely useless. This seems to your Memorialists a conclusive argument for stopping the proceedings until the necessary legislative sanction has been obtained. Should your Lordship be of opinion, in spite of your Memorialists' representations, to direct the continuance of the present proceedings, your Memorialists would ask that the Lieutenant-Governor be directed to obtain the necessary legislative sanction before proceeding further in the matter.

18. There is but one point more to which your Memorialists desire to refer. It appears from his speeches and Resolution that the Lieutenant-Governor is imposing this survey upon the unwilling zamindars and raiyats as a sort of compulsory benevolence, which he expects will operate at some remote date for their mutual advantages, but he has, as already pointed out, laid special stress on the benefits which the zamindars will derive from the cadastral survey—benefits which, as your Lordship will have seen, cannot possibly be regarded as such from the standpoint of the raiyats. Your Lordship's predecessor, however, seems to have approved the survey as being mainly, if not solely, a measure of relief for the raiyats. This your Memorialists respectfully submit that they have shown to be an error, but, in any event, they would further urge this extraordinary divergence of the views of your Lordship's predecessor and the Government of Bengal as an emphasised argument for stopping the survey. They press this argument all the more especially, as they are fully convinced—and they address your Lordship as experts—that neither the view of the Lieutenant-Governor, nor that of the late Secretary of State, will be justified by results. So far from being an act of relief for the raiyats, it will operate in exactly the opposite direction—and, so far from it proving a measure of utility and advantage to both zamindars and raiyats, it will, on the contrary, be felt by all classes interested in land as a crushing and disastrous measure of gratuitous and wholly unnecessary penal exaction. Had there been any countervailing advantage to the State, your Memorialists would have regarded the proposed survey with less dissatisfaction. But, whilst the landholders and the tenants will be subjected to heavy cost, the State will gain nothing. One or at the most two District Officers in the Patna Division seem to have desired this survey. The Board of Revenue were consistently opposed to it. No one outside the official world has called for it. The whole native Indian community and every organ of public opinion in the Lower Provinces, whether Indian or European, without distinction of political creed, have declared themselves opposed to the scheme, and your Memorialists would strongly urge your Lordship not to allow the infliction upon large classes of Her Majesty's loyal subjects of a measure which is regarded by them as of so oppressive a character and which is so utterly devoid of advantage—political or fiscal—to the State.

Your Memorialists have now placed before your Lordship some of the many reasons which induce them to believe that the cadastral survey in North Behar will be both illegal and inexpedient, and will be felt as a grievous burden by all classes connected with the land, whether as proprietors or as cultivators, and they would therefore respectfully pray your Lordship to direct the immediate abandonment of this survey.

And your Memorialists, as in duty bound, will ever pray, &c.

Enclosure 15 in No. 2.

Minute by MR. HENRY COLEBROOKE, *Member of the Board of Revenue, dated November* 1814.

ON the subject of the reference of Government contained in the Chief Secretary's letter of 21st ultimo, I wish to record my sentiments previous to taking leave of the Board, although the many avocations incident to my approaching departure from India render it impracticable for me to do so as fully and with such explanation of the grounds of my opinion as I should have been desirous of doing if time permitted.

I have no hesitation in saying that I am entirely convinced, after the experience of more than 20 years, that the abolition of the office of kanungo was a radical error in the Code of Regulations framed at the close of Lord Cornwallis' Government, no office of registry and record calculated to supply its place being then substituted in its room. The regulations in question did, indeed, provide for the formation of certain registers of land by officers of the revenue, which, it seems to have been supposed, would collect and preserve all information which Government might have occasion for. The expectation entertained from these and from the further registry enjoined by a subsequent regulation have been entirely disappointed. It must be acknowledged they were ill-devised; and they have also been very imperfectly kept; and those which have been executed are of little utility. In every view, therefore, no doubt can now, I conceive, remain as to the expediency of rescinding all the regulations concerning them, and of only requiring from the revenue officers an annual statement in the manner of an account settlement, readily prepared in a simple form.

But had the proposed registers been more practicable, and been actually and regularly prepared in the prescribed form and within the enjoined period, and were they even effectual for purposes that concern the special interests of Government, still they were totally inapplicable to supply the kanungo's place in regard to such of his functions as concerned individuals and as affected their private interests. That point in particular which has been brought under the notice of Government, and is the subject of the present reference to this Board, is an instance conspicuous and important, as it has led to consequences affecting more than one department of the Administration, and to evils which urgently call for remedy.

At the period of the decennial settlements, subsequently declared permanent, the rights of zamindars and raiyats, as well in relation to Government as to each other, underwent much discussion, of which a great portion is to be found recorded on the proceedings of this Board. Among many important points not unconnected with the present subject, one especially being immediate relation to it, which was then indistinctly admitted, was that certain classes of subordinate tenants, and chiefly those denominated dependent talukdars and khodkasht or chupurbund raiyats, possessed certain rights and immunities, which it was just and expedient to uphold, but for which end (the zamindar's property in the soil being recognised, and he being permanently interposed between the Government and the raiyat) it was become necessary to make special provision for the security of subordinate tenures and maintenance of the rights of the tenants. With this view rules were framed, which were introduced into the amended Code of Regulations for the decennial settlements, from 52nd to 71st Articles of the Code, passed on 23rd November 1791 and re-enacted with other clauses interspersed in them in 51st and following sections of Regulation 8 of 1793.

At the date of this re-enactment of those rules, the permanency of the settlements and assessments of the land revenue having been in the meantime proclaimed, it was thought necessary to make particular provision for the protection of the resources of the public revenue from any permanent diminution through the improvidence of the landholders; and for this purpose chiefly a regulation was than passed (44 of 1793) restricting the zamindars from granting pattas or leases, or otherwise entering into engagements fixing the payments of their tenants, for any period exceeding ten years, and declaring all engagements

between the zamindar or landholder and the tenants, however strictly conformable to regulation, void and cancelled from the day of sale, in the event of the lands being sold by public sale for the discharge of arrears of assessment due by the zamindar, at the same time providing that the purchaser should be at liberty to collect from the tenants whatever the former landholder would have been entitled to demand according to the established usage and rates of the pargana or local division, had the engagements so cancelled never existed. It was subsequently declared by Regulation 4, 1794, that tenants whose pattas might be cancelled or might otherwise determine should not be required to take new pattas at higher rates than the established rates of the pargana for lands of the same quality and description, but should be entitled to have pattas renewed at the established rates.

When it is recollected how large a proportion of the lands of Bengal changed masters in a few following years, it will be easily conceived how prodigiously numerous must have been the cases in which engagements between landlord and tenant were annulled by sales for arrears due by the landlord to Government.

Other clauses of the same regulation last cited show that extreme difficulty had been already experienced in the adjustment of the land rents between the zamindar and raiyats under the previous rules of the permanent settlement, which entitled the tenants to receive pattas at the established rates of the pargana. Yet not only were no means devised for arranging and preserving a record of those rates and of the rules by which they were regulated, but an existing institution, the only one in which information could be then found and might be expected to be preserved, was unrelentingly abolished. It cannot be wondered that the consequence should have been, as is now generally acknowledged, that (with rare exceptions, in which, owing to special circumstances, a record of the rates exists in the collector's office, and of course with the exception of Benares and the ceded and conquered provinces, where a reformed sarishta founded on the kanungo's office has been kept up) the courts of justice which are by regulation required to decide according to established pargana rates all disputes that arise between the raiyats and their landlords regarding the rates of the pattas which they are entitled to are unable to procure any evidence of those rates or any other satisfactory information to guide their decisions. Consequently the provisions contained in the general regulations for the permanent settlements designed for the protection of the rights of the raiyats or tenants are rendered wholly nugatory, and it has been repeatedly urged by many of the most judicious officers who witness the practical operation of the existing laws through the country, as it is now urged by Mr. Cornish, that it would be better for the tenants to declare them destitute of all immunities and of any right but such as may be specifically conveyed to them by the express terms of the engagements which they may be able to arrange with their landlords, rather than to suffer them to be misled by a vain confidence in supposed or acknowledged rights in which the courts of justice for want of definite information are unable effectually to support them. And certainly there appears to be no complete remedy, but either the sweeping one of abrogating the illusory privileges of the tenantry, or the arduous task of rendering their undoubted rights distinct and palpable, and furnishing the means of upholding them by now doing what should have been done in the first instance for the purpose of ascertaining and preserving the rules by which subordinate tenures should in the various parts of the country be regulated according to ancient and established usage as it subsisted or was understood at the period of the decennial settlement.

There can hardly be any hesitation as to the choice in this alternative. Entertaining, however, but a slender hope of the adequate accomplishment of the latter object, which is now become from lapse of time difficult of attainment, I proposed some time since a palliative remedy, which was adopted in Regulation 5 of 1812, but which, I fear, is but an insufficient relief of a serious and inveterate evil, more especially as the remedy provided applies only to individual cases as they arise, and does not operate with much effect to obviate future recurrence of disputes between other individuals.

I am disposed therefore to recommend, late as it is, that measures should be taken for the re-establishment of fixed rules, as nearly conformable to the anciently

anciently established ones as may be yet practicable, to regulate distinctly and definitely the relative rights of the landlord and the tenantry.

Section 8, Clause 1.

The power of making laws for the protection and welfare of the tenants in the several classes of dependant talukdars, raiyats, and other cultivators of the soil was expressly reserved to Government by an article of a proclamation enacted into Regulation 1 of 1793, and rules with correspondent rates may be sanctioned by Government in prosecution of those measures, and in virtue of that power, without any apprehension of violating faith, if they should differ in some degree from the ancient usage, under the difficulty which must now attend the research, and which will impede a perfectly exact ascertainment of it. Still, however, it is due to all interested parties that the best practicable means should be used to make the ascertainment as perfect as it is capable of being rendered.

But if Government should be unwilling to interpose its legislative authority for the purpose of furnishing clear and definite rules, by which the relative rights of zamindar and raiyat may be determined, and which would close an abundant source of mutual grievance and injury, and consequent disputes and litigation, the next best measure is to do what is yet practicable towards collecting and preserving such evidence and information as can be yet recovered; and placing it where persons having an interest therein may inform themselves concerning the existing evidence of their rights; and where courts of justice, when called upon to decide such questions, may find the information requisite to their investigation of the matter.

In either view or for either purpose the re-establishment of the kanungo sarishta or the institution of some analogous office of registry and record appears highly expedient. It would materially assist the recent as well as the earlier enactments of the regulations designed for the protection of the tenant; it would greatly assist the adjustment of numerous disputes of every sort between landlord and tenant which actually arise, and would sensibly tend either to obviate their occurrence, or at least to accommodate them at an early moment, perhaps without previous recourse of either party to a law-suit. But the most important of the objects for which the re-establishment of the office is desirable, no doubt, is the retrieval of a knowledge of these rules and rates, by which all questions between zamindars and tenants are by Regulation to be determined, and without which the relative interests of those parties can no way be settled, unless Government, as before suggested, will enter upon the task of fixing them by fresh enactments of law.

If it be indeed practicable to retrieve the requisite information by any means, it is most likely to be done through an office instituted on the basis of that in which formerly it was expected to be recorded and preserved. Such of the records of the ancient sarishta as yet exist would of course be transferred to the revised office; and the fittest among the persons formerly employed in it would naturally be engaged at the re-establishment of it. Their recollection, or the means of inquiry which they would possess, would be most promptly serviceable to the recovery of such written records as yet remain, and to the collecting of information from various quarters, to supply the defect of records that are imperfect or the want of those which are lost.

On this account, joined with the consideration of the general utility of the office in the affairs of the land revenue as experienced in the provinces under the Board of Commissioners, it appears to be highly expedient that an officer on a footing similar to that of the reformed kanungo of Benares and the ceded and conquered provinces should be established in Bengal, as has been already recommended by the Board for Behar, and as would have been at the same time recommended by us for the entire province of Bengal, had not the Board been withheld by the apprehension that the expense (no fund being suggested to defray it) might be an insuperable objection.

The general functions of the office would be the same with those of the ancient kanungo and of the reformed sarishtas of the ceded and conquered provinces and district of Benares. Their special duty, with reference to a principal object of the revived institution, would be to prepare a statement of the rates, or the rybundee, durbandee, or by whatever other name known, for the pargana or other local division, as they stood in the Bengal year 1197 (the first year of

the permanent settlement), together with the abwab established previously to that year, as well as the rules by which those rates were regulated and applied, ascertaining them from the records and old accounts which they may be able to collect, and from the best accessible sources of information where records may be deficient.

They should be further instructed to prepare statements of the actual rates according to existing engagements and present collections and payments between landlord and tenant. To enable them to execute this essential duty the patwaris should be required to furnish all necessary information, and to allow them to inspect documents and accounts for which they may have occasion, and supply them with copies of accounts and papers wanted for record.

It does not occur to me to be necessary to state more particularly in this place the rules and instructions which it might be proper to prescribe for the guidance of pargana sarishtadars in the execution of these and other duties of their office.

Concerning the expediency of the institution, I shall only add that my recollection of the judicial duties both in a zilla and in a court of appeal in the province of Benares after the pargana sarishtas were there established on the basis of the kanungo, and in zillas of Bengal and Behar before the abolition of the office in those provinces, enables me to affirm that disputes between zamindar and raiyat were less frequent and more easily determined than they now are in the Lower Provinces, and I am assured from more recent local experience and personal observation of other gentlemen, who have communicated their sentiments to me, that in Benares particularly, when the rybundee of a specific year is by Regulation prescribed and is forthcoming in the subsisting sarishtas of the parganas, the controversies between zamindar and raiyat, when any so arise, are by no means difficult of adjustment. The effect of this in lightening the burden of the administration of justice, and in the very important point of promoting the mutual good understanding and consequent ease and happiness of two principal classes of the community—the landowner and the husbandman—requires no elucidation.

Enclosure 16, in No. 2.

Extract from a Letter from the Court of Directors, dated 12th July 1820, to the Government of India, Territorial Department, referred to in Paragraph 19 of the Minute.

PARA. 10. In re-establishing the office of a kanungo you began with the districts of Behar and Benares, and in these districts the re-establishment was at last effected. Correspondence had also taken place with the Collectors and Board of Revenue preparatory to its re-establishment in Hidgelee, Midnapore, Cuttack, and certain districts of Bengal. The actual re-establishment, however, was still confined to Behar and Benares. By this time you must have had some experience of the revived institution in these districts, and we need not tell you how much anxiety we feel to be speedily and fully apprised of its effects.

11. In the operations connected with the re-establishmenof this office the circumstance of principal importance is the resumption of lands. Anciently the kanungos were paid, as almost all civil functionaries in India were paid, by lands held exempt from the Government assessment. In Behar and Benares the lands which had been so appropriated and were still held by the families of the ancient kanungos could be distinguished and ascertained.

12. These lands, you have informed us, it is your determination to resume, and upon the principle that the service being discontinued its payment ought to cease.

13. If this was intended to be established as a universal principle, the foundation does not appear to us to be quite sufficient for that important practical conclusion which you have erected upon it. Cases may exist in which it is proper that a payment should continue, even after the service to which it was at first annexed is no longer required. We trust, therefore, that your determination to resume the lands of the ancient kanungos has been formed cautiously and upon a full conviction, after examination of the circumstances of this peculiar

case,

case, that no such right was created in favour of their existing descendants. We are aware that by Regulation IV. of 1808 the revenue of the lands held by the kanungos in the ceded and conquered provinces was declared liable to resumption. But we do not conceive that the rule which was then followed ought to govern in future as a precedent, and every case of resumption should depend for its justification upon its own peculiar merits. We require that not only all reasonable claims of right should in those cases be respected, which is justice, but that the considerations of humanity should meet with their due share of attention.

14. The province of Benares was included in the provisions of Regulation IV., 1808, which organised the kanungo office for the ceded and conquered provinces, and rendered the lands held by the kanungos liable to resumption. Mr. Deane reports that "in pursuance of the rules contained in that Regulation several alterations appear to have been made in the appointments of mufassal kanungos in the Province of Benares, and such of the nankar lands of the kanungos as had not been resumed by his predecessors were attached and settled by the late Collector, Mr. Salmon." From this we conclude that the whole of these lands in that province are now resumed. Mr. Deane continues—"No report, however, of the grounds on which the new officers were selected or the former incumbents removed, nor any particulars of the nankar lands, comprising 373 villages, and assessed at a jama of Rs. 45,176-15-15, have been submitted to the Board of Commissioners or laid before Government, nor have any of the official records of the kanungos been deposited with the Collector in consequence of the investigation." Various things of importance which ought to have been done have thus been left undone without notice or complaint. You state what may be in part an apology for the successive Collectors, when you say that the business is too great for a single functionary; but we deem it an apology only in part, because it is surely not fit for the Collector to omit any part of his duty at pleasure without reporting upon it explicitly and declaring the causes of any omission which he may be obliged to make. But if you have stated an apology in part for the Collector you have offered nothing in the way of apology for the Superintending Board, whose duty it was to call for those reports and statements, and not to overlook a remarkable dereliction of duty in the public officers under their charge. We are sorry to observe that a chain of neglect, continued from the inferior to the superior, should have existed so long without making itself known to the Supreme authority; it might, for aught we see, have continued to exist for any length of time had it not been for the appointment of Mr. Deane.

15. In the correspondence respecting the re-establishment of the office in the Hidgelee mahals, in Midnapore, Cuttack, and certain districts of Bengal, we see nothing which very strongly calls for remark except the proposed resumption of lands. As the same considerations apply to that measure in these cases as in the case of Behar and Benares, it is only necessary here to press them again upon your attention. In these several places more difficulty was anticipated in establishing the office than had been experienced in Bihar and Benares where a kanungo had belonged to every pargana, and where in consequence it had been practicable to select persons for the revived office from the families of the ancient kanungos. In other districts this had not been found practicable, because there a few sadar kanungos had formerly performed the business of a whole district by the aid of subordinates. We cannot, however, imagine that the difference between a descendant of an ancient kanungo and another person is so great in this case, where very simple duties are imposed, as materially to increase the difficulty. Where new measures are to be introduced and new labour to be undergone there is a great temptation to raise imaginary difficulties, and though we do not pronounce that those here alleged are altogether of this description, it is highly incumbent upon you to be on your guard against so natural and dangerous a propensity.

16. With regard to patwaris the office did not require to be re-established, for it continued in existence, and the maintenance of a patwari for every village was imposed as an obligation upon the zamindars by the terms of the perpetual settlement. It had been found, however, that the accounts which were kept by those patwaris were altogether unworthy of trust, and were so framed as to

promote the sinister interests of the zamindars, by whom they were paid, both in defrauding the Government and in oppressing the raiyats. When we turned our attention to the means of rendering the ancient accounts of the country subservient to the affording of that knowledge, which might enable us more perfectly to secure both the interests of the Government and those of the raiyats, it was necessary, of course, to consider the means of obtaining true, instead of false accounts from the patwaris. For this purpose it appeared to us to be absolutely necessary to remove them from all dependence upon the zamindars. We accordingly give you explicit directions to make them servants of Government by transferring the choice, the pay and superintendence of them wholly to the Collectors.

17. Your communications to us upon this subject are almost entirely confined to your determination not to follow the plan prescribed by us, but to substitute another of your own. We do not mean to command the repeal of the regulation which you have passed for this purpose. We are willing that what you have begun, and which, no doubt, by this time is in full operation, should not be abruptly interfered with, but should now at least have an adequate trial.

18. Having come to this decision, we do not think it necessary to enter into any minute consideration of your plan. It is proper, however, to inform you that the reasons which you have adduced for considering as impracticable the measure which we recommended, have by no means convinced us, and we see too many reasons for apprehending that the expedients which you have adopted will very imperfectly accomplish the end. We shall merely state as shortly as possible a few considerations which may elucidate the view which we take of the subject, and point out the inconveniences and dangers against which you ought to provide in carrying your scheme into execution.

19. Your objections to place the patwari in dependence upon the Collector are, that this would be a change of system; that the zamindars would be offended; that it would be inconsistent with the spirit of the permanent settlement; that the Collectors would be incapable of making a proper choice of patwaris, or of making them discharge their duties; and that a mode of paying them would not be easily found.

20. That it would be a change, is implied in the very idea of an evil to be removed, or an advantage to be gained. But we are by no means of opinion that it is a change, the inconvenience of which would not be overbalanced by the attainment of the end we have in view.

We expect that the zamindars will be offended by any plan we can adopt which will deprive them of a present advantage, whether derived from defrauding the Government or oppressing the raiyats. It is the loss rather than the mode of losing by which they will be irritated. In the mode by us proposed we see nothing peculiarly calculated to act painfully upon their feelings.

22. That it is contrary to the spirit of the Permanent Settlement to make the patwaris dependent upon the Collectors, or to take any other measures that may be necessary for protecting the Government from the frauds and the raiyats from the oppression of the zamindars, we cannot possibly admit. We cannot indeed forbear expressing a considerable degree of surprise that you should have entertained such an opinion. You know that in enacting the perpetual settlement Government reserved to itself—that of which no Government can lawfully divest itself—all the powers necessary for maintaining justice between one class of its subjects and another.

23. When you state as another objection the inability of the Collectors to make a proper choice of patwaris, or sufficiently to control them, we do most anxiously hope that you have exaggerated the difficulty; for, if not, the objection extends much farther than to the mode of appointment. You have in various places declared, in the strongest terms you could employ, that the control of the Collectors over the patwaris was the only ground of hope from their services, and here you seem to affirm that the Collectors will be unable to control them.

24. We cannot imagine that you lay great stress as an objection upon the difficulty of paying the patwaris. It was not intended to prevent the

patwari

patwari from keeping the same accounts for the zamindar which it was formerly his duty to keep. It was only intended to use means for making him keep true accounts. As he would have rendered all lawful services to the zamindar in the same manner as before, it appears to us that the zamindar was bound by the very terms of the perpetual settlement to afford the pay in the same manner as before. However, if this had been found to be a point particularly objectionable to the zamindars, a compromise might have been devised.

25. In the plan which you have adopted, several of the expedients for counteracting the influence of the zamindars and preventing it from operating upon the patwaris to the production of false accounts appear to be judiciously devised. But the immediate dependence of the patwari upon the zamindar, which you have allowed to remain, is a source of evil against which it will require an increased and very peculiar degree of vigilance to guard. This, we confess, is the source of our apprehension. Every idea of benefit from this attempted reform is by yourselves attached to the control of the Collectors. But it is impossible we should not be deeply impressed with the evidence which you have forced upon our attention, that a control sufficient for the objects in question is, in the present state of the revenue service, hardly to be expected. Your immediate attention ought to be directed to what it may be possible to obtain from such a control, and generally to render the superintendence of the Collectors more efficient for protecting the raiyats and preventing frauds upon the Government.

26. Unless the Collectors have some ready means of detecting errors in the accounts of the patwaris, it is more than probable that they will abound with errors. We are fully convinced that additional expedients for this purpose are still required, and that under the present system of checks, unless in the rare instances of extraordinary vigilance and penetration combined in the Collector, an understanding to very pernicious purposes may subsist undetected between the patwaris and zamindars.

27. We are not perfectly sure that the old system of patwari accounts, though in general not ill-adapted to the circumstances of the case, yields the whole of the information which that class of accountants might easily afford. One thing is peculiarly important, that their accounts should contain the whole of the payments which under any claim whatsoever are made by the raiyats to the zamindars, and the strongest securities ought to be taken for preventing any payment which they do not record. For ascertaining whether by any addition to the present accounts or any other change you can render them more conducive to the end in view, important information might be received by fit questions addressed to the most intelligent of your revenue servants. The rule which you have prescribed for summoning the patwaris before the Collector, with all their accounts and making them answer questions upon oath, may be attended with advantage, and we trust that you will insist on its being uniformly obeyed.

28. The examination should take place at least once a year, at that period at which the accounts of the year may be considered complete. It ought to be done by the Collector in person in as many cases as possible, where it is possible, and by persons selected by him for that purpose. In all those cases, too, in which it is done by other persons than the Collector, it would be useful that a report containing at least the material points of the examination should be presented to the Collector. If this examination would be useful, it is evidently of importance that it should be made to take place in those circumstances which afford the greatest security for the truth of the answers. The presence of persons acquainted with the facts is the best security applicable to the case, and these are respectively the raiyats of the villages. The proceeding, therefore, should be attended with publicity. The examination should take place in the presence of the raiyats, who should be invited to contradict the statements of the patwari as often as they knew them to be false, and to suggest questions by which the full truth may be disclosed.

29. We have entered thus far into details respecting this examination, because we are fully convinced that, unless the Collectors effectually descend into details, you will never obtain accurate information, and because we are equally convinced

that, unless you prescribe specific details, the Collectors will never undertake them, but will continue to perform the duties of their office in that summary and superficial way of which there is too much reason to complain. We are aware, however, of the disadvantages under which, at this distance, we endeavour to conceive a process of detail, and leave all suggestions of this kind fully open to your deliberation.

30. In the duties which are prescribed to the kanungo, provisions of considerable efficiency are made for detecting the frauds of the zamindars upon Government; but we see very little in those duties which has any tendency to afford protection to the raiyats. We have no doubt that this is a part of your arrangements which will be found susceptible of very great amelioration, and we trust that by this time your experience will have added to your means of rendering the measure complete. The great end of the kanungo office is to make the accounts of the patwaris useful. This is not to be done by merely receiving and preserving them. Two previous conditions are necessary—that the accounts of the patwaris contain all the requisite points of information, and that it be true information. The information which the patwari accounts ought to contain is simple; it is information of what is due and what is paid by the raiyats to the zamindars, and of what is due and what is paid by the zamindars to Government. To find securities for making this information true, is, as it has been justly described by you, most difficult. You are of opinion that much advantage may be derived for this purpose from the agency of the kanungos; and if the fidelity of the kanungos can be secured, and if an appropriate line of duty is prescribed to them, there can be no doubt of the fulfilment of your hopes. These two, therefore, are the objects to which your most strenuous attention is required, and the abilities of your most experienced servants should be called in to your aid in devising a system of means for the accomplishment of so important an end.

Enclosure 17 in No. 2.

MR. CHAMBERLAIN'S *letter, dated 18th April* 1819, *to Board of Revenue; Board's letter, dated 18th May* 1819, *to* MR. CHAMBERLAIN; *and Board's Resolution, dated 11th June* 1819, *regarding the salary of, and forms of accounts to be kept by, patwaris.*

Dated Dinajpur, the 18th April 1819.

From *R. Chamberlain, Esq.*, Secretary, on deputation, to *George Ward, Esq.*, Secretary to the Board of Revenue, Fort William.

THE offices of kanungo and patwari being so intimately connected with each other, that the beneficial results looked to from the re-establishment of the former must in great measure depend on the degrees of efficiency and success with which the reforms in the latter may be carried into effect under the provisions of Regulation XII. of 1817, extended to the province of Bengal by Regulation I. of the current year, I beg to submit the following remarks on the subject of the patwari office for the consideration of the Board of Revenue.

2. The Regulation above quoted clearly points out the situations and manner in which patwaris are to be appointed, and judiciously guards against any material innovation on established usage either in regard to the nomination of these officers, or to the mode in which their salaries or other allowances and emoluments of office are to be paid; but it may be satisfactory to the Board to know in what mode, by whom, and on . . . what scale patwaris are usually paid, and to establish, as far as may be practicable, uniformity in their forms of account.

3. In the Western Provinces, including Benares and Behar, the expense of the patwari more generally falls on the raiyats; sometimes it is exclusively borne by the landholder, and often mutually by both; if paid by the raiyats the amount is usually levied by a cess of half, three-quarters, or an anna on every

every rupee of revenue paid by them, or when paid in kind, by one seer of grain on each maund produced, or by five seers at each harvest on every plough in the village. If the patwari be paid by the landholder, it is either by land or a monthly salary, and sometimes both, the raiyats usually presenting a small present (optional) either at the harvests or on receiving the farkhuttee (annual acquittal). When both parties contribute to the expense, the preceding modes of payment prevail, but in a lighter degree on each. The amount of salary or other emolument receivable by the patwari depends, of course, on the extent of resources of the village he may superintend, but from Rs. 2 to Rs. 5 monthly may generally be calculated on, or a charge of from 3 to 5 per cent. on the amount collections.

4. In Bengal, or in those districts in which I have had opportunities of making inquiry, the patwari appears to be paid by the landholders almost generally either by a fixed monthly salary or by commission on the amount collections of the estate under his superintendence, receiving from each raiyat a small present in cash or kind, either at the time of executing the patta or giving the annual acquittal; this, however, is entirely optional with the latter, though usually observed.

5. From my own inquiries in 35 estates taken indiscriminately in this district, and situated in the parganas of Noorpoor, Punjra, Deora, Suntose, and Sooltanpoor, I find the patwaris are paid exclusively by the several landholders, by a commission of 3 per cent. on the amount collections in 8 villages and 3½ per cent. in 27 villages. The collections from these estates, respectively, amounting to from Rs. 600 to Rs. 1,800, yield a monthly allowance to these officers of from Rs. 1-8 to Rs. 4-8, exclusive of their fees from the raiyats. Some patwaris, however, have the superintendence of much more extensive estates, keeping muharrirs to assist them. In such cases their receipts and allowances are, of course, proportionately great.

6. Patwaris, as far as I have yet ascertained, appear to be kept up almost generally in this district, and, from the simple mode in which they are usually paid, I should conceive the acting collector will meet with no difficulty in regulating, according to pargana usage, the amount of salary or commission to be received by such officers in villages to which they may yet remain to be nominated.

7. The forms of account used by the patwaris here appear by no means so perfect as they should be; for instance, the total quantity and descriptions of land comprising each village are not stated, only an account raiyatwar of such lands as are in cultivation. I, therefore, beg to submit, for the approval of the Board, the accompanying forms of account in Persian and Bengali, which correspond with those used in the ceded and conquered provinces in Benares and Behar, and which, I think, may be introduced gradually in the districts of Bengal with great advantage. The accounts are quite simple and perfect, and are as follows:—

1*st*.—First Rukhabundee, or statement of the total quantity and descriptions of land comprising the village.

2*nd*.—Pymaish Nugdee Asameewar (supposing a part of the village pays in kind and a part in cash, which commonly occurs). A statement agreeably to measurement of the quantity of land cultivated by each raiyat, for which cash payments are made, with the descriptions of cultivation and produce.

3*rd*.—Hissaub Nugdee Asameewar. A statement of the rates per bigha and total demand against each raiyat for the lands in statement the second.

4*th*.—Seah Amudunee Asameewar. Statement showing the daily payments made by each raiyat on account of the demand in statement the third.

5*th*.—Terij Khuttaunee Wussoolee Nugdee Asameewar. Statement exhibiting the dates and total amount paid by each raiyat on account of the demand in statement the third.

6*th*—Jama Wassil Baqee Nugdee Asameewar. The demand, receipt, and balance against each raiyat on account of the land in statement the second.

7*th*. Khasra Buttaee Pusl Bhudwe Asameewar. A statement exhibiting the quantity of land cultivated by each raiyat which pays in kind, with the description, quantity, and division of produce.

8*th*.—Khasra Buttaee Pusl Khureef Asameewar. A corresponding statement to the preceding of the Khureef cultivation.

9*th*.—Khasra Buttaee Pusl Rubee Asameewar. A corresponding statement to the preceding of the rabi cultivation.

10*th*, 11*th*, and 12*th*.—Similar accounts to the preceding of the several harvests of two dependent villages, taluks.

13*th*.—Hissaub Saltamaum Asameewar. Annual account of each raiyat's cultivation of lands which pay in kind, as stated in Nos. 7, 8, and 9, specifying the description and amount of produce at each harvest, with the nirik or price at which the proprietor's share of produce is commuted for cash payments. At the back is the khuttaunee or account of the total of each item.

14*th*.—Jamabandi Terij Saltamaum. An account of the annual produce of the village, both nugdee and bhualee, with the amount of each harvest.

15*th* and 16*th*.—Similar accounts to 13 and 14 of the dependent villages.

17*th*.—Jamabandi Terij Saltamaum. An account of the total annual produce of the original and dependent villages, nugdee and bhualee, with the amount of each harvest.

18*th*.—Jamakhurch Saltamaum. An account of the annual collections and disbursements of the whole village.

8. The only alteration necessary to adapt these forms to the several districts in Bengal is to insert the names of the Bengal seasons in lieu of those of Behar, and which, I believe, has been done in the counterparts in Bengali.

Enclosure 18 in No. 2.

Dated Dinajpur, the 18th May 1819.

From *George Ward, Esq.*, Secretary to the Board of Revenue, Fort William, to *R. Chamberlain, Esq.*, Secretary, on deputation.

I AM directed to acknowledge the receipt of your letter and its enclosure of the 18th ultimo, and to acquaint you that the Board entirely approve of the forms of the patwaris' accounts which you propose for general adoption. You will be pleased to furnish the Acting Collector of Dinajpur with copies of them, together with such suggestions with respect to their introduction and for the modes of remunerating the patwaris in cases where the appointment of them may become his duty, as may appear to you expedient with reference to the usage of the parganas in which he may have to nominate them.

The several collectors under the Board's authority will be furnished with copies of the forms of patwaris' accounts, with instructions to report whether they can be introduced in their several districts, and in what respects they differ from those already in use. They will likewise be required to supply information with respect to the modes and rates of remuneration of the village officers of account now prevailing.

PUNJAB LAND ALIENATION REPORT FOR 1905.

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ANNUAL REPORT

OF THE

WORKING OF THE PUNJAB ALIENATION

OF

LAND ACT, XIII OF 1900.

For the year ending 30th September 190

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Sole Contractors for Printing to the Punjab Government.

1906.

imposition of a time limit, upon the expiry of which the mortgage would automatically be redeemed. The Lieutenant-Governor would be glad if the Financial Commissioner when he has considered these questions would report his conclusions in a separate reference.

5. It appears that the examination of statistics made in paragraph 4 of last year's review was stultified by the existence of a printer's error. This year, comparison with the figures of previous reports is rendered difficult by the exclusion of all transactions prior to the 8th June 1901 in all the statements except No. II and columns 20 and 21 of Statement No. I. It appears, however, from the figures in these columns that there has been a fall in the total area under mortgage, though the fall is quite a small one. A thousand fewer exchanges and gifts were registered than in the previous year, representing a lakh of acres, of which 82,000 were accounted for by the cessation of 'killabandi' operations in Montgomery. As above remarked, no conclusions can be drawn from the decrease in usufructuary mortgages and sales on last year's figures, but the large increase in the number of redemptions is satisfactory, even though, no doubt, redemptions followed by remortgages are numerous. The average amount of mortgage money discharged, which shews a slight rise, is still much lower than the amount for which land appears to be mortgaged and the explanation is not far to seek. At the same time while the area of property sold has continued to decrease, the average price has increased and the anticipations that the Act would depreciate land shew no signs of being fulfilled.

6. Business under the Act remained practically stationary, but there was a great rise in institutions in Jullundur, Ludhiana, Gujrat, Rawalpindi and Muzaffargarh. The pending files in Sialkot and Rawalpindi seem heavy.

7. The Lieutenant-Governor has read with much interest Sir Lewis Tupper's observations on the effect of the Act upon trade and credit. The contraction of extravagant expenditure on the part of zamindars, besides being a wholesome feature of the results of the Act, has no doubt set free a considerable amount of capital, which might be devoted to developing Indian industries, and there are signs that the money-lending community are now beginning to turn to more profitable and legitimate spheres of commercial enterprise than the exploitation of the zamindar. If, as has been proposed, the duties of Government with regard to trade and commerce are now concentrated in one bureau and placed under the charge of the Director of Land Records more light will be thrown on this movement, and Government will continue to watch it with interest.

ORDER.—Ordered that the above remarks be printed and circulated with the Report, also that they be published in the *Punjab Government Gazette*, be communicated to the Financial Commissioner, Punjab, and forwarded to the Government of India, Revenue and Agricultural Department, with the usual number of spare copies of the Report.

By order of His Honour the Lieutenant-Governor,

E. D. MACLAGAN,

Offg. Chief Secretary to Government, Punjab.

Punjab Government Press, Lahore—11-4-06—1718—377—C. L.

No. 103.

FINANCIAL COMMISSIONER'S OFFICE :

Dated LAHORE, *the* 12*th February* 1906.

FROM

L. H. LESLIE-JONES, ESQUIRE,

Senior Secretary to Financial Commissioner, Punjab,

To

E. D. MACLAGAN, ESQUIRE,

Chief Secretary to Government, Punjab.

SIR,

I AM directed to forward the Annual Report on the working of the Alienation of Land Act during the year ending 30th September 1905.

I have the honour to be,

SIR,

Your most obedient servant,

L. H. LESLIE-JONES,

Senior Secretary to Financial Commissioner, Punjab.

(Maximum limit of the Report 15 Pages).

ANNUAL REPORT

OF THE

WORKING OF THE PUNJAB ALIENATION

OF

LAND ACT XIII OF 1905.

FOR THE YEAR ENDING 30th SEPTEMBER 1905.

PART I.—The Working of the Act.

SECTION I.—PRELIMINARY.

IN this report, unless the contrary appears from the context, the word "zamindar" will be used as the equivalent of "member of an agricultural tribe" and the word "agriculturist" will be used only in the technical sense given to it by the Act.

Working of the definitions.

2. Many of the District Reports refer to the desirability of abolishing the statutory agriculturist, and in some cases it appears either that the definition is not yet fully understood by the people, or that there is a difficulty in its application. In view, however, of a proposed amendment of the Act, which will, if passed, abolish the 'agriculturist,' it does not appear to the Financial Commissioner necessary to discuss questions relating to this matter which have been mentioned in the District Reports.

Occupancy rights.

3. In a judgment, to which reference was made in paragraph 4 of last year's Report, the Chief Court held that the word "land" as defined in Section 2 (3) of the Act included occupancy rights in land. As the result of this decision a question was raised by the Settlement Officer of Rawalpindi as to whether the creation of occupancy rights was a lease or a permanent alienation. The Legal Remembrancer gave the opinion that a sale of occupancy rights amounts merely to a conveyance of leasehold rights for a consideration; and he would apparently have also held that the creation of such rights by a landlord in favour of a tenant is a lease and not a permanent alienation. The Hon'ble Judges, to whom the matter was referred, were unwilling to discuss in detail a matter which might come before them judicially, but the majority of them were not disposed to agree with the Legal Remembrancer's opinion, and they held that the creation of occupancy rights is a permanent alienation of "land" which must therefore be regulated by the provisions of Section 3 of the Act. In accordance with the view held by the Hon'ble Judges the Officiating Financial Commissioner, the Hon'ble Mr. Gordon Walker, issued a Circular Letter No. 6044, dated 16th October 1905, which is printed as Appendix No. 50 to this Report. Sir Lewis Tupper has since recommended that the view of the Hon'ble Judges should be covered expressly by an amendment of the Act. It is consistent with their decision that "land" as defined in the Act shall include a right of occupancy and it may prove useful should resort be had by zamindars for the purpose of evading the Act to the expedient of permanently alienating occupancy rights to banias in lieu of the whole proprietary right. Where no such evasion is intended and landlords merely give clearing tenants occupancy rights in a customary way the sanction necessitated by Section 3 (2) should, if the tenants are not members of agricultural tribes, be freely accorded. In the Rawalpindi Report and the Commissioner's remarks thereon a question is raised, whether the definition of "agriculturist" should be extended so as to include the *Mukarraridars* of the Rawalpindi (and it may be added) Attock districts in the class of occupancy tenants from whom agriculturists derive their status. The *Mukarraridar*, as the

Commissioner, Mr. Meredith, rightly notes, is not an occupancy tenant as he has superior rights, short of full proprietary right. It is in Sir Lewis Tupper's opinion unnecessary to extend the definition in this behalf; first because, as the Commissioner observes, the suggestion is for consideration only if the agriculturist is not abolished and, secondly, because the present definition includes hereditary tenants as well as occupancy tenants, and were the question to arise in a concrete case it would probably be held that *Mukarraridars* are hereditary though not occupancy tenants. But for the purpose of bringing land held in occupancy right or otherwise as a permanent tenancy under the definition of "land" of which it is necessary to restrict the permanent alienation it is no doubt advisable to consider the *Mukarraridar* status. The point will be taken up by the Financial Commissioner in connection with the other amendments of the Act which he has proposed.

Adhlapi transaction.

4. The Deputy Commissioner of Muzaffargarh is dealing quite rightly with adhlapi transactions, in which a man secures proprietary right in part of a holding, in reward for clearing the whole as permanent alienations. Such transactions are economically good, and when sanction is required and the transaction is a *bonâ fide* one there should be no hesitation in giving the necessary permission. The subject was fully discussed in paragraph 3 of the Report for the year ending 30th September 1901.

Alienation of occupancy rights to landlords.

5. A reference was made in paragraph 4 of last year's Report to an anomaly, which arose out of the Chief Court's decision that occupancy rights on land, namely that while a zamindar occupancy tenant holding under a bania landlord cannot alienate his rights to his landlord without the sanction of the Deputy Commissioner under the Act of 1900, his landlord can prevent him from selling his rights to any one else, *vide* Section 53 of the Tenancy Act. The Act is not, however, intended to prevent alienations by a tenant to his landlord, and accordingly in his Circular Letter No. 6043, dated 16th October 1905, which is printed as Appendix No. 49, the Officiating Financial Commissioner, the Hon'ble Mr. Gordon Walker, directed that sanction should always be given in such cases, when required under Section 3 (3) of the Act irrespective of the tribe or calling of the landlord.

Gifts for religious purposes.

6. Cases in which fictitious gifts for religious or charitable purposes have been made a cloak for attempted evasions of the law have been very rare. Most districts report that no such cases have come to light. The Deputy Commissioner of Rohtak, however, reports that some such spurious gifts are made and he thinks it would be an advantage if such transfers are included in the term, permanent alienation, and the exception made in Section 2 (4) of the Act abolished. The Commissioner thinks the suggestion is worthy of consideration, and the same view is apparently taken by the Commissioner of Lahore.

7. The subject of these gifts is also noticed in the Karnál, Gurgaon, Hoshiárpur, Jullundur, Ludhiána, Lahore, Gurdáspur and Siálkot Reports in connection either with attempted evasions of the Act or with mistakes in its application. It appears to be a usual practice for cases of this class to be submitted to Deputy Commissioners for orders and the Financial Commissioner thinks that this practice is sound and he will prescribe it by Circular. But he does not think that any amendment of the law is required in this behalf. If only the cases are brought to notice the attempts at evasion do not seem at all difficult to detect. The freedom from restriction of *bonâ fide* gifts for religious or charitable purposes is quite in accordance with popular sentiment, was allowed as a concession to the opponents of the Act, and, in Sir Lewis Tupper's opinion, does no harm and does not interfere with its policy. But it is necessary to see that the particular transaction is a gift and not a disguised sale, and that the purpose is really a religious or charitable one. This the Deputy Commissioner should do on perusal of the case when submitted to him. He has full power to hold that the transaction is not a gift or not made for a prescribed purpose; and if he so holds, he should treat it like any other transaction to which the Act applies. Thus in the Sialkot District certain gifts to village menials were rightly excluded from the freedom allowed by the definition because they were not made for a charitable or religious purpose. Similarly in the Jullundur District gifts to *Mirasis* or

Nais on the birth or betrothal of a son were treated as remuneration for services. Cases which have occurred elsewhere and in which consideration really passed but was concealed require no comment. The Commissioner of Lahore remarks that only a Civil Court can finally decide whether a gift is *bonâ fide* for a religious or charitable purpose. No doubt the Civil Court would be competent to entertain the question if it came before it; but as a consequence of Section 21 (1) of the Act it would have no jurisdiction to interfere with the order of a Deputy Commissioner under the Alienation of Land Act deciding, for the purposes of that Act, that any particular transaction was or was not a *bonâ fide* gift for one of the prescribed purposes. For all practical purposes connected with the working of the Act the Financial Commissioner thinks this is quite sufficient.

Definition of 'ancestor.'

8. During the year under report the Financial Commissioner had occasion to rule that the term 'ancestor' in Section 2 (1) of the Act should be construed to include uncles and grand-uncles. The point will have no importance once the statutory agriculturist is abolished.

9. A curious passage occurs in the Kángra Report. The Deputy Commissioner writes:—"In Kulu a non-agriculturist outcasted frequently becomes a member of an agricultural tribe. This is particularly noticeable when the man has been outcasted for marrying a woman of a tribe reputed lower than his own." Sir Lewis Tupper does not understand this and the Deputy Commissioner should report what is meant. The explanation may be interesting, as it is known that the social barriers between tribes are not so rigid in Kulu as in most parts of the country.

Notifications.

10. No agricultural tribes have been notified in the new Lyallpur District, but the question is under the consideration of the Settlement Commissioner. Apparently, however, there have been no undesirable alienations by colonists whose conditions allow them to alienate. The great majority of them are debarred from alienations by Act III of 1893.

A draft Notification of the agricultnral tribes in the Attock District, which is merely an extract from the existing notifications regarding Rawalpindi and Jhelum, has been submitted to Government.

Section II.—Permanent Transfers.

Working of instructions.

11. It is a satisfactory feature of the present reports that they contain little under this head that requires comment. The instructions conveyed in paragraph 11 of the Financial Commissioner's Circular letter No. 3441, dated 5th June 1901, continue to work well. The Commissioner of Delhi is, however, apparently inclined to take exception to the injunction that sanction may be given to alienation of land in cases where indebted zamindars owning mortgaged land desire to sell a part of it in order to raise money to redeem the whole or part of the rest. A case which came before him in a district which is not named involved the transfer of a considerable area from an agricultural family, and he thinks that the indiscriminate application of the instructions is to be guarded against. In this the Financial Commissioner agrees, but he does not think that amplified instructions are necessary. The object in view will be sufficiently attained if it is borne in mind that even in such cases the transfer must be one which is really advantageous to the vendor, and that the sale to a member of a non-agricultural family should only be sanctioned when no member of an agricultural tribe is ready to offer a fair value for the land. From a remark made by the Commissioner of Lahore it appears that the necessity of obtaining the Commissioner's sanction to a sale in favour of a money-lender has not always been remembered in the Lahore District.

Irregular registration.

12. The Commissioner of Delhi notices a case reported from the Ambala District, in which a Sub-Registrar apparently registered a deed of sale executed by a Jat in favour of a Khatri, though he brought the matter to the notice of the Deputy Commissioner. The Commissioner rightly remarks that in registering such a deed the Sub-Registrar infringed the provisions of rule I (*a*) published with Punjab Government Notification No. 44, dated 8th November 1901, which were explained by the Inspector-General of Registration in his Circular No. 9 of 15th November 1901. The document should have been returned unendorsed with instructions that a copy of the

Deputy Commissioner's order of sanction was required. The Sub-Registrar's mistake was apparently not realised by the Deputy Commissioner. The Commissioner should now point out to them the proper course of action.

Eligible purchasers.

13. The inquiries for eligible purchasers appear to be generally sufficient. The only comment the Financial Commissioner has to make is that more use might probably be made of the zaildar agency. The Siálkot Report is the only one in which it is mentioned that zaildars are used at all for this purpose. The Deputy Commissioner of Gujrát remarks that it is very seldom that a zamindar of the village or of the tribe to which the vendor belongs comes forward with a reasonable price. If zamindars are not willing to pay for land prices as high as may be offered by banias one reason probably is that suggested by the Deputy Commissioner of Shahpur, who makes a similar remark, namely, the fear that the land is subject to some lien, and that even if possession can be obtained the title will not be good. Another reason may often be that the price which the purchaser is prepared to pay represents a debt due to him with accumulated interest and much exceeds the true market value.

Applications from Native States.

14. But few applications have been made for leave to alienate land permanently to subjects of Native States or to residents of provinces adjoining Punjab districts. In a case which occurred in the Hissar District, where the alienee was a resident of Patiala, sanction was refused, but the reason is not stated. In the Ludhiana Report it is remarked that a few unauthorised mutations relating to cases of this description were sanctioned by Tahsildars but cancelled by the Collector. In Ferozepore an application for leave to sell land to a resident of the Faridkot State was dismissed in default.

Investigations by Revenue Officers.

15. The Financial Commissioner has examined further the suggestion made by the Deputy Commissioner of Dera Gházi Khan, to which reference was made in paragraph 7 of last year's Report. After taking the opinions of Revenue Officers he considered it desirable to empower an investigating Revenue Officer to make a full report to the Deputy Commissioner, both as to the circumstances of permanent alienations which have been made in contravention of the provisions of the Act, and as to the wishes of the parties in the event of the Deputy Commissioner's sanction being refused. The necessary instructions have been embodied in a Circular letter No. 181, dated 10th January 1906 (printed as Appendix No. 51 to this Report) in amendment of paragraph 2 of Financial Commissioner's Circular No. 4, dated 9th September 1903. It was not considered necessary to amend the rules published in Punjab Government Notification No. 23 S., dated 22nd May 1901. No other suggestion for their amendment has been made, and the rules appear to be working quite satisfactorily.

Section III.—Temporary Alienations of Land.

Mortgages under Section 6 (1) (c).

16. The present Deputy Commissioner of Hissar is in favour of the proposal made by his predecessor, to which reference was made in paragraph 9 of last year's Report, that a form of mortgage should be authorized whereby the mortgagor might be permitted to occupy the land as tenant of the mortgagee paying him a rent in kind. The form of mortgage allowed by Section 6 (1) (*c*) is apparently being tried, as the Deputy Commissioner remarks that mortgagees will not often agree to it. The mortgagee is, however, generally willing to allow a mortgagor under Section 6 (1) (*a*) to cultivate the land himself on payment of a rent in kind. The Commissioner of Delhi is in favour of authorizing a new form of mortgage, which would admit of the payment of a rent in kind but would otherwise follow the conditions prescribed by Section 6 (1) (*c*). The Financial Commissioner discussed this subject in paragraphs 8 and 9 of the last Annual Report and said in paragraph 33 of the same Report that possibly another form of mortgage should be allowed to zamindars. He does not quite agree with Mr. Gordon Walker that we should proceed on the basis of revising form (*c*), because that form prescribes no term for the automatic redemption of the mortgage; and if the mortgagor is to remain on the land as its permanent tenant he should not have a less favourable status than form (*c*) provides. But Sir Lewis Tupper would himself be even now prepared to hold that where there is a usufructuary

mortgage in form (*c*), and the mortgagee therefore obtains possession of the land and is entitled "to receive the rents and profits of the land in lieu of interest and towards payment of principal" it is quite open to him to let the land, if he so desires to his mortgagor on such terms as may be agreed upon. This could be done by a lease separate from but framed in continuation of the mortgage-deed : and the Financial Commissioner sees no reason why the Deputy Commissioner should not advise the parties accordingly when bringing mortgages into accordance with the Act under Section 9 (1). If, however, this is all legal and expedient it would simplify procedure and save the parties trouble and expense if the lease to the mortgagor were included in the mortgage-deed, which could be done only if the Local Government declared the condition admissible under Section 8 (1) (*c*). It will be observed that this proposal leaves form (*a*) as it is and detracts in no way from the favourable position of the mortgagor under that form, the mortgage still being automatically redeemed in twenty years at the most. It gives the mortgagor the additional advantage of remaining in possession as a tenant. Whether the lease to him by the mortgagee should be for the term of the mortgage or merely from year to year, giving him the status of a tenant-at-will, is a point for consideration if the proposal is elaborated in detail. If the Lieutenant-Governor is disposed to share the Financial Commissioner's views on this subject the Legal Remembrancer will be consulted and the advice of some selected officers asked and the result reported to Government. There is no question here of amending the law, as any action that may be found necessary could be taken either under Section 6 (1) (*d*) or under Section 8 (1) (*c*) or under both utilised simultaneously.

17. The Deputy Commissioner of Shahpur states that mortgagees who accept mortgages under Section 6 (1) (*a*) often try to reserve their right to compensation for improvements, a condition which the Deputy Commissioner considers undesirable. A condition of this nature is not, however, covered by the Act, and under Section 8 (2) of the Act would be null and void. Where it is inserted the Deputy Commissioner can strike it out under Section 9 (1).

Working of rules.

18. The rules published under Punjab Government Notification No. 23 S., dated 22nd May 1901, are apparently working well in the case of temporary alienations.

Evasions.

19. A remark was made in paragraph 10 of the last Report that in cases where the Revenue Officer refuses a temporary alienation, but his order is disregarded and the alienee remains in possession, these facts should in some way be brought on the record. The Lieutenant-Governor also desired that some means of obtaining a record of the area so transferred might be devised. The question was accordingly examined, but the Officiating Financial Commissioner concurred with the Settlement Commissioner and Director of Land Records in thinking that such transactions should be entirely ignored so far as the revenue papers are concerned, as any recognition in our records would be thought to be an encouragement to leave things as they stand. This view has recently been accepted by Government who remarked that the endeavour to obtain exact statistics of the areas transferred by mortgages of the above description should be dropped as likely to lend an air of validity to the transactions. The view was, however, also expressed that the subject is one which should receive the close attention of District Officers and their assistants who may be able in the course of their inspections to gain an idea of the extent to which irregular mortgages prevail, and it was asked that the point might always be examined in the Annual Reports. These orders were received after the present District Reports had been prepared, but the necessary instructions for the future guidance of District Officers will now be issued.

20. The only Deputy Commissioners who mention that the provisions of Section 11 are being utilised or are likely to be utilised in attempted evasions of the Act are those of Ferozepore, Gurdaspur, Lahore and Multan. Thus in Lahore it is stated that leases are given for twenty years in payment of outstanding debts on the understanding that "the lessor shall remain liable both for the land revenue and for compensation for improvements made by the lessee; the intention of the lessee being to force the lessor to grant a new lease on the expiry of the term." Whether this understanding is entered in the lease is not stated, but in any case the lessee would have no lien on the land on the expiry of the first term, and if the lessor refused to renew the lease, the lessee's only remedy would be a civil action for the money.

21. The Multan cases are analogous to those reported last year from Dera Gházi Khan, the main feature of them being the inadequacy of the consideration for the leases which cloak disguised mortgages. In a case reported from Muzaffargarh a money-lender is in possession of land of his debtor, the consideration being his willingness to forego a suit on a simple bond during such time as he remains in possession. He can, however, at any time be ejected by the owner whose remedy lies in his own hands. The Deputy Commissioner of Ludhiána mentions that cases have occurred where leases for twenty years have been granted of land required for building purposes on which factory sites have been built. In such cases he would have sanctioned applications for permanent alienations had they been made. He thinks, however, that in such cases leases for ninety-nine years might be allowed. If as seems certain, the lessees wish to retain the land permanently, they should induce the lessor to apply for permanent alienation. At present their position is most insecure. But the proposal to extend the term of lease admissible does not commend itself to the Financial Commissioner. It would open wide the door to possible evasions in cases where the purpose of the parties was other than that given, and it would be inconsistent with one of the principles of the Act which everywhere treats an alienation for more than twenty years as a permanent alienation.

22. Practically therefore there is nothing new to record on this subject. In this connection, I am to quote paragraph 11 of the Financial Commissioner's letter No. 943, dated 21st December 1905, regarding the amendment of the Act. When that paragraph was written Sir Lewis Tupper had not read the present reports, but there is nothing in them which would induce him to alter the view then recorded as follows:—

"A list of evasions is given in paragraph 11 of the Land Alienation Report for 1904. Mr. Gordon Walker called for and examined the cases which had occurred in various districts as was proposed in that paragraph. He came to the conclusion that none of them could be made the basis of any legislation, and they were returned to Commissioners. In evasions where there is simply fraud and the alleged mortgagee is a man of straw while the real mortgagee in the background finds the money, we must, Sir Lewis Tupper thinks, leave the Courts to deal with the matter. So also where bonds are given in contravention of the Act, as, for instance, to repay the whole of the principal on the expiry of the term of the mortgage, to execute a fresh mortgage after the expiry of the twenty years allowed by the Act, or to secure a concealed mortgagee against fraud upon him by his fraudulent representative, we must assume either that the Courts will disallow the transaction, or that if a Subordinate Court fails in this respect, the power now proposed to be conferred on the Deputy Commissioner to apply to the Appellate Court for revision will, in the great majority of cases, ensure that the provisions of the Act shall be upheld. One very mischievous form of evasion that has come to notice is that the parties file a collusive suit and then offer a compromise, including a permanent transfer from a *zamindar* to a *bania*, in contravention of the Act. The Court confirms the compromise and the transfer, though opposed to law, has the support of a decree. This case too, it is anticipated, could be met by the Deputy Commissioner's power to apply for revision; it could, and probably would, be brought to his notice through the mutation procedure. Evasions which consist of attempts to unduly prolong the term of any mortgage, lease or farm should be checked by the application of Section 12 (2). Thus after careful consideration Sir Lewis Tupper has at present no suggestions to make, for the amendment of the law with a view to prevent evasion beyond the very important recommendation contained in proposed new Section 21-A."

23. The proposed new Section 21-A follows Section 27 of the Punjab Pre-emption Act, and enables the Deputy Commissioner to apply to an Appellate Civil Court for an order revising the decree or order of a Subordinate Civil Court which appears to him to be contrary to the provisions of the Act. Reference to this point was first made in paragraph 10 of last year's Report.

IV.—General Provisions.

The position of mortgagees

24. Cases falling under Section 9 (2) are still common in the Hissar District, but they must of course eventually disappear. The Commissioner of Lahore is of the opinion that this section

is defective in two respects. The first is that it does not admit of the substitution of a mortgage under Section 6 (1) (*c*). The reason why a mortgage in this form was not included was consideration for the interests of the mortgagee, as the terms of such a mortgage are not so favourable to him as those under Section 6 (1) (*a*). The Financial Commissioner sees no reason to reconsider this point. The second defect is that the section confers no power on the Deputy Commissioner similar to that given by 9 (1) to alter the mortgage of his own motion in cases where the mortgagee is willing to accept a new mortgage, but the mortgagor is unwilling to execute it. All the 26 cases taken up by the Deputy Commissioner of Gujranwala this year ended without the execution of a new mortgage, entirely owing to the action of the mortgagors, who, the Deputy Commissioner thinks, preferred to leave the matter open to the uncertainty of the Civil Courts. This unwillingness of the mortgagor to execute a new mortgage has been noticed before, and it has been dealt with in paragraph 7 of the Financial Commissioner's letter No. 943, dated 21st December 1905, an extract from which is quoted below :—

"*Section* 9.—The amendment here provides for a case which has not been infrequent in practice. The mortgagee who is put to his election asks for a fresh mortgage and the mortgagor refuses to execute one. What then is to be done ?. The proceedings are brought to a deadlock. Sir Lewis Tupper thinks that if the mortgagor will not accept the help we offer him, he must be left to his fate, and that when he has had his chance of help and has refused it, we must allow the mortgage to be foreclosed against him precisely as if Section 9 (2) did not exist. The matter is not very important because in any case the provision is transitory. The case only arises where there is a condition intended to operate by way of conditional sale in a mortgage of land made before the commencement of the Act. In any mortgage of land made after such commencement such a condition is null and void under Section 10. Old mortgages will, however, continue to be dealt with for a good many years to come and the amendment is considered advisable."

The Act and Registration.

25. Delay in registration is seldom caused by the necessity of obtaining the sanction of the Deputy Commissioner. As was remarked last year, sanction is usually obtained before deeds are executed. Nominal fines were inflicted in a few cases in Gujrat (the number is not stated) and in four in Mianwali. The Deputy Commissioner of Shahpur remarks that Sub-Registrars have registered mortgages purporting to be in the form prescribed by Section 6 (1) (*a*) which contain conditions not admissible under that section or under Section 8 (1). It is not stated whether mutation was refused, but presumably this was so. It is unnecessary to discuss registration in its relation to the statutory agriculturist

Local extent.

26. The question of the extension of the provisions of the Act to agricultural land in municipal limits has not yet been reported upon by the Financial Commissioner. From the Lahore Report it appears that about one-third of the area sold in the district in the past year was sold within municipal limits. It was also about double the area so sold in the previous year. The Financial Commissioner agrees with the Deputy Commissioner that this state of things should be checked at an early date.

Extra work caused by Act.

27. There is still a good deal of work entailed by dealing with the conditional sale clause in Hissar and Rohtak, but it is of course transitory. The scrutiny of mutations enjoined by the Financial Commissioner's Circular No. 3, dated 10th August 1903 (*vide* page xx of the Appendix to the Report for 1902-03) is still causing extra work, particularly in Muzaffargarh and Hoshiarpur. The Commissioner remarks of the latter district that the scrutiny does not bring many serious errors to light. Reference has already been made in a preceding paragraph 7 to the necessity of scrutinizing the papers connected with gifts; but the extra work due to the Act is evidently no great burden to District Officers or to their subordinate staff. Most of the former remark that it is insignificant or slight, and it is counterbalanced by the decrease of ordinary mutation work and of suits for rent and ejectment or otherwise connected with the possession of land. In some districts inquiries relating to the status of persons claiming to be agriculturists have involved a certain expenditure of time, but this effect of the Act will cease when the agriculturist is abolished. Applications for sales for the purposes of building sites seem likely to increase, but they will be numerous rather than troublesome.

28. The Financial Commissioner is about to issue Handbooks in vernacular containing a translation of the Act and principal Circulars for the use of the field establishment, and as they become better acquainted with the provisions of the Act the trouble caused by their mistakes should diminish.

Issue of Handbooks.

Section V.—General Remarks.

29. The District Reports show that the popularity of the Act with zamindars and agriculturists is undiminished. Money-lenders still complain and several Deputy Commissioners note that pleaders have suffered a loss of business. The Deputy Commissioner of Hissar reports an increasing tendency on the part of the bania to accept mortgages in forms permitted by the Act, while the Deputy Commissioner of Hoshiarpur thinks this tendency is confined to mortgages in satisfaction of old debts.

Reception of the Act.

30. There is now further evidence of the statement made last year that capital is being drawn into wealthier channels of enterprise, such as cotton factories and wholesale trade. Remarks to this effect are made by the Deputy Commissioners of Hissar, Ferozepore, Rohtak, Jullundur, Sialkot and Gujranwala. This commercial employment of capital is a very important consequence of the Act and accords with present economic tendencies in the Province. The spread of irrigation has been great. Agricultural development is being fostered. Railways are being multiplied. What we must now endeavour to promote is the growth of manufacturing industries; and the diversion of part of the bania's capital from the mischievous exploitation of the zamindar to beneficial investment in manufacture and wholesale trade should be of considerable value in that enterprise. The Financial Commissioner does not doubt that there will always be in the villages banias enough with enough capital to finance the zamindars to the extent of their legitimate needs as peasants. The surplus fund which the banias as a class can now spare for investment in commerce is the amount formerly frittered away in unproductive expenditure on marriage ceremonies and the like under conditions which brought about the ruin of the zamindar by means of his own extravagance.

Effect on trade.

31. There is indeed plenty of evidence that the Act has induced a contraction of extravagant expenditure, and little doubt also that this result of the Act is viewed with no disfavour by the zamindar. On the other hand the money-lender would apparently be quite ready to take advantage of any distress on the part of the zamindar to force high rates of interest upon him. Thus, in Montgomery and Attock, where zamindars have required advances for seed, money-lenders refused to lend money at reasonable rates until confronted with the competition of takavi advances. At the same time, as just implied, the scope for capital in industrial development is not great enough to allow the bania to refuse entirely financial assistance to the zamindars. The Deputy Commissioner of Hoshiarpur says that the bania's advances are now made with care and discrimination, and with reference to the circumstances and position of the client, not as formerly as a device for entrapping the zamindar in the meshes of a complicated debt account with a view to forcing ultimately an alienation of land. Some other interesting remarks of Mr. Fagan's on this subject are subjoined.

Effect on credit.

"They (*i.e.*, money-lenders) are, I think, gradually coming to recognize that (*i.e.*, the Act) has inaugurated in rural economies a new and more healthy era to which their business must conform. The village sahukar has now to exercise discrimination in selecting his clients and in fixing the amount of advances. He can no longer lend with apparent recklessness confident that his advances will be more than repaid in land. At the same time there is, I am confident, much capital in the hands of village bankers which has been drawn in in consequence of the effects of the Act and awaits utilization. A genuine movement for the promotion of native industries which could attract it would be most beneficial. I do not know that there is much which can be done for the money-lenders by State action beyond facilitating and accelerating, as far as possible, the realization of just claims."

On this the Commissioner, Mr. H. A. Anderson, remarks :—

"This movement is at present attracting attention in Hoshiárpur; but the leaders do not command confidence and the general opinion is that it will not retain permanent interest. Capitalists, however, are looking out for new channels for investment and capital is available for the promotion of native industries."

Evasions of the Act.

32. Evasions of the Act are, of course, still attempted. Some of these, such as verbal mortgages falsely alleged to have been made before the Act came into force, can always be checked by careful scrutiny. Benami transactions made through the medium of agriculturists will be stopped by the amendment of the Act if carried, and the same remark applies to the confession in Civil Courts of decrees contravening the Act. In the meanwhile on some cases reported from the Rohtak District the Financial Commissioner has inquired whether the Hon'ble Judges are of the opinion that any general instructions should be issued by them to Civil Courts to prevent compromises in contravention of the Act being supported by decrees.

The extension of the application of the Act to occupancy rights has undoubtedly shut the door to a possible means of evasion, and the case of charitable gifts has been discussed in a preceding paragraph. Cases have occurred of attempts to include illegal conditions in mortgages, but they can always be checked by vigilance. The Deputy Commissioner of Attock reports that menials who have acquired money are attempting to get themselves recorded as members of agricultural tribes with a view to acquiring land, and he suggests that every mutation by which it is proposed to change tribe designation from a non-agricultural tribe to an agricultural tribe should be reported for orders to an Assistant Collector of the 1st grade. This particular form of evasion can, of course, only be attempted by persons who are already recorded in the revenue papers as having rights in land, but there are many such who might use it to defeat the Act, and the Financial Commissioner will consider whether any orders on the subject are necessary. In this connection it may be remarked that the wholesale acceptance by the Deputy Commissioner of Jullundur of the Sheikh Ansaris in two bastis of Jullundur City as Pathans and consequently as members of an agricultural tribe on what appears to be an inconclusive statement made by the Census Superintendent with regard to their descent, appears to the Financial Commissioner to be a much more serious matter. It was not separately reported to the Commissioner, and has only come to light through the present Report, but further inquiries will be made.

Takkavi and rents.

33. Applications for takkavi for seed have perhaps been increased by the Act, but the issue of takkavi has, as has already been remarked, had a tendency to restore matters to an equilibrium. The new method of distributing takkavi locally is, however, likely to have a much more marked effect on the number of applications There has been no fall in rents consequent on the Act. Where rents have fallen, other causes, such as plague and emigration to colonies, are apparently responsible.

Concluding Remarks.

34. The District Reports are forwarded in manuscript for reference if required.

The following new instructions have been issued during and since the year under report. They are numbered from 47, the number of the last appendix to the report for 1903-04 being 46.

Appendix No. 47.—Punjab Government Notification No. 68, dated 4th April 1905, making an addition to Rule II (2) of the Rules published in Punjab Government Notification No. 23 S., dated 22nd May 1901.

Appendix No. 48.—Directs the exclusion of all figures relating to transactions which took place prior to 8th June 1901, from certain statements for the year ending 15th June 1905, attached to the Alienation Report for 30th September 1905.

Appendix No. 49.—Directs that when an occupancy tenant proposes to alienate his land to his landlord and sanction is required under Section 3 (2) of the Act sanction should always be given as a matter of course, irrespective of the tribe or calling of the landlord.

Appendix No. 50.—Directs that as the creation ofoccupancy rights by a landlord is a permanent alienation it should be dealt with in accordance with the provisions of Section 3 of the Act.

Appendix No. 51.—Amends paragraph 2 of Financial Commissioner's Circular No. 4 of 9th September 1903.

Appendix No. 52.—Contains instructions regarding cases where the parties to a temporary alienation which contravenes the Act ignore the order of the Revenue Officer refusing the mutation.

Concluding remarks.

35. No summary of this Report appears necessary this year. The leading features of the situation have been set forth in the last few paragraphs; and Sir Lewis Tupper has fully explained in a separate communication from which some quotations have been made the points on which some amendment of the Act seems to him to be required.

PART II.—Analysis of Statements.

Statement No. I.

Revision of statements.

36. In paragraph 4 of the Review on last year's Report it was remarked that the conclusions to be drawn from the statements appended to the report were somewhat vitiated by the inclusion in them of figures for the period preceding 1901, owing to transactions belonging to that period having been brought on record during the year. The Financial Commissioner was accordingly asked to consider whether in one or other of the statements the areas transferred prior to the 8th June 1901, though not shown as transferred till the year under report, could be shown separately from the other areas recorded as transferred in that year. On examining the question the Financial Commissioner found that it would be necessary to duplicate all statements except Statement No. II; and after consulting the Director of Land Records, who reported that if any change was to be made it was necessary that orders should issue immediately, Mr. Gordon Walker, following a suggestion which had been made by Sir Lewis Tupper, directed that in compiling the present returns all transactions prior to 8th June 1901 should be excluded from all statements except Statement No. II and columns 20 and 21 of Statement No. I. This has accordingly been done, and it is in the Financial Commissioner's opinion the most direct method of securing the desired object.' From next year it will be possible to compare the returns with those for the year under report without any disturbing element. The figures for the present Report cannot of course be compared exactly with those of 1903-04, but this could not have been done, even if they had been compiled on the old system, by which both would have been inherently vitiated.

Gifts and exchanges.

37. The number of gifts and exchanges shows a small decrease from 22,901 to 21,888, but the area transferred has fallen from 212,281 acres to 111,308 acres. This decrease is mainly due to cessation of exchanges consequent on killabandi in the Montgomery District. An increase of exchanges in Gujránwála is, on the other hand, due to killabandi operations. No districts now show very large figures under this head and they do not require further comment.

Mortgages.

38. The number of mortgages including transfers by order of a Court has fallen from 87,238 to 80,380 and the total and cultivated area from 261,972 and 206,724 to 237,026 and 194,738 acres. The average area affected by such transactions which rose last year has slightly fallen in the year under report, but the proportion of the cultivated to the total area has risen. Gurgaon, Kángra and Ferozepore now show increases of 2,340, 1,838 and 6,676 acres, respectively. The principal decreases in the area transferred have been in acres in Karnál 4,765, Hoshiárpur 12,228, Jullundur 1,512, Ludhiána 1,097, Lahore 2,112, Gurdáspur 1,903, Gujránwála 1,280, Shahpur 1,912, Jhang 5,306, Muzaffargarh 2,062, and Dera Gházi Khan 2,684. The variations in other districts are less than 1,000 acres. The largest increase is that of Ferozepore. Here the Deputy Commissioner remarks that "temporary alienations for periods under twenty years are now frequently made." A number of cases have also occurred in which the conditional sale clause has been struck out and the mortgagees have obtained decrees for possession, mutation following during the year under report. It

seems doubtful whether these transactions should have been included in the returns. In Gurgaon the increase is due to the transfer by the order of a Court of $\frac{8}{8}$ths of one village. The Kángra figures are vitiated by the fact that no mutations were written up during the last $4\frac{1}{2}$ months of the preceding year. The present figures therefore represent returns for $16\frac{1}{2}$ months. As compared with the figures for 1903, there has been a decrease in mortgages in Kángra.

The most considerable decrease is in Hoshiárpur. It is not explained in the Deputy Commissioner's Report, but is most probably due to the omission of mortgages affected before the commencement of the Act. The fall in Jhang is attributed by the Deputy Commissioner to the formation of the Lyallpur District where, however, there has only been one transaction concerning 225 acres, and to the depreciation of the value of land caused by the Act. It may more properly be attributed to the prosperity already induced by the Chenáb Canal and that anticipated from the Jhelum Canal. The revision of records in Karnál led to an increase of 4,343 acres last year, and the present decrease of 4,765 acres brings the figures to very much what they were in 1902-03.

In Rohtak it is stated that mortgages to banias have practically ceased; but in Hissar, where there is a slight increase, the Deputy Commissioner thinks that the aversion of the bania from mortgages on land is gradually disappearing. These statements may appear somewhat contradictory, but probably what has happened is that the initial effect of the Act in checking mortgages to banias has begun to wear away more quickly in the Hissar than in the Rohtak District. In the Gujrát Report it is observed that the bulk of the mortgage transactions have been between zamindars. In most cases no doubt the small decreases recorded are partly due to the exclusion of old transactions.

Amount of mortgage money.

The amount of the mortgage money has fallen from Rs. 1,43,67,573 to Rs. 1,33,09,102 and the average per cultivated area from Rs. 69 to Rs. 68. The total decrease is perhaps ascribable to the exclusion of figures prior to 1901. The variation in the average is very slight. In Hissar it is said to be due to the action of the Deputy Commissioner, who in determining the conditions of mortgages under Section 6 (1) (*a*) always cuts down the bania's interest and frequently his principal; but the Commissioner considers this explanation very doubtful. In Ambala it is put down to the limitation to twenty years and the exclusion of the banias. What is meant is that the restrictions of the Act result in larger areas being mortgaged for less money.

Redemptions.

39. The redeemed area again largely exceeds that redeemed in the previous year, this time by 27,350 acres. The amount of mortgage money discharged has also risen from Rs. 91,26,882 to Rs. 1,03,57,475 with an average of Rs. 39 per acre against Rs. 38 in the last year. The districts which show the largest redeemed area compared with last year are Hissar (+5,007), Rohtak (+2,588), Kángra (+2,229), Ferozepore (+16,170), Montgomery (+2,890), Miánwéli (+5,725), and Multan (+5,670).

The most striking increase is that of Ferozepore, where the money value of the redemptions has increased from Rs. 5,58,279 to Rs. 13,14,583. The Deputy Commissioner only remarks that sahukar mortgagees are making unsuccessful attempts to evade redemptions In this district the increase of the redeemed area far exceeds the increase of mortgaged area. The increase in Rohtak is attributed to better agricultural conditions. In Montgomery, where the area redeemed is more than four times the area mortgaged, and even exceeds the areas sold and mortgaged combined, this very satisfactory result is put down to the prosperity due to the "Kitchin Bund." From Hoshiárpur it is reported that the money-lender occasionally tries to prevent redemptions by releasing without payment a small portion of the mortgaged area. Several Deputy Commissioners remark that redemptions with possession are followed by re-mortgages of a portion of the land, in some cases to fellow-tribesmen.

The only districts which do not show increases are Delhi, Karnál, Jullundur, Gurdáspur, Siálkot, Shahpur, Attock, Jhang, and Dera Gházi Khan. In some of these the decrease is quite trivial. In four only, *viz.*, Karnál, Shahpur, Attock, and Jhang, does the decrease exceed 2,000 acres. Both in Jhang and Karnál it is more than counterbalanced by a decrease in mortgages, while even

in Shahpur the area covered by redemptions is 45 per cent. in excess of that mortgaged during the year. In Attock also there has been a decline in mortgages. Following the large increase of redemptions reported last year, the Financial Commissioner thinks that this feature in the present Report, which shows results in accordance with the anticipations of the Report for 1903-04, is very satisfactory. We can hardly, however, expect such goodresults next year owing to the failure of the kharif crop of 1905.

Sales.

40. Sales and permanent transfers for value now represent a total and cultivated area of 226,878 and 136,707 acres, respectively, as against 249,352 and 148,192 acres last year, and the purchase money has decreased from Rs. 1,18,51,705 to Rs. 1,12,05,754. On the other hand the average price per acre of ownership rights has risen from 50·3 to 52·8 and the price per cultivated acre from 85·3 to 86·4. Moreover the totals of all transfers for value give an average price of Rs. 49·3 per acre compared with 47·5 last year.

"There is no indication whatever that the price of land has suffered in consequence of the new Act; on the other hand, I have noticed in the course of my tours that the price of the land is slowly but steadily rising. The Jats and some other classes of the district are too strong to be handicapped by the withdrawal of the sahukars from the land market. In one Arain village, where land used to pass freely at about Rs. 50 per ghumao, the competition of the neighbouring Jat village has forced the price up to Rs. 200 or Rs. 300. There are more money-lenders and men of capital among agricultural tribes than among other classes."

The remarkable rise in Hoshiarpur, to which reference was made in paragraph 26 of last year's Report, has been maintained, the average sale price of land being now Rs. 143 against Rs. 141 and the Deputy Commissioner gives the same reason for it, *viz.*, the ability of zamindars to pay a better price for land as they are able to secure a better return for it. The Deputy Commissioner of Ferozepore makes some interesting remarks on this subject which are printed in the margin.

Speaking generally the figures of sales and permanent transfers for value lend no support to the view that the Act would seriously depreciate the value of land and there seems to be little doubt that such value is steadily rising. A notable proof of this was given by the prices realised at the Chunian Colony sale. The rise is no doubt partly due to the extension of railways; and the figures, as some Deputy Commissioners remark, have been influenced also by the high prices paid for sites for commercial purposes.

Usufructuary mortgages.

41. The figure of usufructuary mortgages given in last year's Report was incorrect, owing to a printer's error in a proof statement. The correct figure was 3,668,587 acres, the present figure is 8,671,602. After allowing for a large error in the figures reported from Delhi in 1902-03 both figures approximate closely to those of that year. Accordingly no inference can be drawn from them, as was suggested in the Review of last year's Report, that mortgages have been more frequent since the passing of the Act. In the same Review a discrepancy was noticed between the results shown by the statistics of cultivated areas mortgaged and redeemed in Statement No. I and the apparent increase in the total cultivated area under usufructuary mortgage. This discrepancy was partly due to the cause above explained, but some discrepancy must always occur, because columns 7 and 12 of Statement No. I are filled up from Mutation Registers and column 20 from Quadrennial Returns. This year there is the additional disturbing element that column 20 includes and column 7 and 12 exclude figures of transaction prior to 8th June 1901.

Statement No. II.

Applications for permanent alienation.

42. The number of applications under Section 3 (2) for sanction to make a permanent alienation has risen from 967 to 1,337. Of these 740 were sanctioned compared with 481, a slightly larger proportion than last year. The District Reports again show that some of the applications were made under a misapprehension, and in some cases also sanction was accorded to applications which did not require sanction under the Act. As was remarked last year the reasons for granting the applications were usually good and similar to those then recorded. Jullundur again heads the list with 195 applications granted. Of these the majority related to exchanges; the remainder dealt with alienations to menials and on account of building sites. In Ludhiána, Gujrát and Jhelum, the three other districts which supply the next highest figures, the transfers were mainly for building sites.

Mortgage proceedings.

No remark is made in the Hissar Report with regard to the ninety proceedings under Section 6 (1) (*b*), and it is impossible to say whether these cases should really have been included in column 4 of the statement, *vide* the remarks made in paragraph 12 of last year's Report. Nor has any explanation of the Rawalpindi and Gujránwála figures 41 and 23 been given. The Deputy Commissioners concerned should report what these cases really were. Section 6 (1) (*b*) is applicable only where there is a mortgage without possession and the mortgagor has failed to pay principal and interest according to his contract.

The only cases of applications to fix the proportion of a mortgage debt under Section 7 (3), (*vide* column 6 of the statement), come from Hissar (1) and Rawalpindi (2). The Hissar case was filed, as the parties did not appear. The result of the Rawalpindi cases is not stated. Inquiry will be made. The report called for with regard to the case of a similar application in Gujránwála last year showed that no such case had occurred, the entry in column 6 of the district statement being due to an error.

Deposit of mortgage money.

The suggestion made in last year's Report that a Revenue Officer should be given power to place in possession a zamindar who deposits with a Revenue Officer the mortgage money, or the amount found to be due, has been included amongst certain proposed amendments of the Act on which the Financial Commissioner has called for the opinions of selected officers.

Work under Section 9 (2).

The bulk of the work under Section 9 (2) (column 8 of the statement) is again accounted for by Hissar and Rohtak. No explanation is given of the figures of either district, but they are doubtless explained by the great prevalence in that part of the Punjab of mortgages providing for conditional sale.

Miscellaneous proceedings.

43. The total number of miscellaneous proceedings (column 10 of statement) is only 812 as compared with 1,234 last year, when the figures were swollen by the check of mutations undertaken by the Deputy Commissioner of Muzaffargarh. The Muzaffargarh figure (173) of this year is due to the same cause. In Gujrát with one exception the figure 97 deals with applications for certificates by persons claiming to be statutory agriculturists. The Rawalpindi figures (193) are not explained, and the Deputy Commissioner should now explain them. In Ludhiana the cases dealt with were mainly applications for certificates, inspections of files relating to gifts (of which three were found to be spurious), and revisions of incorrect mutation orders by Revenue Officers, some of whom altered the terms of mortgages on their own motion without reference to the Deputy Commissioner. When the statutory agriculturist is abolished, the figures shown in the column will consequently be greatly reduced. The Deputy Commissioner of Siálkot thinks that a more elaborate form of Statement No. II is necessary, but he has made no suggestion for its amendment.

Questions of status.

44. The case of the Udasi Faqir of the Ludhiána District, to which reference was made in paragraph 26 of the last Report, was dealt with by the Officiating Financial Commissioner on the revision side. A Jat, who had become an Udasi Faqir, mortgaged his land to another Faqir. Mr Gordon Walker held that a Jat who has inherited land which would pass on to his natural heirs cannot by calling himself a Faqir escape the restriction imposed by the Alienation of Land Act. This case differed from that previosly reported from Lahore in that in the former case the Faqir was the alienee, not the alienor.

In the Ferozepore District three cases have occurred in which persons shown in the Revenue records as Beragi Sadhus applied for a change in their description as they were originally Jats. The applications were rejected. The cases will be called for and the Financial Commissioner will pass such orders on them as they may appear to him to require.

In a case referred by the Inspector-General of Registration the Financial Commissioner has had occasion to hold that a person who is by descent a member of an agricultural tribe does not change his status by adopting a profession usually followed by menials.

In the Jullundur and Ludhiána districts cases occurred in which sanction to permanent alienations was refused because the alienees were members of agricultural tribes in other districts and thus did not belong to the same groups as the alienors. Cases of this class should be dealt with in a liberal spirit. One object of the Act is to keep the land in the hands of agricultural tribesmen, and that object is not defeated if the alienee happens to live the other side of a geographical boundary. If he is an absolute stranger to the locality or himself a money-lender or land-grabber these may be good reasons for refusing sanction; but if he is a man to whom these objections do not apply and who has some connection with the district of the alienor, as for instance, if he belongs to a tribe owning lands, and especially, contiguous lands in both districts, sanction may be freely given.

Additional mortgages.

45. In the Amritsar, Gurdáspur and Siálkot Reports reference is made to applications for sanction to mortgages or additional mortgages or further charges upon mortgaged land. If these applications were made under the Act and were not merely applications for mutation of names it was a mistake to deal with them. Deputy Commissioners have no power under the Act either to sanction mortgages or to refuse sanction to mortgages as such. They can, of course, disallow mutations in the case of mortgages made in contravention of the Act; for the rest the remedy is to revise and alter the terms of the mortgage under Section 9 (1).

STATEMENTS NOS. III—VI.

Mortgages and sales.

46. As in other statements transactions which took place before the Act came into force have been excluded. Statements Nos. III and IV give the details of the trasanctions regarding mortgages and sales. Statement No. V gives the district totals and Statement No. VI shows the net gains and losses by the agricultural tribes. The net result for the province is that agricultural tribes have mortgaged 17,474 acres more than they took on mortgage, compared with a loss of 40,448 acres last year, while they have gained 1,040 acres on sales, compared with a previous loss of 11,674 acres.

Agriculturists have lost 9,771 in mortgages and gained 3,205 acres in sales. Non-agricultural tribes have gained 27,245 acres on mortgages at the expense of agricultural tribes (17,474 acres) and agriculturists (9,771 acres), but they have lost 4,245 acres by sales. Of this area the agricultural tribes have acquired 1,040 acres and agriculturists 3,205 acres. The loss on sales by members of non-agricultural tribes must be greater than is apparent from the figures, because areas taken up under the Land Acquisition Act are included in sales to others. Fresh sales in favour of banias have been practically stopped.

Mortgages of zamindars.

