

Revenue (1897) Department.

MISCELLANEOUS SERIES.

G.O., No. 3533

DATED 10th July

[Despatch Abstract.]

Comm^d to the Secy of Rev. P.W. J. L. L. L.
Comm^d to the Secy of Registration & Land of
the Govt. of India for a copy of review
of the Registration Reports of the several
local Govts. & Admin^s for the 3 years
ending 1895-96.

BACK PAPERS.

G.O.	No.	Department.	Date.	G.O.	No.	Department.	Date.

FURTHER PAPERS.

G.O.	No.	Department.	Date.	G.O.	No.	Department.	Date.

Judicial (1897) Department.
Revenue

CURRENT No.



From the Judicial Dept

Order Misc No: 3533 of 10 July 1897

Communicated to the Board of Revenue.

No. 926

Dated 30 6 97

Received

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To the Board (C.R.)

" " (R.Y.)

List

C.R.

9/7/97

SUBJECT.

*Comm. to J. & of Regis-
tration Encl. of 2001 four
copy of review of the Regis-
tration Reports of the
several local Govts and
admins for the 3 years ending
1895-96.*

BACK PAPERS.

G.O.	No.	Department.	Date.

FURTHER PAPERS.

G.O.	No.	Department.	Date.

No. 1115/28.

Extract from the Proceedings of the Government of India, in the Home Department (Public), under date Simla, the 7th June 1897.

READ—

Home Department Resolution No. 680, dated 3rd April 1894.

READ ALSO—

The Registration Reports of the several Local Governments and Administrations for the three years ending 1895-96.

RESOLUTION.

OBSERVATIONS.—The last full reports on the administration of the Registration Department were submitted for the period of three years ending with the year 1892-93. The reports for the ensuing triennial period have now been received and the following remarks on the various provincial reports briefly indicate the more salient features. In the statement attached to this Resolution the statistics for the past five years are compared for each province.

2. In the Madras Presidency, the continued advance in the number of documents registered, which had been maintained from year to year up to 1892-93, received in 1893-94 a check which was followed by a further decline in each of the next two years. The number of documents registered in 1892-93 was 873,161; the corresponding figure in 1893-94, 859,036; and the numbers in the next two years 852,319 and 844,943 respectively. The decrease occurred almost entirely in optional registrations, and was mainly caused by a continuous decline in the number of registrations of mortgages of immoveable property of the value of less than Rs. 100. This decline, subject to the result of further enquiries, is attributed by the Inspector-General to the improvement in the seasons and the consequent decline in grain prices which occurred after 1892-93. The number of documents registered during the triennium under review was, however, in excess of the number registered in the preceding triennium by 115,192 or 4.72 per cent. Of the documents registered in 1895-96, 800,769 related to immoveable property, and of these 560,373 were compulsory and 240,396 optional registrations. The number of documents affecting moveable property registered during the year was 41,248 of which all but 113 were optional. The aggregate value of the property affected by the documents registered, which was 1,674½ lakhs in 1893-94, rose to 1,887½ lakhs in 1895-96, of which 1,733½ lakhs represent immoveable and 154½ moveable property. The value of the property affected by registered documents amounted during the triennium ending 1895-96 to Rs. 53½ crores compared with Rs. 48½ crores in the corresponding period ending with the year 1892-93. The average value of each document registered in the triennium under review rose to Rs. 209 from Rs. 202 in the preceding triennium. The average value of sales and mortgages of property above Rs. 100, in regard to which deeds of sale and mortgages were registered, has steadily increased during the past five years, the value of sales and mortgages below Rs. 100 remaining about the same. The Local Government considers that this fact affords a proof of general prosperity and shows that forced alienations by the poorer ryots are decreasing and that the value of land has suffered no depreciation, notwithstanding the fall in prices since 1891-92.

The receipts of the Department in 1895-96 amounted to Rs. 12,14,443 compared with Rs. 11,89,510 in 1893-94, the first year of the triennial period under review, and Rs. 13,10,757 in 1892-93, the last year of the preceding triennium. The expenditure has gradually increased from Rs. 8,76,644 in 1893-94 to Rs. 10,09,846 in 1895-96. The percentage of expenditure to receipts rose from 73.7 in 1893-94 to 83.2 in 1895-96. The surplus of receipts over charges was Rs. 2,04,597 in 1895-96. The expenditure incurred on each document registered rose from Rs. 1-0-4 in 1893-94 to Rs. 1-3-1 in 1895-96; while the net receipts per document registered fell from Re. 0-5-10 in 1893-94 to Re. 0-3-10 in 1895-96.

