

Bombay Government Gazette.

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Separate paging is given to this Part, in order that it may be filed as a separate compilation.

PART V.

PROCEEDINGS OF THE LEGISLATIVE DEPARTMENT, BOMBAY.

The following Bill, together with the Statement of Objects and Reasons accompanying it, is published in accordance with Rule 14 of the Rules for the conduct of Business at Meetings of the Council of His Excellency the Governor of Bombay for making Laws and Regulations:—

Bill No. 3 of 1879.

A Bill to amend the law relating to the settlement of Villages held by Khots.

Whereas it is expedient to make special provision for the settlement and revenue administration of villages in the Ratnágiri district which are held by khots; It is enacted as follows:—

PART I .- PRELIMINARY.

1. This Act may be cited as "The Khoti Settlement Act, 1879."

It extends to all villages held by khots in the district of Ratnágiri.

The Governor in Council may from time to time, by notification in the Bombay Government Gazette, extend all or any of its provisions to any such village in any other district.

2. Sections thirty-seven and thirtyeight of the Bombay

Repeal of Sections 37 and 38 of Bombay Act I of 1865. Survey and Settlement Act, 1865, are repealed so far as they

apply to any village to which this Act extends, or may hereafter be extended: Provided that the said repeal shall not affect the validity of any settlement already made under the provisions of the said sections and which has been guaranteed by the Government for a fixed period under section twenty-eight of the said Act.

- 3. In this Act, unless there be something repugnant in the subject or context,
- (1). "village-".means a village, or a portion or share of a village, to the extent

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to which a khot has any right or interest in such village, or portion or share thereof;

"Khot." (2). "khot" includes:

- (a) a mortgagee lawfully in possession of a khotki,
- (b) all co-sharers in a khotki;
- (3). "khotki" means the aggregate of the rights and interests vested in a khot as such.
- (4). "jama" means land-revenue payable by a khot to Government;

"Privileged occupant." (5). " privileged occupant" means:

- (a) a dhárekari, or
- (b) a quasi-dhárekari, or
- (c) an occupancy-tenant;
- (6). "dhárekari" means a land-holder who holds on the "dhára" tenure;
- (7). "quasi-dhárekari" means a land-"Quasi-dharekari" holder who holds as a daspatkari, didpatkari, didiwala, dupatkari or paunedupatkari, or on other similar tenure;
- (8). "occupancy-tenant" means a holder of khoti land who has a right of occupancy in such land;
 - (9). "dhára land" means land held "Dhára land." by a dhárekari, or by a quasi-dhárekari;
- (10). "khoti land" means land in re-"Khoti land." spect of which a khot has, as such, any right or interest and which is not dhara land;
 - .(11). "part" and "section" mean
 "Part," "Section." respectively a part
 and section of this
 Act;
- (12). any expression which is defined in the Bombay Land Revenue Code. Revenue Code, 1879, shall be deemed to have the meaning given to it by that Code.

PART II.—General Provisions relating to Khots and their inferior holders.

Khots.

4. Khots shall continue to hold their villages conditionally on the payment of the amounts due on account of the jama

of the same, according to the provisions of this Act and of the Bombay Land Revenue Code, 1879, and of any rules for the time being in force made under this Act or under the said Code.

5. Subject to the exceptions mentioned in section 40, the provisions of Chapter XI of the said Code, shall apply to the realization of the jama payable in respect of a khot's village, as if the said village were an alienated holding:

Provided that in the case of any such village under attachment at the time this Act comes into force, application may be made under section 162 of the said Code for the restoration thereof at any time within twelve years from the first day of August next after this Act coming into force.

Inferior Holders.

6. Every holder of khoti land who has actually occupied or cultivated the same continuously from any time previous to the

commencement of the revenue year 1845-46 has a right of occupancy in the land so occupied or cultivated.

The occupation or cultivating of the father or other person from whom the present holder inherits, and in the case of occupancy-rights which are transferable otherwise than by inheritance, the occupation or cultivating of any former holder through whom the present holder claims, or of any mortgagee or lessee of the present or any former holder, shall be deemed to be the occupation or cultivating of the present holder within the meaning of this section;

and in the case of land which is periodically fallow, years of fallow shall be reckoned as years of occupation or cultivation for the purpose of this section.

