

REPORT
ON THE
ADMINISTRATION OF ESTATES
UNDER THE
COURT OF WARDS
IN THE
PUNJAB

For the year ending 30th September 1927.



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**Review of the Annual Report on the Administration
under the Court of Wards in the Punjab for the
year ending 30th September 1927.**

*Proceedings of the Governor of the Punjab in
Council, No.3304-D., dated 6th July 1928.*

1. The number of estates under the Court of Wards has increased to 50, spread over 19 districts in the Province, with total assets estimated at $4\frac{3}{4}$ crores and total liabilities at Rs. $14\frac{2}{3}$ lakhs. In the year under report the Kailash Nath estate (Lahore) was released, this estate having been under the control of the Court of Wards for 22 years, a longer period than any other estate can show, excepting Mamdot (1891) and Lambagraon (1888).

2. The cultivated area of all the estates is $1\frac{2}{3}$ lakhs acres, with a land revenue of nearly Rs. $2\frac{1}{3}$ lakhs. In the year under report the income from cash rents was Rs. $6\frac{2}{3}$ lakhs, and the income from sale of grain, and other produce and of stock was just under Rs. $5\frac{1}{10}$ lakhs. This income amounts to Rs. 7 per cultivated acre: the land revenue averages Re. 1-5-0 per acre, or in other words absorbs 19 per cent. of the landlord's share. The cost of management at Rs. $2\frac{1}{10}$ lakhs works out at 11 per cent. of the ordinary income, and 9 per cent. of the total income.

3. The increase in the treasury balance of the estates was deprecated in last year's review when the balance was Rs. $6\frac{2}{3}$ lakhs. This amount has now swollen to Rs. $9\frac{1}{2}$ lakhs, and the same estates as last year show big balances, *i.e.*, Sidhowal, Arnauli, Buria, Amb, Kalabagh and Mamdot. The increase is really due in the main to the Mamdot balance being allowed to increase from Rs. 1 lakh to Rs. $3\frac{1}{2}$ lakhs, principally on account of the sale of over 2 lakhs of Government promissory notes which had not been re-invested. The Governor in Council would again direct the attention of local officers to the inadvisability of allowing large balances to remain idle in treasuries.

4. Judging from the increase in the total recoverable areas of rent, from under Rs. 2 lakhs to over Rs. 2½ lakhs, delay or shortage in collection of rents is a factor to be reckoned with by large landlords.

5. The Governor in Council concurs in the views expressed by the Financial Commissioner in paragraph 9 of the report. The primary object of the Court of Wards is to rehabilitate the finances of the Ward's estate, and to effect improvements in the estate. In pursuing that object it is necessary *inter alia* that farming should be conducted on scientific principles, and that attention should be devoted to the improvement of live stock, and the betterment of the resident tenantry.

By order of the Governor in Council,

W. R. WILSON,

*Secretary to Government, Punjab, Revenue
Department.*

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For the year ending 30th September 1927.

1. *Estates under management and those released and taken over.*—The previous year closed with 48 estates under the superintendence of the Court of Wards. The estates of Nowshera Nangli (Amritsar), Khan Bahadur Nawab Muhammad Jamal Khan, M. L. C. (Dera Ghazi Khan), and Shujabad (Multan) were taken over and that of Diwan Kailash Nath (Lahore) was released, leaving 50 under superintendence at the end of the year (30th September, 1927).

2. The Kailash Nath Estate was released on the 31st May, 1927. It was taken under the control of the Court of Wards in 1905 and during the last 22 years the income of the Estate has risen from Rs. 10,080 to Rs. 24,787 per annum. The assets of the estate at the time of assumption of charge by the Court of Wards amounted to Rs. 2,48,925. The assets at the close of the year ending 30th September, 1925, amounted to Rs. 3,18,027. During the period of superintendence proprietary rights were acquired in ten squares of land in village Ram Niwas in the Sheikhpura District. The valuation of this land (Rs. 70,000) given in the annual report for 1924-25 is that estimated in 1905, but the present market value is not less than 2 lacs of rupees.