3. In the Bombay Presidency, there has been a steady advance in the number of documents registered, though the figures still compare unfavourably with those of Madras and Bengal. The number of documents registered which was 177,170 in 1892-93 reached 203,543 in 1895-96. The number registered annually for the triennial period under review averaged 198,427 compared with 167,419 in the preceding triennial period only. There has been a continuous increase in the number of compulsory registrations of documents relating to immoveable property, and concurrently with this increase a material decrease has occurred in the number of optional registrations of such documents. The number of the former class of documents registered which was 144,669 in 1892-93, rose to 180,039 in 1895-96, while the number of optional registrations, which was 26,487 in 1892-93, fell to 16,725 in 1895-96. The decline in the latter class of registrations has been due to the extension in 1893 to the whole of the Presidency except Sind and Aden of the provisions of the Transfer of Property Act, and the consequent transfer to the compulsory class of certain instruments, the registration of which was previously optional. The number of optional instruments affecting moveable property, though it has increased year by year, still continues very small, and in 1895-96 only amounted to 5,318 compared with 4,653 in 1892-93. The aggregate value of property affected by registered documents, which was 887 lakhs in 1892-93, amounted to 1,028 lakhs in 1894-95, but fell to 1,025 lakhs in 1895-96. The aggregate value of the immoveable property affected fell from 996 lakhs in 1894-95 to 994½ lakhs in 1895-96; and that of the moveable property, from about 32 lakhs to 30½ lakhs.

The receipts of the Department have gradually increased from Rs. 5,42,471 in 1893-94 to Rs. 5,84,912 in 1895-96. The expenditure, which was Rs. 2,80,291 in 1893-94, fell to Rs. 2,78,753 in 1894-95, but rose again to Rs. 2,86,046 in 1895-96. The surplus during 1895-96 was Rs. 2,98,866 against Rs. 2,48,429 in 1892-93. The cost incurred on each document registered amounted to Rs. 1-7-2 in 1893-94, and to Rs. 1-6-6 in each of the two following years. The net receipts per document registered rose from Rs. 1-5-8 in 1893-94 to Rs. 1-7-6 in 1895-96.

The number of documents registered under the Deccan Agriculturists' Relief Act has steadily increased during the triennial period under review. The total number registered in 1895-96 was 144,956 against 142,575 in 1894-95 and 139,512 in 1893-94. As in the preceding triennium, the increase was confined to the case of documents relating to immoveable property, the number of documents relating to moveable property having shown a decrease. The latter class of documents numbered 29,774 in 1895-96 against 35,181 in 1893-94. The financial results of registration under this Act continue to show a deficit; but the amount of deficit has gradually decreased from Rs. 7,914 in 1892-93 to Rs. 4,347 in 1895-96. It is hoped that the system will in the course of a few years be self-supporting.

4. In Bengal there has been an increase in the number of documents registered during the triennial period under review as compared with the preceding triennium, but the increase has not been progressive. The number of documents registered was largest in 1894-95, when it reached 1,202,675; but it fell to 1,144,508 in 1895-96. The annual average during the three years ending 1895-96 was 1,172,312 compared with 996,033, the average for the preceding three years. The number of compulsorily registrable documents affecting immoveable property, which was 732,259 in 1892-93, rose to 793,837 in 1894-95, but there was a considerable fall to 762,304 in 1895-96. The number of optionally registrable documents affecting such property which were brought for registration was 207,395 in 1892-93, 238,115 in 1894-95 and 215,579 in 1895-96. The aggregate value of property transferred by registered documents, which was 1,773½ lakhs in 1892-93, gradually increased during the three years, and in 1895-96 amounted to 2,018½ lakhs.

There has been a steady increase in the operations under the Muhammadan Marriage Registration Act, I (B.C.) of 1876. The number of such operations was 23,380 in 1895-96 against 12,175 in 1892-93. The number of districts in which the Act was in force in 1895-96 was 25 against 19 in 1892-93. These

statistics point to the conclusion that registration under the Act is gradually becoming popular.

There has been a steady decline in the revenue of the Department since 1892-93. The receipts amounted in that year to Rs. 14,35,541, but have gradually fallen during the three years, and in 1895-96 amounted to Rs. 13,43,588. The Government of Bengal observes that the decline is largely due to the reduction from 12 to 8 annas of the minimum *ad valorem* fee, leviable on documents not exceeding Rs. 50 in value, which was effected in July 1893. The smaller number of registrations in 1895-96 also partly accounts for the decrease in that year. The expenditure has gradually increased from Rs. 7,26,771 in 1892-93 to Rs. 8,03,745 in 1895-96. The average annual surplus during the triennial period was 5½ lakhs or nine-tenths of a lakh less than the average surplus in each of the preceding three years. It was Rs. 5,39,843 in 1895-96. The cost per document registered, which was Re. 0-10-7 in 1892-93, rose to Re. 0-11-3 in 1895-96; in the intermediate years it amounted to Re. 0-10-9 in 1893-94 and Re. 0-10-8 in 1894-95. The net receipts per document registered fell from Re. 0-10-3 in 1892-93 to Re. 0-7-7 in 1895-96.

5. In the North-Western Provinces and Oudh the number of documents registered was 207,162 in 1892-93, and 230,268 in 1895-96. During the triennium the number of documents relating to immoveable property which are compulsorily registrable rose from 125,571 in 1893-94 to 135,371 in 1895-96. The increase in the number of such documents which were optionally registrable was from 33,020 to 43,197. The number of documents affecting moveable property which were registered was 48,500 in 1893-94, 49,666 in 1894-95 and 50,157 in 1895-96. The number of optional registrations was about 41 per cent. of the total number of documents registered.

