

come under the class Tibba. "Pail" is a better kind of Rehce, and found only in canal irrigated tracts; the rice lands of Bujwant are thus designated. There is also a poorer kind of clay lying in hollows, impregnated with saline matter termed "Kulluratee," found generally in the irrigated tracts in the South of Pusroor in the Kalur and Degkundee villages; "Tikree" and "Mail" are lands which benefit by a carpet of rich new earth being deposited over them by some lucky stream.

108.—The distribution of land according to produce has been very carefully made, as upon a valuation of them one of the Estimates to guide future taxation has been based, I draw attention to the produce table which shews that in the year 1851-52 the area under crop and the value estimated at $\frac{1}{4}$ th of gross produce, stood thus; 5,31,130 total acres of which 15,988 or 3 per cent. being ("Bahun") fallow, 4,886 acres or 1 per cent. being ("Vureal") or sugarcane fallow,—left the area actually under crop as follows:—

| <i>Produce classed as</i> | <i>Percentage of area.</i> | <i>Cash value @ $\frac{1}{4}$ gross produce.</i> |
|---------------------------|----------------------------|---|
| I Class value | 12 per cent, giving | 3,70,663 Rupees. |
| II „ | 63 „ | 7,87,839 „ |
| III „ | 12 „ | 70,234 „ |
| IV „ | 13 „ | 48,987 „ |

Proportion of area under different staples.

109.—The detail of staples grown will be found as follows:—

| | <i>Per cent.</i> |
|--|------------------|
| I Class produce, consisting "Zubtee," Sugarcane | 5 |
| Cotton | 5 |
| Vegetables | 1 |
| II Class, comprising the better crops of "Nijkaree," ... Wheat | 44 |
| Gojee | 7 |
| Rice | 6 |
| Indian Corn | 4 |
| Grain | 2 |
| III Class, being ordinary staples, Barley | 10 |
| Sirsuf | 1 |
| Mussoor | 1 |

| | | <i>Per cent.</i> |
|--|---------|------------------|
| 1V Class, comprising the poorest crops, | Churree | 5 |
| | Moth | 2 |
| | Til | 1 |
| | Mash | 1 |
| | Kungnee | 1 |

110.—The richest tract “par excellence” is certainly the cluster of villages near Bopalwala, where crops only of 1st and 2nd class value are grown, 20 per cent. being entirely Zubtee, and that of the very best quality. The wheat and Indian corn here are the finest I have ever seen anywhere.

The best sugar. The Durp and Degkundee zones are famous for sugarcane, and so also the Rajpoot villages to the north of Sealkote road in the Khadir lands of Pergunah Meerakeewal.

The best Rice. In Bujwant are grown the finest crop of rice and turmeric, and the largest areas of sugarcane, though of a less superior quality. At Rum Dass near Suttra too the quality of the rice is of great repute.

Cotton. Cotton yields the best return in the well-watered lands of the Churkhuree and Aikwala tracts, also in the highly manured properties belonging to Raiens near Sealkote and Pusroor cities. It seems to flourish in sloping lands under a high bank where the surface soil is always receiving accretions from uplands.

Bajra. For Bajra and Juar I recommend the Bhurree, but only in years of abundant rain.

Flax. This crop is grown in moist lands in Degkundee and near streams, but experience has since shewn that the best yield is to be obtained from lands watered by wells. The Belfast Company established at Sealkote have given great encouragement to this staple and the Flax is pronounced equal to any produce in Ireland.

The best Wheat. The best wheat is to be found in the Churkhuree, particularly in the northern villages between Duska and Sealkote; one kind called “Vudanuk” from (“Vuda Kunnuck”) “*great wheat*” is to be had only here. In Durp and Degkundee, the crops are good, while in the unirrigated lands about Pusroor even, I have seen excellent crops in good seasons.

Crops of the III Class value are prevalent in the poorer tracts of Bhurree, Pusroor, Vela and Kalur. In the last named, and extending over the lower section of
Inferior Staples. Deg Valley in Pergunah Hurdo Killa, $\frac{1}{3}$ of the area is under rice, which in yield and quality is pretty fair, but apt to fail from want of rain and from the uncertainty attending the Deg floodings.