The Nowshera Nangli Estate was taken over on the 21st June, 1927. The late Sardar Bahadur Sir Arur Singh desired in his will that his elder son, Sardar Buta Singh, should act as guardian of the younger son Sardar Surindar Singh and that if the elder son was not willing to act as guardian

the interests of the younger son should be entrusted to the Deputy Commissioner. Sardar Buta Singh signified very decisively that he was not willing to act as guardian. The estate of Sardar Surindar Singh was accordingly taken over by the Court of Wards for management under section 6, and the joint property of Sardar Buta Singh under section 8 of the Act of 1903.

The estate of Khan Bahadur Nawab Mohammad Jamal Khan, Leghari Tumandar, of Dera Ghazi Khan, was brought under the Court of Wards on the 6th August, 1927 on the application of the Nawab. The Commissioner has been asked to submit a scheme of management.

The Shujabad Estate, which belongs to Chaudhri Sham Singh, Babla, son of Chaudhri Hoa Ram Babla, of Shujabad, was taken under the superintendence of the Court of Wards during the year under section 5(1) of the Act on account of the indebtedness of the Ward.

Besides the above estates the share of Sardar Gurdit Singh in the Qila Tara Singh Estate (Montgomery), which was released last year, was again taken under the superintendence of the Court of Wards, because the joint leased land could not be released.

3. *Income and expenditure.*—The total ordinary income amounted to Rs. 19,21,352 as compared with Rs. 19,26,370, in the previous year, a decrease of Rs. 5,018, which is chiefly due to a decrease under "cash rent." The income realised from the sale of grain and other produce and of stock shows a substantial increase of Rs. 37,442, and the total gross income shows an increase of Rs. 1,37,710 as against a decrease of Rs. 82,556 last year. This is chiefly due to the sale of securities of the value of Rs. 2,17,537 by the Mamdot Estate.

The total ordinary expenditure has decreased from Rs. 16,57,496, to Rs. 15,66,167. This is mainly due to a decrease of Rs. 65,721 in the personal expenses of the Wards, including the cost of their education. There is, however, a decrease of only Rs. 32,794 in the total expenditure which comes to Rs. 21,88,915 as against Rs. 22,21,709 for last year.

4. *Assets and Investments.*—Statement No. II shows that there has been an increase from Rs. 6,63,157, to Rs. 9,12,301 in the estates' treasury balances since last year. The Sidhowal (Karnal), Arnauli (Karnal), Buria (Ambala)

Amb (Hoshiarpur), Mamdot (Ferozepore) and Kalabagh (Mianwali) estates should not have been allowed to accumulate such large balances in the treasury. The Sidhowal estate has, however, invested Rs. 45,900 in Government securities, Arnauli Rs. 9,100 and Amb Rs. 29,344. Buria proposes to invest Rs. 40,000 in the purchase of lands or spend this sum on development of the existing estate by the sinking of tube wells, etc. Kalabagh invested Rs. 60,000, in the Central Co-operative Bank. Mamdot advanced a loan of Rs. 25,000 to the Malout Estate on the security of landed property at 8 per cent. per annum and advanced Rs. 15,000 to the Banking Union, Limited, Jalalabad. Government promissory notes of the value of Rs. 2,17,537, were sold in order to make funds available for advancing a loan of Rs. 2,00,000 to a private individual on good security.

5. *Reduction of debts.*—Progress in reduction of debt has been slightly less satisfactory than in the previous year, Rs. 1,18,318 having been paid off against Rs. 1,38,268 last year. The amount of loans due to other estates has increased from Rs. 1,35,003 to Rs. 1,58,071, the debtor estates concerned being the Malout, Mitha Tiwana, Jalalpur Pirwala, and Sher Shah Estates. The amount of outstanding loans due to Government has decreased from Rs. 1,69,083 to Rs. 1,57,229. There has been an increase of debts due to other persons from Rs. 7,93,298 to Rs. 8,58,411. This appears to be chiefly due to the taking under superintendence of the Shujabad Estate, the debts of which totalled Rs. 1,06,876. It is noticed that the total liabilities of certain estates especially those of Bhabaur, Malout, Mitha Tiwana and Manzur Ahmad Khan Qasrani have increased rather than decreased. Efforts should be made to pay off loans regularly in accordance with the schemes of re-payment laid down.