The policy of substituting departmental for *ex officio* Sub-Registrars has made considerable progress during the period under review. Only 54 *ex officio* Sub-Registrars remain and they for the most part are in charge of unimportant registration sub-districts where the receipts are not large enough to pay for a separate officer. Another change introduced during the period was the complete reorganization of officers in the Province of Oudh, which has resulted in the reduction of the total number of officers in the North-Western Provinces and Oudh from 337 to 289 and of officers from 337 to 293.

The receipts of the Department rose from Rs. 4,10,413 in 1892-93 to Rs. 4,40,042 in 1895-96, and the expenditure from Rs. 2,20,080 to Rs. 2,30,008, the surplus of receipts over expenditure being Rs. 2,10,034. The cost per document registered fell from Rs. 1-1-1 in 1893-94 to Re. 1 in 1895-96; and the net receipts per document registered, from Re. 0-15-0 to Re. 0-14-7.

6. In the Punjab there has been an increase in the number of documents registered from 124,120 in 1892-93 to 125,701 in 1895-96; but the number fell in the intermediate years, *viz.*, to 114,786 in 1893-94 and to 108,090 in 1894-95. The number of documents affecting immoveable property which are compulsorily registrable rose from 78,215 in 1893-94 to 80,491 in 1895-96, but the increase was not progressive, as the number in 1894-95 was 70,918. The number of optional registrations, however, shows a steady increase. It was 26,847 in 1893-94, 27,598 in 1894-95 and 35,101 in 1895-96. The value of immoveable property transferred by registered deeds has risen from Rs. 4,46,87,042 in 1893-94 to Rs. 4,60,89,255 in 1895-96, and that of moveable property so transferred, from Rs. 18,52,604 to Rs. 21,71,376. In 1894-95 the value of immoveable and moveable property transferred was Rs. 4,13,63,136 and Rs. 17,63,022 respectively.

The income was Rs. 3,16,983 in 1895-96 as compared with Rs. 2,77,656 in the previous year and Rs. 3,00,392 in 1893-94. The expenditure has increased from Rs. 1,17,514 in 1893-94 to Rs. 1,18,416 in 1894-95 and Rs. 1,27,382 in 1895-96. The surplus of receipts over expenditure was Rs. 1,89,601. The cost per document registered was Rs. 1-0-3 in 1895-96 as compared with Rs. 1-1-6 in 1894-95 and Rs. 1-0-5 in 1893-94. The net receipts per document registered amounted to Rs. 1-9-6 in 1893-94, Rs. 1-7-7 in 1894-95 and Rs. 1-8-2 in 1895-96.

7. The number of documents registered in the Central Provinces rose from 31,103 in 1892-93 to 37,941 in 1895-96. The increase is ascribed to two causes, *viz.*, the opening up of the more backward parts of the province, and the special stimulus given to sales and mortgages of land by the continued bad harvests of the three years. Sales and mortgages accounted for 72 per cent. of all registrations during the period under review. The value of property affected by registered documents rose from Rs. 1,28,28,929 in 1893-94 to Rs. 1,32,71,022 in 1894-95 and to Rs. 1,50,95,762 in 1895-96.

The receipts of the Department rose from Rs. 1,12,129 in 1892-93 to Rs. 1,37,294 in 1895-96, while the expenditure fell from Rs. 48,413 in 1892-93 to Rs. 42,761 in 1893-94 and rose again to Rs. 44,648 in 1894-95 and Rs. 46,933 in 1895-96. The surplus of income over expenditure was Rs. 90,361 in 1895-96. The cost per document registered fell gradually from Rs. 1-4-9 in 1893-94 to Rs. 1-3-10 in 1895-96. The net receipts per document registered amounted to Rs. 2-6-4 in 1893-94 and to Rs. 2-6-1 in each of the two following years.

8. There has been a decrease in Lower Burma since 1892-93 in the number of documents registered, the number of documents registered in 1895-96 having been 15,705 compared with 17,369 in 1892-93. The decrease occurred mainly in the case of documents relating to immoveable property, the number of such documents registered in 1895-96 being only 13,451 as compared with 14,199 in the previous year and 15,652 in 1892-93. It is attributed to the reduction in the market value of land caused by the fall in the price of paddy, and to some extent also by the assessment at full rates of fallow lands held by non-cultivators. The decrease shows, it is said, that some check has been imposed upon land-jobbing and the wholesale transfer of land to non-agriculturists in the delta districts. The number of documents relating to immoveable property of the compulsory class amounted only to 12,784 in 1895-96, against 15,023 in 1892-93. The number of optionally registrable documents relating to immoveable property registered was 667 in 1895-96 against 629 in 1892-93.

The total number of documents relating to moveable property registered was 2,221 in 1895-96 against 1,678 in 1892-93. The aggregate value of immoveable property transferred (which was 196 lakhs in 1892-93) fell from 227 lakhs in 1894-95 to 182½ lakhs in the following year; while the value of moveable property during those years rose from 28 lakhs to nearly 29 lakhs, although the number of documents registered was less in 1895-96 than in the preceding year.

The gross income of the Department amounted to Rs. 54,980 in 1895-96 against Rs. 55,699 in the preceding year and Rs. 51,372 in 1893-94. The expenditure amounted to Rs. 24,367 in 1895-96 against Rs. 24,840 in 1894-95 and Rs. 22,949 in 1893-94. The cost per document registered rose from Rs. 1-6-8 in 1893-94 to Rs. 1-8-10 in 1895-96; and the net receipts per document registered from Rs. 1-12-1 to Rs. 1-15-2.

