## REPORT

## ON THE <br> ADMINISTRATION OF ESTATES <br> UNDER THE <br> COURT OF WARDS <br> IN THE <br> PUNJAB

For the year ending 30th September 1925


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## Review of the Annual Report on the Administration of Estates under the Court of Wards in the Punjab for the year ending 30th September 1925.

Proceedings of the Governor of the Punjab in Council, No. 2920-D., dated 16th July 1926.
The number of estates under the administration of the Court of Wards increased during the yeur under report from 44 to 47 , two eslates being released and five taken under superintendence. The two released were those of Faridpur and Manak Majra. The liabilities of both were completely cleared off, while the assets of the former were increased from less than a lakh to nearly $2 \frac{1}{2}$ lakhs, and of the latter from just over 2 latks to $3,13,000$. The estates taken under superintendence were those of Kalabagh in the Mianwali District, Rampura in the Gurgaon District, Choti and Qaisrani in the Dera Ghazi Khan District and that of Sahibzada Mirza Shamsher Ali Kban, nephew of the Begum of Mamdot.
2. The report does not disclose any very striking features, or any noteworthy developments in the administration of the Court of Wards. What it does disclose is a very steady year's work, great progress in the reduction of debt, the increase of assets and general progress in the improvement of the estates in all directions. Although the total ordinary income has decreased by nearly two-thirds of a lakh and the expenditure has increased by one lakh, a re. ference to the statement No. II attached to the report shows that the total assets of the estates under management have increased from $438 \frac{1}{2}$ lakhs to $481 \frac{3}{4}$ lakhs, which appears to give a net addition to the total assets of the estates of 10 per cent. as the result of the year's working. This result can be considered extremely satisfactory, and a very great testimony to the efficiency with which the looal officers have carried out the management of these estates in addition to their other mullifarious duties. In addition to this the excess of assets over liabilities has risen during the year from $426 \cdot 8$ lakhs to $471 \cdot 5$ lakhs ; while the total liabilities have been reduced from 11 '34 lakhs to $10 \cdot 2$ lakhs.
3. A very satisfactory feature is that there has been a further reduction of about $1 \%$ lakhs in the estate's treasury balances, the large amount of which was adversely com.
mented on in the review of last year ; but the balances of Arnauli in the Karnal District and Anandpur in the Hoshiarpur District, are still excessively large as compared with the ordinary income of the estates, and the Governor in Council would again direct the attention of the local officers concerned to the inadvisability of allowing such large sums to remain idle.
4. As was to be anticipated the expenditure on improvements decreased as compared with the previous year when large sums were spent on special items of improvement in the Mamdot cstate, but considerable progress was made in the construction of wells and other permanent improvements particularly in Mamdot, Iftikhar-ul-Din's estate and Shah Jiwana. The Governor in Council notices with pleasure the educative effect of the Co-operative Bank at Adhi Sargal in Mitha Tiwana, which has resulted in the villagers realising the benefits of the co-operative movement and starting six more Banks for themselves, while another Cooperative Bank for the tenants of the estate at Mitha Tiwana has been started, which the tenants are joining in large numbers.
5. The education and upbringing of the wards has continued to receive careful consideration. Fifteen of the wards and their relatives are now studying at the Aitchison College, Labore, 9 are at the Queen Mary's College and 13 are at local schools. The policy of educating wards in the management of their estates by giving them work as Assistant Managers or entrusting them with the management of a portion of their estates has been carried on with considerable success, and any extension of this policy would be welcomed by Government.
6. As was anticipated in last year's review there has been a considerable decrease of about three quarters of a lakh in the recoverable arrears of rent, satisfactory settlement having been effected with some of the old defaulters, The relations of the estates with the tenants have on the whole been amicable, only a few charand cases having been instituted by tenants in the Hoshiarpur District during the year under report in order to obtain declaratory decrees entitling them to graze their cattle on the common land of their villages.
7. The agricultural improvements effected in the Mamdot estate are satisfactory; the Sheep Farm at Mamdot being on the road to becoming a paying concorn. The

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Agricultural Farms at Jalalabad and Chak Hiraj have continued to do useful work; the polo stables and stud at the latter farm being under the personal supervision of the Nawab. Several wells in the Guru Har Sahai and Farrukhnagar estates have been fitted with Persian wheels, which bave added greatly to their utility. Considerable attention is being directed towards arboriculture in certain estates, which promises well.
8. Mr. O. A. Barron, C.S.I., C.I.E., C.F.O., I.O.S., was in charge for the first portion of the year, and Mr. H. P. Tollinton, C.S.I., C.I.E., I.O.S., for the remaining period.