Last year Ferozepore was the only district in which zamindars acquired more land on mortgage than they had mortgaged. This year Ferozepore again heads the list with a gain of 1,891 acres, for which Hindu Jats, who counterbalance the losses of other tribes, are responsible. They gained 4,589 acres, of which 2,092 acres were from members of other agricultural tribes; but six other districts, *viz.*, Kángra 339, Montgomery 154, Lahore 822, Amritsar 68, and Gujránwála 67 also show gains. In Lahore, where the gain is most considerable, it is due mainly to Jats and in a lesser degree to Arains and Kambohs.

Throughout the province Jats have gained 171 acres. Their largest gain is in Ferozepore, where Musalman Jats lost 320 acres but Hindu Jats gained 4,589; their heaviest losses being in Hissar and Multan, though in Hissar they gained on sales.

Rajputs have gained small areas in Kángra, Montgomery and Mianwali, but their net loss is 13,381 acres, compared however with a loss of 23,058 acres last year. They have fared worst in Hissar, Gurgaon and Ambala, in each of which districts their loss exceeds 2,000 acres. Arains and Kambohs have again gained 1,109 and 546 acres, respectively.

Sales of zamindars.

47. Last year the net loss of Jats by sales amounted to 7,173 acres. This year their gain is 3,614 acres. They acquired over a thousand acres in Hissar, Karnál and Gujránwála, their principal losses being in Multan, Muzaffargarh and Dera Gházi Khan. In Ferozepore Hindu Jats gained 1,022 acres, while Musalman Jats lost 141. Rajputs have lost 2,342 acres as compared with 1,039 acres last year; but their losses are

nowhere very heavy, the principal one being the sale of 855 acres in Ferozepore. Arains and Kambohs have again gained to the extent of 1,064 and 374 acres, respectively.

Grouping.

48. The Deputy Commissioner of Ludhiána still thinks that Jats and Arains should be grouped separately as they are buying up the land of the Rajputs and Gujars, and the Deputy Commissioner of Ferozepore holds a similar opinion in regard to the Jat Sikhs of his district. But as the Commissioner remarks, the necessity for such changes is not borne out by the present figures. Thus in Ludhiána Jats have only gained 10 acres and Arains 14 acres on sales from both Rajputs and Gujars, while in Ferozepore the gain to Hindu Jats has been mainly at the expense of agriculturists and others. These Jats have in Ferozepore only gained 337 acres from members of other agricultural tribes, their gain from Rajputs being 88 acres. They have, however, gained 1,204 acres from Rajputs by mortgages and their progress requires watching, but it is not yet so striking as to demand action. The bulk of their transactions was inter-tribal, and this remark applies generally to all tribes in all districts. There is no evidence to show that larger tribes are absorbing smaller ones. There is, on the other hand, an apparent tendency for the thrifty and industrious to gain at the expense of the lazy and extravagant, but this is not a matter for regret. The Deputy Commissioner of Montgomery remarks that the Act is all in favour of the big zamindar, and no doubt the capitalist is always at an advantage if he is also thrifty, but this virtue on the part of large landowners cannot always be predicated.

Notifications of new tribes.

49. No new tribes have been notified during the year. A report upon a proposal to notify Labanas in certain districts is at present with Government. The opinions of Revenue Officers regarding the notification of Brahmans have been received and are now under the Financial Commissioner's consideration. Other applications for inclusion, which have been dealt with by the Financial Commissioner, are from Ramgarhias generally, Sheikhs and Sayads in Ferozepore, Pirzadas in the Delhi Division, Pathans and Turks in Jhang and Koreshis in Siálkot. Of these the Financial Commissioner has only determined to recommend the notification of the Koreshis in Siálkot and the Pathans and Turks in Jhang. He is also considering a recommendation by the Deputy Commissioner of Shahpur to notify a large number of sub-tribal names, as the people in that district are better known by such names than by the generic name of Jat or Rajput, &c. The object is to facilitate recognition of persons claiming to be members of agricultural tribes.

STATEMENTS NOS. VII AND VII (*a*).

Redemptions from mortgage.

50. The total area redeemed from mortgage amounts to 267,166 acres, of which 199,179 acres were redeemed by zamindars or 74·5 per cent. of the whole area redeemed. A comparison of the total mortgages by agricultural tribes as shown in the last column of Statement No. III, with their redemptions as given in Statement No. VII is made in Statement No. VII (*a*) and shows that zamindars in the province as a whole have gained by redemption 5,030 acres more than they have mortgaged, as compared with a loss of 30,811 acres last year. The exclusion of old figures no doubt contributes to this result, but the figures for this year taken by themselves are quite satisfactory. With the exception of Sialkot, Rawalpindi and Mianwali, all the districts of the Lahore, Rawalpindi and Multan Divisions show gains. The only other districts with gains are Karnal, Kángra and Jullundur.

In the great majority of cases the gain is due to the Jat tribe, but large redemptions have been made by Arains in Jullundur and Rajputs in Karnál, Jullundur and Gurdáspur. This tribe has also done well in some districts which have lost on the whole, as for instance in Hissar and Ambala. In Attock Awans have been the most successful.

The principal losses are in Hissar (—9,845) where it is attributed to recklessness following bad years, Gurgaon (—4,388), Rohták (—2,848) where similar conditions prevail, Siálkot (—3,370), Miánwáli (—2,583), Ferozepore (—2,333) and Hoshiárpur (—1,711); but with the exception of Hissár, where the difference is slight, every one of these districts shows a gain on the figures of last year. It is also satisfactory that the largest gains in the present year are in the Muhammadan districts of Montgomery, Multan and Dera Gházi Khan, the next best being Gujránwála.

APPENDIX.

TABLE OF CONTENTS.

47. Punjab Government, Revenue and Agriculture Department, Agriculture Notification No. 68, dated 4th April 1905.

48. Financial Commissioner's Circular Memo. No. 8850, dated 16th June 1905.

49. „ „ „ Letter No. 6043, dated 16th October 1905.

50. „ „ „ „ 6044, „ „

51. „ „ „ „ 181, dated 10th January 1906.

52. „ „ „ „ 777, dated 1st February 1906.

[No. 47.]

AGRICULTURE.

The 4th April 1905.

No. 68.—*Notification.*—With reference to Punjab Government Notification No. 25, dated the 18th February 1905, and in exercise of the power conferred on him by Section 25 of the Punjab Alienation of Land Act (XIII of 1900) and Section 17 of the Punjab Land Revenue Act (XVII of 1887), the Hon'ble the Lieutenant-Governor is pleased to make the following addition to Rule II (2) of the Rules published in *Punjab Government Gazette* Notification No. 23-S., dated the 22nd May 1901 :—

ADDITION.

"Except in the case of a mortgage which purports to be in form (*a*) described in Section 6 (1) of the Act, where the only contravention of the Act is as to the term of the mortgage. In this case mutation should be allowed subject to the condition attached to the mortgage by law, namely, that its term shall be for twenty years."

[No. 48.]

Memo. No. 3850, dated 16th June 1905, from Senior Secretary to Financial Commissioner, Punjab, to all Commissioners and Deputy Commissioners in the Punjab.

I am directed by the Financial Commissioner to request that all figures relating to transactions which took place prior to 8th June 1901 may be excluded in preparing Statements Nos. I (except columns 20 and 21), III, IV, V, VI and VII for the year ending 15th June 1905, attached to the annual Report on the Alienation of Land Act for the year ending 30th September 1905.

[No. 49.]

Financial Commissioner's Circular letter No. 6043, dated Lahore, 16th October 1905, to all Revenue Officers in the Punjab.

Sub-head 441. File No. 116.

I am directed to refer you to the instructions conveyed in this office Circular letter No. 5555, dated 14th September 1904, and to say that when an occupancy tenant proposes to alienate his land, *i.e.*, his occupancy holding to his landlord, and sanction is required under Section 3 (2) of Act XIII of 1900, sanction should always be given as a matter of course, irrespective of the tribe or calling of the landlord.

[No. 50.]

Financial Commissioner's Circular letter No. 6044, dated Lahore, 16th October 1905, to all Revenue Officers in the Punjab.

Sub-head 441. File No. 116.

I am directed to say that the question whether the creation of occupancy rights by a landlord is a permanent alienation of land within the definition contained in Section 2 (4) of Act XIII of 1900 has been referred to the Financial Commissioner for his decision.

2. As at present advised, the Financial Commissioner is of the opinion that it is such an alienation, and must therefore be dealt with in accordance with the provisions of Section 3 of the Act.

No. 51.]

Financial Commissioner's Circular letter No. 181, dated Lahore, 10th January 1906, to all Commissioners and Deputy Commissioners in the Punjab.

The Financial Commissioner has considered a suggestion, which was made by the Deputy Commissioner of Dera Ghazi Khan in his annual report for the year 1903-04, that it is desirable to empower an investigating Revenue Officer to make a full report to the Deputy Commissioner, both as to the circumstances of permanent alienations which have been made in contravention of the provisions of the Alienation of Land Act and as to the wishes of the parties in the event of the Deputy Commissioner's sanction being refused.

2. He is of the opinion that it is desirable to amend paragraph 2 of Financial Commissioner's Circular No. 4, dated 9th September 1903. That paragraph enjoins a procedure which may not be required at all if the original report made by the Revenue Officer is complete, and I am to request that the following may now be substituted for paragraph 2 of the Circular above quoted—

"2. Accordingly when a Revenue Officer who submits a mutation proceeding to the Deputy Commissioner does not recommend the sanction of permanent alienation, he should ascertain whether in the event of sanction being refused by the Deputy Commissioner, both parties wish—

(*a*) that the transaction be wholly cancelled, the alienor being restored to possession, if he has parted with it, and the purchase-money being repaid; or

(*b*) that the provisions of Section 14 of the Act be applied, the transaction being converted into a mortgage in the form described in Section 6 (1) (*a*).

In the latter case he should report the wishes of the parties as to the term of the mortgage and the conditions which should attach to it, and also any facts which will assist

the Deputy Commissioner in deciding what term and what conditions would in the circumstances be reasonable. If the parties are in agreement he should take from them a written application requesting the Deputy Commissioner to exercise his powers in a particular way, and transmit it with the mutation proceedings to the Deputy Commissioner."

3. I am to add that the amended paragraph has been approved by Government and that it has been decided that it is unnecessary to revise the rules published under Punjab Government Notification No. 23-S., dated 22nd May 1901.

[No. 52.]

Financial Commissioner's Circular letter No. 777, dated Lahore, 1st February 1906, to all Commissioners and Deputy Commissioners in the Punjab.

I am directed to refer you to the remarks made in paragraph 10 of the report on the working of the Alienation of Land Act for the year 1903-04 and in paragraph 4 of the Government Review regarding cases where the parties to a temporary alienation which contravenes the Act ignore the order of the Revenue Officer refusing the mutation, with the result that the alienee remains in possession and the revenue records are at variance with the actual facts.

2. It has, I am to say, been decided that the endeavour to obtain exact statistics of the areas transferred irregularly by mortgages of the above description should be dropped as being likely to lend an air of validity to the transactions. But the subject is one which should receive the close attention of District Officers and their Revenue Assistants who may be able in the course of their inspections to gain an idea of the extent to which irregular mortgages prevail in their districts, and I am to ask that it may always be examined in the annual report under the head of temporary alienations.

STATEMENTS.

Statement No. I.

(*Vide* paragraphs 36 to 41 of the text).

TOTALS OF SALES, MORTGAGES AND REDEMPTIONS AND OTHER TRANSFERS FOR THE YEAR ENDING JUNE 15TH, 1905.

District.	Nature of rights transferred.	Gifts and exchanges.		Mortgages with possession, including transfers for debt by order of Court.					Redemption of mortgages with possession.					Sales and permanent transfers for value.					Total cultivated area under usufructuary mortgage.	Percentage of cultivated area held under usufructuary mortgage.
		Number of transactions.	Total area transferred.	Number of mortgages.	Area transferred. Total.	Area transferred. Of which cultivated.	Revenue in rupees.	Mortgage money in rupees.	Number of releases.	Area redeemed. Total.	Area redeemed. Of which cultivated.	Revenue in rupees.	Mortgage money discharged in rupees.	Number of transfers.	Area transferred. Total.	Area transferred. Of which cultivated.	Revenue in rupees.	Price in rupees.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
			Acres.		Acres.	Acres.				Acres.	Acres.				Acres.	Acres.			Acres.	
Hissar ... Superior ownership or talukdárl ..		...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Hissar ... Ownership		343	5,265	1,132	18,484	16,757	4,782	2,23,351	849	10,806	9,837	3,040	1,13,298	638	20,654	16,334	4,918	3,68,469	166,045	6·2
Hissar ... Right of occupancy		104	1,006	589	4,037	3,996	1,755	74,008	424	2,550	2,501	1,122	29,719	185	2,567	2,171	896	35,509	46,615	·2
Total		447	6,271	1,721	22,521	20,753	6,537	2,97,359	1,273	13,356	12,338	4,162	1,43,017	823	23,221	18,505	5,814	4,03,978	212,680	6·4
Rohtak ... Superior ownership or talukdári...		...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Rohtak ... Ownership		308	2,343	2,875	10,345	9,933	10,067	3,82,979	1,875	7,497	7,436	7,238	2,13,701	544	2,914	2,664	2,664	2,60,888	129,571	13·3
Rohtak ... Right of occupancy		21	122	187	480	477	584	19,589	80	212	204	249	7,218	11	44	44	40	1,769	2,975	0·3
Total		329	2,465	3,062	10,825	10,410	10,651	4,02,568	1,955	7,709	7,640	7,487	2,20,919	555	2,958	2,708	2,704	2,62,657	132,546	13·6
Gurgaon ... Superior ownership or talukdári ..		...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Gurgaon ... Ownership		1,357	4,051	5,149	11,866	10,607	13,582	4,25,029	3,002	9,558	8,687	11,200	2,29,198	514	2,605	1,855	2,587	87,756	180,397	18·0
Gurgaon ... Right of occupancy		159	334	744	1,330	1,326	1,931	57,888	398	767	763	1,161	27,046	49	167	161	337	6,041	18,510	1·9
Total		1,516	4,385	5,893	13,196	11,933	15,513	4,82,917	3,400	10,325	9,450	12,361	2,56,244	563	2,772	2,016	2,924	93,797	198,907	19·9
Delhi ... Superior ownership or talukdári...		...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Delhi ... Ownership		251	1,015	1,975	4,312	4,176	6,222	3,10,491	1,335	3,541	3,401	5,171	1,90,478	423	2,143	1,729	2,478	2,70,022	74,041	13·3
Delhi ... Right of occupancy		24	58	278	556	549	1,277	27,032	159	364	361	761	17,952	39	102	98	103	5,949	8,254	1·4
Total		275	1,073	2,253	4,868	4,725	7,499	3,37,523	1,494	3,905	3,762	5,932	2,08,430	462	2,245	1,827	2,581	2,75,971	82,295	14·7
Karnal ... Superior ownership or talukdári...		...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Karnal ... Ownership		374	1,905	1,199	3,824	3,259	4,228	1,74,144	888	3,860	3,390	3,757	1,12,783	460	6,028	3,981	5,172	2,41,371	98,751	8·5
Karnal ... Right of occupancy		18	45	98	168	168	297	11,713	63	139	137	262	5,498	11	65	63	104	4,502	4,095	0·3
Total		392	2,040	1,297	3,992	3,427	4,525	1,85,857	951	3,999	3,527	4,019	1,18,281	471	6,093	4,044	5,276	2,45,873	103,846	8·8

UMBALLA ...	Superior ownership or talukdári...	...	...	...	...	..	...	...	...	...	..	...	...	...	...	...	...	...	...	...
	Ownership	543	1,862	3,213	7,026	6,210	9,673	4,67,633	2,764	7,189	6,309	9,912	3,43,654	1,124	3,320	2,596	4,117	3,03,101	127,668	16·7
	Right of occupancy	28	56	252	327	321	618	24,671	201	322	804	606	15,224	25	32	31	56	3,275	9,419	1·2
	Total	569	1,918	3,465	7,353	6,531	10,291	4,92,504	2,965	7,511	6,612	10,518	3,58,878	1,149	3,352	2,627	4,173	3,06,376	137,087	17·9
SIMLA ...	Superior ownership or talukdári ..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	80	38	141	164	59	123	7,435	183	109	70	131	6,416	176	149	82	180	40,370	29	0·3
	Right of occupancy	..	...	..	...	...	...	...	2	..	...	...	20	...	...	...	...	...	...	...
	Total	80	38	141	164	59	123	7,435	185	109	70	131	6,436	176	149	82	180	40,370	29	0·3
KANGRA ..	Superior ownership or talukdári ..	1	..	3	57	24	...	134	1	3	3	...	...	1	19	12	...	200	98	·0
	Ownership	909	1,788	2,319	4,796	3,371	6,133	2,68,343	2,989	6,443	4,570	8,142	2,41,850	2,097	5,199	3,278	5,133	3,62,294	92,081	15·6
	Right of occupancy	64	75	122	103	88	81	4,890	131	143	114	86	3,768	78	71	54	48	5,087	1,271	·2
	Total	974	1,863	2,444	4,956	3,486	6,214	2,73,367	3,121	6,589	4,687	8,228	2,45,618	2,176	5,289	3,344	5,181	3,67,581	93,450	15·8
HOSHIARPUR ..	Superior ownership or talukdári ..	...	...	...	...	...	...	...	1	4	2	5	918	...	...	...	...	...	...	...
	Ownership	690	2,779	4,548	7,191	5,303	10,840	7,35,217	4,472	7,645	5,680	12 041	7,13,536	1,316	2,799	1,573	2,927	3,99,771	118,084	16·2
	Right of occupancy	111	135	1,235	1,117	1,040	2,810	1,72,722	1,385	1,533	1,428	3,720	1,38,297	209	290	260	616	38,226	28,869	3·9
	Total	801	2,914	5,783	8,308	6,343	13,650	9,07,939	5,858	9,180	7,116	15,769	8,51,931	1,525	3,089	1,833	3,543	4,37,997	146,953	20·1
JULLUNDUR ..	Superior ownership or talukdári...	...	..	...	...	...	...	..	...	...	...	..	...	...	...	...	...	...	...	...
	Ownership	3,357	4,228	4,444	5,740	5,495	9,801	9,36,391	4,435	8,443	8,600	17,799	8,77,736	2,180	3,847	3,475	6,989	8,98,416	87,397	12·4
	Right of occupancy	184	269	481	507	500	1,417	86,479	430	517	502	1,556	54,084	92	79	77	218	15,907	8,719	1·2
	Total	3,541	4,497	4,925	6,247	5,995	11,218	10,22,870	4,865	8,960	8,502	19,355	9,31,820	2,272	3,926	3,552	7,207	9,09,323	96,116	13·6
LUDHIANA ...	Superior ownership or talukdári...	...	...	...	...	...	...	...	...	...	...	...	...	3	12	11	18	246	...	...
	Ownership	1,172	3,226	3,483	8,161	7,750	12,192	10,31,845	3,632	7,587	7,337	11,135	6,76,720	1,173	2,137	2,004	3,401	4,48,429	120,411	15 8
	Right of occupancy	31	64	190	336	327	561	40,099	163	361	355	573	22,639	62	76	74	131	8,727	4,611	·6
	Total	1,203	3,290	3,673	8,497	8,077	12,753	10,71,944	3,195	7,948	7,692	11,708	6,99,359	1,238	2,225	2,089	3,550	4,57,402	125,022	16·4
FEROZEPORE	Superior ownership or talukdári...	...	...	1	21	21	19	...	...	...	...	...	...	...	...	...	...	...	32	...
	Ownership	749	4,559	7,412	27,053	25,886	16,692	18,13,444	6,880	26,541	25,242	17,849	13,14,533	2,783	13,493	10,542	6,187	8,67,937	274,282	12·4
	Right of occupancy	101	507	1,994	6,281	6,186	4,625	3,50,504	1,863	6,046	5,995	4,730	2,50,783	492	3,246	3,041	1,501	1,41,963	73,439	3·3
	Total	850	5,066	9,407	33,355	32,093	21,336	21,63,948	8,743	32,587	31,237	22,379	15,65,316	3,275	16,739	13,583	7,688	10,09,900	347,753	15·7
MONTGOMERY	Superior ownership or talukdári...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	128	6,924	85	1,795	994	695	33,791	345	7,254	3,270	2,079	51,615	287	4,913	2,420	1,634	1,29,410	33,862	5·1
	Right of occupancy	5	137	3	14	13	11	100	36	228	219	122	3,017	8	33	26	8	2,351	665	·1
	Total	133	7,061	88	1,809	1,007	706	33,891	281	7,482	3,489	2,201	54,632	295	4,946	2,446	1,642	1,31,761	34,327	5·2
LAHORE ...	Superior ownership or talukdári...	...	...	...	7	6	...	..	4	23	20	...	...	..	...	...	...	...	...	...
	Ownership	287	6,101	2,650	13,300	10,710	8,425	7,97,140	2,680	16,134	12,916	9,793	5,87,528	878	8,334	5,531	4,546	4,97,928	184,940	18·5
	Right of occupancy	4	79	294	903	832	833	66,840	217	655	608	615	27,649	32	228	199	132	11,397	11,725	·8
	Total	291	6,180	2,944	14,210	11,548	9,258	8,63,980	2,901	16,812	13,544	10,408	6,15,177	910	8,562	5,730	4,678	5,09,325	196,665	14·3
AMRITSAR ...	Superior ownership or talukdári...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	653	1,694	4,903	9,121	8,786	13,234	12,55,784	4,258	9,812	9,608	15,527	8 51,048	621	1,754	1,585	2,853	3,42,259	133,015	16·8
	Right of occupancy	14	24	409	530	509	1,011	52,017	437	829	616	1,796	44,140	26	40	36	108	6,175	9,448	1·2
	Total	667	1,118	5,312	9,651	9,295	14,245	13,07,801	4,695	10,441	10,224	17,323	8,95,188	647	1,794	1,621	2,961	3,48,434	142,463	18·0

STATEMENT No. I—*concluded.*

District.	Nature of rights transferred.	Gifts and exchanges.		Mortgages with possession, including transfers for debt by order of Court.					Redemption of mortgages with possession.					Sales and permanent transfers for value.					Total cultivated area under usufructuary mortgage.	Percentage of cultivated area held under usufructuary mortgage.
		Number of transactions.	Total area transferred.	Number of mortgages.	Area transferred. Total.	Area transferred. Of which cultivated.	Revenue in rupees.	Mortgage money in rupees.	Number of releases.	Area redeemed. Total.	Area redeemed. Of which cultivated.	Revenue in rupees.	Mortgage money discharged in rupees.	Number of transfers.	Area transferred. Total.	Area transferred. Of which cultivated.	Revenue in rupees.	Price in rupees.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
			Acres.		Acres.	Acres.				Acres.	Acres.				Acres.	Acres.			Acres.	
Gurdaspur	Superior ownership or talukdári...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	399	1,050	5,141	8,722	8,107	15,538	5,86,264	4,458	9,111	8,663	16,628	5,26,922	525	2,356	1,732	3,298	2,34,616	221,547	26·
	Right of occupancy	14	19	410	515	510	1,049	38,340	325	497	486	1,046	22,988	18	56	44	82	10,344	11,617	1·4
	Total	413	1,069	5,551	9,237	8,617	16,582	6,24,604	4,783	9,608	9,149	17,874	5,49,910	543	2,412	1,776	3,380	2,44,960	233,164	27·4
Sialkot ...	Superior ownership or talukdári...	...	...	...	...	...	...	...	...	...	...	...	...	5	8	7	3	50	78	...
	Ownership	745	3,517	5,474	10,745	9,927	17,536	8,15,059	3,947	8,299	6,445	12,159	4,50,475	947	3,419	2,822	4,501	3,03,834	241,794	25·5
	Right of occupancy	48	65	465	571	554	1,200	47,271	361	537	505	1,036	26,028	25	38	36	76	3,068	14,286	1·5
	Total	793	3,582	5,939	11,316	10,481	18,736	8,62,330	4,308	8,836	6,950	13,195	4,76,503	977	3,465	2,865	4,580	3,06,952	256,158	27·0
Gujranwala	Superior ownership or talukdári ..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	378	5,622	585	5,349	4,095	4,862	1,66,768	1,007	12,186	8,695	11,065	2,02,807	734	9,550	7,604	7,078	4,07,161	104,991	9·0
	Right of occupancy	41	928	14	63	62	136	2,136	20	78	77	126	2,387	8	48	48	78	1,300	1,406	·1
	Total	419	6,550	599	5,412	4,157	4,998	1,68,904	1,027	12,264	8,772	11,191	2,05,194	742	9,598	7,652	7,156	4,08,461	106,397	9·1
Gujrat ...	Superior ownership or talukdári...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	581	3,141	4,254	5,343	5,047	5,399	3,55,689	4,486	6,493	6,212	6,820	3,24,849	1,855	3,495	2,819	3,188	2,81,092	143,014	15·6
	Right of occupancy	111	115	583	664	661	842	41,940	656	848	843	1,055	45,812	85	118	116	140	25,615	11,899	1·4
	Total	692	3,256	4,837	6,007	5,708	6,241	3,97,629	5,142	7,341	7,055	7,875	3,70,661	1,940	3,613	2,935	3,328	3,06,707	154,913	16·2
Shahpur ...	Superior ownership or talukdári ..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	359	5,107	809	4,376	2,792	2,371	1,55,646	1,301	7,972	5,136	4,737	1,53,214	830	7,966	2,749	1,990	2,15,665	100,092	9·4
	Right of occupancy	2	30	25	46	45	50	1,519	15	51	47	49	1,496	5	34	28	30	1,685	599	...
	Total	361	5,137	834	4,422	2,837	2,421	1,57,165	1,316	8,023	5,183	4,786	1,54,710	835	8,000	2,777	2,020	2,17,530	100,691	9·4
Jhelum ..	Superior ownership or talukdári ..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	685	2,981	1,595	3,232	2,806	3,010	1,66,000	1,871	4,211	3,613	3,980	1,69,192	3,367	7,495	4,707	5,000	4,30,070	67,164	8·9
	Right of occupancy	51	101	212	380	373	523	24,275	209	444	384	580	19,882	288	414	388	467	35,602	6,753	·9
	Total	736	3,082	1,807	3,612	3,179	3,533	1,90,275	2,080	4,655	3,997	4,560	1,89,074	3,655	7,909	5 095	5,467	4,65,672	73,917	9·8

RAWALPINDI	Superior ownership or talukdári...	3	17	...	...	...	...	...	...	...	...	...	...	1	1	...	...	25	...	...	
	Ownership	2,755	3,597	2,488	2,747	2,487	2,511	1,67,184	1,895	2,503	2,214	2,585	1,26,616	5,410	6,051	4,733	4,348	6,60,647	23,905	3·9	
	Right of occupancy	514	320	475	468	432	523	25,425	911	389	364	571	16,144	1,476	716	610	748	54,158	4,793	·8	
	Total	3,272	3,934	2,963	3,215	2,919	3,034	1,92,609	2,806	2,892	2,578	3,156	1,42,760	6,887	6,767	5,343	5,096	7,14,830	28,698	4·7	
ATTOCK	Superior ownership or talukdári ...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
	Ownership	798	3,685	1,305	7,242	4,337	2,693	1,21,498	1,342	8,492	5,270	3,627	1,31,470	2,385	11,967	5,496	3,475	8,72,101	113,141	10·9	
	Right of occupancy	125	241	448	637	588	1,418	62,572	588	799	732	1,885	64,412	428	1,161	878	1,328	76,267	9,695	·9	
	Total	923	3,926	1,753	7,879	4,925	4,111	1,84,070	1,930	9,291	6,002	5,512	1,95,882	2,813	13,128	6,374	4,803	4,48,368	122,836	11·8	
MIANWALI	Superior ownership or talukdári ...	1	3,165	4	4,263	347	6	253	5	1,082	393	33	476	59	9,430	1,695	104	25,485	347	·0	
	Ownership	530	3,178	1,503	13,307	5,669	3,285	1,63,864	1,387	16,864	13,429	3,624	1,46,874	1,779	13,555	4,845	2,800	2,45,580	5,669	·8	
	Right of occupancy	105	473	263	1,492	937	347	29,371	196	1,163	759	340	17,575	235	1,367	725	326	18,023	937	·1	
	Total	636	6,816	1,770	19,062	6,953	3,638	1,93,430	1,585	19,109	14,581	3,997	1,64,925	2,073	24,352	7,465	3,230	2,89,098	6,953	·9	
LYALLPUR ...	Superior ownership or talukdári...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
	Ownership	6	645	1	225	57	11	1,388	15	161	101	21	881	44	5,533	5,326	2,254	80,396	1,289	·0	
	Right of occupancy	81	1,954	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
	Total	87	2,599	1	225	57	11	1,388	15	161	101	21	881	44	5,533	5,326	2,254	80,396	1,289	·0	
JHANG ...	Superior ownership or talukdári...	...	...	...	...	...	...	...	2	10	4	...	120	...	...	...	...	...	2,417	·3	
	Ownership	241	2,653	124	1,644	698	669	32,933	230	1,773	699	784	40,039	301	4,000	752	709	1,51,437	91,000	13·8	
	Right of occupancy	6	124	3	76	27	18	1,150	5	78	55	33	626	1	5	4	3	206	1,347	·2	
	Total	247	2,777	127	1,720	725	687	34,083	237	1,861	758	817	40,785	302	4,005	756	712	1,51,637	94,764	14·3	
MOOLTAN ...	Superior ownership or talukdári ..	7	2,004	2	1,018	633	407	360	5	1,571	989	894	155	23	1,672	1,007	1,116	1,738	17,443	1·7	
	Ownership	381	8,026	269	4,283	2,504	3,211	1,50,387	654	13,458	7,623	9,808	2,87,721	1,450	19,798	8,792	11,179	8,24,954	133,388	13·1	
	Right of occupancy	7	58	...	...	...	...	...	9	50	32	57	873	23	306	184	209	5,431	3,024	·2	
	Total	395	10,088	271	5,301	3,137	3,618	1,50,747	668	15,079	8,644	10,759	2,88,749	1,501	21,776	9,983	12,504	8,82,123	153,850	15·	
MUZAFFAR-GARH.	Superior ownership or talukdári..	7	255	4	101	62	93	145	8	707	370	12	...	51	1,730	751	432	1,464	9,012	1·7	
	Ownership	423	4,361	448	3,231	1,797	2,745	96,924	774	4,685	2,418	3,548	97,967	1,322	8,314	3,001	4,560	3,78,277	65,461	12·4	
	Right of occupancy	5	25	6	29	24	20	744	14	92	58	96	630	17	117	51	60	1,298	2,588	·5	
	Total	435	4,641	458	3,361	1,883	2,858	97,813	796	5,684	2,846	3,656	98,597	1,390	10,161	3,803	5,052	3,81,039	77,061	14·6	
DERA GHAZI KHAN.	Superior ownership or talukdári .	1	342	..	...	..	...	...	...	...	...	...	...	...	7	2	...	...	8,301	·2	
	Ownership	397	3,210	1,043	6,101	3,420	2,773	2,00,397	2,018	15,312	8,006	5,934	3,05,296	2,475	17,824	8,260	4,783	5,47,706	205,786	19·7	
	Right of occupancy	13	114	19	204	58	39	1,755	26	246	121	16	2 302	94	983	288	131	9,535	2,705	·2	
	Total	411	3,672	1,062	6,305	3,478	2,812	2,02,152	2,044	15,558	8,127	5,950	3,07,598	2,569	18,814	8,550	4,914	5,57,241	211,782	20·2	
TOTAL OF THE PROVINCE.	Superior ownership or talukdári..	20	5,783	14	5,467	1,093	525	894	26	3,400	1,781	944	849	143	12,878	3,685	1,673	29,208	32,728	·1	
	Ownership	19,879	98,047	70,567	200 725	173,042	1,93,298	1,20,43,158	65 272	244,137	194,282	2,20,137	94,88,417	38,644	201,603	123,287	1,14,949	1,06,46,967	3 338,610	12·1	
	Right of occupancy	1,989	7,478	9,799	21,534	20,603	23,976	12,65,050	9,321	19,738	18 570	24,249	8,68,219	4,621	12,397	9,735	7,976	5,29,579	300,264	1·1	
	Total	21,888	111,308	80,380	237,026	194,738	2,17,799	1,33,09,102	74,619	267,275	214,633	2,45,330	10,357,475	42,808	226,878	136,707	1,24,598	1,12,05,754	3,671,602	13·3	

NOTE.—As the Act is not in force in the Simla District the figures shown opposite this district should be excluded when comparing the total figures of this return with those of Statements No. V and VII A.

Statement No. II.

(*Vide* paragraphs 42 to 45 of the text).

STATEMENT SHOWING THE NUMBER OF PROCEEDINGS TAKEN AND APPLICATIONS INSTITUTED AND DISPOSED OF UNDER THE PUNJAB ALIENATION OF LAND ACT, XIII OF 1900, DURING THE YEAR ENDING 30TH SEPTEMBER 1905.

District.	Proceedings under Section 3 (2) granting or refusing sanction to a permanent alienation.		Under Section 5 (1) (b) to place mortgagee in possession. Institutions	Under Section 6 (2) to fix the terms and mortgage money of an unfractionary mortgage. Institutions.	Under Section 7 (3) to fix the proportion of a mortgage debt to be deemed equitable. Institutions.	Under Section 9 (1) to revise and alter the terms of a mortgage. Institutions.	Under Section 9 (2) to put a mortgagee to his election as therein prescribed. Institutions.	Under Section 15 to sanction an alienation of, or charge upon, the produce of land for more than one year. Institutions.	Other proceedings or applications under the Act. Institutions.	Total of cases instituted during the year.	Total of cases for disposal, including those pending from previous year.	Total of cases disposed of during the year.	Balance pending at close of year
	Instituted.	Applications granted.											
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Hissár	4	1	90	...	1	...	330	...	...	425	447	407	40
Rohtak	7	3	...	...	...	42	196	...	...	245	269	261	8
Gurgáon ...	11	4	7	1	...	32	38	...	...	89	121	116	5
Delhi	10	2	...	...	...	...	15	...	...	25	25	24	1
Karnál	23	5	...	...	...	...	15	...	34	72	73	66	7
Umballa ...	24	13	1	...	...	1	13	...	13	52	55	54	1
Kángra	37	22	3	4	...	...	...	...	3	47	51	49	2
Hoshiárpur ...	62	15	...	...	...	...	7	...	17	86	90	84	6
Jullundur ...	253	195	...	...	...	...	...	...	4	257	257	257	...
Ludhiána ...	194	179	...	3	...	...	...	...	161	358	359	327	32
Ferozepore ...	54	24	...	...	...	...	65	...	22	141	162	146	16
Montgomery ...	17	1	...	...	...	...	...	...	...	17	17	17	...
Lahore	22	7	...	...	...	1	4	...	11	38	50	47	3
Amritsar ...	37	19	...	...	...	2	2	...	14	55	65	58	7
Gurdáspur ...	30	11	...	...	...	...	...	...	14	44	45	45	...
Siálkot	69	32	...	...	...	62	...	...	4	135	235	165	70
Gujránwála ...	54	18	23	...	...	...	26	...	1	104	120	116	4
Gujrát	129	108	...	...	...	...	1	...	97	227	243	238	5
Shahpur... ...	25	12	...	1	...	...	...	...	12	38	44	38	6
Jhelum	88	35	2	...	...	5	3	...	7	105	109	106	3
Ráwalpindi ...	9	2	41	9	2	122	24	...	193	400	445	395	50
Attock	78	17	...	...	...	...	...	...	10	88	88	59	29
Miánwáli ...	15	2	8	...	...	...	...	...	21	44	44	36	8
Jhang	12	3	...	...	...	...	...	...	...	12	17	13	4
Mooltan	31	4	...	...	...	...	2	...	...	33	46	34	12
Muzaffargarh ...	18	...	1	1	...	...	...	...	173	193	195	195	...
Dera Gházi Khan	24	6	...	...	...	...	2	...	1	27	27	27	...
Grand Total ...	1,337	740	176	19	3	267	743	...	812	3,357	3,699	3,380	319

Statement No. III.

(Vide paragraphs 46 to 49 of the text.)

STATEMENT SHOWING DETAILS OF MORTGAGES FOR THE YEAR ENDING 15TH JUNE 1905.

DELHI. — Division. — Hissar. — District.

Mortgages by	Mortgages by the tribes given in column 3 to																									
	Játs.		Aráins.		Rájpúts.		Dogars.		Mális.		Pathans.		Syads.		Gújars.		Ahírs.		Bishnois.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
Játs	607	8,711	...	...	18	183	1	7	1	8	4	46	...	...	...	...	8	60	4	38	643	9,059	3	82	130	3,907	776	13,048
Aráins ...	...	...	2	7	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	7	...	...	5	145	7	152
Rájpúts ...	53	535	1	6	180	1,578	7	23	1	35	1	8	...	...	4	28	5	36	5	84	257	2,333	2	6	108	2,151	367	4,490
Dogars ..	8	69	...	...	2	9	30	93	1	10	...	...	...	...	...	...	...	...	...	...	41	181	...	...	9	33	50	214
Mális ...	1	3	...	...	...	...	...	...	2	20	...	...	...	...	...	...	...	...	...	...	3	23	1	14	...	...	4	37
Pathans ...	1	11	...	...	1	8	...	...	...	...	1	47	...	...	...	...	...	...	5	217	8	283	...	...	2	68	10	351
Syads	...	...	...	...	...	...	1	25	...	...	...	...	3	70	...	...	...	...	...	...	4	95	...	...	...	...	4	95
Gújars	13	42	...	...	6	27	...	...	...	...	...	...	...	...	2	5	...	...	...	...	21	74	...	...	1	5	22	79
Ahírs	1	7	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	10	1	3	3	20	...	...	1	2	4	22
Bishnois ...	3	55	...	...	...	...	...	...	1	5	...	...	...	...	...	...	...	...	12	100	16	166	...	...	4	133	20	299
Total by agricultural tribes	687	9,433	3	13	207	1,805	39	148	6	78	6	101	3	70	6	33	14	112	27	448	998	12,241	6	102	260	6,444	1,264	18,787
Agriculturists	10	57	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	10	57	12	86	11	118	33	261
Others ..	131	842	...	...	28	214	5	6	5	25	1	5	1	9	...	...	1	3	3	24	175	1,128	4	51	245	2,294	424	3,473
Total ...	828	10,332	3	13	235	2,019	44	154	11	103	7	106	4	79	6	33	15	115	30	472	1,183	13,426	22	239	516	8,856	1,721	22,521

STATEMENT No. III—*continued.*

Division.	District.	Mortgages by	Mortgages by the tribes given in column 3 to																							
			Jats.		Rájpúts.		Malis.		Gujárs.		Abírs.		Pathán		Syads.		Bilochs.		Moghals.		Rors.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
DELHI.	ROHTAK.	Jats	1,791	5,152	2	4	2	6	...	...	11	112	1	4	...	...	...	...	...	...	...	...	1,807	5,278	13	44	205	1,194	2,025	6,516
		Rájpúts ...	33	168	201	1,108	2	4	...	...	4	66	1	2	...	...	..	...	...	...	...	...	241	1,360	1	5	26	235	268	1,600
		Malis	5	16	..	...	8	22	...	...	1	...	1	1	...	...	...	...	...	...	...	...	15	39	5	13	2	5	22	57
		Gujárs ..	1	4	...	...	...	...	8	29	...	...	...	...	...	...	...	...	...	...	...	...	9	33	...	...	...	...	9	33
		Abírs	3	34	1	3	...	...	...	...	39	229	...	...	...	...	...	...	...	...	...	...	43	266	...	...	11	53	54	319
		Pathán ...	2	3	...	...	...	...	...	...	2	16	12	75	2	2	...	...	...	...	...	...	18	96	...	...	2	26	20	122
		Syads	3	9	...	...	...	...	..	..	...	...	...	...	2	3	...	...	...	...	...	...	5	12	...	...	1	3	6	15
		Bilochs ...	1	1	1	1	...	...	...	...	4	6	1	2	...	...	8	16	1	2	...	...	16	28	...	...	4	9	20	37
		Moghals ..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	6	1	6
		Rors	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	..	2	2	2	2	...	..	...	...	2	2
		Total by agricultural tribes.	1,839	5,407	205	1,108	12	32	8	29	61	429	16	84	4	5	8	16	1	2	2	2	2,156	7,114	19	62	252	1,531	2,427	8,707
		Agriculturists	105	276	...	...	...	...	..	...	9	47	1	1	...	...	..	...	...	...	...	...	115	324	110	231	93	352	318	907
		Others ..	123	370	4	20	...	...	2	9	8	43	...	...	2	13	...	...	...	...	...	...	139	455	1	3	177	753	317	1,211
		Total ...	2,067	6,053	209	1,128	12	32	10	38	78	519	17	85	6	18	8	16	1	2	2	2	2,410	7,893	130	296	522	2,636	3,062	10,825

STATEMENT No. III—*continued.*

1 Division.	2 District.	Mortgages by	Mortgages by the tribes given in column 3 to																											
			Jats.		Ahirs.		Malis.		Gujars.		Rajputs.		Syads.		Moghals.		Pathans.		Bilochs.		Meos.		Khanzadas.		Kureshis.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
Delhi.	Gurgaon.	Jats	1,048	1,690	20	76	2	5	7	27	2	2	...	...	...	...	...	...	...	...	7	16	..	...	...	...	1,086	1,816	16	18	63	124	1,165	1,958
		Ahirs	1	4	285	1,189	1	3	2	8	2	2	2	1	...	...	...	...	2	6	...	...	...	...	...	...	295	1,213	2	3	62	434	359	1,650
		Malis	...	...	...	...	15	34	...	...	...	..	...	..	...	...	...	...	..	...	13	13	1	4	...	...	29	51	...	...	3	4	32	55
		Gujars	2	8	17	72	...	...	124	298	1	3	...	..	...	...	...	...	...	...	3	4	...	...	...	...	147	385	1	7	11	61	159	453
		Rajputs	27	140	15	121	2	2	8	19	268	762	13	54	1	4	..	...	1	8	19	37	...	...	...	...	354	1,147	1	3	42	1,919	397	3,069
		Syads	1	3	...	...	...	...	1	3	...	...	12	56	...	...	...	...	...	...	...	...	...	...	...	...	14	62		...	2	26	16	88
		Mugals	4	9	1	2	...	...	...	...	3	4	...	...	19	54	5	15	...	...	...	...	...	...	1	1	33	85	...	...	3	7	36	92
		Pathans	...	...	..	...	...	...	...	...	..	...	...	...	...	...	26	41	...	..	1	2	...	...	2	3	29	46	...	...	3	6	32	52
		Bilochs	3	9	13	53	...	...	3	17	2	3	...	...	...	...	...	...	27	57	...	...	...	...	...	...	48	139	...	...	14	49	62	188
		Meos	17	21	22	100	4	5	20	28	3	3	4	10	...	...	...	...	4	6	2,636	3,630	14	18	15	18	2,739	3,839	9	10	146	233	2,894	4,082
		Khanzadas	1	2	...	...	...	...	...	...	...	...	...	...	..	...	...	...	...	...	29	40	72	77	1	1	103	120	...	...	12	11	115	131
		Kureshis	1	3	1	15	2	10	...	...	...	...	...	...	...	...	1	1	...	...	...	...	1	8	22	53	28	90	3	2	2	31	33	123
		Total by agricultural tribes.	1,105	1,889	374	1,628	26	59	165	400	281	779	31	121	20	58	32	57	34	77	2,708	3,742	88	107	41	76	4,905	8,993	32	43	368	2,905	5,300	11,941
		Agriculturists ...	94	169	5	13	1	2	9	22	27	19	...	...	6	10	3	17	...	...	16	24	...	...	1	3	162	279	135	327	90	228	387	834
		Others	45	66	13	55	3	10	3	5	6	17	2	11	...	...	...	...	...	...	22	33	1	1	3	6	98	204	4	6	104	211	206	421
		Total ...	1,244	2,124	392	1,696	30	71	177	427	314	815	33	132	26	68	35	74	34	77	2,746	3,799	89	108	45	85	5,165	9,476	171	376	557	3,344	5,893	13,196

STATEMENT No. III—*continued.*

Division.	District.	Mortgages by	Mortgages by the tribes given in column 3 to																																	
			Ahírs.		Aráins.		Biloche.		Chauhans		Goras.		Gujárs.		Jats.		Malis.		Meos.		Pathán.		Rájpúts.		Reahs.		Tagas.		Saínis.		Syads.		Total to agricultural tribes.		Agriculturists		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
Delhi.	Delhi.	Ahirs ...	32	142	...	..	...	...	...	..	...	...	4	26	4	21	...	...	...	..	1	10	...	...	...	...	...	...	...	...	...	...	41	199	...	...	8	12	49	211
		Aráins ...	..	...	7	3	...	...	...	...	..	...	...	...	4	2	...	...	...	...	...	...	...	...	...	...	...	...	...	...	....	...	11	5	...	...	2	9	13	14
		Bilochs ...	4	8	...	...	7	17	...	...	...	...	...	...	2	7	...	...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	13	32	...	...	2	52	15	84
		Chauhans ...	...	...	...	..	...	...	6	13	...	...	..	...	...	...	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	6	13	...	...	4	14	10	27
		Goras ...	...	...	...	...	...	...	...	...	31	61	.	...	1	2	2	8	1	2	...	...	...	...	...	...	...	...	...	...	5	21	40	94	...	...	3	9	43	103
		Gujárs ...	...	..	...	...	..	...	2	2	1	2	190	310	...	...	3	11	...	...	...	...	...	...	...	...	4	5	...	...	...	...	200	330	...	..	16	50	216	380
		Jats ...	5	29	5	19	...	...	1	11	...	...	3	10	857	1,636	3	5	8	19	7	121	1	4	...	...	1	2	...	...	11	34	902	1,890	17	37	58	163	977	2,090
		Malis ..	2	3	..	...	...	...	...	...	...	...	1	1	8	11	7	28	..	...	...	...	...	...	...	...	...	...	...	...	4	10	22	53	...	...	2	12	24	65
		Meos ...	...	...	...	...	...	...	...	...	...	...	6	11	2	7	...	...	130	186	...	...	...	..	...	...	...	...	...	...	...	...	138	204	1	1	1	3	140	208
		Moghals ...	...	...	...	...	...	...	...	...	..	...	...	...	1	12	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	12	...	...	...	...	1	12
		Patháns ...	...	..	...	...	...	...	1	3	...	..	...	...	...	...	...	...	...	..	1	3	...	...	...	..	...	...	...	..	...	...	2	6	...	...	1	6	3	12
		Rájpúts ...	...	...	...	...	...	...	..	...	4	16	...	...	10	12	...	...	...	...	...	...	29	34	...	...	...	...	...	...	...	...	43	62	...	...	1	1	44	63
		Reahs ...	...	...	...	...	...	...	...	...	..	...	1	4	1	1	...	...	...	...	...	...	..	...	4	19	...	..	.	...	...	...	6	24	...	...	1	5	7	29
		Tagas ..	2	1	...	...	...	...	...	...	...	..	1	2	15	50	...	...	...	...	...	...	1	3	...	...	46	126	...	...	...	...	65	182	1	4	4	22	70	208
		Saínis ..	1	1	...	...	...	..	...	...	...	...	...	...	2	2	...	...	...	...	...	...	...	...	...	..	...	...	3	1	..	..	6	4	...	...	2	15	8	19
		Syads ...	...	..	...	...	...	...	1	5	...	...	...	..	2	29	...	...	..	...	2	5	...	...	...	...	...	...	...	...	17	27	22	66	2	13	3	15	27	94
		Total by agricultural tribes.	46	184	12	22	7	17	11	34	36	79	206	354	909	1,792	15	52	139	207	11	139	31	41	4	19	51	133	3	1	37	92	1,518	3,176	21	55	108	368	1,647	3,619
		Agriculturists	5	9	...	...	1	3	4	8	3	3	5	66	83	125	1	...	3	6	...	...	...	...	...	...	8	10	2	...	5	5	120	225	270	445	165	492	555	1,162
		Others ...	3	4	...	...	...	..	2	6	5	16	1	6	4	3	...	...	4	3	...	...	...	...	1	1	...	..	...	...	...	...	20	39	2	5	29	43	51	87
		Total ...	54	197	12	22	8	20	17	48	44	98	212	426	996	1,920	16	52	146	216	11	139	31	41	5	20	59	143	5	1	42	97	1,658	3,440	293	505	302	923	2,253	4,868

STATEMENT No. III—*continued.*

Division.	District.	Mortgagees by	Mortgages by the tribes given in column 3 to																															
			Jats.		Aráins.		Pathans.		Tagas.		Rájputs.		Rors.		Syads.		Kureshis.		Abbasis.		Kambohs.		Gújars.		Mális.		Dogars.		Moghals.		Gadis.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
DELHI.	KARNAL.	Aráins	2	2	8	34	..	..	1	1	...	..	.	...	...	...	..	...	...	...	.	...	2	1	.	...	.	..	.	...	...	...	13	38	...	...	7	31	20	69
		Jats	360	770	4	25	..	...	...	..	6	31	8	6	...	...	.	...	.	...	2	10	1	2	2	2	...	...	.	...	3	7	381	852	4	32	37	173	422	1,057
		Rájpúts	7	20	2	3	...	..	.	..	229	473	2	4	5	8	...	1	2	3	3	4	1	7	1	2	...	...	1	2	...	...	252	525	...	...	19	156	271	681
		Rors	4	21	...	...	..	..	...	...	1	5	25	55	...	...	1	14	...	...	...	...	...	...	...	...	...	...	...	...	...	...	31	95	1	1	4	19	36	115
		Syads	...	...	...	...	...	..	...	...	...	...	...	...	4	8	...	...	...	...	...	...	...	...	...	...	...	...	1	2	...	...	5	10	..	...	2	22	7	32
		Kambohs	...	..	...	...	...	..	...	...	3	7	...	...	...	...	...	...	...	...	20	57	.	...	...	...	...	...	.	...	...	...	23	64	...	...	1	2	24	66
		Gadis	...	...	...	...	...	..	...	...	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	10	...	...	2	10	...	..	...	..	2	10
		Gújars	20	37	.	...	...	...	...	...	...	...	3	4	...	...	...	...	...	...	...	...	65	148	1	3	...	...	.	...	...	...	89	192	7	24	50	265	146	481
		Málís	4	51	1	...	...	...	2	1	1	4	...	..	...	...	...	...	...	...	6	17	...	...	8	8	...	...	...	...	...	...	17	81	2	5	...	..	19	86
		Pathans	...	..	3	4	6	7	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	9	11	...	...	...	..	9	11
		Tagas	1	3	...	...	...	...	21	25	...	..	...	...	...	...	...	...	...	...	...	...	...	...	2	1	...	...	1	25	...	...	24	29	...	...	13	42	37	71
		Moghals	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	25	...	...	1	25	...	...	...	..	1	25
		Ansaris	...	..	...	...	...	...	...	...	...	...	...	..	1	1	...	...	4	7	...	...	...	...	...	...	...	...	...	...	...	...	5	8	...	...	..	..	5	8
		Kureshis	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	1	.	...	...	...	...	...	...	...	...	...	...	...	...	...	2	1	...	...	...	...	2	1
		Usmanis	...	...	...	...	...	...	...	...	...	...	...	...	2	3	...	...	...	...	...	...	...	...	...	...	4	11	...	...	...	...	2	3	...	...	...	...	2	3
		Dogars	2	6	..	...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	7	18	...	...	...	...	7	18
		Total by agricultural tribes.	400	910	18	66	6	7	24	27	241	521	33	68	12	20	3	15	5	9	31	88	69	158	9	16	4	11	3	29	5	17	863	1,962	14	62	133	710	1,010	2,734
		Agriculturists ...	24	59	...	...	...	...	...	...	...	...	...	...	1	2	...	...	...	...	...	...	1	5	1	1	...	...	...	...	...	...	27	67	49	68	31	53	107	188
		Others	22	33	2	2	1	7	...	...	19	40	3	6	2	3	1	2	...	...	3	4	...	...	2	8	2	3	...	...	...	...	57	108	3	4	120	958	180	1,070
		Total ...	446	1,002	20	68	7	14	24	27	260	561	36	74	15	25	4	17	5	9	34	92	70	163	12	25	6	14	3	29	5	17	947	2,137	66	134	284	1,721	1,297	3,992

IX.

STATEMENT No. III—*continued.*

Division.	District.	Mortgagees by	Mortgages by the tribes given in column 3 to: Jats. Number of transactions.	Jats. Area in acres.	Rajputs. Number of transactions.	Rajputs. Area in acres.	Tagas. Number of transactions.	Tagas. Area in acres.	Syads. Number of transactions.	Syads. Area in acres.	Pathans. Number of transactions.	Pathans. Area in acres.	Gujars. Number of transactions.	Gujars. Area in acres.	Moghals. Number of transactions.	Moghals. Area in acres.	Arains. Number of transactions.	Arains. Area in acres.	Kambohs. Number of transactions.	Kambohs. Area in acres.	Malis. Number of transactions.	Malis. Area in acres.	Sainis. Number of transactions.	Sainis. Area in acres.	Goras. Number of transactions.	Goras. Area in acres.	Maghs. Number of transactions.	Maghs. Area in acres.	Total to Agricultural tribes. Number of transactions.	Total to Agricultural tribes. Area in acres.	Agriculturists. Number of transactions.	Agriculturists. Area in acres.	Others. Number of transactions.	Others. Area in acres.	Total. Number of transactions.	Total. Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37
DELHI.	AMBALA.	Jats	1,041	1,454	26	55	...	...	2	2	...	...	6	9	...	...	10	15	4	8	11	15	33	44	...	...	...	...	1,133	1,602	6	7	80	346	1,219	1,955
		Rajputs	218	1,193	349	657	...	...	7	9	1	2	26	37	2	2	74	101	7	19	43	47	41	37	2	2	...	...	914	2,106	7	7	142	1,221	1,063	3,334
		Syads	2	1	...	8	...	...	15	110	...	...	2	2	...	...	4	4	4	4	.	..	...	...	...	...	2	2	30	126	1	...	1	...	32	126
		Pathans	...	...	...	...	...	...	.	...	7	34	...	...	...	...	...	...	...	...	2	1	...	...	...	...	...	..	9	35	...	...	...	...	9	35
		Gujars	53	69	7	8	...	...	1	1	...	...	140	184	...	...	3	4	2	2	3	14	19	32	...	...	...	...	228	314	1	1	27	120	256	435
		Moghals	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	...	1	...	...	...	...	...	1	...
		Arains	9	9	...	...	...	...	4	4	...	...	.	...	...	...	111	88	..	...	3	3	2	1	...	...	...	...	129	105	2	2	8	12	139	119
		Kambohs	...	...	2	...	1	8	...	...	...	...	...	...	...	...	..		27	27	1	1	...	...	1	...	...	...	30	36	...	...	6	16	36	52
		Malis	2	2	3	2	...	...	...	...	...	...	...	...	...	...	22	28	...	...	42	40	...	...	...	...	...	...	68	72	...	...	16	45	84	117
		Sainis	27	22	...	2	...	...	...	...	1	1	...	...	...	...	...	...	5	9	...	...	149	120	...	...	...	...	185	154	3	3	10	22	198	179
		Goras	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	1	...	...	1	1	...	...	2	2	3	3
		Maghs	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	1	...	...	...	...	...	...	1	1	...	...	...	...	1	1
		Total by agricultural tribes	1,353	2,750	532	727	1	8	29	126	9	37	174	232	2	2	224	240	49	69	106	122	244	234	4	3	2	2	2,729	4,552	20	20	292	1,784	3,041	6,356
		Agriculturists	18	18	6	6	..	...	...	...	...	...	8	11	..	.	1	1	3	5	9	10	14	14	..	...	...	..	59	65	75	177	37	75	171	317
		Others	53	59	16	24	...	..	1	...	..	..	5	14	1	3	14	26	15	23	6	15	13	17	1	1	...	...	125	182	15	17	113	481	253	680
		Total ...	1,424	2,827	554	757	1	8	30	126	9	37	187	257	3	5	239	267	67	97	121	147	271	265	5	4	2	2	2,913	4,799	110	214	442	2,340	3,465	7,353

STATEMENT No. III—*continued.*

Division. JULLUNDUR.
District. KANGRA.

Mortgagees by	Mortgages by the tribes given in column 3 to																									
	Giraths.		Jats.		Rájpúts.		Thákurs.		Báthís.		Gújars.		Gaddís		Kanets.		Dagís.		Kolís.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
Giraths ...	187	240	4	4	42	70	...	...	5	31	...	...	9	9	...	...	...	...	...	...	247	354	3	2	16	23	266	379
Jats ...	4	14	14	29	5	14	...	...	3	5	...	...	1	1	...	...	...	...	...	...	27	63	4	5	1	1	32	69
Rájpúts ...	15	28	4	10	271	877	1	1	6	49	2	4	1	9	...	...	...	...	...	...	300	978	11	18	29	87	340	1,083
Thákurs ...	1	3	1	1	6	19	37	195	...	...	...	...	1	9	...	...	...	...	...	...	46	227	6	27	15	49	67	303
Ráthís ...	6	9	3	6	27	119	1	4	128	446	2	8	10	5	...	...	...	...	...	...	177	597	2	...	9	20	188	617
Gújars ...	1	1	...	...	1	12	...	...	...	...	8	70	...	...	...	...	...	...	...	...	11	83	...	...	3	7	14	90
Gaddís ...	1	...	1	1	1	...	...	...	...	..	1	1	8	5	...	...	...	...	...	...	12	7	...	...	...	...	12	7
Kanets ...	...	..	1	1	2	...	...	...	...	...	...	...	...	...	366	287	4	1	3	2	376	291	...	...	5	10	381	301
Dagís ...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	38	27	20	12	...	...	59	40	...	...	9	9	68	49
Kolís ...	...	...	...	...	2	2	...	...	...	...	...	...	...	...	58	22	..	...	32	15	92	39	3	2	...	...	95	41
Total by agricultural tribes.	215	295	28	52	358	1,114	39	200	142	531	14	83	30	38	462	336	24	13	35	17	1,347	2,679	29	54	87	206	1,463	2,939
Agriculturists	7	12	8	35	15	47	1	1	5	13	3	3	...	...	41	37	...	...	2	1	82	149	240	464	65	193	387	806
Others ...	30	27	5	10	29	270	1	6	9	11	1	3	9	9	28	12	1	2	...	...	113	450	17	79	464	682	594	1,211
Total ...	252	334	41	97	402	1,531	41	207	156	555	18	89	39	47	531	385	25	15	37	18	1,542	3,278	286	597	616	1,081	2,444	4,956

STATEMENT No. III—*continued.*

Division.	District.	Mortgages by	Mortgages by the tribes given in column 3 to																											
			Jats.		Aráins.		Rájpúts.		Awans.		Pathán.		Gújars.		Dogars.		Moghals.		Giraths Chhangs and Bahti.		Kanets.		Sainis.		Mahtons.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
JULLUNDUR.	HOSHIARPUR.	Jats	1,309	1,009	73	44	149	120	1	...	7	8	34	49	12	11	...	..	6	5	...	...	89	72	15	41	1,695	1,359	13	24	97	273	1,805	1,656
		Aráins	13	10	167	86	1	...	...	...	9	6	3	2	...	...	...	...	...	...	...	...	11	4	4	...	208	108	...	...	18	15	226	123
		Rájpúts	250	209	55	38	763	1,610	1	4	2	2	110	142	16	76	1	1	84	82	...	...	100	78	23	21	1,355	2,213	14	27	143	481	1,512	2,721
		Awans	3	3	5	4	11	9	102	135	...	...	3	2	...	..	...	...	...	...	...	...	3	4	...	...	127	157	...	...	13	25	140	182
		Pathán	8	8	14	9	...	...	...	...	26	27	...	...	..	...	...	...	...	...	...	...	1	...	...	...	49	44	1	...	11	75	61	119
		Gújars	44	32	19	12	26	119	1	1	2	4	416	365	1	5	...	...	...	...	...	...	5	5	9	10	523	553	1	1	45	163	569	717
		Dogars	...	...	1	2	...	...	...	...	...	...	...	...	47	55	...	...	..	...	...	...	1	1	...	...	49	58	...	...	4	12	53	70
		Moghals	1	1	...	...	2	2	..	...	...	...	2	1	...	...	1	1		...	...	...	...	...	..	...	6	5	...	...	...	...	6	5
		Giraths Chhangs and Bahtis.	4	4	3	1	6	5	...	...	...	...	2	2	...	...	...	...	104	106	1	1	4	1	...	...	124	120	4	3	21	24	149	147
		Kanets	2	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	..	..	3	...	1	2	...	...	6	3	...	...	5	398	11	401
		Sainis	20	9	3	2	2	2	...	...	1	...	2	3	...	...	1	2	3	3	...	...	275	188	6	2	313	191	4	6	30	29	347	226
		Mahtons	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	...	1	...	42	49	43	49	...	...	...	...	43	49
		Total by agricultural tribes.	1,654	1,286	340	198	960	1,867	105	140	47	47	572	566	76	147	3	4	147	146	4	1	491	335	99	123	4,498	4,860	87	61	387	1,495	4,922	6,416
		Agriculturists ...	50	53	6	3	23	49	1	...	...	...	9	22	...	...	1	1	3	5	1	1	23	13	8	5	125	152	178	284	134	415	437	851
		Others	41	56	14	11	19	21	...	...	2	1	5	3	...	...	...	...	10	10	...	...	20	15	2	3	113	120	34	142	277	779	424	1,041
		Total ...	1,745	1,395	360	212	1,002	1,937	106	140	49	48	586	591	76	147	4	5	160	161	5	2	534	363	109	131	4,736	5,132	249	487	798	2,689	5,783	8,308

STATEMENT No. III—*continued.*

Division.	District.	Mortgagee by	Mortgages by the tribes given in column 3 to																									
			Aráins.		Awans.		Dogars.		Gújars.		Jats.		Kambohs.		Mahtons.		Pathans.		Rájpúts.		Sainis.		Syads.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
JULLUNDUR.	Jullundur.	Aráins ...	506	390	1	1	1	...	6	3	94	118	4	3	4	1	5	10	18	16	...	...	2	1	641	543	3	3	31	75	675	621
		Awáns ...	19	12	67	52	...	...	1	1	23	19	...	...	...	...	...	...	3	1	...	...	...	...	113	85	...	...	14	18	127	103
		Dogars ...	5	11	...	...	11	24	5	4	3	1	...	...	1	2	...	...	...	...	...	...	...	...	25	42	...	...	...	...	25	42
		Gújars ...	16	26	...	...	...	...	78	86	20	22	...	...	17	16	...	...	9	10	2	2	...	...	142	162	...	...	9	39	151	201
		Jats ...	57	46	1	2	1	...	19	16	1,969	2,497	19	24	17	27	...	...	13	19	7	5	1	5	2,104	2,641	...	...	52	239	2,156	2,880
		Kambohs ...	2	3	...	...	...	...	...	...	5	5	47	89	...	...	...	...	...	...	...	...	...	...	54	47	...	...	2	5	56	52
		Mahtons ...	...	...	...	...	...	...	...	...	...	...	...	...	90	46	...	...	...	...	...	...	...	...	90	46	...	...	1	1	91	47
		Pathans ...	14	19	...	...	...	...	1	2	8	3	...	...	...	...	25	36	1	...	2	2	...	...	51	62	1	1	5	21	57	84
		Rájpúts ...	79	112	1	1	1	1	23	35	222	374	12	10	49	58	2	1	347	372	45	38	10	13	791	1,015	1	3	35	76	827	1,094
		Sainis ...	...	...	...	...	...	...	2	1	11	13	...	...	...	...	1	2	1	1	176	121	...	...	191	138	...	...	...	...	191	138
		Syads ...	6	5	3	6	...	...	1	1	17	22	1	4	2	1	...	...	8	9	...	...	24	29	62	77	...	...	2	12	64	89
		Total by agricultural tribes.	704	624	73	62	14	25	136	149	2,372	3,074	83	80	180	151	33	49	400	428	232	168	37	48	4,264	4,858	5	7	151	486	4,420	5,351
		Agriculturists	41	85	...	...	...	...	3	2	68	74	...	...	7	10	...	...	9	26	2	2	5	7	135	206	90	114	79	164	304	484
		Others ...	7	20	...	...	...	...	1	3	48	63	4	2	3	...	...	...	8	14	5	5	...	...	76	107	14	17	111	288	201	412
		Total ...	752	729	73	62	14	25	140	154	2,488	3,211	87	82	190	161	33	49	417	468	239	175	42	55	4,475	5,171	109	138	341	938	4,925	6,247

STATEMENT No. III—*continued.*

Division	District	Mortgages by	Mortgages by the tribes given in column 3 to																							
			Jats.		Aráins.		Gújars.		Dogars.		Syads.		Awans.		Pathans.		Kambohs.		Sainis.		Rájpúts.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
JULLUNDUR.	LUDHIANA.	Jats	2,308	5,739	7	13	13	32	...	...	1	...	...	...	1	1	2	2	2	1	8	21	2,343	5,809	12	40	77	411	2,432	6,260
		Aráins ...	17	44	106	123	4	15	1	1	...	...	...	...	...	...	...	...	...	...	6	4	134	187	1	1	9	38	144	226
		Gújars ...	67	134	26	48	130	183	1	...	...	...	...	...	2	2	...	...	..	...	4	11	230	378	3	25	14	54	247	457
		Dogars ...	3	6	...	...	7	16	15	15	...	...	...	...	...	...	...	...	...	...	...	...	23	37	...	...	5	2	28	39
		Syads	4	41	...	...	...	...	...	...	5	12	...	...	...	...	...	...	...	...	...	...	9	53	...	...	...	...	9	53
		Awans ...	4	8	...	...	1	1	...	...	...	...	33	54	...	...	...	...	...	...	1	1	39	59	...	...	...	...	39	59
		Pathans ...	1	...	1	3	...	...	...	...	...	...	...	...	5	5	...	...	...	...	...	...	7	8	...	...	...	...	7	8
		Kambohs ...	1	1	1	1	...	...	...	...	...	...	...	...	...	...	1	...	...	...	...	...	3	2	...	...	...	...	3	2
		Sainis	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	2	2	...	3	2	...	...	...	...	3	2
		Rájpúts ...	125	313	16	36	12	13	1	4	7	8	...	...	1	1	...	...	...	...	220	351	382	726	...	...	8	17	400	743
		Total by agricultural tribes.	2,540	6,281	157	224	167	260	16	20	13	20	33	54	9	9	3	2	4	3	241	388	3,183	7,261	16	66	113	522	3,312	7,849
		Agriculturists	94	188	8	12	10	12	...	...	...	...	3	4	...	...	...	...	...	...	7	8	122	224	82	103	36	72	240	399
		Others ...	53	92	3	5	2	1	...	...	...	...	1	2	1	1	...	...	...	...	1	3	61	104	9	16	51	129	121	249
		Total ...	2,687	6,561	168	241	179	273	16	20	13	20	37	60	10	10	3	2	4	3	249	399	3,366	7,589	107	185	200	723	3,673	8,497

STATEMENT No. III—*continued.*

Division.	District.	Mortgagee by	Mortgages by the tribes given in column 3 to																									
			Jats Mussalman.		Jats others.		Rájpúts.		Pathán.		Bodlas.		Gújars.		Dogras.		Mahtams.		Aráins.		Sainis.		Kambohs.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
JULLUNDUR.	FEROZPORE.	Jats, Mussalman	142	306	92	422	10	13	...	...	...	...	3	14	4	11	..	...	6	13	1	2	...	...	258	781	4	7	18	87	280	875
		Jats, others	23	68	5,752	17,353	19	165	...	...	...	...	13	40	3	4	1	1	19	36	11	14	2	1	5,843	17,682	58	165	112	1,088	6,013	18,935
		Rájpúts	17	75	228	1,369	225	823	...	...	...	...	9	38	5	16	..	...	13	88	4	37	1	3	505	2,449	3	22	27	287	535	2,758
		Pathán	...	...	6	148	...	...	1	45	...	...	...	...	...	...	..	...	...	...	...	...	...	...	7	193	...	...	...	...	7	193
		Bodlas	1	1	6	122	1	7	...	...	3	6	...	...	2	9	...	..	...	...	..	..	...	...	13	145	1	7	3	12	17	164
		Gújars	5	12	38	101	3	13	1	3	...	...	69	110	...	...	...	...	5	8	...	...	...	...	121	247	...	...	4	58	125	305
		Dogras	3	14	42	132	15	95	...	...	...	...	3	8	48	140	6	28	13	51	...	...	...	...	130	468	1	14	11	393	142	874
		Mahtams	...	...	...	..	2	304	1	8	...	...	...	...	...	...	1	2	...	...	...	...	...	...	4	314	...	...	1	4	5	318
		Aráins	1	2	42	66	8	7	...	...	...	...	4	4	1	...	...	...	186	370	..	...	1	2	243	451	1	1	11	94	255	546
		Sainis	...	...	4	2	...	...	...	...	...	...	...	...	...	...	...	...	...	...	6	6	...	...	10	8	...	...	...	...	10	8
		Kambohs	...	...	22	59	..	...	...	...	...	...	...	...	...	...	...	...	9	7	...	...	23	68	54	134	..	...	...	...	54	134
		Total by agricultural tribes ...	192	478	6,232	19,774	286	1,427	3	56	3	6	101	214	63	180	8	31	251	573	22	59	27	74	7,188	22,872	68	216	187	2,022	7,443	25,110
		Agriculturists	21	63	742	2,917	16	55	...	..	1	13	14	28	1	1	...	...	15	24	...	...	...	...	810	3,101	395	1,232	343	1,192	1,548	5,525
		Others	9	14	178	833	16	113	1	38	...	...	...	...	..	...	...	...	10	30	..	...	...	...	214	1,028	4	38	198	1,654	416	2,720
		Total ...	222	555	7,152	23,524	318	1,595	4	94	4	19	115	242	64	181	8	31	276	627	22	59	27	74	8,212	27,001	467	1,486	728	4,868	9,407	33,355

STATEMENT No. III—*continued.*

Division.	District.	Mortgages by	Mortgages by the tribes given in column 3 to																			
			Jats.		Rájpúts.		Pathans.		Kambhos.		Kharrals.		Mahtams.		Syads.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
LAHORE.	MONTGOMERY.	Jats	6	143	...	...	...	...	...	...	1	41	...	...	...	...	7	188	...	...	8	63	15	246
		Aráins	...	...	...	...	...	...	...	...	2	170	...	...	1	7	3	177	...	...	1	6	4	183
		Rájpúts	2	4	3	101	...	...	...	...	...	...	...	...	...	...	5	105	1	4	2	9	8	118
		Kambohs	...	...	...	...	...	...	7	230	...	...	...	...	...	...	7	230	...	...	...	...	7	230
		Kharrals	...	...	...	...	...	...	...	...	3	59	...	...	...	...	3	59	1	...	2	6	6	65
		Mahtams	...	...	...	...	...	...	...	...	...	...	1	3	...	...	1	3	...	...	...	...	1	3
		Syads	...	...	...	...	...	...	...	...	...	...	...	...	2	13	2	13	...	...	1	13	3	26
		Total by agricultural tribes ..	8	146	3	101	...	...	7	230	6	270	1	3	3	20	28	770	2	4	14	97	44	871
		Agriculturists	...	...	1	13	1	52	5	101	..	...	...	...	1	7	8	173	12	169	6	139	26	481
		Others	...	...	2	82	...	...	...	...	...	...	...	...	...	...	2	82	...	...	16	375	18	457
		Total ...	8	146	6	196	1	52	12	331	6	270	1	3	4	27	38	1,025	14	173	36	611	88	1,809

STATEMENT No. III—*continued.*

Division.	District.	Mortgages by	Mortgages by the tribes given in column 3 to																													
			Jats.		Aráins.		Rájpúts.		Patháns.		Syads.		Awáns.		Moghals.		Lubánas.		Mahtams		Dogars.		Kambhos.		Koreshís.		Total to agricultural tribes.		Agricul-turists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
LAHORE.	LAHORE.	Jats	1,735	7,551	52	171	13	103	...	...	...	...	13	21	...	...	1	29	1	4	1	6	3	37	...	...	1,819	7,922	3	13	33	374	1,855	8,309
		Aráins	18	67	222	756	5	24	1	5	2	3	1	2	...	...	6	11	...	...	2	12	4	25	2	3	263	908	1	1	10	22	274	931
		Rájpúts	42	389	15	85	114	653	...	..	1	5	1	1	1	1	3	43	..	...	1	1	1	...	...	...	179	1,178	1	6	9	50	189	1,234
		Patháns	...	...	...	...	...	...	1	10	...	...	..	...	...	...	...	...	...	.	...	...	...	...	...	...	1	10	...	...	1	8	2	18
		Syads	2	9	...	...	1	1	...	...	2	13	1	1	3	10	...	...	...	...	..	...	...	...	...	...	9	34	...	...	...	...	9	34
		Awáns	2	2	...	...	...	...	...	...	1	3	21	34	...	...	...	..	...	...	...	...	...	...	...	..	24	39	...	...	2	4	26	43
		Moghals	1	8	3	3	1	16	...	...	...	...	...	...	5	12	...	...	...	...	...	..	...	...	...	...	10	39	...	...	...	...	10	39
		Lubánas	1	22	1	5	...	...	...	...	..	...	...	...	...	...	46	140	..	...	...	...	...	...	...	...	48	167	...	...	7	25	55	192
		Mahtams	...	...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	1	33	...	...	...	...	...	...	1	33	...	...	...	...	1	33
		Dogars	21	409	2	3	2	9	...	...	1	1	2	6	...	...	...	...	...	...	5	109	3	314	...	...	39	851	...	...	2	5	41	856
		Kambohs	3	7	4	46	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	57	306	...	...	64	359	1	2	6	72	71	433
		Total by agricultural tribes...	1,825	8,464	299	1,069	136	806	2	15	7	25	39	65	9	23	56	223	2	37	12	128	68	682	2	3	2,457	11,540	6	22	70	560	2,533	12,122
		Agriculturists	106	380	17	69	5	7	...	...	1	1	...	...	...	...	...	...	...	...	...	...	1	8	...	...	130	465	78	194	42	131	250	790
		Others	56	850	12	72	1	9	...	...	...	...	...	...	1	1	2	2	..	...	...	...	1	5	...	...	71	939	3	5	85	354	161	1,298
		Total ..	1,987	9,694	328	1,210	142	822	2	15	8	26	39	65	10	24	58	225	2	37	12	128	70	695	2	3	2,660	12,944	87	221	197	1,045	2,944	14,210

STATEMENT No. III—*continued.*

Division.	Districts.	Mortgagees by	Mortgages by the tribes given in column 3 to																							
			Jats.		Aráins.		Rájpúts.		Kambohs.		Pathans.		Dogars.		Gújars.		Moghals.		Syads.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in Acres.	Number of transactions.	Area in Acres.	Number of transactions.	Area in Acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
LAHORE.	AMRITSAR.	Jats	3,815	7,158	86	148	15	16	22	45	8	11	3	5	5	3	1	4	9	22	3,964	7,412	10	50	50	163	4,024	7,625
		Aráins	17	22	158	166	5	4	...	...	2	4	...	...	...	...	...	...	1	4	183	200	2	1	12	15	197	216
		Rájpúts	94	189	27	41	262	312	15	24	3	4	6	16	3	11	1	2	8	9	419	602	3	12	17	80	439	694
		Kambohs	8	11	...	...	...	...	33	69	...	...	...	...	...	...	...	...	...	...	41	80	...	...	2	9	43	89
		Pathans	7	14	9	9	...	...	2	2	9	7	...	...	...	...	...	...	...	...	27	32	2	...	...	...	29	32
		Dogars	11	27	2	9	4	14	2	7	...	...	7	5	1	1	...	...	...	...	57	103	1	4	3	10	61	122
		Gújars	1	2	5	3	...	...	...	...	...	...	2	...	7	8	...	...	...	...	15	13	...	...	...	...	15	13
		Moghals	3	13	1	4	2	2	...	...	...		..	...	...	...	7	7	...	...	13	26	...	...	1	4	14	30
		Syads	3	2	6	15	...	...	...	...	...		...	...	...	...	...	..	3	3	12	20	...	...	1	1	13	21
		Total by agricultural tribes...	3,959	7,438	294	395	288	348	74	147	22	26	48	71	16	23	9	13	21	32	4,751	8,493	18	67	86	282	4,835	8,842
		Agriculturists	130	193	14	20	8	11	6	7	...	...	..	..	...	...	1	2	4	6	163	239	130	177	54	99	347	515
		Others	63	155	11	16	...	...	4	4	...	...	...	...	...	...	1	2	1	1	80	178	3	4	47	112	130	294
		Total	4,152	7,786	319	431	296	359	84	158	22	26	48	71	16	23	11	17	26	39	4,974	8,910	151	248	187	493	5,312	9,651

STATEMENT No. III—*continued*.

