M.R.O. 14—10,000—21-4-22

MADRAS RECORD OFFICE.

Government of Madras.

Revenue **DEPARTMENT.**

G.O. No. 863 — Press / ~~Mis.~~

99-100

Dated 28—5— 1860.

Not to be folded or roughly handled

Proceedings of the Madras Government, Revenue Department, for the month of May 1860.

No. 99. Read the following letter from CLEMENT DALE, Esq., the Receiver of the Carnatic Property, to THOMAS PYCROFT, Esq., Chief Secretary to Government, dated Madras, 12th May 1860, No. 101 :—

1. I have the honor to acknowledge the receipt of the Proceedings of Government under the date and number noted in the margin, and having reference to what I believe to be the state of suspicion which has for some time influenced the Native mind, I am decidedly of opinion that it is highly desirable that the rendering the Titles freehold, should be completed before I advertise those properties for sale. The rich Natives covet (or use to do so) the possession of land that is free from Government Kist, and I am convinced they will bid much more freely if the land has been previously declared to be freehold, and it is known that I can convey the land as freehold to the purchasers immediately on payment of their purchase money, than to leave it for the purchasers to obtain that acknowledgment after purchase; Europeans perhaps might not be much influenced by the proposed arrangement; but even with them, a Title that is perfected and complete in the Vender, would be more readily sought after than a Title to which something has to be done, and that by a party between whom and the purchaser there would be no privity, and consequently, a difficulty in enforcing the performance of the act, should any impediment be interposed. In the present instance, however, I have to depend on Natives as bidders; and I much fear that in their minds a want of confidence exists to such an extent as would deter them from bidding with the same freedom as though the Title were perfected. I have consulted Messrs. Ashton, Richardson and Co., on the subject, as I have great confidence in their opinion on such a subject, and they are clearly of opinion that if the Title be not perfected before the property is put up to sale, the sales are likely to be prejudicially affected; I, therefore, do myself the honor of requesting that the Honorable the Governor in Council will be pleased to issue orders as proposed in the concluding sentence of paragraph 1 of the Proceedings of the Madras Government, under date the 2nd of May instant, No. 704, Revenue Department.

7th May 1860, *No. 297, Political Department.*

2. With reference to the observation contained in the 2nd paragraph of the Proceedings last adverted to, I do myself the honor of stating for the information of His Excellency in Council, that my present intention is to offer for sale the Nowluckah, in the first instance, in one lot, placing upon it a reserved bid of such amount as I can ensure obtaining, if I am compelled to resort to dividing it into lots, I purpose pursuing this course because I am aware there are several persons who will bid for it entire, and I believe will go a little beyond the mere intrinsic value of the land and wood; but who would be deterred from bidding if the property were put up in lots.

3. Should my expectations not be realized, I then purpose selling the wood, of which there is a large quantity, while its present market value is extremely high; and then dividing the land into lots of convenient size for Native cultivators.

4. If the Nowluckah is sold as I anticipate, I shall then put up the remaining portions (with the exception perhaps of the Garden on the Arnee road referred to in paragraph 4 of my letter of the 5th ultimo, No. 69,) in lots, each lot consisting of a Garden as it at present stands; putting thereon a reserved bid on a similar principle to that mentioned in paragraph 2. I propose pursuing this course, from information that these Gardens, if put up entire, will be sought after by a sufficient number of persons to ensure *bonâ fide* competition.

5. If, however, my anticipations are not realized, I shall then pursue a similar course with those Gardens as I refer to in paragraph 3.

6. As regards the Garden on the Arnee road, there is considerable difficulty, and I have not as yet determined whether I will not offer that in the first instance in lots; I will, however, adopt the course, which, after further considering the information I have obtained, I may conclude will realize the largest price.

7. Before I advertise the Nowluckah for sale, it will be highly desirable that the slabs in the watercourse, to which I have referred in paragraphs 6 to 19 of my letter of the 5th ultimo, should be restored, and that that question should be set at rest.

2 2

Proceedings of the Madras Government, Revenue Department, for the month of May 1860.

No. 100. ORDER THEREON, 28th May 1860, No. 863.

1. Under the circumstances stated in this letter, the Government resolve to issue a single Title Deed for each of the properties referred to, as asked for in Mr. Dale's former letter of 5th April 1860. The Acting Collector of North Arcot will accordingly be directed to furnish to Government without delay a description of the several properties, in the form appended to the Freehold Title Deeds approved in the Order of September 21st 1859, No. 1,271, in order to the issue of the Title Deeds.

2. Mr. Robinson's attention will at the same time be called to paragraph 3 of the Order of the 2nd instant, No. 704, and he will be requested to submit an immediate report on the point therein indicated.

(Signed) J. D. BOURDILLON,
Secretary to Government.

3

No. 863 R. D.

Proceedings of the Madras Government
Under date the 28th May 1860

Read the following letter
from the Receiver of the
Carnatic Property

(Here enter 12th May 1860 No. 101)

Request to the issue of a Freehold Title Deed for each of the late Nawab's gardens at Arcot as proposed in the order of 2nd May; details the arrangements under which he intends to sell the properties & before advertising the Nowlacka for sale, solicits the restoration of the slabs in the watercourse referred to in his letter of the 5th Ultimo.

Under the circum-
stances stated in this
letter, the Govt resolve
to issue a single title deed for
each of the properties referred to,
as asked for in Mr. Dale's
former letter of 5th April 1860.
The Collector of North Arcot will ac-
cordingly be directed to
furnish to Govt without
delay a description of
the several properties, in the form
appended to the Freehold
title deeds approved in
the order of Sept. 21st 1859

No 1271, in order to the issue of the title deeds

2 Mr Robinson's attention will at the same time be called to para 7 the order of the 2nd instant No 704, and he will be requested to submit an immediate report on the point therein indicated.

1 Copy to the Collector of North Arcot
11 " Board of Revenue Cust[oms] } with letter.
12 " Political Department }
1 " Receiver of the Carnatic Property

- 27 11 12

8/5/15

Revenue 1860 Despatch
Pro: of Govt 31st May.

No. 863.

Pro: of the Madras
Government.

D/ 28th May 1860.

Mis. Pro. 6 July/60.
No. 16.

From the Political Department
19th January/61 C No. 189
in Pro: 28 Jany/61
No 213

Pro: 9th April 1862 C No. 893
in Pro:

Resolving to grant a
single Free hold title
Deed for each garden of
the late Nabob at Arcot,
and calling on the Collr
of Arcot to furnish
such a description of
the properties.

No. 99 to 100.

Forwarded to the Secretary of the Carnatic
Commissioners D/ 11 January 61 No. 36 in
Pro: 8 January 1861 No. 89