> By order of the Governor in Council,
> C A. BARRON,
> Financial Commissioner and Secretary
> to Government, Punjab,
> Development Department.

## REPORT

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## ADMINISTRATION OF ESTATES

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## COURT OF WARDS

## IN THE

PUNJAB
For the year ending 30th Seplember 1925.

1. Estates under management and those released and taken over.-At the close of last year the number of estates under the Court of Wards was 44 . Five estates were taken under while two were released from superintendence during the year under report.

The estates released were those of Kh. Muhammad Usman Khan of Faridpur in the Montgomery District and Sardars Ragbhir Singh and Jogiadra Singh of Manak Majra in the Ambala District. During the 14 years that the Farid. pur estate has been under the superintendence of the Court of Wards, its assets rose from Rs. 97,242 to Rs. 2,45,553, and liabilities amounting to Rs. 22,613 were cleared off. The ward was educated at the Aitchison College, Lahore, and has worked as Assistant Manager of his estate since 1920. The Manak Majra estate was brought under superintendence in 1912 when its liabilities amounted to Rs. 6.070 and the assets to Rs. 2,17,162. The liabilities have all been cleared off and the assets have increased to Rs. 3,13,319.

The person and property of S. Muhammad Nawaz Shah of Salarwahan in the Multan District, other than the property he jointly holds with S. Muhammad Baqar Shah, was released and the joint property retained under the superintendence of the Court of Wards. The Jharauli estate was released on account of the death of Sardar Rajindra Singh, but the superintendence was resumed in the interests of the deceased's minor sons Sardar Bhupindar Singh.

The following estates have been placed under the superintendence of the Court of Wards :-

The estate of Malik Amir Muhammad Khan of Kalabagh in the Mianwali District. The late Nawab Khan

Bahodur Malik Ata Muhammad died at Kalabagh on 24th September 1924. In view of the political importance of the family, the nature and the amount of the property and the absence of any near relative or other person competent and Filling to undertake the management of the estate, the superintendence of the person and property of Malik Amir Muhammad Khan, the minor son of the late Nawab was assumed by the Court of Wards. The ward is studying at the Aitchison College, Lahore.

The estate of Lieuterant Rao Bahadar Balbir Singh, O. B. E., of Rampura in the Gurgaon District. The Rao Babadur is an Honorary Magistrate at Rewari and is a leading Rais of the District. He is the acknowledged head of the Ahir tribe. He was a debtor to the extent of Rs. 35,000 and his debts were chiefly incurred in connection with his work during the War as a recruiter of Ahirs and in maintaining the position earned by him for services rendered to Government during the War and thereafter. In order to extricate him from his financial diffculties Government has advanced him a loan of Rs. 35,000 , and the Court of Wards has as security assumed the superintendence of his landed property of five rectangles in Montgomery District.

The estate of Khan. Bahadur S. Din Muhammad Khaw, C.I.E., Leghari of Choti in the Dera Ghazi Khan District. The Sardar is the son of the late Sardar Nur Ahmad Khan, Leghari who was first cousin of Nawab Muhammad Khan, the father of the present Leghari Tumandar. The Sardar's debts amounted approximately to Rs. 90,000 , and on account of the work which Government and the Chief demand from him he could not attend properly to his private affairs.

The estate of S. Manzur Ahmad Khan of Kot Qaisrani in the Dera Ghazi Kban District. The Sardar is the minor Tumandar of the Qaisrani tribe. The family is of potential importance and influence in the district, and in the absence of any suitable relative of the minor Sardar, his person and property have been placed under the superintendence of the Court of Wards. The Sardar is studying at the Queen Mary's College, Labore.

The estate of Sahibzada Mirza Shamsher Ali Khan. The Sahibzacia is the son of Sahibzada Mirza Ezaz-ud•Diu Ahmad Khan of Loharu and the nephew of the Begum of

Mamdot. He holds at present a small property; but in consideration of the social and political position of the family, the superintendence of his person and property has been assumed. He is studying at the Queen Mary's College, Lahore. The Begum of Mamdot will manage the estate under the general supervision of the Manager, Mamdot estate.
2. Income and Expenditure.-The total ordinary income amounted to Rs. $19,96,272$, as compared with Rs. 20,63,317. This represents a decrease of R. 67,015 , which is chiefly due to decreases in the jagir or Taluqdari income and the income from the sale of grain and other produce. However, the income realized from cash rents has increased by Rs. 12,237. The total gross income has only fallen by one lakh as compared with the decrease of $1 \frac{1}{2}$ lakhs last year.