Division.	District.	Mortgagee by	Mortgages by the tribes given in column 3 to: Jats.		Aráins.		Sainis.		Gújars.		Rájpúts.		Pathéns.		Syads.		Moghals.		Dogars.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
Lahore, Gurdaspur,		Jats	2,105	3,080	118	167	17	26	33	118	28	66	4	4	14	47	2	1	8	4	2,329	3,535	11	50	104	469	2,444	4,054
		Aráins	22	27	173	158	...	...	2	1	2	1	4	4	2	1	...	...	...	...	205	192	...	...	17	15	222	210
		Sainis	4	15	4	5	93	113	...	...	3	8	...	...	...	...	...	...	...	...	104	141	...	...	1	2	105	143
		Gújars	13	22	16	12	103	156	345	446	22	89	4	3	6	7	...	...	...	...	509	735	...	...	43	71	552	806
		Rájpúts	94	135	83	98	48	94	84	168	683	1,249	2	...	9	18	...	...	...	...	1,003	1,762	1	1	69	422	1,073	2,185
		Pathéns	29	76	18	19	4	3	14	20	22	28	138	121	...	...	4	3	...	...	229	270	1	2	16	11	246	283
		Syads	15	16	1	4	3	2	3	6	1	1	3	6	36	81	...	...	...	...	62	116	...	...	5	9	67	125
		Moghals	12	15	5	4	...	...	...	...	...	...	9	5	...	...	2	6	...	...	28	30	...	...	3	7	31	37
		Dogars	4	16	1	10	...	...	3	7	...	...	...	...	...	...	...	...	11	14	19	47	...	...	...	...	19	47
		Total by agricultural tribes ..	2,298	3,402	419	497	288	396	484	766	761	1,442	164	143	67	154	8	10	19	18	4,488	6,828	13	53	258	1,009	4,759	7,890
		Agriculturists	46	66	25	28	9	9	7	20	5	9	2	2	2	4	...	...	1	2	97	140	217	301	163	270	477	711
		Others	52	90	14	32	4	3	5	2	15	50	...	...	...	...	...	...	5	11	95	188	30	62	190	386	315	636
		Total ...	2,396	3,558	458	557	281	408	496	788	781	1,501	166	145	69	158	8	10	25	31	4,680	7,156	260	416	611	1,665	5,551	9,237

STATEMENT No. III.—*continued.*

Division.	District.	Mortgagees by	Mortgages by the tribes given in Column 3 to																											
			Jats.		Rájpúts.		Awáns.		Syads.		Pathán		Gújars.		Moghals.		Dogars.		Ghakkars		Aráíns.		Kambohs		Sainis.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
LAHORE.	SIALKOT.	Jats	3,371	7,079	34	52	6	11	33	39	6	7	18	36	2	5	6	8	...	...	127	277	1	1	1	...	3,605	7,515	23	38	218	801	3,846	8,354
		Rájpúts	44	150	632	765	5	8	12	22	1	1	4	2	1	1	...	...	1	1	48	60	...	...	3	4	751	1,009	1	1	26	62	778	1,072
		Awáns	8	16	...	...	238	185	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...	...	...	247	202	3	4	10	28	260	234
		Syads	11	18	1	5	...	...	61	73	...	...	2	4	1	1	1	1	...	...	...	...	...	...	...	...	77	102	...	...	5	9	82	111
		Pathán	4	9	...	...	..	...	1	2	7	4	...	...	1	1	...	...	...	...	1	1	...	...	...	...	14	17	...	...	1	...	15	17
		Gújars	1	14	...	...	...	...	...	...	...	...	14	12	...	...	...	...	...	...	...	...	...	...	...	...	15	26	...	...	2	8	17	34
		Moghals	4	9	...	...	...	...	...	...	...	...	...	...	19	12	...	...	...	...	8	4	...	...	...	...	31	25	...	...	...	...	31	25
		Dogars	9	8	1	2	...	...	3	3	...	...	3	3	...	...	28	33	...	...	5	3	...	...	...	...	49	52	...	...	3	4	52	56
		Ghakkars	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	...	1	...
		Aráíns	31	21	9	7	1	...	...	...	2	1	...	...	...	...	...	...	...	...	123	114	...	...	...	...	166	143	1	1	11	10	178	154
		Kambohs	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	..	1	2	...	...	1	2	...	...	1	1	2	3
		Sainis	...	...	...	...	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	...	...	..	11	27	41	27	...	...	...	...	11	27
		Total by agricultural tribes	3,483	7,324	677	831	250	199	110	139	16	13	42	58	24	20	35	42	1	1	312	459	2	3	15	31	4,967	9,120	28	44	278	923	5,273	10,087
		Agriculturists	75	118	7	7	4	3	5	5	...	...	5	17	...	...	...	...	...	..	10	6	...	...	6	4	112	160	192	361	109	214	413	735
		Others	48	137	7	6	7	7	1	...	1	2	...	...	...	...	...	...	...	...	4	7	5	13	1	1	74	178	25	53	154	268	253	494
		Total ...	3,606	7,579	691	844	261	209	116	144	17	15	47	75	24	20	35	42	1	1	326	472	7	16	22	36	5,153	9,458	245	458	541	1,405	5,939	11,316

STATEMENT No. III—*continued.*

Division.	District.	Mortgagors by	Mortgages by the tribes in column 3 to																			
			Jats.		Moghals.		Pathán.		Rájpúts.		Syads.		Aráins.		Awáns.		Total agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
LAHORE.	GUJRANWALA.	Jats	399	3,480	2	21	...	...	4	28	8	133	5	43	...	...	418	3,705	1	12	..	...	419	3,717
		Rájpúts	4	158	...	...	...	...	15	30	...	...	...	...	...	...	19	188	...	...	...	...	19	188
		Syads	1	1	...	...	...	...	...	...	5	54	...	...	...	...	6	55	...	...	...	...	6	55
		Aráins	1	2	...	...	1	2	...	...	..	...	4	28	...	...	6	32	...	...	...	...	6	32
		Awáns	1	32	...	...	...	...	...	...	...	...	...	...	1	3	2	35	...	...	.	...	2	35
		Total by agricultural tribes	406	3,673	2	21	1	2	19	58	13	187	9	71	1	3	451	4,015	1	12	...	...	452	4,027
		Agriculturists	...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	11	85	10	83	21	168
		Others	6	48	...	...	...	...	...	...	1	6	2	25	...	...	9	79	..	...	117	1,138	126	1,217
		Total	412	3,721	2	21	1	2	19	58	14	193	11	96	1	3	460	4,094	12	97	127	1,221	599	5,412

STATEMENT No. III—*continued.*

Division.	District.	Mortgagees by	Mortgages by the tribes given in column 8 to: Jats. Number of transactions.	Jats. Area in acres.	Gújars. Number of transactions.	Gújars. Area in acres.	Moghals. Number of transactions.	Moghals. Area in acres.	Rájpúts. Number of transactions.	Rájpúts. Area in acres.	Awáns. Number of transactions.	Awáns. Area in acres.	Bilochs. Number of transactions.	Bilochs. Area in acres.	Syads. Number of transactions.	Syads. Area in acres.	Patháns. Number of transactions.	Patháns. Area in acres.	Aráins. Number of transactions.	Aráins. Area in acres.	Koreshís. Number of transactions.	Koreshís. Area in acres.	Total to agricultural tribes. Number of transactions.	Total to agricultural tribes. Area in acres.	Agriculturists. Number of transactions.	Agriculturists. Area in acres.	Others. Number of transactions.	Others. Area in acres.	Total. Number of transactions.	Total. Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
RAWALPINDI.	Gujrat.	Jats	1,276	1,462	34	44	4	5	18	20	23	15	3	4	53	75	6	18	56	44	6	6	1,479	1,693	9	10	141	392	1,629	2,095
		Gújars	98	123	1,064	1,227	11	18	18	30	20	22	2	2	60	65	...	...	48	38	6	7	1,327	1,527	6	10	60	109	1,393	1,646
		Moghals	8	9	6	8	38	29	5	45	...	...	...	...	...	...	4	4	2	1	1	...	59	96	...	...	12	18	71	114
		Rájpúts	66	55	14	19	4	3	257	261	12	11	1	1	12	14	...	...	8	16	10	16	384	396	2	4	7	7	393	407
		Awáns	23	21	5	5	...	...	9	7	206	145	5	2	17	10	1	1	2	...	2	1	270	192	...	..	4	4	274	196
		Bilochs	...	...	...	...	...	...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	1	1	...	...	1	2	2	3
		Syads	13	16	11	12	2	14	1	1	5	7	...	...	138	136	...	...	4	5	...	...	174	191	2	2	6	31	182	224
		Patháns	...	...	...	...	...	...	1	1	...	...	...	...	1	3	7	3	1	1	...	...	10	8	...	...	...	...	10	8
		Aráins	16	9	10	12	...	...	...	...	2	6	...	...	1	1	1	1	65	50	1	1	96	80	1	1	12	14	109	95
		Koreshís	3	5	1	2	...	...	4	4	...	...	...	...	1	1	...	...	...	...	14	10	23	22	3	2	1	1	27	25
		Total by agricultural tribes ...	1,503	1,700	1,145	1,329	54	64	313	369	268	206	12	10	283	305	19	27	186	155	40	41	3,823	4,206	23	29	244	578	4,090	4,813
		Agriculturists	14	28	27	37	2	4	5	16	...	...	2	2	3	2	2	7	10	9	1	...	66	105	116	164	72	194	254	463
		Others	46	84	47	72	1	2	13	18	4	4	1	1	10	10	1	1	17	12	2	1	142	205	5	10	346	516	493	731
		Total ...	1,563	1,812	1,219	1,438	57	70	331	403	272	210	15	13	296	317	22	35	213	176	43	42	4,031	4,516	144	203	662	1,288	4,837	6,007

STATEMENT No. III—*continued.*

Division.	District.	Mortgagees by	Mortgages by the tribes given in column 3 to																							
			Awáns.		Jats.		Rájpúts.		Khokkars.		Bilochs.		Syads.		Aráins.		Pathán.		Maliars.		Koreshis.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
RAWALPINDI.	SHAHPUR.	Awáns	498	1,246	9	34	2	5	...	...	4	43	1	2	...	...	...	..	2	1	...	...	516	1,331	...	..	2	2	518	1,333
		Jats	1	9	42	658	3	31	...	...	...	...	1	1	...	...	...	...	...	...	1	2	48	781	2	132	19	318	69	1,181
		Rájpúts	3	16	...	...	65	431	1	4	1	2	...	...	...	...	...	...	..	..	...	...	70	453	...	...	4	61	74	514
		Khokkars	1	19	5	8	...	...	22	205	...	...	...	...	..	...	...	...	...	...	1	4	29	238	...	...	2	43	31	279
		Bilochs	...	...	...	...	...	...	...	...	7	86	...	...	...	...	...	...	...	...	...	...	7	86	...	...	2	4	9	90
		Syads	...	...	...	...	...	...	...	...	...	...	4	41	..	...	...	...	...	...	...	...	4	41	...	...	1	2	5	43
		Aráins	...	...	...	...	...	...	...	...	...	...	...	...	1	1	...	...	...	...	...	...	1	1	1	8	...	...	2	9
		Pathán	...	...	...	...	...	...	...	...	...	...	...	...	...	...	16	106	...	...	...	...	16	106	...	...	...	...	16	106
		Maliars	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	14	...	...	2	14	...	...	...	...	2	14
		Gujars	1	4	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	4	...	...	...	...	1	4
		Koreshis	5	10	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	3	6	13	...	...	...	...	6	13
		Total by agricultural tribes ..	509	1,304	56	730	70	467	23	209	12	131	6	44	1	1	16	106	4	15	3	9	700	3,016	3	140	30	430	783	3,586
		Agriculturists	4	7	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	4	7	7	41	1	2	12	50
		Others	3	9	2	6	...	...	...	...	...	...	...	..	1	46	..	...	..	...	...	...	6	61	...	...	83	725	89	786
		Total ...	516	1,320	58	736	70	467	23	209	12	131	6	44	2	47	16	106	4	15	3	9	710	3,084	10	191	114	1,157	884	4,422

STATEMENT No. III—*continued.*

Division.	District	Mortgagees by	Mortgages by the tribes given in column 3 to																							
			Awáns.		Bhattis.		Chauhans.		Janjuas.		Jats.		Kasars.		Lillas.		Maliars		Moghals.		Pathán.		Rájpúts.		Syads.		Phaphras.		Gujars.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
RAWALPINDI.	JHELUM.	Awáns ...	207	321	1	2	...	...	4	4	13	22	...	...	...	...	1	1	5	5	1	1	3	3	2	3	1	1	3	2
		Bhattis ...	2	5	5	17	...	...	...	...	...	...	...	...	...	...	1	2	...	..	...	...	...	...	1	...	...	...	1	1
		Chauhans ...	2	2	...	...	21	10	...	...	2	3	...	...	...	...	...	...	2	6	...	...	...	...	1	...	...	...	...	...
		Janjuas ...	15	26	...	...	...	...	74	105	3	3	...	...	...	...	1	...	2	1	...	...	...	...	5	7	...	...	...	...
		Jats ..	4	4	3	4	1	...	4	6	200	251	...	...	...	...	9	17	3	5	1	2	1	2	12	22	5	8	4	5
		Kasars ...	2	4	...	...	...	...	...	...	1	3	15	40	...	...	...	...	...	...	...	...	...	...	4	8	...	...	26	21
		Lillas ...	...	...	...	...	...	...	...	...	...	...	..	...	9	33	...	...	...	...	...	...	...	...	...	...	...	...	...	...
		Maliars ...	2	1	...	...	2	1	2	1	..	...	...	...	...	...	38	52	...	...	...	...	...	...	...	...	...	...	...	...
		Moghals ...	1	1	...	...	...	...	...	...	4	5	...	...	...	...	...	...	17	17	1	1	...	...	3	10	...	...	2	3
		Pathán ...	1	...	..	...	...	...	...	.	...	...	...	...	...	...	..	...	1	..	4	2	...	...	...	...	...	...	...	...
		Rájpúts ...	1	2	...	...	...	...	1	...	...	...	...	...	...	...	...	...	4	3	...	...	13	16	...	...	...	...	...	...
		Syads ...	3	7	2	1	3	9	2	2	7	12	1	2	...	...	2	2	1	...	...	...	1	1	20	29	...	...	2	3
		Phaphras ...	1	1	...	...	...	...	...	...	15	22	...	...	...	...	...	...	...	...	1	3	...	...	...	...	32	38	...	...
		Gujars ...	5	4	...	...	...	...	1	1	6	9	...	...	...	...	10	7	...	...	...	...	1	...	9	10	...	...	126	136
		Koreshis ...	1	3	...	...	...	...	...	...	...	...	...	...	...	...	3	1	1	1	...	...	...	...	...	...	...	...	...	...
		Jalaps ...	...	...	...	...	...	...	...	...	2	4	...	...	...	...	1	1	1	2	...	...	...	...	...	...	...	...	...	...
		Mairs & Manhas	1	1	2	3	1	1	...	...	1	2	...	...	...	...	3	4	...	...	...	...	...	...	4	15	...	...	...	...
		Khandoyas ...	1	1	...	...	...	...	...	...	4	7	...	...	...	...	...	...	...	...	2	1	...	...	1	7	1	8	...	...
		Biloches ...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
		Kahúts ...	1	1	...	...	1	4	...	...	3	5	...	...	...	...	1	5	...	...	...	...	...	...	...	...	...	...	...	...
		Khokkars ...	...	...	...	...	...	..	1	2	...	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
		Ghakkars ...	3	5	...	...	...	...	3	6	15	10	...	...	...	...	8	11	1	1	...	...	...	...	6	5	...	...	6	6
		Total by agricultural tribes.	253	389	13	27	29	25	92	127	280	363	16	42	9	33	73	103	38	40	10	10	19	22	67	116	39	50	171	177
		Agriculturists	4	4	...	...	...	..	...	...	5	9	...	..	...	...	4	7	3	2	...	...	1	1	4	6	...	...	2	3
		Others ...	2	3	...	...	...	...	2	2	19	28	1	1	...	...	4	4	1	...	...	...	...	...	1	3	...	...	8	11
		Total ...	259	396	13	27	29	25	94	129	304	400	17	43	9	33	81	114	42	42	10	10	20	23	72	125	39	50	181	191

STATEMENT No. III—*continued.*

Division. RAWALPINDI. District. JHELUM.

Mortgagees by	Mortgages by the tribes given in column 3 to																							
	Koreshis.		Jalaps.		Mairs and Manhas.		Khandoyas.		Bilochs.		Kahúts.		Siáls.		Khokkars.		Ghakkars.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57
Awáns		1			4	16													246	382			31	97	277	479
Bhattis					2	7													11	32	3	1	1	2	15	35
Chauhans																			28	19	3	2	3	14	34	35
Janjuas																	2	4	107	153	1	1	12	18	120	172
Jats	2	2	1	1	14	61			7	4			1	3	1	2	2	4	303	416	8	15	45	190	356	621
Kasars					1	4					1	3							24	62	4	8	12	37	40	107
Lilas																			9	33					9	33
Maliars	1	2			2	6					1	1			1	1	2	1	51	66			33	36	84	102
Moghals																			29	37	1	4	2	2	32	43
Patháns																			6	2			1	1	7	3
Pájpúts																			19	21	2	19	3	10	24	50
Syads																	2	2	47	72			8	18	55	90
Phaphras											2	2							55	66	1	3	2	4	58	72
Gujars															1	1	1	2	160	170	1	1	13	51	174	222
Koreshis	2	8															1	1	8	14			1	1	9	15
Jalaps			17	79															21	77			3	124	24	201
Mairs and Manhas					56	187					1	4	1	2					70	*219	1	2	28	379	99	600
Khandoyas							1	2											10	26			2	2	12	28
Bilochs									1	1									1	1					1	1
Kahúts			1	2	2	9					25	59			1	2			35	87			8	39	43	126
Khokkars			1	1	1	1									6	8			15	17			5	33	20	50
Ghakkars									2	1					2	1	33	33	68	80	1	1	10	9	79	90
Total by agricultural tribes	6	13	20	74	82	291	1	2	10	6	31	71	2	5	12	15	50	51	1,323	2,052	26	57	223	1,066	1,572	3,175
Agriculturists			1		8	31					2	3	1	5	2				37	71	6	5	45	93	90	169
Others					2	4											7	8	47	64	10	11	88	193	145	268
Total	6	13	21	74	92	326	1	2	10	6	33	74	3	10	14	15	57	59	1,407	2,187	42	73	356	1,352	1,807	3,613

STATEMENT No. III—*continued.*

RAWALPINDI.

Division.	District.	Mortgages by	Mortgages of the tribes given in column 3 to: Játs. Number of transactions.	Játs. Area in acres.	Maliars. Number of transactions.	Maliars. Area in acres.	Gujars. Number of transactions.	Gujars. Area in acres.	Awáns. Number of transactions.	Awáns. Area in acres.	Moghals. Number of transactions.	Moghals. Area in acres.	Ghakkars. Number of transactions.	Ghakkars. Area in acres.	Syads. Number of transactions.	Syads. Area in acres.	Koreshis. Number of transactions.	Koreshis. Area in acres.	Pathán. Number of transactions.	Pathán. Area in acres.	Khattars. Number of transactions.	Khattars. Area in acres.	Dhunds. Number of transactions.	Dhunds. Area in acres.	Kethwáls. Number of transactions.	Kethwáls. Area in acres.	Sattis. Number of transactions.	Sattis. Area in acres.	Danials. Number of transactions.	Danials. Area in acres.	Rájpúts. Number of transactions.	Rájpúts. Area in acres.	Jodhras. Number of transactions.	Jodhras. Area in acres.	Total to agricultural tribes. Number of transactions.	Total to agricultural tribes. Area in acres.	Agriculturists. Number of transactions.	Agriculturists. Area in acres.	O. Number of transactions.	O. Area in acres.	Total. Number of transactions.	Total. Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43
	Rawalpindi.	Jats	75	97	3	3	2	1	6	4	3	2	10	16	2	1	6	3	...	...	...	...	...	...	...	...	..	...	.	...	15	12	.	...	122	139	4	4	23	22	149	165
		Maliars ...	2	1	54	41	...	...	4	2	4	4	5	3	2	2	...	...	...	...	...	...	...	...	...	...	...	...	1	...	12	8	1	1	85	62	4	7	20	15	109	84
		Gujars ...	3	4	3	3	89	118	13	12	2	2	6	8	3	3	1	...	3	...	...	...	4	4	...	...	...	...	...	...	30	27	...	...	157	181	4	3	58	85	219	269
		Awáns ...	12	16	4	6	...	...	132	108	2	3	3	3	9	3	1	1	1	1	...	...	...	...	...	...	...	...	...	...	11	13	..	...	175	182	16	24	49	57	240	263
		Moghals ...	...	...	3	5	...	...	...	...	47	45	1	1	...	...	4	3	...	...	...	...	...	...	...	...	...	...	...	...	6	6	2	4	63	64	5	6	14	10	82	80
		Ghakkars ...	9	9	1	2	1	1	6	9	6	13	101	92	5	7	...	...	1	1	...	...	1	2	...	...	...	...	1	2	31	31	...	...	163	169	9	9	23	38	195	216
		Syads ...	...	...	8	8	2	3	7	6	2	4	3	4	46	42	1	1	1	2	1	6	...	...	...	...	1	...	...	...	13	12	1	3	86	91	2	1	26	36	114	128
		Koreshis ...	1	1	...	...	...	...	1	3	...	...	1	3	...	...	28	36	...	...	...	...	1	...	...	...	...	...	...	...	3	5	...	...	35	48	1	1	12	30	48	79
		Pathán ...	...	...	...	...	1	1	1	1	...	...	...	...	...	...	...	...	4	7	...	...	...	...	...	..	...	...	...	...	1	1	...	...	7	10	...	...	3	7	10	17
		Khattars ...	...	...	2	3	...	...	1	1	1	18	...	...	1	1	..	...	...	...	3	4	..	..	...	...	...	...	...	...	...	...	...	...	8	27	...	...	...	...	8	27
		Dhunds ...	...	...	...	...	1	1	...	...	...	...	...	...	2	2	1	...	1	1	...	...	149	144	...	...	...	...	1	...	2	1	...	...	157	149	15	8	14	34	186	191
		Kethwáls ...	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	6	13	...	...	1	1	...	...	...	...	7	14	...	...	...	...	7	14
		Sattis ...	...	...	...	...	...	...	...	...	...	...	1	5	...	...	...	...	2	1	...	...	5	3	1	...	98	58	2	...	...	...	...	...	109	67	3	...	12	15	124	82
		Danials ...	...	...	1	1	...	...	...	..	...	..	...	...	...	...	...	...	...	...	...	...	2	1	...	...	...	...	21	9	...	...	...	...	24	11	5	1	16	13	45	27
		Rájpúts ...	17	24	17	18	3	2	64	57	12	16	12	15	16	11	8	5	3	3	...	...	3	3	..	...	...	...	...	...	638	626	...	...	793	780	32	33	104	166	929	979
		Jodhras ...	...	..	...	...	...	...	1	2	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	2	...	...	..	...	1	2
		Total by agricultural tribes.	119	152	96	90	99	127	236	205	79	107	143	150	86	100	50	49	16	16	4	10	165	157	7	13	99	58	27	12	762	742	4	8	1,992	1,996	100	97	374	530	2,466	2,623
		Agriculturists	19	15	2	2	14	22	19	22	1	1	3	4	...	...	...	...	1	3	...	.	1	2	...	...	1	1	...	...	47	67	...	...	108	139	86	109	51	75	245	323
		Others ...	13	16	6	7	7	5	17	18	1	5	...	...	5	6	...	...	...	...	...	...	2	...	...	...	...	...	...	...	32	36	..	...	83	93	16	22	153	154	252	269
		Total ...	151	183	104	99	120	154	272	245	81	113	146	154	91	106	50	49	17	19	4	10	168	159	7	13	100	59	27	12	841	845	4	8	2,183	2,228	202	228	578	759	2,963	3,215

STATEMENT No. III—*continued.*

RAWALPINDI. — ATTOCK.

Division.	District.	Mortgages by	Mortgages by the tribes given in column 3 to																															
			Awáns.		Bhattis.		Janjuas.		Pathán.		Syads.		Maliars.		Jodhras.		Jats.		Koreshis.		Rájpúts.		Gujars.		Moghals.		Khattars.		Ghakkars		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39
		Maliars	12	13	...	...	...	...	7	4	1	...	46	33	...	...	...	...	...	...	...	...	1	3	...	...	...	...	...	...	67	53	1	4	15	59	83	116
		Awáns	519	2,261	8	11	...	...	35	121	14	73	16	26	1	15	1	3	2	101	6	8	1	2	3	2	1	5	...	...	602	2,628	17	52	112	751	731	3,431
		Bhattis	2	10	9	21	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	11	31	...	...	...	...	11	31
		Janjuas	...	...	...	...	1	3	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	3	...	...	..	...	1	3
		Pathán	21	39	...	...	...	...	393	746	10	14	11	13	...	...	...	...	...	...	...	...	6	4	...	...	...	...	...	...	441	816	2	1	5	7	448	824
		Syads	6	7	...	...	..	...	1	...	13	38	...	...	...	...	...	...	...	...	1	1	...	...	1	1	...	...	..	...	22	47	2	13	9	72	33	132
		Koreshis	1	11	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	...	...	..	...	..	...	...	...	...	...	...	2	11	...	...	4	7	6	18
		Jodhras	2	14	...	...	...	...	...	...	1	10	...	...	12	1,233	...	...	...	...	...	...	...	...	...	...	...	...	...	...	15	1,257	...	...	5	103	20	1,360
		Khattars	4	13	...	...	..	..	1	6	...	...	4	15	...	...	...	...	...	...	...	...	...	...	...	...	8	55	...	...	17	89	...	...	7	45	24	134
		Rájpúts	5	9	...	...	...	...	1	1,022	1	4	...	...	...	...	...	..	...	...	137	118	...	...	...	...	...	...	...	...	144	1,153	...	...	41	35	185	1,188
		Ghakkars	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	...	...	2	1	2	1	...	...	1	...	3	1
		Moghals	1	1	...	..	...	...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...	6	4	...	...	...	...	8	6	...	...	5	268	13	274
		Gujars	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	3	4	...	..	...	...	...	...	3	4	..	...	3	6	6	10
		Total by agricultural tribes.	573	2,378	12	32	1	3	438	1,899	40	139	78	88	13	1,248	1	3	3	101	144	127	11	13	10	7	9	60	2	1	1,335	6,099	22	70	207	1,353	1,564	7,522
		Agriculturists ...	1	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	...	...	...	...	..	...	...	...	...	1	1	17	112	2	10	20	123
		Others	22	42	...	...	...	..	12	10	1	2	9	13	...	...	...	...	...	...	1	1	6	4	1	1	...	...	...	...	52	73	2	8	115	153	169	234
		Total ...	596	2,421	12	32	1	3	450	1,909	41	141	87	101	13	1,248	1	3	3	101	145	128	17	17	11	8	9	60	2	1	1,388	6,173	41	190	324	1,516	1,753	7,879

STATEMENT No. III—*continued.*

Division	District	Mortgagors by	Mortgagees by the tribes given in column 3 to																					
			Pathans.		Jats.		Awans.		Syads.		Koreshis.		Arains.		Rajputs.		Bilochs.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
Multan.	Mianwali.	Pathans	682	4,256	126	776	15	153	13	74	12	38	11	12	7	28	...	...	866	5,337	4	8	47	352	917	5,697
		Jats	21	180	286	8,706	5	19	6	27	4	11	1	...	...	...	5	77	330	9,020	4	12	44	374	378	9,406
		Awans	1	3	2	1	67	501	4	41	2	31	...	...	...	...	1	13	77	590	...	...	4	34	81	624
		Syads	8	119	31	143	6	76	19	113	5	15	1	2	...	...	6	35	76	503	...	...	9	51	85	554
		Koreshis	5	15	12	45	...	...	...	...	2	5	1	1	...	...	...	...	20	64	...	...	2	2	22	66
		Bilochs	2	14	7	78	...	...	1	2	...	...	...	...	...	...	25	1,377	35	1,471	2	8	7	72	44	1,551
		Arains	...	...	1	6	...	...	...	...	...	...	1	4	...	...	...	...	2	10	...	...	5	11	7	21
		Rajputs	...	...	...	...	...	...	...	...	...	...	...	...	2	8	...	...	2	8	...	...	...	...	2	8
		Kharrals	...	...	1	17	...	...	...	...	...	...	...	...	...	...	...	...	1	17	...	...	...	...	1	17
		Gujars	...	...	...	...	...	...	1	3	...	...	...	...	...	...	...	...	1	3	...	...	...	...	1	3
		Total by agricultural tribes ...	719	4,587	466	9,772	93	749	43	260	25	98	15	19	9	36	37	1,502	1,410	17,023	10	28	118	896	1,538	17,947
		Agriculturists	4	21	...	...	...	...	...	...	...	...	...	...	...	...	...	...	4	21	1	11	1	5	6	37
		Others	19	48	17	96	2	32	1	17	2	2	...	...	...	...	4	15	45	210	2	21	179	847	226	1,078
		Total	742	4,656	483	9,868	95	781	47	277	27	100	15	19	9	36	41	1,517	1,459	17,254	13	60	298	1,748	1,770	19,062

STATEMENT No. III—*continued.*

Division.	District.	Mortgages by	Mortgages by the tribes given in column 3 to: Jats. Number of transactions.	Jats. Area in acres.	Rájpúts. Number of transactions.	Rájpúts. Area in acres.	Syads. Number of transactions.	Syads. Area in acres.	Bilochs. Number of transactions.	Bilochs. Area in acres.	Koreshis. Number of transactions.	Koreshis. Area in acres.	Nekokaras. Number of transactions.	Nekokaras. Area in acres.	Total to agricultural tribes. Number of transactions.	Total to agricultural tribes. Area in acres.	Agriculturists. Number of transactions.	Agriculturists. Area in acres.	Others. Number of transactions.	Others. Area in acres.	Total. Number of transactions.	Total. Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
	Lyallpur.	Others	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	225	1	225
		Total	...	...	...	..	...	...	...	...	...	...	...	...	...	...	...	...	1	225	1	225
		Note.—These 225 acres belong to the villages recently transferred from Montgomery. This district does not show any mortgage.																				
Multan.	Jhang.	Jats	10	71	..	...	1	8	...	...	...	...	...	...	11	79	1	15	8	160	20	254
		Rájpúts	...	...	8	133	...	...	...	...	...	...	...	...	8	133	3	84	26	170	37	387
		Syads	1	5	...	...	3	89	...	...	...	...	...	...	4	94	1	17	3	44	8	155
		Bilochs	...	...	...	...	3	5	1	3	...	...	..	...	4	8	2	3	1	5	7	16
		Koreshis	...	...	2	256	...	...	...	...	2	7	...	...	4	263	...	...	1	10	5	273
		Nekokaras	...	...	...	....	...	...	...	...	...	...	1	2	1	2	...	...	...	...	1	2
		Total by agricultural tribes	11	76	10	389	7	102	1	3	2	7	1	2	32	579	7	119	39	389	78	1,087
		Agriculturists	...	...	...	...	...	...	...	...	...	...	...	...	...	..	17	246	2	10	19	258
		Others	1	4	...	...	...	...	...	...	...	...	...	...	1	4	...	...	29	371	30	375
		Total	12	80	10	389	7	102	1	3	2	7	1	2	33	583	24	367	70	770	127	1,720

STATEMENT No. III—*continued.*

Division.	District.	Mortgages by	Mortgages by the tribes given in column 3 to																					
			Aráins.		Bilochs.		Jats.		Koreshís.		Ods.		Rájpúts.		Syads.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
MOOLTAN.	MOOLTAN.	Aráins	2	13	...	...	...	...	...	...	...	...	1	7	...	...	3	20	...	...	6	377	9	397
		Awáns	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	14	1	14
		Bilochs	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	4	2	4
		Jats	...	...	...	...	22	246	1	984	...	...	3	15	1	34	27	1,279	6	60	75	630	108	1,975
		Koreshis	...	...	...	...	1	4	...	...	...	..	...	...	...	...	1	4	...	...	2	8	3	12
		Ods	...	...	...	...	...	...	...	...	1	29	...	...	...	...	1	29	...	...	...	...	1	29
		Pathans	...	...	...	...	...	...	...	...	...	...	...	...	1	132	1	132	...	...	2	160	3	292
		Rájpúts	...	...	...	...	...	...	...	...	...	...	4	39	...	...	4	39	...	...	4	53	8	92
		Syads	..	...	1	160	1	13	..	...	...	...	...	...	3	26	5	199	1	16	6	179	12	394
		Total by agricultural tribes	2	13	1	160	24	263	1	984	1	29	8	61	5	192	42	1,702	7	83	98	1,425	147	3,209
		Agriculturists	...	...	...	...	1	3	...	...	...	...	...	...	...	...	1	3	18	205	30	535	49	743
		Others	...	...	...	...	2	7	...	...	...	...	...	...	...	...	2	7	4	42	69	1,300	75	1,349
		Total	2	13	1	160	27	273	1	984	1	29	8	61	5	192	45	1,712	29	329	197	3,260	271	5,301

STATEMENT No. III—*continued.*

Division.	District.	Mortgagees by	Mortgages by the tribes given in column 3 to															
			Jats.		Bilochs.		Syads.		Koreshis.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
MOOLTAN.	MUZAFFARGARH.	Jats	108	1,065	7	28	2	20	...	...	117	1,113	2	4	32	150	151	1,267
		Bilochs	14	21	83	268	6	10	...	...	103	299	13	59	13	96	129	454
		Syads	1	1	2	18	4	22	...	...	7	36	2	20	2	14	11	70
		Koreshis	1	1	...	...	...	...	1	1	2	2	...	...	2	22	4	24
		Pathans	3	25	...	...	...	...	...		3	25	...	...	4	40	7	65
		Rájpúts	1	9	...	...	...	...	...	...	1	9	...	...	1	5	2	14
		Total by agricultural tribes	128	1,122	92	309	12	52	1	1	233	1,484	17	83	54	327	304	1,894
		Agriculturists	...	...	3	41	...	...	...	...	3	41	9	136	12	145	24	332
		Others	11	74	7	26	...	...	...	...	18	100	6	20	106	1,025	130	1,145
		Total	139	1,196	102	376	12	52	1	1	254	1,625	32	239	172	1,497	458	3,361

STATEMENT No. III—*continued.*

Division.	District.	* Mortgagees by	Mortgages by the tribes given in column 3 to																									
			Jats		Arains.		Bilochs.		Pathans.		Rájpúts.		Koreshis.		Khetrans.		Syads.		Machis.		Mujáwars		Moghals.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
MOOLTAN.	Dera Ghazi Khan.	Jats	109	428	4	14	30	217	3	15	...	...	...	...	1	2	3	12	...	...	...	...	...	...	150	688	6	27	25	113	181	828
		Aráins	...	...	6	14	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	6	14	...	...	..	...	6	14
		Bilochs	60	203	...	...	372	1,954	2	96	...	...	1	5	...	...	4	15	3	10	1	6	...	...	443	2,289	5	136	53	224	501	2,649
		Patháns	2	6	...	...	2	8	13	42	...	...	...	...	...	...	1	1	...	...	...	...	...	...	18	57	2	17	11	63	31	137
		Rájpúts	1	2	...	...	...	...	...	...	4	16	...	..	...	...	...	...	...	...	...	...	...	...	5	18	...	...	...	...	5	18
		Koreshis	1	4	...	...	4	181	...	...	...	...	5	70	...	...	..	...	..	...	...	...	...	...	10	255	...	...	...	...	10	255
		Syads	10	159	...	...	6	502	..	...	...	...	...	...	..	...	5	19	...	...	...	...	...	...	21	680	1	2	3	40	25	722
		Machis	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	3	...	..	...	...	1	3	...	...	...	...	1	3
		Mujáwars	1	2	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	11	11	...	...	12	13	...	...	1	3	13	16
		Moghals	...	...	...	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	3	1	3	...	...	...	...	1	3
		Total agricultural tribes	184	804	10	28	414	2,862	18	153	4	16	6	76	1	2	13	47	4	13	12	17	1	3	667	4,020	14	182	93	443	774	4,645
		Agriculturists	17	42	...	...	24	139	3	41	...	...	...	...	...	...	...	...	...	...	...	...	1	4	45	226	36	220	49	295	130	741
		Others	19	85	...	...	15	47	1	2	...	...	1	9	...	..	...	...	...	...	...	..	...	...	36	143	3	50	119	726	158	919
		Total	220	931	10	28	453	3,048	22	196	4	16	7	84	1	2	13	47	4	13	12	17	2	7	748	4,389	53	452	261	1,464	1,062	6,305

Statement No. IV.

(*Vide* paragraphs 46 to 49 of the text).

SHOWING DETAILS OF SALES FOR THE YEAR ENDING 15TH JUNE 1905.

Division.	District.	Sales by	Sales by the tribes given in column 3 to																											
			Jats.		Aráins.		Rájpúts.		Dogars.		Malis.		Moghals.		Pathans.		Syads.		Gujars.		Ahirs.		Bishnois.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26.	27	28	29	30	31	32	33
DELHI.	Hissar.	Jats	204	5,173	1	52	12	334	...	...	...	...	...	...	...	...	...	...	...	...	1	34	11	131	229	5,724	11	191	4	53	244	5,968
		Aráins	...	...	14	170	1	14	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	15	184	...	...	...	...	15	184
		Rájpúts	31	724	3	97	121	1,429	1	4	...	...	...	...	3	34	6	24	...	...	1	5	1	16	167	2,333	7	69	3	9	177	2,411
		Dogars	2	21	...	...	...	...	2	17	...	...	...	...	...	...	...	...	...	...	...	...	...	...	4	38	...	...	...	...	4	38
		Malis	2	18	...	...	...	...	...	...	4	22	...	...	...	...	...	...	...	...	...	...	...	...	6	40	...	...	...	...	6	40
		Moghals	1	35	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	35	...	...	...	...	1	35
		Pathans	3	939	...	..	...	...	...	...	...	...	...	...	4	52	...	..	...	..	...	...	5	128	12	1,119	1	18	...	...	13	1,137
		Syads	...	...	...	...	...	..	2	34	...	...	...	...	4	99	...	...	...	...	...	...	...	...	6	133	...	...	...	...	6	133
		Gujars	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	12	...	...	...	...	2	12	1	2	...	...	3	14
		Bishnois	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	13	162	13	162	2	26	1	6	16	194
		Total by agricultural tribes ...	243	6,910	18	319	134	1,777	5	55	4	22	...	...	11	185	6	24	2	12	2	39	30	437	455	9,780	22	306	8	68	485	10,154
		Agriculturists	3	295	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	13	4	308	8	1,641	12	137	24	2,086
		Others	70	644	1	63	21	293	3	7	3	4	7	12	5	56	...	...	4	18	4	67	2	17	120	1,181	6	40	188	9,760	314	10,981
		Total	316	7,849	19	382	155	2,070	8	62	7	26	7	12	16	241	6	24	6	30	6	106	33	467	579	11,269	36	1,987	208	9,965	823	24,221

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																					
			Jats.		Rájpúts.		Malis.		Gujars.		Ahirs.		Pathans.		Syads.		Bilochs.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
DELHI.	Rohtak.	Jats	184	999	1	46	3	6	...	...	...	...	1	7	...	...	...	...	189	1,058	3	31	51	367	243	1,437
		Rájpúts	1	21	34	187	...	...	...	...	1	7	1	...	...	...	...	...	37	215	...	...	4	8	41	223
		Malis	...	...	...	...	3	1	...	...	...	...	...	...	...	...	...	...	3	1	...	...	5	4	8	5
		Gujars	...	...	...	...	...	...	1	8	...	...	...	...	...	...	...	...	1	8	...	...	...	...	1	8
		Ahirs	1	12	...	...	...	...	...	...	14	59	...	...	...	...	...	...	15	71	1	1	...	...	16	72
		Pathans	10	34	...	...	..	...	...	...	2	8	14	221	...	...	...	...	26	258	2	11	...	...	28	269
		Syads	1	...	...	...	...	...	...	...	...	...	...	...	4	5	...	...	5	5	...	...	...	...	5	5
		Bilochs	2	6	...	...	...	...	1	3	2	7	3	3	...	...	3	9	11	28	...	...	...	...	11	28
		Moghals	1	13	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	13	...	...	...	...	1	13
		Total by agricultural tribes ...	200	1,085	35	233	6	7	2	11	19	76	19	231	4	5	8	9	288	1,657	6	24	60	379	354	2,060
		Agriculturists	11	61	...	...	...	...	...	...	2	31	4	13	2	1	...	...	19	106	15	62	16	63	50	231
		Others	43	227	3	26	...	...	...	...	1	...	...	...	1	2	...	...	48	255	6	12	97	400	151	667
		Total	254	1,373	38	259	6	7	2	11	22	107	23	244	7	8	8	9	355	2,018	27	98	173	842	555	2,958

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																									
			Jats.		Ahírs.		Rájpúts.		Pathán.		Gujars.		Bilochs.		Meos.		Málís.		Syads.		Koreshis.		Khanzádás.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
DELHI.	GURGAON.	Jats	44	149	4	35	...	...	...	...	...	...	1	8	1	7	...	...	1	3	...	...	...	...	51	202	4	14	13	51	68	267
		Ahírs	2	16	68	607	...	...	2	28	...	...	1	5	...	...	...	...	...	...	...	...	...	...	73	656	...	...	44	36	117	692
		Rájpúts	3	35	1	5	40	292	...	...	...	...	...	...	...	...	...	...	7	30	...	...	...	...	51	380	...	...	44	257	95	617
		Pathán	...	...	...	...	1	29	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	29	...	...	...	...	1	29
		Gujars	...	...	3	26	...	...	...	...	2	12	...	...	1	...	...	...	...	...	...	...	...	...	6	38	...	...	...	...	6	38
		Bilochs	...	...	9	61	...	...	...	...	2	22	4	18	...	...	...	...	...	...	...	...	...	...	15	101	...	...	...	...	15	101
		Meos	...	...	...	...	...	...	...	...	...	...	...	...	78	248	7	21	2	6	5	1	...	...	92	276	...	...	12	2	104	278
		Málís	...	...	...	...	1	6	...	...	...	...	...	...	...	...	11	29	...	...	...	...	...	...	12	35	...	...	...	...	12	35
		Syads	...	...	...	...	1	40	...	...	...	...	...	...	...	...	1	3	2	40	...	...	...	...	4	83	...	...	3	1	7	84
		Koreshis	2	29	...	...	...	...	1	6	...	...	2	16	3	...	...	...	...	...	5	53	...	...	13	104	...	...	2	4	15	108
		Khanzádás	...	...	...	...	...	...	...	...	...	...	...	...	3	2	...	...	...	...	...	...	12	23	15	25	...	...	...	...	15	25
		Moghals	...	...	1	7	...	...	...	...	...	...	...	...	...	...	...	...	1	3	...	...	...	...	2	10	...	...	...	...	2	10
		Total by agricultural tribes	51	229	86	741	43	367	3	34	4	34	8	47	86	257	19	53	13	82	10	54	12	23	335	1,919	4	14	118	351	457	2,284
		Agriculturists	1	3	3	53	4	67	...	...	...	...	...	...	...	...	2	6	2	1	2	1	...	...	14	131	33	215	36	65	83	411
		Others	...	...	2	8	1	3	...	...	...	...	...	...	...	...	...	...	...	...	1	1	...	...	4	12	...	...	19	65	23	77
		Total ...	52	230	91	802	48	437	3	34	4	34	8	47	86	257	21	59	15	83	13	56	12	23	353	2,062	37	229	173	481	563	2,772

STATEMENT No. IV—*continued.*

DELHI.

Division.	District.	Sales by	Sales by the tribes given in column 3 to																													
			Ahírs.		Aráins.		Bilochs.		Chauháns.		Gorás.		Gujars.		Jats.		Moghals.		Pathán.		Rájpúts.		Reahs.		Tagas.		Syads.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37
Delhi.		Ahírs	7	16	...	...	1	3	...	...	...	...	...	...	1	41	...	...	...	...	...	...	...	...	...	...	...	...	9	60	...	...	9	49	18	109
		Aráins	...	...	...	...	...	...	...	...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...	...	...	1	1	...	...	...	...	1	1
		Bilochs	...	...	...	...	2	30	1	11	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	3	41	1	7	...	...	4	48
		Chauháns	...	...	...	...	...	...	1	20	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	20	...	...	11	57	12	77
		Gorás	...	...	...	...	...	...	...	...	5	20	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	5	20	...	...	...	...	5	20
		Gujars	...	...	...	...	...	...	...	...	...	...	22	73	1	8	...	...	...	...	...	...	...	...	1	2	...	...	24	83	3	4	58	30	85	117
		Jats	...	...	...	...	...	...	...	...	...	...	1	3	70	270	...	...	...	...	...	...	...	...	...	...	2	17	73	290	...	...	10	60	83	350
		Málís	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	3	...	...	...	...	3	6	...	...	...	...	3	6
		Mees	...	...	...	...	...	...	...	...	...	...	2	4	1	7	...	...	1	1	...	...	...	...	...	...	...	...	4	12	...	...	...	...	4	12
		Moghals	...	...	1	5	...	...	...	...	...	...	...	...	...	...	...	...	2	2	...	...	...	...	...	...	...	...	3	7	...	...	1	1	4	8
		Pathán	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	3	...	...	...	...	...	...	2	7	3	10	...	...	...	...	3	10
		Rájpúts	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	9	19	...	...	...	...	...	...	9	19	...	...	1	1	10	20
		Reahs	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	5	33	...	...	...	...	5	33	...	...	...	...	5	33
		Tagas	...	...	...	...	...	...	...	...	...	...	3	9	...	...	...	...	...	...	...	...	...	...	15	96	...	...	18	105	...	...	...	...	18	105
		Sainis	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	14	...	...	...	...	...	...	...	...	...	...	1	14	...	...	...	...	1	14
		Syads	1	3	1	4	...	...	1	2	...	...	...	...	...	...	...	...	1	1	...	...	...	...	...	...	13	23	17	35	...	...	4	12	21	47
		Total by agricultural tribes	10	22	2	9	3	33	3	33	5	20	28	89	74	327	1	14	5	7	9	19	6	36	16	98	17	43	179	756	4	11	94	210	277	977
		Agriculturists	1	11	...	...	...	...	...	...	2	7	1	55	7	121	1	108	...	...	1	2	...	...	...	...	...	...	13	304	49	300	32	204	94	808
		Others	...	...	1	8	...	...	...	...	...	...	4	158	8	51	...	...	...	...	...	...	3	25	3	51	1	4	20	297	1	3	70	160	91	460
		Total	11	33	3	17	3	33	3	33	7	27	33	302	89	499	2	122	5	7	10	21	9	61	19	149	18	53	212	1,357	54	314	196	574	462	2,245

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																																			
			Jats.		Aráins.		Pathán		Tagas.		Rájpúts.		Rors.		Syads.		Kambohs.		Gadis		Gujars.		Málís.		Ansaris.		Usmanis.		Koreshis.		Abbasis.		Moghals.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43
DELHI.	KARNAL.	Aráins	1	9	9	31	1	3	...	...	1	3	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	12	46	...	...	...	...	12	46
		Jats	67	509	3	92	1	3	...	...	...	...	...	...	1	141	1	9	1	2	...	...	3	70	...	...	...	...	...	...	...	...	...	...	77	826	1	35	4	34	82	895
		Rájpúts	...	...	...	...	1	3	...	...	71	737	...	...	...	...	1	7	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...	74	748	2	10	...	...	76	758
		Tagas	...	...	...	...	...	...	8	46	...	...	2	6	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	10	52	...	...	...	...	10	52
		Rors	1	2	...	...	...	...	...	...	1	28	19	278	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	21	308	...	...	...	...	21	308
		Sayads	...	...	1	3	...	...	...	...	...	...	...	...	7	538	...	...	...	...	...	...	...	...	4	3	1	...	5	7	1	2	...	...	19	553	...	...	...	...	19	553
		Kambohs	4	20	...	...	...	...	...	...	3	14	...	...	...	...	14	60	5	...	2	17	...	...	...	...	...	...	...	...	...	...	...	...	23	111	...	...	...	...	23	111
		Gadis	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	84	...	...	...	...	...	...	...	...	...	...	...	...	...	...	5	84	...	...	...	...	5	84
		Málís	1	11	...	...	...	...	...	...	...	...	2	3	...	...	...	...	...	...	...	...	3	22	...	...	...	...	...	...	...	...	...	...	6	36	...	...	...	...	6	36
		Moghals	...	...	...	3	1	32	...	...	...	...	1	6	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	50	3	88	...	...	...	...	3	88
		Ansaris	...	...	4	5	...	...	...	...	...	...	...	...	2	6	...	...	...	...	1	3	...	...	15	19	1	...	1	1	...	...	...	...	24	34	...	...	1	...	25	34
		Usmanis	...	...	...	...	...	...	...	...	...	...	...	...	4	2	...	...	...	...	...	...	...	...	3	1	...	...	4	3	...	...	...	...	11	6	...	...	...	...	11	6
		Koreshis	1	10	...	...	...	...	...	...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...	...	...	6	8	...	...	...	...	8	14	...	...	...	...	8	14
		Gujars	2	32	...	...	2	8	...	...	1	4	...	...	...	...	...	...	...	...	25	135	...	...	...	...	...	...	...	...	...	...	...	...	30	179	...	...	3	18	33	197
		Pathans	1	...	2	3	3	7	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	6	10	3	2	...	...	9	12
		Total by agricultural tribes.	78	593	19	134	9	56	8	46	77	786	24	293	15	688	16	76	6	86	28	155	7	93	22	23	2	...	16	14	1	2	1	50	329	3,095	6	47	8	52	343	3,194
		Agriculturists ...	6	89	...	...	...	...	...	...	1	7	3	21	...	...	...	...	...	...	3	8	...	...	...	...	...	...	...	...	...	...	...	...	13	120	14	133	2	8	29	261
		Others	15	1,894	3	5	...	...	...	...	5	72	1	1	1	6	1	5	1	11	1	...	4	18	1	1	...	...	...	...	...	...	...	...	33	2,013	6	17	60	608	99	2,638
		Total ...	99	2,576	22	139	9	56	8	46	83	865	28	315	16	694	17	81	7	97	32	158	11	111	23	24	2	...	16	14	1	2	1	50	375	5,228	26	197	70	668	471	6,093

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																											
			Jats.		Rájpúts.		Tagas.		Syads.		Pathans.		Gujars.		Aráins.		Kambohs.		Málís.		Sainis.		Gorás.		Maghs.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
DELHI.	AMBALA.	Jats	235	606	10	70	...	...	2	1	1	38	2	1	11	15	4	1	7	18	7	8	...	...	...	...	279	843	3	6	18	34	300	888
		Rájpúts	33	51	131	342	1	1	5	49	...	...	9	22	45	63	3	8	17	19	9	9	...	...	...	...	253	564	9	22	30	75	292	661
		Syads	11	13	...	...	...	...	17	133	...	...	1	1	1	1	...	...	...	...	...	...	...	...	...	...	30	147	2	4	28	8	60	160
		Pathans	...	...	8	4	...	...	1	...	3	23	1	...	1	2	...	...	...	...	...	...	...	...	...	...	9	29	...	...	1	...	10	29
		Gujars	6	49	3	21	...	...	...	...	...	...	53	95	...	...	...	...	...	...	2	1	...	...	...	...	64	166	1	...	9	2	74	168
		Moghals	2	2	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	2	...	...	...	...	2	2
		Hors	...	...	...	...	...	...	...	...	...	...	...	...	1	...	...	...	...	...	...	...	...	...	...	...	1	...	...	...	...	...	1	...
		Aráins	5	2	3	3	...	...	...	...	...	...	...	...	63	80	...	...	...	...	...	...	...	...	...	...	71	85	1	1	2	1	74	87
		Kambohs	...	...	...	...	...	...	...	...	3	39	...	...	...	...	11	21	1	2	...	...	...	...	...	...	15	62	2	10	1	5	18	77
		Málís	3	2	1	1	...	...	...	...	...	...	...	...	...	...	...	...	19	37	...	...	...	...	...	...	23	40	...	...	1	...	24	40
		Sainis	9	4	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	16	30	...	...	...	...	25	43	2	4	...	...	27	47
		Gorás	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	1	...	...	1	1	...	...	1	2	2	3
		Maghs	...	...	...	...	...	...	2	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	1	4	1	...	...	...	...	4	1
		Total by agricultural tribes	304	819	151	441	1	1	27	183	7	100	66	119	122	161	18	30	44	76	34	57	1	1	2	1	777	1,989	20	47	91	127	888	2,163
		Agriculturists	7	30	1	4	...	...	1	9	...	...	...	...	2	4	...	...	2	2	2	3	...	...	...	...	15	52	38	102	16	253	69	407
		Others	33	243	9	45	...	...	6	15	2	1	10	48	12	15	1	...	5	39	2	1	...	...	...	...	80	407	23	108	89	267	192	782
		Total	344	1,092	161	490	1	1	34	202	9	101	76	167	136	180	19	30	51	117	38	61	1	1	2	1	872	2,448	81	257	196	647	1,149	3,352

STATEMENT No. IV—*continued.*

District.	Division.	Sales by	Sales by the tribes given in column 3 to																							
			Ghiraths.		Jats.		Rajputs.		Thakors.		Rathis.		Gujars.		Gaddis.		Kanets.		Dogis.		Kolis.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
JULLUNDUR.	KANGRA.	Ghiraths	122	132	3	2	22	36	5	5	1	10	...	...	2	4	...	...	...	...	...	...	155	189	15	64	2	48	172	301
		Jats	3	8	6	19	2	6	2	3	...	...	...	...	...	...	...	...	...	...	...	...	13	36	...	...	...	...	13	36
		Rajputs	44	172	3	8	209	1,060	8	10	11	38	3	4	...	...	1	1	...	...	3	8	282	1,321	23	47	6	54	311	1,422
		Thakurs	10	23	2	5	28	115	46	162	9	17	1	1	...	...	...	...	...	...	...	...	89	323	5	7	1	9	95	339
		Rathis	10	27	1	4	21	59	6	8	75	317	...	...	6	4	...	...	...	...	...	...	119	419	7	44	...	...	126	463
		Gujars	6	19	...	...	4	10	...	...	4	23	9	14	...	...	...	...	...	...	...	...	23	66	...	...	...	...	23	66
		Gaddis	...	...	...	...	2	4	...	...	1	1	...	...	11	11	...	...	...	...	2	1	16	17	2	3	...	...	18	20
		Kanets	...	...	1	3	1	1	...	...	...	...	...	...	1	1	296	196	17	7	32	21	348	228	11	6	8	3	367	237
		Dogis	...	...	...	...	1	...	...	...	...	...	...	...	...	...	25	20	27	16	...	...	53	36	...	...	1	...	54	36
		Kolis	...	...	2	2	1	1	...	...	...	...	...	...	...	...	21	9	...	...	43	24	67	36	...	...	7	5	74	41
		Total by agricultural tribes ...	195	381	18	42	291	1,312	67	188	94	406	13	19	20	20	343	226	44	23	80	54	1,165	2,671	63	171	25	119	1,253	2,961
		Agriculturists	21	57	4	3	29	97	4	10	6	13	3	5	...	...	12	3	...	...	10	10	89	198	218	350	39	138	346	686
		Others	19	36	2	3	49	133	2	4	11	51	4	9	9	13	28	31	2	1	7	6	133	287	13	58	431	1,297	577	1,642
		Total	235	474	24	48	369	1,542	73	202	111	470	20	33	29	33	383	260	46	24	97	70	1,387	3,156	294	579	495	1,554	2,176	5,289

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																									
			Jats.		Arains.		Rajputs.		Awans.		Pathans.		Gujars.		Dogars.		Giraths, Chhangs, Bahtis.		Kanets.		Sainis.		Mahtons.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
JULLUNDUR.	HOSHIARPUR.	Jats	253	489	17	23	16	40	2	1	5	6	19	21	...	...	1	1	...	...	7	14	4	8	324	603	11	23	20	38	355	664
		Arains	6	11	72	29	9	8	2	3	2	1	...	...	...	...	1	...	...	...	...	...	...	...	92	47	3	...	14	8	109	55
		Rajputs	37	20	7	10	128	332	1	3	...	...	19	45	...	...	9	11	...	...	35	63	7	13	243	503	19	427	20	63	282	993
		Awans	3	10	1	...	...	...	50	107	1	...	...	...	...	...	...	...	...	...	...	...	...	...	55	117	...	...	1	1	56	118
		Pathans	2	2	1	...	...	...	...	...	28	26	1	...	...	...	...	...	...	...	3	3	...	...	25	31	...	...	6	3	31	34
		Gujars	9	24	...	...	6	11	...	..	...	...	142	245	...	...	...	...	...	...	2	...	...	...	159	280	3	3	14	24	176	307
		Dogars	...	...	..	...	...	...	...	...	...	...	...	...	1	4	...	...	...	...	...	...	...	...	1	4	...	...	...	...	1	4
		Moghals	1	...	...	...	...	...	...	...	...	...	1	11	...	...	...	...	...	...	...	...	...	...	2	11	...	...	...	...	2	11
		Giraths, Chhangs, Bahtis	1	...	...	...	6	4	1	3	...	...	1	9	...	...	9	8	...	...	9	8	...	...	27	32	3	12	2	1	32	45
		Kanets	2	18	...	...	...	...	...	...	...	...	...	...	...	...	...	...	3	57	...	...	...	...	5	75	...	...	...	...	5	75
		Sainis	5	1	1	...	14	15	...	...	...	...	3	3	...	...	2	...	...	...	41	42	...	...	66	61	7	5	4	2	77	68
		Mahtons	1	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	4	1	4	...	9	2	...	...	...	...	9	2
		Total by agricultural tribes ...	320	582	99	62	179	405	56	117	26	33	186	334	1	4	22	20	3	57	101	131	15	21	1,008	1,766	46	470	81	140	1,135	2,376
		Agriculturists	14	33	1	4	10	33	...	...	...	...	6	10	...	...	5	4	...	...	11	19	...	...	47	103	64	98	33	73	144	274
		Others	43	44	6	5	10	15	1	1	1	...	8	30	...	...	1	...	...	...	12	12	2	...	84	107	11	81	151	242	246	430
		Total	377	659	106	71	199	453	57	118	27	33	200	374	1	4	28	24	3	57	124	162	17	21	1,139	1,976	121	649	265	455	1,525	3,080

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																									
			Arains.		Awans.		Dogars.		Gujars.		Jats.		Kambohs.		Mahtons.		Pathans.		Rajputs.		Sainis.		Syads.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
JULLUNDUR.	JULLUNDUR.	Arains	523	385	...	...	5	3	5	9	83	34	...	...	...	...	7	5	5	7	...	...	5	3	583	396	13	14	25	9	621	419
		Awans	2	...	59	59	...	...	...	...	7	10	...	...	...	...	...	...	2	1	...	...	...	...	70	70	...	...	3	2	73	72
		Dogars	11	5	...	...	9	23	5	4	2	2	1	...	...	...	...	...	...	...	...	...	1	...	29	34	...	...	...	...	29	34
		Gujars	11	8	1	1	...	..	27	37	3	6	...	...	...	...	...	...	1	...	...	...	4	1	47	53	...	...	...	...	47	53
		Jats	23	32	1	1	1	1	2	2	642	740	...	...	6	4	...	...	7	24	2	2	2	2	686	808	18	32	36	111	740	951
		Kambohs	1	...	...	...	...	...	...	...	2	1	11	20	...	...	...	...	...	...	...	...	...	...	14	21	...	...	...	...	14	21
		Mahtoms	...	...	...	...	...	...	...	...	...	...	...	...	1	2	...	...	...	...	...	...	...	...	1	2	...	...	...	...	1	2
		Pathans	21	48	...	...	...	...	...	...	2	...	..	...	1	...	9	13	3	2	..	...	...	...	36	63	1	...	19	6	56	69
		Rajputs	33	56	2	6	2	4	2	3	50	122	...	...	2	2	3	21	98	267	12	77	3	1	207	559	...	...	3	2	210	561
		Sainis	...	...	...	...	...	...	...	...	8	10	...	...	...	...	...	...	...	...	17	10	...	...	25	20	...	...	2	...	27	20
		Syads	9	12	...	...	1	...	...	...	7	34	1	...	1	1	1	...	3	3	...	...	11	14	34	64	...	...	6	11	40	75
		Total by agricultural tribes	634	498	63	67	18	31	41	55	756	959	13	20	11	9	20	39	119	304	31	89	26	21	1,732	2,090	32	46	94	141	1,858	2,277
		Agriculturists	24	20	...	...	1	1	...	...	57	309	...	...	...	...	1	...	5	4	...	...	3	...	91	334	36	918	44	36	171	1,288
		Others	41	35	9	15	3	4	2	3	52	95	5	10	...	...	4	5	4	2	1	2	3	3	124	174	18	12	101	175	243	361
		Total	699	551	72	82	22	36	43	58	865	1,363	18	30	11	9	25	44	128	310	32	91	32	24	1,947	2,598	86	976	239	352	2,272	3,926

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																							
			Jats.		Arains.		Gujars.		Dogars.		Syads.		Awans.		Pathans.		Kambohs.		Sainis.		Rajputs.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
JULLUNDUR.	LUDHIANA.	Jats	486	919	5	8	10	...	...	...	2	...	...	...	2	2	4	2	...	...	10	79	513	1,010	26	66	94	13	633	1,089
		Arains	10	9	31	36	4	1	...	...	1	...	1	2	...	...	...	...	...	...	2	11	49	59	...	...	2	...	51	59
		Gujars	20	32	6	13	47	174	1	2	...	...	2	5	7	10	...	...	...	...	5	7	88	243	2	33	1	2	91	278
		Dogars	...	...	...	...	4	10	10	13	...	...	...	...	...	...	...	...	...	...	2	8	16	31	...	...	...	...	16	31
		Syads	6	51	1	4	1	5	...	...	2	1	...	...	...	...	...	...	...	...	4	18	14	84	...	...	...	...	14	84
		Awans	1	...	1	1	...	...	...	...	...	...	29	32	...	...	...	...	...	...	...	...	31	33	...	...	...	...	31	33
		Pathans	1	7	...	...	...	...	...	...	...	...	1	1	1	...	...	...	...	...	2	1	5	9	...	...	...	...	5	9
		Kambohs	1	...	...	...	...	...	...	...	...	...	...	...	...	...	2	12	...	...	...	...	3	12	...	...	...	...	3	12
		Sainis	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	1	...	...	1	1	...	...	1	...	2	1
		Rajputs	30	57	5	12	11	23	5	11	...	...	...	...	3	3	...	...	...	...	39	121	93	227	3	10	1	...	97	237
		Total by agricultural tribes	549	1,075	49	79	77	213	16	26	5	1	33	40	13	15	6	14	1	1	64	245	813	1,709	31	109	99	15	943	1,833
		Agriculturists	17	43	2	2	1	32	...	...	...	...	...	...	...	...	...	...	...	...	...	...	20	78	13	18	8	20	41	116
		Others	150	40	16	7	3	...	1	...	...	...	1	18	...	...	...	...	...	...	13	58	184	123	6	34	64	119	254	276
		Total	716	1,158	67	89	81	245	17	26	5	1	34	58	13	15	6	14	1	1	77	303	1,017	1,910	50	161	171	154	1,238	2,225

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 8 to																											
			Jats Musalmán.		Jats others.		Rájpúts.		Pathán.		Bodlas.		Gújars.		Dogars.		Mahtams		Aráins.		Sainis.		Kambohs.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
JULLUNDUR.	FEROZEPORE.	Jats Musalmán	42	154	21	147	2	3	...	...	...	...	1	7	...	...	...	...	8	18	...	...	...	...	74	329	6	1	53	62	133	392
		Jats others	4	29	546	3,487	8	117	...	...	...	...	3	2	...	...	...	...	2	10	...	...	1	...	564	3,645	79	247	970	1,285	1,613	5,177
		Rájpúts	6	27	44	205	46	590	1	3	2	8	...	...	2	66	2	276	13	31	...	...	2	1	118	1,207	10	65	40	712	168	1,984
		Pathán	...	...	...	...	1	4	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	4	1	17	28	374	30	395
		Bodlas	...	...	1	1	...	...	...	...	4	2	...	...	...	...	...	...	1	5	...	...	...	...	6	8	...	...	4	37	10	45
		Gújars	4	6	18	72	...	...	1	8	...	...	26	69	...	...	...	...	8	23	...	...	...	...	52	178	3	12	9	26	64	216
		Dogars	1	8	4	47	3	27	11	64	...	...	...	...	30	376	...	...	1	48	...	...	...	...	50	570	2	14	22	62	74	646
		Mahtams	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	6	1	4	...	...	...	...	3	10	...	...	...	...	3	10
		Aráins	3	2	15	18	2	11	...	...	...	...	...	...	...	...	...	...	208	433	...	...	5	11	233	475	...	...	16	89	249	564
		Sainis	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	4	...	...	2	4	...	...	1	...	3	4
		Kambohs	2	...	8	5	...	...	...	...	...	...	...	...	...	...	...	...	12	3	...	...	18	23	40	31	7	15	4	8	51	54
		Total by agricultural tribes ...	62	226	652	3,982	62	752	13	75	6	10	30	78	32	442	4	282	254	575	2	4	26	35	1,143	6,461	108	371	1,147	2,655	2,398	9,487
		Agriculturists	4	16	140	609	6	47	1	3	...	...	3	4	...	...	...	...	6	30	...	...	...	...	160	603	96	297	254	1,099	510	1,999
		Others	3	9	87	1,714	16	330	2	64	3	307	...	...	1	141	1	8	16	82	...	...	2	5	131	2,660	14	72	222	2,521	367	5,253
		Total ...	69	251	879	6,199	84	1,129	16	142	9	317	33	82	33	583	5	290	276	687	2	4	28	40	1,434	9,724	218	740	1,623	6,275	3,275	16,739

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 8 to: Jats. Number of transactions.	Jats. Area in acres.	Aráins. Number of transactions.	Aráins. Area in acres.	Rájpúts. Number of transactions.	Rájpúts. Area in acres.	Patháns. Number of transactions.	Patháns. Area in acres.	Kambohs. Number of transactions.	Kambohs. Area in acres.	Kharrals. Number of transactions.	Kharrals. Area in acres.	Mahtams. Number of transactions.	Mahtams. Area in acres.	Syads. Number of transactions.	Syads. Area in acres.	Bilochs. Number of transactions.	Bilochs. Area in acres.	Total to agricultural tribes. Number of transactions.	Total to agricultural tribes. Area in acres.	Agriculturists. Number of transactions.	Agriculturists. Area in acres.	Others. Number of transactions.	Others. Area in acres.	Total. Number of transactions.	Total. Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
LAHORE.	Montgomery.	Jats	7	154	...	...	1	1	...	...	1	21	...	...	...	...	...	...	...	...	9	179	15	29	...	...	24	208
		Aráins	...	...	5	58	...	...	...	...	...	...	...	...	...	...	1	20	...	...	6	78	...	...	...	...	6	78
		Rájpúts	2	115	2	23	29	842	1	69	1	23	...	...	...	...	...	...	...	...	35	1,072	4	63	7	338	46	1,473
		Patháns	...	...	...	...	1	58	...	...	...	...	...	...	...	...	...	...	...	...	1	58	...	...	...	...	1	58
		Kambohs	...	...	...	...	...	...	...	...	15	161	...	...	...	...	...	...	...	...	15	161	...	...	1	23	16	184
		Kharrals	1	8	...	...	...	...	...	...	...	...	1	9	...	...	...	...	...	...	2	17	1	93	...	...	3	110
		Mahtams	...	...	...	...	...	...	...	...	...	...	...	...	9	13	...	...	...	...	9	13	...	...	...	...	9	13
		Syads	1	52	...	...	1	14	..	...	...	...	...	...	...	...	3	157	...	...	5	223	1	...	...	...	6	223
		Bilochs	...	..	...	...	...	...	...	...	...	..	...	...	...	...	...	...	1	81	1	81	...	...	1	9	2	90
		Total by agricultural tribes.	11	329	7	81	32	915	1	69	17	208	1	9	9	13	4	177	1	81	83	1,882	21	185	9	370	113	2,437
		Agriculturists	9	124	...	...	6	81	...	...	...	...	...	...	...	...	...	...	...	...	15	205	48	482	38	296	101	983
		Others	7	294	1	10	9	171	...	...	3	191	1	14	1	1	1	18	...	...	23	699	15	52	43	775	81	1,526
		Total ...	27	747	8	91	47	1,167	1	69	20	399	2	23	10	14	5	195	1	81	121	2,786	84	719	90	1,441	295	4,946

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																									
			Jats.		Aráins.		Rájpúts.		Pathans.		Syads.		Awáns.		Moghals.		Lubánas.		Mahtams.		Dográs.		Kambohs		Koreshis.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
LAHORE.	LAHORE.	Jats	332	2,390	15	80	1	3	2	17	1	3	...	...	...	...	3	22	...	...	...	...	6	21	...	...	360	2,536	10	55	22	336	392	2,927
		Aráins	2	9	117	464	2	13	2	19	6	69	1	15	1	15	2	21	1	4	...	...	1	1	...	...	135	630	...	...	7	17	142	647
		Rájpúts	13	43	12	22	43	361	2	6	...	...	2	11	1	8	1	3	1	3	...	...	1	15	1	1	77	473	4	96	3	19	84	588
		Pathán s	...	...	2	8	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	8	...	...	1	2	3	10
		Syads	...	...	...	...	...	...	...	...	1	37	...	...	...	...	1	1	...	...	...	...	...	...	...	...	2	38	2	9	1	8	5	50
		Awáns	...	...	...	...	...	...	...	...	..	...	4	7	...	...	...	...	...	...	...	...	...	...	...	...	4	7	...	...	...	...	4	7
		Moghals	...	...	1	13	2	6	...	...	...	...	...	...	7	18	1	1	...	...	...	...	...	...	...	...	11	38	1	4	1	2	13	44
		Labánas	..	...	...	...	1	6	...	...	...	...	...	...	...	...	25	58	...	...	...	...	...	...	...	...	26	64	...	...	...	...	26	64
		Mahtams	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	10	17	..	...	...	...	...	...	10	17	3	3	...	...	13	20
		Dográs	...	...	3	21	2	8	2	102	...	...	...	...	...	...	...	...	...	..	4	18	1	10	...	...	12	159	...	...	...	...	12	159
		Kambohs	...	...	4	6	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	14	86	...	...	18	42	...	...	...	...	18	42
		Koreshis	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	...	3	67	3	67	1	3	...	...	4	70
		Total by agricultural tribes.	347	2,442	154	614	51	397	8	144	8	109	7	33	9	41	33	106	12	24	4	18	23	83	4	68	660	4,079	21	107	35	379	716	4,628
		Agriculturists	21	363	2	3	2	37	...	...	...	...	...	...	4	15	...	...	...	...	...	...	1	...	...	...	30	418	15	133	6	16	51	567
		Others	53	544	20	65	8	21	6	565	2	116	1	9	2	26	1	8	...	...	...	...	8	31	...	13	101	1,397	1	63	41	1,907	143	3,367
		Total ...	421	3,349	176	682	61	455	14	709	10	224	8	42	15	82	34	114	12	24	4	18	32	114	4	81	791	5,894	37	366	82	2,302	910	8,562

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																							
			Jats.		Aráins.		Rájpúts.		Kambohs.		Patháns.		Dogars.		Gújars.		Moghals.		Syads.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
LAHORE.	AMRITSAR.	Jats	258	761	17	34	7	12	13	118	...	...	3	1	2	8	...	...	3	4	303	933	5	30	53	124	361	1,087
		Aráins	9	12	27	43	3	6	...	...	1	...	1	1	...	...	...	...	...	...	41	62	...	...	1	3	42	65
		Rájpúts	12	22	12	32	30	70	5	13	...	...	...	...	1	1	...	...	7	26	67	164	5	18	1	2	73	184
		Kambohs	2	2	...	...	1	1	9	19	...	...	...	...	...	...	...	...	...	...	12	22	...	...	2	...	14	22
		Patháns	...	...	...	...	...	...	2	5	1	2	...	...	...	...	...	...	...	...	3	7	...	...	...	...	3	7
		Dogars	...	...	...	...	...	...	...	...	...	...	3	30	...	...	...	...	...	...	3	30	2	2	1	1	6	33
		Gújars	...	...	9	7	...	...	...	...	...	...	...	...	1	3	...	...	...	...	10	10	1	4	...	...	11	14
		Moghals	1	4	2	8	...	...	...	...	...	...	...	...	...	...	1	...	...	...	4	12	...	...	...	...	4	12
		Syads	3	7	1	1	...	...	...	...	...	...	...	...	...	...	...	...	3	5	7	13	...	...	...	...	7	13
		Total by agricultural tribes.	285	806	68	125	41	89	29	155	2	2	7	32	4	7	1	...	13	35	450	1,253	13	54	58	130	521	1,437
		Agriculturists... ...	11	62	1	1	3	1	1	10	...	...	1	...	...	...	...	...	1	1	18	75	24	48	5	22	47	145
		Others	10	19	6	8	5	5	2	4	...	...	...	...	...	...	...	...	...	...	23	86	4	11	52	165	79	212
		Total ...	306	889	75	134	49	95	32	169	2	2	8	32	4	7	1	...	14	36	491	1,364	41	113	115	317	647	1,794

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																			
			Jats.		Arains.		Sainis.		Gujars.		Rajputs.		Pathans.		Syads.		Moghals.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
LAHORE.	GURDASPUR.	Jats	176	419	11	15	...	...	3	8	6	9	2	5	2	5	...	...	200	461	9	261	26	125	235	847
		Arains	1	1	25	53	1	2	...	...	2	5	1	...	...	...	...	...	30	61	...	...	3	1	33	62
		Sainis	...	...	...	...	3	4	...	...	...	...	...	...	...	...	...	...	3	4	...	...	...	...	3	4
		Gujars	1	1	...	...	2	1	10	83	...	...	...	...	1	1	...	...	14	86	...	...	1	2	15	88
		Rajputs	4	15	11	17	4	22	2	35	52	346	1	9	1	3	...	...	75	447	...	...	7	231	82	678
		Pathans	1	1	2	...	...	...	...	...	1	1	5	12	1	3	...	...	10	17	...	...	2	7	12	24
		Syads	1	8	...	...	...	...	...	...	...	...	...	...	7	1	...	...	8	18	1	3	1	2	10	23
		Moghals	...	...	...	...	...	...	...	...	2	2	...	...	...	...	3	8	5	10	...	...	...	...	5	10
		Total by agricultural tribes ...	184	447	49	85	10	29	15	126	63	363	9	26	12	22	3	8	345	1,104	10	264	40	368	395	1,736
		Agriculturists	5	5	1	28	...	...	...	...	2	7	...	...	...	...	...	...	8	38	37	225	13	31	58	294
		Others	12	68	3	5	...	...	7	6	2	4	1	18	...	...	...	...	25	101	2	1	63	280	90	382
		Total	201	518	53	116	10	29	22	132	67	374	10	44	12	22	3	8	378	1,243	49	490	116	679	543	2,412

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																							
			Jats.		Rájpúts.		Awáns.		Syads.		Pathán.		Gujars.		Moghals.		Dogars.		Aráins.		Sainis.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
LAHORE.	SIALKOT.	Jats ...	501	2,036	10	116	1	2	4	13	2	1	2	29	...	..	...	...	27	57	2	6	549	2,260	24	106	19	22	592	2,388
		Rájpúts ...	10	32	59	216	1	1	2	3	...	...	...	...	...	...	...	...	12	36	...	...	84	288	3	3	...	...	87	291
		Awáns ...	1	1	1	1	25	25	1	4	...	...	...	...	...	...	...	...	...	...	...	...	28	31	...	...	...	...	28	31
		Syads ...	6	8	...	...	...	...	10	11	...	...	...	...	...	...	...	...	2	2	...	...	18	21	...	...	...	...	18	21
		Pathán ...	...	...	...	...	...	...	...	...	4	1	...	...	...	...	...	...	...	...	...	...	4	1	...	...	1	...	5	1
		Gujars ...	3	22	...	...	...	...	...	...	...	...	2	...	...	...	...	...	...	...	...	...	5	22	...	...	...	...	5	22
		Moghals ...	...	...	...	...	...	...	1	...	...	...	...	...	8	67	...	...	...	...	...	...	9	69	...	...	...	...	9	69
		Dogars ...	1	1	...	...	...	...	...	...	...	...	...	...	...	...	2	2	...	...	...	...	3	3	1	1	...	...	4	4
		Aráins ...	8	16	...	...	...	...	...	...	...	...	...	...	5	9	...	...	27	63	...	...	40	88	...	...	26	16	66	104
		Kambohs ...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	6	2	...	...	6	2	...	...	1	2	7	4
		Sainis ...	1	3	...	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	3	...	...	...	...	1	3
		Total by agricultural tribes.	531	2,119	70	333	27	28	18	33	6	2	4	29	13	76	2	2	74	160	2	6	747	2,788	28	110	47	40	822	2,938
		Agriculturists	8	25	2	2	...	...	2	8	1	1	...	...	...	...	...	...	...	...	...	...	13	36	50	138	14	63	77	237
		Others ...	21	121	2	87	...	...	...	...	4	1	...	...	...	...	...	...	2	18	...	...	29	227	6	6	43	57	78	290
		Total ...	560	2,265	74	422	27	28	20	41	11	4	4	29	13	76	2	2	76	178	2	6	789	3,051	84	254	104	160	977	3,465

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to: Jats. Number of transactions.	Jats. Area in acres.	Kambohs. Number of transactions.	Kambohs. Area in acres.	Moghals. Number of transactions.	Moghals. Area in acres.	Pathans. Number of transactions.	Pathans. Area in acres.	Rajputs. Number of transactions.	Rajputs. Area in acres.	Syads. Number of transactions.	Syads. Area in acres.	Arains. Number of transactions.	Arains. Area in acres.	Awans. Number of transactions.	Awans. Area in acres.	Bilochs. Number of transactions.	Bilochs. Area in acres.	Gujars. Number of transactions.	Gujars. Area in acres.	Total to agricultural tribes. Number of transactions.	Total to agricultural tribes. Area in acres.	Agriculturists. Number of transactions.	Agriculturists. Area in acres.	Others. Number of transactions.	Others. Area in acres.	Total. Number of transactions.	Total. Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
LAHORE.	GUJRANWALA.	Jats	358	4,473	...	...	...	...	...	...	2	25	1	39	...	...	...	...	1	6	1	2	363	4,545	25	158	14	(a) 204	402	4,907
		Kambohs	...	...	2	12	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	12	...	...	...	...	2	12
		Rajputs	...	...	...	...	...	...	...	...	6	73	...	...	...	...	...	...	...	...	...	...	6	73	...	...	..	...	6	73
		Sayads	5	6	...	...	...	...	...	...	...	...	7	116	...	...	...	...	...	...	...	...	12	122	...	...	1	(b) 1	13	123
		Arains	6	8	...	...	...	...	2	20	...	...	...	...	1	...	1	1	...	...	...	...	10	29	...	...	...	...	10	29
		Awans	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	9	...	...	...	...	1	9	...	...	1	(c) 3	2	12
		Gujars	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	(d) 25	1	25
		Total by agricultural tribes	369	4,487	2	12	...	...	2	20	8	98	8	155	1	...	2	10	1	6	1	2	394	4,790	25	158	17	233	436	5,181
		Agriculturists ...	2	11	...	...	1	7	...	...	...	...	...	...	2	2	...	...	...	...	...	...	5	20	15	85	19	4	39	109
		Others	37	1,506	...	...	...	...	...	...	2	16	...	...	...	...	...	..	...	...	...	...	39	1,522	...	...	228	2,786	267	4,308
		Total	408	6,004	2	12	1	7	2	20	10	114	8	155	3	2	2	10	1	6	1	2	438	6,332	40	243	264	3,023	742	9,598

(a). This area is on account of decrees in pre-emption cases given by Courts and also on ac ount of land acquired by Government (b, c, d,) sales effected by orders of Collector.

STATEMENT No. IV—*continued.*

1 | Division. RAWALPINDI.
2 | District. GUJRAT.

Sales by	Sales by the tribes given in column 3 to																									
	Jats.		Gujars.		Moghals.		Rajputs.		Awans.		Bilochs		Syads.		Pathans.		Arains.		Koreshis.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
Jats	709	1,389	9	16	7	6	13	14	3	5	1	2	17	42	8	18	29	16	13	27	800	1,554	8	5	77	54	885	1,613
Gujars	17	29	283	410	...	...	4	...	5	1	...	...	21	37	1	1	8	6	5	6	344	492	28	52	51	26	423	570
Moghals	...	...	1	...	7	9	1	...	...	...	...	...	1	2	1	4	...	...	...	...	11	16	1	1	4	19	16	36
Rajputs	51	105	2	2	1	...	73	106	2	3	...	...	3	10	...	...	4	12	1	1	140	239	10	18	7	1	157	258
Awans	4	5	...	...	...	...	4	4	33	55	...	...	2	10	...	...	...	...	...	...	43	74	1	...	11	4	55	78
Bilochs	1	1	...	...	...	...	...	...	1	...	...	...	1	...	...	...	...	...	...	...	3	1	...	...	...	...	3	1
Syads	3	28	2	5	...	...	...	...	2	6	...	...	36	25	...	...	1	1	...	...	44	65	3	8	9	4	56	77
Pathans	...	...	1	2		...	...	...	...	...	...	...	1	1	2	1	...	...	...	...	4	4	...	...	...	...	4	4
Arains	7	4	5	5	...	...	1	5	...	...	...	...	2	...	1	1	29	16	...	...	45	31	7	7	17	6	69	44
Koreshis	1	3	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	3	2	4	5	...	...	2	1	6	6
Total by agricultural tribes ...	796	1,564	303	440	15	15	96	131	46	70	1	21	84	128	13	25	62	51	22	36	1,438	2,481	58	91	178	115	1,674	2,687
Agriculturists ...	8	14	3	5	...	...	1	..	1	1	..	...	3	5	...	...	...	...	...	...	16	25	36	61	16	41	68	127
Others ...	30	135	22	45	9	2	2	...	6	10	...	...	8	9	2	4	7	5	3	1	89	211	6	15	103	573	198	799
Total ...	834	1,713	328	490	24	17	99	131	53	81	1	21	95	142	15	29	69	56	25	37	1,543	2,717	100	167	297	729	1,940	3,613

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																											
			Jats.		Arains.		Awans.		Rajputs.		Khokkars		Bilochs.		Syads.		Pathans.		Moghals.		Kambohs.		Koreshis.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
RAWALPINDI.	SHAHPUR.	Jats	130	747	...	...	3	38	2	156	3	54	...	...	6	28	1	24	...	...	...	...	...	...	145	1,047	5	42	13	44	163	1,133
		Arains	1	19	2	2	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	3	21	...	...	...	...	3	21
		Awans	6	50	...	...	322	814	1	4	..	...	...	...	1	7	...	...	...	...	...	...	..	..	330	876	26	115	1	...	357	990
		Rajputs	2	8	...	...	3	6	40	1,298	...	...	...	...	1	1	1	24	...	...	...	...	...	..	47	1,332	...	...	5	67	52	1,399
		Khokkars	...	...	...	...	2	1	2	12	16	62	...	...	...	...	...	...	...	...	...	...	...	..	20	75	3	3	1	8	24	86
		Bilochs	...	...	...	...	...	...	...	...	...	...	16	2,061	1	4	...	...	...	...	...	...	...	...	17	2,065	2	147	1	10	20	2,222
		Syads	2	3	...		...	..	1	1	...	..	...	...	10	52	...	...	...	...	...	...	...	...	13	56	1	70	1	5	15	127
		Pathans	...	...	...	...	...	...	...	...	...	...	...	...	...	...	9	56	...	...	...	...	...	...	9	56	1	27	...	...	10	83
		Moghals	...	...	...	..	...	...	...	...	...	...	...	...	...	...	...	...	1	20	...	...	...	...	1	20	1	4	...	...	2	24
		Kambohs	...	...	...	...	...	...	..	...	...	...	...	...	...	...	...	...	...	...	1	1	...	...	1	1	...	...	...	...	1	1
		Koreshis	...	...	...	...	3	12	1	2	...	...	...	...	...	...	...	..	...	...	...	...	7	44	11	58	12	98	1	2	24	158
		Total by agricultural tribes ...	141	822	2	2	333	871	47	1,473	19	116	16	2,061	19	92	11	104	1	20	1	1	7	44	597	5,606	51	510	23	136	871	6,252
		Agriculturists	...	...	...	...	7	21	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	7	21	6	70	...	...	13	91
		Others	3	6	...	...	8	21	4	92	1	3	...	...	2	...	...	...	...	...	...	...	..	...	18	122	3	20	130	1,515	151	1,657
		Total	144	828	2	2	348	913	51	1,565	20	119	16	2,061	21	92	11	104	1	20	1	1	7	44	622	5,749	60	600	153	1,651	835	8,000

STATEMENT No. IV—*continued.*

Division.	District.	* Sales by	Sales by the tribes given in column 3 to																							
			Awans.		Bhattis.		Chauhans.		Janjuas.		Jats.		Kasars.		Lillas.		Maliar and Arains.		Moghals.		Pathans.		Rajputs.		Syads.		Phaphras.		Gujars.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
RAWALPINDI.	JHELUM.	Awans	377	771	2	12	1	1	13	13	65	124	...	...	...	...	3	15	6	13	1	6	2	4	9	43	...	...	2	2
		Bhattis	7	20	16	33	3	17	2	45	8	160	16	361	...	...	1	7	...	...	1	...	...	...	1	89	...	...	4	155
		Chauhans	1	5	...	...	80	87	...	...	9	8	...	...	...	...	2	7	...	...	...	...	...	...	6	4	...	...	...	...
		Janjuas	16	20	1	12	...	...	71	136	16	20	...	...	...	...	10	20	12	24	...	...	...	...	1	...	...	...	2	1
		Jats	7	20	16	60	6	13	19	98	377	568	2	3	...	...	9	12	6	6	...	...	1	1	21	62	4	2	10	13
		Kasars	4	7	...	...	...	...	2	4	10	10	51	108	2	6	1	3	...	...	...	...	...	...	5	8	...	...	1	5
		Lillas	...	...	...	...	...	...	...	...	4	6	...	...	56	155	...	...	...	...	...	...	...	...	...	...	...	...	...	...
		Maliar and Arains	1	2	1	4	2	1	3	1	18	16	1	1	...	...	113	72	2	1	...	...	...	...	1	1	...	...	3	4
		Moghals	5	22	...	...	1	1	4	20	7	7	...	...	...	...	1	1	44	53	...	...	1	...	5	7	...	...	3	2
		Pathans	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	3
		Rajputs	10	128	...	...	...	...	...	...	...	...	...	...	...	...	1	1	1	1	...	...	7	172	...	...	...	...	...	...
		Syads	14	11	9	7	...	...	1	2	5	11	...	...	...	...	1	1	2	...	...	...	1	1	42	156	2	1	6	7
		Phaphras	...	...	...	...	...	...	...	...	16	17	...	...	...	...	...	...	...	...	...	...	...	...	...	...	19	22	...	...
		Gujars	6	7	1	3	...	...	21	23	16	17	...	...	...	...	5	9	3	3	...	...	2	19	14	3	...	...	90	103
		Koreshis	8	27	...	...	...	...	1	1	...	...	...	...	...	...	...	...	1	1	...	...	1	3	...	...	...	...	...	...
		Jalaps	...	...	...	...	...	...	...	...	4	5	...	...	...	...	1	2	...	...	...	...	...	...	...	...	...	...	...	...
		Mair and Manhas	12	24	2	1	2	2	...	...	9	29	5	8	...	...	6	3	8	2	...	...	...	...	8	17	...	...	4	6
		Khandoyas	...	...	...	...	...	...	...	...	2	5	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	2	...	...
		Bilochs	1	1	1	1	...	...	...	...	1	4	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	...	...	...
		Kahuts	2	2	...	...	...	...	1	...	2	4	1	...	...	...	1	...	2	1	...	...	...	...	10	9	...	...	...	...
		Joiahs	3	8	...	...	...	...	...	...	...	...	1	3	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
		Khokkars	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	2	...	...	...	...	...	...	...	...	2	6
		Ghakkars	3	1	...	...	1	5	5	13	83	207	...	...	...	...	19	19	1	3	2	5	...	...	9	15	...	...	10	22
		Total by agricultural tribes	477	1,076	50	141	98	127	148	296	652	1,217	77	484	58	161	174	172	89	110	4	11	15	200	132	363	27	27	139	329
		Agriculturists	8	45	1	2	...	...	6	15	6	12	...	...	...	...	14	14	...	...	...	...	1	...	6	12	...	...	3	8
		Others	25	55	7	5	5	26	9	32	31	68	10	15	...	...	12	8	12	21	...	...	...	...	10	20	...	...	5	8
		Total	510	1,176	58	197	103	153	158	343	689	1,297	87	499	58	161	200	194	101	141	4	11	16	200	148	395	27	27	147	345

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to: Koreshis — Number of transactions	Koreshis — Area in acres	Jalaps — Number of transactions	Jalaps — Area in acres	Mair and Manhas — Number of transactions	Mair and Manhas — Area in acres	Khandoyas — Number of transactions	Khandoyas — Area in acres	Bilochs — Number of transactions	Bilochs — Area in acres	Kahuts — Number of transactions	Kahuts — Area in acres	Sials — Number of transactions	Sials — Area in acres	Jodhs — Number of transactions	Jodhs — Area in acres	Khokkars — Number of transactions	Khokkars — Area in acres	Ghakkars — Number of transactions	Ghakkars — Area in acres	Total to agricultural tribes — Number of transactions	Total to agricultural tribes — Area in acres	Agriculturists — Number of transactions	Agriculturists — Area in acres	Others — Number of transactions	Others — Area in acres	Total — Number of transactions	Total — Area in acres
1	2	3	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59
RAWALPINDI.	JHELUM.	Awans	5	13	...	...	12	36	...	...	1	3	6	10	...	...	...	...	4	6	1	2	510	1,074	38	75	24	57	570	1,206
		Bhattis	...	...	...	...	2	5	...	...	...	...	1	2	...	...	...	...	4	2	...	...	66	847	12	14	5	11	83	872
		Chenhans	...	...	...	...	8	11	1	1	...	...	1	8	...	...	..	...	1	...	...	...	109	131	5	11	3	3	117	143
		Janjuas	...	...	1	1	...	...	...	...	...	...	...	...	...	...	...	...	1	4	4	2	135	240	...	...	3	10	138	250
		Jats	...	...	2	1	14	58	...	...	...	...	3	3	...	...	...	...	4	4	19	30	522	900	43	40	44	42	609	982
		Kasars	1	1	...	..	14	31	...	.	...	...	4	4	..	...	...	.	1	1	...	...	96	188	10	23	20	49	126	260
		Lillas	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	60	160	..	...	...	...	60	160
		Maliar and Arains	...	...	1	...	11	14	..	..	...	...	1	3	...	...	...	...	...	...	5	5	163	124	10	4	23	27	196	155
		Moghals	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	3	2	74	115	16	36	4	11	94	162
		Pathans	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	3	...	...	...	..	2	3
		Rajputs	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	11	29	...	...	30	331	...	...	8	30	38	361
		Syads	1	4	1	1	1	1	...	...	...	...	...	...	...	...	..	...	...	...	...	...	86	203	5	12	10	20	101	235
		Phaphras	2	4	...	...	1	1	..	...	...	...	...	...	...	...	...	...	...	...	...	...	38	44	2	3	...	...	40	47
		Gujars	2	2	...	...	2	2	...	...	...	.	...	...	...	...	...	...	..	...	2	1	164	192	23	37	4	2	191	231
		Koreshis	10	22	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	...	...	...	21	54	...	...	...	...	21	54
		Jalaps	2	9	12	20	...	...	...	...	...	..	...	...	...	...	...	...	...	...	...	...	20	36	3	11	1	...	24	47
		Mair and Manhas	3	10	...	...	142	444	...	...	...	...	8	34	...	...	...	...	1	1	...	...	210	581	11	15	40	80	261	676
		Khandoyas	...	...	...	...	...	...	3	1	...	...	...	...	...	...	...	...	...	...	...	...	6	8	...	...	2	8	8	16
		Bilochs	...	...	...	...	...	...	...	...	1	17	...	...	...	...	...	...	...	...	...	...	5	23	...	...	...	...	5	23
		Kahuts	...	...	...	...	2	3	..	..	...	...	48	85	...	...	...	...	...	...	...	...	69	104	3	8	11	20	83	132
		Jodhs	...	..	...	...	...	...	...	...	...	...	...	...	...	...	6	21	...	...	...	...	11	34	...	...	...	...	11	34
		Khokkars	...	...	1	1	2	9	...	...	...	...	...	...	...	...	...	...	16	25	...	...	22	43	13	19	3	7	38	69
		Ghakkars	...	...	...	...	1	2	...	...	...	...	...	...	2	3	...	..	...	...	100	155	236	450	12	7	6	5	254	462
		Total by agricultural tribes	20	65	18	24	212	617	4	2	2	20	72	150	2	3	6	21	44	72	134	197	2,655	5,885	204	315	211	380	3,070	6,580
		Agriculturists	...	...	...	...	6	12	...	...	1	1	3	2	...	...	...	...	1	1	3	2	59	126	42	59	33	59	134	244
		Others	1	3	...	..	25	38	...	...	...	...	5	8	...	...	1	2	4	158	12	21	174	547	25	48	252	490	451	1,085
		Total	27	68	18	24	243	667	4	2	3	21	80	160	2	3	7	23	49	231	149	220	2,888	6,558	271	422	496	929	3,655	7,909

STATEMENT No. IV—*continued.*

1 | Division. RAWALPINDI.
2 | District. RAWALPINDI.