The villages of the old "Tuppa Nagree," now Paropee and Fe-rozekee, have a reputation for the best Poppy : the area under the
Poppy. crops does not seem to increase.

111.—Great attention is paid to alternating the crops to prevent exhaustion, and this is all the more necessary as yearly crop is taken from every acre. The
Rotation of Crops. usual rotation is as in the margin. In the better lands, sugarcane is followed by Indian corn, and sometimes by wheat, but this staple occupies the ground including ploughing and fallow very nearly a year and a half, hence the term "Vurecal" is used in contra-distinction to "Bahun," which signifies the usual fallow. Cotton is followed by Indian corn, then by wheat, after which several ploughings take place. Manure is applied when it is again sown. Wheat is made to alternate with Indian corn, but if the field is not manured then it is sown only once in three years ; an intermediate crop of "*moth*" being taken. If the rotation commences in Rubee, it is called "Nurka;" if in the autumn, "Mohala." A double crop (Dofuslee) is sometimes taken in the Kadir lands, but it is precarious, the rotation for such lands is designated "Sereen."

112.—The staples which have received the greatest impetus during our rule are,—Flax, Potatoes and Sugarcane (Seharunpoor kind called "Poña")—competent
Increase of area under certain staples men estimate that four times more than formerly are now grown, while the increased surface of country under grain is declared to be even ten times what existed during Sikh times.

113.—With the exception of Bujwant where nearly every acre is supplied by a net-work of canals and branch water-courses, the water supplied to produce and
Irrigation. protect the crops, is artificially supplied from wells. They are of different kinds—(1) the Persian wheel generally for one pair, but sometimes made of double-action for 2 pairs of bullocks ; (2) "Chulars," an appliance worked on the same principle to raise water from deep brooks ; (3) "Deenglees" or "Kucha" wells sunk where water is close to the

surface, the power for raising it being a lever pole weighted at one end, with a rope and bucket at the other ; it is used chiefly by market gardeners. The "Lao churus" system of N. W. Provinces is not resorted to.

114.—In the district generally one well can supply irrigation from 10 to 15 acres, which is usually confined to the "Zubtee" crops, but in the Churkhuree I find that from 20 to 25 acres can be thoroughly watered by 3 pair, 25 to 35 acres by 5 pair of oxen ; and the watering is given to all kinds of crops. But the wells are very expensive and liable to get out of order.

115.—The number of ploughs and wells, and the condition of the latter, will be found in the statistical columns of each assessment circle in my assessment portfolio. The aggregate of entire District stands thus :—

| | | |
|--|-------------------|--------|
| I. Old Wells. | { In use,... | 9,756 |
| | { Out of use, ... | 119 |
| II. Recently made or repaired within last 5 years, | ... | 2,398 |
| III. Wells requiring repairs, | ... | 1,459 |
| IV. Number of ploughs and yoke of oxen in existence, | ... | 59,226 |

116.—Speaking in general terms, the tillage is much attended to. Senecs, Rajpoots and Raïen cultivators are noted for the care they take in preparing the soil. I do not find the Rajpoots bad cultivators. The fields to be sown with Zubtee are often ploughed over and across 10 and 12 times ; 6 times is about the average. The plough seldom goes deeper than 6 inches while in England 9 inches are now considered to give the best crops. There can be no doubt great improvement would result if the people could be taught to take to deep ploughing.

117.—The application of manure to crops is everywhere resorted to. Dung heaps are collected outside villages ; animal kinds (never mineral) are used ; the value of bones or lime does not appear to be known, 18 per cent. of the cultivated area of the district is manured. In the Churkhuree, Zubtee crops and often wheat are not grown without some help of this kind. In Pergunnah Sumryal and in Sealkote 22 per cent. of the area ; while in Aikwalee tract more than $\frac{1}{3}$ of the area is thus protected. The rice lands of Bujwant and elsewhere would become exhausted very soon unless chopped straw and offal were applied to strengthen them.