7. If an occupancy right which is not transferableotherwise Right of occupancy when land has been than by inheritance, has been so transwrongfully transferred. ferred, the actual holder of the land shall be deemed to be the tenant thereof, and if he, or his father, or other person from whom he inherits, has occupied or cultivated the land continuously from any time previous to the commencement of the revenue year 1845-46, he shall have a right of occupancy therein:

Provided that if the actual holder is in possession of the land as mortgagee, or lessee merely, his occupation or cultivating shall for the purpose of this and of the last preceding sections, be deemed to be the occupation or cultivating of the mortgagor or lessor, and that if such mortgagor or lessor has a right of occupancy in the land, such right shall be subject to the mortgage lien or lease of the said mortgagee or lessee until the said lien or lease is duly discharged or determined, but the right of further transfer of such land otherwise than by inheritance shall absolutely cease.

S. Privileged occupants shall continue to hold their lands conditionally on the payment of the rent from time to time lawfully due by them to the khot or other person entitled to receive payment of the

Tenants 9. other than occupancy tenants shall continue Ordinary tenants. to hold their lands subject to such terms and conditions as may have been, or may hereafter be, agreed upon between the khot and themselves, and in the absence of any such specific agreement shall be held to be yearly tenants liable to pay rent to the khot at the same rates as are paid by occupancy-tenants in the village in which the lands held by them are situate.

Transfer, &c., of Rights.

10. The rights of khots, dhárekaris and quasi-dhárekaris shall be heritable and transferable.

Occupancy-tenants' rights shall be heritable, but shall not be otherwise transferable, unless in any case the tenant proves that such right of transfer has been exercised in respect of the land in his occupancy, independently of the consent of the khot, at some time within the period of thirty years next previous to the commencement of the revenue year 1865-66.

Resignation, lapse, or forfeiture of privileged occupants' lands.

Resignation, lapse, or forfeiture of privileged occupants' lands.

the land in his holding, or if any such occupant's land lapse for failure of heirs, or other persons entitled thereto, or is forfeited on the occupant's failing to pay the rent due in respect thereof, the land so resigned, lapsed, or forfeited, shall be at the disposal of the khot as khoti land free of all encumbrances.

But it shall not be competent to a privileged occupant at any time to resign a portion only of his entire holding except

with the consent of the khot; and no privileged occupant shall be deemed to have forfeited his land on failure to pay rent unless such forfeiture is certified by the Collector.

Grant of Privileged Occupants' Rights by Khots.

Privileged occupants' rights may be conferred by khots.

Competent to the khot at any time to confer on any tenant the right of a privileged occupant of any class,

or on a privileged occupant of one class, the right of a privileged occupant of a superior class:

Provided

(a) that the grant by the khot of any such right shall not affect the right of Government to the trees in the land which is the subject of such grant; and

(b) that the power of the khot under this section shall not extend to the conversion of any land into dhara land for the khot's own benefit; and that any land which the khot may, at any time after the passing of this Act, acquire possession of in his own village shall be deemed, so long as it is in his possession, or in the possession of a tenant who has not the right of a dharekari or of a quasi-dharekari in respect thereof, to be khoti land.

13. On receipt of a written requisition from the khot, in such form as shall be prescribed in rules to be framed under section 41, the mamlatdar or mahalkari shall cause an entry to be made in such record as may from time to time be prescribed by Government in this behalf, of any right conferred by the khot under the last preceding section, and an entry thus duly made and authenticated by the mamlatdar's or mahalkari's signature shall be conclusive proof of the facts therein recorded.

Nothing in this and the last preceding sections shall be deemed to apply to a mortgagee lawfully in possession of a khotki unless such mortgagee shall have been expressly authorized by his mortgagor to exercise the powers conferred by the said sections.

Recovery of Rents.

14. Whenever application is made to Commutation-rates for rent payable in kind. Collector under section 86 of the Bombay Land Reve-

nue Code, 1879, for assistance to recover rent from a privileged occupant, tenant or co-sharer, and the rent claimed is payable in kind, the Collector may, if he thinks fit, direct the recovery of the money-value of such rent, and in such case the money-value shall be estimated at such commutation-rates as the Collector may fix in this behalf for the year for which such rent is due.