Sales by	Sales by the tribes given in column 3 to																																			
	Jats.		Maliars.		Gujars.		Awans.		Moghals.		Ghakkars		Syads.		Koreshis.		Pathans.		Khattars.		Dhunds.		Kethwals		Sattis.		Dhanials.		Rajputs.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
Jats ...	115	90	2	3	25	23	9	9	4	3	...	...	2	4	4	3	...	...	...	...	2	2	...	..	...	...	...	...	30	31	193	168	8	9	11	8	212	185
Maliars ...	6	17	154	90	...	..	8	13	1	1	11	6	5	6	2	1	...	...	...	...	1	5	...	...	...	...	5	3	21	10	214	152	12	9	16	12	242	173
Gujars ...	20	28	8	2	279	345	32	36	5	19	6	4	10	9	6	6	5	10	..	..	5	6	...	...	2	2	...	...	45	36	421	503	16	19	36	34	473	556
Awans ...	14	40	18	20	6	7	413	389	6	4	2	1	31	25	8	5	5	8	...	..	...	..	...	...	2	3	...	...	79	80	584	582	25	43	52	45	661	670
Moghals ...	3	5	6	3	2	2	6	5	89	96	2	2	...	...	1	...	...	...	...	...	1	...	...	...	...	...	..	...	10	27	120	140	11	27	16	24	147	191
Ghakkars ...	15	33	7	8	1	4	6	11	1	1	138	256	5	4	2	2	...	...	...	...	2	...	...	...	1	1	..	...	51	78	229	398	11	12	13	14	253	424
Syad ...	5	4	3	1	3	2	14	20	...	...	...	...	65	90	...	...	...	...	...	...	4	9	...	...	1	5	...	...	20	21	115	152	4	6	11	21	130	179
Koreshis ...	3	2	1	3	2	6	7	20	3	7	1	3	3	1	59	91	2	1	...	...	1	..	...	...	...	...	...	..	14	21	96	155	2	..	7	8	105	163
Pathans ...	...	...	1	...	...	...	1	1	2	3	...	...	...	...	...	...	7	14	...	...	1	1	...	...	...	...	...	...	1	1	13	20	3	5	3	1	19	26
Khattars ...	...	...	2	2	...	...	...	...	...	...	...	...	..	...	...	...	...	..	...	...	...	...	...	...	...	...	...	...	...	...	2	2	...	...	...	...	2	2
Dhunds ...	...	...	...	...	4	5	...	...	...	...	4	22	6	8	1	2	1	1	...	...	442	511	1	..	8	7	5	3	3	8	475	567	14	7	6	5	495	579
Kethwals ...	...	...	...	...	1	...	...	...	...	...	...	...	...	...	1	...	...	...	...	...	2	...	23	52	11	50	...	...	...	...	38	102	...	...	...	...	38	102
Sattis ...	...	...	...	...	...	...	...	...	...	...	1	...	2	2	3	2	...	...	...	...	1	...	2	2	297	286	2	1	1	1	309	294	3	3	3	2	315	299
Dhanials ...	...	...	...	...	...	...	...	...	...	...	...	...	2	1	...	...	...	...	...	...	2	1	...	...	1	1	81	94	5	6	91	103	11	7	2	1	104	111
Rajputs ...	32	22	30	32	12	10	74	54	39	50	9	10	15	21	10	7	5	1	...	...	11	5	...	...	7	7	1	1	2,161	1,177	2,406	1,403	66	86	102	213	2,574	1,702
Biloch ...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	...	...	...	1	1	...	...	...	...	1	1
Total by agricultural tribes ...	213	241	230	164	336	411	570	558	150	184	174	304	148	171	97	119	25	35	...	...	475	540	26	54	330	362	94	102	2,441	1,497	5,307	4,742	188	233	278	398	5,771	5,363
Agriculturists...	7	14	24	31	30	30	38	37	18	18	14	15	...	...	12	13	3	4	13	13	...	..	...	...	5	6	...	...	79	97	243	278	207	193	90	111	540	580
Others ...	43	56	17	40	46	55	28	40	16	25	15	40	25	31	17	19	2	4	8	13	3	1	1	1	9	11	1	...	104	132	335	468	58	94	183	265	576	824
Total ...	263	311	271	235	412	496	636	635	184	227	203	359	171	202	126	151	30	43	21	26	478	541	27	55	344	379	95	102	2,624	1,726	5,885	5,488	451	515	551	764	6,887	6,767

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																											
			Awáns.		Bhattis		Janjúás.		Pathán.		Moghals.		Maliárs.		Syads.		Koreshis.		Jats.		Khattars.		Gujars.		Rájpúts.		Ghakkars.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37
RAWALPINDI.	ATTOCK.	Jats	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	12	60	...	...	...	...	..	...	...	...	12	60	...	...	...	...	12	60
		Maliárs	7	8	...	...	...	...	3	4	1	1	47	112	...	...	...	...	...	...	3	7	2	2	...	...	..	...	63	134	1	...	...	...	64	134
		Awáns	923	6,787	3	18	1	...	38	253	5	11	8	17	10	67	4	3	1	7	2	3	3	3	34	47	...	...	1,032	7,216	39	131	34	274	1,105	7,621
		Bhattis	43	180	9	17	...	...	..	...	...	...	1	1	1	1	...	...	...	...	...	...	...	...	...	...	...	...	54	199	1	1	...	...	55	200
		Janjúás	...	...	2	...	2	50	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	...	4	50	...	...	...	...	4	50
		Pathán	17	131	..	...	...	...	398	659	1	...	9	9	5	4	...	...	...	...	...	...	8	11	1	1,022	...	...	439	1,836	44	24	5	3	488	1,863
		Moghals	7	37	...	...	...	...	...	...	28	55	...	...	1	2	..	...	...	...	...	...	2	4	...	...	..	..	38	98	...	...	4	3	42	101
		Syads	12	101	...	...	1	2	8	6	...	...	6	11	32	142	...	...	...	..	7	145	..	...	3	48	...	...	75	455	3	5	8	200	86	660
		Koreshis	5	18	...	...	...	...	...	...	...	...	2	1	1	...	1	...	...	..	...	...	...	...	1	2	...	...	10	21	...	...	...	...	10	21
		Khattars	5	37	...	...	...	...	1	20	...	...	1	...	2	2	9	22	...	...	31	95	...	...	1	5	...	...	50	181	22	97	14	111	86	389
		Gujars	16	24	...	...	...	...	4	6	...	...	6	8	1	3	1	1	...	...	...	...	44	55	4	18	...	...	76	115	6	16	2	2	84	133
		Rájpúts	39	270	...	...	...	...	30	48	3	7	3	42	10	10	2	1	...	...	...	...	3	4	349	630	...	...	439	1,012	27	39	29	79	495	1,130
		Ghakkars	...	...	...	...	...	...	...	...	1	17	...	...	1	1	...	...	...	...	...	...	2	2	...	...	2	6	6	26	...	...	1	9	7	35
		Dhunds	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	2	...	...	...	...	1	2	...	...	...	...	1	2
		Bilochs	1	8	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	8	...	...	...	...	1	8
		Total by agricultural tribes.	1,075	7,601	14	35	4	52	482	990	39	91	83	201	64	232	17	27	13	67	43	250	65	83	399	1,772	2	6	2,300	11,413	143	313	97	681	2,540	12,407
		Agriculturists ...	2	5	...	...	...	...	3	6	...	...	1	1	...	...	...	...	...	...	...	...	...	...	4	21	...	...	10	33	12	22	3	8	25	63
		Others	49	321	2	4	...	...	13	9	6	14	3	...	5	8	...	...	1	8	...	...	1	1	33	39	...	...	113	404	9	18	126	236	248	658
		Total ...	1,126	7,927	16	39	4	52	498	1,011	45	105	87	202	69	240	17	27	14	75	43	250	66	84	436	1,832	2	6	2,423	11,850	164	353	226	925	2,813	13,128

STATEMENT No. IV—*continued.*

Division	District	Sales by	Sales by the tribes given in column 3 to																					
			Patháns.		Jats.		Awáns.		Syads.		Koreshis.		Aráins.		Rájpúts.		Bilochs.		Kharrals.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
MOOLTAN.	MIANWALI.	Patháns	286	9,729	42	397	4	329	3	3	11	36	...	...	2	1	...	...	...	...	348	10,529	7	84	10	38	365	10,651
		Jats	27	124	511	4,989	4	6	27	91	9	24	...	...	...	...	42	638	...	...	620	5,872	78	643	8	108	706	6,623
		Awáns	5	20	2	2	101	969	2	4	...	...	...	...	...	...	...	...	...	..	110	995	1	4	4	48	115	1,047
		Syads	4	34	23	379	3	18	73	50	1	1	..	...	...	...	9	271	...	...	113	1,208	4	45	3	5	120	1,258
		Koreshis	3	61	6	38	...	...	...	...	9	168	...	...	...	...	3	33	...	...	21	306	2	2	1	3	24	305
		Bilochs	3	45	46	887	...	...	3	4	...	...	...	...	...	...	95	367	...	...	147	1,301	16	73	3	17	166	1,391
		Aráins	2	6	1	1	...	...	1	6	...	...	4	3	...	...	2	71	...	...	10	87	...	...	...	...	10	87
		Kharrals	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	22	2	22	...	...	...	...	2	22
		Gújars	...	...	...	...	...	...	3	7	...	...	...	...	...	...	...	...	...	..	3	7	...	...	...	...	3	7
		Total by agricultural tribes.	330	10,019	631	6,693	112	1,322	112	654	30	229	4	3	2	1	151	1,378	2	22	1,374	20,321	108	851	29	219	1,511	21,391
		Agriculturists ...	...	...	2	49	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	49	1	1	...	...	3	50
		Others	18	99	64	277	3	16	19	169	2	1	4	19	...	...	10	56	...	...	120	637	3	9	436	2,265	559	2,911
		Total ...	348	118	697	7,019	115	1,338	131	823	32	230	8	22	2	1	161	1,434	2	22	1,496	21,007	112	861	465	2,484	2,073	24,352

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to: Jats. Number of transactions.	Jats. Area in acres.	Rájpúts. Number of transactions.	Rájpúts. Area in acres.	Syads. Number of transactions.	Syads. Area in acres.	Biloches. Number of transactions.	Biloches. Area in acres.	Koreshis. Number of transactions.	Koreshis. Area in acres.	Khokhars. Number of transactions.	Khokhars. Area in acres.	Nekokaras. Number of transactions.	Nekokaras. Area in acres.	Total to agricultural tribes. Number of transactions.	Total to agricultural tribes. Area in acres.	Agriculturists. Number of transactions.	Agriculturists. Area in acres.	Others. Number of transactions.	Others. Area in acres.	Total. Number of transactions.	Total. Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
	Lyallpur.	Sayad	4	58	...	...	2	21	...	...	...	...	...	...	...	...	6	79	...	...	...	...	*6	79
		Total by agricultural tribes ...	4	58	...	...	2	21	...	...	...	...	...	...	...	...	6	79	...	...	...	...	6	79
		Others	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	†38	5,454	38	5,454
		Total	4	58	...	...	2	21	...	...	...	...	...	...	...	...	6	79	...	...	38	5,454	44	5,533
MOOLTAN.	Jhang.	Jats	17	173	12	189	...	...	1	14	...	...	...	...	...	...	30	376	...	...	13	106	43	482
		Rájpúts	4	34	43	398	1	4	...	...	...	...	...	...	...	...	48	436	3	59	23	462	74	957
		Syads	3	131	...	...	5	40	...	...	...	...	1	9	...	...	9	180	...	...	6	51	15	231
		Biloches	3	29	1	21	6	...	6	13	...	...	...	...	...	...	10	63	2	14	2	91	14	168
		Koreshis	...	...	...	...	...	...	...	...	4	64	...	...	...	...	4	64	...	...	2	25	6	89
		Khokhars	...	...	...	...	...	...	...	...	...	...	1	1	...	...	1	1	...	...	...	...	1	1
		Nekokaras	...	...	...	...	1	3	...	...	...	...	...	...	1	3	2	6	...	...	...	...	2	6
		Total by agricultural tribes...	27	367	56	608	13	47	7	27	4	64	2	10	1	3	104	1,126	5	73	46	735	155	1,934
		Agriculturists	...	...	8	321	...	...	...	...	...	...	...	...	...	...	3	21	18	119	7	47	28	187
		Others	7	65	3	189	1	2	...	...	2	167	...	...	...	...	13	423	...	...	106	1,461	119	1,884
		Total	34	432	67	818	14	49	7	27	6	231	2	10	1	3	120	1,570	23	192	159	2,243	302	4,005

* 6 sales of 79 acres were executed by the villages recently transferred from Montgomery.

† 38 sales of 5,454 acres were executed by the Lyallpur District villages.

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																													
			Ahírs.		Aráins.		Awáns.		Bilochs.		Jats.		Kambohs.		Khokhars.		Koreshís.		Mahtams.		Ods.		Patháns.		Rájpúts.		Syads.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37
Mooltan.	Mooltan.	Ahírs	...	...	...	...	...	...	...	...	2	18	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	..	2	18	1	7	...	...	3	25
		Aráins	...	...	31	301	...	...	1	15	10	86	...	...	...	...	...	...	...	...	...	...	...	...	1	10	...	...	43	412	8	93	2	60	53	565
		Awáns	...	...	...	...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	1	1	...	...	..	...	1	1
		Bilochs	...	...	...	...	...	...	34	161	5	37	...	...	1	9	...	...	...	...	...	...	...	...	1	20	...	...	41	227	12	100	..	...	53	327
		Jats	1	10	10	163	1	52	8	45	495	5,639	2	135	1	4	10	101	...	...	4	105	7	456	8	295	15	162	562	7,167	175	1,966	16	141	753	9,274
		Kambohs	...	...	...	...	...	..	...	...	2	50	...	...	1	1	...	...	...	...	..	...	...	...	..	...	...	...	3	51	1	60	..	...	4	111
		Kharrals	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	2	...	...	1	2
		Koreshís	...	...	...	...	...	...	1	12	4	29	...	...	...	...	5	41	...	...	...	...	...	...	7	92	...	...	17	174	4	18	...	...	21	192
		Mahtams	...	...	1	11	...	...	...	...	2	11	...	...	...	...	...	...	3	22	...	...	...	...	...	...	...	...	6	44	...	...	1	30	7	74
		Moghals	...	...	1	14	...	...	...	...	...	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	14	4	50	..	...	5	64
		Ods	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	19	...	...	...	...	...	...	1	19	...	...	...	...	1	19
		Patháns	...	...	2	7	...	...	...	...	13	346	...	...	1	36	1	89	...	...	...	...	9	189	...	...	1	41	27	708	5	46	...	...	32	754
		Rájpúts	...	..	2	53	...	...	1	19	13	103	...	...	2	24	...	...	...	...	...	...	...	...	30	455	2	11	50	665	7	158	4	105	61	928
		Syads	...	...	1	52	...	...	...	...	12	235	...	...	...	...	3	80	...	...	...	...	2	339	...	..	15	284	33	990	8	142	1	18	42	1,150
		Total by agricultural tribes	1	10	48	601	1	52	45	252	559	6,555	2	135	6	74	19	311	3	22	5	124	18	984	47	872	33	498	787	10,490	226	2,642	24	354	1,037	13,486
		Agriculturists	...	...	3	35	1	12	4	22	28	299	...	...	...	...	...	...	...	...	1	17	...	...	..	...	4	95	41	480	75	493	46	844	162	1,817
		Others	...	...	6	112	1	17	1	1	34	593	...	...	...	...	6	784	..	...	...	...	4	120	10	114	8	80	70	1,821	30	473	202	4,173	302	6,467
		Total ..	1	10	57	748	3	81	50	275	621	7,447	2	135	6	74	25	1,095	3	22	6	141	22	1,104	57	986	45	673	898	12,791	331	3,608	272	5,371	1,501	21,770

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																			
			Jats.		Bilochs.		Syads.		Koreshis.		Pathans.		Rajputs.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
MULTAN.	MUZAFFARGARH.	Jats	457	4,172	56	479	9	53	8	570	3	2	...	...	533	5,276	67	802	9	54	609	5,932
		Bilochs	33	86	170	720	14	63	...	...	...	...	...	...	217	869	41	150	4	10	262	1,029
		Syads	17	57	14	31	21	372	1	1	...	...	1	1	54	462	3	15	...	...	57	477
		Koreshis	4	22	2	9	...	...	5	16	...	...	...	...	11	47	...	...	1	3	12	50
		Pathans	5	118	1	2	...	...	...	...	6	67	...	...	12	187	1	4	2	17	15	208
		Total by agricultural tribes	516	4,455	243	1,241	44	488	14	587	9	69	1	1	827	6,841	112	771	16	84	955	7,696
		Agriculturists	15	70	6	9	...	...	...	...	...	...	...	...	21	79	22	165	12	48	55	292
		Others	63	479	39	125	3	24	4	15	4	11	...	...	113	654	13	56	254	1,463	380	2,173
		Total	594	5,004	288	1,375	47	512	18	602	13	80	1	1	961	7,574	147	992	282	1,595	1,390	10,161

STATEMENT No. IV—*concluded.*

1 | Division. MULTAN.
2 | District. Dera Ghazi Khan.

Sales by	Sales by the tribes given in column 3 to																									
	Jats.		Arains		Bilochs.		Pathans.		Rajputs.		Koreshis		Khetrans.		Syads.		Machis.		Mujawars.		Moghals.		Total to agricultural tribes.		Agriculturists.		Others.		Total.	
	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
Jat	262	1,756	...	...	128	858	7	47	2	14	...	...	...	...	9	132	...	...	3	5	21	574	432	3,386	177	1,324	19	55	628	4,765
Arains ...	1	1	4	22	2	4	...	...	1	4	1	8	...	...	...	...	...	...	...	...	...	...	9	39	4	51	..	...	13	90
Bilochs ...	83	1,149	2	16	764	3,032	9	249	4	54	1	6	...	...	9	120	1	6	...	...	2	135	875	4,767	187	1,201	66	218	1,128	6,186
Pathans ...	4	5	3	1	19	120	31	773	...	...	2	31	...	...	3	21	...	...	..	...	...	...	62	951	10	29	10	191	82	1,171
Rajputs ...	1	1	...	..	2	59	..	...	5	13	...	...	..	...	1	14	2	23	.	...	...	...	11	110	7	27	...	7	18	144
Koreshis ...	2	2	...	...	9	69	...	...	...	..	8	133	...	...	...	...	...	...	...	...	...	...	19	204	1	2	1	1	21	207
Khetrans ...	...	...	...	...	..	...	...	...	...	...	...	...	1	3	...	...	...	...	...	...	...	...	1	3	..	...	...	...	1	3
Syads	13	69	...	...	18	289	3	14	...	...	...	...	...	...	22	167	...	...	...	...	4	132	60	671	14	108	8	1,498	82	2,277
Machis	...	...	...	...	1	138	...	...	...	...	...	...	...	...	1	3	...	...	...	...	...	...	2	141	1	2	...	...	3	143
Mujawars .	1	3	...	...	1	1	...	...	..	...	..	...	...	...	1	1	...	...	25	35	...	...	28	40	...	...	...	...	28	40
Moghals ...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	17	...	...	1	17
Total by agricultural tribes.	367	2,986	9	39	944	4,570	50	1,083	12	85	12	176	1	3	46	458	3	29	28	40	27	841	1,499	10,312	402	2,761	104	1,970	2,005	15,043
Agriculturists	27	436	1	17	49	296	8	26	...	...	1	1	...	...	...	...	...	...	...	...	7	319	93	1,095	125	543	46	310	264	1,948
Others ..	35	134	1	3	58	451	1	3	...	...	2	81	...	...	10	102	2	16	1	2	1	83	111	875	21	120	168	828	300	1,823
Total ...	429	3,556	11	59	1,051	5,317	59	1,112	12	85	15	260	1	3	56	560	5	45	29	42	35	1,248	1,703	12,282	548	3,424	318	3,108	2,569	18,814

Statement No. V.

(Vide paragraphs 46 to 49 of the text).

ABSTRACT OF SALES AND MORTGAGES BY DISTRICTS FOR THE YEAR ENDING 15TH JUNE 1905.

District.	Mortgages by			Mortgages to			Sales by			Sales to		
	Agricultural tribes.	Agriculturists.	Others.	Agricultural tribes.	Agriculturists.	Others.	Agricultural tribes.	Agriculturists.	Others.	Agricultural tribes.	Agriculturists.	Others.
1	2	3	4	5	6	7	8	9	10	11	12	13
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Hissar ...	18,787	261	3,473	13,426	239	8,856	10,154	2,086	10,981	11,269	1,987	9,965
Rohtak ...	8,707	907	1,211	7,893	296	2,636	2,060	231	667	2,018	98	842
Gurgaon ...	11,941	834	421	9,476	376	3,344	2,284	411	77	2,062	229	481
Delhi ...	3,619	1,162	87	3,440	505	923	977	808	460	1,357	314	574
Karnal ...	2,734	188	1,070	2,137	134	1,721	3,194	261	2,638	5,228	197	668
Ambala ...	6,356	317	680	4,799	214	2,340	2,163	407	782	2,448	257	647
Kangra ...	2,939	806	1,211	3,278	597	1,081	2,961	686	1,642	3,156	579	1,554
Hoshiarpur ...	6,416	851	1,041	5,132	487	2,689	2,376	274	430	1,976	649	455
Jullundur ...	5,351	484	412	5,171	138	938	2,277	1,288	361	2,598	976	352
Ludhiana ...	7,849	399	249	7,589	185	723	1,833	116	276	1,910	161	154
Ferozepore ...	25,110	5,525	2,720	27,001	1,486	4,868	9,487	1,999	5,253	9,724	740	6,275
Montgomery ...	871	481	457	1,025	173	611	2,437	983	1,526	2,786	719	1,441
Lahore ...	12,122	790	1,298	12,944	221	1,045	4,628	567	3,367	5,894	366	2,302
Amritsar ...	8,842	515	294	8,910	248	493	1,437	145	212	1,364	113	317
Gurdaspur ...	7,890	711	636	7,156	416	1,665	1,736	294	382	1,243	490	679
Sialkot ...	10,087	735	494	9,458	458	1,405	2,938	237	290	3,051	254	160
Gujranwala ...	4,027	168	1,217	4,094	97	1,221	5,181	109	4,308	6,332	243	3,023
Gujrat ...	4,813	463	731	4,516	203	1,288	2,687	127	799	2,717	167	729
Shahpur ...	3,586	50	786	3,084	181	1,157	6,252	91	1,657	5,749	600	1,651
Jhelum ...	3,175	169	268	2,187	73	1,352	6,586	244	1,085	6,558	422	929
Rawalpindi ...	2,623	323	269	2,228	228	759	5,363	580	824	5,488	515	764
Attock ...	7,522	123	234	6,173	190	1,516	12,407	63	658	11,850	353	925
Mianwali ...	17,947	37	1,078	17,254	60	1,748	21,391	50	2,911	21,007	861	2,484
Lyallpur ...	...	...	225	...	...	225	79	...	5,454	79	...	5,454
Jhang ...	1,087	258	375	583	367	770	1,934	187	1,884	1,570	192	2,243
Multan ...	3,209	743	1,349	1,712	329	3,260	13,486	1,817	6,467	12,791	3,608	5,371
Muzaffargarh ...	1,894	322	1,145	1,625	239	1,497	7,696	292	2,173	7,574	992	1,595
Dera Ghazi Khan	4,645	741	919	4,389	452	1,464	15,043	1,948	1,823	12,282	3,424	3,108
Total ...	194,149	18,363	24,350	176,675	8,592	51,595	151,041	16,301	59,387	152,081	19,506	55,142

Statement No. VI.

(*Vide* paragraphs 46 to 49 of the text).

STATEMENT SHOWING LOSSES BY, AND GAINS TO, AGRICULTURAL TRIBES BY SALES AND MORTGAGES FOR THE YEAR ENDING 15TH JUNE 1905.

Division	District	Tribe	In all transactions.				In transactions between members of agricultural tribes only.			
			Mortgages.		Sales.		Mortgages.		Sales.	
			+	−	+	−	+	−	+	−
1	2	3	4	5	6	7	8	9	10	11
			Acs.	Acres.	Acres.	Acs.	Acres.	Acres.	Acres.	Acs.
Delhi	Hissar.	Jats ...	...	2,716	1,881	...	374	...	1,186	...
		Arains ...	...	139	198	...	6	...	135	...
		Rajputs ...	...	2,471	...	341	...	528	...	556
		Dogar ...	...	60	24	...	...	33	17	...
		Malis ...	66	...	...	14	55	...	...	18
		Moghals ...	...	...	...	23	...	...	...	35
		Pathans ...	...	245	...	896	...	182	...	934
		Syads ...	...	16	...	109	...	25	...	109
		Gujars ...	...	46	16	...	...	41	...	...
		Ahirs ...	93	...	106	...	92	...	39	...
		Bishnois ...	173	...	273	...	282	...	275	...
		Net gain or loss.	...	5,361	1,115	...	...	...	...	...
	Rohtak.	Jats ...	..	463	...	64	129	...	27	...
		Rajputs ...	...	472	36	..	...	252	18	...
		Malis ...	..	25	2	...	..	7	6	...
		Gujars ...	5	...	3	...	...	4	3	...
		Ahirs ...	200	...	35	...	163	...	5	...
		Pathans ...	...	37	...	25	...	12	...	27
		Syads ...	3	...	3	..	..	7	...	...
		Bilochs ..	...	27	...	19	...	12	...	19
		Moghals ...	2	..	...	13	2	...	...	13
		Net gain or loss.	...	814	...	42	...	...	...	...
	Gurgaon.	Jats ...	166	...	...	37	73	...	25	...
		Ahirs ...	46	...	110	...	415	...	85	...
		Malis ...	16	...	24	...	8	...	18	...
		Gujars ...	...	26	...	4	15	...	...	4
		Rajputs ...	...	2,254	...	180	...	368	7	...
		Syads ...	44	...	...	1	59	...	...	1
		Moghals ...	...	24	...	10	...	27	...	10
		Pathans ...	22	...	5	...	11	...	5	...
		Bilochs ..	...	111	..	54	...	62	...	54
		Meos ...	...	283	...	21	...	97	...	19
		Khanzada ..	...	23	...	2	...	13	...	2
		Koreshis ..	...	38	...	52	...	14	...	50
		Net gain or loss.	..	2,465	..	222	...	...	...	...
	Delhi.	Ahirs ..	...	14	...	76	...	15	...	38
		Arains ...	8	...	16	...	17	...	8	...
		Bilochs ..	...	64	..	15	..	15	...	8
		Chauhans .	21	...	...	44	21	...	13	...
		Goras ...	...	5	7	...	...	15	...	...
		Gujars ...	46	..	185	..	34	...	6	...
		Jats ...	...	170	149	...	...	98	37	...
		Malis ..	...	13	..	6	...	1	...	6
		Meos ...	8	...	...	12	8	...	...	12
		Moghals ...	..	12	114	...	..	12	7	..
		Pathans ...	127	...	...	3	133	...	...	3
		Rajputs ..	...	22	1	...	..	21	...	...
		Reahs ...	...	9	28	..	...	5	3	...
		Tagas ...	...	65	44	...	...	46	..	7
		Sainis ...	..	18	...	14	...	3	...	14
		Syads ...	3	...	6	...	26	...	14	...
		Net gain or loss.	...	179	380	...	...	...	...	...

Division	District	Tribe	In all transactions.				In transactions between members of agricultural tribes only.			
			Mortgages.		Sales.		Mortgages.		Sales.	
			+	−	+	−	+	−	+	−
1	2	3	4	5	6	7	8	9	10	11
			Acs.	Acres.	Acres.	Acs.	Acres.	Acres.	Acres.	Acs.
Delhi—*concld.*	Karnal.	Arains ...	...	1	93	...	28	...	88	...
		Jats ...	...	55	1,681	...	58	...	...	233
		Rajputs ...	...	120	107	...	...	4	38	...
		Rors ...	...	41	7	...	...	27	...	15
		Syads ...	...	7	141	...	10	...	135	...
		Kambohs ..	26	...	...	30	24	...	...	35
		Gadis ...	...	2	13	...	7	...	2	...
		Gujars ...	...	309	...	39	...	34	...	24
		Malis ...	...	61	75	...	...	65	57	...
		Pathans ...	3	...	44	..	...	4	46	...
		Tagas ...	...	44	...	6	...	2	..	6
		Moghals ...	4	...	...	38	4	...	...	38
		Ansaris ...	...	8	...	10	...	8	...	11
		Koreshis ..	16	...	...	...	14	...	...	...
		Usmanis ...	...	3	...	6	...	3	...	6
		Dogars ...	...	4	...	...	...	7	...	...
		Abbasis ...	9	...	2	...	9	...	2	...
		Net gain or loss.	...	597	2,034	...	...	...	...	...
	Ambala.	Jats ...	872	..	204	...	1,148	...	...	29
		Rajputs ...	...	2,577	...	171	...	1,379	...	123
		Tagas ...	8	...	1	...	8	...	1	...
		Syads ...	...	...	47	..	...	...	35	...
		Pathans ...	2	...	72	...	2	...	71	...
		Gujars ...	...	178	...	1	..	82	...	47
		Moghals ...	5	...	...	2	2	...	...	2
		Arains ...	148	...	93	...	135	...	76	...
		Kambohs ...	45	...	...	47	33	...	...	32
		Malis ...	30	...	77	...	50	...	36	...
		Sainis ...	86	...	14	...	80	...	14	...
		Goras ...	1	...	...	2	2	...	...	...
		Maghs ...	1	...	...	...	1	...	...	...
		Net gain or loss.	...	1,557	285	...	...	...	...	...
	Kangra.	Giraths ...	...	45	173	...	...	59	192	...
		Jats ...	28	...	12	...	...	11	6	...
		Rajputs ..	448	..	120	...	136	...	...	9
		Thakurs ...	...	96	...	137	...	27	...	135
		Rathis ...	...	62	7	...	...	66	...	13
		Gujars ...	...	1	...	33	...	...	...	47
		Gaddis ...	40	...	13	...	31	...	3	...
		Kanets ...	84	...	23	..	48	...	...	...
		Dagis ...	...	34	...	12	...	27	...	...
		Kolis ...	...	23	29	..	...	22	18	...
		Net gain or loss.	339	..	195	...	...	...	...	...
	Hoshiarpur.	Jats ...	..	261	...	5	...	73	...	21
		Arains ...	89	...	16	...	90	...	15	...
		Rajputs ...	...	784	...	540	...	346	...	98
		Awans ...	...	42	...	...	...	17	...	...
		Pathans ...	...	71	...	1	3	...	2	...
		Gujars ...	..	126	67	...	13	...	54	...
		Dogars ...	77	...	...	...	89	...	...	...
		Moghals ...	...	...	...	11	...	1	...	11
		Girths, Chhangs and Bhatis ...	14	...	...	21	26	...	...	12
		Kanets ...	...	399	...	18	...	2	...	18
		Sainis ...	137	...	94	...	144	...	70	...
		Mahtoms ...	82	...	19	...	74	...	19	...
		Net gain or loss.	...	1,284	...	400	...	...	...	...

STATEMENT No. VI—*continued.*

Division	District	Tribe	In all transactions. Mortgages. +	Mortgages. −	Sales. +	Sales. −	In transactions between members of agricultural tribes only. Mortgages. +	Mortgages. −	Sales. +	Sales. −
1	2	3	4	5	6	7	8	9	10	11
			Acs.	Acres.	Acres.	Acs.	Acres.	Acres	Acres.	Acs.
JULLUNDUR—*concld.*	JULLUNDUR.	Arains ...	108	...	132	...	81	...	100	...
		Awans ...	...	41	10	...	...	28	...	3
		Dogars ...	...	17	2	...	...	17	...	3
		Gujars ...	...	47	5	...	...	13	2	...
		Jats ...	331	...	412	...	483	...	151	...
		Kambohs ...	30	...	9	...	33	...	...	1
		Mahtons ...	114	...	7	...	105	...	7	...
		Pathans ...	...	35	...	25	...	13	...	24
		Rajputs ...	...	626	...	251	...	587	...	255
		Sainis ...	37	...	71	...	30	...	69	...
		Syads ...	...	34	...	51	...	29	...	43
		Net gain or loss.	...	180	321	...	...	...	...	...
	LUDHIANA.	Jats ...	301	...	69	...	472	...	65	...
		Arains ...	15	...	30	...	37	...	20	...
		Gujars ...	...	184	...	33	...	118	...	30
		Dogars ...	...	19	...	5	...	17	...	5
		Syads ...	...	33	...	83	...	33	...	53
		Awans ...	1	...	25	...	...	5	7	...
		Pathans ...	2	...	6	...	1	...	6	...
		Kambohs ...	...	...	2	...	...	...	2	...
		Sainis ...	1	...	...	...	1	...	...	...
		Rajputs ...	...	344	66	...	...	338	18	...
		Net gain or loss.	...	260	77	...	...	...	...	...
	FEROZEPORE.	Jats, Mussalman	...	320	...	141	...	303	...	103
		Jats, others	4,589	...	1,022	...	2,092	...	337	...
		Rajputs ...	...	1,163	...	855	...	1,022	...	455
		Pathans ...	...	99	...	253	...	137	71	...
		Bodlas ...	...	145	272	...	...	139	2	...
		Gujars ...	...	63	...	134	...	33	...	100
		Dogars ...	...	693	...	63	...	288	...	128
		Mahtoms ...	...	287	280	...	...	283	272	...
		Arains ...	81	...	123	...	122	...	100	...
		Sainis ...	51	...	...	...	51	...	...	...
		Kambohs ...	...	60	...	14	...	60	4	...
		Net gain or loss.	1,891	...	237	...	...	...	...	...
LAHORE.	MONTGOMERY.	Jats ...	...	100	539	...	...	37	150	...
		Arains ...	...	183	13	...	...	177	3	...
		Rajputs ...	78	...	...	366	...	4	...	157
		Pathans ...	52	...	11	...	...	...	11	...
		Kambohs ...	101	...	215	...	...	...	47	...
		Kharrals ...	205	...	...	87	211	...	...	8
		Mahtoms ...	...	...	1	...	...	...	...	...
		Syads ...	1	...	...	28	7	...	...	46
		Bilochs ...	...	...	...	9	...	...	...	...
		Net gain or loss.	154	...	349	...	...	...	...	...
	LAHORE.	Jats ...	1,385	...	422	...	542	...	...	94
		Arains ...	279	...	86	...	161	...	...	16
		Rajputs ...	...	412	...	133	...	372	...	76
		Pathans ...	...	3	699	...	5	...	136	...
		Syads ...	...	8	174	...	...	9	71	...
		Awans ...	22	...	35	...	26	...	26	...
		Moghals ...	...	15	88	...	...	16	9	...
		Lubanas ...	33	...	50	...	56	...	42	...
		Mahtoms ...	4	...	4	...	4	...	7	...
		Dogars ...	...	728	...	141	...	723	...	141
		Kambohs ...	262	...	72	...	323	...	41	...
		Koreshis ...	3	...	11	...	3	...	1	...
		Net gain or loss.	822	...	1,266	...	...	...	...	...

Division	District	Tribe	In all transactions. Mortgages. +	Mortgages. −	Sales. +	Sales. −	In transactions between members of agricultural tribes only. Mortgages. +	Mortgages. −	Sales. +	Sales. −
1	2	3	4	5	6	7	8	9	10	1
			Acs.	Acres.	Acres.	Acs.	Acres.	Acres.	Acres.	Acs.
LAHORE—*concld.*	AMRITSAR.	Jats ...	161	...	...	198	26	...	...	125
		Arains ...	215	...	69	...	195	...	63	...
		Rajputs ...	...	835	...	89	...	254	...	75
		Kambohs ...	69	...	147	...	67	...	133	...
		Pathans ...	...	6	...	5	...	6	...	5
		Dogars ...	...	51	...	1	...	37	2	...
		Gujars ...	10	...	...	7	10	...	...	3
		Moghals ...	...	13	...	12	...	13	...	12
		Syads ...	18	...	23	...	12	...	22	...
		Net gain or loss.	68	...	...	73	...	...	...	...
	GURDASPUR.	Jats ...	...	496	...	329	...	133	...	16
		Arains ...	347	...	54	...	305	...	24	...
		Sainis ...	265	...	25	...	255	...	25	...
		Gujars ...	...	18	44	...	31	...	40	...
		Rajputs ...	...	684	...	304	...	320	...	84
		Pathans ...	...	138	20	...	...	127	9	...
		Syads ...	38	...	...	1	38	...	4	...
		Moghals ...	...	27	...	2	...	20	...	2
		Dogars ...	...	16	...	...	...	29	...	...
		Net gain or loss.	...	734	...	493	...	...	...	...
	SIALKOT.	Jats ...	...	775	...	123	...	191	...	141
		Rajputs ...	...	228	131	...	...	178	45	...
		Awans ...	...	25	...	3	...	3	...	3
		Syads ...	33	...	20	...	37	...	12	...
		Pathans ...	...	2	3	...	...	4	1	...
		Gujars ...	41	...	7	...	32	...	7	...
		Moghals ...	...	5	7	...	...	...	7	...
		Dogars ...	...	14	...	2	...	10	...	1
		Gakhars ...	1	...	...	...	1	...	...	...
		Arains ...	318	...	74	...	316	...	72	...
		Kambohs ...	13	...	...	4	1	...	...	2
		Sainis ...	9	...	3	...	4	...	3	...
		Net gain or loss.	...	634	113	...	...	...	...	...
	GUJRANWALA.	Jats ...	4	...	1,097	...	...	32	...	58
		Moghals ...	21	...	7	...	21	...	...	...
		Pathans ...	2	...	20	...	2	...	20	...
		Rajputs ...	...	130	41	...	...	130	25	...
		Syads ...	138	...	32	...	132	...	33	...
		Arains ...	64	...	...	27	39	...	...	29
		Awans ...	...	32	...	2	...	32	1	...
		Bilochs ...	...	...	6	...	...	...	6	...
		Gujars ...	...	...	...	23	...	...	2	...
		Net gain or loss.	67	...	1,151	...	...	...	...	...
	GUJRAT.	Jats ...	...	283	100	...	7	...	10	...
		Gujars ...	...	208	...	80	...	198	...	52
		Moghals ...	...	44	...	19	...	32	...	1
		Rajputs ...	...	4	...	127	...	27	...	108
		Awans ...	14	...	3	...	14	...	...	4
		Bilochs ...	10	...	20	...	9	...	20	...
		Syads ...	93	...	65	...	114	...	63	...
		Pathans ...	27	...	25	...	19	...	21	...
		Arains ...	81	...	12	...	75	...	20	...
		Koreshis ...	17	...	31	...	19	...	31	...
		Net gain or loss.	...	297	30	...	...	...	...	...

STATEMENT No. VI—*concluded.*

Division.	District.	Tribe.	In all transactions.				In transactions between members of agricultural tribes only.			
			Mortgages.		Sales.		Mortgages.		Sales.	
			+	−	+	−	+	−	+	−
1	2	3	4	5	6	7	8	9	10	11
			Acs.	Acres.	Acres.	Acs.	Acres.	Acres.	Acres.	Acs.
Rawalpindi—*concld.*	Shahpur.	Awans ...	...	13	...	77	...	27	...	4
		Jats ...	...	445	...	305	...	1	...	225
		Rajputs ...	...	47	166	...	14	...	141	...
		Khokhars ...	...	70	33	...	...	27	41	...
		Bilochs ...	41	...	...	161	45	...	...	4
		Syads ...	1	...	...	45	5	...	36	...
		Arains ...	38	...	...	19	...	...	...	19
		Pathans ...	...	...	21	...	...	...	48	...
		Moghals ...	...	...	...	4	...	...	...	...
		Maliars ...	1	...	...	...	1	...	...	...
		Gujars ...	...	4	...	...	...	4	...	...
		Koreshis ...	...	4	...	112	...	4	...	14
		Net gain or loss.	...	502	...	503	...	...	...	...
	Jhelum.	Awans ...	..	83	...	30	7	...	2	...
		Bhattis ...	...	8	...	675	...	5	...	706
		Chauhans ..	...	10	10	...	6	...	...	4
		Janjuas ...	...	43	93	...	...	26	56	...
		Jats ...	...	221	315	...	...	53	317	...
		Kasars ...	...	64	239	...	...	20	296	...
		Lilias ...	...	...	1	...	...	...	1	...
		Maliars ...	12	...	39	...	37	...	48	...
		Moghals ...	...	1	...	21	3	...	...	5
		Pathans ...	7	...	8	...	8	...	8	..
		Rajputs ...	...	27	...	161	1	...	...	131
		Syads ...	35	...	160	...	44	...	160	...
		Phaphras ...	...	22	...	20	...	16	...	17
		Gujars ...	...	81	114	...	7	...	137	...
		Koreshis ...	...	2	14	...	...	1	11	...
		Jalaps ...	...	127	...	23	...	3	...	12
		Mairs and Manhas.	...	274	...	9	72	...	36	...
		Khandoyas ...	...	26	...	14	...	24	..	6
		Bilochs ..	5	...	...	2	5	...	...	3
		Kahuts ...	...	52	28	...	...	16	46	...
		Siuls ...	10	...	3	...	5	...	3	...
		Jodhs ...	...	...	...	11	...	...	...	13
		Khokhars ...	...	35	162	...	...	2	29	...
		Ghakkars ..	...	81	...	242	..	29	...	253
		Net gain or loss.	...	988	...	22	...	...	...	...
	Rawalpindi.	Jats ...	18	...	126	...	13	...	73	...
		Maliars ...	15	...	62	...	28	...	12	...
		Gujars ...	...	115	...	60	...	54	...	92
		Awans ..	...	18	...	35	23	..	...	24
		Moghals ...	33	...	86	...	43	...	44	...
		Ghakkars ..	...	62	...	65	...	19	...	94
		Syads ...	..	22	23	...	9	...	19	...
		Koreshis ...	...	30	..	12	1	...	...	36
		Pathans ...	2	...	17	...	6	...	15	...
		Khatars ...	...	17	24	...	...	17	...	2
		Dhunds ...	...	82	...	38	8	...	...	27
		Kethwals ...	...	1	...	47	...	1	...	48
		Sattis ...	...	23	80	...	...	9	68	...
		Danials ...	...	15	...	9	1	...	...	1
		Rajputs ..	...	134	24	...	...	38	94	...
		Jodhras ...	6	...	...	...	6	...	...	...
		Bilochs ..	...	...	...	1	...	...	...	1
		Net gain or loss.	...	395	125	...	...	...	...	...
	Attock.	Awans ...	...	1,010	306	...	...	250	385	...
		Bhattis ...	1	...	...	161	1	...	...	164
		Janjuas ...	...	...	2	...	...	...	2	...
		Pathans ...	1,085	...	...	852	1,083	...	...	840
		Moghals ...	...	266	4	...	1	...	..	7
		Maliars ..	..	16	68	...	35	...	67	...
		Syads ...	9	...	...	420	92	...	...	223
		Koreshis ...	83	...	6	...	90	...	6	...
		Jodras ...	...	112	...	...	...	9	...	...
		Jats ...	3	...	15	...	3	...	7	...
		Khattars ...	...	74	...	139	...	29	69	...
		Gujars ..	7	...	...	49	9	...	...	32
		Rajputs ...	...	1,060	702	...	...	1,026	760	...
		Ghakkars ..	...	...	...	29	...	...	...	20
		Dhunds ...	...	...	...	2	...	...	...	2
		Bilochs ...	...	...	...	8	...	...	...	8
		Net gain or loss.	...	1,349	...	557	...	...	...	...

Division.	District.	Tribe.	In all transactions.				In transactions between members of agricultural tribes only.			
			Mortgages.		Sales.		Mortgages.		Sales.	
			+	−	+	−	+	−	−	−
1	2	3	4	5	6	7	8	9	10	11
			Acs.	Acres.	Acres	Acs	Acres.	Acres.	Acres.	Acs.
Multan.	Mianwali.	Pathans ...	...	1,041	...	533	...	750	...	510
		Jats ...	462	...	396	...	752	...	821	...
		Awans ...	157	...	291	...	159	...	327	...
		Syads ...	...	277	...	435	...	243	...	554
		Koreshis ...	34	...	...	75	34	...	...	71
		Bilochs ...	...	34	43	..	31	...	77	...
		Arains ...	...	2	...	65	9	...	...	84
		Rajputs ...	28	...	1	...	28	...	1	...
		Kharrals ...	...	17	...	...	...	17	...	...
		Gujars ...	...	3	...	7	...	3	...	7
		Net gain or loss.	...	693	...	384	...	...	...	...
	Jhang.	Jats ..	...	174	...	56	...	3	...	9
		Rajputs ..	2	...	...	139	256	...	172	...
		Syads ...	...	53	...	182	8	...	...	133
		Bilochs ...	...	13	...	141	...	5	...	36
		Koreshis ...	...	266	142	...	...	256	...	...
		Khokhars ..	...	...	9	...	...	...	9	...
		Nekokaras ...	...	...	...	3	...	...	...	8
		Net gain or loss.	...	504	...	364	...	...	...	...
	Multan.	Ahirs ...	...	...	...	15	...	...	...	3
		Arains ...	...	384	183	...	...	7	189	...
		Awans ...	...	14	80	...	..	...	51	...
		Bilochs ...	156	...	...	52	160	...	52	...
		Jats ...	...	1,702	...	1,827	...	1,016	...	61
		Kambohs ...	...	...	24	...	...	...	84	...
		Kharrals ...	...	...	...	2	...	...	...	...
		Khokhars ...	...	...	74	...	...	...	74	...
		Koreshis ...	972	...	903	...	980	...	137	..
		Mahtoms ...	...	...	...	52	...	...	...	22
		Moghals ...	...	...	...	64	...	...	...	14
		Ods ...	...	...	122	...	...	...	105	...
		Pathans ...	...	292	350	...	..	132	276	...
		Rajputs ...	...	31	58	...	22	...	207	...
		Syads ...	...	202	...	477	...	7	...	492
		Net gain or loss.	...	1,497	...	695	..	...	...	...
	Muzaffargarh.	Jats ...	...	71	...	928	9	...	...	821
		Bilochs ...	...	78	846	...	10	...	372	...
		Syads ..	...	18	85	...	16	...	26	...
		Koreshis ...	...	23	552	...	...	1	540	...
		Pathans ...	...	65	...	126	...	25	...	118
		Rajputs ...	...	14	1	...	...	9	1	...
		Net gain or loss.	...	269	...	122	...	...	..	...
	Dera Ghazi Khan.	Jats ...	103	...	...	1,209	116	...	...	400
		Arains ...	14	...	...	31	14	...	...	...
		Bilochs ...	399	...	...	869	373	...	...	197
		Pathans ..	59	...	...	69	96	...	132	...
		Rajputs ...	...	2	...	59	...	2	...	25
		Koreshis ...	..	171	53	...	...	180	...	21
		Khetrans ...	2	...	...	...	2	...	...	...
		Syads ...	...	675	...	1,777	...	633	...	213
		Machis ...	10	...	...	98	10	...	...	112
		Mujawars ...	1	...	2	...	4	...	...	...
		Moghals ...	4	...	1,226	...	...	...	841	...
		Net gain or loss.	...	256	...	2,761	...	...	...	...
		Grand Total of net gain or loss.	...	17,474	1,040	...	...	...	...	...

STATEMENT No. VII.

(*Vide* paragraph 50 of the text).

SHOWING REDEMPTIONS OF MORTGAGES BY MEMBERS OF NOTIFIED AGRICULTURAL TRIBES FOR THE YEAR ENDING 15TH JUNE 1905.

Division.	District.	Tribes.	Number of transactions.	Area in acres.	Mortgage money discharged in rupees.
1	2	3	4	5	6
DELHI.	HISSAR.	Jats	499	4,801	58,414
		Arains	2	11	120
		Rajputs	241	3,462	26,982
		Dogars	33	237	3,812
		Malis	5	22	745
		Moghals	1	37	150
		Pathans	3	87	670
		Syads	2	40	370
		Gujars	17	56	947
		Ahirs	6	125	516
		Bishnois	7	64	908
		Total ...	816	8,942	93,634
	ROHTAK.	Jats	1,171	4,219	1,30,815
		Rajputs	168	1,074	15,933
		Malis	14	29	951
		Gujars	9	38	775
		Ahirs	45	265	4,231
		Pathans	25	149	4,891
		Syads	3	33	225
		Bilochs	11	43	370
		Moghals	1	8	...
		Rors	2	1	159
		Total ...	1,449	5,859	1,58,350
	GURGAON.	Jats	649	1,289	53,871
		Ahirs	110	607	8,978
		Malis	20	52	2,138
		Gujars	66	179	5,317
		Rajputs	173	774	16,106
		Syads	20	146	5,234
		Moghals	92	66	2,691
		Pathans	17	27	1,161
		Bilochs	21	123	1,664
		Meos	1,527	4,093	90,743
		Khanzadas	98	141	5,001
		Koreshis	13	106	1,846
		Total ...	2,746	7,603	1,94,750
	DELHI.	Ahirs	30	134	6,791
		Arains	5	3	407
		Bilochs	9	24	1,327
		Chauhans	11	54	1,711
		Goras	29	75	2 569
		Gujars	152	271	10,658
		Jats	726	1,701	1,23,699
		Malis	8	19	485
		Meos	129	239	10,373
		Pathans	4	8	273
		Rajputs	30	64	1,618
		Reyas	2	59	1,088
		Rors	5	8	265
		Tagas	75	323	15,681
		Sainis	1	6	200
		Syads	14	92	2,444
		Total ...	1,230	3,080	1,80,889
	KARNAL.	Arains	11	38	1,060
		Jats	288	1,093	39,715
		Rajputs	304	1,194	20,572
		Tagas	16	130	7,863
		Rors	21	120	2,831
		Syads	6	131	4,960
		Kambohs	21	95	2,905
		Malis	12	50	692
		Moghals	2	12	25
		Pathans	5	26	1,084
		Ansaris	5	6	1,024
		Usmanis	4	6	1,280
		Abbasis	2	5	650
		Gujars	56	215	5,433
		Total ...	753	3,121	90,294
DELHI—*concld.*	AMBALA.	Jats	1,006	1,789	1,46,255
		Rajputs	751	3,149	89,837
		Tagas	1	6	218
		Pathans	6	64	1,554
		Gujars	192	528	16,057
		Arains	154	241	11,509
		Kambohs	45	70	5,325
		Malis	58	86	3,650
		Sainis	151	130	13,506
		Syads	60	72	3,291
		Maghs	5	4	453
		Goras	1	1	21
		Total ...	2,430	6,140	2,91,676
JULLUNDUR.	KANGRA.	Giraths	285	519	25,564
		Jats	33	78	2,166
		Rajputs	441	1,451	36,667
		Thakurs	46	153	3,677
		Rathis	285	1,122	29,490
		Gujars	31	126	1,964
		Gaddis	40	38	3,885
		Kanets	437	325	14,204
		Dagis	64	47	1,621
		Kolis	94	34	1,676
		Total ...	1,756	3,893	1,20,914
	HOSHIARPUR.	Jats	1,410	2,028	2,18,171
		Arains	267	176	25,508
		Rajputs	769	1,162	1,04,572
		Awans	151	191	10,427
		Pathans	25	49	4,636
		Gujars	377	499	41,457
		Dogars	70	129	11,356
		Moghals	2	3	445
		Giraths, Changa, Bahtis, &c.	110	104	7,531
		Kanets	8	18	1,410
		Sainis	380	285	43,324
		Mahtons	54	61	8,039
		Total ...	3,623	4,705	4,81,876
	JULLUNDUR.	Arains	1,059	1,296	1,59,946
		Awans	157	225	25,223
		Dogars	29	34	3,335
		Gujars	125	170	13,365
		Jats	2,105	3,839	4,04,046
		Kambohs	67	132	11,542
		Mahtons	68	73	14,612
		Pathans	55	118	13,610
		Rajputs	707	1,377	1,31,101
		Sainis	146	111	16,416
		Syads	53	105	10,132
		Total ...	4,571	7,480	8,03,329
	LUDHIANA.	Jats	1,925	5,150	4,67,723
		Arains	158	289	26,742
		Gujars	216	420	30,121
		Dogars	10	25	1,028
		Syads	16	275	25,324
		Awans	49	81	3,118
		Pathans	11	42	3,087
		Kambohs	4	11	742
		Sainis	2	6	368
		Rajputs	322	746	65,465
		Total ...	2,713	7,045	6,23,708

STATEMENT No. VII—*continued.*

Division.	District.	Tribes.	Number of transactions.	Area in acres.	Mortgage money discharged in rupees.
1	2	3	4	5	6
JULLUNDUR—*concld.*	FEROZEPORE.	Jats, Mussalmans ...	311	969	47,280
		„ others ...	4,877	16,395	8,93,517
		Rajputs ...	569	2,845	86,417
		Pathans ...	12	446	14,907
		Bodlas ...	6	11	223
		Gujars ...	473	424	22,760
		Dogars ...	92	524	17,694
		Mahtoms ...	4	27	435
		Arains ...	396	978	53,766
		Sainis ...	17	33	2,371
		Kambohs ...	67	125	8,645
		Total ...	6,524	22,777	11,48,015
LAHORE.	MONTGOMERY.	Jats	34	2,022	7,146
		Arains	16	461	5,608
		Rajputs	35	1,215	10,248
		Pathans	1	137	2,500
		Kambohs	16	235	5,009
		Kharrals	45	819	5,867
		Mahtoms	20	516	2,467
		Syads	4	186	1,027
		Bilochs	5	119	902
		Total ...	176	5,710	41,174
	LAHORE.	Jats	1,585	9,930	3,98,824
		Arains	319	1,566	47,904
		Rajputs	222	1,389	40,250
		Pathans	2	14	1,100
		Syads	5	17	663
		Awans	32	43	3,219
		Moghals	10	66	1,899
		Labanas	62	243	5,622
		Mahtoms	6	82	843
		Dogars	18	308	4,806
		Kambohs	58	302	8,242
		Koreshis	2	130	129
		Total ...	2,321	14,090	5,13,601
	AMRITSAR.	Jats	3,106	7,517	6,66,874
		Arains	293	374	27,449
		Rajputs	327	693	41,491
		Kambohs	63	103	7,589
		Pathans	24	31	3,247
		Dogars	46	88	5,492
		Gujars	25	17	1,221
		Moghals	21	47	3,976
		Syads	24	35	2,655
		Total ...	3,929	8,905	7,59,494
	GURDASPUR.	Jats	2,217	4,389	2,82,961
		Arains	186	287	18,190
		Sainis	97	189	8,626
		Gujars	491	782	43,794
		Rajputs	779	1,817	81,268
		Pathans	199	319	13,200
		Syads	56	110	6,877
		Moghals	36	34	2,409
		Dogars	17	39	1,787
		Total ...	4,078	7,966	4,59,112
	SIALKOT.	Jats	1,800	4,652	2,87,879
		Rajputs	522	946	36,431
		Awans	294	395	21,435
		Syads	74	100	6,468
		Pathans	16	35	2,979
		Gujars	18	26	1,482
		Moghals	25	17	965
		Dogars	14	9	547
		Arains	265	531	35,034
		Kambohs	2	5	69
		Sainis	2	1	150
		Total ...	3,032	6,717	3,93,439

Division.	District.	Tribes.	Number of transactions.	Area in acres.	Mortgage money discharged in rupees.
1	2	3	4	5	6
LAHORE—*concld.*	GUJRANWALA.	Jats	684	8,253	1,29,811
		Kambohs	2	3	71
		Rajputs	19	210	3,284
		Syads	10	142	2,326
		Arains	11	62	984
		Awans	6	33	500
		Total ...	732	8,703	1,36,976
	GUJRAT.	Jats	1,664	2,655	1,01,063
		Gujars	1,226	1,820	82,840
		Moghals	72	92	4,492
		Rajputs	358	369	23,932
		Awans	259	221	16,088
		Bilochs	6	32	457
		Syads	125	128	7,889
		Pathans	8	14	1,133
		Arains	171	176	9,934
		Koreshis	39	40	3,223
		Total ...	3,919	5,541	2,51,051
	SHAHPUR.	Awans	474	1,190	42,645
		Jats	184	2,645	28,640
		Rajputs	40	448	6,703
		Khokhars	38	492	7,596
		Bilochs	12	168	2,846
		Syads	12	107	3,651
		Arains	2	2	79
		Pathans	13	162	2,425
		Maliars	10	113	1,124
		Kambohs	7	103	1,385
		Koreshis	6	9	402
		Total ...	797	5,439	97,496
RAWALPINDI.	JHELUM.	Awans	282	481	20,099
		Bhattis	27	61	2,072
		Chanhans	35	41	2,410
		Janjuas	100	160	9,926
		Jats	494	881	37,999
		Kasars	31	744	5,834
		Lillas	5	26	293
		Maliars	91	126	8,227
		Moghals	44	83	2,795
		Pathans	6	4	353
		Rajputs	11	38	1,818
		Syads	62	130	6,442
		Phaphras	56	59	4,519
		Gujars	206	298	19,750
		Koreshis	19	20	1,488
		Jalaps	13	71	3,334
		Mairs and Manhas	68	195	8,160
		Khandoyas	9	14	615
		Kahuts	44	137	7,733
		Sials	1	4	112
		Jodhs	3	6	220
		Khokhars	43	93	4,240
		Ghakhars	75	137	8,971
		Bilochs	4	2	50
		Total ...	1,729	3,811	1,57,455
	RAWALPINDI.	Jats	53	117	4,544
		Maliars	97	89	4,764
		Gujars	147	185	10,391
		Awans	170	316	12,675
		Moghals	68	104	4,587
		Ghakhars	191	195	8,240
		Syads	51	83	8,233
		Koreshis	37	69	3,874
		Pathans	5	1	281
		Khatars	1	3	85
		Dhunds	174	192	8,383
		Kathwal	5	5	198
		Sattis	61	49	2,357
		Dhanyals	23	16	1,210
		Rajputs	535	720	37,455
		Total ...	1,618	2,044	1,07,167

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Manager, Punjab Law Book Depôt, Anárkali Bazar, Lahore.

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ANNUAL REPORT

ON THE

PUNJAB ALIENATION OF LAND ACT XIII OF 1900,

AS AMENDED BY PUNJAB ACT I OF 1907.

For the year ending the 30th September 1907.

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1908.

No. 192.

FINANCIAL COMMISSIONER'S OFFICE.

Dated LAHORE, *the* 12*th March* 1908.

FROM

E. R. ABBOTT, ESQUIRE,

Senior Secretary to Financial Commissioner, Punjab,

To

THE HON'BLE MR. E. D. MACLAGAN,

Chief Secretary to Government, Punjab,

SIR,

I am directed to forward the Annual Report on the working of the Alienation of Land Act during the year ending the 30th September 1907.

I have the honour to be,

Sir,

Your most obedient servant,

E. R. ABBOTT,

Senior Secretary to Financial Commissioner, Punjab.

(Maximum number of pages fixed for the text—15.)

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Proceedings of His Honour the Lieutenant-Governor of the Punjab, in the Revenue and Agriculture (Agriculture) Department, No. 81, dated 19th May 1908.

READ—

The annual report on the working of the Punjab Alienation of Land Act, XIII of 1900, for the year ending the 30th of September 1907.

REMARKS.—The amendment of the Punjab Alienation of Land Act by Punjab Act I of 1907 was noticed in paragraph 1 of the review of the report for the year ending September 1906. The amended Act came into force on May 9th, but it is too early to gauge as yet the effect of the abolition of the "statutory agriculturist." The only new tribes notified in the past year were the Awans in the Amritsar district, the Khaggas, Sainis and Gujars in Lyallpur, and the Arains in Muzaffargarh. A number of other tribes were included in the notification regarding the Lyallpur district, but these had already been declared to be agricultural tribes under section 4 of the Act in the districts out of which Lyallpur was formed. As regards the proposal of the Deputy Commissioner, Jhelum, to notify as an agricultural tribe all army pensioners who do not belong to agricultural tribes, Sir T. Gordon Walker is in entire agreement with the opinion of the Financial Commissioner expressed in paragraph 6 of the report, and he thinks that it would be quite impossible to accept the view of the Commissioner as to what it is open to Government to do under the provisions of the Act. The suggestion is not really a new one, having been already considered on several occasions, though not exactly in the same form. The Lieutenant-Governor has no doubt that it would be a misuse of the Act to employ its provisions for the purpose of rewarding or encouraging any set of persons, however deserving, while there are the other strong objections noticed by the Financial Commissioner.

2. As regards permanent and temporary alienations, His Honour notes that the Financial Commissioner is watching the tendency to evade the provisions of the law by granting long leases which are in effect equivalent to mortgages. He is prepared to concur in the view (paragraph 11 of report), that the restriction imposed by section 58 (*i*) of the Punjab Tenancy Act, 1887, cannot be held to be overridden by section 11 of the Alienation of Land Act, and that the latter does not give an occupancy tenant greater power of alienation, as against his landlord, than the former Act permits; but the question is one for the revenue courts to decide.

3. A comparison of the figures of transfers of land in the past year with those of the year 1905-06 loses perhaps some of its value from the fact that the earlier period was one of scarcity in a part of the province, while fortunately the past year has been a favourable one. But after making all allowance for the difference in conditions it is quite clear that as regards sales at least there has been steady progress in the direction desired. The amount of land permanently transferred is less than in any year since the passing of the Act: while the average price per acre calculated on total area, which was only Rs. 37 in the year after the Act passed, has now risen to Rs. 56. As regards mortgages, the redemptions have shown a continued and most encouraging increase. During each of the last three years the area redeemed has exceeded the area mortgaged; and during the present year the combined area of the land redeemed by agricultural tribes and mortgaged to them is 290,000 acres greater than the land which they have lost by mortgage. With regard to the figures in paragraph 31 of the report showing the total cultivated area of the province under mortgage it may be noted that the full effect of the yearly pedemptions in reducing the total cultivated mortgaged area will not be apparent

for some years, as the latter figure is taken from the village "statement of ownership, mortgages and assignments" which is revised only every fourth year. While, however, the figures of redemptions are satisfactory, it must be noted that the area mortgaged during the year exceeds that mortgaged during the preceding year, and is, in fact, higher than in any year since the passing of the Act. This is no doubt due in part to the action of landowners in redeeming lands under mortgage in order to re-mortgage them to greater advantage. And in any case, it must be remembered that a very large proportion of the mortgages executed since the passing of the Act are self extinguishing, and the figures relating to mortgages have not therefore the same importance as they had before 1901. The real effect of the Act in regard to mortgages will be seen in a few years time when, if the redemptions continue at the present rate, a very substantial reduction may be expected in the total mortgaged area of the province.

4. In the 27th paragraph of the report allusion is made to the question which has frequently been discussed, whether special protection should be given to the weaker tribes by grouping them separately from the stronger. The statistics in table VI seem to show that the Rajputs and Dogars have been losing some ground to the advantage of their more thrifty neighbours, of whom the most entrprising are the Jats. At the same time the position is by no means clear. In transactions among agricultural tribes only, the Jats have made a net gain of 6,255 acres by mortgage, but have lost 1,313 acres by sale. Up to the present the figures on either side are small; and the Lieutenant-Governor agrees with the Financial Commissioner that the time is not yet ripe for action with a view to protect the weaker agricultural tribes from the stronger.

5. The Financial Commissioner has taken the occasion to review (paragraphs 29—32 of report) the working of the Act since it came into force, and the facts and figures given by him are of great interest. As regards sales of land, he draws the conclusions, which are fully supported, that during the six years the result of the Act has been to put a stop to transfers from members of the agricultural to the non-agricultural class, to reduce the annual number of sales of land and the area sold, while the price per acre (which on the first passing of the Act fell heavily) has risen steadily from year to year, and is now considerably higher than at any period during the past eleven years. As regards mortgages, the situation has already been commented on in paragraph 3 of this review. It can safely be said that the agricultural tribes are as a whole not only holding their own, but are slowly recovering land both by purchase and redemption from mortgage; and that the value of land is increasing steadily both for purposes of sale and of mortgage. To this extent the Act has achieved its object, and of its popularity with the agricultural classes, whose contentment and solvency are considerations of the first importance, there cannot be the slightest doubt. The provisions of the Act will again be put to a severe test in the present year of scarcity, and it is desirable that in the report of the current year particular attention should be directed to the districts in which scarcity is most marked.

ORDERED that the above remarks be printed and circulated with the report; also that they be published in the *Punjab Gazette*, be communicated to the Financial Commissioner, Punjab, and forwarded to the Government of India, Department of Revenue and Agriculture, with the usual number of spare copies of the report.

By order of His Honour the Lieutenant-Governor,

W. M. HAILEY,

Secretary to Government, Punjab.

Punjab Government Press, Lahore—20-5-08—1926—476—K. C. M.

ANNUAL REPORT

OF THE

PUNJAB ALIENATION OF LAND ACT XIII OF 1900

As amended by Punjab Act I of 1907.

FOR THE YEAR ENDING 30th SEPTEMBER 1907.

PART I—The Working of the Act.

SECTION I.—PRELIMINARY.

Preliminary.

1. The Bill for the amendment of the Punjab Alienation of Land Act, 1900, which was before the Punjab Legislative Council when the report for last year was submitted, was passed during the year as Punjab Act I of 1907, and, having received the assent of the Governor-General in Council, became law on May 9th, the date on which it was first published in the Punjab Gazette.

Changes effected by Punjab Act I of 1907.

2. In view of the comments made in last year's report and also in the Government Review, which was published after the passing of the amending Act, any discussion of the changes made is unnecessary. Under paragraph 3 (2), proviso 2 (*b*), sanction is not necessary in the case of a gift made in good faith for a religious or charitable purpose. This exemption existed under the previous Act and it is still necessary that, as pointed out in Financial Commissioner's Circular No. 2, dated 10th May 1906 (Appendix 55 of last year's report), all cases of this class should be submitted to the Deputy Commissioner for orders that he may satisfy himself that the alleged gift is really entitled to this exemption, and is not made as an evasion of the law. In some districts attempts of the kind were detected owing to this scrutiny.

In consequence of the abolition of the statutory agriculturist, the necessary alterations have been made in the detailed Memorandum given in Part IV of Revised Revenue Circular No. 61 and in the statements submitted with this report.

Changes of tribal designation.

3. The Deputy Commissioners of four districts report cases of evasive attempt to change tribal designation from a non-agricultural to an agricultural tribe in order to defeat the provisions of the Act, and in these cases the attempts were unsuccessful. If the instructions conveyed in Financial Commissioner's Circular No. 6, dated 13th December 1906 (Appendix 61 of last year's report), are carefully followed it is probable that few such cases will remain undetected. The Deputy Commissioner of Hoshiarpur reports that he has refused the agricultural status to persons described in that district as Rajput Harni or Jat Harni, the case being one provided for in paragraph 5 of that Circular. The Deputy Commissioner of Sialkot remarks that applications are made by the rich artizans and other non-agriculturists to get their tribal designation altered into that of a notified tribe, not so much for the sake of the protection afforded by the Act, as to obtain facilities to acquire land. The Commissioner of Rawalpindi on a similar report from Attock writes—"The wish to change one's caste name existed in part of the Rawalpindi Division before the Act was passed. The reasons were then social and the desire to satisfy the recruiting officer."

Evasive description of mortgages.

4. There is some evidence of attempts being made to execute what are really mortgages under the guise of long leases. During the year the Inspector-General of Registration issued, after consulting the Financial Commissioner, for the guidance of Registrars and Sub-Registrars, his Circular No. 7, dated 15th

July 1907, which deals with the case from the point of view of the Registration Department; but, on receipt of the opinion of the Legal Remembrancer upon the Lahore cases referred to in paragraph 18 of last year's report, the officiating Financial Commissioner decided to take no action for the time being as this particular evasion of the provisions of the Act did not appear to be widespread. The Financial Commissioner will, if necessary, again consider whether action is required to check it.

Notification of agricultural tribes.

5. During the year a list of agricultural tribes was notified for Lyallpur district in Punjab Government Notification No. 79, dated 12th April 1907: (Appendix 62 to this report). Awans have been notified in Amritsar and Arains in Muzaffargarh in Punjab Government Notifications Nos. 93, dated 5th June and 1056, dated 22nd November 1907 (Appendices 64 and 67), respectively. Applications for similar notifications on behalf of Mazbi Sikhs generally and of Kanungo Gadhioks in Jhelum were rejected. The cases of the Gurkhas and of the Farukis in Karnal are still under inquiry. The proposal to amplify the Shahpur list of tribes by notifying all sub-tribes, which was designed to obviate the difficulty experienced in classifying the sub-tribes under the gazetted main tribes, was rejected by the Government of India on the ground that the difficulty did not appear to be insuperable, whereas the proposed notification of sub-tribes opened the door to large numbers of menials who frequently assume the designation of certain of the sub-tribes.

Proposal to include pensioned soldiers and officers.

6. The Deputy Commissioner of Jhelum, *à propos* of the abolition of the statutory agriculturist, proposes the inclusion of all Army pensioners, who do not belong to agricultural tribes, as an agricultural tribe, to be grouped with other agricultural tribes of the district. Upon this the Commissioner of the Division comments:—

"I think it is well worth considering whether something might not be done in the direction suggested by Major Fox-Strangways. I do not think an amendment of the Act is necessary. The wording of Section 4 gives a practically unlimited discretion to the Local Government. It is not necessary to notify a particular class as an agricultural tribe. It is sufficient to notify that they shall *be deemed to be* an agricultural tribe *for the purposes of the Act*. I think that all pensioned soldiers and officers of the Native Army might well be so notified. The measure would be intensely popular and would do away with most of the 'hard cases' which arise where the minor clans have been excluded.

Section 24 of the Act gives no assistance as it is not *exemption* from the operation of the Act that is desired but the imposition of the Act's restraints on those who are already exempt."

The Financial Commissioner does not support this suggestion. He doubts whether it would be permissible for the Local Government to declare that any persons who certainly do not belong to an agricultural tribe shall be deemed to be an agricultural tribe: and he ventures to agree with the decision of the Local Government quoted in last year's report that no tribe ought to be notified which, although it contains more or less *bonâ fide* agriculturists, is not as a tribe a true agricultural one, and desires to come under the Act, not for protection from professional money-lenders, but in order to obtain facilities for acquiring land from other tribes.

Section II.—Permanent Transfers.

Working of rules and instructions.

7. Practically all Deputy Commissioners report that the existing rules and instructions have worked well and been found sufficient. Applications for sanction to sell to non-agriculturists are, comparatively speaking, few in number, and are only sanctioned after due enquiry, when it is found that the transfer will be a benefit to the vendor, for instance, in enabling him to redeem the rest of his land from mortgage, or when the land is required for building purposes.

Cases from Native States and other Provinces.

8. Very few permanent alienations to residents of Native States or of other Provinces are reported.

Section III.—Temporary Alienations.

Mortgages under Section 6 (i) *a* and 6 (i) *c*.

9. No mortgage in the form prescribed in Section 6 (*i*) *c* has come to light during the year, the reason no doubt being that double the land revenue plus cesses would everywhere be considered a very low rent. The most general form of mortgage is that under Section 6 (*i*) *a*, the mortgagor however remaining in possession and paying the mortgagee the customary rent in cash or kind. Such a mortgage does not involve any immediate change from the practice obtaining before the passing of the Act and it will not be until the term of 20 years expires and the mortgaged land is returnable to the mortgagor that the effect of the Act on such mortgages will really be felt.

Need for a new form of mortgage under the Act.

10. A separate reference was made to Government on the question whether a new form of mortgage should be "permitted" under Section 6 (*i*) *d* of the Act providing for (*i*) payment of rent in kind, (*ii*) fixity of tenure of the mortgagor, (*iii*) extinction of the mortgage debt in a term of years. After consulting selected officers and the Legal Remembrancer, the Financial Commissioner expressed his opinion that, though there was little objection to the proposed form of mortgage, there was a very strong probability that it would never be used. He therefore recommended that the proposal be dropped, and to this Government agreed. Almost all officers report that no need is felt for any new form of mortgage, and that the provisions on the subject work well, except for the tendency, already referred to, to grant long leases which are little different from mortgages.

Discrepancy between provisions of the Act and of the Punjab Tenancy Act.

11. It is pointed out by the Deputy Commissioner of Hissar that occupancy rights can be given on lease for 20 years under Section 11 of the Act while such rights can only be temporarily alienated for 7 years under Section 58 (*i*), Punjab Tenancy Act, 1887. It seems doubtful, however, whether the special provision of the Tenancy Act on this point would not be held to be still in force.

Section IV.—General Provisions.

Registration and work caused by the Act.

12. The Deputy Commissioner of Rohtak, in which district alone has action been taken under Section 9 (4), reports that sub-registrars have referred to him, for orders as Registrar, the mortgages executed by him under the provisions of that section as the mortgagor was not present at the time of registration. The Commissioner suggests that a proviso similar to that under Section 21A 5, exempting the Deputy Commissioner from attendance in person or by proxy, should be framed under Section 9 (4) as regards the registration of documents which he has ordered to be executed under this section. The Inspector-General of Registration will be consulted on the point.

The general report is that the provisions of the Act are now well understood and that the extra work imposed by it on Revenue officials is insignificant and is decreasing. Several officers observe that it has led to a more careful scrutiny of mutation orders. Others note that the total amount of work connected with mutations and rent-suits has decreased.

Instructions and notifications.

13. The district reports are forwarded in manuscript for reference if required.

The following notifications and instructions were issued during the year under report. They are numbered from 62, the number of the last appendix to the Report for 1905-06 being 61.

Appendix No. 62.—Punjab Government Notification No. 79, dated 12th April 1907, notifies a list of agricultural tribes for the Lyallpur district.

Appendix No. 63.—Lays down the procedure to be followed in registration in future upon the abolition of the "statutory agriculturist."

Appendix No. 64.—Punjab Government Notification No. 93, dated 5th June 1907, notifies the inclusion of the Awans in the Amritsar district in the list of agricultural tribes in that district.

Appendix No. 65.—States the cases in which Deputy Commissioners may sanction permanent alienations.

Appendix No. 66.—Issues instructions for working section 9, sub-section (3) of the Alienation Act.

Appendix No. 67.—Punjab Government Notification No. 187 A (Revenue), dated 22nd November 1907, notifies the inclusion of Arains in Muzaffargarh district in the list of agricultural tribes in that district.

Part II.—The Analysis of Statements.

Statement No. I.

Gifts and exchanges.

14. The number of gifts and exchanges has fallen from 22,002 to 20,031 (the latter being the lowest figure returned in any recent year) and the area transferred from 127,788 to 127,289 acres. The decrease is however more apparent than real, because the previous figures had been swollen by the inclusion of certain re-adjustments of boundaries involving exchanges, noticed in last year's report, which have for the present practically ceased. The decrease in Montgomery and in Jhang is due to this cause, whereas in Rawalpindi the Deputy Commissioner explains that, owing to the *patwaris* being engaged in preparing the Settlement Records, practically no mutation orders, upon which Statement I is based, have been passed. As is to be expected, practically all districts in which settlement operations are in progress and in which the records are being specially brought up to date show increases. Some Deputy Commissioners note that exchanges are often made to consolidate holdings and facilitate cultivation.

Mortgages.

15. The number of mortgages with possession has risen from 87,646 to 96,505 and the total and cultivated area from 246,968 and 209,169 acres to 2,65831 and 227,737 acres respectively. The average area affected by each transaction is 2·8 acres, at which figure it has stood for the last three years. The proportion of cultivated to total area, however, has again slightly increased and now stands at 85 per cent. The largest increases occur in Gurgaon, Ambala, Hoshiarpur, Ludhiana, Ferozepore, Gurdaspur and Mianwali. But as a matter of fact all districts except Hissar, Delhi, Gujranwala, Rawalpindi and Attock show increases or at any rate stationary figures. All these districts are or have lately been under settlement and the previous figures were no doubt in consequence of the special revision of the record considerably above normal. The provincial figures for the year under report under number of transactions, total area and cultivated area mortgaged are the highest that have been returned since 1902.

Amount of mortgage-money.

16. The amount of debt secured by mortgage during the year has risen from Rs. 1,57,82,398 to Rs. 1,96,15,235 and the average per cultivated acre from Rs. 75 to Rs. 86. There has been a steady rise in the average figures from the Rs. 62 per acre returned for the year ending September 1902.

Redemptions.

17. The area annually redeemed rises from year to year and has now reached 399,097 acres, 90,367 acres in excess of the figures for the previous year. In the year 1905 the area redeemed for the first time exceeded the area mortgaged and the excess has increased in the following years, amounting in the year under report to 133,266 acres or 50 per cent. With the exceptions of Rohtak, Gurgaon and Delhi, where settlement operations are bringing to record old mortgages, the area redeemed in the year exceeds the area mortgaged in all districts. The area redeemed exceeds the area

mortgaged and area sold combined in the districts of Ambala, Hoshiarpur, Montgomery, Gurdaspur, Sialkot, Gujrat, Shahpur, Lyallpur and Ferozepore, and for the Province as a whole has reached the high proportion of 82 per cent. of this combined area. Only nine districts return a less area redeemed this year than in the previous year, but the decreases are not large except in Delhi (3,707), Rawalpindi (2,296) and Attock (2,901). Large increases are returned by Ferozepore (28,239), Mianwali (10,554), Gurdaspur (8,460), Sialkot (6,744), Gujrat (6,216) and Ambala (5,579 acres).

The amount of mortgage money discharged by these redemptions is given as Rs. 1,75,16,380 which is Rs. 20,98,855 less than the amount secured by mortgage during the year. The average per acre cultivated of the mortgage money redeemed has risen from Rs. 53 to Rs. 55 which is much less than the average per acre of the new mortgage debt. The conclusion is that land can now be mortgaged at a much higher rate than formerly.

Sales.

18. Sales and permanent transfers for value represent a total and cultivated area of 220,342 and 125,059 acres respectively against 245,518 and 152,223 acres in the last year, and the purchase-money has fallen from Rs. 1,25,56,867 to Rs. 1,23,24,700. The average price per acre of ownership rights has risen from Rs. 51·6 to Rs. 58·3 and the price per cultivated acre, from Rs. 84·5 to Rs. 103·5. The total of all transfers for value gives an average price of Rs. 55·9 per acre compared with Rs. 51·1 in the previous year. The rise has been practically continuous from the Rs. 38 per acre reported for the year ending September 1902. Among special cases of sale during the year may be mentioned the sale of the Holta Tea Estate in Kangra and the large acquisitions for the Upper Chenab Canal in Sialkot and Gujranwala, and for the Upper Jhelum Canal in Gujrat. Most districts report a continued rise in the price of land and in many it is far higher than before the passing of the Act.

STATEMENT No. II.

Applications for permanent alienation.

19. One thousand five hundred and forty-five applications for sanction to make a permanent alienation were instituted and 1,137 granted. The proportion of cases in which sanction is accorded has been gradually rising and is now 74 per cent. More than half the cases are reported from the five districts of Jullundur, Ludhiana, Amritsar, Gujrat and Jhelum. They refer chiefly to sales of land for building purposes or to provide means for redeeming other property from mortgage. The Commissioner of Rawalpindi quotes with approval six cases in Attock where sanction was accorded to the bestowal of occupancy rights on tenants with a view to the improvement of the land.

Cases under Sections 6 (1), 6 (2) and 7 (3).

20. Proceedings under Sections 6 (1) *b* and 6 (2) are still very infrequent. Fifteen institutions under Section 7 (3) are reported from the four districts of Hissar, Rohtak, Karnal and Ambala.

Cases under Section 9 (1).

21. Of the 58 cases under Sub-section (1) of Section 9, 31 are reported from Ferozpore. The Deputy Commissioner of Shahpur gives as his reason for refusal to revise an unauthorised mortgage that the mortgagor could not make up his mind as to the relief required: a reason in itself insufficient.

Cases under Section 9 (2).

22. The bulk of the institutions under Section 9 (2) come from Hissar and Rohtak districts. In Hissar in more than three-fourths of the cases application was made for the substitution of a mortgage in form (*a*) and in the remaining cases for the cancellation of the sale condition. In Rohtak new mortgages were executed in 72 cases and the sale clause struck out in 7 only. Elsewhere the sale clause was usually struck out. Many Deputy Commissioners refer to the difficulties which arose before the passing of the amending Act from the refusal of the mortgagor to execute the new mortgage, but only the Deputy Commissioner of Rohtak reports having taken any action under the extended powers given by Section 9 (4) of the Act as amended.

23. A large number of the proceedings returned under column 10 of Statement II were applications for certificates by statutory agriculturists made before the enactment of Act I of 1907. The majority of the 275 cases reported from Muzaffargarh were mutation cases returned for review by the Collector. The scrutiny of mutation cases relating to gifts for religious and charitable purposes ordered in Financial Commissioner's Circular No. 2, dated 10th May 1906, contributes an appreciable number of institutions under this head; and a few applications for change of tribal designation or for inclusion in the list of agricultural tribes are reported.

Miscellaneous proceedings.

Statements No. III to VI.

24. From Statement No. VI it will be seen that agricultural tribes have mortgaged 10,325 acres more than they took on mortgage. The excess is much smaller than in the previous year and the reduction now shewn is the fourth in succession which has been returned in this statement. In the districts of Kangra, Ludhiana, Ferozepore, Montgomery, Lahore, Amritsar and Gujranwala, members of agricultural tribes have taken more land on mortgage than they have given.

Mortgages and sales.

The net area gained by agricultural tribes by sales is 4,000 acres. The chief losses occur in Sialkot, Gujranwala, Gujrat and all the old settled districts of the Multan Division: whereas Hissar and Ferozepore shew large gains amounting in the case of the former to over 3,000 acres. The Deputy Commissioners of Sialkot and Gujrat attribute the losses in their districts to acquisitions by Government for canal projects and in Gujranwala the cause is probably the same. In the south-west of the Province the losses are probably due to the operations of the statutory agriculturist. The Deputy Commissioner of Multan reports that this class of owner had been particularly active during the year in anticipation of his extinction.