The total ordinary expenditure has increased from Rs. $15 \frac{1}{2}$ lakhs to Rs. $16 \frac{1}{2}$ lakhs since the previous year. There is, however, a decrease of Rs. 84,184 in the capital expenditure.
3. Assets and investments.-It is gratifying to observe that there has been a further reduction of about $1 \frac{3}{4}$ lakhs in the estates' treasury balavees, since last year. However, the balances of Rs. 55,387 and Rs. 39,810 in the treasury on account of Arnauli (Karnal) and Anandpur (Hoshiarpur), with an ordinary income of Rs. :8,519, and $\mathrm{Ks} .34,427$, respectively, are high and could be usefully invested. The following estates made investments in the Punjab Loans, 1937 :-Sidhowal (Karnal), Rs. 40,000, Buria (Ambala), Rs. 30,000, Behk (Ferozepore), Rs. 25,000, Rangar Nangal (Gurdaspur), Rs. 7,v00, Shah Jiwana(Jhangl), Rs. 30,000 . Besides Guru Har Sahai (Ferozapore) invested Rs. $16,0.0$, in mortgage of land. Mamdot (Ferozepore) invested a sum of Rs. $1,50,100$ in the 5 per cent. income-tax free loan of $1945-55$ by converting the Government Promissory Notes of the same value held by the estate in the 6 per cent. loan of 1926. Behk (Ferozepore) advanced Rs. 5,000 , as loan to private persons. M. Iftikhar-ud-Din (Lahore) spent a sum of Rs. 34,099 in the parchase of land. Tarkhanwala (Shahpur) lent a sum of Rs. 40,000 to Mitha Tiwana (Shahpur). Ghugh (Jhelum) invested Rs. 12,000 in the Central Bank at Chakwal. Kalabagh (Mianwali) invested a sum of Rs
${ }^{\prime} 45,000$ in the Central Co-operative Bank as a fixed de" posit for one year at 7 per cent. per annum ; the total amount lodged by the estate in the Central Coopperative Bank now amounts to Rs. $1,17,724$, besides a sum of Rs. 16,050 deposited in the Co-operative Mortgage Bank.
4. Reduction of debts.-Satisfactory progress bas been made in the reduction of debts. Jharauli (Karnal) and Behk (Ferozepore) have totally cleared off their liabilities and are now quite free of debt. Farrukhnagar (Gurgaon) paid Rs. 14,003, reducing its liabilities to Rs. 36,935 , which include Rs. 10,854 due to Government. Kotaha (Ambala) contributed a sum of Rs. 25,356 to the United Provinces Court of Wards for the liquidation of its debts. Guler (Kangra) made a noteworthy effort to pay Rs. 13,925, and reduced its liabilities to Rs. 838. Ber Khurd (Ludhiana) made an appreciable decrease of Rs. 18,630 in its debts. Out of the loan of Rs. $1,37,000$ due to Government, Attari (Amritsar) paid two instalments of Rs. 4,924 each. Chak Hyderabad and Syedwala (Sheikhupura) made a considerable reduction in its debts from Rs. 12,000 to Rs. 6,000 . Mitha Tiwana paid off Rs. 36,316 , but a sum of Rs. 40,000 taken on loan from the Tarkhanwala estate and a loạn of Rs. 8,000 secured by the estate on immoveable property caused an increase of Rs. 1,769 in the total liabilities of the estate. Raipur ( Ambala), Lahaul (Kangra), Waziri Rupi (Kangra), Ahmadabad (Jhelum), Sher Shah (Multan) and Hajipur have also succeeded in considerably reducing the amount of their indebtedness.
5. drrear's of rent and treatment of tenants.--There has been a very satisfactory decrease in the recoverable arrears of rent. The amount has fallen to Rs. $1,66,401$ as compared with Rs. $2,34,977$ of the previous year. Efforts made for the recovery of rents reflect credit on all concerned. The following estates have considerably reduced their arrears :Sidhowal (Karnal) from Rs. 7,656 to Rs. 3,215, Arnauli (Karnal) from Rs. 15,683 to Rs. 6,372, Guru Har Sahai (Ferozepore) from Rs. 15,308 to Rs. 9,524, Mamdot (Ferozepore) reduced its arrears from Rs. 36,749 to Rs. 27,668 and arrived at a satisfactory settlement with the two old defaulters mentioned last year. MI. Iftikhar-ud-Din (Lahore) reduced its arrears from Rs. 19,$4 ; 52$ to Rs. 14,714, Rani Chhaonian (Lahore) from Rs. 18,726 to Ks. 14,214,