15. If an occupancy-tenant neglect to

Rent of land which raise a crop on any
an occupancy tenant land in his holding on
neglects to cultivate account of the rent
of which he would, if he raised a crop, be
liable to pay the khot a share of the produce, the khot shall be entitled to receive
from him the same amount of rent as if he
had raised a crop.

In the event of a dispute the amount of rent due shall be determined by the Collector with reference to the average produce of the land in previous years, or to the yield of crops on similar lands in the same village in the year in dispute.

But no such rent shall be recoverable by the khot if the tenant shall satisfy the Collector:

- (a) that in the year for which such rent is claimed he purposely allowed the land to be fallow, and that having regard to the custom of the village in respect of lands of the same class, or to the nature and requirements of the soil, it was proper that the land should be left fallow in the said year; or
- (b) that although he has devoted the land to other purposes than that of raising a crop on it, it would not in the year for which such rent is claimed have been fit for raising a crop on.

Accounts.

16. The khot shall:

- (a) keep, or cause to be kept, such accounts as may from time to time be required by the Collector under the orders of Government; and
- (b) produce such accounts, whenever and to produce required, to the Colthem when relector or to any offiquired; cer subordinate to the Collector not lower in rank than a mahálkari, and
- and to give written receipt for every payment of rent or land revenue made to him whether by a

privileged occupant or tenant, or by a co-sharer in his khotki.

For disobedience of any order duly made under this section, or for any infraction of the provisions of this section, the khot shall, on conviction before the Collector, or the Assistant or Deputy Collector in charge of the táluka in which such khot's village is situate, be liable to a fine not exceeding one hundred rupees, which shall be recoverable as an arrear of jama.

PART III.—Survey and Settlement. Settlement Records.

Preparation of Settlement Register of khoti villages.

survey settlement of the land revenue of any village to which this Act extends is made, or revised un-

der the provisions of Chapter VIII of the Bombay Land Revenue Code, 1879, the Settlement Register prepared under section 108 of the said Code shall show the area and assessment of each survey number and also whether such survey number is held by a privileged occupant or not.

If a survey number is held by one or more privileged occupants, the said register shall further specify the tenure on which such number is held, the name of the registered occupant thereof, and, in the case of a survey number held by an occupancy-tenant, whether his interest therein is transferable otherwise than by inheritance or not.

Survey numbers which are not held by privileged occupants shall be entered in the said register in the name of the khot, or if a partition of the khotki has taken place, of the co-sharers to whose shares they respectively belong.

The said register shall also contain a list of all the co-sharers of the khotki, if the village be not held by one khot in his own sole right, and shall specify the extent of each such co-sharer's interest in the khotki.

Privileged occupants, rents to be fixed. the said section shall specify the nature and amount of rent payable to the khot by each privileged occupant according to the provisions of section 34 of this Act, and any entry in any record duly made under this section shall be conclusive evidence of the liability thereby established.

- 19. If the khotki is undivided the said
 When the khotki is undivided, the co-sharer's mutual rights to be recorded.

 The khotki is undivided the said records shall also specify:
 - (a) the survey numbers in the possession of each co-sharer and the rent payable by such co-sharer on account of the same, and
 - (b) the terms and particulars of any written agreement which the cosharers, or any of them, have entered into, or may at the time of the framing of the said record enter into, determining their mutual responsibility, and
 - (c) the order of rotation in which the said co-sharers agree in writing, if they do so agree, to take the management of the village under the provisions of section 28 of this Act.
- When the khotki is divided, each share to be treated separately.

 When the khotki is divided, each share to be treated separately.

 The co-sharers of the khotki hold their respective shares in severalty, the said records shall specify:—
 - (a) the extent and limits of each such separate share, and
 - (b) the same particulars in respect of the several sub-sharers, if any, of each such share as are required by the last preceding section to be given concerning all the co-sharers when a khotki is undivided.

Determination of Disputes.

21. If it shall appear to the survey officer, who frames the said register or other record, that there exists any dispute as to any matter which he is bound to record, he may, either on the application of any of the disputant parties, or of

to record, he may, either on the application of any of the disputant parties, or of his own motion, investigate and determine such dispute and frame the said register or other record accordingly.

22. In any such matter the decision of the said survey officer,

Survey officer's decision when not final to be set aside only by a decree of court. the said survey officer, when not final, shall be binding upon all the parties affected thereby until reversed

or modified by a final decree of a competent court.