In Upper Burma the number of documents registered in 1895-96 and the value of property transferred were 2,862 and Rs. 16,09,869 respectively as compared with 2,874 and Rs. 11,13,336 in 1894-95 and 2,515 and Rs. 9,32,720 in 1893-94. The average number of registrations and their average aggregate value, during the triennial period ending 1892-93, were 2,015 and Rs. 10,19,918 respectively, while the corresponding figures for the past triennial period are 2,750 and Rs. 12,18,642. The increase under most heads in 1895-96 is attributed to the fact that registration of nearly all kinds of assurances relating to immoveable property has now been made compulsory throughout the greater part of Upper Burma.

9. The total number of instruments registered in Assam was 38,217 in 1895-96 against 30,993 in 1892-93; in the intermediate years the registrations numbered 34,147 in 1893-94 and 34,834 in 1894-95. Out of the 38,217 documents of all classes registered during the year 1895-96, 33,102 related to immoveable property, 5,029 to moveable property and 86 to wills and authorities to adopt, the last class of documents showing a decrease as compared with the previous year when 115 were registered. Of the total number of documents registered during the year, 33,768 or 88.36 per cent. were registered in the Surma Valley, 4,366 or 11.42 per cent. in the Assam Valley and 83 or 0.22 per

cent. in the Hill Districts. The aggregate value of the transactions in 1895-96 was Rs. 68,70,557 against Rs. 60,46,678 in 1894-95 and Rs. 56,81,592 in 1893-94 and the average value of each transaction during those years was Rs. 185, 179 and 171 respectively.

The receipts of the Department have gradually increased from Rs. 47,153 in 1893-94 to Rs. 47,617 in 1895-96. The increase in the revenue in the last-named year, however, was not proportionate to the increase in the number of deeds registered owing to the fact that the minimum fee leviable has been reduced from 12 to 8 annas. The expenditure during 1895-96 amounted to Rs. 26,737 against Rs. 26,565 in 1894-95 and Rs. 25,981 in 1893-94. The cost per document registered, which amounted to Re. 0-12-2 in each of the first two years of the triennium, fell to Re. 0-11-2 in 1895-96. The net receipts per document registered fell gradually from Re. 0-9-11 in 1893-94 to Re. 0-8-9 in 1895-96.

10. In Coorg there has been an increase, though it has not been progressive, in the number of documents registered during the triennial period. The number of documents registered in 1895-96 (2,280), though smaller than that in 1894-95 (2,447), was in excess of that in 1893-94 (2,130). Optional registration has shown a steady increase. From 619 in 1892-93 it rose to 845 in 1895-96. The aggregate value of the property transferred by registered documents, which was 18 lakhs in 1893-94, fell to 17½ lakhs in 1894-95 and to 13 lakhs in 1895-96.

The revenue, owing to the decrease in values, fell from Rs. 9,948 in 1892-93 to Rs. 6,766 in 1895-96, the expenditure remaining throughout about the same, *viz.*, Rs. 3,467 in 1893-94, Rs. 3,792 in 1894-95 and Rs. 3,446 in 1895-96. The cost per document registered fell from Rs. 1-12-9 in 1892-93 to Rs. 1-8-2 in 1895-96; and the net receipts per document registered, from Rs. 3-5-4 to Rs. 1-7-4.

11. In the Hyderabad Assigned Districts the number of documents registered rose from 32,140 in 1892-93 to 35,598 in 1895-96; in the intervening years it was 36,148 in 1893-94 and 36,084 in 1894-95. The number of documents relating to immoveable property has steadily increased, while the number of registrations affecting moveables has remained almost stationary. The aggregate value of property transferred, which was a little above 98 lakhs in 1892-93, amounted to about 121½ lakhs in 1895-96.

The income of the Department has risen from Rs. 78,846 in 1892-93 to Rs. 89,787 in 1895-96. The expenditure has grown from Rs. 48,833 to Rs. 52,757. The cost and the net receipts per document registered amounted in 1895-96 to Rs. 1-7-9 and Rs. 1-0-8, respectively, as compared with Rs. 1-8-4 and Re. 0-14-1 in 1892-93.

In Secunderabad, the documents registered during the years 1894-95 and 1895-96 amounted to 1,096 and 1,092 respectively. The receipts during those two years amounted to Rs. 3,533 and Rs. 3,768 and the expenditure to Rs. 1,287 and Rs. 1,408.