118.—The implements ordinarily employed in Agriculture are the “Dhatree” or hand-sickle ; “Romba,” a hand-spade ; a wooden rake with large teeth used in forming the ridges of fields ; and wooden pitch-forks for lifting up the sheaves of corn. Then there is the “Swaga” or harrow, a rude thick plank of heavy wood with pegs at either end to which the oxen are yoked, and on which the drivers stand as the ground is being harrowed.

Implements.

119.—The ploughs are all made of a red wood, which grows in the hills. They are commonly purchased at the Poor Mundul fair, the larger kind for 1 rupee the smaller for 8 annas, and last for two years.

Ploughs.

120.—Wheeled conveyances are not much in use. An enumeration made in 1854 gives only 328 ; but since then the people have found great advantage in keeping them. As yet only the smaller carts are constructed, which cost 20 Rupees. They use them for carriage of manure and produce, but seldom let them out on hire. Within a radius of 10 miles from Cantonments during the time Public Works were going on, a great stimulus was given to cart-keeping. In Rajpoot villages one or two may always be found, but throughout the Doogul tracts of Zufferwal, and the lower Degkundee of Pusroor, one scarcely ever sees them. If roads are made, I have no doubt this want will soon be supplied ; there is always a difficulty when a demand for carriage for troops is made.

Carts.

121.—Owing to the absence of pasture land the indigenous supply of cattle is quite insufficient to meet the constant and increasing demand. About one half are born on the Estate, the others are purchased at Dewalee and Bysakee fairs at Amritsur, or are imported. The return shews the number thus :—

Cattle.

| | | | | |
|---------------|-----|-----|-----|----------|
| Milch cattle, | ... | ... | ... | 1,04,389 |
| Draft oxen, | ... | ... | ... | 1,32,988 |

They consist of two kinds, bullocks and buffaloes, the former cost from 30 to 50 Rupees ; the latter from 20 to 35 a pair. In the Churkhuree they cost even 50 to 60 a pair ; here water lies deep, buffaloes are preferred, being the strongest ; but they do not live long ; seldom more than six years ; they feel the heat and soon become fatigued in the day time.

122.—To what cause attributable I have not been able to discover, but murrain seems to be of frequent occurrence. Thousands of cattle are carried off by an epidemic called “Wuba ;” the throat becomes enlarged, the hoofs

Liability to Epidemic.

become weak, and generally the animal attacked dies off suddenly. No remedy seems to be successful. In the Churkhuree sometimes these murrains are of a very severe type, and if measures are not taken in time impoverishment creeps into villages from this cause, and the stability of the Government Revenue is affected.

123.—Formerly a race of Bedees from Dhera Baba Nanuck were wont to bring large herds of cattle for sale at stated periods. The arrival of these "Heers" or droves were looked forward to with much interest. The Bedees divided the Doabs out among themselves, and considered the villages their constituents, to whom long credit was purposely allowed in order that the extra charge in the bill "in honor of the Gooroo," might be overlooked; but they have given up coming regularly, and so the people are driven to the Bar or to Amritsur fairs to purchase.

124.—There is very little land good for pasture; artificial fodder is accordingly resorted to in seasons when there is no rain. The stress is most felt in June and July. The Bhurree villagers send their cattle to the Vela lands along the Chenab. Buffaloes are often sent during the hot months to the Ludur range above Jummoo to graze. In the Kalur tract a coarse grass is produced in the open plateau of country, which causes this grazing ground to be resorted to by cattle from Bar villages. But generally there is a great and growing difficulty,—“Maina” and “Maitree,” different kinds of clover and “churree” are accordingly grown, and I calculate in the irrigated estates one-seventh of the area at least is required to be set apart for the food of the oxen employed.

125.—The district is indifferently covered over with trees. Old trees are scarcely ever to be found, unless where looked upon as sacred property. Woods and forests do not now exist. The few plantations that were preserved have all been cut down and the land been brought under the plough. In many places it is difficult to get any wood to burn. Cow-dung is generally used as fuel by the lower class. It is even brought and sold in the cantonments owing to high prices at which wood for fuel is now to be had.