Sardar Kesri Singh (Lahore) from Rs. 21,934 to Rs. 15,138, Sher Shah (Multan) from Rs. 4,f 36 to Rs, 3,911, Mitha Tiwana (Shahput) from Rs. 6,513 to Rs. 5,780 . The relations with the tenants have on the whole been amicable. There has, however, been a tenants' movement against landholders in the Una Tahsil which also affected Amb and Bhabaur estates. Some charand cases have been instituted by the tenants in order to obtaia declaratory decra ss to the effect that they are ontitld to graze their cattle on the whole common land of their villages.
6. Expenditure on improvements. - The total expenditure has decreased from Re. $3,02,326$ to les. $1,0,3,12$ t. This was to be expected as last year's figure was swollen by large and special items of improvement in Mandot. Guru Har Sahai (Ferozepore) spent Rs. 4,307 on buildings and wells. In the Ma ndot estate Rs. $1,5,517$ have been spent on the construction of ten rew wells and the following Engineering Works of general utility which have contributed much to the public convenience, a Sub-Assistant Suryonn's and dispensary servints' quarters at Mamdot, a Boarding House at Jalalabad, extension of water supply scheme at Jalalabad, enclosure wall round I'dgah at Jalalabid. Behk spent Rs. 10,377 on two new wells and additions to the Ward's house. M. Iftikhar-ud-Din's estate spent Rs. 36,671 on purchase of land and sinking of wells. Shal Jiwana expended Rs. 6,103 on permanent improvements. The bungalow in the Jhang Civil Station is nearly complete and only the guest room and the mosque remsin to be built. A sum of Rs. 4,420 was spunt by Sher Shah on construction of two houses for wards, remodelling of cortain canal outlets and the construction of huts for tenants.
7. Agricultural Developments.-The survey of the Mamdot estate has been finished, and it is now prop sed to introduce the Killabandi system into 14 selected villages, the cost being apportioned half and half between Government and the estate. The Sheep Farm at Mamdot is gradually becoming a paying concern. The Agricultural farms at Jalalabad and Chat Hiraj are running satisfactorily and continue to do useful work. Both the Agricultural farms, polo stables and stud at Chak Eiraj are under the supervision of the Nawab and he shows a very fair interest in the work con. nected therewith.

The agricultural farm at Guru Har Sahai is very sucecessful. The iron Persian wheels on the farm wells have greatly added to their utility. The seeds adranced last year to the tenants gave good results and 100 maunds more were advanced during the year under report. Varieties of oats, wheat, sugarcane, cotton, vegetables and sweet potatoes, etc., were sown.

Mamdot spent Rs. 24,505 on Arboriculture and House gardens. This sum includes Rs. 20,025 spent on the upkeep of the small orchards attached to the estate house9 at Jalalabad, Ferozepore, Lahore, and the rest-houses at Mamdot which produce nothing in return. Excluding this, the net expenditure under the head Arboriculture amounted to Rs, 4,480 as against an income of Rs. 8,864 showing a profit of Rs 4,384 which is satisfactory. Kikar seeds were sown along the canal banks and roadsides covering a distance of 89 miles as against 87 miles in the last year. Shisham, Mulberry and Bakain plants were supplied to different estate lessees in the Mamdot and other villages. Kikar trees in the Guru Har Sahai estate are flourishing luxuriousily. The soil of the estate appears to be specially suited to the growth of these trees. Tro gardens, at Amb and Behk are also being improved, and it is hoped that they will become a source of profit to the estates in due course. A nursery of various kinds of trees has been brought into existence in the larrukhnagar estate aud a good de.ll of work in connection with the trees and plants has been done by the tenants. Six Persian wheels were also put on the estate wells during the year under report.
8. Miscellaneous.-A considerable number of casualties occurred during the gear under report. S. Rajindar Singh of Jharauli died on 2ïth August 1925 at Shababad Dispensary in the Karnal District. Diwan Kailash Nath passed away on 31st August 1925. His son D. Somer Nath has attained majority and is fit to manage his property. Proposals to release the estate are awaited. A son was born to Tikka Lachhman Singh of Amb, but the child's mother died in September, not long after the child was born. Sardarnis Harnam Kaur and Pargat Kaur mother and grandmother of S. Rajiindar Singh -ward of Shahkot (Jullundur)-also died during the gear.