25. It is practically only in the Central Punjab that members of agricultural tribes take land to any large extent on mortgage—and of the main tribes, the Jats, Arains and Kambohs are the only ones which shew more land taken than given on mortgage. Throughout the province generally Jats have gained 4,365 acres in mortgage transactions, but in the two Divisions of Lahore and Jullundur with Ambala the gain is 7,567 acres. In the Rawalpindi and Multan Divisions, where the Jats are principally Mussalman, losses are recorded in the majority of districts. In the Ferozepore district alone Jats have taken during the year 4,604 more acres than they have lost.

Mortgages by zamíndárs.

The case of the Arains is somewhat similar, as out of a total gain of 2,247 acres the central districts are responsible for no less than 2,032.

To Rajputs generally a mortgage does not seem to appeal, and in practically every district members of Rajput clans are shewn as having mortgaged to others more than they took on mortgage. The Kangra Rajputs are somewhat exceptional and have gained a small area. To the Gujars the same remarks apply; their total losses on mortgages amount to 2,177 acres, the districts of Gujrat and Attock contributing about half to this result.

In all districts (except Jhang) in which they are notified the Biloches have gained in mortgage transactions and especially in Muzaffargarh and Dera Ghazi Khan. In Gujranwala the Syads have done well but they have lost heavily in Muzaffargarh and more especially in Dera Ghazi Khan: as have the Pathans of Mianwali.

26. Jats shew a net increase in sale transactions of 2,564 acres only: the general figures are very similar to those reported last year. Large gains are shewn again in Hissar (6,861) and Ferozepore (2,073) and large losses in Sialkot and Gujranwala (due no doubt in great measure to acquisitions for Government) and also, as last year, in Dera Ghazi Khan and Multan. The Rajput tribes again shew a steady loss this year of 2,286, which would be larger but for the gain of 1,434 shewn in Hissar. The loss is fairly distributed over all districts; being greatest in Hoshiarpur (843) and Ferozepore (722) though small gains (apart from Hissar) are shewn in Rohtak, Kangra, Rawalpindi,

Sales by zamíndárs.

Jhang, Multan and Dera Ghazi Khan. The gain reported for the Arains, 987 acres, is fairly general in all districts, Mianwali (664) and Delhi (330) alone shewing any large loss. The gains by Jats and Rajputs in Hissar have been, it will be observed, from non-agricultural tribes.

Of the tribes of local importance only, it may be pointed out that the Awans have done well in Shahpur and Attock and Biloches in Mianwali and Dera Ghazi Khan. Pathans have gained very largely at the expense of the Syads in Dera Ghazi Khan, but have lost ground in Mianwali; as have the Dogars in Ferozepore.

Grouping.

27. The Deputy Commissioners of Ludhiana and Ferozepore again refer to the advisability of grouping Jats separately in order to prevent them from ousting weaker tribes, especially Rajputs and Dogars. The question has been noticed in the last two reports. The Deputy Commissioner of Ludhiana recommends separate grouping, but the Deputy Commissioner of Ferozepore, in pointing out that the chief losers are Dogars, Rajputs and Pathans, remarks that members of these tribes will never be able to turn their land to the best advantage, and that there is little economic and not much political or social advantage in preserving these tribes as land-holders. At the same time he thinks that Muhammadan Jats might be grouped separately from Sikh and Hindu Jats. On the figures for Ludhiana it does not appear that any separate grouping is required in that district. In Ferozepore, Rajputs, Dogars and Pathans have lost to Jats 941, 321 and 93 acres by mortgage and 622, 581 and 200 acres by sale. The Mussalman Jats in Ferozepore have only lost 288 acres by mortgage and 144 by sale and as far as this clan is concerned no separate grouping is required. The Financial Commissioner does not think that the time has yet come for grouping certain agricultural tribes separately in order to save them from having their lands acquired by other tribes, but the matter requires watching.

STATEMENTS No. VII AND VII (*a*).

Redemption from mortgage.

28. Of 399,097 acres, the total area redeemed from mortgage during the year, 301,073 acres were redeemed by members of agricultural tribes. The proportion is 75·4 per cent. which is the highest yet reported. From Statement VII (*a*) it will be seen that in the Province as a whole zamindars have gained by redemption 84,119 acres more than they mortgaged. In 1905-06 the gain was 23,523 and in 1904-05, 5,030 acres: previous to the latter year the balance had been the other way. Rohtak, Gurgaon, Delhi, Karnal, Hoshiarpur and Jullundur are the only districts which do not share in the increase, but of them too the decreases are considerable in Rohtak and Gurgaon only, both of which districts are under settlement. Ferozepore, Multan, Mianwali and Dera Ghazi Khan all shew large gains. Exceptionally large areas have been redeemed by Jats in Hissar and Ferozepore and by Pathans in Mianwali. In explanation of the redemptions returned for their districts, the Deputy Commissioner of Sialkot explains that a large number related to the land acquired for the Upper Chenab Canal, and the Deputy Commissioner of Lyallpur that many were due to loans of money given by the excellent agricultural bank started by Kabir Khan, Kharral, in the Jaranwala sub-tahsil and in the Gugera tahsil of Montgomery. In all districts, except Rohtak, Delhi, Lahore, Gujranwala, Rawalpindi and Attock, which shew slight decreases, the amount of mortgage debt discharged by agricultural tribes is larger than, and in some cases nearly double, that recorded last year, the total being Rs. 1,30,72,187 against Rs. 96,13,503.

Part III.—General Remarks.

General.

29. The Alienation of Land Act came into force from the 8th June 1901, and has now been in operation for more than six years during which a considerable part of the province has suffered from severe drought in 1905-06 and again in the current year (1907-08). We have therefore had sufficient experience to make it possible to judge with some confidence of the effect which the

Act has had and is likely to have on the agricultural community. The following statistics have been extracted from the various reports; those for the years previous to 1901-02 having been obtained by deducting from the totals of the province as formerly constituted the figures for the districts transferred to the North-West Frontier Province in November 1901, so that throughout the statistics are those for the Punjab as now constituted. They are compiled from the lists of mutations sanctioned during the year after enquiry by a Revenue Officer.

30. The totals for the province for sales of land are as follows :—

Sales.

Sales of land in the Punjab.

Year.	Number of transfers.	Area transferred.		Revenue in rupees.	Price in rupees.	Price per acre.		Price per rupee of land revenue.	Sales by agricultural tribes.	Sales to agricultural tribes.	Sales by statutory agriculturists.	Sales to statutory agriculturists.	Sales by others.	Sales to others.
		Total.	Of which cultivated.			Total.	Cultivated.							
		Acres.	Acres.			Rs.	Rs.	Rs.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1896-97	47,207	263,825	158,638	1,84,915	1,18,16,104	45	74	64	...	...	...	...	...	...
1897-98	51,226	298,563	178,939	1,94,588	1,38,09,387	46	77	71	...	...	...	...	...	...
1898-99	46,220	283,621	167,229	1,79,638	1,32,25,047	47	79	73	...	...	...	...	...	...
1899-1900	50,965	277,195	171,497	1,69,083	1,33,21,125	48	78	78	...	...	...	...	...	...
1900-01	56,609	318,014	189,505	1,64,253	1,52,81,418	47	80	93	-	...	...	...	...	...
Average of 5 years ending 1901...	50,845	288,244	178,142	1,78,496	1,34,80,612	46	78	75	...	...	...	...	...	...
1901-02	45,788	288,015	161,278	1,47,175	1,07,06,954	37	66	73	...	...	...	...	...	...
1902-03	39,229	258,871	152,555	1,82,540	1,01,23,585	39	66	76	132,810	139,290	31,896	26,817	59,606	58,705
1903-04	42,981	249,352	148,192	1,26,842	1,18,51,705	48	80	93	153,393	141,729	22,412	22,473	54,474	66,087
1904-05	42,808	226,878	136,707	1,24,598	1,12,05,754	49	82	90	151,041	152,081	16,301	19,506	58,387	55,142
1905-06	45,756	245,518	152,223	1,21,484	1,25,56,867	51	82	103	163,209	163,699	11,754	22,910	70,207	58,561
Average of 5 years ending 1906...	43,191	252,627	150,191	1,80,528	1,12,88,973	45	75	86	149,969*	148,948	20,591	22,926	60,938	59,624
1906-07	40,681	220,842	125,059	1,22,009	1,23,24,700	56	98	101	152,445	156,445	...	...	67,819	63,819

* This and the following average are for four years only.

During the five years before the passing of the Act the number of sales effected had been rapidly increasing, until in 1900-01 (a year of drought), they amounted to nearly 57,000 ; in the following year they dropped to 46,000, and in the year after to 39,000 ; they then rose again to 46,000 in 1905-06 (a year of drought) but this number was still less than in any of the five years before the Act. The average number of sales for the five years before the Act was 51,000 : for the five years after the Act it has been only 43,000, and for last year it was only 41,000, the smallest number for any of the 11 years with the exception of 1902-03.

The total area transferred by sale during the year had also been increasing rapidly, till in 1900-01 it reached 318,000 acres. It dropped in the next year to 283,000 acres, and continued to fall for the next three years. The average area transferred during the five years before the Act was 288,000 acres; for the five years after the Act it was only 253,000 acres, and last year it was only 220,000 acres, the smallest area for any of the 11 years.

If the figures for cultivated area transferred be taken, the result is much the same. For the five years before the Act the average area transferred was 173,000 acres; for the five years after the Act it was 150,000 acres: and last year it was 125,000 acres, the lowest for the 11 years.

The average price paid per acre of total area averaged Rs. 46 for the five years before the Act: it fell in the following two years to Rs. 37 and Rs. 39, but rose again, and the average for the five years after the Act was Rs. 45: last year it rose further to Rs. 56, the highest figure for the 11 years. If the price paid be spread over the cultivated area sold, the average for the five years before the Act is Rs. 78, for the next five years Rs. 75 and for last year the figure is Rs. 98, the highest yet recorded.

A better indication of the market value of land is to be got by calculating how the price paid stands in relation to the land revenue assessed on the land sold, seeing that, broadly speaking, the assessment varies in proportion to the quality of the soil and its rent-paying capacity. For the five years before the Act the price paid averaged 75 times the land revenue charged on the land, for the following five years it averaged 86 times and last year it was 101 times that sum. (To judge from the figures for the last two years average land in the Punjab can be sold for 100 times the annual land revenue assessed upon it).

General statistics are not available for the areas sold by and sold to members of agricultural tribes before the passing of the Act, but the enquiries then made showed that land was passing rapidly out of the hands of the agricultural classes into those of the non-agricultural classes. The statistics for the four years ending 1905-06 show that, on the average, agricultural tribes sold 150,000 acres and bought 149,000 acres: last year they sold 152,000 acres and bought 156,000 acres, a gain of 4,000 acres. During those four years "statutory agriculturists," *i. e.*, members of non-agricultural tribes, who had already obtained a footing in a village, were allowed to purchase other land in the village without sanction, and availed themselves of this privilege to increase their holdings by an average of 2,300 acres a year, while other non-agriculturists lost ground by on the average 1,300 acres a year. Last year by the amending Act the "statutory agriculturist" was placed on the same footing as the non-agriculturist to which class he properly belonged, and during the year all classes of non-agriculturists sold to members of agricultural tribes 4,000 acres more than they bought from them.

As regards sales of land, the conclusions are irresistible that the passing of the Act caused an immediate and very marked diminution in the number of sales and in the area sold; that, while, before the Act, land was rapidly passing out of the hands of the agricultural tribes into those of non-agriculturists at an increasing pace, the Act has enabled those tribes to hold their own and they are now beginning to recover land that had passed from them: and that, while the selling price of land fell for the two years succeeding the passing of the Act, it has risen again, and is now higher than it ever was before.

31. The totals of the province for mortgages of land are as follows :—

Mortgages.

Mortgages of land in the Punjab.

Year.	Total cultivated area under usufructuary mortgage.	Percentage of cultivated area under usufructuary mortgage.	Cultivated area redeemed.	Cultivated area mortgaged.	Mortgage-money per rupee of revenue of area mortgaged.	Total area redeemed by agricultural tribes.	Total area mortgaged by agricultural tribes.	Total area mortgaged to agricultural tribes.	Total area mortgaged to others including statutory agriculturists.
1896-97	...	...	230,836	377,455	48	...	...	...	...
1897-98	...	...	307,365	245,240	52	...	...	...	...
1898-99	...	...	255,804	382,813	54	...	...	...	...
1899-1900	...	...	197,919	335,905	54	..	...	...	...
1900-01	...	...	185,050	294,610	54	...	...	...	...
Average of 5 years ...	...	...	235,395	327,065	...	...	..	...	..
1901 02	3,625,097	13·5	184,462	207,501	53	...	...	...	...
1902-03	3,560,742	13·3	160,912	199,505	56	124,679	169,858	132,569	73,345
1903-04	3,868,587	14·1	182,895	206,724	59	162,829	193,640	153,192	80,759
1904-05	3,671,602	13·3	214,633	194,738	61	199,179	194,149	176,675	60,187
1905-06	3,750,194	13·5	242,889	209,169	65	225,118	201,595	186,118	60,680
Average of 5 years ...	3,695,244	...	197,118	203,527	...	*177,951	189,810	162,142	68,743
1906-07	3,749,905	13 3	319,044	227,737	70	301,073	216,954	206,629	59,04

* This and the following averages are for four years only.

On the average of the five years before the Act the cultivated area annually redeemed from mortgage was 235,000 acres : for the five years after the Act it was only 197,000 acres, but it has been rapidly rising and last year the area redeemed was 319,000 acres, the largest figure for the 11 years. The average cultivated area mortgaged during the year was for the five years before the Act 327,000 acres, and for the five years after the Act 204,000 acres ; last year it was 228,000 acres. On the average of the five years before the Act the area mortgaged exceeded the area redeemed by 92,000 acres annually : for the five years after the Act the excess averaged only 6,000 acres. The tide turned in 1904-05 and in every year since the area redeemed has exceeded the area mortgaged, the excess last year being 91,000 acres. The total cultivated area returned as under usufructuary mortgage has fallen from 38,69,000 acres or 14·1 per cent. of the total cultivated area of the province in 1903-04 to 3,750,000 acres or 13·3 per cent. of that area last year. The average mortgage-money per cultivated acre which never exceeded Rs 54 before the Act, has gone up steadily since the year succeeding its passing, and is now Rs. 70.

Last year members of agricultural tribes redeemed 84,000 acres more than they mortgaged : on the average of the previous four years they had mortgaged 12,000 acres more than they redeemed. On the average of those years the area taken on mortgage by agricultural tribes was 162,000 acres to 69,000 taken by non-agriculturists : last year the proportion was 207,000 acres to 59,000.

As regards mortgages therefore the area annually mortgaged is now much less than the area redeemed, and the total area under mortgage is gradually decreasing : the proportion held on mortgage by non-agriculturists is also decreasing ; so that the agricultural tribes are recovering their hold on the land in the matter of mortgages as well as in that of sales. At the same time the amount per acre that can be raised on a mortgage is steadily increasing and is higher than ever before.

32. So much for statistics. To turn to reports, practically every Deputy Commissioner in the province remarks that the Act continues to be popular with the landowning tribes, and not one reports the contrary. Mr. Douie writes :—

Conclusion.

" As Settlement Commissioner for four years my duties took me into many parts of the province, and I have never met a genuine agriculturist who did not approve of the Act."

Mr. Wilson's own experience has been similar. Soon after the Act passed, he had frequent opportunity of learning the warm approval it had gained from the Muhammadan peasantry of the West Punjab. He has recently toured through the Sikh Jat districts of the Central Punjab, and the Delh Division, which suffered from severe scarcity in 1905-06 and is again affected by wide-spread drought. Everywhere the people are loud in their expressions of gratitude to Government for passing this Act, which they say has saved their land to themselves and to their children. No member of an agricultural tribe has a word to say against it. They declare that it has not lessened the value of their land, that it has not contracted their credit to any serious extent, that it has reduced the rate of interest to solvent landowners, because now the loan is made on a business-footing and without the ulterior object of obtaining possession of the land : that it has greatly encouraged thrift by making it less easy for a reckless landowner to raise money on his land : and that it has led to a very marked decrease in the ruinous litigation, which was the bane of the Punjab peasant.

Deputy Commissioners throughout the province express similar views, and add that they have experienced no difficulty in realising the land revenue and other demands of Government, that the Act has caused no appreciable increase of work to officials, and that it is now well understood by the people and is working smoothly. Attempts at evasion have been comparatively very few, and those that have been successful quite insignificant in number. There can now be no doubt that the Act has been eminently successful in its main object of putting a stop to the rapid transfer by sale of land from the agricultural to the non-agricultural classes. It has had other results, not altogether expected, but all of them most beneficial to the peasantry. It has greatly encouraged thrift and reduced litigation, and has, with the aid of rise of prices, accumulation of capital and growing prosperity, made it possible for the agricultural classes to redeem much of their land from mortgage. Above all, it has earned the universal approval and gratitude of the hereditary landowners of the Punjab, some three millions in number, and has shown them that Government sympathises with their dearest wish, which is to hand on their ancestral land to their children's children.

It is of course disliked by the non-agricultural classes. It was not aimed at them in any hostile spirit: but, in order to preserve the land to its hereditary owners, it was necessary to curtail the opportunities formerly enjoyed by members of other classes of getting a hold on the land. They have in the main acquiesced in the change, and they cannot deny that it has benefited their agricultural fellows. They have little difficulty in finding profitable investment for their capital in other directions, especially in the distribution of produce and the establishment of markets and factories ; and the income-tax returns afford no reason for supposing that their net profits have been seriously reduced. The one objection to the Act is that it prevents the commercial and professional classes from gratifying their ambition of becoming landowners and has thereby earned their disapproval and, in some cases, resentment. Opinions may differ as to whether this objection outweighs its many and marked advantages. But there can be no doubt as to what is the unanimous opinion on this point of the agricultural population of the Province :—and with them the Financial Commissioner unhesitatingly agrees.

APPENDICES.

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62. Punjab Government Notification No. 79, dated 12th April 1907.

63. Inspector-General of Registration's Circular No. 5, dated 11th May 1907.

64. Punjab Government Notification No. 93, dated 5th June 1907.

65. Financial Commissioner's Circular No. 8, dated 2nd August 1907.

66. Registrar, Chief Court, Punjab's Circular Memo. No. 4129-G., dated 24th October 1907.

67. Punjab Government Notification No. 187-A., dated 22nd November 1907.

[No. 62.]

The 12th April 1907.

No. 79.—*Notification.*—In exercise of the powers conferred by Section 4 of Punjab Alienation of Land Act, 1900 (XIII of 1900), His Honour the Lieutenant-Governor, with the previous sanction of the Governor-General in Council, is pleased to determine that for the purposes of the said Act—

(*a*) all persons who both either hold land or ordinarily reside in the Lyallpur district and also belong to any one of the tribes hereinafter named shall be deemed to be an "agricultural tribe" within that district, that is to say,

1. Arain;
2. Bhatti;
3. Biloch;
4. Gujar;
5. Jat;
6. Kamboh;
7. Khagga;
8. Kharral;
9. Kokara;
10. Koreshi;
11. Pathan;
12. Rajput;
13. Saini;
14. Sayad;

(*b*) all such "agricultural tribes" within the district of Lyallpur shall be deemed to be a group of agricultural tribes.

[No. 63.]

Circular No. 5, dated 11th May 1907, from Inspector-General of Registration, Punjab, to all Registering Officers in the Punjab.

As the statutory agriculturist has now been abolished, I have the honour to point out that any deed, which has hitherto been legal only on the ground that it was in favour of a man who came within the definition of "agriculturist", in Act XIII of 1900, should not in future be accepted for registration, but should be returned to the presenter in accordance with Circular No. 11 of 12th December 1901.

2. The whole of Circular No. 2 of 19th May 1904, and so much of Circular No. 9 of 15th November 1901 as deals with the agriculturist, may be regarded as cancelled.

[No. 64.]

The 5th June 1907.

No. 93.—*Notification.*—In exercise of the powers conferred by Section 4 of the Punjab Alienation of Land Act, 1900 (XIII of 1900), as amended by Section 5 of Punjab Alienation of Land Amendment Act, 1907 (Punjab Act I of 1907), and in continuation of Punjab Government Notification No. 63, dated 18th April 1904, the Lieutenant-Governor of the Punjab is pleased to determine that for the purposes of the said Act—

(*a*) all persons either holding land or ordinarily residing in the Amritsar district and belonging to the Awan tribe, shall be deemed to be an "agricultural tribe" within that district;

(*b*) the Awan tribe shall be deemed to belong to the group of agricultural tribes already notified in the Amritsar district in Punjab Government Notification No. 63, dated the 18th April 1904.

[No. 65.]

Financial Commissioner's Circular Letter No. 8, dated Lahore, 2nd August 1907.
To—All Revenue Officers in the Punjab.

In inviting attention to the provisions of Section 2 (2) and (3) of the Punjab Alienation of Land Amendment Act, 1907, which have expressly defined 'any right of occupancy' as 'land' and 'grants of occupancy rights' as 'a permanent alienation', I am directed to say that there is no reason why Deputy Commissioners should not sanction such alienations where the object is to promote agricultural development by giving favourable terms to new settlers and the like.

2. Accordingly in cases where these conditions are fulfilled and no evasion of the Act is contemplated, such alienations may be freely sanctioned.

[No. 66.]

Registrar, Chief Court, Punjab's Circular Memo. No. —4129-*G.*,

dated 24th October 1907.

To—All Civil Courts in the Punjab.

For paragraph 3 of this Court's Circular Memo. No. 3-1118-G., dated 13th March 1902, regarding the Punjab Alienation of Land Act, substitute the following:—

3. Another difficulty in the working of section 9, sub-Section 3, relates to the stage at which a reference should be made by the Civil Courts to the Deputy Commissioner. The question is whether the Civil Court should not postpone reference until it has recorded a finding as to the validity of the mortgage, or on any dispute concerning limitation. The section itself is silent on the subject, but the Act must be construed reasonably, and the Hon'ble Judges are therefore pleased to issue the following directions :—

(*a*) In " proceedings ", *i.e.*, in proceedings under Section 8 of Regulation XVII of 1806, the action of the District Judge is purely ministerial, and the only enquiry he should make is to ascertain, before he refers the proceedings to the Deputy Commissioner, whether the mortgagor is a member of an agricultural tribe, if the point is in dispute. If the Deputy Commissioner, on a reference being made, returns the proceedings without striking out the clause as to conditional sale, the District Judge should proceed to serve the notice on the mortgagor, as required by Regulation XVII of 1806.

(*b*) If a civil suit is instituted, on a mortgage to which Section 9 of the Act applies, the Civil Court shall not make a reference to the Deputy Commissioner under sub-section 3 of section 9 until it has disposed of any objections brought by the mortgagor against the validity of the mortgage, or of any plea raised by him on the point of limitation.

No. 67.]

The 22nd November 1907.

No. 187 *A.—Notification.*—In exercise of the powers conferred by Section 4 of the Punjab Alienation of Land Act, 1900 (XIII of 1900), as amended by section 5 of Punjab Alienation of Land Amendment Act, 1907 (Punjab Act I of 1907), and in continuation of Punjab Government Notification No. 63, dated 18th April 1904, the Lieutenant-Governor of the Punjab is pleased to determine that, for purposes of the said Act—

(*a*) all persons either holding land or ordinarily residing in the Muzaffargarh district and belonging to the Arain tribe shall be deemed to be an " agricultural tribe " within that district ;

(*b*) the Arain tribe shall be deemed to belong to the group of agricultural tribes already notified in the Muzaffargarh district in Punjab Government Notification No. 63, dated the 18th April 1904.

STATEMENTS.

Statement No. I.

(*Vide* paragraphs 14 to 18 of the text).

TOTALS OF SALES, MORTGAGES AND REDEMPTIONS AND OTHER TRANSFERS FOR THE YEAR ENDING JUNE 15th 1907.

District.	Nature of rights transferred.	Gifts and exchanges.		Mortgages with possession, including transfer for debt by order of Court.					Redemption of mortgages with possession.					Sales and permanent transfers for value.						
		Number of transactions.	Total area transferred.	Number of Mortgages.	Area transferred. Total.	Area transferred. Of which cultivated.	Revenue in rupees.	Mortgage money in rupees.	Number of releases.	Area redeemed. Total.	Area redeemed. Of which cultivated.	Revenue in rupees.	Mortgage money discharged in rupees.	Number of transfers.	Area transferred. Total.	Area transferred. Of which cultivated.	Revenue in rupees.	Price in rupees.	Total cultivated area under usufructuary mortgage.	Percentage of cultivated area held under usufructuary mortgage.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
			Acres.		Acres.	Acres.				Acres.	Acres.				Acres.	Acres.			Acres.	
Hissar	Superior ownership or Talukdari	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	316	15,071	1,251	14,858	13,552	4,128	1,23,322	1,476	16,570	15,032	4,898	1,85,606	630	17,655	13,048	4,349	2,39,845	178,439	6·6
	Right of occupancy	85	865	989	6,884	6,808	2,774	1,58,846	1,497	10,098	10,048	4,017	1,56,527	235	2,112	1,759	980	38,233	47,118	1·7
	Total ...	401	15,936	2,240	21,742	20,360	6,902	2,82,168	2,973	26,668	25,080	8,915	3,42,133	865	19,767	14,807	5,329	2,78,078	225,557	8·3
Rohtak	Superior ownership or Talukdari	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	1,209	3,630	3,731	11,268	10,980	11,145	5,12,013	2,234	7,680	7,487	7,154	2,42,320	598	3,298	3,044	3,154	1,76,668	136,352	13·9
	Right of occupancy	140	227	303	667	661	738	26,222	116	385	385	367	8,632	14	46	46	48	2,140	3,356	0·3
	Total ...	1,349	3,857	4,034	11,955	11,591	11,883	5,38,235	2,350	8,065	7,872	7,521	2,50,952	612	3 344	3,090	3,202	1,79,008	139.708	14·2
Gurgaon	Superior ownership or Talukdari	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	777	3,802	6,637	15,327	14,767	18,730	6,52,155	4,266	12,269	11,851	15,068	3,55,463	465	3,410	2,488	2,760	1,03,456	178,564	18·1
	Right of occupancy	107	287	881	1,634	1,615	2,408	81,052	467	966	954	1,526	35,331	26	101	97	125	4,912	16,316	1·6
	Total ...	884	4,089	7,518	16,961	16,382	21,138	7,33,207	4,733	13,235	12,805	16,594	3,90,794	491	3,511	2,585	2,825	1,08,368	194,880	19·7
Delhi	Superior ownership or Talukdari	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	444	1,188	2,212	4,339	4,130	6,624	3,75,712	1,260	2,956	2,795	4,013	2,06,985	326	3,493	2,066	3,850	2,25,521	76,477	13·7
	Right of occupancy	43	122	422	800	762	1,499	47,225	173	381	381	732	15,623	13	54	53	124	6,129	9,029	1·6
	Total ...	487	1,310	2,634	5,139	4,898	8,123	4,22,937	1,439	3,337	3,176	4,745	2,22,608	339	3,547	2,119	3,974	2,31,650	85,506	15·3
Karnal	Superior ownership or Talukdari	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	1,298	8,036	2,077	6,734	5,745	6,328	3,29,644	1,988	7,799	6,705	7,369	2,50,141	927	9,571	4,780	4,209	3,05,224	97,410	8·5
	Right of occupancy	45	72	190	330	325	523	19,390	161	372	269	615	19,331	32	125	122	150	9,610	4,071	·3
	Total ...	1,343	8,108	2,267	7,064	6,073	6,849	3,49,034	2,149	8,171	6,974	7,984	2,69,472	959	9,696	4,902	4,359	3,14,834	101,481	8·8

AMBALA ...	Superior ownership or Talukdari	4	...	5	...	...	73	1,400	11	...	...	117	1,253	4	...	...	12	240	...	...
	Ownership	741	1,334	4,644	8,940	7,808	12,661	8,17,282	5,858	14,605	13,044	19,764	9,13,581	1,441	4,203	3,255	5,264	4,13,312	125,079	16·4
	Right of occupancy	25	47	373	455	447	870	39,968	485	643	630	1,345	38,015	59	86	86	143	7,611	7,962	1·
	Total ...	770	1,381	5,022	9,395	8,255	13,604	8,58,650	6,354	15,248	13,674	21,126	9,52,849	1,504	4,289	3,341	5,419	4,21,163	133,041	17·4
SIMLA ...	Superior ownership or Talukdari	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	36	25	123	155	59	121	9,508	97	118	59	114	5,049	106	78	48	69	14,492	63	0·6
	Right of occupancy	..	..	.	...	...	...	..	1	...	...	...	40	...	...	..	..	...	...	...
	Total ...	36	25	123	155	59	121	9,508	98	118	59	114	5,089	106	78	48	69	14,492	63	0·6
KANGRA ...	Superior ownership or Talukdari	...	...	1	5	4	...	...	3	8	7	...	...	5	49	33	58	...	95	...
	Ownership	1,131	2,139	2,619	4,190	3,180	5,802	2,93,319	3,774	9,110	6,128	10,611	3,29,770	2,547	5,792	3,653	5,648	5,03,659	86,471	14·7
	Right of occupancy	66	117	175	130	98	133	7,568	102	137	120	174	6,078	94	87	70	56	6,067	1,287	0·2
	Total ...	1,197	2,256	2,795	4,325	3,282	5,935	30,0887	3,939	9,255	6,255	10,785	3,35,848	2,646	5,928	3,756	5,760	5,09,726	87,803	14·9
HOSHIARPUR	Superior ownership or Talukdari	...	...	7	189	128	358	4,551	5	1,329	896	832	8,010	...	...	...	...	...	3,866	·6
	Ownership	678	2,274	6,512	11,600	8,076	16,419	16,43,175	7,961	16,663	11,960	24,273	14,51,416	1,402	3,701	1,987	3,587	4,60,044	112,155	15 0
	Right of occupancy	126	154	1,640	1,723	1,594	3,940	2,62,239	2,171	2,493	2,257	5,558	2,31,974	194	219	187	424	37,256	27,959	3·8
	Total ...	804	2,428	8,159	13,512	9,798	20,717	19,09,965	10,137	20,485	15,113	30,161	16,90,800	1,596	3,920	2,154	4,011	4,97,330	143,971	19·4
JULLUNDUR...	Superior ownership or Talukdari	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	2,978	3,853	5,326	7,076	6,753	14,980	13,28,084	5,949	9,311	8,915	20,559	11,43,319	2,497	2,672	2,410	4,844	7,00,573	98,665	14·1
	Right of occupancy	139	134	595	631	628	1,811	1,15,310	662	809	801	2,341	87,387	94	113	113	217	29,960	9,086	1·2
	Total ...	3,117	3,987	5,921	7,707	7,381	16,791	14,43,394	6,611	10,120	9,716	22,900	12,30,708	2,591	2,785	2,523	5,061	7,30,533	107,751	15·3
LUDHIANA ...	Superior ownership or Talukdari	...	...	...	...	...	...	...	...	...	...	...	...	2	5	5	7	536	...	...
	Ownership	910	2,848	4,504	11,109	10,720	13,599	14,84,175	5,273	13,130	12,699	16,051	12 65,673	1,155	2,207	1,973	2,880	3,93,110	123,155	16·4
	Right of occupancy	23	31	188	360	359	483	51,877	261	505	494	641	44,692	17	22	21	45	3,357	4,737	·6
	Total ...	933	2,879	4,692	11,469	11,088	14,082	15,36,052	5,534	13,635	13,193	16,692	13,10,365	1,174	2,234	1,999	2,932	3,97,003	127,892	17
FEROZEPORE	Superior ownership or Talukdari	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	144	...
	Ownership	622	7,148	8,767	32,142	31 31	20,485	28,87,619	12,841	50,075	48,141	80,248	26,96,149	1,953	13,935	10,825	6,192	10,19,973	279,537	12·5
	Right of occupancy	82	516	2,225	7,505	7,449	5,427	5,37,895	3,368	11,126	10,951	7,636	4,98,348	348	1,749	1,559	1,017	1.26.272	75,331	3·3
	Total ...	704	7,664	10,992	39,647	38,763	25,892	34,25,514	16,209	61,201	59,092	37,884	31,94,497	2,301	15,684	12,384	7,209	11,45,245	355,012	15·8
MONTGOMERY	Superior ownership or Talukdari	...	...	...	..	...	...	...	...	...	..	...	...	..	...	...	...	...	...	...
	Ownership	98	2,927	95	2,113	1,258	958	42,020	334	7,610	3,865	4,634	78,297	155	4,337	2,145	1,861	1,01,902	43,411	5·6
	Right of occupancy	2		9	69	38	64	1,553	19	159	113	131	3,184	4	26	10	8	3,404	735	...
	Total ...	100	2,929	104	2,182	1,296	1,022	43,573	353	7,769	3,978	4,765	81,481	159	4,363	2,155	1,869	1,05,306	44,146	5·6
LAHORE ...	Superior ownership or Talukdari	1	4	..	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	291	4,125	2,132	10,722	8,680	6,715	7,85,346	2,301	14,711	11,312	9,628	5,09,905	707	4,518	2 689	2,569	3,51,768	178,928	12·2
	Right of occupancy	9	84	314	926	893	830	64,171	255	1,071	992	953	37,415	80	139	124	108	9,960	11,698	·8
	Total ...	301	4,213	2,448	11,648	9,573	7,545	8,49,517	2,556	15,782	12,304	10,581	5,47,320	737	4,652	2 81	2,677	3,61,728	190 626	13·0
AMRITSAR ...	Superior ownership or Talukdari	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	696	1,108	5,663	10.624	1 208	16,495	15,95,130	5,149	10,923	10,645	17,180	10,27,987	919	2,250	2,130	3,855	7,58,698	131,957	16 7
	Right of occupancy	20	3·	443	513	510	1,001	59,061	430	574	571	1,159	42,129	46	71	67	240	9,331	9,368	1·2
	Total ...	716	1,146	6,106	11,137	10,718	17,496	16,54,191	5,570	11,497	11,216	18,339	10,70,107	965	2,321	2,197	4,095	7,68,029	141,315	17·9

STATEMENT No, I—*concluded.*

District.	Nature of rights transferred.	Gifts and exchanges.		Mortgages with possession, including transfer for debt by order of Court.					Redemption of mortgages with possession.					Sales and permanent transfers for value.					Total cultivated area under usufructuary mortgage.	Percentage of cultivated area held under usufructuary mortgage.
		Number of transactions.	Total area transferred.	Number of mortgages.	Area transferred. Total.	Area transferred. Of which cultivated.	Revenue in rupees.	Mortgage money in rupees.	Number of releases.	Area redeemed. Total.	Area redeemed. Of which cultivated.	Revenue in rupees.	Mortgage money discharged in rupees.	Number of transfers.	Area transferred. Total.	Area transferred. Of which cultivated.	Revenue in rupees.	Price in rupees.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
			Acres.		Acres.	Acres.				Acres.	Acres.				Acres.	Acres.			Acres.	
Gurdaspur	Superior ownership or Talukdari	...	...	...	...	...	...	...	...	...	...	...	...	2	38	37	3	...	...	...
	Ownership	743	1,287	8,735	13,828	13,002	24,455	12,80,843	8,708	18,819	17,783	33,567	10,93,766	793	3,015	2,479	4,547	3,06,968	188,932	22·4
	Right of occupancy	40	94	621	897	886	1,804	72,963	690	1,235	1,179	2,452	63,021	44	98	98	219	8,759	11,828	1·4
	Total ...	783	1,381	9,356	14,725	13,888	26,259	13,53,806	9,398	20,054	18,961	36,019	11,56,787	839	3,151	2,614	4,769	3,15,727	200,760	23·8
Sialkot ...	Superior ownership or Talukdari	2	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	78	...
	Ownership	500	2,749	5,666	11,174	10,652	17,515	10,57,355	8,560	16,311	15,539	26,016	10,85,816	1,062	4,519	2,754	5,648	5,44,285	235,230	25
	Right of occupancy	31	32	462	579	567	1,204	84,154	678	910	899	1,782	59,143	30	43	41	75	2,789	13,824	1·5
	Total ...	533	2,781	6,128	11,753	11,219	18,719	11,41,509	9,238	17,221	16,438	27,798	11,44,959	1,092	4,562	2,795	5,721	5,47,054	249,132	26·5
Gujranwala	Superior ownership or Talukdari	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	467	3,169	572	5,032	4,023	4,671	1,68,788	929	8,093	6,122	7,496	1,73,415	557	10,924	7,776	5,573	4,18,836	103,145	9
	Right of occupancy	86	1,304	12	52	49	91	1,709	24	148	137	172	1,404	9	14	13	27	606	3,493	·3
	Total ...	553	4,473	584	5,084	4,072	4,762	1,70,447	953	8,241	6,259	7,670	1,74,819	566	10,938	7,789	5,600	4,19,442	106,638	9·2
Gujrat ...	Superior ownership or Talukdari	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	443	2,882	4,976	7,046	6,870	7,207	7,39,772	3,530	14,638	14,129	15,014	9,56,445	2,470	4,325	3,271	3,493	5,01,710	138,173	16·3
	Right of occupancy	33	77	693	885	875	1,041	1,73,045	1,284	1,650	1,647	1,949	1,09,408	168	193	173	198	20,460	11,511	1·4
	Total ...	476	2,959	5,669	7,931	7,745	8,248	8,42,817	2,814	16,288	15,776	16,963	10,65,853	2,638	4,518	3,444	3,691	5,22,170	149,684	17·7
Sharpur ...	Superior ownership or Talukdari	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	286	9,540	914	4,913	2,891	2,633	1,54,275	1,532	9,253	5,945	5,065	1,84,981	713	3,549	1,690	1,294	2,11,264	94,445	7·4
	Right of occupancy	5	17	12	22	19	21	1,405	29	134	95	100	2,095	4	32	14	7	490	472	..
	Total ..	291	9,557	926	4,935	2,910	2,654	1,55 680	1,561	9,387	6,040	5,165	1,87,076	717	3,581	1,704	1,301	2,11,754	94,917	7·4
Jhelum ...	Superior ownership or Talukdari	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	763	1,375	1,368	2,843	2,466	2,732	1,85,248	2,815	7,668	6,003	6,291	3,04,995	3,440	7,784	4,563	4,415	5,43,380	67,236	8·9
	Right of occupancy	48	115	187	310	288	431	19,602	364	574	564	816	30,657	314	566	465	518	45,447	7,343	·9
	Total ...	801	1,490	1,555	3,153	2,754	3,163	2,04,850	3,179	8,242	6,567	7,107	3,35,652	3,754	8,350	5,028	4,933	5,88,827	74,579	9·8

RAWALPINDI	Superior ownership or Talukdari	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	332	780	544	1,009	880	882	72,025	575	1,126	994	872	53,337	2,066	3,265	2,195	2,029	3,22,927	37,956	6·3
	Right of occupancy	48	95	107	133	125	142	10,635	95	108	105	143	5,987	220	308	259	222	21,616	5,198	·9
	Total ...	380	875	651	1,142	1,005	1,024	82,660	670	1,234	1,099	1,015	59,324	2,286	3,573	2,454	2,251	3,44,543	43,154	7·2
ATTOCK ...	Superior ownership or Talukdari	...	...	2	19	19	11	149	2	73	52	57	291	7	71	53	75	2,368	19	...
	Ownership	459	6,156	946	3,994	2,994	2,178	1,27,286	1,419	7,576	5,354	3,569	1,43,706	1,741	10,705	4,718	2,718	2,74,995	103,578	10
	Right of occupancy	96	183	442	654	580	1,106	50,624	676	997	876	1,817	61,862	428	778	681	837	62,224	12,877	11·2
	Total ...	555	6,339	1,389	4,667	3,593	3,295	1,78,059	2,099	8,648	6,282	5,443	2,05,859	2,176	11,554	5,452	3,630	3,39,587	116,474	11·2
MIANWALI ...	Superior ownership or Talukdari	4	3,021	3	1,855	644	5	444	10	4,213	1,248	185	1,918	33	4,364	956	80	10,694	21,948	2·9
	Ownership	618	7,886	2,159	12,594	6,388	3,772	2,43,527	2,476	22,325	10,015	5,089	1,99,134	1,886	14,208	4,653	2,686	3,19,642	117,682	15·8
	Right of occupancy	47	202	203	845	643	352	20,475	189	872	565	311	12,077	176	891	467	221	17,919	15,383	2·1
	Total ...	669	10,609	2,365	15,094	7,675	4,129	2,64,446	2,675	27,410	11,828	5,585	2,13,129	2,095	19,463	6,076	2,987	3,48,255	155,013	20·8
LYALLPUR ...	Superior ownership or Talukdari	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	11	529	2	284	277	102	17,000	68	1,592	674	505	12,688	22	930	695	648	66,831	3,550	·26
	Right of occupancy	60	1,245	...	...	...	...	...	...	...	...	...	...	1	10	9	2	120	...	...
	Total ...	71	1,774	2	284	277	102	17,000	68	1,592	674	505	12,688	23	940	704	650	66,951	3,550	·26
JHANG ...	Superior ownership or Talukdari	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Ownership	195	2,929	205	2,316	1,192	1,340	92,199	942	6,641	3,109	3,330	1,33,586	636	6,488	1,985	1,946	8,14,544	90,263	12·5
	Right of occupancy	8	67	1	3	3	2	40	6	81	55	25	667	4	26	21	12	804	1,638	·2
	Total ...	203	2,996	206	2,319	1,195	1,342	92,239	948	6,722	3,164	3,355	1,34,253	640	6,514	2,006	1,958	8,15,348	91,921	12·7
MULTAN ...	Superior ownership or Talukdari	8	970	5	207	90	64	1,835	5	2,758	1,141	1,505	2,167	37	3,582	2,354	802	20,062	21,576	2·0
	Ownership	386	4,576	304	5,691	3,804	5,051	1,97,130	789	15,821	8,854	13,800	3,60,500	1,377	18,416	7,910	11,074	9,20,668	136,696	12·6
	Right of occupancy	8	181	4	32	16	16	1,000	16	94	55	83	1,730	40	276	172	288	3,947	1,177	...
	Total ...	402	5,727	313	5,930	3,410	5,131	1,99,965	813	18,673	10,050	15,388	3,64,397	1,454	22,274	10,436	13,164	9,44,677	159,449	14·6
MUZAFFAR-GARH.	Superior ownership or Talukdari	91	1,393	9	714	532	831	1,722	13	1,190	685	454	1,359	63	1,576	726	847	7,751	8,736	1·6
	Ownership	526	4,324	917	5,360	3,868	4,334	2,56,931	1,554	9,784	5,283	7,549	2,16,485	2,368	13,256	5,230	6,977	5,87,047	61,476	11·1
	Right of occupancy	21	176	10	48	46	50	685	18	77	84	79	1,122	36	88	68	62	2,073	2,476	0·4
	Total ...	638	5,893	936	6,122	3,448	5,215	2,59,338	1,585	11,051	6,032	8,082	2,18,916	2,467	14,920	6,024	7,886	6,06,871	72,688	13·1
DERA GHAZI KHAN.	Superior ownership or Talukdari	...	...	...	...	...	...	...	...	...	...	...	...	2	8	1	...	339	...	...
	Ownership	514	8,095	1,362	8,519	5,026	3,684	2,94,712	2,324	19,662	9,320	6,867	3,46,488	2,850	19,783	7,563	5,619	6,88,437	150,528	14·5
	Right of occupancy	20	132	10	135	53	19	875	14	86	47	17	1,159	37	149	96	58	2,225	2,666	·2
	Total ...	534	8,227	1,372	8,654	5,081	3,703	2,95,587	2,338	19,748	9,367	6,884	3,47,647	2,889	19,885	7,660	5,677	6,91,001	153,194	14·7
OTAL OF THE PROVINCE.	Superior ownership or Talukdari	110	5,388	32	2,739	1,417	1,342	10,101	52	9,571	4,029	2,650	14,898	155	9,688	4,165	1,884	41,990	56,462	·2
	Ownership	18,458	115,285	84,962	235,820	199,983	2,35,724	1,77,65,545	1,01,979	352,841	279,762	3,26,596	1,59,26,963	37,809	202,232	114,003	1,13,694	1,17,98,959	3,375,573	12·1
	Right of occupancy	1,463	6,616	11,511	27 222	26,337	28,780	18,39,589	14,313	36,685	35,253	86,839	15,74,429	2,717	8,422	6,691	6,431	4,83,751	317,870	1·1
	Total ...	20,031	127,289	96,505	265,831	227,737	2,65,846	1,96,15,235	1,16,344	399,097	319,044	3,66,085	1,75,16,380	40,681	220,343	125,059	1,22,009	1,23,24,700	3,749,905	13·3

STATEMENT No. II.

(*Vide* paragraphs 19 to 22 of the text).

STATEMENT SHOWING THE NUMBER OF PROCEEDINGS TAKEN AND APPLICATIONS INSTITUTED AND DISPOSED OF UNDER THE PUNJAB ALIENATION OF LAND ACT, XIII OF 1900, DURING THE YEAR ENDING 30TH SEPTEMBER 1907.

District.	Proceedings under Section 3(2) granting or refusing sanction to a permanent alienation.		Under Section 6 (1)(b) to place a mortgagee in possession. Institutions.	Under Section 6 (2) to fix the terms and mortgage money of an usufructuary mortgage. Institutions.	Under Section 7 (3), to fix the proportion of a mortgage debt to be deemed equitable. Institutions.	Under Section 9 (1) to revise and alter the terms of a mortgage. Institutions.	Under Section 9 (2) to put a mortgagee to his election as therein prescribed. Institutions.	Under Section 15 to sanction an alienation of, or charge upon, the produce of land for more than one year. Institutions.	Other proceedings or applications under the Act. Institutions.	Total of cases instituted during the year.	Total of cases for disposal, including those pending from previous year.	Total of cases disposed of during the year.	Balance pending at close of year.
	Instituted.	Applications granted.											
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Hissar ...	35	24	...	...	10	...	224	...	16	285	302	242	60
Rohtak ...	6	1	...	...	1	...	168	...	...	175	189	171	18
Gurgaon ...	38	23	3	1	...	1	12	...	4	59	64	59	5
Delhi ...	14	14	...	3	...	...	8	...	5	30	32	32	...
Karnal ...	8	2	2	...	3	1	2	...	35	51	59	58	1
Ambala ...	18	11	...	...	1	2	1	...	12	34	36	34	2
Kangra ...	61	26	...	...	...	...	...	...	1	62	66	59	7
Hoshiarpur ...	46	29	1	...	...	...	1	1	71	120	129	129	...
Jullundur ...	227	221	...	...	...	...	...	...	6	233	233	225	8
Ludhiana ...	112	100	...	...	...	6	...	...	145	263	277	274	3
Ferozepore ...	59	52	...	...	...	31	3	...	...	93	99	87	12
Montgomery ...	15	2	...	...	...	...	...	...	...	15	15	13	2
Lahore ...	18	7	1	...	...	...	2	...	15	36	47	47	...
Amritsar ...	156	119	...	...	...	...	...	...	19	175	185	170	15
Gurdaspur ...	17	2	...	...	...	...	...	...	17	34	34	26	8
Sialkot ...	43	30	...	...	...	...	...	...	14	57	57	57	...
Gujranwala ...	32	15	...	...	...	2	23	1	9	67	73	61	12
Gujrat ...	176	169	...	...	...	...	...	...	38	214	217	217	...
Shahpur ...	13	4	2	...	...	1	...	...	3	19	20	20	...
Jhelum ...	203	150	...	...	...	7	4	...	4	218	219	217	2
Rawalpindi ...	91	52	...	...	...	...	10	...	81	182	205	205	...
Attock ...	64	47	4	...	...	...	...	...	4	72	77	70	7
Mianwali ...	11	6	...	...	...	2	1	...	4	18	20	20	...
Jhang ...	16	3	...	...	...	...	...	...	38	54	56	56	...
Multan ...	21	13	...	...	...	...	1	...	2	24	41	38	3
Muzaffargarh ...	25	9	...	...	...	5	...	...	275	305	305	300	5
Dera Ghazi Khan	20	6	...	...	...	...	...	...	7	27	27	27	...
Grand Total ...	1545	1137	13	4	15	58	460	2	825	2,922	3,083	2,913	170

STATEMENT No. III.

(*Vide* paragraphs 24 to 26 of the text.)

STATEMENT SHOWING DETAILS OF MORTGAGES FOR THE YEAR ENDING 15TH JUNE 1907.

Division.	District.	Mortgagee by	Mortgages by the tribes given in column 3 to																									
			Jats.		Rajputs.		Ahirs.		Arains.		Bishnois.		Dogars.		Gujars.		Malis.		Moghals.		Pathans.		Syads.		Total to Agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
DELHI.	Hissar.	Jats	1,013	9,889	15	191	8	58	3	34	4	62	2	17	1	1	11	71	...	...	1	15	...	...	1,058	10,338	66	2,063	1,124	12,401
		Rajputs	103	975	222	1,869	2	8	...	...	2	7	2	11	1	10	1	3	...	...	1	4	2	25	336	2,852	51	1,228	387	4,080
		Ahirs	2	40	...	...	1	3	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	3	43	...	...	3	43
		Arains	...	...	...	...	..	...	7	38	...	...	...	...	...	...	..	...	...	...	...	...	...	...	7	38	2	28	9	66
		Bishnois	1	3	2	20	1	1	...	...	7	67	...	...	...	...	1	7	...	...	...	...	..	...	12	98	1	5	13	103
		Dogars	1	4	1	3	...	.	.	...	...	...	20	85	...	...	...	...	...	...	...	...	1	16	23	108	1	7	24	115
		Gujars	9	44	...	..	...	...	..	...	1	3	..	..	5	31	...	...	...	..	...	...	...	...	15	78	1	46	16	124
		Malis	4	25	...	..	...	...	...	...	..	...	...	...	...	...	5	26	...	...	...	...	...	...	9	51	...	...	9	51
		Moghals	...	...	..	...	...	...	..	...	...	...	...	...	...	...	...	...	1	11	...	.	...	...	1	11	...	...	1	11
		Pathans	3	26	1	24	...	...	1	27	...	...	...	...	...	...	...	...	...	...	1	11	...	...	6	88	...	...	6	88
		Syads	...	...	1	10	...	...	..	..	...	...	...	...	...	..	...	...	...	...	1	51	2	14	4	75	1	42	5	117
		Total by Agricultural Tribes	1,136	11,006	242	2,057	12	70	11	99	14	139	24	113	7	4	18	107	1	11	4	81	5	55	1,474	13,780	123	3419	1,597	17,199
		Others	215	1,317	28	286	1	2	...	...	1	5	2	8	...	...	2	1	...	...	...	..	2	6	251	1,625	392	2918	643	4,543
		Total	1,351	12,323	270	2,343	13	72	11	99	15	144	26	121	7	42	20	108	1	11	4	81	7	61	1,725	15,405	515	6,337	2,240	21,742

STATEMENT No. III—*continued.*

Division.	District.	Mortgagees by	Mortgages by the tribes given in column 3 to																					
			Játs.		Rájpúts.		Pathán.		Syads.		Gujars.		Ahírs.		Bilochs.		Rors.		Málís.		Total to Agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
DELHI.	ROHTAK.	Játs	2,416	6,346	5	29	2	18	...	...	2	4	7	16	4	5	...	...	1	9	2,437	6,426	295	1,201	2,732	7,627
		Rájpúts	45	274	195	720	...	...	...	...	1	2	7	60	...	..	...	...	...	...	248	1,056	26	206	274	1,262
		Pathán	2	2	1	1	13	27	...	...	...	...	3	8	1	4	...	...	...	...	20	42	9	106	29	148
		Syads	1	3	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...	2	4	1	3	3	7
		Gujars	5	10	...	...	...	...	...	...	12	35	...	...	...	...	...	...	...	...	17	45	8	39	25	84
		Ahírs	2	5	4	15	...	...	...	...	...	...	120	343	...	...	...	...	...	..	126	363	19	120	145	483
		Bilochs	3	4	...	...	...	...	...	...	...	...	...	...	12	20	...	...	...	...	15	24	1	1	16	25
		Rors	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	4	...	...	1	4	..	...	1	4
		Málís	11	24	...	...	...	...	...	...	...	...	...	...	...	...	...	...	11	22	22	46	12	15	34	61
		Total by agricultural Tribes ...	2,485	6,668	205	765	15	45	1	1	15	41	137	426	17	29	1	4	12	31	2,888	8,010	371	1,691	3,259	9,701
		Others	295	880	18	45	3	5	4	15	8	23	4	20	3	8	1	1	...	...	334	997	441	1,257	775	2,254
		Total	2,780	7,548	223	810	18	50	5	16	21	64	141	446	20	37	2	5	12	31	3,222	9,007	812	2,948	4,034	11,955

STATEMENT No. III—*continued.*

Division.	District.	Mortgagees by	Mortgages by the tribes given in column 3 to																									
			Játs.		Ahírs.		Málís.		Gújars.		Rájpúts.		Syads.		Moghals.		Pathâns.		Bilochs.		Meos.		Khánzádás.		Koreshís.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
Delhi.	Gurgaon.	Játs	1,423	2,624	26	94	2	9	12	44	12	35	7	40	...	...	...	...	...	...	15	30	1	1	...	...	1,498	2,872	106	358	1,604	3,230
		Ahírs	9	35	385	1,746	...	...	2	3	3	9	...	...	...	...	1	14	...	...	2	6	...	...	...	...	402	1,813	101	860	503	2,673
		Málís	...	...	...	...	27	58	...	...	...	...	...	...	...	...	...	...	...	...	5	11	1	4	...	...	33	73	7	10	40	83
		Gújars	17	46	14	58	2	4	153	403	1	3	...	...	...	...	...	...	...	...	11	19	2	3	...	...	200	536	9	16	209	552
		Rájpúts	25	92	41	259	2	3	4	6	350	956	3	15	...	...	...	...	...	...	52	130	...	...	2	5	479	1,457	97	571	576	2,028
		Syads	4	11	...	...	...	...	1	5	...	...	5	356	...	...	...	...	...	...	...	...	...	...	...	...	10	372	2	4	12	376
		Moghals	20	15	...	...	...	...	...	...	...	...	6	14	18	30	9	27	...	...	1	2	...	...	1	3	55	91	3	2	58	93
		Pathâns	1	2	5	29	...	...	4	13	...	...	...	...	...	...	31	59	...	...	...	...	...	...	...	...	41	103	2	3	43	106
		Bilochs	1	4	6	14	...	...	5	28	...	...	...	...	...	...	1	33	20	59	2	3	...	...	1	4	36	145	12	81	48	226
		Meos	4	13	44	111	12	15	34	48	2	2	8	10	2	2	1	1	...	...	3,144	4,652	14	22	4	6	3,269	4,881	96	153	3,365	5,134
		Khánzádás	1	1	...	...	...	...	...	...	...	...	...	...	...	...	1	2	...	...	31	74	87	107	...	...	120	184	9	20	129	204
		Koreshís	6	10	...	...	2	10	2	7	...	...	3	7	...	...	2	3	...	...	...	...	1	1	22	27	38	65	2	12	40	77
		Total by agricultural tribes	1,511	2,853	521	2,301	47	94	217	557	368	1,095	32	442	20	32	46	139	20	59	3,263	4,927	106	138	20	45	6,181	12,592	446	2,090	6,627	14,682
		Others	141	256	20	127	2	2	19	44	18	101	15	130	3	6	1	1	1	4	48	66	1	3	4	9	273	749	618	1,530	891	2,279
		Total	1,652	3,109	541	2,428	49	96	236	601	386	1,196	47	572	23	38	47	140	21	63	3,311	4,993	107	141	34	54	6,454	13,341	1,064	3,620	7,518	16,961

STATEMENT No. III—*continued.*

Division.	District.	Mortgagee by	Mortgages by the tribes given in column 3 to																																	
			Jats.		Ahirs.		Gujars.		Tagas.		Rajputs		Malis.		Sainis.		Arains.		Pathans.		Syads.		Bilochs.		Chauhans.		Reahs.		Meos.		Goras.		Rors.		Moghals.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43
DELHI.	DELHI.	Jats ...	1,605	1,765	3	5	7	14	2	2	2	6	6	10	4	4	6	14	...	...	...	...	...	...	5	9	..	..	...	...	2	3	..	.	...	...	1,042	1,832	88	194	1,130	2,026
		Ahirs ...	11	22	39	90	...	...	...	...	..	.	..	.	...	...	...	...	..	...	...	...	...	...	...	...	...	...	..	...	..	...	.	...	...	...	50	112	8	33	58	145
		Gujars ...	8	17	...	...	195	326	3	3	...	...	...	.	2	5	...	.	...	...	1	2	...	...	5	5	..	...	90	113	3	4	...	...	..	...	307	477	24	62	331	539
		Tagas ...	14	17	..	...	...	...	65	213	..	...	1	3	...	.	...	...	...	.	..	.	...	...	...	...	...	...	...	...	...	...	...	...	..	...	80	233	13	45	93	278
		Rajputs ...	2	4	1	3	3	41	...	...	9	33	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	15	81	4	46	19	127
		Malis ...	9	15	...	...	...	...	2	5	...	.	11	13	...	...	.	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	22	33	1	1	23	34
		Arains ...	2	1	...	..	...	...	...	...	...	...	...	...	...	...	3	2	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	5	3	.	...	5	3
		Pathans ...	3	1	...	...	..	.	1	...	...	...	..	..	...	...	...	.	2	2	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	6	3	...	...	6	3
		Syads ...	1	...	...	...	...	...	...	...	...	.	...	.	...	...	...	...	1	2	6	10	1	7	...	...	...	...	...	...	...	...	...	...	...	...	9	19	2	1	11	20
		Bilochs ...	1	7	...	...	...	...	..	...	...	.	...	...	..	...	...	...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...	..	...	2	8	...	..	2	8
		Chauhans ..	2	4	...	...	...	...	...	...	...	.	...	...	...	...	...	...	...	...	...	...	...	...	30	56	...	...	3	4	...	...	...	...	...	...	35	64	.	...	35	64
		Reahs ..	...	...	1	2	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	3	3	...	...	3	3
		Meos ...	1	22	...	...	5	8	1	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	109	113	...	...	...	...	...	...	116	144	3	8	119	152
		Goras ...	11	34	..	...	...	...	..	...	...	...	...	...	...	...	...	...	...	...	2	5	..	.	...	...	...	...	.	.	30	53	...	.	...	...	43	92	20	125	63	217
		Rors ...	1	2	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	2	...	...	2	4	...	...	2	4
		Moghals ...	1	14	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	14	...	...	1	14		
		Total by agricultural tribes.	1,072	1,925	44	100	210	391	74	224	11	38	18	26	6	9	9	16	3	4	9	17	2	8	40	70	2	1	262	230	35	60	1	2	...	..	1,738	3,122	163	515	1,901	3,637
		Others ...	119	175	6	10	19	30	11	22	...	...	11	36	2	2	..	..	3	3	6	5	1	6	4	56	...	...	2	3	16	47	...	...	2	1	202	396	531	1,106	733	1,502
		Total ..	1,191	2,100	50	110	229	421	85	246	11	39	29	62	8	11	9	16	6	7	15	22	3	14	44	126	2	1	264	233	51	107	1	2	2	1	1,940	3,518	694	1,621	2,634	5,139

STATEMENT No. III—*continued.*

Division	District	Mortgagee by	Mortgages by the tribes given in column 3 to																																			
			Pathans.		Arains.		Gadis.		Jats.		Rajputs.		Rors.		Syads.		Koreshis.		Kambohs.		Gujars.		Malis.		Dogars.		Moghals.		Usmanis.		Tagas.		Ahirs.		Abbasis.		Total to agricultural tribes.		Others.		Total
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43
Delhi	Karnal	Pathans	6	5	...	...	...	...	..	...	1	1	1	4	...	...	...	.	...	...	...	...	...	...	..	..	...	...	...	...	...	...	...	..	.	.	8	10	...	.	8	10
		Arains	...	...	22	80	...	...	...	...	3	11	2	5	...	..	...	...	...	...	...	...	...	.	...	.	1	3	...	...	...	.	...	...	.	..	28	99	5	19	33	118
		Gadis	...	.	...	..	5	26	...	...	...	...	..	...	..	..	...	...	...	...	...	...	...	.	...	.	.	.	...	...	...	...	...	.	...	...	5	26	2	13	7	39
		Jats	...	...	13	37	...	...	607	1,697	3	21	1	6	3	6	...	...	10	32	2	7	6	7	...	.	1	10	...	...	1	1	...	..	..		647	1,824	84	274	731	2,098
		Rajputs	7	22	6	10	...	...	20	24	457	1,345	8	212	7	23	2	1	4	6	6	4	2	3	1	10	...	.	...	...	...	..	...	..	1	1	521	1,661	48	263	564	1,924
		Rors	...	...	...	...	...	...	4	25	1	5	66	201	...	...	1	7	1	4	..	..	...	...	...	.	...	..	...	...	...	..	...	..	.	.	73	242	71	150	144	392
		Syads	...	...	...	...	...	...	3	42	2	3	...	...	15	36	1	1	...	..	..	...	1	3	...	...	..	..	...	...	...	...	...	..	...	...	22	85	...	...	22	85
		Koreshis	...	...	...	...	.	...	...	...	...	...	...	...	...	..	11	15	...	...	.	...	...	.	..	...	...	.	...	...	...	...	...	...	...	...	11	15	1	3	12	18
		Kambohs	1	2	.	...	...	...	1	1	...	...	..	...	...	...	...	...	27	76	...	...	...	...	...	...	..	.	...	...	...	...	...	...	...	...	29	79	2	9	31	88
		Gujars	...	...	1	2	.	..	6	17	...	...	4	26	1	1	...	...	...	...	115	387	...	...	...	...	..	.	.	..	...	...	...	..	...	...	127	433	49	236	176	669
		Malis	...	...	...	...	..	...	7	30	...	...	.	...	..	...	...	...	...	...	...	...	33	85	..	..	..	..	...	...	...	...	...	..	...	...	40	115	2	10	42	125
		Dogars	1	4	...	...	...	.	.	...	..	...	..	...	...	..	...	...	1	1	...	...	...	3	14	...	...	...	...	...	...	...	..	...	.	...	5	19	.	...	5	19
		Moghals	...	...	...	...	..	...	...	...	..	...	.	..	...	...	...	...	..	...	...	...	.	.	...	..	1	6	...	...	1	3	...	...	...	..	2	9	1	3	3	12
		Usmanis	...	...	...	...	...	...	...	...	...	...	...	...	1	2	...	...	..	...	...	...	...	.	...	.	...	...	1	1	...	...		.	...	.	2	3	...	...	2	3
		Ansaris	...	.	...	...	..	...	1	3	..	...	..	...	...	...	...	...	1	10	...	..	..	...	.	...	...	...	..	..	...	...	..	..	...	...	2	13	...	...	2	13
		Tagas	...	...	.	...	...	..	1	1	...	...	.	.	.	.	...	...	...	...	.	..	...	...	...	...	..	..	...	...	36	49	...	...	...	...	37	50	15	27	52	77
		Ahirs	...	...	..	...	...	...	...	...	...	...	..	...	.	...	..	...	...	...	...	...	...	...	...	.	...	...	...	...	.	2	7	...	...	2	7	...	...	2	7
		Total by agricultural tribes.	15	33	42	129	5	26	650	1,840	467	1,376	82	454	27	68	15	24	44	129	123	398	42	98	4	24	3	19	1	1	38	53	2	7	1	1	1,561	4,690	275	1,007	1,836	5,697
		Others	...	...	7	10	..	..	86	128	12	46	5	22	1	..	...	..	2	7	1	3	9	15	..		...	.		...	6	10	1	1	...	...	130	242	301	1,125	431	1,367
		Total ...	15	33	49	139	5	26	736	1,968	479	1,432	87	476	28	68	15	24	46	136	124	401	51	113	4	24	3	19	1	1	44	63	3	8	1	1	1,691	4,932	576	2,132	2,267	7,064

STATEMENT III—*continued.*

Division.	District.	Mortgages by	Mortgages by the tribes given in column 3 to																											
			Játs.		Rájpúts.		Syads.		Pathán.		Gujars.		Aráins.		Sainis.		Labánás.		Kambohs.		Tagas.		Mális.		Moghs.		Moghals.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres	Number of transactions.	Area in acres.	Number of transactions	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
DELHI.	AMBALA.	Jats	1,690	2,419	19	35	3	12	...	...	13	17	9	11	31	45	1	14	7	9	1	3	18	48	1	...	...	...	1,793	2,613	62	294	1,855	2,907
		Rájputs	333	1,802	689	1,155	7	13	4	5	31	43	146	188	80	94	...	...	6	6	1	25	93	137	...	...	3	9	1,396	3,477	116	475	1,512	3,952
		Syads	2	14	...	...	29	53	1	2	...	...	1	2	...	...	...	...	1	1	...	...	1	1	5	6	...	...	40	78	1	1	41	80
		Pathán	1	13	...	...	.	...	6	3	1	...	...	...	3	2	...	...	...	..	...	..	...	...	...	...	...	.	11	18	...	...	11	18
		Gujars	60	75	17	39	2	2	...	...	232	341	3	11	28	19	..	...	5	20	...	..	...		7	2	...	..	348	515	39	217	387	732
		Aráins	20	39	3	2	3	2	...	...	...	..	156	136	3	1	...	...	...	...	...	...	4	3	..	...	..	...	189	183	5	10	194	193
		Sainis	33	45	2	7	...	...	...	...	2	...	1	...	255	219	..	...	4	7	...	.	...	...	...		1	..	298	278	6	7	304	285
		Labánás	2	1	...	...	...	...	..	...	1	3	...	...	...	...	5	5	..	...	...	...	...	..	...	...	...	...	8	9	2	8	10	17
		Kambohs	2	2	2	9	...	...	..	...	...	...	...	...	...	...	...	...	18	39	...	...	...	...	.	...	...	...	22	50	5	24	27	74
		Malis	3	7	3	3	...	...	...	...	2	5	1	.	...	..	...	...	...	...	...	...	72	79	...	..	...	...	81	94	7	24	88	118
		Moghls	...	...	...	...	..	.	...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	.	6	2	...	...	6	2	...	...	6	2
		Goras	...	...	...	...	...	...	..	...	1	1	...		...	...	...	.	...	...	...	.	...	...	.	...	.		1	1	.	...	1	1
		Total by agricultural tribes	2,146	4,417	735	1,250	44	82	11	10	286	410	317	348	400	380	6	19	41	88	2	28	188	268	13	10	4	9	4,193	7,319	243	1,060	4,436	8,379
		Others	110	115	18	24	5	4	3	4	30	26	50	61	25	23	...	.	1	1	...	...	22	19	...	.	...	...	267	277	319	739	586	1,016
		Total ...	2,256	4,532	753	1,274	49	86	14	14	316	436	367	409	428	403	6	19	42	89	2	28	210	287	13	10	4	9	4,460	7,596	562	1,799	5,022	9,395

STATEMENT No. III.—*continued.*

Division.	District.	Mortgagee by	Mortgages by the tribes given in column 3 to																							
			Giraths.		Jats.		Rajputs.		Thakurs.		Rathis.		Gujars.		Gaddis.		Kanets.		Dagis.		Kolis.		Total to Agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
JULLUNDUR.	KANGRA.	Giraths	196	204	12	14	35	56	2	1	5	3	2	1	13	12	...	...	...	...	...	...	265	291	19	37	284	328
		Jats	1	1	19	38	2	14	2	7	1	2	...	...	5	5	...	...	...	...	...	...	30	67	1	5	31	72
		Rajputs	25	57	7	12	257	724	2	20	7	43	1	18	1	2	6	8	...	...	...	...	306	884	18	33	324	917
		Thakurs	3	21	...	...	13	60	45	145	...	...	1	16	1	1	2	...	...	...	1	...	66	243	8	24	74	267
		Rathis	2	4	4	10	37	107	3	19	140	346	2	1	11	13	...	...	...	...	...	...	199	500	6	7	205	507
		Gujars	3	2	...	...	1	5	...	...	4	8	11	18	1	2	...	...	...	...	...	...	20	35	2	2	22	37
		Gaddis	3	1	...	...	1	...	...	...	...	...	1	1	30	33	1	2	...	...	...	...	36	37	1	1	37	38
		Kanets	...	...	2	1	4	5	1	1	...	...	...	...	2	2	525	384	4	8	4	2	542	403	7	6	549	409
		Dagis	...	...	...	...	...	...	...	...	...	...	...	...	...	...	48	29	30	20	...	...	78	49	3	2	81	51
		Kolis	...	...	...	...	4	4	...	...	...	...	...	...	...	...	73	30	..	...	41	28	118	62	1	3	119	65
		Total by agricultural tribes	233	290	44	75	354	975	55	193	157	402	18	55	64	70	655	453	34	28	46	30	1,660	2,571	66	120	1,726	2,691
		Others	36	52	5	8	62	89	2	3	13	12	3	4	7	4	97	56	4	1	15	12	244	241	825	1,393	1,069	1,634
		Total ...	269	342	49	83	416	1,064	57	196	170	414	21	59	71	74	752	509	38	29	61	42	1,904	2,812	891	1,513	2,795	4,325

STATEMENT No. III—*continued.*

Division.	District.	Mortgages by	Mortgages by the tribes given in column 3 to																													
			Játs.		Aráins.		Rajpúts.		Awáns.		Pathán.		Gújars.		Chhangs Giraths and Bahtís.		Sainis.		Mahtons.		Labánás.		Dogars.		Moghals.		Kanets.		Total to Agricultural Tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
JULLUNDUR.	HOSHIARPUR.	Játs	2,168	2,077	52	44	61	122	1	1	9	7	59	81	13	18	65	58	23	31	1	...	17	40	...	...	3	1	2,472	2,480	48	93	2,520	2,573
		Aráins	34	25	249	138	15	5	1	1	5	1	4	2	...	...	6	4	2	...	...	...	...	...	...	...	...	...	316	176	5	9	321	185
		Rajpúts	435	543	116	110	1,124	2,503	6	11	7	21	159	570	57	118	145	170	21	17	1	55	24	50	1	1	...	...	2,096	4,169	144	1,053	2,240	5,222
		Awáns	8	18	10	16	9	7	114	166	...	...	1	1	...	...	...	...	...	...	...	...	9	26	...	...	...	...	151	234	...	...	151	234
		Pathán	7	12	22	21	5	3	...	...	21	33	2	1	1	1	1	...	...	...	...	...	1	1	...	...	...	...	60	72	6	20	66	92
		Gújars	75	73	30	47	26	114	3	6	5	5	579	699	10	12	13	12	6	5	2	18	8	4	...	...	...	...	752	995	37	576	789	1,571
		Chhangs Giraths and Bahtís.	19	20	1	2	9	9	...	...	...	...	7	8	180	177	4	3	...	...	...	...	...	...	...	...	...	...	220	219	10	36	230	255
		Sainis	30	22	8	5	10	23	...	...	...	...	1	...	8	8	382	259	1	1	...	...	...	...	...	...	2	...	442	318	19	21	461	339
		Mahtons	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	74	50	...	...	...	...	...	...	...	...	75	50	3	...	78	50
		Labánás	2	...	2	2	1	1	...	...	...	...	2	1	1	1	1	2	...	...	28	36	...	...	...	...	...	...	37	43	3	3	40	46
		Dogars	7	16	...	...	1	2	...	...	...	...	...	...	...	...	...	...	...	...	...	...	97	116	...	...	...	...	105	128	...	...	105	128
		Moghals	6	6	2	2	2	1	...	...	...	...	3	7	...	...	...	...	...	...	...	...	...	...	5	4	...	...	18	20	...	...	18	20
		Kanets	...	...	...	...	2	3	..	..	...	...	9	51	...	...	3	3	...	...	...	...	...	..	...	...	5	27	19	84	6	7	25	91
		Total by Agricultural Tribes.	2,792	2,806	492	387	1,265	2,793	125	185	47	67	826	1,421	270	335	620	511	127	104	32	109	151	237	6	5	10	28	6,763	8,988	281	1,818	7,044	10,806
		Others	142	151	21	18	53	251	8	20	...	...	32	36	32	50	27	19	14	19	2	3	5	9	...	...	2	12	338	588	777	2,118	1,115	2,706
		Total	2,934	2,957	513	405	1,318	3,044	133	205	47	67	858	1,457	302	385	647	530	141	123	34	112	156	246	6	5	12	40	7,101	9,576	1,058	3,936	8,159	13,512

XIV

STATEMENT No. III—*continued.*

Division.	District.	Mortgagee by	Mortgages by the tribes given in column 3 to																									
			Játs.		Aráins.		Awáns.		Dogars.		Gujars.		Kambohs.		Mahtons.		Pathán s.		Rájpúts.		Sainís.		Syads.		Lébanás.		Total to agricu tural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
JULLUNDUR.	JULLUNDUR.	Játs	2,413	3,174	111	119	...	...	2	3	31	50	7	9	21	32	4	5	27	50	19	19	2	5	...	...	2,637	3,466	53	152	2,690	3,618
		Aráins	62	78	541	446	2	2	...	...	6	3	7	5	2	...	4	8	17	26	4	3	6	3	...	...	651	574	32	68	683	642
		Awáns	13	9	7	7	106	126	...	...	...	...	...	...	...	...	1	1	...	...	...	...	1	...	...	...	128	143	8	14	136	157
		Dogars	...	...	1	1	...	...	18	23	...	...	...	...	...	...	...	...	...	...	...	...	2	4	...	...	21	28	3	7	24	35
		Gujars	24	26	21	24	...	...	...	...	147	191	...	...	21	16	2	1	11	5	4	2	...	...	...	...	230	265	4	7	234	272
		Kambohs	7	5	2	2	...	...	1	...	...	...	38	53	...	...	...	...	...	...	...	...	...	...	...	...	48	60	2	4	50	64
		Mahtons	...	...	1	1	...	...	...	...	...	...	...	...	78	64	...	...	...	...	..	...	...	...	...	...	79	65	1	1	80	66
		Pathán s	1	...	10	8	...	...	...	...	...	..	...	...	...	...	19	41	1	2	1	1	1	...	...	...	33	52	...	...	33	52
		Rájpúts	296	518	186	198	1	...	2	3	16	22	4	4	66	103	...	...	445	498	91	122	13	25	...	...	1,120	1,493	36	176	1,156	1,669
		Sainís	16	18	2	2	...	...	..	...	1	1	...	...	...	...	...	...	3	2	183	129	...	...	...	...	205	152	2	2	207	154
		Syads	14	32	7	7	...	...	..	...	1	2	10	6	1	1	7	12	7	4	...	..	35	39	...	...	82	103	4	14	86	117
		Lébanás	5	9	...	...	...	...	...	.	...	...	...	...	...	...	...	...	...	...	...	...	...	...	12	7	17	16	...	...	17	16
		Total by agricultural tribes ...	2,851	3,869	889	815	109	128	23	29	202	269	66	77	189	216	37	68	511	587	302	276	60	76	12	7	5,251	6,417	145	445	5,396	6,862
		Others	134	171	61	74	...	...	2	1	7	11	1	3	3	10	4	13	12	10	18	16	1	1	1	2	244	312	281	533	525	845
		Total ...	2,985	4,040	950	889	109	128	25	30	209	280	67	80	192	226	41	81	523	597	320	292	61	77	13	9	5,495	6,729	426	978	5,921	7,707

STATEMENT No. III—*continued.*

Division	District	Mortgagee by	Mortgages by the Tribes given in Column 3 to																									
			Játs.		Aráins.		Gujárs.		Dogárs.		Syads.		Awáns.		Patháns.		Kambohs.		Sáinís.		Rajpúts.		Labánás		Total to Agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
JULLUNDUR,	LUDHIANA.	Játs	3,212	8,281	11	21	14	27	...	...	...	...	2	...	1	2	3	5	...	...	13	24	...	...	3,254	8,360	36	144	3,290	8,504
		Aráins	81	65	82	99	3	4	...	...	...	...	2	2	...	...	...	..	...	..	3	6	...	...	121	176	3	11	124	187
		Gujárs	90	194	30	69	127	206	...	...	1	3	...	...	...	...	1	1	1	1	18	45	...	...	268	519	7	29	275	548
		Dogars	1	3	...	...	2	6	5	9	...	...	...	...	...	...	...	...	...	...	...	..	...	...	8	18	1	2	9	20
		Syads	10	121	2	5	1	1	...	...	3	11	...	...	...	...	...	...	...	...	...	...	...	...	16	138	1	1	17	139
		Awáns	5	5	...	...	...	...	...	...	...	...	14	9	...	...	...	...	...	...	...	...	...	..	19	14	...	...	19	14
		Patháns	6	14	...	...	1	1	...	...	...	...	...	...	8	10	...	..	...	...	2	88	...	...	12	63	...	...	12	63
		Kambohs	8	12	1	...	...	...	...	...	...	...	...	...	...	...	5	6	...	...	...	...	...	...	14	18	...	...	14	18
		Sáinís	1	5	...	...	...	...	...	...	..	...	...	...	...	...	...	...	2	3	...	..	1	17	4	25	...	...	4	25
		Rájpúts	182	462	15	29	22	33	1	...	4	1	1	4	...	...	...	...	3	2	207	352	1	1	436	884	9	33	445	917
		Labánás	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	1	1	...	3	1	...	...	3	1
		Total by Agricultural Tribes ...	3,547	9,162	141	223	170	278	6	9	8	15	17	15	4	12	9	12	6	6	244	466	3	18	4,155	10,216	57	220	4,212	10,436
		Others	217	435	10	16	7	7	1	10	...	...	...	...	...	...	...	...	...	...	15	71	...	...	250	539	230	494	480	1,033
		Total	3,764	9,597	151	239	177	285	7	19	8	15	17	15	4	12	9	12	6	6	259	537	3	18	4,405	10,755	287	714	4,692	11,469

STATEMENT No. III—*continued.*

Division.	District.	Mortgages by.	Mortgages by the Tribes given in column 3 to																									
			Játs, Musalmáns.		Játs, others.		Rájpúts.		PathánS.		Bodlás.		Gújars.		Dogars.		Mahtams.		Aráins.		Sainis.		Kambohs.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
JULLUNDUR.	FEROZEPORE.	Játs, Musalmán	194	511	121	467	11	44	...	...	..	...	1	1	1	1		...	13	23	.	...	1	2	342	1,049	26	211	368	1,260
		Játs, Others	46	131	6,619	23,748	22	102	1	3	2	14	21	43	2	2	...	..	35	91	...	...	3	2	6,751	24,136	67	410	6,818	24,546
		Rájpúts	17	62	251	1,138	251	1,008	2	27	4	57	3	3	1	2		...	15	42	3	14	2	4	549	2,357	13	72	562	2,429
		Pathán	1	3	8	191	1	2	...	...	...	...	...	...	...	...	...	...	1	...	..	...	...	...	11	196	...	...	11	196
		Bodlás	1	15	7	66	1	26	...	...	3	87	...	...	...	...	...	..	2	3	...	...	...	...	14	197	...	...	14	197
		Gújars	5	8	66	173	5	30	...	...	...	...	104	145	...		...	...	8	20	...	...	1	3	189	385	3	57	192	442
		Dogars	6	15	33	190	12	46	4	44	...	...	2	14	54	266	9	14	9	27	...	...	...	...	129	616	12	92	141	708
		Mahtams	...	..	...	...	18	66	.	...	...	...	...	...	...	-	13	38	...	...	...	...	...	...	31	104	1	...	32	104
		Aráins	11	16	57	209	10	82	4	29	...	...	5	6	6	24	...	...	202	486	1	1	2	4	298	857	13	70	311	927
		Sainis	...	...	1	...	...	...	...	...	..	...	...	.	...	...	...	...	...	...	3	7	...	...	4	7	...	...	4	7
		Kambohs	...	...	9	30	3	4	...	...	....	...	..	...	...	...	..	...	3	8	...	...	28	91	43	133	...	...	43	133
		Total by agricultural tribes.	281	761	7,172	26,212	334	1,416	11	103	9	158	136	212	64	295	22	52	288	700	7	22	37	106	8,361	30,037	135	912	8,496	30,949
		Others	38	132	979	3,305	29	110		...	..	...	17	42	8	47	...	...	17	105	1	1	4	4	1,093	3,746	1,403	4,952	2,496	8,698
		Total ...	319	893	8,151	29,517	363	1,526	11	103	9	158	153	254	72	342	22	5	305	805	8	23	41	110	9,454	33,783	1,538	5,864	10,992	39,6

STATEMENT No. III—*continued.*

Division.	District.	Mortgages by	Mortgages by the tribes given in column 3 to																							
			Játs.		Aráins.		Rájpúts.		Pathans.		Kambohs.		Kharrals.		Mahtams.		Syads.		Bilochs.		Bhattis.		Total to Agricultural Tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
LAHORE.	MONTGOMERY.	Jats	8	134	1	3	1	6	...	...	...	...	...	...	...	...	...	...	...	...	...	...	10	143	4	154	14	297
		Aráins	...	...	8	134	...	...	...	...	2	16	...	...	...	...	...	...	...	...	...	...	10	150	...	...	10	150
		Rájpúts	...	...	...	...	10	278	...	..	...	...	...	...	3	14	...	...	...	...	...	...	13	292	4	30	17	322
		Kambohs	...	...	...	...	1	53	1	24	3	123	...	...	...	...	...	...	...	...	...	...	5	200	...	...	5	200
		Kharrals	...	...	...	...	...	...	...	..	...	...	10	202	...	...	...	...	...	...	...	...	10	202	2	10	12	212
		Mahtams	...	...	...	...	...	...	...	...	...	...	...	...	2	9	...	...	...	...	...	...	2	9	...	...	2	9
		Bilochs	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	3	...	...	1	3	...	...	1	3
		Syads	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	15	...	...	...	...	1	15	...	...	1	15
		Bhattis	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	3	1	3	...	...	1	3
		Total by agricultural tribes.	8	134	9	137	12	337	1	24	5	139	10	202	5	23	1	15	1	3	1	3	53	1,017	10	194	63	1,211
		Others	...	..	...	...	3	475	...	...	...	...	2	3	...	...	...	...	...	...	...	...	5	478	36	493	41	971
		Total ...	8	134	9	137	15	812	1	24	5	139	12	205	5	23	1	15	1	3	1	3	58	1,495	46	687	104	2,182

STATEMENT No. III—*continued.*

Division.	District.	Mortgagee by	Mortgages by the tribes given in column 3 to																									
			Jats.		Aráins.		Rájpúts		Pathán.		Syads.		Awáns.		Mogháls.		Labánás.		Dogárs.		Kambohs		Koreshis.		Mahtams		Total to Agricultural Tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
LAHORE.	LAHORE.	Játs	1,309	6,351	32	123	7	43	1	78	...	...	3	3	...	...	1	1	1	11	11	45	..	...	1	3	1,366	6,656	23	123	1,389	6,781
		Aráins	25	184	167	455	4	39	1	4	1	12	...	...	1	13	3	2	4	17	2	32	...	...	...	..	208	759	8	39	216	798
		Rájpúts	33	187	9	39	141	714	...	...	1	2	2	3	4	9	2	7	1	1	2	23	2	12	...	...	197	997	3	44	200	1,041
		Pathán	...	...	3	13	...	...	1	19	...	..	...	...	...	...	...	...	...	...	...	...	...	...	..	...	4	32	..	...	4	32
		Syads	2	3	2	21	...	...	..	...	5	23	...	...	...	...	...	...	...	...	...	...	...	...	..	...	9	47	...	...	9	47
		Awáns	2	6	...	...	1	1	...	...	1	2	21	40	...	...	...	...	...	...	...	...	...	...	...	...	25	49	1	1	26	50
		Kharrals	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	..	1	...
		Mogháls	1	6	1	5	5	27	...	...	...	...	...	...	12	50	1	1	...	..	...	...	..	...	..	...	20	89	...	...	20	89
		Labánás	...	...	...	...	..	...	...	...	...	...	..	...	...	...	42	209	...	...	...	...	...	...	...	...	42	209	...	...	42	209
		Dogárs	8	140	4	14	5	13	...	...	3	61	...	...	...	...	...	...	12	101	7	42	...	...	...	...	39	371	...	...	39	371
		Kambohs	6	9	2	8	...	...	..	...	...	...	...	...	...	..	...	..	...	...	32	244	...	...	...	...	40	281	4	147	44	428
		Koreshis	1	1	2	4	...	..	...	...	...	...	...	...	...	..	...	...	...	...	2	67	1	19	...	...	6	91	1	3	7	94
		Mahtams	1	40	5	11	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...	...	...	1	1	8	53	...	...	8	53
		Total by agricultural tribes ...	1,388	6,927	227	893	163	837	3	101	12	101	26	46	17	72	49	221	18	130	56	453	3	31	2	4	1,964	9,616	41	377	2,005	9,993
		Others	161	521	11	49	4	5	...	...	1	3	1	1	...	...	1	2	...	...	2	13		...	...	...	181	594	260	1,061	441	1,655
		Total	1,549	7,448	238	742	167	842	3	101	13	104	27	47	17	72	50	223	18	130	58	466	3	31	2	4	2,145	10,210	301	1,438	2,446	11,648