126.—The chief drawbacks to good crops coming to maturity are hail-storms, which are prevalent in the months Phagoon and Cheyt; sometimes they come in October. In the former they always cause much injury to the wheat, which then generally begins to ripen. The wind sets in from South East and yellow clouds gather about.

127.—There is a strange custom of employing "Rawuls" to lessen the injurious effects of these storms. They are generally the disciples of the Jogee monastery, **Jogees employed to avert hail-storms.** situated on the top of "Tilla," a hill in Rawul Pindee District. About the time the crops are expected to ripen, these men sally down and beg from village to village. They are employed to propitiate the Deity, to avert the storms. One of the modes resorted to is to plunge into the field with a drawn sword, or a knife is stuck into a mound, with offerings placed round it. If the storm does not abate, then goats are sacrificed. The people are superstitious enough to pay highly for this deception..

128.—The storms which proceed from the North and South East directions are generally accompanied with lightning. During the rains they prevail. If they come in December damage is done by lightning to such crops as Gram, Mussoor, Ulsee and Til, which are called "Phool sak" or "Lishk-mar," in consequence ; the electricity passing over the flower is said to result in making it all fall off, the seed is lost and the crops seldom ripen. **Lightning.**

129.—I am told that to counteract this evil the cultivator has a way of never sowing gram till the first appearance of the moon ; a light is placed on the seed which is prepared for sowing, and as the moon appears it is cast over the field, and always at night time ; the popular belief being that in this way the electric current passes over the crop. The idea is a strange one, and to me quite inexplicable. **Strange usage to counteract effects of lightning on crops.**

130.—If we were to go through the numerous causes of loss to crops from blight, insects, &c., we should find the list a long one. There is the "Koongee" or red blight, which destroys wheat ; it comes in Cheyt and Phagoon after a cold wind has been blowing. There is the "Loree," a westerly wind which blows in December (Poh) and impedes the growth of sugarcane. The "Chitree" a black blight that comes to sugarcane in (Asoo) September, which arises from the soil being cultivated when wet ; while the "Keree" is a white worm with black mouth which attacks sugarcane in May ; plentiful watering is the only remedy. Besides these I may mention the "Needra, a defect which stops cotton from flowering ; if rain falls for 12 hours without sun in the month of October (Katik.) Locusts (Mukree sulain) do not often appear ; but when they do come, it is remarked that the South wind brings them. **Other damaging influences.**

✓
131.—Generally the estates are of smaller area than elsewhere. The average size is about 450 acres in total, and 270 acres in cultivated area, paying a Jumma of 474 Rupees. The average population does not exceed 270 souls, which is very small. In each estate also the average number of proprietors does not exceed 34, nor the cultivators 24.

132.—So again I find property very minutely divided, the average area held by a proprietor is only 13 acres altogether, of which 8 acres only are cultivated, and his taxation amounts to 14 Rupees per annum. The land held by a tenant, whether in hereditary occupancy or only at will of the proprietor is ridiculously small, and averages only $3\frac{1}{2}$ acres, throughout the District. An Abstract Return is annexed, which will shew that these small averages are pretty uniform in all the pergunnahs.

Average size of Estates.

Capacity of holdings.

Appendix No. II.

III. POLITICAL.

133.—Before entering on that Division of this Report which is to treat of the Assessment, it will be interesting to cast a retrospective glance on the history, the political associations, and past fiscal administration of the District.

Early History.

134.—In the earliest days we are informed the whole surface of the country was waste and studded with thick forests, but inhabited by a pastoral race called "Yahars" or "Yeers" who lived in "Juns" or rude mat huts, chiefly along the banks of rivers. These tribes were numerous and powerful.

The first settlers.

135.—Sometime after the invasion of Alexander against Porus, it is said that large volunteer Armies flocked into the Province from remote parts of Hindoostan. Among them arrived "Shoon," "Hoon," and "Dull," the three reputed sons of the great Rajah Rachore Rao of Rajpootana, whose capitals were Oojein and Indore. The emigrants fraternised with the early settlers, and introduced then the art of Agriculture and the use of wells for irrigation. It is even computed that out of 5,00,000 warriors some 3,50,000 devoted themselves so diligently to the cultivation of land, that in 250 years after their arrival the whole country from Lahore to Mooltan and Kusoor to Sealkote was cleared of jungle, and to this day the tract is known in the Bar jungles called the "Sandul Bar."