The chief ceremonies observed during the year were the marriage of Bh. Fateh Jang singh of Sidhowal, the bethrothal of S. Rajindhar Singh of Shahkot, the chura karm of the Tika of Guler and the Jeneo wearing of Rai Bhagwant Singh - ward of the Waziri Rupi estate.

The Dab Kalan estate was transferred from Jhang to the charge of the Deputy Commissioner, Multan, as it was being very badly managed, and the ward and his mother were seriously dissatisfied. The Co-operative Bank at Adhi Sargal in Mitha Tiwana is in a flourishing state. The villagers of Adhi Sargal noticing its usefulness have started six more banks. Another Oo-operative Bank for the tenants of the estate has been successfully started at Mitha Tiwana and the tenants are coming in orowds to join the Bank. The Co-operative Bank at Tarkhanwala is said to have done good work and the zamindars are greatly benefitted by $i t$.
9. Education and Training.-The education and upbringing of wards and their training in the management of their own affairs continues to receive careful attention. Fifteen wards and their relatives are studying at the Aitchison College, Lahore, 9 at the Queen Mary's Oollege and 13 at local schools. The elder sister of the wards of Anandpur estate is being tanght by a governess. A suitable governess is being appointed to teach the ward of Ber Khurd and his sister. Yakub Khan, one of the wards of Ghugh estate (Jhelum) is also receiving tuition at home. S. Narain Singh of Rangar Nangal estate failed to pass the Diploma Examination of the Aitchison Uollege and has now discontinued his studies. For some time he assisted in the management of the estate, but he has now obtained a Commission in the Patiala State Arıny.

Raja P'aldeo Singh of Guler continues to do fairly good work as Assistant Manager. Thakar Abhai Chand of Lahaul continued to mandge his estate as before. Gurus Jaswant Singh and Karam Singh of Guru Har Sahai werd entrusted with the management of two villages each. They have been evincing some interest in their work and are now beginning to realize their responsibilities. An Assistant has been appointed to help Zabal Khan, son of the Ward of Kh. Wali Dad Khan's estate in the management of the estate. S. Mulammed Nawaz Shah and Sayad Muhammad Baqur Shah, wards; of the Salarwahan estate
have been entrusted with the management of 11 and 8 wells, respectively, in their estate. K. Harcharan Singh, the son of Sardar Kesri Singh, who was appointed Honorary Manager, has worked satisfactorily.
10. Notice of Officers.-The work of Sh. Nazir Ahmad and Sardar Hari Singh, Managere of the Mamdot and Guru Har Sahai estates, cortinues to be of a very high order. They have submitted comprebensive and interesting reports. Colonel Nixon, Advisor to the Nanab of Mamdot, also deserves credit for the carrying on of his duties efficiently. S. Sardar Ali Shah, retired Extra Assistant Commissioner, who was appointed Manager of the Dab Kalan e'state, was also made General Manager of the other estates in the Multan District, and his appointment should be of benefit to these estates. Namabzada Ahsan Ollah Khan, General Manager, Court of Wards estates in the Karnal District, continues to work with energy and devotion. Pandit Basant Lal, Manager, Farrukhnagar estate, took a keen interest in his work, M. Ghulam Rasul, Joint Manager of Mitha Tiwana and Tarkhanwala estates, did estremely satisfactory work. The Manager of the Dharek estate continues to do very good work. M. Gulab Khan, Manager, Kalabagh estate, is taking a keen interest in the management of the estate. Others who have continued to work satisfactorily are :-

> Chaudhri Ali Bakhsh, Lala Kanhiya Lal, S. Sbah Sawar, Lala Beli Ram, S. Jiwan Singh, Chaudhri Hidayat Khan, M. Muhammad Akbar and Assistant Manager of the Mamdot estate.

The Financial Commissioner, Development, is glad to notice the good work done by all officers who have supervised the estates in their districts. He also associates himself with the commendation given by the Commissioner, Jullundur, to the creditable work done by Mr. Bourne, Deputy Commissioner, Ferozepore, in connection with the Mamdot estate.



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