STATEMENT No. III—*continued.*

Division.	District.	Mortgagee by	Mortgages by the tribes given in column 3 to																					
			Játs.		Aráins.		Rájpúts.		Kambohs.		Pathán.		Dogárs.		Gujars.		Moghals.		Syads.		Awáns.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
LAHORE.	AMRITSAR.	Játs	4,284	8,604	111	218	25	33	34	53	6	5	11	20	2	3	3	10	8	21	...	...	4,184	8,367	89	213	4,573	8,580
		Aráins	23	40	195	197	1	1	1	1	2	2	...	...	...	...	1	2	3	3	...	...	226	246	4	11	230	257
		Rájpúts	120	225	57	130	283	358	27	46	2	4	5	7	4	6	5	8	1	1	...	...	504	785	18	27	522	812
		Kambohs	9	23	...	...	1	1	26	77	1	8	...	...	...	...	...	...	...	...	...	...	37	109	1	9	38	118
		Pathán	12	24	15	30	...	...	...	...	13	16	...	...	...	...	...	...	...	...	...	...	40	70	..	...	40	70
		Dogars	4	2	16	20	...	...	...	...	...	...	34	55	5	4	...	...	...	...	...	...	59	81	2	8	61	89
		Gujars	...	...	2	1	...	..	...	...	...	...	13	19	12	4	...	...	...	...	...	...	27	24	3	3	30	27
		Moghals	1	1	...	...	1	3	...	...	...	...	..	...	...	...	18	20	...	...	...	...	21	24	...	...	21	24
		Syads	6	6	6	8	...	..	2	3	...	...	...	...	...	...	2	2	13	18	...	...	29	37	...	...	29	37
		Awáns	5	5	...	...	3	6	...	...	...	...	1	1	...	...	...	...	...	...	28	13	37	25	12	14	49	39
		Total by agricultural tribes.	4,464	8330	402	604	314	402	90	180	24	35	64	102	23	17	30	42	25	43	28	13	4,464	9,768	129	285	5,593	10,053
		Others	196	311	32	49	10	14	8	16		...	2	1	1	1	1	2	2	5	...	...	252	398	261	686	513	1,084
		Total ..	4,660	8,641	434	653	324	416	98	195	24	35	66	103	24	18	31	44	27	48	28	13	5,716	10,166	390	971	6,106	11,137

STATEMENT No. III—*continued.*

Division.	District.	Mortgages by	Mortgages by the tribes given in column 3 to																					
			Játs.		Aráins.		Rájpúts.		Syads.		Dogars.		Gújars.		Pathâns.		Moghals.		Sainís.		Labánás.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
LAHORE.	GURDASPUR.	Játs	3,734	4,968	154	254	42	117	18	43	13	17	41	78	22	29	7	10	29	48	6	7	4,066	5,571	290	210	4,356	5,781
		Aráins	31	21	244	308	10	10	5	2	...	...	4	3	2	2	1	...	3	4	1	2	301	352	25	23	326	375
		Rájpúts	180	618	179	216	1,043	1,986	29	193	...	...	192	381	29	52	1	1	110	258	33	27	1,796	3,732	132	347	1,928	4,079
		Syads	26	54	9	8	10	22	31	41	...	...	2	3	...	...	...	...	20	12	..	...	98	140	7	12	105	152
		Dogars	10	19	2	4	...	...	1	...	9	6	11	10	1	1	...	...	...	...	...	...	34	40	...	...	34	40
		Gújars	24	40	42	55	24	59	5	59	13	16	704	1,106	4	13	...	...	52	137	5	4	873	1,488	27	59	900	1,547
		Pathâns	67	137	40	52	23	17	4	7	2	...	12	10	265	246	1	1	7	12	...	...	421	482	15	20	436	502
		Moghals	11	5	5	2	...	...	2	1	1	...	6	7	2	2	27	16	...	...	...	...	54	33	4	7	58	40
		Sainís	2	13	...	...	1	1	...	...	...	...	5	7	4	3	...	...	121	182	2	1	135	207	10	18	145	225
		Labanás	1	1	3	9	...	...	...	...	...	...	...	...	...	...	...	...	...	...	52	47	56	57	9	13	65	70
		Total by agricultural tribes,	4,086	5,876	678	908	1,153	2,212	95	346	38	38	977	1,605	329	348	37	28	342	653	99	88	7,834	12,102	519	709	8,353	12,811
		Others	106	155	37	32	21	165	7	10	2	2	19	35	5	2	...	...	11	23	8	13	216	437	787	1,477	1,003	1,914
		Total ...	4,192	6,031	715	940	1,174	2,377	102	356	40	40	996	1,640	334	350	37	28	353	676	107	101	8,050	12,539	1,306	2,186	9,356	14,725

M M

STATEMENT No. III.—*continued.*

Division.	District.	Mortgagees by	Mortgages by the tribes given in column 3 to																									
			Játs.		Rajputs.		Awáns.		Syads.		Páthans.		Gujars.		Moghals.		Dogars.		Aráins.		Kambohs		Sainis.		Labánas.		Koreshis.		Total to Agricultural Tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
LAHORE.	SIALKOT.	Játs	3,158	6,580	75	108	6	21	35	108	3	8	17	47	5	6	6	13	170	419	...	...	4	7	5	13	5	6	3,489	7,337	185	732	3,674	8,069
		Rájpúts	60	92	688	961	13	19	12	20	3	4	7	9	3	2	...	...	109	141	...	...	1	4	...	...	...	...	894	1,252	17	28	911	1,280
		Awána	33	57	17	15	292	278	5	3	...	...	...	...	...	...	...	...	6	6	...	...	...	...	...	...	...	...	353	359	9	21	362	380
		Syads	11	80	2	2	2	2	64	67	...	..	...	...	...	...	...	...	5	4	...	...	...	...	...	...	...	...	84	155	...	...	84	155
		Páthans	4	10	...	...	...	...	...	...	48	49	...	...	...	...	...	...	6	9	...	...	...	...	...	...	...	...	58	68	1	2	59	70
		Gujars	1	3	1	1	...	...	...	...	...	...	12	14	...	...	...	...	2	...	...	...	...	...	...	...	...	...	16	18	4	4	20	22
		Moghals	7	18	8	15	...	...	4	2	1	1	...	...	25	25	...	...	2	1	...	...	...	...	...	...	1	...	48	62	...	...	48	62
		Dogars	3	3	4	3	...	...	1	1	...	...	...	...	...	...	35	35	3	3	...	...	...	...	...	...	...	...	46	48	1	...	47	48
		Aráins	43	74	1	1	5	7	...	...	...	..	1	2	2	1	1	1	139	197	...	...	...	...	...	...	...	...	192	283	4	6	196	289
		Kambohs... ...	1	1	...	...	...	...	...	..	...	...	...	...	...	...	...	...	...	...	3	2	..	...	...	...	...	...	4	3	...	...	4	3
		Sainis	...	...	1	1	...	...	...	...	..	...	..	...	...	...	...	...	..	...	...	...	7	4	...	...	...	...	8	5	...	...	8	5
		Labánas	10	15	...	...	...	...	...	...	...	..	...	...	...	.	...	..	4	6	...	...	...	..	48	87	...	...	62	108	19	32	81	140
		Koreshis	7	9	8	2	...	...	...	...	...	..	...	...	...	...	...	...	...	..	..	...	2	2	...	...	14	18	26	31	1	1	27	32
		Total by agricultural tribes.	3,338	6,942	798	1,109	318	327	121	202	55	62	37	72	35	34	42	52	446	786	3	2	14	17	53	100	20	24	5,280	9,729	241	826	5,521	10,555
		Others	80	172	17	22	2	3	3	4	...	.	1	1	1	...	1	1	21	34	...	...	...	...	...	...	1	9	127	246	480	952	607	1,198
		Total ...	3,418	7,114	815	1,131	320	330	124	206	55	62	38	73	36	34	43	53	467	820	3	2	14	17	53	100	21	33	5,407	9,975	721	1,778	6,128	11,753

STATEMENT No. III.—*continued.*

Division.	District.	Mortgagees by	Mortgages by the tribes given in columns 8 to																									
			Játs.		Aráins.		Awáns.		Bilochs.		Gujars.		Kambohs.		Moghals.		Pathans.		Rájpúts.		Syads.		Labánas.		Total to Agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
LAHORE.	GUJRANWALA.	Játs ...	373	2,628	3	17	...	...	1	9	...	...	...	...	...	...	...	...	7	34	72	541	...	...	456	3,229	13	274	469	3,503
		Aráins ...	1	...	2	3	...	...	...	...	...	...	...	...	1	15	1	7	...	...	...	...	...	...	5	25	1	2	6	27
		Awáns ...	3	88	...	...	2	43	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	5	131	...	...	5	131
		Gujars ...	...	...	...	...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...	...	...	1	1	...	...	1	1
		Kambohs ...	...	...	...	...	...	...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...	1	1	...	...	1	1
		Moghals ...	...	...	...	...	...	...	...	...	...	...	...	...	2	1	...	...	...	...	...	...	...	...	2	1	...	...	2	1
		Rájpúts ...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	14	50	...	...	...	...	14	50	...	...	14	50
		Syads ...	4	125	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	7	134	...	...	11	259	...	...	11	259
		Labánas ...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	4	28	4	28	2	4	6	32
		Total by agricultural tribes.	381	2,841	5	20	2	43	1	9	1	1	1	1	3	16	1	7	21	84	79	675	4	28	499	3,725	16	280	515	4,005
		Others ...	6	230	1	3	...	...	...	...	...	...	...	...	...	...	...	...	1	12	11	213	...	...	19	458	50	621	69	1,079
		Total ...	387	3,071	6	23	2	43	1	9	1	1	1	1	3	16	1	7	22	96	90	888	4	28	518	4,183	66	901	584	5,084

STATEMENT No. III—*continued.*

Division.	District.	Mortgagees by	Mortgages by the tribes given in Column 3 to																									
			Játs.		Gujars.		Moghals.		Rájpúts.		Awáns.		Bilochs.		Syads.		Páthàns.		Aráins.		Koreshis.		Labánás.		Total to Agricultural Tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
RAWALPINDI.	GUJRAT.	Játs	1,408	1,781	42	143	4	5	35	54	42	51	1	1	36	48	...	...	49	46	12	20	18	26	1,647	2,181	60	183	1,707	2,364
		Gujars	221	343	1,369	2,133	5	4	33	63	38	54	1	2	68	104	4	6	76	120	4	5	75	116	1,894	2,950	47	120	1,941	3,070
		Moghals	9	10	10	16	46	66	7	12	...	...	...	...	8	6	3	6	4	2	2	1	46	56	130	175	3	4	133	179
		Rájpúts	118	124	35	52	3	3	269	316	11	13	...	...	21	37	2	3	7	9	12	19	18	31	499	607	3	9	502	616
		Awáns	35	31	6	4	5	12	3	6	231	243	...	...	12	8	4	3	9	5	...	...	1	1	306	313	5	11	311	324
		Bilochs	1	2	...	...	...	...	...	...	..	...	...	...	...	...	...	...	...	...	...	...	..	...	1	2	...	...	1	2
		Syads	16	18	26	22	4	7	6	8	9	11	...	...	110	127	1	2	9	5	2	4	...	...	183	204	3	11	186	215
		Pathán	1	1	4	3	...	...	...	...	...	...	...	...	...	...	4	6	1	1	...	...	...	..	10	11	...	...	10	11
		Aráins	15	17	20	32	1	1	1	1	8	2	...	..	9	14	...	...	96	98	1	1	9	7	155	173	4	10	159	183
		Koreshis	1	1	4	4	...	...	...	...	...	...	...	...	5	8	...	...	...	...	8	10	...	...	18	18	...	...	18	18
		Labánas	1	8	7	10	...	...	2	4	...	...	...	...	...	...	...	...	...	..	...	...	128	146	138	163	3	3	141	166
		Total by agricultural tribes ...	1,826	2,331	1,523	2,419	71	98	356	464	834	874	2	3	264	347	18	26	251	286	41	66	295	383	4,981	6,797	128	351	5,109	7,148
		Others	78	94	54	87	6	5	7	7	18	20	1	2	14	29	2	5	26	27	1	2	22	56	229	334	331	449	560	783
		Total	1,904	2,425	1,577	2,506	77	103	363	471	852	894	3	5	278	376	20	31	277	313	42	68	317	439	5,210	7,131	459	800	5,669	7,931

STATEMENT No. III—*continued.*

Division.	District.	Mortgages by	Mortgages by the tribes given in column 3 to																											
			Játs.		Aráins.		Awáns.		Rájpúts.		Khokkars.		Bilochs.		Syads.		Pathán.		Moghals.		Maliárs.		Kambohs.		Koreshis.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
RAWALPINDI.	SHAHPUR.	Játs	70	376	...	...	6	9	3	27	1	1	...	...	2	13	...	...	...	...	...	...	...	...	...	...	82	426	19	1,467	101	1,893
		Aráins	...	...	2	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	1	...	...	2	1
		Awáns	2	4	...	...	573	1,051	3	15	5	2	...	...	3	3	...	...	..	...	11	9	...	...	...	...	597	1,087	...	...	597	1,087
		Rájpúts	4	21	...	...	12	43	35	193	3	9	...	...	...	...	1	12	1	1	...	...	...	...	...	...	56	279	4	34	60	313
		Khokkars	3	13	..	..	...	...	4	13	31	219	...	...	1	1	...	...	...	..	...	...	1	1	...	..	40	247	6	38	46	285
		Bilochs	..	...	...	...	...	...	...	...	...	...	9	373	...	...	...	...	..	...	...	...	1	2	...	...	10	381	...	...	10	381
		Syads	4	2	...	..	7	5	1	6	1	2	...	..	6	19	...	...	...	...	..	...	...	...	..	...	19	34	4	56	23	90
		Pathán	...	...	...	..	...	..	...	...	1	4	...	...	...	...	7	43	..	...	..	...	...	...	...	...	8	47	...	...	8	47
		Maliárs	...	..	...	...	...	...	...	...	...	...	...	...	1	8	...	...	...	...	...	...	...	...	...	...	1	8	...	..	1	8
		Gujars	.	...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	1	...	...	1	1
		Kambohs	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	6	6	...	...	6	6	...	...	6	6
		Koreshis	...	...	...	...	7	8	...	..	..	...	...	...	...	...	...	...	...	...	...	..	...	...	1	2	8	10	...	...	8	10
		Total by agricultural tribes.	83	416	2	1	605	1,116	47	258	42	237	9	379	13	44	8	55	1	1	11	9	8	9	1	2	830	2,527	33	1,595	863	4,122
		Others	3	6	1	1	6	15	2	22	2	4	1	4	2	60	...	...	...	.	...	..	...	...	...	...	17	112	46	701	63	813
		Total ...	86	422	3	2	611	1,131	49	280	44	241	10	383	15	104	8	55	1	1	11	9	8	9	1	2	847	2,639	79	2,296	926	4,935

STATEMENT No. III—*continued.*

Division. RAWALPINDI. District. JHELUM.

Mortgages by	Mortgages by the tribes given in column 3 to																							
	Awáns.		Bhattis.		Bilochs.		Chauháns.		Ghakkars.		Gujars.		Jalaps.		Janjuás.		Játs.		Kahuts.		Kassars.		Khandoyas.		Khokhars.	
	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
Awáns	167	277	3	4	...	...	...	...	...	...	2	5	...	...	2	4	11	17	1	3	...	...	...	...	...	...
Bhattis	...	...	10	23	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Bilochs	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Chauháns	8	9	...	...	...	...	11	16	...	...	...	...	...	...	...	...	2	2	...	...	...	...	...	...	...	...
Ghakkars	3	3	...	...	...	...	...	...	37	42	4	4	...	...	...	...	17	26	...	...	...	...	...	...	...	...
Gujars	4	4	...	...	3	1	...	...	3	3	131	165	...	...	...	...	16	36	...	...	...	...	...	...	4	4
Jalaps	...	...	...	...	...	...	...	...	...	...	...	...	10	21	...	...	1	1	...	...	...	...	...	...	...	...
Janjuás	8	6	...	...	...	...	...	...	...	...	2	2	...	...	25	44	2	2	...	...	...	...	...	...	...	...
Játs	7	17	1	6	...	...	...	...	5	5	5	11	1	1	1	3	238	360	...	...	1	...	2	5	...	...
Kahuts	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	18	59	...	...	...	...	...	...
Kassars	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	1	6	11	17	54	8	15	...	...	...	...
Khandoyas	...	...	...	...	...	...	...	...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	6	3	...	...
Khokhars	...	...	1	1	...	...	...	...	...	...	...	...	...	...	...	...	4	3	...	...	...	...	...	...	13	19
Koreshis	1	1	...	...	...	...	...	...	...	...	11	15	...	...	...	...	1	1	...	...	...	...	...	...	...	...
Lilláe	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Mairs and Manhás	5	11	...	...	...	...	...	...	...	...	...	...	...	...	1	1	3	2	3	9	...	...	...	...	...	...
Maliárs (Aráins)	...	...	...	...	...	...	...	...	...	...	3	2	...	...	...	...	11	11	...	...	...	...	...	...	...	...
Moghals	5	7	...	...	...	...	...	...	...	...	1	1	...	...	1	1	10	13	...	...	...	...	...	...	...	...
Panwárs	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Patháns	5	8	...	...	...	...	...	...	...	...	2	1	...	...	2	2	...	...	...	...	...	...	...	...	...	...
Phaphrás	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	8	7	...	...	...	...	...	...	...	...
Rájputs	13	15	...	...	...	...	...	...	...	...	2	2	...	...	...	...	5	16	...	...	...	...	...	...	2	1
Syads	7	13	...	...	...	...	1	3	...	...	4	16	...	...	...	...	6	8	...	...	...	...	...	...	...	...
Total by agricultural tribes ..	233	371	15	36	3	1	12	19	45	50	167	224	12	23	33	56	341	511	39	125	9	15	8	8	19	24
Others	15	24	...	...	1	1	1	1	1	1	13	13	2	7	1	...	20	21	...	...	...	...	...	...	7	6
Total	248	395	15	36	4	2	13	20	46	51	180	237	14	30	34	56	361	532	39	125	9	15	8	8	26	30

RAWALPINDI. Jhelum.

Division.	District.	Mortgages by	Mortgages by the tribes given in column 3 to																							
			Koreshis.		Lillás.		Mairs and Manhás.		Maliárs (Aráins).		Moghals.		Panwárs.		Pathánes.		Phaphrás.		Rájpúts.		Syads.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55
		Awáns	...	...	...	...	...	...	3	9	2	1	...	...	...	...	...	...	2	1	5	8	198	339	15	79	213	408
		Bhattis	...	...	...	...	1	3	...	...	...	...	...	...	...	...	...	...	...	...	...	...	11	26	3	6	14	32
		Biloobs	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
		Chauháns	...	...	1	1	1	4	...	...	...	...	...	...	...	...	...	...	...	...	...	...	23	32	5	12	28	44
		Ghakkars	...	...	...	...	...	...	3	2	1	3	...	...	...	...	...	...	1	2	3	3	69	85	5	34	74	119
		Gujars	...	...	...	...	...	...	1	1	1	...	...	...	...	...	...	...	3	3	15	11	181	228	7	14	188	242
		Jalaps	...	...	...	...	...	...	2	1	...	...	...	...	...	...	1	2	...	...	...	...	14	25	2	370	16	395
		Janjuás	...	...	2	3	...	...	...	...	...	...	...	...	...	...	2	3	...	...	...	...	42	65	4	16	46	81
		Játs	...	...	...	...	5	15	5	10	4	4	...	...	...	...	4	4	4	6	6	24	290	479	28	92	318	571
		Kahuts	...	...	...	...	4	9	...	...	...	...	...	...	...	...	...	...	...	...	1	1	23	69	7	33	30	102
		Kassars	...	...	...	...	2	3	...	...	1	2	...	...	...	...	...	...	...	...	...	...	35	86	12	51	47	137
		Khandoyás	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	8	5	...	...	8	5
		Khokhars	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	5	...	...	4	4	23	32	...	...	23	32
		Koreshis	...	...	...	...	...	...	2	2	...	...	...	...	...	...	...	...	...	...	...	...	17	21	4	21	21	42
		Lillás	...	...	5	14	...	...	...	...	...	...	1	4	...	...	1	2	...	...	...	...	7	20	...	...	7	20
		Mairs and Manhás	...	...	...	...	85	102	1	2	...	...	...	...	...	...	...	...	...	...	5	14	54	142	17	59	71	202
		Maliárs (Aráins)	...	...	...	...	6	11	25	19	...	...	...	...	...	...	...	...	...	...	...	...	45	43	8	11	53	54
		Moghals	...	...	...	...	1	...	3	3	24	35	...	...	...	...	...	...	...	...	1	13	46	73	2	4	48	77
		Panwárs	...	...	...	...	...	...	...	...	...	...	1	9	...	...	1	2	...	...	...	...	2	11	...	...	2	11
		Pathánes	...	...	...	...	...	...	...	...	2	2	...	...	5	3	...	...	...	...	...	...	16	16	3	9	19	25
		Phaphrás	...	...	...	...	...	...	...	...	...	...	...	...	...	...	33	41	...	...	1	2	42	59	1	1	43	51
		Rájpúts	...	...	1	13	...	...	3	1	...	...	...	...	3	6	...	...	18	43	...	...	47	97	3	12	50	109
		Syads	...	...	2	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	18	27	38	63	5	37	43	100
		Total by agricultural tribes	...	7	16	11	32	54	147	48	50	35	47	2	13	8	9	43	59	28	55	59	107	1,231	1,998	131	861	1,362	2,859
		Others	...	...	...	1	10	1	2	4	2	2	2	...	...	...	...	...	...	...	1	2	...	...	70	92	123	202	193	294
		Total	...	7	16	12	42	55	149	52	52	37	49	2	13	8	9	43	59	29	57	59	107	1,301	2,090	254	1,063	1,555	3,153

MAPS.

STATEMENT No. III—*continued.*

Division.	District.	Mortgagees by	Mortgages by the tribes given in column 3 to																															
			Játs.		Maliárs.		Gujars.		Awáns.		Moghals.		Ghakkars.		Syads.		Koreshis.		Pathán.		Khattars.		Dhunds.		Kethwáls.		Sattis.		Daniáls.		Rájpúts.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39
RAWALPINDI.	RAWALPINDI.	Játs	12	13	2	5	2	3	8	11	...	...	...	...	...	.	...	...	...	...	...	...	...	...	...	...	...	...	...	...	3	7	27	39	12	18	39	57
		Maliárs	...	...	10	8	...	...	1	2	...	...	2	1	...	...	...	...	...	..	...	..	...	...	..	...	...	...	...	...	2	3	15	14	9	11	24	25
		Gujars	...	...	3	5	26	36	9	21	1	1	...	...	...	...	1	2	1	1	...	...	1	2	...	...	...	..	...	..	5	6	47	74	7	35	54	109
		Awáns	6	7	1	3	2	4	33	42	1	1	...	...	...	...	...	...	1	1	...	...	...	...	..	...	...	...	.	...	7	12	51	70	16	25	67	95
		Moghals	1	1	2	4	...	...	...	....	8	5	...	...	...	...	...	...	...	...	...	...	..	...	..	...	...	...	..	...	5	6	16	16	11	25	27	41
		Ghakkars	1	..	2	3	2	2	...	...	...	...	5	5	2	7	...	...	...	...	...	...	3	7	...	...	...	...	...	...	6	5	21	29	14	70	35	99
		Syads	...	...	...	...	1	2	...	...	..	...	1	1	6	19	...	...	3	1	...	...	...	...	...	...	...	...	...	...	...	..	11	23	8	27	19	50
		Koreshis	...	...	...	...	...	..	...	...	...	...	...	...	..	..	11	15	...	...	...	...	...	...	...	...	...	...	...	...	2	7	13	22	3	2	16	24
		Pathán	...	...	...	..	...	...	...	...	...	...	...	...	...	...	...	...	1	2	...	...	..	...	...	...	...	...	...	...	...	...	1	2	..	...	1	2
		Khattars	...	...	2	4	...	...	...	..	...	...	...	...	...	...	...	...	1	3	3	6	...	...	...	...	...	...	...	...	...	...	6	13	1	1	7	14
		Dhunds	...	...	...	...	1	1	...	...	...	...	...	...	.	...	...	...	...	...	...	...	4	3	...	...	...	...	1	1	1	2	7	7	9	31	16	38
		Kethwáls	...	...	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	...	...	...	...	...	6	52	...	...	...	...	...	..	6	52	2	8	8	60
		Sattis	...	...	...	...	...	...	..	..	3	2	...	...	...	...	...	...	...	...	...	...	1	1	...	...	17	8	...	...	...	...	21	11	9	5	30	16
		Daniáls	...	..	...	...	..	...	...	...	...	..	..	...	...	...	...	..	.	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	1	1	1
		Rájpúts	5	11	2	...	..	..	2	2	1	2	4	7	2	2	8	8	1	1	..	..	1	..	...	...	...	...	1	1	96	15	118	182	41	99	159	281
		Total by agricultural tribes	25	32	24	32	34	48	53	78	14	11	12	14	10	28	15	20	8	9	3	6	10	13	6	52	17	8	2	2	127	201	360	554	143	358	503	912
		Others	17	28	1	1	...	..	8	2	3	4	3	5	1	2	..	...	...	..	1	...	..	...	...	...	5	3	...	...	15	33	49	78	99	152	148	230
		Total ...	42	60	25	33	34	48	56	80	17	15	15	19	11	30	15	20	8	9	4	6	10	13	6	52	22	11	2	2	142	234	409	632	242	510	651	1,142

STATEMENT No. III—*continued.*

RAWALPINDI. | Division. | District. | Attock.

Mortgages by	Mortgages by the tribes given in column 3 to																																	
	Awáns.		Ghakkars.		Gujars.		Jodhras.		Khattars.		Koreshis.		Maliárs.		Moghals.		Pathánns.		Rájpúts.		Syads.		Bhattis.		Janjuas		Jodhs.		Játs.		Biloons.		Total to agricultural tribes.		Others.		Total.	
	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres	Number of transactions.	Area in acres.	Number of transactions.	Area in acres	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1 2 3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
Awáns ...	325	1,577	...	...	10	9	..	...	8	27	6	56	10	16	2	6	84	52	...	...	12	29	3	12	2	6	...	...	3	14	1	9	416	1,816	40	452	456	2,268
Ghakhars ...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	1	4	1	4
Gujars ...	37	59	1	3	54	113	...	...	4	9	1	3	8	7	1	1	23	53	...	...	1	3	...	...	..	...	...	...	...	...	...	...	...	...	4	317	134	568
Jodhras ...	2	21	...	...	...	...	2	8	...	...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	...	...	130	251	4	317	134	568
Khattars ...	13	48	1	4	..	...	...	...	33	227	...	...	3	13	..	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	4	29	4	12	8	41
Koreshis ...	4	18	...	...	...	..	...	...	...	...	2	2	...	...	...	...	...	..	...	...	1	5	...	..	...	...	...	...	...	...	...	...	50	290	4	55	54	345
Maliárs ...	14	16	...	...	2	...	...	...	...	...	...	...	37	32	...	...	5	2	...	...	..	...	1	1	..	...	...	...	...	...	...	...	7	25	1	2	8	27
Moghals ...	5	8	...	...	..	...	...	...	1	6	..	.	1	1	3	9	2	13	...	...	...	...	..	...	..	...	...	...	...	...	...	...	59	51	5	13	64	64
Pathánns ...	18	78	...	...	7	9	...	...	...	...	1	...	16	5	1	1	338	529	...	...	3	4	...	..	...	...	...	...	...	...	...	...	12	37	5	20	17	57
Rájpúts ...	3	12	...	...	...	...	...	..	1	2	...	..	1	1	...	...	...	...	9	53	...	...	...	...	...	...	2	2	...	...	...	...	364	626	11	21	395	647
Syads ...	10	53	...	...	3	2	...	...	2	108	...	...	8	7	...	..	3	1	1	8	19	25	1	1	...	...	...	...	...	...	...	...	16	70	9	62	25	132
Bhattis ...	1	12	...	...	...	...	...	...	...	.	...	...	1	...	...	...	...	...	...	...	...	...	6	19	...	...	...	...	...	...	...	...	45	203	9	37	54	240
Janjuas ...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	...	...	..	...	...	...	...	...	...	4	18	...	...	...	...	...	...	8	31	2	3	10	34
Jodhs ...	..	...	...	...	...	...	...	.	..	...	...	..	...	...	...	...	...	...	.	...	...	..	...	...	...	.	...	...	...	...	...	...	4	18	...	...	4	18
Total by agricultural tribes	432	1,900	2	7	76	133	2	8	49	377	10	61	83	82	7	17	405	650	10	61	36	66	11	33	6	27	2	2	3	14	1	9	1,185	3,447	96	999	1,281	4,446
Others ...	13	59	...	...	2	3	..	...	..	.	.	...	3	1	...	...	31	30	4	2	1	1	3	2	...	.	..	.	...	...	...	...	57	98	101	123	158	221
Total ...	445	1,959	2	7	78	136	2	8	49	377	10	61	86	83	7	17	436	680	14	63	37	67	14	35	6	27	2	2	3	14	1	9	1,192	3,545	197	1,122	1,389	4,667

STATEMENT No. III – *continued.*

Division.	District.	Mortgagee B	Mortgages by the tribes given in column 3 to: Játs. Number of transactions.	Játs. Area in acres.	Aráins. Number of transactions.	Aráins. Area in acres.	Bilochs. Number of transactions.	Bilochs. Area in acres.	Syads. Number of transactions.	Syads. Area in acres.	Patháns. Number of transactions.	Patháns. Area in acres.	Awáns. Number of transactions.	Awáns. Area in acres.	Koreshis. Number of transactions.	Koreshis. Area in acres.	Rájpúts. Number of transactions.	Rájpúts. Area in acres.	Total to agricultural tribes. Number of transactions.	Total to agricultural tribes. Area in acres.	Others. Number of transactions.	Others. Area in acres.	Total. Number of transactions.	Total. Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
MULTAN.	MIANWALI.	Játs	267	3,815	...	..	4	73	14	67	61	339	10	22	12	81	...	...	368	4,397	40	171	408	4,568
		Aráins	1	13	5	18	...	...	...	...	...	...	...	...	...	...	...	...	6	81	...	...	6	31
		Bilochs	8	29	...	...	21	118	...	...	1	4	...	...	...	...	...	...	30	151	2	17	32	168
		Syads	62	85	2	4	...	...	25	133	18	62	10	263	...	...	...	...	112	547	4	18	116	565
		Patháns	191	739	23	43	2	11	13	72	1,121	5,606	33	177	32	297	5	126	1,420	7,071	39	366	1,459	7,437
		Awáns	2	2	5	16	...	...	1	11	4	5	72	873	3	40	...	...	87	947	2	...	89	947
		Koreshis	16	26	3	8	...	...	2	18	6	26	...	...	23	64	...	...	50	142	1	...	51	142
		Rájpúts	...	...	...	...	...	...	...	...	...	..	...	...	...	..	1	13	1	13	1	...	2	13
		Total by agricultural tribes	547	4,709	38	89	27	202	55	301	1,206	6,042	125	1,335	70	482	6	139	2,074	13,299	89	572	2,163	13,871
		Others	20	78	3	16	2	11	1	1	17	228	...	...	...	...	...	...	43	334	159	889	202	1,223
		Total	567	4,787	41	105	29	213	56	302	1,223	6,270	125	1,335	70	482	6	139	2,117	13,633	248	1,461	2,365	15,094
	LYALLPUR.	Játs	2	284	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	284	...	...	2	284
		Total by agricultural tribes	2	284	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	284	...	...	2	284
		Others	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
		Total	2	284	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	284	...	...	2	284

STATEMENT No. III—*continued.*

Division.	District.	Mortgagees by	Mortgages by the tribes given in column 3 to																	
			Játs.		Rájpúts.		Bilochs.		Syads.		Koreshis.		Khokhars.		Nekokáras.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
MULTAN.	JHANG.	Játs	13	114	1	25	...	...	1	9	...	...	2	4	1	12	18	164	16	190	34	354
		Rájpúts	2	8	21	416	...	...	...	...	...	...	1	7	...	...	24	431	38	622	62	1,053
		Bilochs	3	18	...	...	11	85	...	...	...	...	1	5	...	...	15	108	4	32	19	140
		Syads	1	4	...	...	1	12	1	3	...	...	...	...	...	...	3	19	3	110	6	129
		Koreshis	...	...	...	...	...	...	...	...	5	39	...	...	...	...	5	39	12	179	17	218
		Khokhars	...	...	...	...	...	...	...	...	...	...	3	15	...	...	3	15	1	...	4	15
		Total by agricultural tribes	19	144	22	441	12	97	2	12	5	39	7	31	1	12	68	776	74	1,133	142	1,909
		Others	1	12	3	9	...	..	...	...	...	...	...	3	...	...	4	24	60	386	64	410
		Total	20	156	25	450	12	97	2	12	5	39	7	34	1	12	72	800	134	1,519	206	2,319

STATEMENT No. III—*continued.*

Division.	District.	Mortgagees by	Mortgages by the tribes given in column 3 of																	
			Aráins		Bilochs.		Játs.		Koreshis.		Pathán.		Rájpúts.		Syads.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
MULTAN.	MULTAN.	Aráins	2	9	...	...	3	51	1	7	...	...	...	...	...	...	6	67	2	29	8	96
		Awáns	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	19	1	19
		Bilochs	...	...	1	10	...	...	...	...	...	...	...	...	...	...	1	10	2	8	3	18
		Játs	2	2	2	17	53	954	...	...	...	...	1	6	2	13	60	992	57	704	117	1,696
		Kambohs	...	...	...	...	2	63	...	...	...	...	...	...	...	...	2	63	...	...	2	63
		Koreshis	1	8	...	...	...	...	...	...	...	...	...	...	...	...	1	8	1	13	2	21
		Pathán	...	...	...	...	2	20	...	...	1	33	...	...	1	9	4	62	1	5	5	67
		Rájpúts	...	...	...	...	2	39	...	...	...	...	3	20	...	...	5	53	3	51	8	104
		Syads	...	...	...	...	...	...	...	...	1	11	...	...	1	47	2	58	7	33	9	91
		Total by agricultural tribes	5	19	3	27	62	1,121	1	7	2	44	4	26	4	69	81	1,313	74	862	155	2,175
		Others	1	19	...	...	8	61	...	...	...	...	1	9	...	...	10	89	148	3,666	158	3,755
		Total	6	38	3	27	70	1,182	1	7	2	44	5	35	4	69	91	1,402	222	4,528	313	5,930

STATEMENT No. III—*continued.*

Division.	District.	Mortgagee by	Mortgages by the tribes given in column 3 to															
			Játs.		Bilochs.		Syads		Koreshis.		Pathans.		Rájpúts.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
MULTAN.	MUZAFFARGARH.	Játs	228	1,213	30	99	5	33	3	13	2	15	1	2	269	1,375	83	863	352	2,238
		Bilochs	12	123	128	534	...	...	...	...	...	...	..	...	140	657	26	105	166	762
		Syads	5	24	2	486	8	16	...	...	...	...	...	...	15	526	7	16	22	542
		Koreshis	3	11	3	31	...	...	2	4	...	...	...	...	8	46	5	26	13	72
		Pathans	...	...	...	...	...	...	...	...	1	17	...	...	1	17	5	67	6	84
		Total by agricultural tribes ...	248	1,371	163	1,150	13	49	5	17	3	32	1	2	433	2,621	126	1,077	559	3,698
		Others	26	182	8	38	7	52	1	6	...	...	...	...	42	278	335	2,146	377	2,424
		Total ...	274	1,553	171	1,188	20	101	6	23	3	32	1	2	475	2,899	461	3,223	936	6,122

STATEMENT No. III—*concluded.*

Division.	District.	Mortgages by	Mortgages by the tribes given in column 3 to																					
			Játs.		Aráins.		Bilochs.		Pathán.		Koreshis.		Khetrans.		Syads.		Mujáwars.		Moghals.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
MULTAN.	Dera Ghazi Khan.	Játs	163	852	...	...	53	228	8	18	1	10	...	...	7	69	...	..	2	18	234	1,195	33	292	267	1,487
		Aráins	1	1	7	50	...	...	...	...	...	...	...	...	...	...	...	.	...	...	8	51	1	1	9	52
		Bilochs	46	251	1	4	582	2,218	7	115	2	9	..	...	9	57	1	12	1	3	649	2,669	37	224	686	2,893
		Pathán	4	12	..	...	2	6	14	52	...	...	...	...	.	...	...	...	...	...	20	70	1	2	21	72
		Rájpúts	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	4	2	4
		Khetrans	..	...	...	...	1	4	...	...	...	...	7	18	.	...	...	...	...	...	8	22	1	1	9	23
		Syads	5	9	...	...	20	1,178	...	..	..	...	...	...	12	97	1	3	...	...	38	1,287	4	22	42	1,309
		Machis	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	1	1	1
		Mujáwars	1	3	...	..	...	...	...	...	...	...	...	...	...	...	16	19	...	...	17	22	...	...	17	22
		Total by agricultural tribes ..	220	1,128	8	54	658	3,634	29	185	3	19	7	18	28	223	18	34	3	21	974	5,316	80	547	1,054	5,863
		Others	21	101	1	1	20	86	2	4	...	...	...	...	1	10	...	...	1	34	46	236	272	2,555	318	2,791
		Total	241	1,229	9	55	678	3,720	31	189	3	19	7	18	29	233	18	34	4	55	1,020	5,552	352	3,102	1,372	8,654

STATEMENT No. IV.

(*Vide* paragraphs 24 to 26 of the text.)

SHOWING DETAILS OF SALES FOR THE YEAR ENDING 15TH JUNE 1907.

Division.	District.	Sales by	Sales by the tribes given in column 3 to																							
			Játs.		Rájpúts.		Ahírs.		Aráins.		Bishnois.		Dogars.		Mális.		Moghals.		Patháns.		Syads.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
DELHI.	Hissar.	Játs	163	3,645	4	177	1	1	...	...	2	50	...	...	1	9	...	...	...	...	...	...	171	3,882	12	160	183	4,042
		Rájpúts	29	543	89	1,025	...	...	1	2	2	28	...	...	...	..	...	...	1	19	...	...	122	2,517	12	142	134	2,659
		Aráins	1	7	2	21	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	3	28	2	6	5	34
		Bishnois	8	53	2	52	...	...	...	...	10	347	...	...	...	...	...	...	...	...	...	...	20	452	1	27	21	479
		Dogars	...	...	...	...	...	...	...	...	...	...	2	8	1	3	...	...	...	...	...	...	3	11	...	...	3	11
		Mális	...	...	...	...	...	...	...	...	...	...	...	...	4	18	...	...	...	...	...	...	4	18	...	...	4	18
		Moghals	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	16	1	55	...	...	2	71	...	...	2	71
		Patháns	3	476	...	...	...	...	..	...	1	29	...	...	...	...	...	...	5	539	...	...	9	1,044	...	...	9	1,044
		Syads	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	28	...	...	2	13	3	41	..	...	3	41
		Total by agricultural tribes.	204	4,724	97	2,176	1	1	1	2	15	454	2	8	6	30	2	44	7	613	2	13	337	8,064	27	335	364	8,399
		Others	247	6,179	59	1,918	...	...	1	4	7	76	...	...	1	7	1	103	2	54	4	31	322	8,372	179	2,996	501	11,368
		Total ...	451	10,903	156	4,093	1	1	2	6	22	530	2	8	7	37	3	147	9	667	6	44	659	16,436	206	3,331	865	19,767

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 8 to																			
			Játs.		Rájpúts.		Patháns.		Syads.		Ahírs.		Bilochs.		Moghals.		Malis.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
DELHI.	Rohtak.	Játs	189	902	...	...	1	1	...	...	4	8	...	...	...	...	...	...	194	913	44	191	238	1,103
		Rájpúts	...	..	26	158	...	...	...	...	1	9	...	...	...	...	...	...	27	167	4	34	31	201
		Patháns	17	24	...	...	57	85	...	...	8	23	1	1	1	3	1	...	85	136	20	8	105	144
		Syads	...	..	3	15	...	...	3	830	...	...	...	...	1	23	...	...	7	868	...	...	7	868
		Ahírs	...	...	...	...	...	...	...	..	28	113	...	...	...	...	...	...	28	113	1	13	29	126
		Bilochs	3	1	4	9	1	...	...	...	...	...	8	6	..	...	...	...	11	16	5	93	16	109
		Mális	...	...	...	...	...	...	...	...	...	...	...	...	...	...	3	3	3	3	...	...	3	3
		Total by agricultural tribes	209	928	33	182	59	86	3	830	41	153	4	7	2	26	4	3	355	2,215	74	339	429	2,554
		Others	30	253	5	29	4	8	...	...	4	29	...	...	...	...	3	2	46	321	137	469	183	790
		Total	239	1,181	38	211	63	94	3	830	45	182	4	7	2	26	7	5	401	2,536	211	808	612	3,344

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																									
			Játs.		Ahírs.		Málís.		Gujars.		Rájpúts		Syads.		Moghals		Pathánś.		Biloches.		Meos.		Khanzádas.		Koreshis.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
DELHI.	GURGAON.	Játs	55	152	...	...	...	...	..	..	...	...	2	2	...	...	1	3	..	...	...	...	...	...	..	...	58	157	7	13	65	170
		Ahírs	...	...	69	495	1	3	...	...	1	3	...	...	.	..	...	...	...	...	1	1	...	...	...	...	72	502	3	55	75	557
		Málís	...	...	...	...	2	9	...	...	...	...	...	...	..	...	...	..	...	...	1	1	...	...	...	...	3	10	...	...	3	10
		Gujars	...	...	...	...	...	...	5	19	..	...	...	...	..	...	...	...	.	...	...	..	...	...	...	...	5	19	3	17	8	36
		Rájpúts	1	2	9	47	...	..	2	3	44	429	4	14	.	...	...	...	2	17	1	1	...	...	...	...	63	513	4	29	67	542
		Syads	1	12	...	...	...	...	...	...	...	...	1	...	..	...	...	...	...	...	...	...	..	...	...	...	2	12	...	...	2	12
		Moghals	6	...	...	...	...	...	...	..	...	...	13	13	2	...	...	...	...	.	...	...	...	...	...	...	21	13	...	...	21	13
		Pathánś	...	...	1	10	...	...	.	...	1	2	1	...	1	2	5	5	...	...	...	...	...	..	1	7	10	26	...	...	10	26
		Biloches	...	...	3	93	...	...	..	...	...	...	...	...	...	...	...	...	13	46	2	8	...	...	...	...	18	147	...	...	18	147
		Meos	...	...	6	20	...	...	6	26	...	...	2	4	...	...	1	10	...	...	87	412	...	...	...	...	102	472	1	...	103	472
		Khanzádas	...	...	...	...	...	...	...	...	...	...	..	...	...	...	...	...	..	...	4	5	3	3	...	...	7	8	1	1	8	9
		Koreshis	8	15	...	...	...	...	...	...	.	...	...	...	...	..	1	5	...	...	2	7	...	...	5	...	9	27	1	1	10	28
		Total by agricultural tribes ...	66	181	88	665	3	12	13	48	46	434	23	33	. 3	2	8	23	15	63	95	435	3	3	4	7	370	1,906	20	116	390	2,022
		Others	6	39	15	454	2	1	1	20	...	...	5	26	...	...	..	...	1	10	...	...	...	..	1	2	31	552	70	937	101	1,489
		Total	72	220	103	1,119	5	13	14	68	46	434	28	59	3	2	8	23	16	73	98	435	3	3	5	9	401	2,458	90	1,053	491	3,511

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																													
			Játs.		Ahírs.		Gujars.		Tagas.		Rájpúts.		Málís.		Saiuís.		Patháns.		Syads.		Biloches.		Chauháns.		Reahs.		Meos.		Goras.		Moghals		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39
DELHI.	DELHI.	Játs	44	161	...	...	1	3	...	...	...	2	...	..	...	...	1	25	...	...	..	...	2	8	...	..	...	...	...	...	1	328	49	527	10	17	59	544
		Ahírs	1	1	2	12	...	...	...	...	...	..	...	...	...	...	...	...	...	...	...	...	..	...	...	...	..	...	...	...	..	...	3	13	...	...	3	13
		Gujars	...	...	...	...	13	48	1	23	...	...	1	10	...	...	...	..	...	...	...	...	..	...	...	..	2	23	...	...	...	..	17	104	...	...	17	104
		Tagas	...	..	...	...	1	13	22	123	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	23	136	..	...	23	136
		Rájpúts	1	8	...	...	...	...	1	2	1	7	...	..	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	3	18	..	...	3	18
		Málís	...	...	...	...	...	...	1	...	...	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	1	...	...	...	1	...
		Aráins	...	...	...	..	...	...	...	...	...	...	..	..	...	...	...	...	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	...	2	330	2	330
		Pathán	...	...	...	...	.	..	...	...	...	...	1	14	...	...	1	2	1	...	...	...	...	...	...	...	...	...	...	...	...	...	3	16	3	119	6	135
		Syads	2	10	1	114	3	65	...	...	...	...	...	...	...	...	1	1	8	323	...	...	...	...	...	...	...	...	...	...	...	..	15	519	5	20	20	539
		Biloches	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	..	1	10	...	...	...	...	...	...	...	...	...	...	1	10	...	...	1	10
		Chauháns	3	23	...	...	...	...	...	..	...	...	...	...	...	...	...	...	...	...	...	...	1	3	...	...	...	...	...	...	...	..	4	26	..	...	4	26
		Reahs	...	...	...	...	...	.	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	5	...	...	...	...	...	...	1	8	..	...	1	8
		Meos	2	5	...	...	...	...	...	...	...	...	...	.	...	...	...	...	...	...	...	...	3	6	...	...	3	4	...	..	...	...	8	17	...	...	8	17
		Goras	1	10	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	...	..	...	...	...	2	9	...	...	3	19	..	...	3	19
		Moghals	...	...	...	...	...	...	..	...	...	...	..	...	1	5	1	2	...	...	...	...	...	...	...	...	...	...	...	...	2	4	4	11	1	8	5	19
		Total by agricultural tribes.	54	225	3	126	18	129	25	148	1	9	2	24	1	5	4	30	9	323	1	10	6	19	1	8	5	27	2	9	3	332	135	1,424	21	494	156	1,918
		Others	15	88	1	5	18	210	8	41	...	..	2	5	.	...	2	2	1	15	1	7	8	57	...	...	25	230	2	5	1	5	85	670	98	959	183	1,629
		Total ..	69	313	4	131	36	339	33	189	1	9	4	29	1	5	6	32	10	338	2	17	15	76	1	8	30	257	4	14	4	337	220	2,094	119	1,453	339	3,547

STATEMENT No. IV—*continued.*

Division. DELHI.

District. KARNAL.

Sales by	Sales by the tribes given in column 1 to																																	
	Pathán.		Aráin.		Gadis.		Ját.		Rájpút.		Rors.		Syads.		Koreshis.		Kambohs.		Gujars.		Mális.		Dogars.		Us-mánis.		An-sáris.		Tagas.		Abbásis.		Total to agricultural tribes.		Others.		Total.	
	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
Pathán	14	8	...	...	...	...	...	..	1	4	...	...	1	1	1	1	...	...	...	...	...	...	.	..	4	5	2	...	...	...	1	2	24	21	13	6	37	27
Aráins	23	64	32	116	..	...	1	2	1	2	1	5	...	...	..	...	...	...	..	..	...	...	...	..	1	2	...	...	...	...	...	...	59	191	2	...	61	191
Gadis	...	...	...	...	16	48	..	...	...	...	2	1	...	..	...	...	1	3	...	...	...	...	...	...	...	..	...	...	...	...	...	...	19	52	...	...	19	52
Ját	4	44	3	48	...	...	118	1,221	7	77	1	13	3	35	..	...	1	10	2	12	4	19	...	...	1	10	...	...	1	13	...	...	145	1,502	21	154	166	1,656
Rájpúts	5	18	6	10	...	...	6	38	144	1,077	3	51	2	39	..	...	4	14	1	2	1	1	...	...	..	...	1	2	...	...	...	...	173	1,252	13	264	186	1,516
Rors	2	21	...	...	1	5	2	14	1	9	34	378	...	...	..	...	..	...	1	10	...	...	...	..	...	...	...	...	...	...	...	...	41	437	3	17	44	454
Syads	...	...	1	3	...	...	...	...	2	4	...	...	13	65	1	1	1	...	...	...	1	5	...	...	...	...	9	18	...	...	4	5	32	96	2	3	34	99
Koreshis	...	...	...	...	...	...	2	17	1	16	..	..	1	452	5	456	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	9	941	...	...	9	941
Kambohs	...	...	1	2	...	...	1	2	2	7	1	7	1	17	...	...	15	43	...	...	...	...	...	...	...	...	...	...	13	...	...	...	21	91	...	...	21	91
Gujars	...	...	2	46	..	..	3	14	..	..	1	31	1	15	1	2	...	...	46	274	...	...	.	...	...	...	...	...	...	...	...	...	54	382	7	70	61	452
Mális	3	5	2	4	..	.	..	...	2	5	1	5	..	...	...	.	...	...	..	...	9	90	...	...	...	...	...	...	...	...	...	...	16	109	1	3	17	112
Dogars	...	...	...	...	...	...	...	...	...	...	..	...	...	...	...	...	..	...	...	...	...	...	1	18	...	...	...	...	...	...	...	...	1	18	2	7	3	25
Moghals	1	1	...	...	...	...	.	...	...	...	..	...	...	...	...	.	...	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	1	1	...	...	1	1
Usmánis	...	...	1	...	...	...	...	...	..	..	..	.	2	1	...	...	...	.	.	. .	..	...	...	...	10	6	2	..	...	...	1	...	16	7	2	...	18	7
Ansáris	1	...	6	2	...	...	..	...	...	...	...	...	2	1	1	...	3	...	1	10	...	..	...	...	..	...	35	20	...	...	5	1	54	54	17	2	71	56
Tagas	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	14	25	...	...	14	25	...	...	14	25
Abbásis	...	...	...	...	...	...	...	...	...	...	...	...	2	...	...	.	...	..	.	...	...	...	...	...	...	...	2	...	...	...	7	1	11	1	4	...	15	1
Total by agricultural tribes.	52	161	54	251	17	53	133	1,308	161	1,201	44	491	28	626	9	460	25	70	51	308	15	115	1	18	16	23	51	35	15	51	18	9	690	5,180	87	526	777	5,706
Others	...	...	3	5	2	23	28	947	6	51	11	140	7	42	.	...	3	6	7	127	4	143	..	...	1	1	6	.	1	1	1	...	80	1,486	102	2,504	182	3,990
Total	52	161	57	256	19	76	161	2,255	167	1,252	55	631	35	668	9	460	28	76	58	435	19	258	1	18	17	24	57	35	16	52	19	9	770	6,666	189	3,030	959	9,696

KARNAL.

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																									
			Játs.		Rájpúts.		Syads.		Pathán.		Gujars.		Aráins.		Sainis.		Labánas.		Kambohs.		Maghs.		Mális.		Tagas.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
DELHI.	AMBALA.	Játs	282	777	12	63	2	1	2	6	15	11	22	70	19	28	...	...	5	3	...	...	3	14	..	..	362	973	43	66	405	1,039
		Rájpúts	57	178	203	476	6	21	2	2	14	19	47	113	12	54	..	...	2	11	...	...	11	40	1	16	355	930	14	117	369	1,047
		Syads	6	8	...	...	11	36	...	...	1	19	3	95	..	...	...	...	...	...	2	11	...	...	...	...	23	172	...	..	23	172
		Pathán	...	...	5	11	1	1	...	...	1	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	7	13	...	...	7	13
		Gujars	18	24	12	13	1	2	...	...	78	251	...	...	7	24	...	...	..	...	..	...	1	2	...	...	117	316	3	24	120	340
		Aráins	1	22	2	2	1	1	...	...	1	3	78	110	2	2	...	...	...	...	...	...	4	4	..	...	89	144	10	13	99	157
		Sainis	8	24	1	2	...	...	...	...	...	...	1	2	40	99	...	...	...	...	...	...	...	...	...	...	51	127	1	...	52	127
		Labánas	1	1	...	..	2	1	...	...	...	...	...	...	4	10	8	30	...	..	...	...	...	...	..	...	15	42	1	3	16	45
		Kambohs	1	3	...	...	...	...	1	6	...	...	7	3	...	...	...	...	6	5	...	...	1	...	...	...	16	17	3	11	19	28
		Maghs	...	...	...	..	1	1	...	...	...	...	...	...	...	...	...	...	...	...	6	3	...	...	...	...	7	4	...	...	7	4
		Mális	3	12	7	40	...	...	...	...	...	...	1	...	...	...	...	...	...	...	...	...	17	39	...	...	28	91	...	...	28	91
		Moghals	...	...	...	...	...	...	...	...	1	...	...	...	...	...	...	...	...	...	..	...	...	.	...	...	1	...	...	...	1	...
		Total by agricultural tribes	378	1,049	242	607	25	64	5	14	111	304	159	393	84	217	8	30	13	19	8	17	37	99	1	16	1,071	2,829	75	234	1,146	3,063
		Others	48	112	25	55	3	15	...	...	14	42	42	73	7	9	...	...	1	5	1	2	11	17	..	...	152	330	206	896	358	1,226
		Total	426	1,161	267	662	28	79	5	14	125	346	201	466	91	226	8	30	14	24	9	19	48	116	1	16	1,223	3,159	281	1,130	1,504	4,289

STATEMENT No. IV.— *continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																							
			Giraths.		Jats.		Rajputs.		Thakurs.		Rathis.		Gujars.		Gaddis.		Kanets.		Dagis.		Kolis.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
JULLUNDUR.	KANGRA.	Giraths	132	270	2	...	20	40	1	3	...	...	4	3	...	...	...	...	...	...	...	...	159	316	30	46	189	364
		Jats	3	1	19	66	5	43	1	17	1	2	..	...	...	...	1	1	...	...	...	...	30	130	19	5	49	135
		Rajputs	50	131	8	39	243	790	5	14	11	31	3	5	3	5	3	2	...	..	3	6	329	1,023	43	163	372	1,186
		Thakurs	10	33	2	2	31	190	44	168	1	5	6	27	...	..	...	...	...	...	2	1	96	426	10	29	106	455
		Rathis	6	11	...	...	30	59	...	...	92	407	...	...	16	17	...	...	...	...	2	17	146	511	18	20	164	531
		Gujars	3	8	...	...	1	3	...	...	1	2	7	20	...	...	...	...	...	...	...	...	12	28	3	3	15	31
		Gaddis	1	...	..	...	1	...	...	...	...	...	...	...	18	18	...	...	...	...	..	...	20	18	3	14	23	32
		Kanets	...	...	...	...	6	12	1	6	...	...	...	...	1	1	370	310	26	10	46	25	450	364	13	4	463	368
		Dagis	...	...	...	...	2	1	...	...	...	...	...	...	...	...	24	17	32	19	...	..	58	37	1	...	59	37
		Kolis ...	...	...	2	2	1	1	...	...	2	...	..	...	...	...	38	12	...	...	57	49	98	64	5	3	103	67
		Total by agricultural tribes.	205	449	33	109	340	1,139	52	208	108	447	20	55	38	41	434	342	58	29	110	98	1,398	2,917	145	289	1,543	3,206
		Others	76	109	3	3	60	188	6	11	12	26	2	2	13	11	46	42	11	8	15	5	244	405	859	2,317	1,103	2,722
		Total	281	558	36	112	400	1,327	58	219	120	473	22	57	51	52	480	384	69	37	125	103	1,642	3,322	1,004	2,606	2,646	5,928

STATEMENT No. IV—*continued.*

1 Division.	2 District.	Sales by	Sales by the tribes given in column 3 to																											
			Játs.		Aráins.		Rájpúts.		Awáns.		Páthans.		Gujars.		Chhangs, Giraths and Bahtis.		Sáinís.		Mahtons.		Labánás.		Dogars.		Moghals.		Kanets.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
JULLUNDUR.	HOSHIARPUR.	Játs	283	375	10	5	22	19	2	8	7	5	8	19	3	5	10	7	4	8	...	...	...	...	...	..	...	...	349	446	41	18	390	464
		Aráins	6	6	72	41	3	4	...	...	4	3	...	...	...	...	1	...	...	...	...	...	...	...	...	...	...	...	86	54	10	8	96	62
		Rájpúts	43	54	17	27	174	960	3	11	1	1	27	158	14	94	20	21	12	23	..	...	1	9	...	...	...	...	312	1,358	77	507	389	1,865
		Awáns	...	...	...	..	...	...	44	88	..	..	1	2	2	6	...	.	1	...	...	...	...	...	..	...	...	...	48	96	...	...	48	96
		Páthans	3	3	2	4	4	13	...	...	9	29	3	35	...	...	6	2	..	..	...	...	...	...	...	...	...	...	27	86	9	14	36	100
		Gujars	24	24	1	...	8	11	...	...	1	1	77	115	...	...	1	...	...	...	1	2	...	...	2	19	...	...	115	172	8	8	123	180
		Chhangs, Giraths and Bahtis	1	...	...	...	3	..	...	...	...	...	.	...	15	22	2	1	...	...	...	...	...	...	...	...	...	...	21	23	3	2	24	25
		Sáinís	5	39	...	...	1	...		...	1	1	3	2	3	1	64	40	...	...	...	...	...	...	...	...	...	...	77	83	4	1	81	84
		Mahtons	2	2	.	...	...	...	...		...	...	...	...	...	...	...	...	3	2	..	...	...	...	...	...	...	...	5	4	...	...	5	4
		Labánás	...	...	...	...	...	...	..	...	...	...	2	13	...	...	...	...	...	..	8	38	...	...	...	...	...	...	10	49	...	...	10	49
		Dogars	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	3	36	...	...	...	...	3	36	...	...	3	36
		Moghals	1	...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	...	..	...	...	...	1	...	...	...	2	...	...	...	2	...
		Kanets	2	5	...	..	1	7	...	...	...	...	...	..	1	2	...	...	...	...	...	..	...	..	...	...	1	2	5	16	2	4	7	20
		Total by agricultural tribes	370	508	102	77	216	1,014	49	102	23	40	121	344	38	130	104	71	20	33	9	38	4	45	3	19	1	2	1,060	2,423	154	562	1,214	2,985
		Others	62	126	8	6	13	8	2	1	2	1	24	57	10	18	16	14	...	...	1	21	...	...	1	4	...	...	139	256	243	679	382	935
		Total	432	634	110	83	229	1,022	51	103	25	41	145	401	48	148	120	85	20	33	10	59	4	45	4	23	1	2	1,199	2,679	397	1,241	1,596	3,920

STATEMENT No. IV—*continued*.

Division.	District.	Sales by	Sales by the tribes given in column 3 to																											
			Játs.		Aráins.		Awáns.		Dogars.		Gujars		Kambohs		Mahtons.		Pathán.		Rájpúts		Sainís.		Syads.		Labanás.		Total to agricultural tribes.		Others.		Total	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
JULLUNDUR.	JULLUNDUR.	Játs	686	702	46	58	...	...	2	3	3	6	3	4	1	2	1	1	10	46	6	4	4	13	...	...	762	839	76	65	838	904
		Aráins	36	25	593	368	1	...	2	1	7	10	...	...	...	...	...	...	22	18	1	3	1	...	...	...	663	425	52	46	715	471
		Awans	6	14	5	10	62	66	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	73	90	4	4	77	94
		Dogars	2	1	15	5	...	..	13	7	3	2	1	1	...	...	...	...	1	7	...	...	...	...	...	...	35	23	2	...	37	23
		Gujars	7	14	6	10	...	...	4	7	36	76	...	...	...	...	...	...	3	...	2	12	...	...	...	...	58	119	3	1	61	120
		Kambohs	1	1	...	...	...	...	1	1	...	...	12	28	...	...	...	...	...	...	...	...	...	...	...	...	14	30	...	...	14	30
		Mahtons	...	...	...	...	...	...	...	...	...	...	...	...	1	...	...	...	...	...	...	..	..	...	...	...	1	...	...	...	1	..
		Pathán	3	13	8	15	...	...	...	...	...	...	...	...	...	...	11	18	...	...	1	1	10	4	...	...	33	51	16	34	49	85
		Rájpúts	64	135	34	25	1	1	2	...	3	21	1	2	...	...	4	11	95	94	16	11	2	1	...	...	222	301	13	56	235	357
		Sainís	5	5	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	10	33	17	...	...	...	...	40	32	2	1	42	33
		Syads	3	5	22	11	4	12	1	..	...	...	...	...	1	1	3	4	2	1	...	..	14	7	..	...	50	41	4	...	54	41
		Labanás	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	5	...	...	...	..	2	1	3	6	...	...	3	6
		Total by agricultural tribes.	813	915	729	502	68	79	25	19	52	115	17	35	3	3	19	34	136	181	59	48	31	25	2	1	1,954	1,957	172	207	2,126	2,164
		Others	75	129	72	141	4	4	2	...	4	4	1	7	...	...	1	...	15	17	5	10	1	..	1	...	181	312	284	309	465	621
		Total ...	888	1,044	801	643	72	83	27	19	56	119	18	42	3	3	20	34	151	198	64	58	32	25	3	1	2,135	2,269	456	516	2,591	2,785

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																							
			Játs.		Arains.		Gujars.		Dogars.		Syads.		Awáns.		Pathán.		Kambohs.		Rájpúts.		Labánás.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
JULLUNDUR.	LUDHIANA.	Játs	496	1,044	6	14	1	1	...	...	1	1	...	...	3	5	1	...	7	15	...	...	515	1,080	139	51	654	1,131
		Arains	7	14	35	68	3	3	...	...	...	...	4	8	...	...	...	...	2	2	...	...	51	95	4	2	55	97
		Gujars	16	27	11	13	36	199	...	...	1	..	1	1	..	...	...	..	2	2	...	...	67	242	3	4	70	246
		Dogars	...	..	1	...	...	...	2	4	...	...	...	..	...	...	...	..	..	...	...	...	3	4	...	...	3	4
		Syads	2	25	1	...	...	...	...	...	5	12	..	...	..	...	...	...	...	...	...	...	8	37	...	...	8	37
		Awáns	9	8	3	8	1	1	...	...	1	2	14	62	...	...	...	...	1	1	...	...	29	82	...	...	29	82
		Pathán	8	57	...	...	...	...	...	...	1	5	...	...	5	10	...	...	...	...	...	...	14	72	1	1	15	73
		Kamboh	...	...	...	...	...	...	...	...	..	...	...	..	...	...	1	1	...	...	...	...	1	1	...	...	1	1
		Rájpút	15	39	4	4	1	1	...	...	2	11	...	...	1	1	...	...	42	104	...	...	65	160	15	44	80	204
		Labánás	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	...	1	...	...	...	1	...
		Total by agricultural tribes ...	553	1,211	63	107	42	205	2	4	11	31	19	71	9	16	2	1	54	124	1	...	754	1,773	162	102	916	1,875
		Others	123	112	9	15	5	26	1	...	1	...	2	1	2	2	...	...	7	30	...	...	150	186	108	173	258	359
		Total ...	676	1,326	70	122	47	231	3	4	12	31	21	72	11	18	2	1	61	154	1	...	904	1,959	270	275	1,174	2,234

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																											
			Musalman Jats.		Other Jats.		Rajputs		Pathans.		Bodlas.		Gujars.		Dogars.		Mahtams.		Arains.		Sainis.		Kambohs.		Labanas.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
JULLUNDUR.	FEROZEPORE.	Musalman Jats	52	197	12	95	3	4	2	76	...	...	...	...	...	...	...	...	15	24	...	...	...	...	...	...	84	395	10	71	94	466
		Other Jats	1	6	656	4,401	13	64	...	...	1	1	5	17	1	17	...	...	8	10	...	...	1	4	...	...	688	4,529	303	577	991	5,097
		Rajputs	3	9	84	582	64	484	..	...	1	2	1	1	2	14	2	46	14	78	..	...	...	...	...	...	121	1,216	35	248	156	1,464
		Pathans	...	...	1	71	1	4	1	182	..	...	1	1	...	...	1	183	1	73	...	...	...	..	...	...	6	514	5	18	11	532
		Bodlas	...	...	1	2	...	...	...	...	6	31	...	...	...	...	...	...	...	...	...	...	...	...	...	...	7	33	...	...	7	33
		Gujars	...	...	7	10	3	28	3	20	...	...	28	46	...	...	...	...	4	7	...	...	...	...	...	...	45	111	12	16	57	127
		Dogars	3	18	16	487	..	...	2	21	..	...	...	...	30	1,105	1	4	6	90	...	...	8	11	..	...	66	1,736	41	117	107	1,853
		Mahtams	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	8	..	...	...	...	...	...	...	...	2	8	...	...	2	8
		Arains	15	21	20	30	4	7	1	16	...	...	1	1	6	19	...	...	181	309	...	...	3	1	...	..	231	404	18	10	249	414
		Sainis	...	...	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	7	..	...	...	...	2	7	...	...	2	7
		Kambohs	...	...	2	1	2	3	...	...	..	...	..	...	...	...	...	...	1	...	...	...	16	16	...	...	21	20	9	2	30	22
		Labanas	...	...	3	16	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	2	38	5	54	2	12	7	66
		Total by agricultural tribes	74	251	754	5,695	90	594	9	314	8	34	36	66	39	1,155	6	241	230	591	2	7	28	32	2	38	1,278	9,018	435	1,071	1,713	10,089
		Others	12	46	170	1,644	19	148	...	...	...	...	2	5	2	20	...	...	31	332	..	...	4	14	...	...	240	2,209	348	3,386	588	5,595
		Total ...	86	297	924	7,339	109	742	9	314	8	34	38	71	41	1,175	6	241	261	923	2	7	32	46	2	38	1,518	11,227	783	4,457	2,301	15,684

STATEMENT No. IV.—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																	
			Játs.		Aráins.		Rájpúts.		Kambohs.		Kharráls.		Mahtams.		Syads.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
LAHORE.	MONTGOMERY.	Játs	5	167	...	...	2	40	1	31	...	...	...	...	1	14	9	252	...	...	9	252
		Aráins	...	...	1	2	...	...	...	...	...	...	...	...	..	...	1	2	3	10	4	12
		Rajpúts	...	...	1	20	21	599	..	...	...	...	...	...	...	...	22	619	5	451	27	1,070
		Páthans	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	...	3	2	3	2
		Kambohs	...	...	...	...	...	...	3	81	...	...	...	...	...	...	3	81	...	...	3	81
		Kharrals	3	79	...	...	...	..	...	...	8	48	...	...	...	...	11	127	1	...	12	127
		Mahtams	...	...	...	...	...	...	...	...	...	...	1	2	...	...	1	2	1	3	2	5
		Syads	...	...	...	...	...	...	...	...	...	...	...	...	1	14	1	14	1	50	2	64
		Bhattis	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	1	1	1
		Total by agricultural tribes ...	8	246	2	22	23	639	4	112	8	48	1	2	2	28	48	1,097	15	517	63	1,614
		Others ...	7	516	4	164	2	204	1	...	...	...	6	291	...	...	20	1,175	76	1,574	96	2,749
		Total ...	15	762	6	186	25	843	5	112	8	48	7	293	2	28	68	2,272	91	2,091	159	4,363

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales the tribes given in column 1 to																									
			Játs.		Aráins.		Rájputs.		Pathán.		Syads.		Awáns.		Moghals.		Lobánas.		Mahtams.		Dogras.		Kambohs.		Koreshís.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
LAHORE.	LAHORE.	Játs	228	1,811	12	55	6	109	1	16	1	4	...	...	1	1	...	...	...	...	1	3	2	17	1	...	253	2,016	41	137	294	2,153
		Aráins	1	1	100	272	3	14	...	...	1	1	...	...	2	2	1	1	...	...	1	2	2	4	2	5	113	302	12	7	125	309
		Rájputs	18	58	12	38	57	516	...	...	2	21	...	...	1	18	1	10	3	2	...	...	7	104	...	...	101	667	14	45	115	812
		Pathán	...	...	3	9	...	...	1	26	..	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	4	35	...	...	4	35
		Syads	1	54	2	4	1	26	...	...	3	18	..	...	1	3	...	...	...	...	...	...	1	50	...	...	9	5	...	...	9	155
		Awáns	...	...	...	...	1	1	...	...	...	...	4	13	...	...	...	...	...	...	...	...	...	...	...	...	5	14	...	...	5	14
		Moghals	...	...	...	...	...	...	...	...	...	...	...	...	5	15	...	...	...	...	...	...	...	...	...	...	5	15	...	...	5	15
		Lobánas	1	1	...	...	...	...	...	...	...	...	..	...	...	...	17	85	...	...	...	...	...	...	...	...	18	86	2	27	20	113
		Mahtams	...	...	5	17	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	8	17	1	1	9	18
		Dogars	3	84	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	3	10	..	...	...	...	6	94	3	3	9	97
		Kambohs	...	...	3	9	...	...	...	...	2	1	...	...	...	...	...	...	...	...	...	...	5	53	...	...	10	63	4	10	14	73
		Kharrals	...	...	...	...	...	...	1	232	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	232	...	...	1	232
		Total by agricultural tribes	252	2,009	140	404	68	666	3	274	9	45	4	13	10	39	19	96	3	2	5	15	17	228	3	5	533	3,796	77	230	610	4,026
		Others	32	159	5	45	7	31	4	32	1	1	...	...	1	3	1	1	...	...	...	...	2	10	...	...	53	282	74	344	127	626
		Total	284	2,168	145	449	75	697	7	306	10	46	4	13	11	42	20	97	3	2	5	15	19	238	3	5	586	4,078	151	574	737	4,652

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																							
			Játs.		Aráins.		Rájpúts.		Kambohs.		Pathán.		Dogars.		Gujars.		Moghals.		Syads.		Awáns.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
LAHORE.	AMRITSAR.	Játs	429	1,166	21	45	5	5	9	21	1	1	...	...	...	...	...	...	...	...	...	...	465	1,238	120	159	585	1,397
		Aráins	5	4	44	82	2	4	...	...	...	...	1	1	...	...	...	...	...	...	...	...	52	91	1	...	53	91
		Rájpúts	13	31	9	9	38	62	10	27	...	...	2	18	...	...	...	...	1	24	1	1	74	172	3	4	77	176
		Kambohs	...	...	..	...	1	3	1	1	1	5	...	...	...	...	..	...	...	...	...	...	3	12	6	...	9	12
		Pathán	...	..	1	2	...	...	...	...	1	2	...	...	...	...	..	...	...	...	...	...	2	4	1	5	3	9
		Degars	2	5	2	3	...	...	1	2	...	...	3	7	...	...	...	...	...	...	...	...	8	17	8	10	16	27
		Gujars	1	3	2	1	...	...	...	...	2	...	2	1	1	1	...	...	...	...	...	...	8	6	...	...	8	6
		Moghals	...	...	...	...	1	4	..	...	...	...	...	...	...	...	...	...	1	2	...	...	2	6	...	...	2	6
		Syads	3	3	1	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	4	4	1	...	5	4
		Awáns	...	...	...	...	1	4	...	...	...	...	...	...	...	...	...	...	...	...	4	27	5	31	...	...	5	31
		Total by agricultural tribes.	453	1,212	80	143	48	82	21	51	5	11	8	27	1	1	...	...	2	26	5	28	623	1,581	140	178	763	1,759
		Others	51	273	16	30	8	18	4	26	2	2	1	1	5	1	1	2	1	4	2	1	91	358	111	204	202	562
		Total ...	504	1,485	96	173	56	100	25	77	7	13	9	28	6	2	1	2	3	30	7	29	714	1,939	251	382	965	2,321

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																							
			Játs.		Aráins.		Rájpúts.		Syads.		Dogars.		Gujars		Pathán.		Moghals.		Sainís.		Labánás.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
LAHORE.	GURDASPUR.	Játs	231	665	28	50	4	5	...	...	...	...	3	10	1	...	...	...	..	...	...	...	267	730	19	82	286	812
		Aráins.	6	7	60	160	8	21	...	...	...	...	...	...	2	23	...	...	1	1	...	...	77	212	8	61	85	273
		Rájpúts	11	47	37	147	82	482	4	27	2	4	11	50	2	2	..	...	20	43	2	1	171	803	24	85	195	888
		Syads	1	2	1	1	1	15	15	56	...	...	...	...	...	...	...	...	..	...	...	...	18	74	12	2	30	76
		Dogars	...	...	...	...	...	...	...	...	2	9	...	...	...	..	...	...	...	...	...	...	2	9	...	...	2	9
		Gujars	2	1	4	11	1	13	1	3	...	...	9	55	...	..	...	...	2	2	4	9	23	94	...	...	23	94
		Pathán	...	...	...	...	1	6	...	...	...	...	...	...	3	11	...	..	...	...	...	...	4	17	3	10	7	27
		Moghals	...	...	1	37	...	...	...	..	...	...	...	..	...	...	2	4	...	...	...	...	3	41	...	...	3	41
		Sainís	...	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	1	3	...	...	1	3	...	...	1	3
		Labanás	...	...	2	15	...	...	...	...	...	...	...	...	...	...	...	...	...	...	9	67	11	82	12	59	23	141
		Total by agricultural tribes.	251	722	133	421	97	542	20	86	4	13	23	115	8	36	2	4	24	49	15	77	577	2,065	78	299	655	2,364
		Others	25	134	12	72	8	16	1	25	...	...	3	9	2	1	1	1	4	47	7	84	63	389	121	398	184	787
		Total ...	276	856	145	493	105	558	21	111	4	13	26	124	10	37	3	5	28	96	22	161	640	2,454	199	697	839	3,151

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 8 to																									
			Játs.		Rájpúts.		Awáns.		Syads.		Pathán.		Gujars.		Moghals.		Dogars.		Aráins.		Sainis.		Labánás.		Koreshis.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
LAHORE.	SIALKOT.	Játs	310	1,415	4	16	...	...	4	6	1	1	3	3	..	...	...	...	21	74	1	4	...	...	2	21	346	1,540	174	1,247	520	2,787
		Rájputs	16	33	75	179	1	19	1	8	1	5	...	...	...	...	...	...	9	15	...	...	...	...	2	2	105	256	115	257	220	513
		Awans	...	...	6	5	22	31	...	...	...	...	...	...	...	...	..	...	5	18	...	...	...	...	...	...	33	54	8	89	41	143
		Syads	4	12	...	..	...	...	18	55	...	...	...	...	...	...	...	...	...	...	...	...	...	..	...	...	22	67	...	..	22	67
		Pathans	...	...	...	...	...	...	4	12	...	...	1	8	...	...	...	...	2	3	...	...	..	...	...	...	7	23	...	...	7	23
		Gujars	...	...	...	...	...	...	...	...	...	...	4	7	...	...	...	...	1	8	..	...	...	...	...	...	5	15	...	...	5	15
		Moghals	...	...	...	...	...	...	...	...	...	...	...	...	3	7	...	...	..	...	...	...	..	...	...	...	3	7	...	..	3	7
		Dogars	1	10	...	...	...	...	...	...	...	...	...	...	..	...	1	1	1	1	..	...	...	...	...	...	3	12	...	...	3	12
		Arains	2	8	1	...	1	3	...	...	1	2	...	...	...	...	..	...	44	80	...	...	...	...	...	...	49	88	30	34	79	122
		Labanas	1	1	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	...	...	...	8	23	...	...	9	24	2	11	11	35
		Koreshis	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	22	1	7	...	...	7	9	9	38	2	1	11	39
		Total by agricultural tribes	334	1,474	86	200	24	53	27	76	3	8	8	18	3	7	1	1	84	221	2	11	8	23	11	32	591	2,124	331	1,639	923	3,763
		Others	34	97	5	3	2	15	1	1	...	...	...	...	...	...	...	...	3	35	..	...	...	...	...	...	45	151	125	648	170	799
		Total ...	368	1,571	91	203	26	68	28	77	3	8	8	18	3	7	1	1	87	256	2	11	8	23	11	32	636	2,275	456	2,287	1,092	4,562

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																			
			Jats.		Aráins.		Awáns.		Kambohs.		Moghals.		Pathans.		Rájpúts.		Syads.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
LAHORE.	GUJRANWALA.	Játs	311	3,216	1	3	...	...	...	...	6	39	...	...	1	2	4	31	323	3,291	69	1,487	391	4,778
		Aráins	2	6	6	84	...	...	...	...	...	...	...	...	...	...	...	...	8	90	1	...	9	90
		Awáns	2	114	...	...	5	40	...	...	...	...	...	...	...	...	...	...	7	154	2	9	9	163
		Gujars	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...	1	1	...	...	1	1
		Kambohs	...	...	...	...	...	...	2	31	...	...	...	...	...	...	...	...	2	31	1	10	3	41
		Moghals	...	...	...	...	...	...	...	...	2	5	...	...	...	...	...	...	2	5	1	509	3	514
		Pathans	...	...	...	...	...	...	...	...	...	...	1	4	...	...	...	...	1	4	...	...	1	4
		Rájpúts	...	...	...	...	...	...	...	...	...	...	...	...	5	49	...	...	5	49	2	16	7	65
		Syads	...	...	...	...	...	...	...	...	...	...	3	71	...	...	3	198	6	239	2	28	8	297
		Biloohs	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	4	...	4	...
		Total by agricultural tribes ...	315	3,336	7	87	6	41	2	31	8	44	4	75	6	51	7	229	355	3,894	82	2,059	437	5,953
		Others	23	504	5	69	...	...	1	217	1	509	...	...	...	...	2	385	32	1,634	97	3,351	129	4,985
		Total ...	338	3,840	12	156	6	41	3	248	9	553	4	75	6	51	9	564	387	5,528	179	5,410	566	10,938

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to: Jats. Number of transactions.	Jats. Area in acres.	Gujars. Number of transactions.	Gujars. Area in acres.	Moghals. Number of transactions.	Moghals. Area in acres.	Rajputs. Number of transactions.	Rajputs. Area in acres.	Awans. Number of transactions.	Awans. Area in acres.	Syads. Number of transactions.	Syads. Area in acres.	Pathans. Number of transactions.	Pathans. Area in acres.	Arains. Number of transactions.	Arains. Area in acres.	Koreshis. Number of transactions.	Koreshis. Area in acres.	Labanas. Number of transactions.	Labanas. Area in acres.	Total to agricultural tribes. Number of transactions.	Total to agricultural tribes. Area in acres.	Others. Number of transactions.	Others. Area in acres.	Total. Number of transactions.	Total. Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
		Jats	510	1,164	13	16	7	5	22	26	3	3	11	17	3	...	15	9	5	6	5	4	594	1,254	383	601	977	1,855
		Gujars	27	42	319	531	...	...	7	11	3	3	14	16	..	...	13	8	2	2	6	24	391	637	290	239	681	876
		Moghals	1	1	1	8	9	16	...	...	..	...	...	...	...	..	1	...	...	...	4	5	16	30	32	26	48	56
		Rajputs	19	27	4	10	1	2	53	128	2	1	3	2	..	...	1	1	1	...	...	..	84	171	106	362	190	533
		Awans	2	5	...	..	2	4	3	3	22	48	..	...	1	1	4	...	...	...	1	...	35	61	67	106	102	167
		Biloche	...	...	...	...	...	...	...	...	...	...	1	...	...	...	...	...	...	...	...	...	1	...	...	...	1	...
		Syads	9	18	2	2	1	3	..	...	1	4	20	15	...	...	3	6	...	..	...	...	36	48	72	22	108	70
		Pathans	...	...	5	1	...	...	...	...	...	...	1	1	5	25	1	2	...	..	..	...	12	29	64	96	76	125
		Arains	...	1	6	5	...	...	...	..	1	...	4	2	3	2	22	51	...	..	...	...	45	73	28	8	73	81
		Koreshis	4	5	1	1	..	...	1	4	...	...	...	...	...	...	...	...	6	3	..	...	12	13	30	18	42	31
		Labanas	..	...	3	7	...	...	...	...	...	...	...	...	...	...	...	...	...	...	19	19	22	26	...	...	22	26
		Total by agricultural tribes.	581	1,275	354	581	20	30	86	172	32	59	54	53	12	32	60	77	14	11	35	52	1,248	2,342	1,072	1,480	2,320	3,822
		Others	70	176	29	48	1	7	5	3	8	2	5	14	6	20	5	4	1	1	3	10	136	285	182	411	318	696
		Total ..	651	1,451	383	629	21	37	91	175	40	61	59	67	18	52	65	81	15	12	38	62	1,384	2,627	1,254	1,891	2,638	4,518

STATEMENT No. IV—*continued.*

RAWALPINDI. — SHAHPUR.