The first emigrants "Shoon," "Hoon" and "Dull."

136.—These settlers were assisted by the original tribes who were known also under the names of "Yeers" in the Jech and Sind Sagur Doabs ; "Jhoons" and "Puchedas" in this Doab ; and Bholur, Man, Her in the Barres Doab. The "Shoon Dul" in the time of Bikramadit are recorded as the most powerful tribe in the Punjab, but they would not intermarry with the aborigines, who were looked upon as an inferior race of Ghator, Ghants, or Gat* or as they are now called Jats. Even to this day in the heart of the Hindoo Agricultural tract, the sons of toil will tell you there are only $2\frac{1}{2}$ really Jat races now remaining, viz., the Bholur, Man, and Her which last counts only as half a caste ; that all the rest are really of Rajpoot origin.

Origin of the great agricultural race called "Jats."

*** In Sanscrit the word is यतः "Yuta."**

137.—But those days have past, and little traces exist of such races now. In the vicinity of Nynakot and also at the foot of the hills near Jummoo may be found a tribe of "Jhoons," and there is reason to think that the Hoondul clan of which there are some 14 villages in this district near Killa Sobha Sing bear a close affinity to the first emigrants from Rajpootana.

Existing traces of "Jhoons" and "Hoondul" tribes.

138.—The principal tribes now are the Awans, who say they came from Ghuznee ; the Bajwas, who came from Delhi ; the Goomun, from Mukyala, in Central India ; the Cheemas from Delhi ; and the Sundhoos from Oudh ; who jointly hold 600 estates or nearly $\frac{1}{2}$ of the District. Of these the Awan only can distinctly point to a Mahomedan origin.

Principal tribes and whence they emigrated.

(See Tribe Map No. 1 in Atlas.)

139.—There are also the Munhas, who are a royal clan from their having a common pedigree with the Jummoo Princes and the Bujoos who give their name to Bujwant. Now it is a curious fact that both of these clans, who now are essentially Rajpoot in name and association, have a common pedigree, the "Munhas" with the "Verik" and the "Bujoo" with the "Bajwa" clans, both of whom are called essentially "Jat" which shews the prevalence of the Rajpoot origin.

Purely Rajpoot races.

140.—The places of greatest antiquity appear to be the cities of Sealkote, formerly called "Sulkot ;" Pusroor known as "Purusroor."

Places of antiquity

141.—Pusroor was founded by one of these early Rajpoot clans ; it is surrounded by villages held by the Bajwa Jats, whose first founder Kholoo, settled in Punwana, and had six sons who founded Bhagawal, Rorkee, Khanowalee, Chewunda, Narowal and Pusroor ; Mankah founded Pusroor. The tradition is that during the

History of Pusroor.

better days of the Mogul Empire, a Faqueer came to visit the Kankah of Syud Jelal—Mankah hearing of his arrival in accordance with old usage offers him 1 Rupee as “Nuzur,” which was indignantly refused. The Faqueer took his departure, but did not forget the civility, for 12 years after he returned to the Kankah as none other than Humayon, summoned Mankah, and made him the Lord of Pusroor Purgunah. So Mankah built the city, locating trades of every kind. On Mankah’s death, owing to his son being a minor, the fief was managed by Futteh Chund, son of Naroo (the brother,) who went in person to Dehlie and was presented with Killuts by Akbar.

142.—Perranana and Chund, grandsons of Mankah, considering themselves aggrieved repaired also to Dehlie, and sought restitution of their Jagheer, which was allowed; but as Chund turned Moosulman, a division was made, and so there rose into existence two divisions among the Bajwas, one called Hindoo Tuppah, the other Moosulman. In Mahomed Shah’s reign the city fell into the hands of Nar Sing Hulloowaleea, who seized the fort, enlarged it, improved the town, and enjoyed the Jagheer till the period when Runjeet Singh rose into power.