12. A comparative view of the various Provinces shows that in Madras there were 419 registration offices at the end of 1895-96, all of which were under special officers excepting 15 stations where, owing to paucity of registrations, the work was entrusted to Revenue officers as *ex officio* Sub-Registrars. In the Madras Presidency there is now one registration office for every 179 miles of assessed or arable area and for every 81,948 of the population. In Bombay at the close of 1895-96 there were 26 registry and 223 sub-registry offices; all of the latter save 16 were in charge of special or full-time men. The number of offices open in Bengal in 1895-96 was 397. Two Inspectors are entertained, and there are 43 special Sub-Registrars, each of whom performs a certain number of inspections. In the North-Western Provinces and Oudh the total number of registration offices of all kinds open in 1895-96 was 289. During the triennium, departmental had largely been substituted for *ex officio* Sub-Registrars. There were in 1895-96, 29 *ex officio* Registrars, 54 *ex officio* Sub-Registrars, and 210 departmental Sub-Registrars. Proposals for appointing special Registration Inspectors such as exist in Bengal are under consideration. In the Punjab there were at the end of 1895-96, 283 offices, *viz.*, Registrars 31, *ex officio* Sub-Registrars 59, *ex officio* Joint

Sub-Registrars 83, Non-official Sub-Registrars 86, and Non-official Joint Sub-Registrars 24. In the Central Provinces there were 18 Registrars *ex officio* (the Senior Assistant or Extra Assistant Commissioner being as a rule in every District the District Registrar). There were 35 *ex officio* Sub-Registrars, 12 of them being Schoolmasters and 23 Tahsildars, etc., and 35 special Sub-Registrars, 2 being unsalaried. Special Sub-Registrars are being gradually substituted for executive Revenue officials. In Lower Burma there were 115 offices open at the end of 1895-96, and 29 in Upper Burma. There was no change in the number of registration offices in Assam during the triennium—the total number open being 25—an increase in the number of rural sub-registry offices has been under consideration. In the Hyderabad Assigned Districts the following were the number of offices open in 1895-96: District Registrars 6, salaried Sub-Registrars 46, Tahsildars or *ex officio* Sub-Registrars 2, Honorary Magistrate Sub-Registrar 1, rural Sub-Registrars 13: total number of offices 68. There is 1 Sub-Registrar's office to every 285.77 square miles and 46,734 of the population: excluding the Melghat, the figures are 263.53 and 46,729.

13. In the Madras Presidency the percentage in 1895-96 of documents registered on the day of presentation and following days was as follows: Registered on the day of presentation 60.1; on the second day 29.1; on the third day 5.1: afterwards but within a week 4.5: after a week from presentation 1.2. Corresponding information is not given in most Provincial reports, but in Assam it is stated that the maximum average delay allowed in any office is 4 days, and that this was only slightly exceeded in a single office in 1895-96; in most offices registration is carried out within two days. In Coorg the time occupied in completing the registration of documents is stated to have ranged between 4 hours and one day. In the Hyderabad Assigned Districts in 1895-96, 31,253 documents (or 92 per cent.) were registered on the day of presentation, 1,205 on the next day, 864 within a week, and 620 after one week.

14. The number of appeals presented to District Registrars in Madras during the triennium was 1,262, *viz.*, 454 in 1893-94, 409 in 1894-95, and 399 in 1895-96. In Bombay the number of appeals or applications arising out of 600 refusals to register during the year 1895-96 was 101. In Bengal in 1895-96 registration was, on appeal, ordered and refused in 337 and 237 cases respectively. In the North-Western Provinces and Oudh, out of 2,290 refusals in 1895-96, 484 were appealed and 309 appeals were successful: it is stated that the variations in the figures from year to year are not large. In the Punjab the number of registrations ordered on appeal in 1893-94, 1894-95, and 1895-96 were 169, 139, and 128 respectively, the number of appeals rejected being 83, 73, and 88. In the Central Provinces in 1895-96 there were 338 refusals to register and 94 appeals against refusals: registration was ordered in 76 cases, but the Inspector General points out that in many of these the original refusal to register may have been justified by the absence of an executant. In Lower Burma there were 82 refusals to register in 1895-96, and only 8 appeals, in 7 of which registration was ordered. In Assam in 1895-96, out of 585 refusals to register by Sub-Registrars, appeals were preferred in 110 cases, and in 84 registration was ordered. In Berar there were 232 refusals in 1895-96, being in the proportion of 68 to 10,000 documents registered; 27 appeals were presented, and in 21 of these cases registration was ordered.

15. The causes to which the various Governments attribute an increase or decrease of registration generally may be briefly noticed. The Government of Madras, while thinking that the great increase in that Presidency in perpetual leases and in long leases of higher values perhaps indicates that land is becoming a more favourite form of investment, notice that the number of registrations is usually less in a good agricultural season and more in a bad one. In the Bombay Presidency—apart from the decline in optional and increase in compulsory registrations due to the application in 1893 of the provisions of the Transfer of Property Act to the greater portion of the Presidency—an increase in registrations is in some cases attributed to an unusually large number of marriages, in others to bad harvest: while a decline is ascribed to a favourable agricultural year, or to the cultivating class availing themselves of the advantages afforded by the Agriculturists' Loans and Land Improvement Acts. In Bengal