Farrukhnagar (Gurgaon) deserves credit for completely clearing off its liabilities.

6. *Arrears of rent.*—The total recoverable arrears of rent rose from Rs. 1,91,590 to Rs. 2,57,646, Sidhowal (Karnal) was responsible for an increase of Rs. 8,841, Behk (Ferozepore) for Rs. 13,941, Mitha Tiwana (Shahpur) for Rs. 10,541, Tarkhanwala (Shahpur) for Rs. 6,181, and Khan Bahadur Sardar Din Muhammad Khan, C.I.E., (Dera Ghazi Khan) for Rs. 7,300. The estates which have done particularly well in reducing their arrears are Kalabagh (Mianwali), and Batil (Dera Ghazi Khan).

7. *Expenditure on Improvements.*—The expenditure on permanent improvements is Rs. 32,986 less than last year. The Mamdot Estate spent Rs. 69,987, the Kalabagh Rs. 17,726 and Behk Rs. 11,766. Mamdot spent Rs. 13,000 on the construction of 14 new wells and Rs. 3,124 on sinking iron pipes in a number of old wells. Behk spent Rs. 3,766 on buildings and the digging of a canal water-course and Rs. 8,000 on the sinking of 12 wells. Kalabagh made a final payment of Rs. 8,764 on account of a new granary at Massan and additions to the bungalow at Kalabagh. Rs. 7,910 was also spent in part payment of the construction of family quarters' at Kalabagh.

8. *Agricultural Developments.*—Killabandi in 14 villages in the Mamdot Estate was completed last year and the consequent uniformity of size of the fields and equal distribution of the canal water have resulted in far more efficient farming. The consolidation of holdings in all the villages wholly owned by the late Nawab is nearing completion. The use of modern implements is becoming more popular among the tenants and the opening of an agency at Jalalabad for the supply of implements and their parts is contemplated. The Hissar bulls kept at six selected centres of the estate are proving most valuable.

The improvement in the garden of the Behk estate has been maintained and more orange, pear and mulberry trees have been planted. 800 kikar and 500 shisham trees have been planted on the banks of water-courses at various places. Wheat No. 8-A was sown in the agricultural farm, but for want of proper irrigation and lack of experience on the part of tenants the crop was not a complete success. A muqqaddam has now been employed to look after the cultivation and to advise the tenants.

Meston ploughs and bar-harrows were purchased by the Mitha Tiwana estate for the use of the tenants in Ghausnagar and improved wheat seed was sown. The area matured yielded grain of good quality which fetched high prices.

The number of Hissari sheep ($\frac{3}{4}$ Merino) kept by the Tarkhanwala estate increased from 38 to 48. To encourage the breed 28 such sheep were sold to selected zamindars. They won first prize at the annual show of sheep and goats at Mitha Tiwana and first prize for wool at Sargodha.

9. The Financial Commissioner considers that a good deal more might be done to improve the value of the large estates under the management of the Court of Wards by the introduction of more scientific methods of farming and by devoting more attention to the improvement of the live stock on the estates and of their tenants. In giving expression to this view, the Financial Commissioner does not suggest that it would be proper to engage on any considerable scale in agricultural experiments which, if unsuccessful, might involve any estate in loss, or to carry out expensive demonstrations which, whatever their potential value, are not designed primarily for the benefit of the estate itself and of its tenants. Such operations might well be undertaken by a public-spirited landlord on his own account, but would be hardly consistent with the rigid care which the Court of Wards as trustee is bound to exercise over the finances of the properties under its charge. Deputy Commissioners should not, however, lose sight of the principle laid down in paragraph 700 of the Land Administration Manual, that in the treatment of its tenants an estate managed by the Court of Wards should be an example to neighbouring land owners. This result can only be achieved if the estate is farmed on scientific principles and if due care is paid to the desirability of improving the conditions of residents on the estate in respect of housing and sanitation, and where funds permit, of education and medical relief.