143.—There are still many traces in and about the town of its former flourishing condition; a Tank, built during Jehangeer’s rule, by a mason in his employ; a Bridge by Shah Doula, and a Canal by Dara Shuko, Alumgeer’s eldest brother, which brought the water of Deg to the Tank.

✓144.—But of Sealkote we have been able to collect information which carries us back to a very distant period. It is said to have been originally founded by Raja Sul of Pandhoo renown, hence called “Sulkot,” about 5000 years ago, whose dynasty continued for 1500 years. After the flood, the popular belief has it that the whole country remained one vast uninhabited region for 1000 years. The first account of its restoration takes us to the time when Sealkote was a part of Cashmere and Raja Soom Dutt enjoyed unmolested rule for one century more.

145.—It was about this time when Bikramadit was monarch of Oogoin that Raja Sulwan built the Fort and established the principality of Sealkote. He was of the “Seea” caste, mention of which is to be found to this day; some think Sealkote takes its name in this way.

146.—A curious legend exists that a Kutrahee woman when bathing in the Eyk was wooed by a serpent called Basak Nag. She conceived and bore a son who was called Sulwan, who rose to be a man of great power and wealth, and through the assistance of this snake was made a King. It is said Bikramadit even visited Sealkote, and Sulwan refusing to go and meet him, a severe battle was fought in which the former lost his life, and Raja Sulwan exulting over his triumph caused the era to be changed to that of Saka which is even referred to now-a-days, thus the present Summut year 1916 agrees with 1779 Saka. ✓

147.—Raja Sulwan had two sons, Poorun and Resalhoo. The former turning Fukeer, so incensed his father that he ordered his hands and feet to be cut off and thrown down a well, in Kuroul, near Sealkote, which is called "Pooranwala," to this day, is noted for its very cold water and its healing qualities. Every Sunday, on a new moon it is the resort of pilgrim females, who seek to remove a boil or yearn for the promise of offspring.

148.—Raja Resalhoo lived to take a more distinguished part in the events of these primitive times. About A. D. 360, one Raja Hodee (believed to be the chief of the Gukkur tribe) had established himself in the country along the banks of the Attock River, between Kala Bagh and the Fort of Attock. He took formal possession of all country to the West of Jhelum, and contracted an alliance with Resalhoo, whom he induced to give the promise of his daughter in marriage. ✓

149.—On Resalhoo's failing afterwards to fulfil this promise, Raja Hodee brought a large force straight to Sealkote. The former unable to oppose him in the field shut himself up in the Fort, against which Raja Hodee expended all his skill for six months, then gave up in despair and plundered the country, subjugating the "Shoon Dulls" and Jats, who first fled, and then uniting their forces, met him at a place called "Sung-Saugh," (a large village, it is believed about 14 miles to South East of Lahore, and the site of the famous "Sangala" of Alexander.)

150.—Meanwhile Raja Resalhoo's daughter being anxious for the marriage made private overtures, which ended in Raja Hodee's successful elopement with her to his army at Lum, near Lahore. After a long altercation the quarrel was hushed up, and the Lady was ever after called "Saarung" from the place of reconciliation which became a famed locality.

151.—The ruins of "Saarung" or "Saarungeeree" still lie in the Sikh Manjah, close to Sowreean, some 12 miles East and North of Lahore. The two Rajas Resalhoo recognized as "Malikee Moolk" of Sarungee- became friends, and so pleased was Raja Hoodie, that he gave the whole new country he had conquered, to Raja Kurm, the adopted son of Resalhoo, with the title of "Malikee Moolk," and by this treaty "Sarungeeree" and its dependencies were made over to the a Seea family."

152.—After the death of Raja Resalhoo, in A. D. 400, the country is said to have fallen under the curse of Poorun for upwards of 300 years, lying totally devastated from famines and incessant plunder.

153.—In the year 790 A. D. the fort and city of Sealkote were demolished by a large Army under Raja Nirant, supported by the "Ghandours" of Esozyee. They attacked Saarungeera scarcely leaving a vestige behind. After which for a long period there is no trace, beyond that Sealkote remained a portion of the territories of the Raja Bram Deo of Jummoo, at first paying tribute and then revenue, to the Soobaship of Lahore as an appanage of the Mogul empire.