1 Division.	2 District.	Sales by.	Sales by the tribes given in column 3 to.																											
			Játs.		Aráins.		Awáns.		Rájpúts.		Khokkars		Bilochs.		Syads.		Pathans.		Maliárs.		Ahirs.		Koreshis.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
		Játs	102	620	...	...	1	...	2	28	1	5	2	7	6	17	...	...	...	...	1	2	2	6	117	685	14	102	131	787
		Aráins	...	...	6	5	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	6	5	...	...	6	5
		Awans	1	6	...	...	260	448	2	2	1	5	...	..	3	16	...	...	1	...	...	...	2	3	270	480	14	13	284	493
		Rájpúts ...	...	...	...	...	9	593	38	148	2	4	...	...	...	...	...	...	...	...	...	...	...	...	49	745	5	27	54	772
		Khokkars ...	2	49	...	...	3	1	...	...	26	176	1	8	1	72	...	...	...	...	...	...	...	...	33	306	11	31	44	337
		Bilochs ...	1	258	...	...	...	...	...	...	...	...	6	68	...	...	...	...	...	...	...	...	...	...	7	326	2	22	9	348
		Syads	1	2	...	...	4	11	1	72	1	3	...	..	7	15	...	...	...	...	...	...	...	...	14	103	2	20	16	123
		Pathans ...	...	...	...	...	...	...	...	...	..	...	...	...	...	...	2	3	...	...	...	...	...	...	2	3	1	10	3	13
		Maliárs ...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...	2	...	...	...	...	..	3	1	...	...	3	1
		Kambohs ...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	11	1	11
		Koreshis ...	...	...	...	...	...	...	...	...	1	2	...	...	...	...	...	...	...	...	...	...	2	14	3	16	7	15	10	31
		Total by agricultural tribes	107	935	6	5	278	1,054	43	250	32	193	9	83	17	120	2	3	3	...	1	2	6	23	504	2,670	57	251	561	2,921
		Others ...	14	66	2	1	12	17	6	45	...	...	5	...	2	8	...	..	8	...	...	...	1	2	50	139	106	521	156	660
		Total	121	1,001	8	6	290	1,071	49	295	32	195	14	83	19	128	2	3	11	...	1	2	7	25	554	2,809	163	772	717	3,581

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																									
			Awáns.		Bhattís.		Bilochs.		Chauháns.		Ghakkars.		Gujars.		Jalaps.		Janjuás.		Játs.		Jodhs.		Kahúts.		Kasars.		Khandoyás.		Khokkars.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
RAWALPINDI.	JHELUM.	Awáns	421	1,035	12	17	1	2	2	9	2	1	2	...	...	...	8	10	31	61	...	...	2	4	2	9	1	1	4	9
		Bhattís	14	21	34	161	...	...	...	...	...	...	...	...	..	..	...	...	1	2	...	...	2	...	...	...	...	...	1	...
		Bilochs	...	...	...	...	2	4	...	...	...	...	...	...	...	..	...	...	3	1	.	...	...	...	...	...	...	...	...	...
		Chauháns	2	3	...	...	...	...	40	58	...	...	...	...	...	..	...	...	9	6	...	...	...	...	...	...	...	...	...	...
		Ghakkars	1	1		...	...	...	...	...	84	211	9	18	1		...	...	43	197	...	...	...	...	...	...	...	...	1	1
		Gujars ...	2	3		...			...	...	1	9	81	107	...	..	.	...	14	24							...		3	2
		Jalaps	...	...	...		...	..	.	...	.	...	...	...	5	3		...	2	3					...	...	1	3	1	2
		Janjuás ...	4	27		...											45	65	6	10		...	...	...					...	...
		Játs	19	18	10	11	3	5	7	5	12	41	13	13	...	...	2	3	435	604	..		9	5	4	6	...		2	4
		Jodhs	...	...	2	10	...	...	...	...	.	...	...	...	...	...	...	...	...	...	6	57	...	...	2	12	...	...	...	...
		Kahúts	4	9	...	...	...	...	...	...	...	...	...	...	..	...	...	...	4	9	...	...	72	96	...	..	...	...	...	...
		Kasars	6	5	1	1	...	...	1	2	...	...	...	...	...	...	4	7	15	14	1	1	1	2	102	363	...	...	...	...
		Khandoyás	...	..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	1	...	...
		Khokkars	2	2	...	...	...	...	...	...	...	...	...	...	...	...	1	1	...	...	...	...	1	...	...	...	...	...	15	84
		Koreshís	11	15	...	...	...	...	...	...	...	...	...	...	...	...	2	9	1	2	...	.	...	..	...	...	...	...	...	...
		Lillás	...	...	...	...	...	...	..	...	...	...	...	...	..	...	...	...	7	18	...	...	...	...	...	...	...	...	...	...
		Mairs and Manhás ..	12	42	2	51	...	...	...	...	...	...	2	7	...	...	2	1	28	50	...	...	12	26	1	178	...	...	1	1
		Maliárs (Aráin) ...	6	32	...	...	...	...	...	...	2	1	4	4	...	...	2	4	6	5	...	...	...	...	...	...	...	...	2	...
		Moghals	6	1	...	...	...	...	2	..	1	1	2	2	...	...	1	...	13	10	...	..	2	1	...	...	...	...	...	...
		Panwárs	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	...	..	...	...	...	..	..	...	...	...	...	...	...
		Pathánes	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
		Phaphrás	...	..	..	...	...	...	...	...	...	...	1	1	...	...	1	2	10	11	...	...	...	...	...	...	...	...	...	...
		Rájpúts	11	68	...	...	...	...	2	1	...	...	2	6	...	...	...	...	9	51	...	...	...	..	...	...	...	...	...	...
		Syads	22	26	1	..	...	...	...	..	1	2	...	...	1	...	...	...	8	28	...	...	3	3	3	2	...	...	1	6
		Total by agricultural tribes.	544	1,308	82	251	6	11	54	75	106	266	119	158	7	5	68	105	645	1,106	7	58	104	137	114	570	4	5	31	59
		Others	48	130	10	60	...	...	2	1	9	28	13	32	..	...	3	5	68	126	1	2	21	57	9	11	...	...	7	18
		Total ...	592	1,438	72	311	6	11	56	76	115	294	132	190	7	5	71	110	713	1,232	8	60	125	194	123	581	4	5	38	77

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																					
			Koreshís.		Lillás.		Mairs and Manhás.		Maliárs (Aráín).		Moghals.		Panwárs.		Pathánes.		Phaphrás.		Rájpúts.		Syads.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57
RAWALPINDI	JHELUM—*concld.*	Awáns	5	10	...	...	5	10	21	27	4	8	...	...	..	...	1	1	5	5	8	16	537	1,235	55	66	592	1,301
		Bhattís	...	...	...	...	8	125	9	15	...	...	...	...	...	...	2	8	...	...	1	...	72	332	20	37	92	369
		Bilochs	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	...	...	...	...	...	6	5	...	...	6	5
		Chauháns	3	147	...	...	2	...	...	...	...	...	...	...	...	...	...	...	1	...	2	5	59	219	11	9	70	228
		Ghakkars	1	2	...	...	1	1	10	21	4	5	...	...	...	...	...	...	5	3	4	2	164	462	27	46	191	508
		Gujars	...	...	...	...	...	...	11	30	2	5	...	...	...	...	...	...	...	...	5	22	125	202	16	25	141	227
		Jaláps	3	2	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	12	15	1	1	13	16
		Janjúás	4	189	...	...	1	1	1	7	6	2	...	...	...	...	2	1	...	...	1	1	70	306	14	30	84	336
		Játs	7	30	5	18	8	33	26	34	8	11	...	...	...	...	1	...	9	28	10	24	590	893	276	433	866	1,326
		Jodhs	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	10	79	...	...	10	79
		Kahúts	...	...	...	...	5	13	5	6	...	...	...	...	...	...	...	...	1	2	1	...	92	135	17	16	109	151
		Kasars	...	...	...	...	6	10	...	...	1	14	...	...	...	...	...	...	...	...	9	37	147	456	41	83	188	539
		Khandoyás	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	1	...	...	2	1
		Khokkars	...	...	...	...	...	...	1	2	...	...	...	...	...	...	...	...	...	...	2	1	22	40	4	9	26	49
		Koreshís	4	23	...	...	...	...	1	29	1	1	...	...	...	...	...	...	...	...	...	...	20	78	...	...	20	79
		Lillás	...	...	32	173	...	...	...	...	...	...	...	...	...	...	...	...	1	3	...	...	40	194	...	...	40	194
		Mairs and Manhás...	1	3	...	...	145	309	7	5	...	...	...	...	...	...	1	2	...	...	4	12	218	687	39	54	257	741
		Maliárs (Aráín) ...	...	...	...	...	6	3	98	83	1	2	..	...	...	...	1	1	2	1	4	2	134	134	7	4	141	142
		Meghals	...	..	...	...	2	...	1	1	36	59	...	...	...	...	...	...	...	...	1	1	87	76	5	11	72	87
		Panwárs	...	...	...	...	...	...	...	...	...	...	3	17	...	...	...	...	1	18	...	...	4	35	...	...	4	35
		Pathánes	...	...	...	...	...	...	...	...	...	...	...	...	4	2	...	...	1	7	...	...	6	9	...	...	6	9
		Phaphrás	...	...	...	...	...	...	...	...	...	...	...	...	...	...	9	12	...	...	...	...	21	26	2	1	23	27
		Rájpúts	...	...	1	3	3	2	4	2	2	2	...	...	...	...	...	...	44	226	2	4	80	365	9	8	89	373
		Syads	...	...	2	16	2	1	...	...	3	22	...	...	...	...	...	...	...	...	36	49	83	155	6	9	89	164
		Total by agricultural tribes.	28	406	40	210	194	508	195	262	68	131	3	17	4	2	18	25	70	203	90	176	2,581	6,144	550	842	3,131	6,986
		Others	1	5	...	...	28	73	16	20	8	43	...	...	1	...	4	9	4	9	6	15	259	644	864	720	623	1,364
		Total ...	29	411	40	210	222	581	211	282	76	174	3	17	5	2	22	34	74	302	96	191	2,840	6,788	914	1,562	3,754	8,350

STATEMENT No. IV—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																															
			Jats.		Maliars.		Gujars.		Awans.		Moghals.		Ghakkars.		Syads.		Koreshis.		Pathans.		Khattars.		Dhunds.		Kethwals.		Suttis.		Danials.		Rájpúts.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39
Rawalpindi.	Rawalpindi.	Játs	35	41	4	4	1	2	1	1	1	2	8	1	1	1	4	5	...	...	...	...	...	...	...	..	1	1	...	...	21	24	72	82	13	20	85	102
		Maliars	...	..	55	71	...	...	1	...	1	1	1	6	...	...	3	4	...	...	...	...	1	1	...	...	...	..	5	4	5	6	72	93	10	7	82	100
		Gujars	5	11	10	5	58	133	6	16	...	...	3	8	8	29	1	1	4	17	...	...	5	6	...	..	...	..	...	...	8	15	138	235	33	88	171	328
		Awáns	3	5	6	3	6	26	162	197	7	9	1	1	3	6	3	3	1	...	...	...	1	2	...	..	...	...	1	1	33	38	227	294	64	72	291	366
		Moghals	...	...	1	1	1	2	2	...	15	15	4	5	1	1	...	...	...	...	...	...	2	3	...	...	1	2	...	...	12	129	39	158	9	11	48	169
		Ghakkars	2	2	6	5	6	16	2	2	2	5	41	56	5	27	1	2	3	2	...	.	1	1	...	...	...	..	1	3	28	60	98	181	28	52	126	233
		Syads	...	...	...	..	5	4	16	21	2	...	1	1	45	97	3	4	1	2	...	...	...	...	...	...	...	...	...	...	2	2	69	131	20	14	89	145
		Koreshis	...	...	2	1	8	26	2	3	1	1	...	...	...	...	17	22	...	...	...	...	...	..	...	...	1	2	2	5	4	2	37	62	6	9	43	71
		Pathans	...	...	...	...	...	...	1	1	...	..	...	..	...	...	...	...	1	2	..	...	...	...	...	...	...	...	...	...	2	8	4	11	3	10	7	21
		Khattars	...	...	...	...	..	...	..	...	...	...	...	..	2	3	...	...	2	1	4	1	...	...	...	...	...	...	...	...	...	...	8	5	2	2	10	7
		Dhunds	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	48	41	1	5	1	5	...	...	2	2	52	53	...	...	52	53
		Kethwáls	...	...	...	...	1	1	...	...	1	...	...	..	...	...	...	...	...	...	...	...	2	5	18	65	2	2	...	...	...	...	24	73	...	...	24	73
		Sattis	...	...	...	...	...	...	...	...	..	...	...	...	...	...	...	..	...	...	...	...		...	...	...	76	128	...	...	1	2	77	130	2	5	79	135
		Danials	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	2	1	...	...	...	33	58	7	8	43	68	9	10	52	78
		Rájpúts	12	13	14	13	5	15	24	30	12	129	10	13	5	11	4	6	3	4	...	...	1	1	...	...	2	2	.	...	390	439	482	675	106	115	588	790
		Bilochs	...	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	...	5	5	5	5	...	...	5	5
		Jodhras	...	...	...	...	...	...	..	...	...	...	...	...	.	...	...	...	..	..	1	3	...	...	...	...	...	...	...	...	..	...	1	3	...	...	1	3
		Total by agricultural tribes.	57	72	98	103	121	228	211	265	42	162	64	91	70	175	36	46	15	28	5	4	63	62	20	70	84	142	42	71	520	740	1,448	2,259	305	415	1,753	2,674
		Others	10	24	19	22	11	20	27	46	10	34	6	18	8	18	3	3	2	6	2	2	5	13	1	1	3	1	3	7	98	269	208	484	325	415	533	899
		Total ...	67	96	117	125	132	248	238	311	52	196	70	109	78	193	39	49	17	34	7	6	68	75	21	71	87	143	45	78	618	1,009	1,656	2,743	630	830	2,286	3,573

STATEMENT No. IV—*continued.*

2	District.

Sales by	Sales by the tribes given in column 3 to																																					
	Awáns.		Bilochs.		Ghakhars		Gujars.		Játs.		Jodhrás.		Khattars.		Koresnis.		Maliárs.		Moghals.		Pathánsa.		Rájputs.		Syads.		Bhattis.		Janjoás.		Mair and Manhas.		Jodhs.		Total to agricultural tribes.		Others.		Total.	
	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43
Awáns	642	5,186	4	1	1	4	6	8	5	11	2	8	12	92	1	1	12	29	1	7	14	97	22	41	18	256	5	30	3	7	...	...	...	...	748	5,764	60	92	808	5,856
Bilochs ...	1	49	2	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	3	50	...	...	3	50
Ghakhars ...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	2	3	2	5	4
Gujars	18	22	...	...	...	...	38	49	...	...	...	...	5	11	...	...	5	7	...	...	14	16	2	2	2	2	...	...	...	...	...	...	...	...	84	109	9	20	93	129
Játs	...	...	...	...	...	...	...	...	5	10	...	...	...	...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	6	11	...	...	6	11
Jodhras ...	10	298	...	...	...	...	1	1	...	...	33	489	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	44	788	16	31	60	819
Khattars ...	19	101	...	...	...	...	1	6	...	...	1	5	60	360	1	4	1	1	2	261	...	...	1	4	2	1	1	4	...	...	...	...	...	...	89	747	23	135	112	882
Koreshis ...	2	1	...	...	...	...	1	...	...	...	...	...	...	...	3	3	1	3	...	...	3	2	...	...	...	...	...	...	...	...	...	...	...	...	10	9	...	...	10	9
Maliárs ...	17	71	...	...	...	...	1	1	...	...	...	...	2	3	1	...	43	77	...	...	2	2	...	...	...	...	2	3	...	...	...	...	...	...	68	157	5	10	73	167
Moghals ...	7	21	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	55	20	87	...	...	1	2	3	21	...	...	...	...	...	...	...	...	32	186	4	12	36	198
Pathans ...	27	41	...	...	...	...	12	32	...	...	...	...	4	4	...	...	10	14	...	...	300	849	...	...	2	1	...	...	...	...	...	...	...	...	355	940	26	17	381	957
Rajputs ...	14	23	...	...	...	...	3	4	...	...	...	...	...	...	...	...	11	13	3	4	...	...	91	147	...	...	...	...	...	...	...	...	...	...	122	191	25	61	147	252
Syads	14	36	1	...	...	...	...	...	...	...	...	...	2	211	...	...	1	12	2	12	1	1	...	...	23	39	1	56	...	...	...	...	...	...	45	367	5	22	50	389
Bhattis ...	4	11	...	...	...	...	...	...	...	...	...	...	...	...	...	...	3	15	...	...	...	...	...	...	1	...	44	168	...	...	...	...	...	...	52	194	1	1	53	195
Janjuas ...	10	37	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	...	...	...	...	...	11	37	4	23	15	60
Mair and Manhas	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	3	...	...	...	...	...	...	6	6	...	...	...	...	8	9	...	...	8	9
Jodhs	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	4	1	4	1	...	...	...	...	4	1
Total by agricultural tribes	785	5,897	7	2	2	5	68	96	10	21	36	502	85	681	7	9	88	216	29	372	334	967	119	199	51	320	53	261	4	7	6	6	4	1	1,683	9,562	181	426	1,864	9,988
Others ...	54	573	...	...	...	...	2	11	...	...	2	1	8	270	1	2	12	30	2	...	10	15	10	23	6	8	2	8	8	9	...	...	...	...	117	95	195	616	312	1,566
Total ...	839	6,470	7	2	2	5	65	107	10	21	38	503	93	951	8	11	100	246	31	372	344	982	129	222	57	328	55	269	12	16	6	6	4	1	1,800	10,512	376	1,042	2,176	11,554

STATEMENT No. IV—*continued.*

Division.	District.	By	Sales by the tribes given in column 3 to																					
			Játs.		Aráins.		Bilochs.		Syads.		Pathans.		Awans.		Rájpúts.		Koreshis.		Kharrals.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
MULTAN.	MIANWALI.	Játs	419	3,873	2	1	33	743	35	144	64	779	1	1	...	...	10	187	1	17	565	5,745	84	293	649	6,038
		Aráins	35	313	6	14	1	160	...	...	1	172	1	3	...	...	1	11	...	...	45	673	6	18	51	691
		Bilochs	19	60	1	3	95	604	16	20	4	21	...	...	...	...	...	...	...	...	135	708	14	40	149	748
		Pathans	78	804	4	2	1	8	9	89	450	4,785	12	125	...	...	10	168	...	...	564	5,931	18	1,994	582	7,925
		Syads	40	237	1	2	10	25	25	172	2	1	3	11	...	...	...	...	...	...	81	448	5	14	86	462
		Koreshis	3	8	...	...	...	...	1	2	4	13	...	...	...	..	12	25	...	...	20	48	...	...	20	48
		Kharrals	...	...	...	...	...	...	...	...	..	...	...	...	...	...	...	...	1	2	1	2	3	38	4	40
		Rájpúts	...	...	...	...	...	...	...	...	1	5	...	...	1	1	...	...	..	...	2	6	...	...	2	6
		Awans	1	...	1	4	...	...	2	1	8	9	89	599	...	...	1	115	..	...	102	728	4	8	106	736
		Total by agricultural tribes ...	595	5,295	15	26	140	1,540	88	378	534	6,785	106	739	1	1	34	506	2	19	1,515	14,289	134	2,405	1 649	16,694
		Others	107	488	1	1	24	76	13	82	23	512	7	157	...	...	3	2	...	...	178	1,299	268	1,470	446	2,769
		Total	702	5,784	16	27	164	1,616	101	460	557	6,297	113	896	1	1	37	508	2	19	1,693	15,588	402	3,875	2,095	19,463
	LYALLPUR.	Játs	6	516	1	134	...	..	...	...	...	...	...	...	...	...	...	...	...	...	7	650	...	...	7	650
		Aráins	2	16	1	84	...	...	...	...	...	...	...	...	...	...	...	...	...	...	3	50	...	...	3	50
		Rájpúts	4	28	...	...	2	10	1	52	...	...	...	...	...	...	...	...	...	...	7	90	...	...	7	90
		Total by agricultural tribes ..	12	560	2	168	2	10	1	52	...	...	...	...	...	...	...	...	...	...	17	790	...	...	17	790
		Others	1	10	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	10	5	140	6	150
		Total	13	570	2	168	2	10	1	52	...	...	...	...	...	...	...	...	...	...	18	800	5	140	23	940

STATEMENT No. IV—*continued.*

Division.	Tahsil.	Sales by	Sales by the tribes given in column 3 to																	
			Jats.		Rajputs.		Bilochs.		Syads.		Koreshis.		Khokhars.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
MUMTAN.	JHANG.	Játs	51	450	35	640	7	56	6	79	1	19	...	...	100	1,244	31	173	131	1,417
		Rájpúts	7	194	110	1,499	...	...	1	3	3	438	1	5	122	2,139	34	341	156	2,480
		Bilochs	...	...	3	12	40	159	1	8	...	...	...	...	44	179	9	45	53	224
		Syads	2	5	2	16	1	51	16	98	...	...	...	...	21	170	15	121	36	291
		Koreshis	...	...	10	343	...	...	...	...	13	149	1	2	24	394	15	50	39	444
		Khokhars	...	...	...	...	3	7	...	...	...	...	17	90	20	97	2	2	22	99
		Nekokaras	1	8	...	...	...	...	3	77	...	...	...	...	4	85	6	21	10	106
		Total by agricultural tribes ...	61	657	160	2,410	51	273	27	265	17	606	19	97	335	4,308	112	753	447	5,061
		Others	7	46	17	212	2	21	3	15	2	23	...	...	31	317	162	1,136	193	1,453
		Total ...	68	703	177	2,622	53	294	30	280	19	629	19	97	366	4,625	274	1,889	640	6,51

STATEMENT No. IV—*continued.*

Division	District	Sales by	Sales by the tribes given in column 3 to																															
			Ahirs.		Arains.		Awans.		Bilochs.		Gujars.		Jats.		Kambohs		Khokhars.		Koreshis.		Mahtams.		Ods.		Pathans.		Rajputs.		Syads.		Total to Agricultural Tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37
MULTAN.	MULTAN.	Ahirs	1	10	...	...	...	...	...	...	...	...	5	4	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	6	14	2	13	8	27
		Arains	...	...	20	166	...	...	..	...	...	...	9	95	...	...	...	...	4	83	..	...	...	...	...	...	7	58	1	34	41	436	15	444	56	880
		Awans	...	...	...	...	...	...	...	...	...	...	1	17	...	...	...	...	...	..	..	..	...	...	...	...	...	..	...	...	1	17	...	...	1	17
		Bilochs	...	...	...	...	...	...	35	199	..	...	7	51	...	...	...	...	1	11	...	...	...	...	1	1	...	...	6	21	50	283	6	29	56	312
		Gujars	...	...	...	...	...	...	...	...	...	...	1	2	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	2	...	...	1	2
		Jats	1	11	19	192	1	32	6	50	...	...	473	5,947	2	5	2	4	11	150	1	21	1	1	6	972	10	389	12	80	545	7,824	182	1,931	727	9,755
		Kambohs	...	...	...	...	...	...	...	...	...	...	1	...	1	9	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	9	...	...	2	9
		Khokhars	...	...	...	...	...	...	...	...	1	2	1	4	...	...	1	3	...	...	...	...	...	...	...	...	...	...	...	...	3	9	...	...	3	9
		Koreshis	...	...	...	...	1	39	...	..	...	...	7	52	...	...	...	..	8	113	1	3	...	...	2	25	1	3	...	...	20	235	4	156	24	391
		Mahtams	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	210	2	11	...	...	...	...	...	...	...	...	4	221	...	...	4	221
		Moghals	...	...	...	...	...	.	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	27	1	27
		Ods	...	...	...	...	...	...	...	...	...	...	..	...	.	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	10	1	10
		Pathans	...	...	2	59	...	...	2	259	...	...	10	118	...	...	1	13	2	11	...	...	...	...	3	59	1	30	...	...	21	549	12	1,058	33	1,607
		Rajputs	...	...	...	...	...	...	...	...	...	...	4	58	...	...	...	...	...	...	...	...	...	...	1	11	5	33	1	33	11	135	5	212	16	347
		Syads	.	...	1	1	..	..		...	...	...	19	229	...	...	...	..	...	...	...	...	...	...	3	201	1	3	12	219	36	653	14	109	50	762
		Total by agricultural tribes.	2	21	42	388	2	71	43	508	1	2	538	6,577	3	14	4	20	38	578	4	35	1	1	16	1,269	25	516	32	387	741	10,387	242	8,989	983	14,876
		Others ..	1	22	12	322		...	11	87	...	...	115	1,335	2	12	3	55	2	12	...	...	1	16	6	125	4	142	9	379	166	2,507	305	5,391	471	7,898
		Total ...	3	43	54	710	2	71	54	595	1	2	653	7,912	5	26	7	75	30	590	4	35	2	17	22	1,394	29	658	41	768	907	12,894	547	9,380	1,454	22,274

STATEMENT No. IV.—*continued.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																	
			Játs.		Bilochs.		Syads.		Koreshis.		Pathéns.		Rájpúts.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
MULTAN.	MUZAFFARGARH.	Játs	691	3,745	57	351	31	230	9	26	6	52	...	...	794	4,404	228	1,495	1,022	5,899
		Bilochs...	77	269	296	1,635	14	48	3	8	2	6	...	...	392	1,966	96	835	488	2,801
		Syads	35	88	17	50	58	1,289	...	...	5	29	1	1	111	1,457	16	151	127	1,608
		Koreshis	7	33	8	4	...	...	13	37	1	2	...	...	24	76	5	88	29	164
		Pathéns	28	103	2	76	5	95	1	33	10	193	...	...	41	500	2	4	43	504
		Rájpúts	1	1	...	...	...	...	...	...	...	...	1	25	2	26	...	...	2	26
		Total by agricultural tribes ...	834	4,239	375	2,116	108	1,682	26	104	24	282	2	26	1,364	8,429	347	2,573	1,711	11,002
		Others	172	812	52	271	18	84	1	14	3	96	...	...	246	1,277	510	2,641	756	3,918
		Total	1,006	5,051	427	2,387	121	1,746	27	118	27	378	2	26	1,610	9,706	857	5,214	2,467	14,920

STATEMENT No. IV—*concluded.*

Division.	District.	Sales by	Sales by the tribes given in column 3 to																									
			Játs.		Aráins.		Bilochs.		Pathans.		Rájpúts.		Koreshís.		Khetráns.		Syads.		Machís.		Mujáwars.		Moghals.		Total to agricultural tribes.		Others.		Total.	
			Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.	Number of transactions.	Area in acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
MULTAN.	Dera Ghazi Khan.	Játs	324	1,904	2	31	166	1,190	9	31	2	4	...	...	2	4	17	104	2	25	...	...	1	1	525	3,294	226	1,410	751	4,704
		Aráins	2	19	...	...	5	23	...	...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	8	43	6	37	14	80
		Bilochs	88	237	3	17	801	2,966	8	113	...	...	2	8	..	...	10	100	...	...	1	2	3	287	916	3,790	301	1,811	1,217	5,601
		Pathans	7	26	1	1	12	163	31	70	...	...	...	...	...	...	1	...	...	...	...	...	...	...	52	280	20	90	72	350
		Rájpúts	1	4	...	28	3	2	...	...	2	66	...	...	...	...	1	28	...	...	...	...	...	...	7	127	7	24	14	151
		Koreshís	...	...	...	...	2	163	...	...	...	...	1	...	1	...	...	...	...	...	...	...	...	...	4	163	4	16	8	179
		Khetráns	...	...	...	...	3	18	1	7	..	...	...	...	17	46	..	...	...	...	...	...	...	...	21	71	1	...	22	71
		Syads	10	110	...	...	20	109	1	2,584	..	...	...	...	1	5	34	389	1	1	...	...	1	6	68	3,184	53	121	121	3,305
		Machís	...	...	...	...	1	23	...	...	3	95	...	...	...	...	...	...	5	13	...	...	...	...	9	131	10	29	19	160
		Mujáwars	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	28	28	...	...	28	28	2	1	30	29
		Moghals	...	...	...	...	2	35	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	35	1	6	3	41
		Total by agricultural tribes.	432	2,360	6	77	1,015	4,692	50	2,785	7	164	3	8	22	56	63	621	8	39	29	30	5	294	1,640	11,126	631	3,545	2,271	14,671
		Others	89	410	3	6	112	1,233	8	1,022	1	77	...	...	...	...	9	55	3	36	...	...	2	37	227	2,876	391	2,338	618	5,214
		Total ...	521	2,770	9	83	1,127	5,925	58	3,807	8	241	3	8	22	56	72	676	11	75	29	30	7	331	1,867	14,002	1,022	5,883	2,889	19,885

STATEMENT No. V.

(*Vide* Paragraphs 24 to 26 of the text).

ABSTRACT OF MORTGAGES AND SALES BY DISTRICTS FOR THE YEAR ENDING 15TH JUNE 1907.

District.	Mortgages by		Mortgages to		Sales by		Sales to	
	Agricultural tribes.	Others.	Agricultural tribes.	Others.	Agricultural tribes.	Others.	Agricultural tribes.	Others.
1	2	3	4	5	6	7	8	9
Hissar ...	17,199	4,543	15,405	6,337	8,399	11,368	16,436	3,331
Rohtak ...	9,701	2,254	007	2,948	2,554	790	3,536	808
Gurgaon ...	14,682	2,279	13,341	3,620	2,022	1,489	2,458	1,053
Delhi ...	3,637	1,502	3,518	1,621	1,918	1,629	2,094	1,453
Karnal ...	5,697	1,367	4,932	2,132	5,706	3,990	6,666	3,030
Ambala ...	8,379	1,016	7,596	1,799	3,063	1,226	3,159	1,130
Kangra ...	2,691	1,634	2,812	1,513	3,206	2,722	3,322	2,606
Hoshiarpur ...	10,806	2,706	9,576	3,936	2,985	935	2,679	1,241
Jullundur ...	6,862	845	6,729	978	2,164	621	2,269	516
Ludhiana ...	10,436	1,033	10,755	714	1,875	359	1,959	275
Ferozepore ...	30,949	8,698	33,783	5,864	10,089	5,595	11,227	4,457
Montgomery ...	1,211	971	1,495	687	1,614	2,749	2,272	2,091
Lahore ...	9,993	1,655	10,210	1,438	4,026	626	4,078	574
Amritsar	10,053	1,084	10,166	971	1,759	562	1,939	382
Gurdaspur ...	12,811	1,914	12,539	2,186	2,364	787	2,454	697
Sialkot ...	10,555	1,198	9,975	1,776	3,763	799	2,275	2,287
Gujranwala ...	4,005	1,079	4,183	901	5,953	4,985	5,528	5,410
Gujrat ...	7,148	783	7,131	800	3,822	696	2,627	1,891
Shahpur ...	4,122	813	2,639	2,296	2,921	960	2,809	772
Jhelum ...	2,859	294	2,090	1,063	6,986	1,364	6,788	1,562
Rawalpindi ...	912	230	632	510	2,674	899	2,743	830
Attock ...	4,446	221	3,545	1,122	9,988	1,566	1,0512	1,042
Mianwali ...	13,871	1,923	13,633	1,461	16,694	2,769	15,588	3,875
Lyallpur ...	284	...	284	...	790	150	800	140
Jhang ...	1,909	410	800	1,519	5,061	1,453	4,625	1,889
Multan ...	2,175	3,755	1,402	4,528	14,376	7,898	12,894	9,380
Muzaffargarh ...	3,698	2,424	2,899	3,223	11,002	3,918	9,706	5,214
Dera Ghazi Khan ...	5,863	2,791	5,552	3,102	14,671	5,214	14,002	5,883
Total ...	2,16,954	48,722	2,06,629	59,047	1,52,445	67,819	1,56,445	6,3819

Statement No. VI.

(*Vide* paragraphs 24 to 26 of the text.)

STATEMENT SHOWING LOSSES BY, AND GAINS TO, AGRICULTURAL TRIBES BY SALES AND MORTGAGES FOR THE YEAR ENDING 15TH JUNE 1907.

Division	District	Tribe	In all transactions. Mortgages. +	In all transactions. Mortgages. −	In all transactions. Sales. +	In all transactions. Sales. −	In transactions between members of agricultural tribes only. Mortgages. +	In transactions between members of agricultural tribes only. Mortgages. −	In transactions between members of agricultural tribes only. Sales. +	In transactions between members of agricultural tribes only. Sales. −
1	2	3	4	5	6	7	8	9	10	11
			Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Delhi	Hissar	Jats	...	78	6,861	...	668	...	842	...
		Rajputs	...	1,757	1,434	...	...	795	...	342
		Ahirs	29	...	1	...	27	...	1	...
		Arains	83	...	...	26	61	...	...	26
		Bishnois	41	...	51	...	41	...	2	...
		Dogars	6	...	...	3	5	...	...	3
		Gujars	...	83	...	...	...	36	...	...
		Malis	57	...	19	...	56	...	12	...
		Moghals	...	...	76	...	...	...	...	27
		Pathans	...	7	...	377	...	7	...	431
		Syads	...	56	8	...	...	20	...	28
		Net gain	...	1,794	8,037	...	...	...	...	...
	Rohtak	Jats	...	79	78	...	242	...	16	...
		Rajputs	...	452	10	...	...	291	15	...
		Pathans	...	98	..	50	3	...	..	50
		Syads	9	..	...	38	...	3	...	38
		Gujars	...	20	...	...	...	4	...	...
		Ahirs	...	37	56	...	63	...	40	...
		Bilochs	12	...	...	102	5	...	...	9
		Rors	1	..	..	...	...	..	...	...
		Moghals	...	...	26	...	...	...	26	...
		Malis	...	30	2	...	...	15	...	...
		Net gain or loss.	...	69	...	18	...	...	...	...
	Gurgaon	Jats	...	121	50	...	...	19	24	...
		Ahirs	...	245	582	...	488	...	163	...
		Malis	13	..	3	...	21	...	2	...
		Gujars	49	...	32	...	21	...	29	...
		Rajputs	...	922	...	108	...	452	...	79
		Syads	196	..	47	...	70	...	21	...
		Moghals	..	55	...	11	...	59	...	11
		Pathans	34	..	...	8	36	...	...	3
		Bilochs	...	168	...	74	...	86	.	84
		Meos	...	41	...	37	46	...	...	37
		Khanzadas	...	63	...	6	...	46	...	5
		Koreshis	...	23	...	19	...	20	...	20
		Net gain or loss.	...	1,341	436	...	...	...	...	...
	Delhi	Jats	74	...	...	231	93	...	..	302
		Ahirs	...	35	118	...	...	12	113	...
		Gujars	...	118	235	...	...	86	25	...
		Tagas	..	32	53	...	...	9	12	...
		Rajputs	...	88	...	9	...	42	..	9
		Malis	28	..	29	...	...	7	34	...
		Sainis	11	...	5	...	9	...	5	...
		Arains	13	...	..	330	18	...	...	...
		Pathans	4	.	...	103	1	...	14	...
		Syads	2	...	...	201	...	3	...	196
		Bilochs	6	...	7	...	...	...	...	...
		Ghanhans	62	...	50	...	6	...	...	7
		Reahs	...	2	...	...	...	2	...	...
		Meos	81	...	240	...	86	...	10	...
		Goras	..	110	...	5	...	32	..	10
		Rors	...	2	...	...	...	2	...	...
		Moghals	...	13	818	...	...	14	821	...
		Net gain or loss.	..	119	176	...	...	...	...	...

Division	District	Tribe	In all transactions. Mortgages. +	In all transactions. Mortgages. −	In all transactions. Sales. +	In all transactions. Sales. −	In transactions between members of agricultural tribes only. Mortgages. +	In transactions between members of agricultural tribes only. Mortgages. −	In transactions between members of agricultural tribes only. Sales. +	In transactions between members of agricultural tribes only. Sales. −
1	2	3	4	5	6	7	8	9	10	11
			Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Delhi—*concld.*	Karnal	Pathans	23	...	134	..	23	...	140	..
		Arains	21	...	65	...	30	...	60	...
		Gadis	...	13	24	...	...	...	1	...
		Jats	...	130	599	...	16	...	...	194
		Rajputs	...	492	...	264	...	275	...	51
		Rors	84	...	177	..	212	...	54	...
		Syads	...	17	569	...	...	17	530	...
		Koreshis	6	...	...	481	9	...	...	481
		Kambohs	48	...	...	15	50	...	..	21
		Gujars	...	268	...	17	...	85	...	74
		Malis	...	12	146	...	...	17	6	...
		Dogars	5	...	...	7	5	...	...	...
		Moghals	7	...	...	1	10	...	...	1
		Usmanis	...	2	17	...	...	2	16	...
		Ansaris	...	13	...	21	...	13	...	13
		Tagas	...	14	27	..	3	...	26	...
		Ahirs	1	...	...	...	...	...	...	...
		Abessis	1	...	8	...	1	...	8	...
		Net gain or loss.	...	765	980	...	...	...	...	...
	Ambala	Jats	1,625	...	122	...	1,804	...	76	...
		Rajputs	...	2,678	...	385	...	2,227	...	39
		Syads	6	...	...	93	3	...	...	10
		Pathans	...	4	1	...	...	8	1	...
		Gujars	...	296	6	...	...	105	...	13
		Arains	216	...	309	...	165	...	249	...
		Sainis	118	...	99	...	102	...	90	...
		Labanas	2	...	...	15	10	...	...	12
		Kambohs	15	...	...	4	38	...	2	...
		Tagas	28	...	16	...	28	...	16	...
		Malis	169	...	25	...	174	...	8	...
		Maghs	8	..	15	...	8	...	13	...
		Moghals	9	...	...	...	9	...	..	...
		Goras	...	1	...	...	...	1	...	...
		Net gain or loss.	...	783	96	...	...	...	...	...
	Kangra	Giraths	14	...	194	...	...	1	133	...
		Jats	11	...	...	23	8	...	...	31
		Rajputs	147	...	141	..	91	...	116	...
		Thakurs	...	71	...	236	...	50	...	218
		Rathis	...	93	...	58	...	98	...	64
		Gujars	22	...	26	...	20	...	27	...
		Gaadis	36	...	20	...	33	...	23	...
		Kanets	100	...	16	...	50	...	..	22
		Dagis	...	22	...	..	...	21	...	8
		Kalis	...	23	36	...	...	32	34	...
		Net gain or loss.	121	...	116	...	...	...	...	...
	Hoshiarpur	Jats	384	...	170	...	326	...	62	...
		Arains	220	...	21	...	211	...	23	...
		Rajputs	...	2,178	...	843	...	1,876	...	344
		Awans	...	29	7	...	...	49	6	...
		Pathans	...	25	...	59	...	5	...	46
		Gujars	...	114	221	...	426	...	172	...
		Chhanga Giraths, & Bhatis	130	...	123	...	116	...	107	...
		Sainis	191	...	1	...	193	...	...	12
		Mahtons	73	..	29	...	54	...	29	...
		Labanas	66	..	10	...	66	...	...	12
		Dogars	118	...	9	...	109	...	9	...
		Moghals	...	15	23	...	...	15	19	...
		Kanets	...	51	...	18	...	56	...	14
		Net gain or loss.	...	1,230	...	306	...	...	...	...

STATEMENT No. VI.—*continued.*

Division	District	Tribe	In all transactions. Mortgages. +	In all transactions. Mortgages. −	In all transactions. Sales. +	In all transactions. Sales. −	In transactions between members of agricultural tribes only. Mortgages. +	In transactions between members of agricultural tribes only. Mortgages. −	In transactions between members of agricultural tribes only. Sales. +	In transactions between members of agricultural tribes only. Sales. −
1	2	3	4	5	6	7	8	9	10	11
			Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
JULLUNDUR—*concld.*	JULLUNDUR.	Jats ...	422	...	140	..	403	..	76	...
		Arains ..	247	...	172	...	241	...	77	...
		Awans ..	...	29	...	11	...	13	...	11
		Dogars ...	...	5	...	4	1	...	...	4
		Gujars ...	8	..	...	1	4	...	...	4
		Kambohs	16	...	12	...	17	...	5	...
		Mahtams	160	...	3	...	151	...	3	...
		Pathans...	23	...	...	51	16	...	...	17
		Rajputs .	...	1,072	...	159	...	906	...	120
		Sainis ...	138	...	25	..	124	...	16	...
		Syads ..	..	40	...	46	..	27	...	16
		Labanas	...	7	...	5	...	9	...	5
		Net gain or loss.	...	133	105	...	...	...	...	...
	LUDHIANA.	Jats ...	1,093	...	195	..	802	...	134	...
		Arains ...	52	...	25	...	47	...	12	...
		Gujars ..	..	253	...	15	...	241	...	37
		Dogars .	...	1	...	...	..	9	...	...
		Syads ..	..	124	...	6	...	123	...	6
		Awans ...	1	...	..	10	1	...	..	11
		Pathans	...	51	...	55	...	51	...	56
		Kambohs	...	6	...	...	...	6	...	...
		Sainis ...	...	19	...	...	...	19	...	...
		Rajputs...	...	380	...	50	...	418	...	36
		Labanas	17	...	...	...	17	...	...	...
		Net gain or loss.	319	...	84	...	...	...	...	...
	FEROZEPORE.	Jats Musalman.	...	367	...	169	...	288	...	144
		Jats other	4,971	...	2,242	...	2,076	...	1,175	...
		Rajputs .	...	903	...	722	...	944	...	622
		Pathans .	...	93	...	218	...	93	...	200
		Bodlas ...	...	39	1	...	...	39	1	...
		Gujars ..	...	188	...	56	...	173	...	45
		Dogars ...	...	366	...	678	...	321	...	581
		Mahtams	...	52	233	...	...	52	233	...
		Arains ...	...	122	509	...	...	157	187	..
		Sainis ...	16	...	...	...	15	...	...	...
		Kambohs	...	23	24	...	...	27	12	...
		Labanas	...	...	...	28	...	...	...	16
		Net gain or loss.	2,834	...	1,138	...	...	...	...	...
	MONTGOMERY.	Jats ..	...	163	510	...	...	9	...	6
		Arains ..	..	13	174	...	...	13	20	...
		Rajputs ..	490	...	...	227	45	...	20	...
		Pathans .	24	...	...	2	24	...	...	...
		Kambohs	...	61	81	...	...	61	81	...
		Kharrals	...	7	...	79	...	...	...	79
		Mahtams	14	...	288	..	14	...	...	...
		Syads ...	...	...	...	36	...	...	14	...
		Bhattis ..	...	...	...	1	..	...	...	...
		Net gain or loss.	284	...	658	...	..	...	...	...
LAHORE.	LAHORE.	Jats ...	667	...	15	...	269	...	...	7
		Arains ...	...	56	140	...	..	66	102	...
		Rajputs ..	...	199	...	115	...	160	...	101
		Pathans...	69	...	271	...	69	...	239	...
		Syads ...	57	...	.	109	54	...	...	110
		Awans ...	...	3	...	1	...	3	...	1
		Moghals...	...	17	27	...	...	17	24	...
		Labanas...	14	...	...	16	12	...	10	...
		Mahtams	..	49	...	16	..	49	...	15
		Kambohs	38	...	165	...	192	...	165	...
		Koreshis	...	63	5	...	...	60	5	...
		Kharrals	...	...	...	232	...	...	...	232
		Dogars ...	...	241	...	82	...	241	..	79
		Net gain or loss.	217	...	52	...	...	...	...	...
	AMRITSAR.	Jats ...	61	...	88	...	..	37	...	26
		Arains ...	396	...	82	...	358	...	52	...
		Rajputs...	...	396	...	76	...	383	...	90
		Kambohs	77	..	65	...	71	...	39	...
		Pathans...	...	35	4	...	...	35	7	...
		Dogars ...	14	..	1	...	21	...	10	...
		Gujars ...	..	9	...	4	...	7	...	5
		Moghals	20	...	...	4	18	...	...	6
		Syads ...	11	...	26	...	6	...	22	...
		Awans ...	...	20	...	3	...	12	...	3
		Net gain								

Division	District	Tribe	In all transactions. Mortgages. +	In all transactions. Mortgages. −	In all transactions. Sales. +	In all transactions. Sales. −	In transactions between members of agricultural tribes only. Mortgages. +	In transactions between members of agricultural tribes only. Mortgages. −	In transactions between members of agricultural tribes only. Sales. +	In transactions between members of agricultural tribes only. Sales. −
1	2	3	4	5	6	7	8	9	10	11
			Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
LAHORE—*contd.*	GURDASPUR.	Jats ...	250	...	44	..	305	...	...	8
		Arains ...	565	...	220	...	556	...	209	...
		Rajputs...	...	1,702	...	380	...	1,520	...	361
		Syads ...	204	...	35	...	206	...	12	...
		Dogars ..	...	...	4	...	...	2	4	...
		Gujars ..	93	...	80	...	117	...	21	...
		Pathans	..	152	10	...	...	134	19	.
		Moghals	..	12	...	36	...	6	...	37
		Sainis ..	451	...	93	...	446	...	46	...
		Labanas...	31	...	20	...	31	...	..	5
		Net gain or loss.	...	272	90	...	...	...	...	...
	SIALKOT.	Jats ..	...	955	...	1,216	...	395	...	66
		Rajputs...	...	149	...	310	...	143	...	56
		Awans ...	...	50	..	75	...	32	2	...
		Syads ...	51	...	10	...	47	...	6	...
		Pathans	...	8	...	15	...	6	...	16
		Gujars ..	51	...	3	...	54	...	3	...
		Moghals	...	28	...	...	..	28	...	...
		Dogars ...	5	...	...	11	4	...	..	11
		Arains ...	531	...	134	...	503	...	133	...
		Kambohs	...	1	...	...	..	1	...	...
		Sainis ...	12	...	11	...	12	...	11	...
		Labanas	...	40	...	12	...	8	...	1
		Koresnis	1	...	...	7	...	7	...	6
		Net gain or loss.	...	580	...	1,488	...	...	...	...
	GUJRANWALA.	Jats ...	...	432	...	938	...	388	45	...
		Arains ...	...	4	66	...	...	5	...	3
		Awans ...	..	88	...	122	...	88	...	113
		Biloochs...	9	...	...	...	9	...	...	...
		Gujars ...	...	...	...	1	...	...	...	1
		Moghals	15	...	39	...	15	...	39	...
		Pathans	7	...	71	...	7	...	71	...
		Rajputs ..	46	...	...	14	34	...	2	...
		Syads ...	629	...	267	...	416	...	...	40
		Labanas	...	4	...	...	...	...	...	...
		Kumoohs	...	...	207	...	...	...	...	...
		Net gain or loss.	178	...	...	425	..	...	...	...
	GUJRAT.	Jats ...	61	...	...	404	...	...	21	...
		Gujars ...	...	564	...	247	150	531	...	56
		Moghals	...	76	...	21	...	77	...	...
		Rajputs...	...	145	...	358	...	143	1	...
		Awans ...	70	...	...	106	...	...	...	2
		Biloochs...	3	...	...	...	61	...	...	...
		Syads ...	161	...	...	3	1	...	5	...
		Pathans	20	...	...	73	143	...	8	...
		Arains ..	130	...	...	...	15	...	4	...
		Koreshis	50	...	...	19	113	...	...	2
		Labanas	273	...	86	...	48	...	26	...
		Net gain or loss.	...	17	...	1,195	230	...	...	...
	RAWALPINDI.	Jats ...	...	1,471	214	...	...	10	250	...
		Arains ...	1	...	1	..	...	...	...	...
		Awans ...	44	...	578	...	29	...	574	...
		Rajputs...	...	33	...	477	...	21	...	495
		Khokkars	...	44	...	142	...	10	...	111
		Biloochs...	2	...	...	265	...	2	...	243
		Syads ...	14	...	5	...	10	...	17	...
		Pathans	8	...	...	10	8	...	...	...
		Moghals	1	..	...	...	1	...	...	...
		Maliars...	1	...	...	1	1	...	...	1
		Ahirs ...	...	1	3	...	...	1	2	...
		Kambohs	3	...	...	11	3	...	...	...
		Koreshis	...	8	...	6	...	8	7	...

STATEMENT No. VI.—concld.

Division.	District.	Tribe.	In all transactions.				In transactions between members of agricultural tribes only.			
			Mortgages.		Sales.		Mortgages.		Sales.	
			+	−	+	−	+	−	+	−
1	2	3	4	5	6	7	8	9	10	11
			Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
RAWALPINDI—concld.	JHELUM.	Awans ...	...	13	137	...	42	...	73	...
		Bhattis..	4	...	...	58	10	...	...	61
		Bilochs...	2	...	6	...	1	...	6	...
		Chauhans	...	24	...	152	..	13	...	144
		Ghakkars	...	68	...	214	...	35	...	196
		Gujars ...	...	5	...	97	...	4	...	44
		Jaiaps ...	...	365	...	11	...	2	...	10
		Janjuas...	...	25	...	326	...	9	...	201
		Jats ...	...	39	...	94	82	...	213	...
		Jodhras ...	...	...	...	18	...	...	...	21
		Kahuts...	23	...	43	...	56	...	2	..
		Kassars...	...	122	42	...	...	71	114	...
		Khandoyas	3	...	4	...	3	...	4	...
		Khokkars	...	2	28	...	...	8	19	...
		Koreshis	...	26	332	...	...	5	327	...
		Lillas ...	22	...	16	...	12	...	16	...
		Mairs and Manhas.	...	53	...	180	4	...	...	179
		Maliars (Arains.)	...	2	149	...	7	...	124	...
		Moghals	...	28	87	...	...	26	55	...
		Panwars	2	...	...	18	2	...	...	18
		Pathans...	...	16	...	7	...	7	...	7
		Phaphras	8	...	7	..	9	...	...	1
		Rajputs ..	...	52	...	71	...	42	...	72
		Syads ...	7	...	27	..	44	...	21	...
		Net gain or loss	...	769	...	196	...	...	...	...
	RAWALPINDI.	Jats ...	3	...	...	6	...	7	...	10
		Maliars...	8	...	25	...	18	...	10	...
		Gujars ...	...	61	...	75	...	26	...	7
		Awans ...	...	18	...	55	8	...	...	29
		Moghals	...	26	27	...	...	5	4	...
		Ghakkars	...	80	...	124	...	15	...	90
		Syads ...	...	20	48	...	5	...	44	...
		Koreshis	...	4	...	22	...	2	..	16
		Pathans	7	...	13	...	7	...	17	...
		Khattars	...	8	...	1	...	7	...	1
		Dhunds...	...	25	22	..	6	...	9	...
		Kethwals	...	8	...	2	...	...	...	8
		Sattis ...	...	5	8	...	...	3	12	...
		Dadials...	1	...	...	...	2	...	3	...
		Rajputs..	...	47	319	...	19	...	65	...
		Bilochs...	...	...	...	5	...	...	...	5
		Jodhras...	...	...	...	3	...	...	...	3
		Net gain or loss.	...	280	69	...	...	...	...	...
	ATTOCK.	Awans ...	...	309	614	...	84	...	133	...
		Bilochs ..	9	...	...	48	9	...	...	48
		Ghakkars	3	...	1	...	7	...	3	...
		Gujars ...	...	432	...	22	...	118	...	12
		Jats ...	14	...	10	...	14	...	10	...
		Jodhras ...	...	38	...	316	...	21	...	286
		Khattars	32	...	69	...	87	...	...	66
		Koreshis	34	...	2	...	36	...	...	...
		Maliars...	19	...	79	...	31	...	59	...
		Moghals	...	40	174	...	...	20	186	...
		Pathans	33	...	25	...	24	...	27	...
		Rajputs	...	63	..	30	...	8	8	...
		Syads ...	...	178	...	61	...	137	...	47
		Bhattis...	1	...	74	...	2	...	67	...
		Janjuas...	9	...	...	44	9	...	...	30
		Jodhs ...	1	...	...	...	2	...	...	...
		Mair and Manhas.	...	...	...	3	...	...	...	3
		Net gain or loss.	...	901	524	...	...	...	...	...

Division.	District.	Tribe.	In all transactions.				In transactions between members of agricultural tribes only.			
			Mortgages.		Sales.		Mortgages.		Sales.	
			+	−	+	−	+	−	+	−
1	2	3	4	5	6	7	8	9	10	11
			Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
MULTAN.	MIANWALI.	Jats ...	219	...	...	276	312	...	...	450
		Arains ...	74	...	...	684	58	...	...	647
		Bilochs...	45	...	868	...	51	...	538	...
		Syads ...	...	263	...	2	..	246	...	7
		Pathans	...	1,167	...	1,628	...	1,628	...	1
		Awans ...	388	...	160	...	388	...	11	...
		Koreshis	340	...	460	...	340	...	456	...
		Rajputs...	126	...	...	5	126	...	...	...
		Kharrals	..	...	...	21	..	..	17	...
		Net gain or loss.	...	288	...	1,106	...	...	...	...
	LYALLPUR.	Jats ...	...	...	...	80	...	...	...	...
		Arains ...	...	...	118	...	...	...	118	...
		Syads ...	...	...	52	...	...	...	52	...
		Rajputs	...	...	...	30	...	...	...	...
		Net gain or loss.	...	...	10	...	...	...	...	...
	JHANG.	Jats ...	...	198	...	714	...	20	...	...
		Rajputs	...	608	142	...	10	...	271	...
		Bilochs...	...	48	79	...	...	11	94	...
		Syads ...	...	117	...	11	...	7	96	...
		Koreshis	...	178	186	...	...	...	213	...
		Khokhars	19	...	...	2	16	...	...	...
		Nekokaras	12	...	...	106	12	...	...	...
		Net gain or loss.	...	1,103	...	...	...	...	...	...
	MULTAN.	Ahirs ...	...	...	18	...	...	...	...	...
		Arains ...	...	58	...	170	...	48	...	...
		Awans ...	...	19	54	...	...	...	64	...
		Bilochs ...	9	...	283	...	17	...	225	...
		Jats ...	...	514	...	1,843	129	...	...	...
		Kamboks	...	...	17	...	...	63	5	...
		Khokhars	...	...	66	...	...	...	11	...
		Koreshis	...	14	199	...	...	1	342	...
		Mahtams	...	...	...	186	...	...	...	186
		Moghals	...	...	...	27	...	...	...	...
		Oda ...	...	...	7	...	...	...	1	...
		Pathans	...	23	...	218	...	18	730	...
		Rajputs...	...	99	311	..	...	27	361	...
		Syads ...	...	22	4	...	11	...	...	266
		Net gain or loss.	...	778	...	1,482	...	...	...	...
	MUZAFFARGARH.	Jats ...	...	685	...	848	...	4	...	165
		Bilochs...	426	...	...	414	493	...	150	...
		Syads ...	...	441	188	...	...	477	205	...
		Koreshis	...	49	...	46	...	29	28	...
		Pathans...	...	52	...	126	15	...	...	218
		Rajputs...	2	...	...	...	2	...	...	...
		Net gain or loss.	...	799	...	1,296	...	...	...	...
	DERA GHAZI KHAN.	Jats ...	...	258	...	1,934	...	67	...	8
		Arains ...	3	...	3	...	2	...	34	...
		Bilochs...	827	...	324	...	965	...	90	...
		Pathans	117	...	3,457	...	115	...	2,58	...
		Rajputs	...	4	90	...	...	...	4	...
		Koreshis	19	...	...	171	19	...	...	155
		Khetrans	...	5	...	15	...	4	...	15
		Syads ...	...	1,076	...	2,628	...	1,064	...	2,562
		Machis ...	...	1	...	85	...	...	...	92
		Mujawars	12	...	1	...	12	...	2	...
		Moghals	55	...	290	...	21	...	259	...
		Net gain or loss.	...	311	...	669	...	...	...	...
		GRAND TOTAL.	...	1,0325	4,000	...	...	...	...	...

STATEMENT No. VII.

(*Vide* paragraph 28 of the text).

STATEMENT SHOWING REDEMPTIONS OF MORTGAGES BY MEMBERS OF NOTIFIED AGRICULTURAL TRIBES FOR THE YEAR ENDING JUNE 15TH, 1907.

Division.	District.	Tribes.	Number of transactions.	Area in acres.	Mortgage money discharged in rupees.
1	2	3	4	5	6
DELHI.	HISSAR.	Játs	1,595	15,638	2,09,994
		Rájpúts	452	4,344	45,491
		Ahírs	10	65	971
		Aráins	1	8	80
		Bishnois	11	110	1,272
		Dogars	28	121	2,050
		Gujars	3	21	240
		Mális	15	58	1,906
		Moghals	1	11	40
		Pathans	4	315	879
		Syads	5	82	202
		Total	2,123	20,973	2,63,125
	ROHTAK.	Játs	1,282	4,414	1,39,523
		Rájpúts	147	973	19,852
		Pathans	14	78	1,159
		Syads	2	33	180
		Gujars	3	6	87
		Ahirs	77	312	5,813
		Biloches	7	22	242
		Moghals	1	4	200
		Mális	7	21	937
		Total	1,540	5,863	1,67,793
	GURGAON.	Játs	878	1,834	74,412
		Ahírs	315	1,692	82,345
		Mális	46	90	4,392
		Gujars	100	280	9,244
		Rájpúts	205	1,054	17,460
		Syads	21	441	18,155
		Moghals	16	30	1,655
		Pathans	14	49	2,133
		Biloches	17	50	1,440
		Meos	1,997	3,595	1,36,260
		Khanzadas	82	130	4,290
		Koreshis	19	19	710
		Total	3,710	9,264	2,97,496
	DELHI.	Játs	670	1,202	1,22,503
		Ahírs	82	67	3,730
		Gujars	92	172	7,112
		Tagas	55	192	8,326
		Rájpúts	10	76	3,024
		Mális	9	18	886
		Sainis	6	17	1,483
		Aráins	1	1	105
		Pathans	1	10	600
		Syads	9	28	2,480
		Biloches	6	18	1,006
		Chauhans	21	67	2,886
		Reahs	1	8	498
		Meos	66	125	4,410
		Goras	39	92	2,159
		Rors	3	31	130
		Moghals	9	37	195
		Total	1,918	2,162	1,60,483
	KARNAL.	Pathans	10	12	1,276
		Aráins	31	56	3,161
		Gadis	7	30	875
		Játs	615	1,971	89,152
		Rájpúts	594	1,825	47,947
		Rors	96	474	10,940
		Syads	15	31	1,093
		Koreshis	10	49	2,582
		Kambohs	50	205	7,167
		Gujars	111	438	13,032
		Mális	29	133	4,231
		Dogars	3	15	713
		Moghals	2	7	507
		Gumánis	4	5	89
		Ansaris	4	6	421
		Tagas	55	102	4,407
		Total	1,636	5,859	1,88,397
DELHI—*concld.*	AMBALA.	Játs	2,082	6,814	4,74,839
		Rájpúts	1,495	3,041	1,69,805
		Syads	66	167	5,389
		Pathans	8	9	744
		Gujars	880	758	30,075
		Aráins	389	473	27,329
		Sainis	413	411	43,082
		Labanas	12	26	883
		Kambohs	44	102	7,768
		Meghs	15	9	799
		Mális	159	218	12,064
		Goras	1	1	99
		Total	5,064	12,060	7,72,826
JULLUNDUR.	KANGRA.	Giraths	361	705	29,837
		Játs	69	197	9,506
		Rájpúts	641	2,009	74,095
		Thakurs	102	389	6,635
		Rathis	356	1,333	28,005
		Gujars	81	94	3,268
		Gaddis	48	37	3,917
		Kanets	521	392	19,259
		Dagis	85	50	2,225
		Kolis	65	76	1,895
		Total	2,279	5,282	1,78,642
	HOSHIARPUR.	Játs	2,747	3,026	4,67,427
		Aráins	458	319	47,042
		Rájpúts	1,850	4,125	2,71,599
		Awans	266	434	20,974
		Pathans	55	82	10,976
		Gujars	854	1,032	1,04,629
		Chhangs, Giraths and Bahtis.	232	295	24,530
		Labanas	49	77	5,226
		Sainis	723	631	1,08,213
		Mahtons	104	107	21,124
		Dogars	134	290	20 348
		Moghals	13	11	2,349
		Kanets	12	83	2,985
		Total	7,497	10,512	11,02,422
	JULLUNDUR.	Játs	2,513	3,372	4,48,291
		Aráins	744	710	97,142
		Awans	86	99	11,593
		Dogars	26	30	3,685
		Gujars	158	224	23,751
		Kamboha	39	41	6,801
		Mahtons	165	240	46,531
		Pathans	36	101	13,737
		Rájpúts	631	741	92,180
		Sainis	279	198	37,585
		Syads	45	82	4,270
		Labanas	10	7	1,609
		Total	4,722	5,793	7,87,174
	LUDHIANA.	Játs	3,837	9,912	9,76,939
		Aráins	201	369	39,855
		Gujars	815	651	57,162
		Dogars	5	11	421
		Syads	20	42	2,887
		Awans	37	93	4,154
		Pathans	14	47	4,576
		Kamboha	5	15	217
		Sainis	16	32	1,143
		Rájpúts	418	1,046	76,321
		Labanas	7	3	186
		Total	4,875	12,223	11,63,861

STATEMENT No. VII—*continued.*

Division.	District.	Tribes.	Number of transactions.	Area in acres.	Mortgage money discharged in rupees.
1	2	3	4	5	6
JULLUNDUR—*concld.*	FEROZEPORE.	Játs Musalman ...	373	1,348	69,980
		„ other	10,206	35,138	20,86,987
		Rájpúts	718	5,329	1,65,033
		Pathans	15	327	14,072
		Bodlas	9	30	1,252
		Gujars	181	448	26,169
		Dogars	148	1,543	30,812
		Mahtams	9	209	1,191
		Arains	419	1,176	60,466
		Sainis	27	37	3,824
		Kambohs	90	181	7,651
		Labanas	1	5	20
		Total ...	12,226	45,771	24,67,466
	MONTGOMERY.	Játs	69	901	11,264
		Arains	29	554	8,049
		Kambohs	15	434	5,727
		Kharrals	64	1,390	12,623
		Syads	3	486	2,545
		Mahtams	17	108	1,274
		Rájpúts	69	2,505	20,378
		Pathans	1	9	83
		Bilochs	4	189	369
		Bhattis	3	65	235
		Total ...	274	6,640	62,547
	LAHORE.	Játs	1,164	7,875	3,02,690
		Aráins	319	1,126	45,867
		Rajpúts	213	1,160	32,356
		Pathans	1	50	...
		Syads	17	116	4,642
		Awans	13	21	933
		Moghals	8	28	4,793
		Labanas	76	232	7,017
		Mahtams	18	43	887
		Dogars	86	580	5,909
		Kambohs	61	512	21,283
		Koreshis	6	44	983
		Total ...	1,932	11,287	4,27,360
LAHORE.	AMRITSAR.	Jats	4,287	8,797	5,56,643
		Aráins	276	396	28,058
		Rájpúts	259	743	31,273
		Kambohs	87	66	5,157
		Pathans	24	27	2,303
		Dogars	46	129	4,618
		Gujars	27	31	1,438
		Moghals	19	28	2,568
		Syads	30	28	2,716
		Awans	45	39	1,971
		Total ...	5,050	10,284	9,66,685
	GURDASPUR.	Játs	3,805	7,990	5,28,792
		Aráins	362	471	42,115
		Rájpúts	1,836	4,717	2,05,864
		Syads	117	186	10,463
		Dogars	22	43	3,162
		Gujars	1,094	2,168	1,25,245
		Pathans	406	655	37,085
		Moghals	87	156	8,448
		Sainis	189	286	15,786
		Labanas	61	202	4,951
		Total ...	7,929	16,874	9,76,855
	SIALKOT.	Játs	4,541	9,871	6,45,803
		Rájpúts	910	1,278	75,167
		Awans	366	414	32,193
		Syads	186	158	12,191
		Pathans	68	73	5,375
		Gujars	31	49	3,318
		Moghals	36	62	4,043
		Dogars	72	113	6,833
		Aráins	365	461	31,267
		Kambohs	3	3	201
		Sainis	18	21	1,728
		Labanas	79	159	8,405
		Koreshis	54	89	5,258
		Total ...	6,674	12,251	8,31,782

Division.	District.	Tribes.	Number of transactions.	Area in acres.	Mortgage money discharged in rupees.
1	2	3	4	5	6
LAHORE—*concld.*	GUJRANWALA.	Játs	764	6,351	1,34,592
		Aráins	11	19	1,595
		Pathans	8	50	549
		Rájpúts	7	12	158
		Syads	8	147	2,007
		Labanas	3	30	806
		Total ...	801	6,609	1,39,827
	GUJRAT.	Játs	3,196	5,366	2,85,740
		Gujars	2,796	5,068	1,54,666
		Rájpúts	592	668	41,850
		Moghals	163	269	14,756
		Awans	412	443	27,998
		Bilochs	2	3	200
		Syads	280	887	25,434
		Pathans	50	48	2,420
		Aráins	281	350	24,877
		Koreshis	44	34	3,223
		Labanas	210	319	18,416
		Total ...	7,936	12,893	5,99,555
	SHAHPUR.	Játs	327	3,209	38,410
		Aráins	12	52	2,295
		Awáns	774	1,823	72,656
		Rájpúts	81	513	9,424
		Khokhars	85	580	11,331
		Bilochs	23	868	9,753
		Syads	35	338	5,767
		Pathans	14	135	2,397
		Moghals	2	27	1,375
		Maliars	6	12	997
		Ahírs	2	7	164
		Kambohs	6	250	3,996
		Koreshis	17	167	3,316
		Total ...	1,384	7,981	1,61,871
RAWALPINDI.	JHELUM.	Awáns	513	1,064	45,460
		Bhattis	40	90	3,707
		Bilochs	4	9	219
		Chauhans	21	25	1,190
		Ghakkars	137	232	17,393
		Gujars	250	527	30,423
		Jalaps	30	350	5,849
		Janjuas	32	57	2,771
		Játs	719	1,341	67,904
		Kahuts	65	222	8,087
		Kasars	45	144	3,580
		Khandoyas	13	17	773
		Khokhars	40	84	3,348
		Koreshi	29	64	5,815
		Lillas	17	54	1,822
		Maire and Manhas ...	182	616	19,471
		Maliars (Arains) ...	134	161	9,086
		Moghals	108	225	10,216
		Panwars	1	6	193
		Pathans	16	20	1,528
		Phaphras	49	84	3,856
		Rájpúts	153	1,294	19,887
		Syads	119	259	10,824
		Total ...	2,717	6,965	2,72,497
	RAWALPINDI.	Játs	81	63	4,505
		Maliars	21	18	1,315
		Gujars	48	93	4,289
		Awáns	54	122	5,218
		Moghals	20	36	1,570
		Ghakkars	33	48	2,764
		Syads	32	74	2,936
		Koreshis	5	6	518
		Pathans	2	3	101
		Khattars	8	37	1,163
		Dhunds	7	22	544
		Kethwals	5	116	582
		Sattis	22	18	914
		Danial	6	3	337
		Rajputs	157	250	14,543
		Total ...	448	957	41,276

STATEMENT No. VII—*concluded.*

Division.	District.	Tribes.	Number of transactions.	Area in acres.	Mortgage money discharged in rupees.
1	2	3	4	5	6
RAWALPINDI—*concld.*	ATTOCK.	Awáns	743	5,063	62,750
		Bilochs	2	6	150
		Ghakhars	6	27	164
		Gujars	109	618	10,796
		Játs	2	2	78
		Jodhras	22	286	3,062
		Khattars	39	215	3,976
		Koreshis	9	18	672
		Maliars	114	112	11,431
		Moghals	21	83	1,289
		Pathans	551	1,039	45,114
		Rájpúts	39	93	3,018
		Syads	43	162	6,521
		Bhattis	23	68	1,756
		Janjuas	5	60	391
		Mair and Manhas ...	1	2	72
		Total ...	1,729	7,854	1,51,225
MULTAN.	MIANWALI.	Játs	434	7,393	28,677
		Aráins	15	44	1,339
		Pathans	1,217	13,862	74,715
		Awáns	117	984	9,096
		Syads	94	541	11,626
		Koreshis	39	88	1,256
		Bilochs	53	757	10,254
		Rájputs	4	35	832
		Total ...	1,973	23,704	1,37,795
	LYALLPUR.	Rájputs	12	243	2,006
		Játs	8	96	985
		Bilochs	1	27	588
		Kharrals	18	410	4,074
		Koreshis	28	799	4,965
		Total ...	67	1,575	12,598

Division.	District.	Tribes.	Number of transactions.	Area in acres.	Mortgage money discharged in rupees.
1	2	3	4	5	6
MULTAN—*concld.*	JHANG.	Játs	111	855	14,547
		Rájpúts	180	2,241	40,542
		Bilochs	68	228	6,122
		Syads	37	411	7,974
		Koreshis	14	211	7,909
		Khokhars	18	130	2,988
		Nekokaras	10	73	1,838
		Total ...	438	4,149	81,915
	MULTAN.	Ahíre	1	14	1,275
		Aráins	36	740	9,642
		Awáns	2	60	625
		Bilochs	29	110	2,379
		Gujars	2	3	250
		Játs	398	9,295	1,91,339
		Kambohs	1	16	567
		Kharrals	1	29	80
		Koreshis	26	390	8,107
		Mahtams	4	21	270
		Moghals	1	84	3,300
		Pathans	11	257	13,862
		Rájpúts	26	222	7,726
		Syads	26	2,360	51,387
		Total ...	564	13,551	2,90,809
	MUZAFFARGARH.	Játs	619	4,846	79,781
		Bilochs	322	1,180	31,937
		Syads	53	681	6,730
		Koreshis	18	79	1,076
		Pathans	12	99	1,732
		Total ...	1,024	6,885	1,21,206
	DERA GHAZI KHAN.	Játs	536	4,693	77,285
		Aráins	10	65	1,020
		Bilochs	1,002	6,362	1,28,119
		Pathans	58	513	9,071
		Rájpúts	7	25	282
		Koreshis	3	27	2,445
		Khetrans	13	59	2,656
		Syads	83	3,551	21,110
		Machis	2	4	120
		Mujawars	23	45	4,343
		Moghals	5	8	398
		Total ...	1,748	15,352	2,48,749
		GRAND TOTAL ...	89,373	3,01,073	1,30,72,187

STATEMENT No. VII (*a*).

(*Vide* paragraph 28 of the text).

1	2	3	4	5	6	7
Division.	District.	Total area redeemed during the year.	Area redeemed by members of agricultural tribes.	Percentage of area redeemed by the agricultural tribes.	Last column of Statement III showing areas mortgaged by the agricultural tribes.	Difference + or − between columns 4 and 6.
		Acres.	Acres.	Acres.	Acres.	Acres.
Delhi.	Hissar	26,668	20,973	78·6	17,199	+3,774
	Rohtak	8,065	5,863	72·6	9,701	−3,838
	Gurgaon	13,235	9,264	69·9	14,682	−5,418
	Delhi	3,337	2,162	64·8	3,637	−1,475
	Karnal	8,171	5,359	65·5	5,697	−338
	Ambala	15,248	12,060	79·09	8,379	+3,681
	Simla	118	...	...	...	...
Jullundur	Kangra	9,255	5,282	57·07	2,691	+2,691
	Hoshiarpur	20,485	10,512	51·3	10,806	−294
	Jullundur	10,120	5,793	57·2	6,862	−1,069
	Ludhiana	13,635	12,223	88·6	10,436	+1,787
	Ferozepore	61,201	45,771	74·8	30,949	+14,822
Lahore.	Montgomery	7,769	6,640	88·5	1,211	+5,429
	Lahore	15,782	11,287	71·5	9,993	+1,294
	Amritsar	11,497	10,284	89·4	10,053	+231
	Gurdaspur	20 054	16,874	84·1	12,811	+4,063
	Sialkot	17,221	12,251	71·1	10,555	+1,696
	Gujranwala	8,241	6,609	80·1	4,005	+2,604
Rawalpindi.	Gujrat	16,288	12,893	79·1	7,148	+5,745
	Shahpur	9,387	7,981	84·8	4,122	+3,859
	Jhelum	8,242	6,965	84·5	2,859	+4,106
	Rawalpindi	1,234	957	77·5	912	+45
	Attock	8,648	7,854	90·8	4,446	+3,408
Multan.	Mianwali	27,410	23,704	86·5	13,871	+9,833
	Lyallpur	1,592	1,575	98·9	284	+1,291
	Jhang	6,722	4,149	61·7	1,909	+2,240
	Multan	13,673	13,551	72·5	2,175	+11,376
	Muzaffargarh	11,051	6,885	62·3	3,698	+3,187
	Dera Ghazi Khan	19,748	15,352	77·7	5,863	+9,489
	Total ...	3,99,097	3,01,073	75·4	2,16,954	+84,119

Official use only.

No. 10457 of 1916.

From

The Honourable Mr. G. F. KEATINGE, C.I.E, I. C. S.,
Director of Agriculture, Bombay, Poona.

To

THE CHIEF SECRETARY TO GOVERNMENT,
Revenue Department, Bombay.

Poona, November 11th, 1916.

Sir,

I have the honour to address you on certain matters connected with the size and constitution of land holdings in the Bombay Presidency. The subject is usually referred to as "the sub-division of holdings", but it presents two distinct features. The first is that with the increase of population many of the holdings tend to become very small, and the second is that the holdings, whether large or small, tend to become broken up into a number of separate plots, often situated at a considerable distance from each other. These two tendencies differ both in their origin and in their results, and it is necessary to distinguish carefully between them. I therefore propose to call the first "sub-division of holdings" and the second "fragmentation of holdings".

2. *Sub-division of holdings* refers only to the size of the holdings. It must tend to occur in any thickly-populated country when the number of persons dependent directly on the land increases, but the tendency is found to bear a very direct relation to the Law of Inheritance in force in the country. In this Presidency it is governed by the Hindu Law of Inheritance which has, I believe, the most fissiparous tendency of any known Law of Inheritance, giving each male member of a family an equal share of the family property from the time of his birth, and allowing him to claim a partition of his share at any time. In some countries the idea of considerable sub-division of land finds favour as tending to a widespread and equitable distribution of wealth and opportunity amongst a large number of persons, and as giving to a large proportion of the people who cultivate the land a direct interest in and attachment to the land. It will thus be realised that there are a considerable number of general arguments in favour of the sub-division of holdings, and it is only when this sub-division becomes very excessive that remedial action is clearly indicated.

3. *Fragmentation of holdings*, on the other hand, is an unmitigated evil for which, I believe, no advantages can be claimed. It consists of the splitting up of a single holding into a number of separate plots, often situated at a distance from each other. It arises not directly from the Hindu Law of Inheritance, but from customs connected with the Hindu Law of Inheritance, and has its origin in a desire to provide an automatic method of securing a mathematically accurate partition of a holding amongst the heirs. Thus supposing that a man dies holding 9 acres of land divided into three plots of three acres each, and leaves three sons, it might be hoped that each son would take a solid plot of three acres, settling with the others in money the balance arising from any difference in the quality of the different plots. This, however, seldom happens, but, on the contrary, each plot would be split up into three sub-plots of one acre each, and a sub-plot in each place assigned to each heir, so that the three holdings made out of the original 9 acre holding would consist each of three separate plots of one acre each. Nor does the inconvenience end there, for the partition is effected in such a way as to secure an equal proportion of good and bad land in each plot, and often leads to a division into long narrow strips. In the case of rice fields consisting of a terraced slope this fragmentation is very marked, for each heir

will aim at getting a share on each terrace, and sometimes there is an arrangement for the heirs to take each share, turn and turn about, so that the property owned by each man in any plot of land amounts to the right of temporary cultivation rather than the ownership of the land. This custom of fragmentation bears to the Hindu Law of Inheritance much the same relation that the English custom of primogeniture bears to the English Law of Entail, and together the Hindu Law and custom have resulted in splitting up the land into an enormous number of plots in which a large proportion of the population have some share, however small, just as in England the law and custom taken together have resulted in the concentration of compact estates in the hands of a very few persons. This custom of fragmentation is not peculiar to India, but occurs also in France,* the country where the Law of Inheritance most closely resembles the Hindu Law, with the result that in some localities in France the size of an individual share has been reduced to a single vine or a single tuft of lucerne grass. In Switzerland also and parts of Germany the evils of fragmentation were a matter of common experience.

4. In calling attention to the excessive sub-division and fragmentation of the land in this Presidency it may be stated, once and for all, that there is no intention of opening the discussion of the relative economic advantages of large and small farming. The spirit of Hindu Law and the spirit of Indian agriculture favour a wide distribution of the land and its cultivation by peasant-farmers, and it is not in any way desired to suggest that the formation of large estates, worked on a capitalistic basis, would be more suitable or desirable for the people of this country either from a social or economic point of view. All that I desire to make clear is that in this Presidency the principle of sub-division and fragmentation has been pushed so far that the land has been parcelled out in such a way that in many cases grave difficulties are presented to its effective cultivation, even by existing methods. The distribution of the land amongst the peasants is such that a large and increasing proportion of them have not got an economic holding, and this presents a fundamental obstruction to the introduction amongst them of improved technical methods or economic organisation calculated to increase the quantity and value of the outturn and to cheapen its production. It is not with a view to interfere with the fundamental conception of the peasant-farmer that any suggestions are made, but in order to render possible the creation and maintenance of small but economic holdings on which a peasant-farmer can take adequate advantage of the natural facilities which exist, and improve his technical and economic outfit to an extent that will enable him to meet the competition of farmers in other countries, and so to maintain his family in comfort and his holding intact for posterity. It is with a view to make suggestions of this kind that I have drawn up three statements which I attach as Appendices to this letter, Appendix I showing the extent of sub-division and fragmentation of holdings in this Presidency, and the disadvantages resulting therefrom, Appendix II giving an account of similar phenomena in other countries and the remedies that have been applied there, Appendix III making definite proposals for remedial action in this Presidency.

5. For a general discussion of the adverse effect which this excessive sub-division and fragmentation of holdings have upon the status of the cultivators and the production of crops I would venture to invite a reference to pages 50 to 55 of my "Rural Economy in the Deccan", and for a more detailed statement of the facts to Appendix I. In Appendix I, I have attempted to give illustrations, taken from various points of view, of the existing state of affairs in the Konkan, Gujarat, West Deccan and East Deccan. In the Konkan no attempt has been made to select extreme cases, and the cases cited may be taken as typical. Much more extreme cases might have been found, and Mr. J. A. Madan informs me that the size of individual plots in the Ratnagiri District is sometimes as small as a quarter of a guntha (1 guntha = $\frac{1}{40}$th acre), and that he knows of a case where a

* Economie Rurale by E. Jouzier, pages 347 and 352.

holding of 2½ gunthas was partitioned amongst five brothers, so that each brother got a holding of half a guntha, and each of the five brothers cultivated each of the five plots of half a guntha in rotation. Such extreme cases amount to an absurdity, but even taking the facts shown in case I of Appendix I, the serious hindrance to effective production may be realised. I do not propose to refer to the difficulty of maintaining records of these innumerable sub-divisions, of collecting revenue from and keeping accounts for each of these minute plots, or of the task of separately demarcating them, as is being attempted. These are matters which merely cause difficulty to Government, and it is on the difficulties which are caused to the cultivators that I wish to direct attention. The essential thing in rice cultivation is to have the water under control, to get water from streams when rain is scanty, and to drain off the surplus water when rain is excessive. With the present distribution of the land in tiny plots amongst numerous holders with divergent interests this becomes impossible, and consequently great loss results to all concerned. Improvements cannot be undertaken; actual tillage operations become very difficult; fencing is out of the question; no man can live on his farm when it is scattered into many plots, nor can he guard more than one plot at the same time; causes of friction between neighbours inevitably arise and often develop into standing feuds. These are some of the necessary attendant evils to which, I think, anyone who is closely connected with the country-side will bear witness. In the case of elaborate improvements such as the reclamation of salt lands, which depend on the maintenance of a substantial outer embankment and a system of sluice gates and drains, it often happens that the work undertaken by one man when the original holding was intact is allowed to go to pieces for want of repair when the holding becomes sub-divided, so that everyone concerned is a loser.

6. In Gujarat the problem differs greatly in different tracts. In the parts that grow cotton and jowari the situation is not usually acute, as is shown in cases VII and VIII, but in actual or potential garden lands the position is very bad. Cases IX and X are admittedly selected as extreme cases, but they illustrate what is common in large areas all over Gujarat. Such conditions inevitably reduce production, and in extreme cases put the land out of cultivation, as is shown. They put a stop to all permanent improvements, and produce an uneconomic situation which reacts most unfavourably on the cultivators.

7. The Deccan is divided into West Deccan and East Deccan. In the West Deccan the pressure of the population on the cultivable land is usually great, and sub-division and fragmentation are marked, as shown in cases XI to XIV. In the East Deccan the pressure is usually much less as is shown in cases XV to XVII.

8. To sum up the evils of excessive sub-division and fragmentation, they may be stated as follows:—

(*a*) They impede current cultivation and waste time.

(*b*) They prevent permanent improvements.

(*c*) They prevent a man from living on his farm.

(*d*) They prevent any orderly organisation of labour or capital.

(*e*) They frequently result in second crops not being grown.

(*f*) They sometimes send land out of cultivation altogether.

(*g*) They cause enmity amongst neighbhours leading to litigation and permanent feuds.

(*h*) They produce a generally uneconomic situation.

9. I quite realise that when population presses heavily on the cultivable land, holdings must be small, and that in some cases there is a good cause for a strictly limited amount of fragmentation, as in the Konkan between the rice and the *warkas* lands, in parts of Gujarat between rice, garden and dry lands, and in parts of the Deccan between the dry and *patasthal* lands. But I would submit that throughout the Konkan and over a large part of the Deccan and Gujarat sub-division and fragmentation have gone much farther

than is reasonable, and are exercising a very prejudicial influence on the cultivation and development of the country. It is true that in parts of the Deccan and Gujarat this tendency is not yet far developed, but it will become so if it is not checked; and it is much easier to check it before the evil has gone very far. The fact even that there are a large number of holdings too small to support a family need not of itself be a cause for alarm. The holders of such small holdings must necessarily work part of their time for others as labourers, and in the case of garden lands with irrigation facilities their holdings may be more in the nature of "allotments"; but when it is found that the great majority of holdings are of these small dimensions and further that they are fragmented in a way for which there is no economic justification, and that the great bulk of the land is thus put outside the possibility of effective cultivation or economical organisation, then, I would submit, the necessity arises for some remedial measures. This state of affairs already exists in a large part of the Presidency, and will come into existence in the remainder unless timely action is taken.

10. In Appendix II, I have attempted to show how in other countries similar causes have produced similar results, and the remedial action which has been adopted to meet the difficulty. I have not by me sufficient materials to make the note complete, but have quoted my authorities for the statements made. I think that a perusal of Appendix II will make it clear that in other countries—

(1) Excessive sub-division and fragmentation of holdings have directly resulted from Laws of Inheritance which on the death of the father distribute the land amongst the children.

(2) Though in several countries the peasants have made strenuous efforts (amounting in some cases to an agreement to ignore the law of the land) to preserve the holdings intact, they have failed to accomplish their object adequately.

(3) Remedial legislation has been found necessary and has been adopted in a large number of the most progressive countries to remedy the evils caused by their Law of Inheritance.

(4) In some countries where the Law of Inheritance does not favour sub-division the new legislation has aimed at the partition of large estates, while in other countries where the Law of Inheritance does favour sub-division the new legislation has aimed at the enlargement and consolidation of the existing small holdings. At first sight it may seem that this involves the acceptance of two opposing principles, but in reality this is not so, since the object in either case is to create and to maintain reasonably sized and reasonably situated economic holdings for peasant-farmers.

(5) To secure this end the legislation has been drastic, involving the principles of—

(*a*) compulsory expropriation,

(*b*) the compulsion of all concerned to accept restripment when a certain fraction of the land-holders desire it, and in extreme cases even without the desire of a certain fraction,

(*c*) the subsequent indivisibility of the reconstituted holding,

(*d*) the exemption of the reconstituted holding from seizure for debt, involving the condition that loans cannot be raised on the security of the holding,

(*e*) not allowing the reconstituted holding to be combined with other holdings.

(6) In all cases the extreme benefit that has resulted from such remedial measures is clearly recognised. In some cases the value of the land is said to have trebled, in other cases to have increased over 60 per cent., and there is a general concensus of opinion as to the increased yields of crops obtained by reason of these measures and as to the reduction in the cost of production.

11. If, therefore, the facts and the arguments, as detailed above, are accepted, it only remains to consider what action can be taken in this Presidency to remedy the sub-division and fragmentation of holdings which exists in a degree beyond that of any other country mentioned, with the possible exception of Japan. There can be no doubt that here as elsewhere the trouble is caused by the Law of Inheritance, and as the Hindu Law of Inheritance is more thorough in its dividing tendency than the Law of Inheritance in any other country, so its results on the size and distribution of the holdings are more marked. In former times when there was no pressure of population on the soil, and when waste land was available for all who wanted it, no serious inconvenience was experienced in India or elsewhere from such Laws of Inheritance; but, with the increased pressure of the population on the cultivable land, the situation is quite different, and the present state of the holdings constitutes a serious and increasingly serious handicap. No industry could prosper under such conditions, and it is safe to say that if the mill industry in Bombay City were fettered in this way it could not exist. Fortunately for the mill industry it rests on a joint-stock basis, and the capital and management of a mill remain intact, however much the component units of the capital may become divided. In peasant agriculture the joint-stock principle can afford no help, and any expectation that individual or co-operative effort can effectively succeed in neutralising the effect produced from generation to generation by the law of the land is, I fear, doomed to inevitable disappointment.

12. It would be easy to propose drastic measures for the reconstitution of holdings, conceived on the lines that have been found successful in other countries, involving some measure of expropriation and compulsory restripment, but it is certain that such a proposal would be considered as an outrage to Hindu sentiment and would meet with strong opposition. The landholders, large and small, are, however, fully aware of the extreme inconvenience caused to them by the existing conditions, and I believe that they would gladly welcome any measure which offered a remedy without introducing the element of compulsion. At present if a man owns five acres and has five sons the law compels him to give one acre to each son, though he may be well aware that such an arrangement is quite unsuitable and uneconomic. In other words the law makes a will for a man which, if he made it for himself, would cause him to be considered, and rightly considered, a fool. My proposal is that the landholder shall be enabled to escape from this tyranny if he and all concerned wish it. I have accordingly prepared a Bill to enable holders of land to constitute economic holdings, and I append as Appendix III the draft together with a brief statement of "objects and reasons". It may be argued that comparatively few landholders would be in a position or would care to avail themselves of this provision. This may be so at first, but in the case of holders of self-acquired land over which they have full power of disposition, I believe that a fair amount of persons would be glad to avail themselves of the opportunity of creating permanent economic holdings for their descendents; and it must be remembered that in the course of a century much of the land falls at one time or another into the category of self-acquired land. So also in the case of a man with two or three sons and with other land or other property besides the land which he wishes to create into an economic holding, all the parties concerned might well be glad to come to an arrangement of this nature.