23. No suit shall lie against the said

Bar of suits against survey officer, or
against Government,
or any officer of

Government to set aside any such decision of a survey officer; but the record shall from time to time be amended by the said survey officer, or when the survey settlement is concluded, by the Collector, in accordance with any such decree as aforesaid which the parties may obtain amongst themselves, on an application, accompanied by a certified copy of such decree, being duly made to the said survey officer, or to the Collector for that purpose.

PART IV.—Administration of Survey Settlements made under this Act.

24. The provisions of this Part shall not Provisions of this Part when to apply. apply to any village to which this Act extends until such time as the Governor in Council first after the passing of this Act sanctions a survey settlement, or a revised survey settlement of such village and declares the assessments settled thereunder fixed for a period of years, in accordance with section 102 of the Bombay Land Revenue Code, 1879.

Until such time, the rights and responsibilities of all parties so far as regards the matters treated of in this Part shall continue to be such as they would be if this Part had not been enacted.

Khots' Jama.

Jama how to be calculated.

Jama how to be calculated.

by the khot shall be the aggregate of the survey assessments of the lands of the village minus such percentage of deduction, if any, as Government may in each case direct.

The amount of the said jama shall be Amount to be fixed for certain periods. fixed for the same period for which the survey assessments are fixed.

Managing Khots.

Abolition of khots' shall no longer be required from them:

Provided that nothing herein contained shall be deemed to affect the liability of khots to perform any condition of their tenure, or to do any act which they are no wbound to perform or to do, or their obligation to refrain from doing anything which they are now bound not to do.

27. When a village is held by two or more co-sharers jointly, the said sharers shall be jointly and severally responsible for the jama, but one of their number shall be nominated every year to receive the inferior holders' rents, to pay the Government dues, and generally to perform all acts required by this Act or by any other law or rule having the force of law, to be performed by the khot.

The sharer so nominated shall be called "the managing khot" and shall for all the purposes of the Bombay Land Revenue Code, 1879, be deemed to be the registered occupant of all survey numbers in the village not held by privileged occupants.

28. If the co-sharers have, at the time of the framing of the survey settlement records or at any subsequent period, agreed in writing as to the order of rotation, the nomination of the managing khot shall be made by the Collector in the order so agreed upon.

In the absence of any such agreement, the co-sharers shall be called upon to nominate one of their number year by year, and in the event of their failing so to do within such time as may be prescribed by the Collector in this behalf, or if they are not unanimous as to the nomination, the Collector shall himself select the managing khot for the year.

29. The managing khot nominated by Collector's nomination not to be disputed. The Collector shall continue in that capacity throughout the year for which he is so appointed, and no suit shall lie against the Collector, or against Government, or any Government officer in respect of such nomination.

But it shall be lawful for any of the cosharers at any time to But suits in respect sue for a decree beto the right of management not amongst the barred tween themselves in khots the civil court to dethemselves. clare which of them is entitled to the management, or the order in which they should respectively have the management, if more than one of them be entitled to the same; and from the commencement of the revenue year next after an application (accompanied by a certified copy of any such decree) is duly made to him for the purpose, the Collector shall nominate the managing khot in accordance with such decree.

Managing khot's the mamlatdar shall furnish every managing khot with a certificate under his hand and seal to the effect that the holder thereof is the recognized managing khot for the year to which such certificate relates and a certificate so signed and sealed shall be conclusive evidence of the right of the khot therein named to manage the village to which it relates for the year therein specified.

31. When a village is held by a khot in his own sole right, he shall be deemed to be the managing khot thereof for all the purposes of this Act, and it shall not be necessary to furnish him with any such certificate as is described in the last preceding section.

32. The managing khot alone shall be entitled to assistance for the recovery of rent from privileged occupants under sections 86 and 87 of the Bombay Land Revenue Code, 1879.

Separated Sharers.

33. When the khots have divided their khotki or a partition Separated sharers to thereof has been effecbe severally responsible for their respective ted by the civil court, or otherwise, and the co-sharers hold their respective shares in severalty, the Collector shall determine the amount of jama payable in respect of each separate share, and the holders of the said shares shall be held severally liable for the portions of the jama so fixed on their respective shares, and all the provisions of this Act shall apply to them respectively as if they were independent holders of entire khotkis.