154.—During the reign of Ourungzeb we find from the Canoongoe's records bearing date 1720-52 still existing, that the Sealkote District as it now stands contained the following fiscal divisions. The Mehal of Sealkote was divided into four Purgunahs of $2\frac{1}{2}$ lacs each, and was nominally called "Now-lukka" from its yielding nine lacs of Khalsa revenue. It comprised

- Appendix No. 5. Also see Map No. 2 in Atlas.
1. Meerakcewal ... (Awan.)
 2. Bhagowal ... (Bajwa.)
 3. Sumryal ... (Goomun.)
 4. Gukkur cheema (Cheema.)

63 Tops and 1,484 villages, thus:—

| | | | |
|----------|-----|-----------------------|------------|
| Khas, | ... | 52 Villages valued at | 90,000 Rs. |
| Jagheer, | ... | 201 do. do. | 90,000 „ |
| Khalsa, | ... | 1,131 do. do. | 9,00,000 „ |

Pusroor was a separate Purgunah containing 17 Tuppahs and 632 villages. Zufferwal was held to be a Pergunah of Battala, containing 21 "Newahies," and 328 villages, most of which are in Sealkote District; Sungutra then called "Hemnugur" had 11 Tuppas and 304 villages. Tope Ourungabad (now Tulwundee and Narowal) had 15 Tuppas, 367 villages, but a very few of the Tuppas are in this District; while the few remaining villages formed a part of Pergunah Eminabad, which comprised 11 Tuppas, 46 chuklas and 733 villages, but mostly out of this District.

155.—The papers for purposes of fiscal comparison are too old and incomplete to be of any use, while the identification of villages has been next to impossible after such a lapse of time.

Canongoes records useless.

156.—At the end of the reign of Mohamed Shah, when Mogul power at Delhie was on its decline, when Khan Bahadoor was Viceroy at Lahore and Adeena Beg Khan at Jullundur, the outlying districts were left pretty much to themselves. Anarchy and misrule prevailed everywhere, Sealkote had been appropriated by a powerful family of Pathans, the sub-montane tracts were in the hands of Raja Runjeet Deo. Zufferwal Pursoor and Duska, though subordinate to Lahore, were split up into "Newais" or "Tappas," afterwards called "Talooquas." At this juncture Ahmed Shah Douranee in A. D. 1748 returned from Cabool with increased forces, determined to punish Meer Munoo for thwarting his plans at Sirhind.

Second invasion of Douranee A. D. 1748.

157.—Meer Munoo on finding reinforcements from Delhi had not been sent to his aid entered into negotiations in which the Abdalee was allowed the four districts of Goojrat, Sealkote, Purusroor and Ourungabad.

Cession of 4 Districts to the Abdalee.

158.—In A. D. 1751 Ahmed Shah, finding the revenues had not been paid of these four districts, returned to Goojrat and sent an embassy to Lahore to demand payment, which was refused. The Abdalee marched to Lahore, was met by the united forces of Adeena Beg Khan from Jullundur and Kaora Mull of Mooltan, gave battle at Shahdera, and finally established his power in the Punjab and Sirhind, and left his son Tymoor to rule at Lahore.

His third invasion A. D. 1751 Establishment of his power in Lahore.

159.—About this time the Hill districts seem to have been under two Rajas, Kirpal Deo and Runjeet Deo, the seat of the former being at Bao-ka-kill, the country all to the west of the Tavee belonging to the latter. By a skilful ruse on the pretence that a powerful demonstration was going to be made upon him from Dehlie with a view of extorting tribute, Runjeet Deo urged his Kinsman to come up to him in the hills, Runjeet Deo then acknowledged his vassalage to Delhi, and was allowed to appropriate the dominions of Kirpal Deo.

Rise of Runjeet Deo the Rajpoot Chief.

160.—From this date Runjeet Deo became subordinate to Delhie, and continued to establish his sway, which was carried as far as Rorus and Pathanwallee Talooquas.

Extension of his sway to Rorus and Pathanwallee.