also a decline in registrations is ascribed, generally, to better harvests: the Inspector General states that indirectly the Bengal Tenancy Act has had a considerable effect in increasing the number of registrations. In the North-Western Provinces and Oudh the rapid increase which took place in number of registrations is attributed to the indifferent harvests and consequent agricultural depression. The Inspector General of Registration, Punjab, considers that the cause of permanent and gradual increase in registration business is that the money-lending classes are learning to rely more and more on written deeds for evidence of their transactions, in preference to oral contract, but that sudden increases or decreases are to be referred to a disastrous or prosperous agricultural season. In the Central Provinces, where the average annual number of registrations was 35,325, against 29,652 in the preceding triennial period, the increase is ascribed partly to the opening-up of the more backward parts of the Province, and partly to the special stimulus given by the bad seasons of the last three years. In Lower Burma the total number of registrations decreased considerably: it is stated that the market value of land was reduced by several causes, and that this resulted in a decrease in the number of documents relating to transfers of immoveable property. In Upper Burma an increase resulted from the orders making the registration of most assurances relating to immoveable property compulsory from January 1896. In Assam an increase partly resulted from orders reducing the minimum fee on the registration of a document. The Inspector General ascribes a decrease in registration in Cachar to the increased prosperity of the people. It appears from the above summary that the principal cause to which all authorities ascribe an increase in registrations, as between year and year, is a bad harvest, while conversely a good one produces a decrease in registrations.

16. The system of identification by finger-prints has been introduced in 96 registration offices in Madras. The executants of documents are required to affix impressions of their right thumb to the documents and to a register in the office. In Bombay the system had not been adopted during the triennium, but the Inspector General states that he is strongly disposed to believe in its efficacy and intends to recommend its introduction, on a limited scale at first. In Bengal the system has been generally introduced, and all District Registrars are unanimous in reporting that it is a great safeguard in ensuring correct registration. Evidence leading to conviction of false personation has been provided by means of it in several cases. The introduction of the system is under consideration in the North-Western Provinces and Oudh, where it is reported that during the triennial period the result of prosecutions was extremely unsatisfactory. In the Punjab it is stated that the system of identification by thumb-prints has been successfully introduced in the Jullundur and Ludhiana Districts, and will shortly be experimentally introduced in all offices. No prosecutions are mentioned in the Central Provinces and Burma, and in Burma the system of identification by finger-prints has not yet been brought into use. It is also not mentioned in the Assam Report, though there were several prosecutions for false personation during 1895-96 and no conviction is reported. It appears to the Governor-General in Council that this method of identification may, when its use has become more general, be expected to afford a powerful protection against fraud.

17. There has, as the figures summarized above show, been an increase during the triennial period in the total number of documents in India, but it has not been progressive. The number of documents registered in 1895-96 (2,678,704), though smaller than in 1894-95 when it reached 2,712,157, was in excess of that in 1892-93 (2,597,477). The increase in the number in 1895-96 as compared with 1892-93 was common to all provinces except Madras and Lower Burma. The receipts of the Department fell from Rs. 42,92,960 in 1892-93 to Rs. 42,36,412 in 1895-96; in the intermediate years they amounted to Rs. 41,58,460 in 1893-94 and Rs. 41,74,619 in 1894-95. The expenditure of the Department gradually rose from Rs. 23,02,831 in 1892-93 to Rs. 26,11,267 in 1895-96. The percentage of expenditure to receipts rose steadily from 53.6 in 1892-93 to 61.6 in 1895-96.

The Governor General in Council agrees with the Local Governments and Administrations in considering that the working of the Registration Department

during the triennial period under review has been on the whole satisfactory, although the rise in the number of operations has not been large. The attention of the Government of Burma has already been given to the decline in the number of registrations in Lower Burma, a result which, if it is really due to the diminution of transactions regarding the transfer of land, affords cause for satisfaction. The steady decline in the receipts of the Registration Department in Bengal, accompanied, as it has been, by an increase in the expenditure, calls for attention, but the net surplus is still large. The percentage of expenditure to receipts has now become very high in the Madras Presidency.

ORDER.—Ordered, that a copy of the Resolution be forwarded to the Local Governments and Administrations marginally noted, and to the Finance and Foreign Departments and the Department of Revenue and Agriculture for information, and that the Resolution be published in the *Gazette of India*.

Madras.	Burma.
Bombay.	Central Provinces.
Bengal.	Assam.
N.-W. P. and Oudh.	Coorg.
Punjab.	Hyderabad.

[True Extract.]

J. P. HEWETT,
Secretary to the Government of India.

Statement referred to in

PROVINCE.	TOTAL NUMBER OF REGISTRATIONS.					RECEIPTS.				
	1891-92.	1892-93.	1893-94.	1894-95.	1895-96.	1891-92.	1892-93.	1893-94.	1894-95.	1895-96.
Madras ...	805,474	873,161	859,036	852,319	844,943	R	R	R	R	R
Bombay ...	168,497	177,170	193,303	198,437	203,543	12,30,540	13,10,757	11,89,510	12,09,596	12,14,443
Bengal ...	988,463	1,102,321	1,169,753	1,202,675	1,144,508	4,82,140	5,12,881	5,42,471	5,67,690	5,84,912
N.-W. P. and Oudh.	207,958	207,162	208,482	225,685	230,268	13,33,736	14,35,541	13,88,184	13,52,329	12,55,588
Punjab ...	95,690	124,120	114,786	108,090	125,701	4,02,523	4,10,413	4,18,405	4,37,448	4,40,042
Central Provinces.	29,790	31,103	32,941	35,093	37,941	2,63,558	3,23,358	3,00,392	2,77,656	3,16,983
Lower Burma	12,340	17,369	16,196	16,493	15,705	1,10,987	1,12,129	1,21,727	1,28,114	1,37,294
Assam ...	30,698	30,993	34,147	34,834	38,217	40,218	54,752	51,372	55,059	54,980
Coorg ...	2,109	1,958	2,130	2,447	2,280	44,728	44,295	47,153	47,535	47,617
H. A. Districts†	29,698	32,140	36,148	36,084	35,598	7,948	9,948	8,101	8,397	6,766
TOTAL ...	2,370,717	2,597,477	2,666,922	2,712,157	2,678,704	73,116	78,846	91,145	90,155	89,757
						39,89,494	42,92,960	41,58,460	41,74,619	42,36,412