Privileged Occupants' Rents.

- 34. The rent payable to the khot by Nature and amount privileged occupants of rent payable by privileged occupants. (namely):—
 - (a) by a dhárekari: the survey assessment of his land;
 - (b) by a quasi-dhárekari: a sum of money exceeding the survey assessment of his land in the same proportion that the payment heretofore made by him on account thereof exceeded what he would have paid as a dhárekari:

(c) by an occupancy-tenant: such fixed amount, whether in money or in kind, as may have been agreed upon, or as may at the time of the framing of the survey record, or at any subsequent period, be mutually agreed upon between the khot and the said tenant;

or on the expiry of the term for which any such agreement shall have been, or shall be made, or if no such agreement have been, or be made, such fixed share of the gross annual produce of the said tenant's land, not exceedingly one-half in the case of rice-land, nor one-third in the case of warkas-land and such share, if any, of the produce of the fruit-trees on the said tenant's land, as the survey officer who frames the survey record, shall determine to be customary in the village in which the said land is situate.

35. The rents due by privileged occu-

Privileged occupants' rents how and when to be paid. pants shall be payable on such dates, in such instalments and subject to such rules

as may from time to time be prescribed in this behalf by the Governor in Council.

Cesses, &c.

Abolition of all cesses, to levy phaski, painde, weth, nangarveth, wartala or any other cess, rate, tax or service of any description, or denomination whatsoever from any privileged occupant other than the rent lawfully leviable under the provisions of this Act.

Local Fund Cess.

37. Local Fund cess at such rate as shall from time to time be fixed by Government under section 6 of the Bombay Local Funds Act, 1869, shall be leviable by Government from the khot on every rupee of his jama.

The khot shall be entitled to assistance under sections 86

Dhárekaris and quasidhárekaris to what extent liable for the cess.

Code, 1879, for recovery of the said cess at the said rate from dhárekaris and quasi-dhárekaris on every rupee of the survey assessment of the lands in their

respective holdings.

Inferior holders of khoti lands shall not
Other inferior holders
not liable for the cess.
of the Bombay Local Funds Act, 1869, to
the contrary notwithstanding.

PART V.-MISCELLANEOUS.

38. Existing survey settlements of the land revenue of any Existing survey setvillage to which this tlements confirmed. Act extends, made, approved, and confirmed under the authority of the Governor in Council, shall be deemed to have been lawfully made, and, except as is hereinafter otherwise provided, shall continue in force for the terms for which they have been respectively guaranteed, subject to all the provisions of law which would be applicable thereto if this Act had not been passed, and anything in this Act which is inconsistent with any of the said provisions shall be deemed not to apply to such settlements.

Upon the expiry of the period of any such guarantee, New settlements may or if it shall apear to be substituted for existthe Governor in ing settlements. Council that a majority of the landholders affected by any such guarantee so desire, at any time previous to the expiry of the said period (such time being fixed by the Governor in Council), a new survey settlement shall be introduced into the village in which such guarantee was in force and the provisions of this Act shall thenceforward apply to the said settlement, anything in any other law to the contrary notwithstanding.

40. Nothing in sections 68, 72, 73, 74,

Bombay Land Revenue Code, 1879, how far inapplicable to khoti villages.

99 clause (b), 104
para. 2, 112, 150
clause (b), and 153 of the Bombay Land Revenue Code, 1879,

shall be deemed to apply to any village to which this Act extends.

In any such village:

- (a) when a survey settlement is being introduced under section 103 of the said Code, the rent payable by each privileged occupant, and the amount of jama payable by the khot shall be announced in lieu of the assessment fixed on each survey number;
- (b) sections 118, 119, and 123 of the said Code shall be read and understood as if the word "khots" were substituted for the words "patels and other village

officers, and the words "village officers" and the words "village officers and servants," wherever they occur.

- 41. The Governor in Council may, by Rules to be made by notification in the the Governor in Council.