The Financial Commissioner accordingly considers that the advice of the local Agricultural Officers should be sought and followed in regard to the farming of the estates under the Court of Wards. The local Deputy Director should visit each such an estate in his circle and should advise as to the suitable rotation of crops and the type of seed to be sown. The Manager of each estate should be instructed to work in close co-operation with the expert officers of the Department and to follow their advice in regard to the rotation of crops, the selection of seed, the use of improved implements and the best means of developing the resources of the estates generally. By these methods each estate should aim at giving an example of good and successful farming to the neighbourhood, and Wards would receive a useful lesson in the methods by which a large landlord's obligations to his tenantry should be discharged.

Similarly, in regard to stock-breeding the advice and assistance of officers of the Civil Veterinary Department

should be freely sought. As a general rule the management should confine its efforts to the provision of suitable bulls or rams for the improvement of the stock on the estate; but where the estate is a large one, it may be both economical and advantageous to breed its own stock for this purpose, as is frequently done by large land owners. But as pointed out above, the initiation of costly experiments which are unlikely to come to fruition before the estates are ripe for release from Superintendence should be avoided.

The Financial Commissioner is convinced that development of the estates on the lines indicated above would result not only in material benefit to their owners, but in improved relations between landlords and tenants. It is a common complaint that few of the larger landlords of the Punjab have made any real contribution to the development of the Province, and it is in the Financial Commissioner's opinion the duty of the Court of Wards as the trustee of some of these landlords to do what is possible to remove this reproach. He trusts that all Deputy Commissioners will interest themselves in this aspect of the management of estates in their districts. Where Deputy Commissioners consider that the managers would benefit by short practical courses of Agricultural and Veterinary training, the Financial Commissioner will be glad to arrange such courses at Lyallpur or elsewhere.

10. *Miscellaneous.*—Nau Nihal Singh of Qila Tara Singh and Yakub Khan of Ghaugh were married during the year. Rs. 10,000 were spent by the Rani Chhaunian Estate on the marriage of the Rani's nieces.

It is with great regret that the death of Nawab Ghulam Qutb-ud-Din Khan of Mamdot has to be recorded. He died suddenly on the 16th March, 1928, to the sorrow of all who knew him.

Captain Farquharson, Executive Engineer on special duty, who inspected the Sarfraz Khan Wala nullah in the Isa Khel estate, reported that the condition of the nullah was not satisfactory and suggested certain improvements costing Rs. 37,000. The matter is under consideration.

11. *Education and Training.*—Careful attention was as usual paid to the education of the Wards and their training to undertake the management of their own affairs. Iftikhar-ud-Din of Baghbanpura (Lahore) after passing the

Diploma at the Aitchison College, Lahore, proceeded to England and is now working with a tutor under the supervision of the Education Department of the High Commissioner's Office. Eleven wards and their relatives are studying at the Aitchison College, Lahore, six at the Queen Mary College, Lahore, and 11 in local schools. Sardar Narain Singh of Rangar Nangal is still in service in the Patiala State Army. The elder Ward of Chak Haiderabad and Sayyadwala is now 23 years of age, and is looking after his own affairs.

12. *Notice of Officers.*—Lala Beli Ram, Manager of Rangar Nangal, worked well during the year and in particular took great pains in preparing the partition papers of the property. He has now been appointed manager of the Naushera Nangli Estate in the Amritsar District. Nawabzada, Ahsanullah Khan, General Manager of the Court of Wards estates in the Karnal District, deserves credit for the satisfactory way in which he has reduced arrears. S. Raza Hussain was Manager of the Salarwahan estate up to the time of its release and his work was noticeably good.

The Manager of the Dharek estate is doing well and deserves credit for increasing the income of the estate. Sheikh Nazir Ahmad completed another year of successful management of the Mamdot estate, which is remarkable for progressive methods of farming, and practical assistance to tenants.

The Financial Commissioner is obliged to all officers who have supervised the estates in their districts, and again especially associates himself with the commendation given by the Commissioner, Jullundur, to the interest displayed by the officers concerned in the management of the large and important estate of Mamdot.