* Includes the cost of
† Includes Secunderabad and Hyderabad

PROVINCE.	IMMOVEABLE PROPERTY.					AGGREGATE VALUE OF PROPERTY TRANSFERRED BY REGISTERED				
	1891-92.	1892-93.	1893-94.	1894-95.	1895-96.	1891-92.	1892-93.	1893-94.	1894-95.	1895-96.
Madras ...	14,44,62,695	16,43,38,432	15,60,94,230	16,39,90,250	17,33,23,646	R	R	R	R	R
Bombay ...	7,89,12,830	8,65,02,573	8,61,34,196	9,96,02,965	9,94,26,175	1,23,02,887	1,28,88,772	1,13,49,857	1,22,88,242	1,54,46,458
Bengal ...	14,91,27,538	15,44,30,020	16,57,07,330	17,63,27,871	17,81,76,788	20,05,976	22,06,775	30,04,753	31,97,150	30,75,633
N.-W. P. and Oudh.	7,66,11,251	7,72,09,948	7,69,47,669	7,88,27,855	8,28,42,234	2,25,67,581	2,29,19,988	2,43,37,051	2,40,51,406	2,36,81,404
Punjab ...	4,13,48,663	4,77,85,459	4,46,87,042	4,13,63,135	4,60,89,255	95,53,503	1,36,83,085	1,02,20,557	1,12,98,985	1,04,57,953
Central Provinces.	1,25,40,150	1,13,35,577	1,23,06,873	1,25,71,187	1,46,22,291	20,41,058	20,24,638	18,52,604	17,63,002	21,71,376
Lower Burma	1,35,18,922	1,96,20,421	1,58,35,098	2,26,96,927	1,82,64,212	5,32,942	5,00,976	5,24,056	6,99,835	4,73,471
Assam ...	41,58,726	42,55,623	47,06,147	49,03,016	54,57,271	16,82,960	21,59,605	20,53,753	28,00,254	28,81,885
Coorg ...	12,25,395	26,44,321	16,25,398	13,84,065	10,58,504	10,37,076	13,15,197	9,75,445	11,43,662	14,13,286
H. A. Districts*	81,99,379	94,48,799	1,08,71,041	1,08,22,283	1,15,22,887	2,06,690	1,90,062	1,81,345	3,58,951	2,32,985
TOTAL ...	53,01,05,549	57,75,71,173	57,46,15,024	61,24,89,555	63,07,83,263	3,96,530	3,6,662	4,89,241	3,77,946	5,97,274
						5,23,27,203	5,82,55,760	5,49,86,662	5,79,79,433	6,04,31,805

* Includes Secunderabad and Hyderabad
† Exclusive of

paragraph 1 of Resolution.

PROVINCE.	EXPENDITURE*.					PERCENTAGE OF COLUMN 4 ON COLUMN 3.					PROVINCE.
	1891-92.	1892-93.	1893-94.	1894-95.	1895-96.	1891-92.	1892-93.	1893-94.	1894-95.	1895-96.	
	R	R	R	R	R						
Madras.	8,47,393	8,33,169	8,76,644	9,42,460	10,09,846	68.9	63.6	73.7	77.9	83.2	Madras.
Bombay.	2,64,958	2,64,452	2,80,291	2,78,753	2,86,046	55	51.6	53.5	49.1	48.9	Bombay.
Bengal.	6,87,003	7,26,771	7,86,142	8,02,031	8,03,745	51.3	50.6	56.6	59.3	59.8	Bengal.
N.-W. P. and Oudh.	2,06,527	2,20,080	2,22,930	2,26,732	2,30,008	51.3	53.6	53.3	51.8	52.3	N.-W. P. and Oudh.
Punjab.	1,00,267	1,11,569	1,17,514	1,18,416	1,27,382	38	34.5	39.1	42.6	40.2	Punjab.
Central Provinces.	42,842	48,413	42,761	44,648	46,933	38.6	43.2	35.1	34.9	34.2	Central Provinces.
Lower Burma.	18,066	21,856	22,949	24,840	24,367	44.9	39.9	44.7	44.6	44.3	Lower Burma.
Assam.	26,378	24,203	25,981	26,565	26,737	59	54.6	55.1	55.9	56.2	Assam.
Coorg.	3,776	3,485	3,467	3,792	3,446	47.5	35	42.8	45.2	50.9	Coorg.
H. A. Districts*	39,205	48,833	50,073	48,952	52,757	53.6	61.9	54.9	54.3	58.8	H. A. Districts*
TOTAL.	22,33,611	23,02,831	24,28,752	25,17,189	26,11,267	56	53.6	58.4	60.3	61.6	TOTAL.

the office of the Inspector General of Registration in all Provinces except Burma and Assam.
Contingent Cantonments.

