M.R.O. 14—13,000—27-9-24

MADRAS RECORD OFFICE.

Government of Madras.

Revenue **DEPARTMENT.**

G.O. No.	126	Press / ~~Mis.~~
248-249 Dated	16 - 1 -	18 68.

Not to be folded or roughly handled

Proceedings of the Madras Government, Revenue Department, 16th January 1868.

No. 248. Read the following Proceedings of the Board of Revenue, dated 7th January 1868, No. 72:—

Read the following letter from the Collector of Coimbatore, to the Secretary to the Board of Revenue, dated 13th December 1867, No. 353.

1. I have the honor to forward, for the Seal of Government, two Title Deeds, in duplicate, for certain lands purchased by Mr. James Hunter, at public auction, under the Rules for the sale of waste lands on the Neilgherry Hills, and to offer the following observations thereon:—

2. *Title Deeds Nos. 7 and* 34.—This Deed embraces two blocks of land. The first, or No. 7, was sold on the 9th December 1863. This was sold after survey. The area thereof, as per plan received from the Executive Engineer of the Neilgherry Range, amounted to Acres 214·625, and the cost of survey, as per Major Farewell's bill, was Rupees 227. To this sum were added Rupees 16,074, being Mr. Hunter's outlay on the improvements made by him on the land, making in all Rupees 16,301. This sum was taken as the upset price, as ordered in Government Proceedings of the 14th August 1863, No. 1,498, communicated in the Board's Proceedings of the 17th idem, No. 5,141, and the land was put up to auction on the date above-named, viz., 9th December 1863, and purchased by Mr. Hunter himself for the same amount.—*Vide* my letter to Board, dated 4th January 1864, No. 1. Deducting therefrom Mr. Hunter's outlay, (Rupees 16,074,) the net amount for which the land was actually sold is Rupees 227. Immediately contiguous to, and surrounding this land, Mr. Hunter subsequently applied for an additional quantity of 185 Acres, and this forms Lot No. 34. It was put up to auction on the 29th December 1864, at an upset price of 200 Rupees, the estimated cost of survey, and knocked down to Mr. Hunter for Rupees 201. As this land was sold previous to survey, the cost of survey was treated as a distinct item, as directed in the Board's Proceedings of the 30th August 1866, No. 6,206, and the price of the land taken as one Rupee. Mr. Hunter, as a matter of necessity, requested that the entire block of the land affected by the two different sales, should be embraced in one plan; and as this was the only proper course that could be adopted under the circumstances, a survey of the whole block was made by Mr. Howard, the temporary Surveyor, who was then employed under Major Farewell, and the area of land, as shewn in his plan, was Acres 637, Perches 16. This survey was, however, found to be incorrect; and, consequently, a re-survey was made by the Revenue Survey Department, under the superintendence of Mr. Hannyngton, the former Special Assistant Collector of Ootacamund, and the correct area, as shewn in the plan received from that department, is Acres 507·63. Of this extent, Acres 63·43 must be deducted, being Puttah land held by Mr. Hunter and situated within the block, and the net area sold by Government is Acres 444·20. For this extent the Deed has been prepared, and the consideration money therein entered is Rupees 228-3-10, as particularized below:—

	Rs.	A.	P.
For Acres 214·625 sold after survey	227	0	0
For Acres 229·575, at one Rupee for 185 Acres, sold previous to survey	1	3	10
	228	3	10

Besides this sum Mr. Hunter has also paid the cost of the extra surveys of the land.

3. *Title Deed No.* 8.—This land was originally surveyed by the temporary Surveyor, Mr. Oakes, and the area, as shewn in his plan, was Acres 47·55. This was sold at an upset price of Rupees 1,830, viz. :—

	Rs.
Cost of survey, as per Major Farewell's Memorandum...	80
Mr. Hunter's outlay on the land.—*Vide* Government Order of 14th August 1863, No. 1,498	1,750
	1,830

Mr. Hunter bid for the land for the same amount, and as there were no bidders against him, the land was knocked down to Mr. Hunter himself for the upset price, viz., Rupees 1,830. Deducting therefrom his outlay on the land, (Rupees 1,750,) the net price of the land was Rupees 80. In this case, too, a re-survey became necessary, and it was made by the Revenue Survey Department. The correct area of land, as per plan received, is Acres 118·65, or Acres 71·10 in excess of the original area. Strictly speaking, there is no price on which to calculate the proportionate price due on the excess of Acres 71·10, inasmuch as the original area was sold for the upset price itself. As something should, however, be shewn as the price of the additional portion of the land, a nominal price of one Rupee was charged on the original area of 47·55 in addition to the 80 Rupees, the cost of original survey. At this rate the price of the entire block (Acres 118·65) is Rupees 82-8-0, which sum has been paid by Mr. Hunter, and is entered in the Title Deed as the consideration money. Mr. Hunter has also paid the cost of the second survey, which has been treated as a distinct item.

4. The names of the properties to which these Title Deeds refer are not given therein for want of information. I have written to Mr. Hunter, and the names, if any, will be entered before the Deeds are delivered to him on their return with the Seal of Government.

Enclosures Nos. 1 and 2.—Title Deeds in duplicate.

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1. Ordered that the two Title Deeds, in duplicate, received with the above letter, be submitted for the Seal of Government, in accordance with Rule V. of the "Subsidiary instructions relating to the sale of assessed waste on the Neilgherries, "Shervaroys, and in the Wynaad," recorded in the Proceedings of Government, No. 1,208, dated 6th July 1863.

2. The Collector will be requested to amend the following irregularities which appear in the above Deeds :—

3. ("Nos. 7 and 34.") The interlineations after the 7th and 22nd lines in this Deed should be initialled by the Collector.

4. The word "Koomae" in the description of the eastern boundary is spelt differently in the Plan to what it is in the Schedule.

5. The words "Government waste (grass)" should be inserted to the west of the property in the plan, in which document the usual official seal of the Superintendent of Revenue Survey also appears to have been omitted through oversight. If practicable, this omission should be supplied before the Deed is registered.

6. With reference to the last paragraph of the Collector's letter, Mr. Grant will be requested to report to the Board the names of the properties (should they have any) for information and record.

7. (No. 8.) The words "Government waste (grass)" should be inserted to the south of the property in the plan attached to this Deed.

No. 249. Order thereon, 16th January 1868, No. 126.

Land Revenue.

Ordered that the two Deeds be sealed and returned.

(True Extract.)

(Signed) W. HUDLESTON,
Secretary to Government.

To the Board of Revenue, with two Deeds in duplicate.

Exd. F. R. Bantleman.

No. 72.

PROCEEDINGS OF THE BOARD OF REVENUE,

Rev. Department.

1868.

Re-a. for. Jan.

No. 72.

Dated 7th January 1868.

Submitting for seal of Government Title Deeds for lands purchased by Mr. James Hunter in Coimbatore District and requesting Collector to make certain amendments in the Deeds on their receipt with the Government Seal.

Ordered that the same be returned.

Recd. 22 Jan 1868

Exd. J. Wright.

Copy to the Collector of Coimbatore.

To the Secretary to Government, Revenue Department,
with Title-Deeds in duplicate.

(A true Copy and Extract.)

Secretary.

7. (No. 8.) The words "Government waste (grass)" should be inserted to the south of the property in the Plan attached to this Deed.

6. With reference to the last paragraph of the Collector's letter, Mr. Grant will be requested to report to the Board the names of the properties (should they have any) for information and record.

No. 2118-2149.

Rec'd Jan 28th 1868

Read Jan 31st 1868

Copies sent to the two Boards
for information & record
Jan 31st 1868