13. It will be seen that there is no element of compulsion involved in the proposed Bill, which is of a purely permissive nature. It may be argued that, in the anxiety to introduce no compulsion, the Bill is so weak that it would be inoperative. In that case at least no harm would have been done. I do not think that any striking change would immediately result from the passing of this Bill, but I think that it goes as far as public opinion in its present state is prepared for. I believe that it would be operative and beneficial from the beginning, that it would help to mould public opinion in the direction of recognising the fundamental necessities of agriculture, and that in the course of a century it would produce marked results.

14. I have talked to a large number of landholders and educated Hindus on the subject, and I believe that a permissive Act of this nature would be generally welcomed, though I fear that even this limited measure of relief would be opposed by a certain number of rigid Hindu lawyers. I would point out, however, that modifications of Hindu Law are from time to time effected on the motion of Hindus, and that this Bill merely applies to land the principle of indivisibility which for physical reasons must be applied to objects such as a horse or a machine. It is physically possible to divide up a guntha of agricultural land into a number of smaller plots, though economically it is obviously foolish to do so; and it is still more foolish for the law to compel a man to do so. In the case of town houses also I believe that it is common in Hindu families for one brother to take the family house entire, without any attempt at division.

15. In conclusion, I would venture to express the opinion that the creation of more economic holdings is a fundamental necessity for agriculture in this Presidency, and by means of the proposed Bill a start can be made in the economic reconquest of the land.

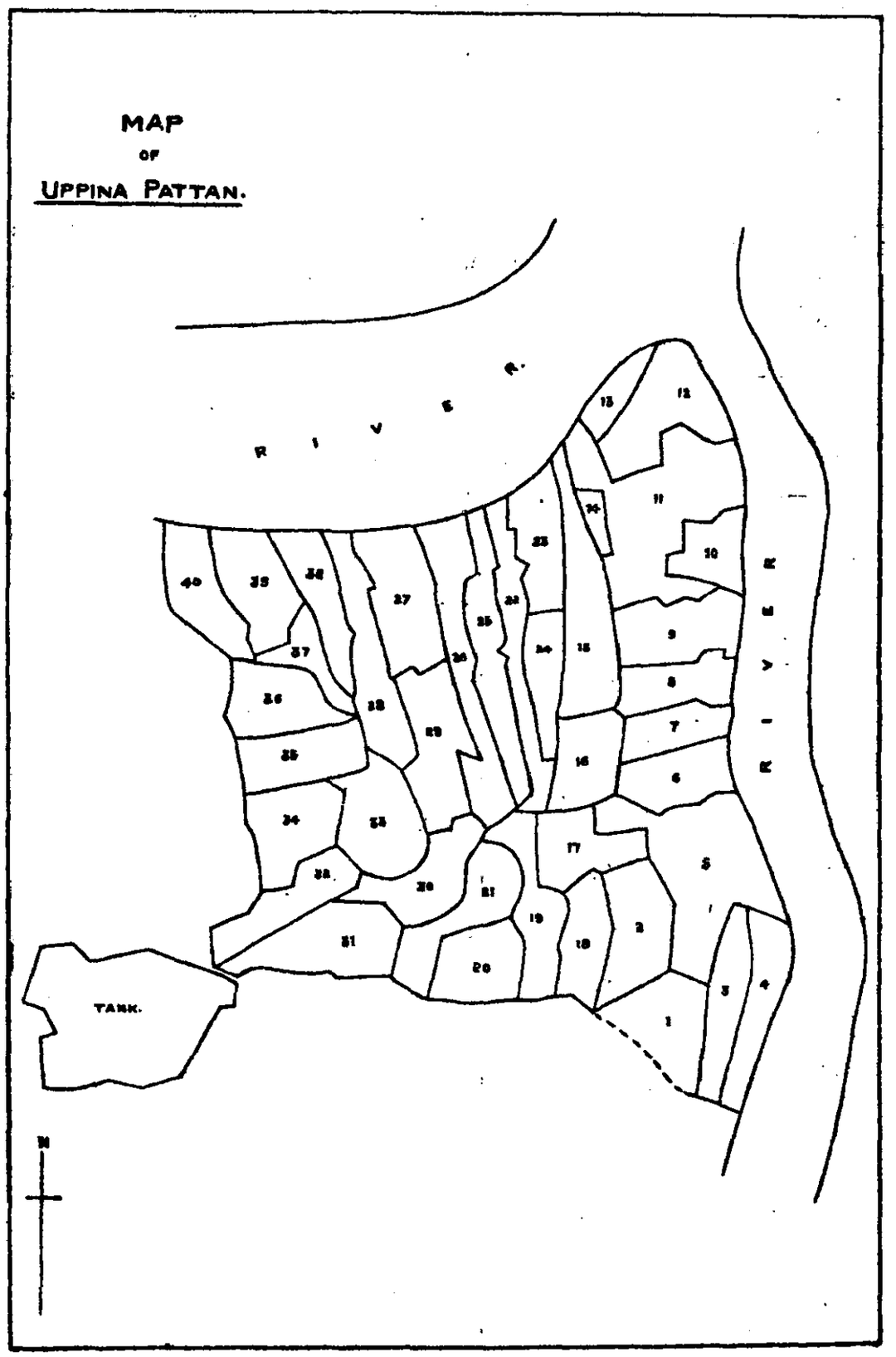
I have the honour to be,

Sir,

Your most obedient servant,

G. F. KEATINGE,
Director of Agriculture.

CASE No. I



APPENDIX I.

THE EXTENT OF SUB-DIVISION AND FRAGMENTATION OF HOLDINGS IN THE BOMBAY PRESIDENCY.

The extent of sub-division and fragmentation of holdings in the Bombay Presidency differs considerably in the different tracts. It is greatest in the rice lands of the Konkan and Ghat strip of the Deccan, where the conditions of rice cultivation and the value of the rice crop tend towards the existence of small holdings, and where the pressure of the population on the area of rice land, and in particular on the fertile coast strip, accentuates the evils of excessive sub-division and fragmentation.

A.—Konkan and Ghat strip of the Deccan.

I propose to state typical cases showing from different points of view the extent to which sub-division and fragmentation have proceeded in the districts of Kanara, Ratnagiri, Kolaba and Thana.

CASE No. I.

(Survey Nos. 1 to 40 of Uppinapatan, taluka Kumta, district Kanara.)

This area of 52 acres was selected simply because it was a nice compact block of land with excellent natural facilities, which might have sufficed for 3 or 4 rich holdings, or 6 or 8 fair holdings. In point of fact it is divided up into 139 separate plots held by about 50 landholders. I submit a map of the land and a tabular statement showing areas, number of plots, number of *mulgeni* (permanent) leases, number of simple leases and number of mortgages.

Survey No.	Area.	Assessment.	Number of Kabjedars, i. e., landholders.	Number of mulgeni leases.	Number of simple leases.	Number of mortgages.
	A. g.	Rs. a. p.				
1 (Part)	2 20	10 0 0	3	...	...	1
3	0 34	8 0 0	3	...	...	1
4	0 19	3 0 0	1	...	...	...
5	1 38	9 0 0	1	...	...	...
6	0 31	4 0 0	3	...	...	...
7	0 26	3 4 0	8	...	1	1
8	0 34	5 0 0	3	1	2	...
9	1 29	5 8 0	3	...	3	...
10	1 1	7 8 0	2	...	2	1
11	2 23	14 0 0	2	...	...	2
12	1 14	8 0 0	4	...	4	2
13	0 14	0 2 0	1	...	...	...
14	0 9	1 0 0	1	...	1	1
15	1 14	7 0 0	2	...	2	...
16	1 1	4 0 0	4	1	1	2
17	0 35	4 0 0	3	1	...	1
18	0 28	1 5 0	4	...	...	1
19	1 9	2 8 0	7	...	1	...
20	0 39	3 0 0	1	...	...	1
21	1 5	2 7 0	8	...	2	...
22	1 6	4 12 0	7	...	3	1
23	1 1	6 0 0	3	...	2	1
24	0 25	4 5 0	7	...	3	1
25	1 6	5 8 0	3	...	2	1
26	1 3	4 12 0	7	...	7	1
27	1 4	5 0 0	4	...	4	1
28	1 5	5 1 0	7	...	2	2
29	1 9	5 8 0	4	1	3	1
30	1 7	4 0 0	1	...	...	...
31	0 19	3 0 0	1	...	...	...
32	1 23	7 0 0	1	...	1	...
33	1 11	6 10 0	9	...	...	2
34	1 4	5 12 0	3	1	1	1
35	0 38	5 0 0	1	...	1	...
36	1 17	7 0 0	2	2	...	...
37	0 11	1 8 0	2	1	...	...
38	1 1	5 0 0	2	1	...	1
39	1 5	5 8 0	9	...	6	1
40	1 2	6 0 0	2	...	2	...
Total ...	52 1	*199 14 0	139	9	56	28

*Current rents about 10 times the assessment.

The number of *Kabjedars* (landholders) entered against each survey number represents the number of separate plots into which the land is divided. The same men, however, own land in several survey numbers, so that the actual number of owners is less, being about 50. In another way, however, the fragmentation is even greater than the figures indicate, *e.g.*, in Survey No. 1 the number of shares shown is 3; but in reality the field is divided into 18 plots, each sharer cultivating 6 plots annually, and moving on to another 6 plots the year after, and so on.

The following details regarding two of the survey numbers give a good idea of the fragmentation:—

Survey No. 7, garden land growing cocoanuts:—

Sub-divisions—		Gunthas.
1. Ganpu Dodda	...	1¼
2. Ganpu Bira	...	1
3. Ganpu Dodda	...	2⅜
4. Ganpu Bira	...	7
5. Mahabalu Mari	...	1⅞
6. Rama Anapa Naik	...	2½
7. Mahabalu Mari	...	1
8. Shridhar Manjanath Shanbog	...	8½
Total	...	26

Survey No. 33, rice land:—

Sub-divisions—		Gunthas.
1. Mahalaxmi *kom* Sadashiv Naik	...	3¼
2. Tulsi *kom* Shiv	...	4¾
3. Timapa Damgauda	...	4¾
4. Mahabalu Mari	...	6
5. Ganpu Dodda	...	8½
6. Ganpu Bira	...	13
7. Ramchander Sababhatta	...	2½
8. Dasu Vaikanth Pai and Wasudeo Krishna Pai	...	7½
9. Kuppa Maragauda	...	1
Total	...	1 acre 11 gunthas.

A cultivator can sometimes lease land contiguous to his own holding, and in this way some temporary unification of the land is effected, though it does not go very far. The following gives a typical case of the area actually cultivated by one of the most substantial cultivators in the village, *viz.*,

Ganpu Bira cultivated 12 acres of rice land, of which he owns 3 acres and hires 9 acres: the 12 acres which he cultivates is divided into 21 different plots.

Physical condition of the land.

The whole of the land is rice land except that on the edge of the river a few fields contain a certain number of cocoanut trees which are badly looked after and not irrigated. There is a tank in the jungle close by which, it is stated, formerly provided sufficient irrigation water to grow a second crop of *waingan* rice (*i.e.*, hot weather rice) or sugarcane on practically the whole area, to which it was conducted by a channel round the upper contour of the field. The tank is now much silted up and the channel out of order. Rice is grown in the monsoon, and afterwards there is enough water for about 4 acres of *waingan* rice and 2 acres of sugarcane. In the absence of a water channel this water runs down to a low part of the field and is lifted once and in some cases twice on to the sugarcane land.

It was obvious that the following improvements were needed:—

(1) The tank required clearing of silt or to have the bund raised.

(2) The water channel needed repair so that the water could be taken to any part of the field by gravity.

(3) Some embankments against flood water from the river were needed.

(4) The land needed proper fencing against wild animals from the adjoining jungle, which do much damage. Having the river on two sides, it needed fencing on only two sides.

(5) The whole needed to be properly laid off into level plots of reasonable size, so as to admit of easy cultivation, instead of being divided into very small and irregular shaped plots, with *bands* in between, which occupied an excessive amount of space.

On account of the excessive sub-division and fragmentation of the land it is hopeless to contemplate the possibility of any such improvements.

CASE No. II.

(Survey Nos. 2, 4, 5, 6, 7, 8, 13 and 26 of Shirgaon, taluka Ratnagiri, district Ratnagiri.)

Case No. I refers to an area which is held almost entirely by cultivators. In some parts of the Konkan the bulk of the rice land is in the hands of non-cultivating landlords. Naturally in such cases the holdings tend to be larger, and the fragmentation less, but this case which occurs at Shirgaon, where the Government Farm is situated, gives an instructive example of the way in which such holdings are becoming subdivided and fragmented. The area consists of a block of good rice land. It will be noticed that one holder has a nice block of 6½ acres of rice land, but most of the holdings are badly split up, as can be seen from the map and statement. This case is intended to indicate merely the extent of fragmentation of this class of holdings.

Block of rice land consisting of 8 survey numbers in Shirgaon, Ratnagiri Taluka, and divided into 17 separate holdings.

Holdings.	Area of holding.		Number of separate plots.
	Acres.	Gunthas.	
1. Narayan Balshastri Agashye ...	0	34½	3
2. Sadashiv Balshastri Agashye ...	0	13¾	1
3. Kashinath Balshastri Agashye ...	0	33	2
4. Raghunath Balshastri Agashye ...	0	20	2
5. Purshotam Ramchandra Apte ...	1	14	5
6. Vasudeo Keshav Apte ...	0	7½	1
7. Raoji Chintaman Bhat ...	1	30	5
8. Keshav Sitaram Damale ...	1	10¾	4
9. Vishnu Kashinath Damale ...	6	33½	9
10. Sona Govind Daphale ...	0	14	1
11. Laxman Raghunath Joshi ...	6	17½	1
12. Shrikrishna Nilkanth Joshi ...	1	32¼	1
13. Karmarkar brothers and Pandu Gharoji Shaitye ...	3	29¾	7
14. Harbhat Sakhanabhat Marathe ...	2	20½	2
15. Narayan Gharoji Shaitye ...	0	13¾	1
16. Pandu Gharoji Shaitye ...	0	35¾	3
17. Tukaram Ramji Shaitye ...	0	7	1
Total ...	30	17¼	49

CASE No. III.

The attached map merely indicates the extent of the fragmentatio n of three large holdings in Kane village, taluka Pen, district Kolaba. Holdings Nos. 1 and 3 belong to agriculturists, holding No. 2 to a non-agriculturist.

Statement showing different holdings held by three different Kabjedars in the village of Kane, taluka Pen.

No.	Name of Kabjedar.	Reference to survey number on the map in which his holding exists.
1	Ganoo Chang Patil ...	3, 5, 6, 29, 31, 66, 67, 74, 86, 102, 105, 115 and 33.
2	Mulchand Gemaji Shet ...	8, 9, 13, 14, 15, 16, 21, 23, 24, 27, 29, 32, 34, 35, 36, 38, 39, 41, 42, 43, 50, 55, 56, 59, 61, 62, 63, 64, 65, 67, 68, 69, 70, 72, 78, 81, 82, 83, 84, 85, 91, 92, 96, 97, 100, 102, 103, 106, 109, 110, 111 and 113.
3	Pavsya Kal Patil ...	2, 17, 32, 61, 62, 63, 67, 85, 86, 102 and 107.

CASE No. IV.

The following statement merely indicates the extent of sub-division of holdings in a typical village, showing the holdings of agriculturists and non-agriculturists separately. The village of Nehuli, taluka Alibag, district Kolaba, was selected because practically all the occupied land in the village is rice land, less than 4 acres out of 125 acres being *warkas* (*i.e.*, dry crop) land. It will be seen that the average size of a holding held by an agriculturist is only 2⅓ acres, and by a non-agriculturist 3½ acres. Amongst 24 agricultural holdings one is large, 3 or 4 fair in size, and the rest very small, 9 being less than one acre. Amongst 19 holdings of non-agriculturists one is large, 5 fair in size, and the rest very small, 8 being less than one acre.

Nehuli village, taluka Alibag, district Kolaba.

Agriculturists' holdings—

Holding No.	Acres.	Gunthas.
1	8	33
7	6	7
8	4	37
9	2	18
10	3	28
11	2	4
12	1	34
13	0	2½
15	18	17
16	2	5
23	2	22
24	0	17½
25	0	4
26	1	10½
27	0	13
30	0	37
31	1	25
32	0	2
33	0	25½
34	0	5½
37	0	12
38	7	23½
39	1	11
43	1	38

24 holdings with an aggregate area of:—

Acres.	Gunthas.
56	32

Average holding about 2⅓ acres.

Non-agriculturists' holdings—

Holding No.	Acres.	Gunthas.
2	9	6
3	4	27½
4	7	20½
5	2	33
6	0	34½
14	2	28
17	0	27
18	1	6
19	0	39
20	1	2
21	21	38
22	6	0
28	0	38
29	1	15
35	0	30
36	0	29½
40	4	16
41	9	35½
42	0	36

19 holdings with an aggregate area of:—

Acres.	Gunthas.
67	31½

Average holding about 3½ acres.

CASE No. V.

Badlapur village, taluka Kalyan, district Thana.

Assorted holdings showing extent of sub-division and fragmentation.

Name of holder.	Area held.		Assessment.			Number of separate plots.
	Acres.	Gunthas.	Rs.	a.	p.	
Chintaman Hari (Sowkar) ...	48	6	129	0	0	53
Vishnu Raghunath Vaidya (landlord) ...	67	0	137	0	0	38
Raoji Gopal Patil ...	1	9	1	4	0	6
Raoji Raghu Kulkarni ...	6	30	33	0	0	8
Rama Undriya Patil ...	24	0	22	0	0	17

The land referred to in the above statement is mostly rice land; but even the *warkas* (sloping dry-crop land) is much split up; *e.g.*, Survey No. 179 (area 25 acres—assessment Rs. 13) is split up into 22 sub-divisions. It grows only grass.

CASE No. VI.

Karla village, taluka Mawal, district Poona.

(Typical of rice tract immediately above the Ghâts.)

Assorted holdings showing extent of sub-division and fragmentation.

Name of holder.	Area held.		Assessment.	Number of separate plots.
	Acres.	Gunthas.	Rs. a. p.	
Bhika Tikaji Marwadi (Sowkar) ...	60	0	117 0 0	27
Genu Sakhada (Cultivator) ...	2	27	4 11 0	8
Chima Vithu (Cultivator) ...	12	31	12 0 0	5
Chimaji Jogoji (Cultivator) ...	16	6	27 6 0	7
Laxman Sakharam (Cultivator) ...	2	35	5 5 0	6

Most of the land shown in the above statement is rice land, but some bits of dry crop land are included.

B.—Gujarat.

CASE No. VII.

(Althan village, taluka Chorasi, district Surat. Area—Acres 694. Assessment—Rs. 4,381.)

Landholders 99, of whom 54 are cultivators and 45 are non-cultivators, which gives an average of 7 acres per holding, or ignoring non-cultivators, 13 acres per holding.

The largest non-cultivator's holding amounts to 86 acres in 23 separate plots.

The largest cultivators' holdings are—

(1) One of 41 acres, in 9 plots, the largest plot being 23 acres.

(2) One of 35 acres, in 8 plots, the largest plot being 17 acres.

(3) One of 26 acres, in 8 plots, the largest two of which are 6 and 5 acres respectively.

There are a good many small holdings of from 2 to 7 acres, but most of the holders of these manage to hire other land. In a few cases fragmentation has reduced the size of plots to ½ acre, but such cases are rare.

The village has heavy black soil and is a dry crop village growing cotton and jowari. A good cultivator aims at cultivating from 15 to 20 acres with one pair of bullocks, and a fair proportion of the cultivators secure this amount of land; so it will be recognised that from the economic point of view sub-division of land has not yet gone to any disastrous lengths. As regards fragmentation it will be noticed that it is considerable, and is certainly prejudicial, but the land is fairly level dry crop land, where there is no question of irrigation or garden cultivation, and comparatively little opening for permanent improvement. In such a case provided that the individual plots amount to 3 or 4 acres, and are not too small to admit of convenient tillage operations, the loss caused by fragmentation is relatively small. In the main this is the case here.

CASE No. VIII.

(Village Mangob, taluka Chorasi, district Surat. Area—458 acres. Assessment—Rs. 3,949.)

74 landholders of whom 14 are non-cultivators and 60 cultivators.

Largest non-cultivator's holding, 19 acres in one plot with a well.

Largest cultivator's holding, 14 acres of dry crop land in one plot.

The soil in this village is lighter than in case No. VII and there are 125 acres of garden land growing vegetables, ginger, chillies, etc. The rest is dry crop land, growing cotton and jowari. It will be seen that in this village the sub-division and fragmentation of the land is greater than in case No. VII. This is connected with the existence of garden land, and it is in such land that it is most pronounced, *e.g.*,

		Acres.	Gunthas.	
Survey No. 69—	Area	7	4	divided into 4 plots.
Survey No. 24—	„	9	5	divided into 7 plots.

The people say that as the garden land is sub-divided the rights in the old wells are also sub-divided, and the holders of rights in a single well repair the well jointly. This works fairly well up to a certain point, but they say that the sub-division of the garden land certainly checks the making of new wells, and very few are now being made, though there is plenty of suitable land where they might be made with advantage if the land was not so sub-divided.

CASE No. IX.

In the garden villages of the Bulsar and Jalalpur Talukas of the Surat District, where the pressure of the population on the land is greater, the sub-division and fragmentation are much more marked. The following statement gives details for some villages where it is very acute :—

Name of Village.	Cultivated area and assessment.	Cultivated area classified.			Number of land-holders.			Average holding per	
		Garden.	Dry crops	Rice.	Non-cultivators.	Cultivators.	Total.	Holder.	Cultivator.
		Bulsar Taluka.						Acres.	Acres.
Pardi Sandhpur ...	Acres 295 Rs. 3,146	246	47	2	33	100	133	2·14	2·85
Mograwadi ...	Acres 538 Rs. 3,335	178	333	32	38	122	150	3·58	4·41
Bhagda Vada ...	Acres 1,523 Rs. 5,546	101	1,186	236	122	321	443	3·43	4·74
		Jalalpur Taluka.							
Amalsad ...	Acres 1,192 Rs. 10,844	666	612	114	82	253	335	3·56	4·71
Kachholi ...	Acres 1,154 Rs. 10,962	406	695	53	109	210	319	3·61	5·49
Abrama ...	Acres 948 Rs. 14,9[illegible]	...	2,520	523	91	718	809	3·78	4·24
Eru ...	Acres 1,398 Rs. 5,775	...	1,117	281	6	387	393	3·53	3·61

The foregoing table shows the extent of the sub-division. The extent of the fragmentation may be gathered from the following examples of large and small cultivators—

Name.	Village.	Area cultivated.	Number of separate plots.
		Acres.	
Vasanji Sarbhai ...	Pardi Sandhpur .	18	14
Haribhai Gulab ...	Do. ...	13	18
Naranji Bhimbhai ...	Mograwadi ...	22	20
Ganda Ratanji ...	Pardi Sandhpur .	3	4
Khandubhai Mohanbhai ...	Do. ...	5	7

In the same group of villages the following examples may be given of individual fields where the fragmentation is very excessive :—

1. Village Abrama. Survey No. 218. Area 1 acre 26 gunthas. Assessment Rs. 28. (Bagayat.)

Separate Plots.	Area.		Crop grown in 1915.
	Acres.	Gunthas.	
1	0	9	Sugarcane.
2	0	9	Sugarcane.
3	0	10	Dry rice.
4	0	32	Dry rice.
5	0	3	Wal.
6	0	1	Guvar.
7	0	1	Uncultivated.
8	0	1	Dry rice.

2. Village Abrama. Survey No. 370. Area 26 gunthas. Assessment Rs. 13-8-0. (Rice land.)

Separate Plots.	Area.		Crop grown in 1915.
	Acres.	Gunthas.	
1	0	2	Uncultivated.
2	0	1	
3	0	2	
4	0	2	
5	0	1	
6	0	1	
7	0	2	Rice.
8	0	6	
9	0	9	

3. Village Pardi Sandhpur—Survey No. 28, area 3 acres 25 gunthas, assessment Rs. 44—is divided into 21 separate plots, and the whole was uncultivated in 1915.

From the above three cases it will be noticed that when the fragments become very small they tend to go out of cultivation.

CASE No. X.

In some parts of Northern Gujarat also, and particularly in the Chharotar sub-division, fragmentation of holdings has reached great lengths. Three statements are here given showing for three villages in the Kaira District the extent of the sub-division and fragmentation of particular holdings and of particular fields.

(1) *Showing extent of sub-division.*

Serial No.	Name of the village.	Occupied area.	Assessment.	Number of holders.		Average holding per cultivator.
				Agriculturists.	Non-Agriculturists.	
		A. g.	Rs. a. p.			Acres.
1	Saloon ...	2,418 7	14,018 0 0	438	109	5·52
2	Uttarsanda ...	2,231 19	14,095 2 0	484	86	4·60
3	Dabhan ...	1,997 18	14,251 1 0	450	92	4·43

(2) *Typical cases showing fragmentation of particular holdings.*

Name of village.	Name of Holder.	Agriculturists or non-agriculturists.	Area of the holding.	Assessment of the holding.	Number of separate plots.
Saloon.	*Big holders.*		A. g.	Rs. a. p.	
1	Patel Kishorbhai Jijibhai ...	Agriculturist ...	62 18	328 0 0	27
2	,, Mathurbhai Jeshangbhai ...	,, ...	65 34	412 0 0	23
3	,, Maghabhai Ichhabhai ...	,, ...	36 16	256 0 0	16
4	,, Chhotalal Mansukhbhai ...	Non-agriculturist ...	45 29	275 0 0	14
5	Tribhovan Chhaganlal ...	,, ...	13 30	61 0 0	7
6	Hiralal Shivlal ...	,, ...	11 39	62 0 0	9
	Small holders.				
1	Patel Chhagan Revandas ...	Agriculturist ...	7 9	53 4 0	5
2	,, Vaghaji Somabhai ...	,, ...	5 26	25 1 0	5
3	Desai Motibhai Shankerbhai ...	,, ...	13 16	70 0 0	6
4	Laxmishanker Prabhushanker ...	Non-agriculturist ...	3 14	18 15 0	2
5	Laxminarayan Parsadrai ...	,, ...	11 13	71 0 0	3
6	Shah Valavdas Gangadas ...	,, ...	5 32	47 12 0	3
Uttarsanda.	*Big holders.*				
1	Patel Ishvarbhai Bhulabhai ...	Agriculturist ...	28 4	186 6 0	15
2	,, Mathurbhai Muljibhai ...	,, ...	12 10	69 9 0	8
3	,, Lalubhai Narerbhai ...	,, ...	12 7	79 14 0	3
4	Morlidhar Maharaj ...	Non-agriculturist ...	70 24	378 0 0	18
5	Jamietram Shivlal ...	,, ...	12 7	73 10 0	4
6	Narandas Motiram Sadhu ...	,, ...	12 20	74 9 0	9
	Small holders.				
1	Patel Kishorbhai Bavaji ...	Agriculturist ...	5 26	35 8 0	5
2	,, Babarbhai Javerbhai ...	,, ...	5 34	35 11 0	5
3	,, Shankerbhai Manorbhai ...	,, ...	3 39	22 0 0	3
4	Gor Jagannath Shanker ...	Non-agriculturist ...	4 34	29 9 0	4
5	Mansukhlal Haribhai ...	,, ...	5 5	30 0 0	2
6	Motilal Nagar ...	,, ...	5 24	30 0 0	3

Name of village.	Name of holder.	Agriculturists or non-agriculturists.	Area of the holding.	Assessment of the holding.	Number of separate plots.
Dabhan.	*Big holders.*		A. g.	Rs. a. p.	
1	Patel Kishbhai Becharbhai ...	Agriculturist ...	24 38	173 12 6	13
2	„ Gokalbhai Kuberbhai ...	„ ...	26 10	172 6 0	15
3	„ Naranbhai Dadabhai ...	„ ...	14 36	113 9 0	13
4	Acharya Shripatprasad Biharilal ...	Non-agriculturist .	59 18	426 6 6	62
5	Pandya Dolatram Kirparam ...	„ ...	21 17	145 4 0	12
6	Pandya Dhirajlal Ranchhod ...	„ ...	8 24	58 9 0	7
	Small holders.				
1	Patel Chakabhai ...	Agriculturist ...	7 26	56 10 0	5
2	Bai Nathi (Patel Mathurabhai Girdhar's daughter).	„ ...	8 0	54 14 0	8
3	Patel Motibhai Muljibhai ...	„ ...	7 16½	52 2 6	13
4	Jamietram Pranshanker Bhatt ...	Non-agriculturist .	7 23	56 0 0	4
5	Narmadashanker Chhaganlal Bhatt ...	„ ...	5 34	41 5 0	4
6	Mansukhram Vidyaram ...	„ ...	5 18	45 15 0	6

3.—*Selected cases of excessive fragmentation of particular fields.*

No.	Name of village.	Total irrigated area.	S. No.	Area of S. No.	Number of divisions of S. No.	Size of the various divisions in gunthas.	Remarks.
		Acres.		A. g.			
1	Saloon ...	210	182	13 18	18	128, 19, 20, 34, 16, 41, 22, 24, 33, 29, 6, 18, 23, 31, 37, 14, 11, 27.	
2	„ ...	„	209	7 31	15	17, 18, 14, 16, 20, 20, 18, 15, 27, 14, 12, 28, 29, 35, 30.	
3	„ ...	...	630	5 33	12	32, 51, 34, 11, 4, 5, 16, 12, 4, 5, 8, 6.	
4	„ ...	„	548	7 1	7	32, 40, 43, 27, 30, 32, 27.	
5	„ ...	...	238	20 16	17	21, 19, 120, 102, 15, 15, 27, 23, 14, 14, 192, 49, 41, 42, 42, 40, 40.	
6	„ ...	...	81	3 3	3	61, 32, 30.	
1	Uttarsanda ...	351	926	6 18	12	10, 11, 10, 11, 12, 61, 28, 45, 28, 9, 4, 7.	During the recent Hissa Survey 456 survey numbers were divided into 1,525 sub-divisions.
2	„ ...	...	34	3 39	13	37, 37, 18, 18, 25, 26, 62, 21, 21, 16, 37, 21, 20.	
3	„ ...	...	245	13 16	14	28, 31, 36, 26, 40, 25, 34, 31, 36, 21, 25, 40, 59, 53.	
4	„ ...	...	934	11 24	12	24, 67, 76, 45, 41, 43, 13, 11, 14, 44, 42, 44.	
1	Dabhan ...	401	598	1 16	11	4, 3, 1, 3, 12, 5, 5, 5, 10, 5, 3.	
2	„ ...	...	592	0 32	21	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 2, 1, 2, 3, 3, 1, 2, 3, 1, 3.	14 divisions of 1 guntha. 3 of 2 gunthas. 4 of 3 gunthas.
3	„ ...	...	901	2 29	7	20, 9, 3, 13, 20, 17, 17.	
4	„ ...	...*	*643	0 17	25	Of these only five divisions are of one guntha, and the rest are less than one guntha.	

*This land is unirrigated land.

C.—Deccan.

The problem differs considerably between the West Deccan and the East Deccan.

In parts of the West Deccan where the rainfall is fairly regular and other conditions favourable, the pressure of the population on the cultivable land is often considerable. In the East Deccan it is usually far less.

Case No. XI.

The tables given below show the extent of the sub-division in five villages situated in the Koregaon Taluka, Satara District, under markedly favourable West Deccan conditions. They are distinctly non-irrigated villages, though a few wells exist. Most of their crops are kharif, but they have some rabi.

Name of village.	Average assessment per acre.	Average size of holding held by agriculturists.	Area held by non-cultivators and leased out to cultivators.
	Rs.	Acres.	Acres.
1. Tadvala ...	3·03	5·96	22
2. Jalgaon ...	1·87	5·19	741
3. Khed ...	1·70	6·09	541
4. Tripoti ...	1·23	8·32	282
5. Apsinge ...	·98	14·26	·33

The table below shows for the same five villages further details regarding the size of the holdings.

Cultivators' holdings.

Area of holdings.	Tadwala.			Jalgaon.			Khed.			Tripoti.			Apsinge.		
	No.	Area.	Average assessment per acre.	No.	Area.	Average assessment per acre.	No.	Area.	Average assessment per acre.	No.	Area.	Average assessment per acre.	No.	Area.	Average assessment per acre.
		Acres.	Rs.		Acres.	Rs.		Acres.	Rs.		Acres.	Rs.		Acres.	Rs.
1 to 5 acres ...	215	650	3·47	240	494	3·25	197	418	3·07	61	122	1·62	33	285	All inam land.
5 to 15 acres ...	90	733	4·14	82	735	2·37	117	1,028	1·91	31	269	1·21	28	149	2·09
15 to 25 acres ...	9	234	3·62	17	333	1·72	17	311	1·54	16	293	1·18	97	1,436	1·39
25 to 100 acres ...	8	303	4·06	8	241	1·94	9	317	1·67	8	283	1·43	62	993	·41
100 to 500 acres...	...	...	...	...	...	...	...	...	...	...	...	...	2	309	·42
Total ...	322	1,920	...	347	1,803	...	340	2,074	...	116	967	...	222	3,172	...

It will be noticed that in villages where the average assessment per acre varies from Rs. 3 to Re. 1 the size of the agriculturists' holdings varies from 6 acres to 14 acres. It is only in Apsinge where a large part of the land is of poor quality that the average holding exceeds 8 acres. No doubt the land held by non-agriculturists is leased out to some of the smaller holders and gives them some additional area to cultivate; but this relief does not amount to anything very material. The great bulk of the holdings have an area of less than 15 acres each. The best land is for the most part divided up into very small holdings.

Case No. XII.

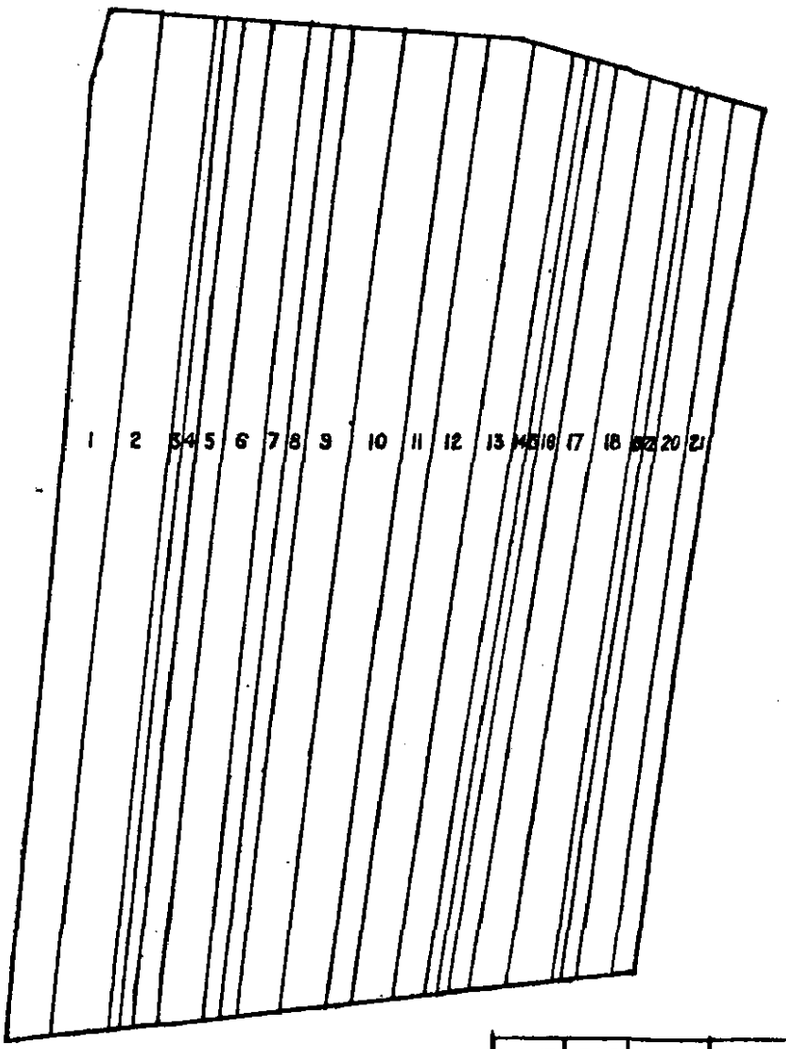
The village of Lhasurna, taluka Koregaon, district Satara, is close to the five villages mentioned in case No. XI. The average size of the holding is 5 acres, and the average assessment per acre for the village is Rs. 2·63. There are 100 acres under patasthal irrigation.

CASE Nº XIV

MUNDHVA VILLAGE

S Nº 92

Scale 330 Feet to an Inch



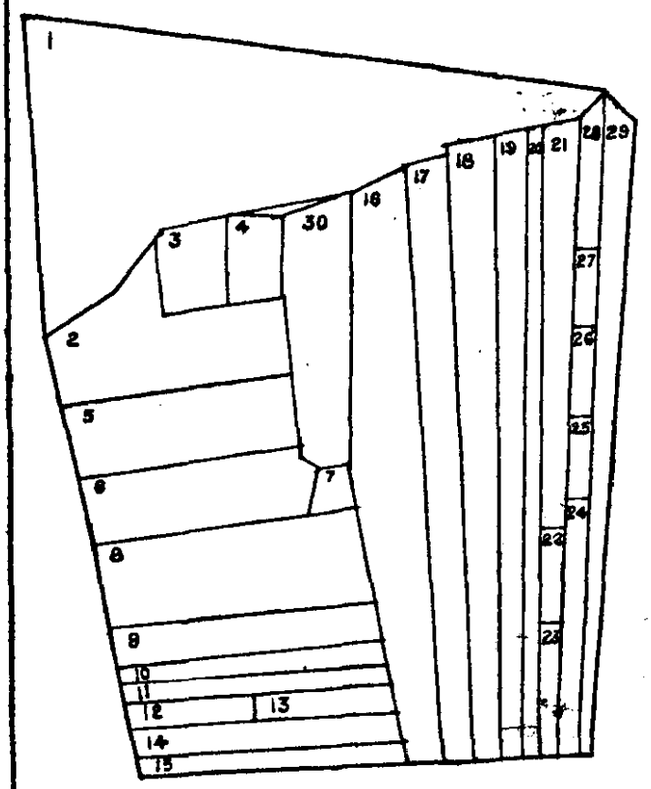
SURVEY Nº	POT S Nº	PART OF POTS Nº	AREA A.	AREA G.	ASSESSMENT R.	ASSESSMENT A.	ASSESSMENT P.
92		1	3	21	4	10	0
		2	3	30	4	15	0
		3	0	39	1	4	0
		4	1	0	1	5	0
		5	1	24	2	2	0
		6	2	23	3	7	0
		7	1	8	1	9	0
		8	1	12	1	10	0
		9	2	20	3	7	0
		10	3	27	4	10	0
		11	1	34	2	8	0
		12	2	32	3	9	0
		13	2	20	3	5	0
		14	0	30	0	14	0
		15	0	31	0	14	0
		16	1	1	1	2	0
		17	1	33	2	2	0
		18	2	17	2	12	0
		19	0	39	1	2	0
		20	1	35	2	3	0
		21	1	8	1	6	0
		22	0	38	1	2	0
			41	10	51	14	

CASE No. XIV

MUNDHVA VILLAGE

S No. 54

Scale 330 Feet to an Inch



SURVEY No.	POT S No.	PART of POT S No.	AREA A.	AREA G.	ASSESSMENT R.	ASSESSMENT A.	ASSESSMENT P.
54	1	1	2	27	5	13	0
		2	1	25	3	9	0
		3	0	16	0	14	0
		4	0	12	0	10	0
		5	1	5	2	7	0
		6	1	5	2	7	0
		7	0	4	0	3	6
		8	1	30	3	12	0
		9	0	29	1	9	0
		10	0	15	0	13	0
		11	0	15	0	13	0
		12	0	10	0	8	6
		13	0	10	0	8	6
		14	0	20	1	1	0
		15	0	19	1	1	0
		16	2	11	4	14	0
		17	1	28	3	11	0
		18	1	31	3	14	0
		19	0	36	1	15	0
		20	0	27	1	8	0
		21	0	31	1	11	0
		28	0	6	0	5	0
		23	0	7	0	6	0
		24	0	15	0	13	0
		25	0	5	0	4	6
		26	0	7	0	6	0
		27	0	7	0	6	0
		28	0	10	0	8	6
		29	0	35	1	15	0
		30	1	2	2	5	0
			25	20	51	0	0

The following instances give an idea of the fragmentation of holdings :—

Survey No. 67 (Patasthal), area 38 gunthas, is divided amongst 6 holders. Average size of each plot 6½ gunthas.

Survey No. 70 (Patasthal), area 23 gunthas, is divided amongst 7 holders. Average size of plot 3¼ gunthas.

Survey No. 71 (Patasthal), area 36 gunthas, is divided amongst 3 holders. Average size of plot 12 gunthas.

Survey No. 102, Pôt No. 13 (dry land), area 22 gunthas, is divided into 10 plots belonging to 10 different men. Average size of plot 2¼ gunthas. As a result of this extreme fragmentation it has been uncultivated for years past.

CASE No. XIII.

The village of Pimpla Soudagar, 9 miles from Poona, was selected by Dr. Mann for conducting an economic survey, and he recorded the following facts :—

Occupied area	... 951 acres.
Assessment	... Rs. 1,660
Number of holdings	... 156
Average size of holding	... 7 acres.
Number of separate plots owned	... 711
Average number of plots per holding	... 4½
Number of separate plots separately cultivated	... 729

CASE No. XIV.

The maps and explanatory statements given opposite of two survey numbers of Mundhwa village, near Poona, both under canal irrigation, show not only great fragmentation of the land, but indicate also the very awkward and unsuitable shapes into which the plots are divided. Some of these narrow strips running the whole length of the field are only 22 feet wide. Such a division makes effective tillage and irrigation impossible.

CASE No. XV.

In the case of poorer land the amount of sub-division and fragmentation is naturally less so far as the figures are concerned, though from the economic point of view matters are often at least as bad.

The following figures are for the village of *Khaâki*, taluka Man, district Satara. The soil is of the poorest and the rainfall as capricious as anything in the Deccan. The lands of this village may be taken as representing land on the very margin of cultivation, indeed most of them are well below the economic margin :—

Occupied area...	2,716 acres.
Assessment	Rs. 544.
Average assessment per acre	3 annas, 1 pie.
Number of landholders	160
Number of separate plots	825
Average size of holding	17 acres.
Average size of plot	2½ acres.

In the great majority of holdings, however, the size of the separate plots is much bigger than this. The patil has the largest holding with 137 acres divided into 17 plots, the average size of each plot being 8 acres. It is in the survey numbers which contain a well that fragmentation is marked, *e.g.*—

Survey No. 191 : area 16 acres ; assessment Rs. 4.

There are 14 separate plots in this field, belonging to 14 separate persons, and each of these persons has a share in the one well in the field.

Survey No. 201 : area 20 acres ; assessment Rs. 10.

There are 22 separate plots in this field belonging to 22 separate persons, and each of these persons has a share in the one well in the field.

CASE No. XVI.

The figures given below are for a tract where the pressure of population on the land is comparatively small and the holdings still fairly large :—

Arvi, taluka Dhulia, district West Khandesh :—

Occupied area	... 8,698 acres.
Assessment	... Rs. 2,150
Average assessment	... About 9 annas per acre.

36 holders have holdings of less than 10 acres.
74 holders have holdings from 10 to 20 acres.
60 holders have holdings from 20 to 50 acres.
9 holders have holdings above 50 acres.

Anakwadi, taluka Dhulia, district West Khandesh:—

Occupied area	... 1,300 acres.
Assessment	... Rs. 556
Average assessment	... 7 annas per acre.

The Marwadi money-lender owns 356 acres which he leases out to others.

Of the remaining land 7 holdings aggregating 411 acres are between 50 and 70 acres each. The remaining 33 holdings, aggregating 533 acres, average out at 16 acres apiece.

The land of the above two villages is light soil, growing bajri and cotton, and the amount of irrigation is negligible.

CASE No. XVII.

The last case refers to a typical cotton-village in the East Deccan, where the soil is deep, the rainfall somewhat precarious and the pressure of population on the soil comparatively small.

Murgundi, taluka Athni, district Belgaum—

Occupied area	... 2,327 acres.
Number of holdings	... 153
Average area of holding	... 15 acres.

Number of separate plots 327, *i.e.*, slightly over 2 per holding.

It will be seen that here neither sub-division nor fragmentation is acute.

Fragmentation occurs, however; *e.g.*,

Holding A, 31 acres in 7 plots.
Holding B, 12 acres in 6 plots.
Holding C, 30 acres in 8 plots.

Per contra many of the other holdings are unfragmented.

There are 113 working bullocks, *i.e.*, one pair for 40 acres.

APPENDIX II.

THE EXTENT OF FRAGMENTATION AND SUB-DIVISION OF HOLDINGS IN OTHER COUNTRIES, THE CAUSES OF THE SAME AND THE REMEDIAL MEASURES TAKEN.

A. England.—In England, as is well known, the Law of Entail, the custom of primogeniture and the difficulties involved in the conveyancing of land have resulted in the concentration of the land in the hands of a very few persons. It was estimated* not very long ago that there are in Great Britain not more than 250,000 owners of land, and that four-fifths of the land belongs to about 7,000 persons. Consequently there has been in England no question of excessive sub-division of land,—indeed the problem has been the exact reverse, *viz.*, the over-concentration of land in the hands of a few people; and the land legislation that has been undertaken or projected in recent years has been intended to encourage and promote sub-division of land and to bring small holders into existence.

B. France.—In France the situation is the opposite of that in England. The Code Napoleon enacts that on the death of the father property must be equally divided amongst all the children, and limits the parental power of testamentary disposition of property to a part equal to one child's share. This law was bequeathed to France by the authors of the French Revolution. It is designed to promote equality, and to secure the rights of the whole community in the distribution of public wealth. Even before the French Revolution there were many small holdings in France, but it is undoubtedly the case that the operation of this law has caused and continues to cause a great sub-division (and incidentally fragmentation) of holdings. It has roughly been estimated† that in France there are 5,000,000 land owners who own estates averaging 7½ acres each, 500,000 who own estates averaging 75 acres each, and 50,000 who own estates averaging 750 acres each. It is asserted that together with the sub-dividing action of the law, another consolidating force is in operation, which arises from the fact that the peasants are very hard-working and frugal, and manage to save enough money to purchase small parcels of land adjoining their own, and to round off their own small properties. The fact that in France families are usually small also mitigates the evil. Still in some parts of France the holdings have been sub-divided and fragmented to an extent which is very prejudicial to effective production and a demand has arisen‡ in France for a modification of the law which leads to such results, with a view to creating peasant holdings of the right size and shape, and to reconstituting into solid holdings the existing scattered plots. This demand has never been met in full by legislation, but Acts§ passed in 1908, 1909 and 1910 allow every farmer to voluntarily place beyond the possibility of expropriation and seizure for debt a holding of a value not exceeding 8,000 francs (Rs. 5,000) which is occupied and worked by his family. This holding remains a joint family property. It is now proposed to extend the scope of this law, presumably in the directions already taken in other European countries (*vide post*).

C. Germany.—In Germany the Law of Inheritance varies greatly in the different States. In Prussia the law and custom favour the formation of large estates, while in Southern Germany the reverse is the case.

In *Wurtemberg* a certain moderate portion, defined by law, of the father's property passes to each child, and over the remainder the father is allowed liberty of disposition. So far as is possible, an effort is made to leave a small farm intact to a single son, but it frequently happens that the daughters are on their marriage allotted a share of the paternal land, and as the husband is probably the possessor of a piece of land elsewhere in the Commune, the sub-division and intersection of land became serious and it was estimated‖ in 1880 that the land in Wurtemberg was held by 280,000 peasant owners with less than 5 acres each, as against 160,000 proprietors of estates of more than 5 acres each.

In *Bavaria* part of the State has adopted the Law of Inheritance laid down by the Code Napoleon, and in the other part the law ordains** that on the death of the father one-third to one-half of his property (according to the size of the family) must be divided equally amongst his children, and over the remainder he can exercise a testamentary disposition. Great efforts are made by the peasants to keep their farms intact, but the land has become much sub-divided.

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*"Free Land" by Arthur Arnold (1880).

†M. de Lavergne "Economie Rurale de la France", 1875.

‡M. Jousier "Economie Rurale", pages 344—355 (1903). Bulletin of Economic and Social Intelligence for December 1910, issued by the International Institute of Agriculture, Rome.

§M. Jousier "Economie Rurale", pages 344—355 (1903). Bulletin of Economic and Social Intelligence for February 1914.

‖"Agrarian legislation in Germany during the present century" by R. B. D. Morier (1850).

**"The Law and Custom of Primogeniture" by the Hon. G. C. Brodrick.

In his "Report on the Tenure of Land in the Grand Duchy of Hesse" submitted to the Foreign Office in 1870, Mr. R. B. D. Morier makes the following interesting remarks:—

"In the great majority of cases the holdings are dispersed over the arable land of the community in single parcels intersected by those of other holdings. In many parts of the Grand Duchy the sub-division arising from these causes has reached an intolerable pitch, and various consolidating Acts have been passed for the purpose of remedying the evil. These Acts have, however, only been partially successful, and a new measure is being at the present moment prepared which, it is hoped, will prove more efficacious. In the districts in which the consolidated farms are situated, immemorial custom has ruled that the property in its entirety descends to one child, almost invariably the eldest son, and the younger children do not avail themselves of their undoubted right to claim their *pars legitima*, though it is, of course, usual that some sort of provision is made for them."

During the past 30 years much work has been done in Germany in the way of creating and resettling peasants' holdings on an economic basis. This work has been entrusted to Land Commissions which have been created by the legislative enactments of various States dating from the seventys and eightys. In Prussia eight General Commissions exist for settling land on an economic basis either by the sub-division of large estates, by restriping or by the occupation and improvement of waste lands. The aggregate area of the economic holdings so formed is about 1,350,000 acres. The economic holdings so formed may not be sub-divided nor may they be added to the lands of large landholders*.

A short account† may be given of the work undertaken by the Commission in West Prussia where the main problem is to divide up large estates into small ones and to settle peasant farmers on improved waste lands. This Commission was founded by a law of 1886 which gave the Commission certain powers and placed at its disposal a fund of 100,000,000 marks. With this money the Commission buys large estates, divides them into suitable small farms, and contributes to the necessary expenses of the settlements. These small farms are given out—

(1) on lease for definite periods,

(2) on freehold, on payment of the price,

(3) on purchase by instalment, and subject to certain definite conditions.

System No. (3) is the most popular.

By a law of 1896 the small farms, so formed, can be sub-divided or separated into parts only with the consent of the Commission. They can be transferred to persons outside the family of the holder only with the consent of the Commission, but this consent can be refused only when the effect of the transfer would be to merge the farm in a larger estate. To preserve the farm intact the law of 1896 subjects these farms to special laws of inheritance differing from the principle of equality of heirs as established by the German Civil Code of the same year. The law lays down that in the absence of testamentary disposition the holding passes intact to the principal heir, and other heirs can obtain only limited shares in the form of annuities.

By 1903 the funds at the disposal of this Commission had been raised to 550,000,000 marks. In purchasing land compulsory expropriation is authorised when the land cannot be obtained otherwise. The land is not handed over to the peasants in its rough state, but drainage or irrigation works are previously undertaken. Roads are made and great care is taken to fix the area of the holdings with regard to their productivity, and to give each holding a good assortment of various qualities of soil without scattering the fields. Endeavour is made to place the homesteads sufficiently far apart to give each homestead plenty of elbow room and to situate it with reference to its land so as to effect economy of time and labour, but not so far apart as to check the development of the collective spirit or of co-operative action.

In Southern Germany where the holdings are already small and fragmented, as noted above, the method by which the Commissions proceed is mainly restripment, *i.e.*, the readjustment of fragmented holdings into compact and conveniently situated blocks. The following examples of this work may be given:—

"The lands of Hohenbaida in Saxony consisted of 1,374 acres belonging to 85 proprietors. It consisted of 774 separate plots. Restripment reduced the number of plots to 60, most of which were served by a single central road. The work was executed at a cost of 3,126 francs (Rs. 1,953), *i.e.*, at a cost of (about) 2½ francs (Rs. 1-9-0) per acre. By the saving of area occupied by roads and fences 21 acres were gained, that is to say, more than the cost of the operation. In consequence of the restripment it has been necessary to increase the size of the barns to provide for the larger outturn of the farms."

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* Bulletin of Economic and Social Intelligence for March 1912.

† Bulletin of Economic and Social Intelligence for December 1912, published by the International Institute of Agriculture, Rome.

In another* case from Ostheim in Hanau it is stated:—

"After first rising in revolt against the proposed readjustment of their holdings, stoning the surveyors and chasing them away, the people of this commune ended by submitting to the proposal, and having seen the advantages which resulted, showed their appreciation in the way that they received the Minister for Agriculture. The Minister was received by almost all the male population on the outskirts of the village, and the chief of the deputation, who four years before had lodged the protest in Berlin, advanced and thanked the Minister for the readjustment of lands which had been carried out against the wishes of the inhabitants, stating that they had not understood the matter, but now they quite appreciated the advantages of the operation which had in many cases trebled the value of the land affected."

In the above cases restripment was carried out under the law upon the application of a majority of the landholders affected.

Some† of the most recent legislation for preserving economic holdings intact has been passed in Schwartzburg Sondarshausen. A law of 1883 required the previous consent of the Provincial Governor before estates could be subdivided; but this was found to be inadequate. A "New Law against sub-division of land" passed in 1912 enacts that this consent to sub-division shall be given only on three conditions:—

(*a*) Payment of a fixed tax,

(*b*) Right of retrocession,

(*c*) Right of preemption for the Commune and Rural Bank.

The object of this law is to prevent sub-divisions of land which are anti-economic and disastrous to the good working of farms.

D. Switzerland.—In Switzerland sub-division and fragmentation has been carried to such lengths that in one canton (Ticino) the average size of a farm is only 9 acres and the average number of separate parcels in each farm is 35, the average area of each parcel being ¼ of an acre. When legislation was first introduced for restriping (*i.e.*, readjustment of scattered holdings) the opposition on the part of the landholders was great. The necessity for overcoming evils caused by this minute sub-division and for improving means of communication was so great, however, that the legislation was forced through, and the results obtained were so satisfactory that the new provisions of the Swiss Civil Code, fixing once for all the principle of the necessity for the minority to conform to the decision of the majority, was well received by all parties concerned; and it is now held in Switzerland that the economic future of the country depends chiefly on the manner in which these provisions are applied in different cantons. The large number of small farms is regarded as a benefit, and all that the legislation aims at checking is a too minute sub-division which seriously checks production and land improvement. The earliest legislation took place in the Canton of Lucerne in 1808 and in 1837 to encourage the union of small holdings; but these laws remained a dead letter because no provision was made for overcoming the opposition on the part of the minority.

The first law introducing the element of compulsion was passed in Ticino in 1852. This law granted to a proprietor the right of compelling his neighbours to sell to him or to exchange plots of less than 300 square metres adjacent to his own property. The neighbouring proprietor might require in exchange a plot superior by one-fifth to the value of the plot given up by him. This law also remained inoperative. The law under which progress has been made is the law of 1902 for "the restriping and readjustment of landed property". This law lays down that as soon as the undertaking is planned the consent of a majority of proprietors concerned, or, in default of this, of a number of proprietors who represent half the land to be restriped will be sufficient to compel the opposition to associate in the work. Restriping may even be ordered officially by the Council of State in the case of any commune or region of 10 hectares, when the average extent of the parcels in such commune or zone is less than 500 square metres. In 1908 restriping was declared to be compulsory by the Council of State in six communes.

Other Cantons have passed very similar laws, and in many Cantons restriping has been systematically ordered on a compulsory basis in connection with the construction of public works such as road-making, canals, drainage or surveys. Commissions are appointed to carry out the work and grants of public money made to facilitate the work. In the Canton of St. Gall it is shown that restriping with closer grouping adapted to local conditions has caused all the inconveniences due to sub-division and fragmentation to disappear, and the enhanced value of the holdings resulting from this work is estimated at from 60 per cent. to 77 per cent.

As a result of the experience gained by the operation of these communal laws the principle has now been accepted in the Swiss Federal Legislation, and Article 703 of

*Bulletin issued by the Ministry of Agriculture in 1884 and quoted on pages 353—355 of M. Jousier's "Economie rurale".

†Bulletin of the Bureau of Social and Economic Intelligence for October 1912, page 203, published by the International Institute of Agriculture, Rome.

the Swiss Civil Code provides for the compulsory restriping of land when the project is approved of by two-thirds of the persons interested, representing more than half the land. The Cantons have the power of modifying this provision for their own purposes, and work on their own laws. Mr. Girsbarger estimates the increased value obtained by restriping at francs 500 per hectare (Rs. 153 per acre) and calculates the minimum annual saving due to the work already undertaken at one million francs* (=Rs. 6¼ lakhs).

E. Austria.—In Austria extensive agricultural work connected with the reform of land tenures, the reclamation of waste lands, homestead settlements, etc., is undertaken by Commissions. The restriping of fragmented holdings is part of the work entrusted to such Commissions. Under the law of 1883 restriping could be enforced upon the application of half the landholders affected, but under a recent law restriping can be enforced upon the application of one-third of the landholders affected, provided that they enjoy half the net yield of the parcels of land to be restriped. Much work of this nature has been accomplished and it is recorded that "wherever restriping has been carried out it has realised the results expected from it, increased the yield of the land and reduced the cost of production."†

F. Spain.—The work‡ undertaken by the Government with a view to the economic regeneration of farms in Spain falls under three heads—

(1) Splitting up big estates.

(2) Uniting scattered parcels into economic holdings.

(3) Bringing waste and unreclaimed land under cultivation.

Expropriation is permitted in the case of splitting up big holdings, and also in the case of restriping when it is necessary for the sake of providing each farm with an area sufficient for economical farming.

Specially aided Co-operative Institutions are brought into existence to aid these colonies of homestead farms.

G. Denmark.—In Denmark there is in each Department a Commission for the creation of small economic holdings. Between 1909 and 1914 the State has advanced sums amounting to the equivalent of Rs. 1¾ crores for this purpose. The economic holdings so created cannot be sub-divided nor united with other land.§

H. *Sweden.*—In Sweden the work of reconstituting peasants' farms was commenced a century ago. The objects of the operations were—

(*a*) To create compact holdings out of scattered lots,

(*b*) To enlarge farms which were too small to an area that would admit of economical farming.

The first law was passed in 1807, and an amended law passed in 1821 is the law still in force under which the work is done. This work has gone on very steadily for a century and some 260,000 farms have been reconstituted on this basis, and whereas the number of plots of land constituting a peasant's holding was formerly often from 20 to 40, the average number is now only 2. Of the total number of 260,000 farms mentioned 180,000 of the holders continue to live in the villages, and the other 80,000 holders, with their families, nearly a third part of the peasant landholders of Sweden, have in the past century quitted the village site to go and live on their lands now united into larger lots.‖

I. Italy.—In Italy the Law of Inheritance allows a landowner to leave half his property as he likes, but the other half must be divided equally amongst his children. Owing to this law holdings have become much sub-divided.

In 1894 an Act was passed which enabled a landholder having land, the net income from which was calculated at between 200 and 600 francs per annum, to constitute this land as a "family property". A farm so constituted ceased to be the property of an individual and was held jointly by the family. It also became inalienable and could not be seized for debt.

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*Bulletin of Economic and Social Intelligence for March 1913, published by the International Institute of Agriculture, Rome.

†Bulletin of Economic and Social Intelligence for April 1912.

" " " May 1913, published by International Institute of Agriculture, Rome.

‡Bulletin of Economic and Social Intelligence for December 1912.

§ " " " March 1912, published by International Institute of Agriculture, Rome.

‖Bulletin of Economic and Social Intelligence for October-November 1910, published by the International Institute of Agriculture, Rome.

In 1910 a further Bill was introduced to facilitate the creation of small farms of from 2½ to 7 acres each, to form which peasants could obtain from the Government loans on easy terms. The farms so formed were to remain indivisible.*

J. Russia.—The case of Russia is instructive because prior to 1906 a large part of the land was held jointly by families on a system somewhat analogous to the Hindu joint family system. With a view to improve the extremely backward and ineffective system of farming in Russia and to raise the peasants from their abject state of poverty, important agrarian legislation was undertaken in 1906. The two most important factors in the reforms instituted consisted of—

(*a*) the abolition of collective family ownership, and the substitution of the head of the family as the free and independent owner of the holding,

(*b*) the reuniting in one contiguous holding the scattered plots which formerly made up the holding.

These measures were applied in the case of some lands on the application of the holders, and in the case of others compulsorily.

It was objected that it was unjust to deprive the other members of the family of their rights in the holdings, and the theoretical "injustice" of the proceeding was admitted; but it was held that these men who were dispossessed of their illusory rights to a share of the produce of uneconomic holdings would be better off as free labourers, and that the measure was necessary for the regeneration of agricultural practice. As a matter of fact agricultural wages in Russia have risen largely since that time, and the condition of the dispossessed sharers has been improved.

As a result of these measures it is now reported that—

(*a*) More than three-fourths of the investigated farms have now land in one contiguous piece, while formerly the great majority consisted of six or more separate pieces of land, and many of them of 30, 40 or even 100 pieces.

(*b*) Most of the farmers now live on or near their own farm.

(*c*) More than 40 per cent. of the peasants have now carried out marked improvements on their farm lands.

(*d*) Agricultural implements have been greatly improved in quality.

(*e*) Agricultural practice has been greatly improved.

(*f*) The harvest gathered in recent years on these newly settled farms is heavier than on farms still held on the old system.

K. Belgium.—In Belgium the Code Napoleon is in force and its operation has resulted in the creation of many small holdings, but in Flanders, at any rate, the holdings, though small, have not been seriously split up into separate parcels. This danger to a large extent was averted by the sagacity and care of the small land-owners. M. Emile de Lavalaye states†: "The Flemish peasant attaches too much value to the proper outline of a field to break it up into pieces; he would rather sell it altogether. He would never think of dividing the farm he cultivates amongst his children. On the contrary he will submit to extraordinary sacrifices to give the farm the size and typical shape it should have."

L. Holland.—In Holland there is an interesting tenure known as *Beklem-reght* which constitutes a permanent tenant right. This right can be sold, mortgaged or bequeathed, and is very similar to the Occupancy Right of the Bombay Presidency, but with this important difference that the right is indivisible and so presents an effective bar to injurious sub-division of land. In spite of this they are proposing in Holland to introduce legislation to facilitate restripment.

M. Jersey.—In Jersey the Law of Inheritance is substantially the same as in France, but with this important difference that when a farm is of an area less than 1½ acre the eldest son inherits the whole.

N. Japan.—70 per cent. of the holdings in Japan are smaller than 2½ acres, and are much fragmented. The cultivated land of Japan is for the most part sub-divided into small, narrow and irregular lots, with an insufficient and often unreasonable system of roads, and often imperfectly and not suitably irrigated, and drained. With the object of increasing the produce of the soil, and preventing the inconvenience caused by the existence of numerous small lots belonging to the same proprietor, and scattered over a large area, the Japanese Government, following the example of other countries, has appointed Commissions to effect readjustment of lands.

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* Bulletin of Economic and Social Intelligence, published by the International Institute of Agriculture, Rome, for February 1911,
" " " June 1915.
" " " July 1915.
" " " February 1917.

† Land System of Belgium and Holland, by M. Emile de Lavalaye (1880).

A law for the readjustment of lands was passed in 1899 and amended in 1909. The law provides for—

(1) the necessary interchange of land and the restriping of lots,

(2) the construction of roads, irrigation works, etc.

In order to obtain authorisation to form a Syndicate for the readjustment of farm lands it is necessary to obtain the consent of at least half the landowners in the tract in which the Syndicate intends to work, and these landowners must represent two-thirds of the land affected. The farms restriped are exempted from land tax, and special credit institutions are provided to finance them.

So far as the work has gone, it has resulted in considerable improvements in roads and canals, an increase in rice growing, and the general convenience of all concerned.*

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* Bulletin of Economic and Social Intelligence for February 1913, published by International Institute of Agriculture, Rome, and

"Outlines of Agriculture in Japan", pages 22-23, issued by the Agricultural Bureau, Tokio (1910).

APPENDIX III.

DRAFT BILL AND SHORT STATEMENT OF OBJECTS AND REASONS.

A Bill to enable landowners in the Presidency of Bombay to prevent the excessive sub-division of agricultural holdings.

Wheras it is expedient to enable landowners in the Presidency of Bombay to prevent the excessive sub-division of agricultural holdings; and whereas the previous sanction of the Governor-General required by section 79, sub-section (2), of the Government of India Act, 1915, has been obtained for the passing of this act; it is hereby enacted as follows:—

5 and 6 Geo. 5, c. 61.

1. (1) This act may be called the Bombay Economic Holdings Act, 191 .

Short title and extent.

(2) It extends to the whole of the Presidency of Bombay except the city of Bombay and Aden.

2. In this act unless there is anything repugnant in the subject or context—

Definitions.

(*a*) "collector" includes any person duly authorised to exercise the powers of a collector under this act;

(*b*) "economic holding" means a plot of land registered for the time being as an economic holding under this act;

(*c*) "unoccupied land" means land which, by virtue of section 37 of the Bombay Land Revenue Code, 1879, or otherwise, vests absolutely in the Government, free from all encumbrances;

Bombay V of 1879.

Cf. II of 1899, s. 2 (14).

(*d*) "instrument" means any document by which any right or liability is, or purports to be, created, transferred, limited, extended, extinguished or recorded;

(*e*) "registered owner" means any person in whose name an economic holding is for the time being authorisedly registered; and

(*f*) "prescribed" means prescribed by rules made under this act.

3. Any plot of agricultural land which, by reason of its size, situation, fertility, facilities for irrigation and other qualities, the collector may consider to be suitable for registration as an economic holding may be so registered, subject to the provisions of this act and the rules for the time being in force thereunder.

Kind of land which may be registered as an economic holding.

4. (1) Except in the case of unoccupied land, no land shall be registered as an economic holding unless an application has been made in this behalf by some person interested in the land.

Application for registration.

(2) On receipt of an application under sub-section (1), if the collector has reason to believe that the land to which the application relates is unsuitable for registration as an economic holding, or that all the persons interested in the land do not desire that it shall be so registered, or that there is any other sufficient ground for not proceeding further in the matter, he shall not be bound to cause notice to be given as hereinafter provided.

(3) Where the land which it is proposed to register as an economic holding is vested in a female subject to Hindu law, and such female does not possess an absolute interest therein, a reversioner shall, for the purposes of this section and of sections 5, 6, 7, 9 and 12, be deemed to have an interest in the land.

5. (1) Before registering any land, other than unoccupied land, as an economic holding, the collector shall cause public notice to be given, stating that it is proposed to register such land as an economic holding.

Cf. I of 1894, s. 9.

Notice before registration.

(2) Such notice shall be published on or near the land and at such other places and in such manner as may be prescribed.

(3) Such notice shall contain a description of the land sufficient to identify the same and shall contain such particulars as may be prescribed, and shall require all persons interested in the land to appear personally or by agent before the collector at a time and place mentioned (such time not being earlier than fifteen days after the date of the publication of the notice) and to state the nature of their respective interests in the land and any objections which they may have to urge against the registration of the land as an economic holding.

(4) The collector shall also cause copies of such notice to be served on the occupier (if any) of the land and on all such persons known or believed to be interested therein or to be entitled to act for persons so interested, as reside or have agents authorised to receive service on their behalf in the district in which the land is situated. In case any person so interested lives elsewhere and has no such agent, the notice may be sent to him by post to his last known address.

6. The collector may also require any such person to make or deliver to him at a time and place mentioned (such time not being earlier than fifteen days after the date of the requisition) a statement containing, so far as may be practicable, the name of every other person possessing any interest in the land or in any part thereof and of the nature of such interest.

Cf. I of 1894, s. 10.

Requisitions for information.

Cf. I of 1894, s. 11.

Enquiry and registration.

7. (1) On the day fixed under section 5 or on any other day to which the enquiry has been adjourned the collector shall enquire into the nature of the respective interests of the persons claiming to be interested in the land and the objections (if any) which any such person has to urge against the registration of the land as an economic holding.

(2) Where no person interested in the land who appears at the enquiry raises any objection to its being registered as an economic holding, the collector may register the land accordingly in the prescribed register.

Procedure for enquiry.

8. An enquiry under section 7 shall be conducted according to the procedure for formal enquiries as provided in the Bombay Land Revenue Code, 1879.

Bombay V of 1879.

Registration of name of owner.

9. (1) In the case of land other than unoccupied land, the collector shall, at the time of registering an economic holding, enter it in the name of some person as registered owner.

(2) In the case of unoccupied land, the name of the registered owner may be entered at any time when the economic holding or an interest therein is assigned by or on behalf of the Government to any person.

(3) Only one person shall be entered as registered owner, and if the land is not unoccupied land and it is shown in the enquiry under section 7 that more persons than one possess an interest in it, the collector shall not register the land unless all the persons possessing an interest therein agree to its being registered in the name of one person.

Economic holding to vest absolutely in registered owner.

10. The economic holding shall vest absolutely, free from all encumbrances, in the first registered owner from the date of the entry of such owner's name in the register; provided that nothing in this section shall be deemed to affect the provisions of the Bombay Land Revenue Code, 1879, or any conditions lawfully annexed, by the government or any government officer, to the tenure of the land.

Bombay V of 1879.

Entry in register to be conclusive proof.

11. (1) An entry in the prescribed register of any land as an economic holding, or a certified copy of such entry, shall be conclusive proof that such land is an economic holding.

(2) Where the name of the first registered owner has been entered in such register, the entry or a certified copy thereof shall be conclusive proof that the holding vested absolutely, free from all encumbrances, in such owner at the date of the entry, subject to the proviso to section 10.

(3) The rule enacted by section 4 of the Indian Evidence Act, 1872, with respect to facts declared by the said act to be conclusive proof, shall apply to the entries and copies referred to in sub-sections (1) and (2) of this section, in the same manner as if this section were a part of the said act.

I of 1872.

Cancellation of registration.

12. (1) The registered owner of an economic holding may apply to the collector for the cancellation of the registration of such holding.

(2) On receipt of such application the collector, if he is of opinion, after hearing the registered owner, that there are sufficient grounds for holding an enquiry, shall cause notice to be given that it is proposed to cancel the registration.

(3) Such notice shall contain a description of the economic holding sufficient to identify the same and shall require all persons who may have any objections to urge against the cancellation of the registration to appear personally or by agent before the collector at a time and place mentioned (such time not being earlier than fifteen days after the date of the publication of the notice) and to state their objections.

(4) Such notice shall be published on or near the land and at such other places and in such manner as may be prescribed.

(5) On the day fixed or on any other day to which the enquiry has been adjourned the collector shall enquire into any objections urged by any person present and may, subject to such rules as may be made under this act, cancel the registration or not as he deems fit.

(6) The cancellation of the registration of an economic holding shall not affect any interest in the holding which any person possesses at the time when the registration is cancelled.

Maintenance of register.

13. The collector shall maintain the prescribed register and shall from time to time enter therein the name of the person for the time being entitled to each economic holding registered therein, in such manner and according to such procedure as may be prescribed.

Economic holdings are impartible.

14. An economic holding and every interest therein shall, notwithstanding any law or custom to the contrary, be deemed to be impartible and shall not be liable to sub-division.

Economic holdings to be held in severalty.

15. (1) An economic holding shall be held absolutely and in severalty by the person entitled to it for the time being.

(2) This section is subject to the proviso to section 10.

Illustrations.

(*a*) *A*, who is a member of a Hindu coparcenary, acquires an economic holding; such holding cannot in any circumstances become coparcenary property.

(*b*) Where a female succeeds to an economic holding, she takes an absolute interest in it.

Partition, partial transfer and transfer to two or more persons prohibited.

16. (1) Every instrument and every agreement which purports, or which if carried into effect would operate—

(*a*) to effect any partition of an economic holding or of an interest therein, or

(*b*) to transfer or dispose of a part only of such holding or of an interest in such part, or

(*c*) to transfer an economic holding or a part thereof, or an interest in an economic holding or in a part thereof, to or for the benefit of two or more persons whether jointly, severally or in common,

shall, to that extent and save as provided in sub-section (2), be void.

(2) Nothing in this section shall apply to a lease of part of an economic holding for a term not exceeding one year: provided that any instrument or agreement whereby the lessor agrees to renew the lease or in any manner to lease part of the holding for any further period, shall be void.

Illustrations.

(*a*) A sale or devise of one part of an economic holding to one person and of another part to another, or a mortgage effected on, or a life-interest created in, a part only of an economic holding would be unlawful.

(*b*) A trust under which the whole of an economic holding was vested in one trustee for the benefit of one beneficiary, would be lawful, but a trust which would vest the beneficial interest in several parts of the land in two or more persons would be unlawful.

(*c*) An economic holding cannot become the property of a firm of partners.

Cultivation and occupation of economic holding by two or more persons, or of a part only of an economic holding, prohibited.

17. Every instrument and every agreement purporting to provide—

(*a*) for the cultivation or occupation of an economic holding by two or more persons, or

(*b*) for the cultivation or occupation by any person of any part only of an economic holding,

shall be void whether such instrument or agreement purports to affect any interest in the land or not.

Law of succession.

18. On the death intestate of the person entitled to an economic holding, the heir of such person shall, for the purpose of succession to such holding, be determined in accordance with the rules contained in the schedule.

Power of collector to send certificate to court.

19. (1) Where it appears to the collector that by virtue of or in execution of a decree or order of any court in British India any part only of an economic holding or any interest in such holding has passed or may pass into the possession of any person in contravention of the provisions of this act, the collector may send a certificate under his hand and seal to the court stating that the property to which the decree or order relates is an economic holding or a part thereof or an interest therein, or otherwise as the case may be, and showing in what manner the provisions of this act have been contravened. *Cf.* Bombay III of 1874, s. 10.

(2) On receipt of such certificate the court shall remove any attachment or other process then pending against the said property and shall set aside any sale or order for the sale or transfer thereof and shall cancel the said decree or order so far as it relates to the said property.

(3) In this section the expression "order of any court" includes the order of a person exercising powers under the control of a court, such as a receiver in insolvency jurisdiction.

(4) Nothing in this section shall be deemed to empower the collector to send such certificate in any case where the integrity of the economic holding is not and is not likely to be affected by the decree or order referred to in sub-section (1).

Eviction.

20. The collector may summarily evict any person wrongfully in possession of any part of an economic holding.

Appeal, etc.

21. Any order passed by the collector under this act shall be subject to such appeal or revision as is allowed by the Bombay Land Revenue Code, 1879, with respect to orders passed by revenue officers. Bombay V of 1879.

Rules.

22. (1) The Governor in Council may make rules to carry out the purposes of this act.

(2) The power to make rules under this section is subject to the condition of the rules being made after previous publication.

Saving of powers of the government for recovery of revenue.

23. Nothing in this act shall affect any powers conferred on the government, by any law for the time being in force, for the recovery of land revenue or of any sum recoverable as an arrear of land revenue.

THE SCHEDULE.

Rules of succession to an economic holding.

(See section 18.)

1. The succession is traced from the person last entitled to the holding.

2. The succession is in the first place to the issue lineally of the person last entitled to the holding, the male issue being preferred to the female.

3. Where there are two or more heirs in equal degree, the eldest only succeeds.

4. The lineal descendants of any person deceased represent their ancestor, that is to say, they occupy the same position as he would have occupied if he had been alive.

5. On failure of lineal descendants, the nearest lineal ancestor succeeds.

6. A paternal ancestor and his descendants are preferred to a maternal ancestor; a male paternal or maternal ancestor with his descendants is preferred to a female paternal or maternal ancestor respectively.

7. Illegitimate relationship is not recognised.

8. A person related by the half blood is capable of being the heir and stands in the order of succession next after any relation in the same degree of the whole blood and his issue where the common ancestor is a male, and next after the common ancestor where the common ancestor is a female.

9. Adoption is recognized whenever it would be recognized under the law of succession to which the parties are subject in cases not governed by this act.

Statement of Objects and Reasons.

It has long been a subject of comment in India that the land-holdings of cultivators have become sub-divided up to a point at which they are now, in many localities, very small, and that the holdings, whether large or small, are frequently "fragmented" in a manner which is very prejudicial to effective cultivation. This progressive process of sub-division and fragmentation is due to the increase of population and to the fact that the laws of inheritance which are in force in this country operate in such a way as to give to each male member of a landholder's family a share in the family land.

2. The same causes have produced precisely the same results in other countries, though in hardly any other country has the process been pushed so far. In many other countries legislation has been undertaken to remedy this state of affairs and has been found to be effective, resulting in an increase in the outturn of agricultural produce and a decrease in the cost of production. Such legislation has come to be recognised, even in countries where at first it met with much opposition, as altogether favourable to economic progress and to the production of increased wealth. The lines on which legislation has usually proceeded have been the compulsory and voluntary consolidation of holdings coupled with the provision that holdings once consolidated may not afterwards be sub-divided.

3. In the Bombay Presidency in general, and in particular in the Konkan, West Deccan and the garden and rice tracts of Gujarat, sub-division and fragmentation of land have reached an intolerable point. Over large tracts the average size of the holding is only two or three acres, while fields measuring less than half an acre are found to be sub-divided into more than 20 separately owned plots, many of them of less than one guntha ($\frac{1}{40}$th of an acre) apiece. The process of sub-division and fragmentation is continuously going on, both in tracts where the situation is already acute, and in tracts where the holdings are still, on the whole, of reasonable dimensions.

4. The evils of this excessive sub-division and fragmentation of land may be briefly stated as follows:—

(*a*) they impede current cultivation and waste time;

(*b*) they prevent permanent improvements being undertaken;

(*c*) they prevent a cultivator from living on his farm;

(*d*) they prevent the organisation of labour and capital;

(*e*) they frequently result in second crops not being grown;

(*f*) they sometimes send the land out of cultivation altogether;

(*g*) they cause enmity amongst neighbours, leading to litigation and permanent feuds;

(*h*) they produce a generally uneconomic situation.

In view of the fact that a large proportion of the cultivable land has been reduced to these unfavourable conditions, it is almost impossible to expect any substantial economic improvement amongst the majority of the landholders until the fundamental impediment is removed. So long as the existing laws of inheritance continue to operate in such a way as to sub-divide holdings continuously from generation to generation, it is impossible either for landowners or for the executive government to take any steps

in the direction of consolidation of holdings which would have more than a temporary effect. The object of this bill is to enable such landowners as may wish to do so to check the further sub-division of their lands and to enable them, when it is otherwise possible, to effect a permanent consolidation of their holdings; and also to enable the executive government to secure the same results in respect of unoccupied land. The legislation proposed is purely enabling, and it will be operative in the case of any holding only upon the expressed wish of every person possessing an interest in that holding.

5. The scheme embodied in this bill for securing these objects is briefly as follows. In order to be constituted an economic holding a plot of land must be entered as such in a register prescribed by rules. If the land is occupied, it will rest with some person having an interest in the land to make an application to the collector to have the land registered as an economic holding. ("Interest" is here used in the legal sense. *Cf.* the use of the word in section 58 (*a*) of the Transfer of Property Act, 1882). Unless the collector considers that there are sufficient grounds for rejecting the application, he holds a careful enquiry, in which he follows a procedure similar to that prescribed in the Land Acquisition Act, 1894. If the proceedings show that all persons interested agree, the land is registered. Land vesting absolutely in government may be registered without enquiry. The holding must in any case be registered in one name only, and the act of registration annuls all the interests of all other persons, except the registered owner, in the holding. Thereafter the owner cannot divide the plot, but must, so long as he owns it, keep it entire. He may sell, mortgage or otherwise dispose of it as an entire unit, but may not dispose of part of it or do anything that might result in splitting up the holding. On the death of the holder, if he has not disposed of the land by will, it will devolve upon a single heir. If the provisions of the bill are contravened (for instance, if the holder mortgages a part of his holding and the mortgagee obtains a decree for possession), the collector is empowered to send a certificate to the court, and the court will set aside its decree or order. The collector may also evict the person in wrongful possession. When a plot has once been constituted an economic holding, the registration cannot be cancelled except with the consent of the collector: the grounds on which cancellation will be allowed, will be laid down by rule, and it is proposed that it shall be permitted chiefly in cases where economic considerations indicate that it is expedient.

6. There is some difficulty in framing provisions to secure the integrity of the holding in spite of existing law and custom in favour of the sub-division of land. As will be seen, the above scheme aims at effecting the object in view by giving the registered owner an exclusive interest in the holding at the outset; by preventing the sub-division of the holding by transfer *inter vivos* or by will or by the operation of law; and by preventing sub-division in the case of the owner's death intestate. Each of these provisions appears essential to the success of the bill. With regard to the first, it may be said that wherever two or more persons are interested (whether jointly or otherwise) in a holding there is a probability that at some time the holders will desire to divide the land. The necessity for the second provision seems obvious; but it may be observed that in order to prevent partition the holding must not be permitted to become joint property or coparcenary property according to Hindu law. With regard to the third, there is considerable difficulty. If the operation of any law under which property is divided on an intestate succession is excluded, some rule of succession to take its place must be devised. Hindu and Muhomedan law, the Indian Succession Act, 1865, and the Parsi Intestate Succession Act, 1865, all contemplate the division of immoveable property on succession. The Hindu law, indeed, recognizes impartible property, but the principles governing the succession to such property do not appear to be sufficiently clear for application to agricultural holdings, in connection with which it is desirable to prevent litigation as far as possible. Moreover as an economic holding could be transferred to any person, a law of succession that will prevent its sub-division in all cases, whatever the law of succession to which the transferee is subject, is required. The difficulty cannot apparently be surmounted except by enacting specific rules of succession for economic holdings. Some provisional rules for this purpose have been set out in the schedule, but they are intended merely as an example of what is indicated, for it is felt that the matter is one which can more satisfactorily be dealt with later, when those classes of the community who will be affected have had an opportunity of expressing their opinions on the bill.

7. Those points in the bill which require further explanation are noted below.

Notes on clauses.

Clause 11.—Unless the title of the first registered owner can be readily proved, it is anticipated that adverse claims made after registration will give rise to ligitation and cause difficulty.

Clause 12.—The bill aims at the permanent prevention of excessive sub-division and it is therefore essential, when once a plot of land has, with the full assent of the persons affected (if any), been registered, to prevent the holder or his successors from procuring the cancellation of the registration without sufficient reason.

Clause 15, Illustration (*b*).—This appears to follow from the principles for succession adopted provisionally in the schedule. Males will be preferred to females and females will not succeed except in cases where they would almost necessarily take an absolute interest.

Clause 16.—It is hoped that the wording is not obscure. It is necessary to provide for dealings with "interests" as well as for dealings with the land, for it is probable that attempts to evade the section would be made in that way: the illustrations give some examples.

Clause 17.—Separate occupation or cultivation by two or more persons would be contrary to the purpose of an economic holding.

Clause 20.—This clause has been inserted to save the holder or the collector from the delay and expense of litigation in upholding the provisions of the bill. The clause does not apply where a person has wrongfully obtained possession of the entire holding, as that is a contingency which is not from the economic point of view very material. The clause applies only in cases of sub-division.

The schedule.—These rules have been taken from the English law relating to the descent of real property (*vide* Halsbury's Laws of England, vol. 11). It is immaterial for economic purposes what rule of succession is adopted, provided that it ensures that the holding shall descend in its entirety, and the rules in the schedule are inserted merely as an example.