DOCUMENTS.	Total aggregate value.					PROPORTION OF OFFICES IN 1895-96 TO AREA AND POPULATION.					PROVINCE.
	1891-92.	1892-93.	1893-94.	1894-95.	1895-96.	Area in square miles (Census of 1891.)	Population (Census of 1891.)	Number of Registration Offices.	Average area in square miles to each Registration Office.	Average population to each Registration Office.	
	R	R	R	R	R						
Madras.	15,67,65,582	17,72,27,204	16,74,44,087	17,62,78,492	18,87,70,104	141,126	35,630,440	420	336	84,834	Madras.
Bombay.	8,09,18,806	8,87,09,348	8,91,38,949	10,28,00,115	10,25,01,798	122,427	18,829,263	249	492	75,620	Bombay.
Bengal.	17,16,95,119	17,73,50,008	19,00,44,381	20,03,79,277	20,18,58,282	151,535	71,346,987	397	382	179,715	Bengal.
N.-W. P. and Oudh.	8,61,64,754	9,08,93,033	8,68,68,226	9,01,26,840	9,33,00,187	107,130	46,904,791	289	371	162,300	N.-W. P. and Oudh.
Punjab.	4,33,89,721	4,98,10,097	4,65,39,646	4,31,26,138	4,82,60,631	111,838	20,860,913	287	390	72,686	Punjab.
Central Provinces.	1,30,73,092	1,18,36,553	1,28,28,929	1,32,71,022	1,50,95,762	86,501	10,784,294	89	972	121,172	Central Provinces.
Lower Burma.	1,52,01,882	2,17,80,027	1,78,88,851	2,54,97,181	2,11,46,097	85,467	4,603,103	115	743	40,027	Lower Burma.
Assam.	51,95,802	55,70,820	56,81,592	60,46,678	68,70,557	45,378†	5,433,199†	25	1,815	217,328	Assam.
Coorg.	14,32,085	28,34,382	18,06,743	17,43,016	12,91,489	1,582	173,055	9	176	19,228	Coorg.
H. A. Districts.*	85,95,909	98,15,461	1,13,60,282	1,12,00,229	1,21,20,161	17,725	2,977,574	76	233	39,179	H. A. Districts.*
TOTAL.	58,24,32,752	63,58,26,933	62,96,01,686	67,04,68,988	69,12,15,068	870,709	217,543,619	1,956	445	111,219	TOTAL.

Contingent Cantonments.
North Lushai.

PROVINCE.	8					9				
	COST TO GOVERNMENT PER DOCUMENT REGISTERED.					NET RECEIPTS OF GOVERNMENT PER DOCUMENT REGISTERED.				
	1891-92.	1892-93.	1893-94.	1894-95.	1895-96.	1891-92.	1892-93.	1893-94.	1894-95.	1895-96.
Madras	Rs. A. P. 1 0 10	Rs. A. P. 0 15 3	Rs. A. P. 1 0 4	Rs. A. P. 1 1 8	Rs. A. P. 1 3 1	Rs. A. P. 0 7 7	Rs. A. P. 0 8 9	Rs. A. P. 0 5 10	Rs. A. P. 0 5 0	Rs. A. P. 0 3 10
Bombay	1 9 2	1 8 5	1 7 2	1 6 6	1 6 6	1 4 7	1 6 5	1 5 8	1 7 4	1 7 6
Bengal	0 11 1	0 10 7	0 10 9	0 10 8	0 11 3	0 10 6	0 10 3	0 8 3	0 7 4	0 7 7
N.-W. P. and Oudh	0 15 11	1 1 0	1 1 1	1 0 1	1 0 0	0 15 1	0 14 9	0 15 0	0 14 11	0 14 7
Punjab	1 0 9	0 14 5	1 0 5	1 1 6	1 0 3	1 11 4	1 11 4	1 9 6	1 7 7	1 8 2
Central Provinces	1 7 0	1 8 11	1 4 9	1 4 4	1 3 10	2 4 7	2 0 9	2 6 4	2 6 1	2 6 1
Lower Burma	1 7 5	1 4 2	1 6 8	1 8 1	1 8 10	1 12 9	1 14 4	1 12 1	1 13 11	1 15 2
Assam	0 13 9	0 12 6	0 12 2	0 12 2	0 11 2	0 9 7	0 10 4	0 9 11	0 9 8	0 8 9
Coorg	1 12 8	1 12 9	1 10 2	1 8 10	1 8 2	1 15 8	3 5 4	2 2 10	1 14 1	1 7 4
H. A. Districts	1 5 1	1 8 4	1 6 2	1 5 2	1 7 9	1 2 3	0 14 1	1 2 2	1 2 3	1 0 8

[G.]
[128]
500-13-5-97.



Judicial DEPARTMENT.

PROCEEDINGS OF THE MADRAS GOVERNMENT.

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Order B. No. 926, dated 30th June 1897.

Communicated to the *Inspector-General* of Registration.

(True Extract.)

C. B. Butler

for Chief Secretary.

Copy To the Revenue Department. *S*
.. Inspector General of Registration

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