 Bombay Government Gazette, from time to time frame, and from time to time vary, or rescind rules not inconsistent with the provisions of this Act:—
 - (a) for the inspection and appraisement of crops when the rent payable to a khot consists of a share of the produce of a privileged occupant's land;
 - (b) for determining what land is dhara land;

- (c) for allotting to each privileged occupant, when the exact limits of his warkas holding are not ascertainable, such portion of the entire warkas land of the village as may be fair and reasonable;
- (d) determining to what extent, if any, any rule, or order made under section 214 of the Bombay Land Revenue Code, 1879, shall be applicable to villages to which this Act extends;
- (e) for the furtherance of the objects of this Act in matters not expressly provided for therein;
- (f) generally for the guidance of all persons in matters connected with the enforcement of this Act.

STATEMENT OF OBJECTS AND REASONS.

It has long been the desire of Government to effect a satisfactory settlement of the large number of villages in the Ratnágiri District which are held by khots. An attempt to do so was made before the Survey and Settlement Act of 1865 (Bombay Act I. of 1865) was passed, but it did not meet with success and it was temporarily postponed. When the abovenamed Act was before the Council two sections (Nos. 37 and 38) were inserted in it which, it was hoped, would enable the Survey Officers to surmount the difficulties which the peculiarities of the khoti tenure presented, and renewed orders were given by Government for the carrying on and completion of the settlement.

- 2. The survey of a large portion of the Ratnágiri District has thus already been completed, and survey settlements have been actually introduced, and are at the present moment in force in several villages in the northern tálukas. But in a very large number of cases the proposed settlement proved, for various reasons, unacceptable either to the khots, or to the ryots, or to both, and as the khots refused to hold their villages on the terms of the settlements offered to them they have been attached, according to the local custom, and managed by Government.
- 3. In the course of several years, during which repeated endeavours were made to carry out the existing law and to fulfil, by its aid, the wishes of Government, a considerable amount of litigation arose in the local District Court against Government. The result of the suits, so far as they have gone (for many of the more important ones have been postponed and never yet heard on appeal by the High Court), has been in some instances favourable, and in some unfavourable to the Government. But upon the whole it has gradually become evident that the general provisions of the Survey and Settlement Act are unsuited to khoti villages and that Sections 37 and 38 of that Act fail to meet all the difficulties of the case.
- 4. In the end Government appointed a competent Commission to make local inquiries and to report upon the reasons of the want of success of the attempted settlements, and to suggest what remedies could be applied. Government also obtained the opinions of all their officers who had had any experience in the Ratnágiri District, and eventually, after full consideration, a Resolution (No. 2474, dated 24th April) was issued in 1876, finally disposing of all the principal questions at issue and sanctioning terms for future settlements, which whilst they were liberal to the khots, yet aimed also at securing the just rights and privileges of the actual occupants of the soil.

- But the contemplated terms differed so materially from those of an ordinary survey settlement that it was found that it would be necessary to resort to special legislation in order to adopt the Survey and Settlement Act to the proposed new settlements. The first draft of the present Bill was accordingly at once prepared, but before introducing it into the Legislation Council of the settlements. lative Council it was deemed expedient to test the suitability of its provisions by tentative settlements to be made under the special direction of the Collector. The experience thus gained appears to the Government to have established both the need for the proposed measure and the likelihood of its leading, if passed into law, to a satisfactory conclusion of the many difficulties with which the revenue administration of the Ratnágiri District has been beset from the time, it may almost be said, when the country first came under British rule. Temporary settlements have been effected by the Collector and his assistants of a large number of villages in accordance with its provisions, and proof that these settlements are giving satisfaction is to be found in the facts that all litigation against Government has ceased, that almost all the pending suits have been either withdrawn, or compromised, and that the relations between the khots and their tenants, and the other holders of land in khoti villages, are reported to be becoming of a much more friendly well-disposed character.
- 6. In the meantime the Survey and Settlement Act has been included in the repealing schedule of the Bombay Land Revenue Code, 1879, except as regards Sections 37 and 38. But the said Code, to a considerable extent, re-enacts the provisions of the Survey and Settlement Act as part of the general law of the Presidency, so that it is still necessary to pass a special Act to legalize the proposed new settlements of khoti villages and to modify certain portions of the Bombay Land Revenue Code so far as they would apply to such villages. This Bill, amended by the light of the experience gained in the experimental settlements of the last three years is, therefore, introduced for this purpose.

(Signed) L. R. ASHBURNER.

6th September 1879.

By order of His Excellency the Honourable the Governor in Council,

C. G. W. MACPHERSON,

Acting Under Secretary to Government.

Poona, 6th September 1879.