161.—On the several occasions of the Duranee invasion of Lahore, the wily Hill Chief made overtures for an alliance which were at last accepted. It is said that when the former returned from Hindoostan after having taken Mutttra he further confirmed this alliance by the gift of the three Padshahee Purgunahs, Zufferwal, Sunkutra and Ourungabad.

Cession to him of 3 Purgunahs Zufferwal, Sunkutra and Ourungabad.

162.—On the confines of Pergunnah Zufferwal stood a large Talloqua, which is said to have covered over 84,000 begahs known in Mogul days as "Orung Shah-poor Luteef." It is otherwise known as Chewinda from its being held by four classes (*chah vundan*) divisions, Doodra, Koondrah, Doograh, Rekee.

Further conquest by him of Talooqua Chowinda.

It is a very old place and was founded by Nanuck, one of the sons of Koloo, the founder of the Bajwa colony. Rehmud Khan the Chief of this tribe was a man of large wealth and influence, had built a fort, and was strengthening his position when he was now suddenly attacked by Runjeet Deo, who succeeded in adding Chewinda to his dominions.

163.—At a time when Runjeet Deo was in difficulty and was himself made a prisoner at Lahore by Khan Bahadoor, a Kathul Rajpoot of Teekureea, a great Brigand, had succeeded in wresting Chowbara Talloqua from one Chujjoo Khan the Agent of the Raja. Prithoo took the fort, killed Chujjoo and made the Silareeas subordinate. He built a small fort (Gurhee) and a shooting box (Baradurree) whence the place is to this day exhibited as "Gurhee Chowbara." He killed every Munhas inhabitant of Jatoke. On hearing of this Runjeet Deo being himself a Rajpoot of the same tribe, gave battle at Ala, near Charwa, defeated Prithoo, and thus added Chowbara to his dominion.

Addition of Talooqua Chowbara.

164.—In this way he had extended his territory till in A. D. 1773, he held actual or nominal sway of the entire country North of a line* reaching from Dinga in the Jech Doab to the Chenab river at Kooloowal, and from Rorus to Sunkutra, even so far as Moondree Khail in Pergunah Shukurgurh.

Rajpoot Ascendancy established.

* See this in map No 2 of Atlas.

165.—The Talooqua and city of Sealkote, however, were not included. They were held by a powerful Pathan family till the time when the Sikhs learnt the advantage of combining together to plunder the country and make for themselves a name and a power, destined one day to be established on a permanent foundation.

Sealkote held by Pathans.

166.—It was when the Dowrahee power had ceased to be felt, and the Sikhs were forming themselves into the well known associations called the "12 misals," that of Sealkote was wrested from the Pathans by two of their leaders Jhunda Singh and Gunda Singh, confederates of the famous Golab Singh, Mareewalla who represented the Bungee Misl. By them it was given over to 4 of their retainers who held the fort and Talooqua in four divisions.

Rise of the Bungee Confederacy.

Nutha Singh, (Shuheed.)
Mohur Singh, (Atareewalla.)
Sahib Singh, (Aynawala.)
Jurwar Singh, (Gooman.)

167.—Runjeet Deo being now engaged in a quarrel with his eldest son Brij Raj Deo, determined to set aside his title to succession in favor of Meem Duleloo his brother. Upon this Brij Raj broke out into open rebellion and applied to Churt Singh (of Sookurchubee family, grandfather of Runjeet Singh) offering large yearly tribute if he would help him.

Quarrel between Runjeet Deo and his son Brij Raj Deo, A. D. 1774.

168.—Churt Singh having an old grudge against Runjeet Deo, closed with the offer, and after inducing Jye Singh Kunaya to join their united forces, marched to Ooda Chur, on the bank of the Basuntar (across the border), where they met the Army of Runjeet Deo, supported by Jhunda Singh Bhungee. After a short skirmish Churt Singh was killed, and Jye Singh assuming charge of Muha Sing, (the father of Runjeet Singh) afterwards exchanged turbans with the great Hill Chief.

Battle of Ooda Chur.

169.—It was now that a new era began to dawn in the Punjab. The year 1780 A. D. was strangely marked by two great events, the death of Runjeet Deo and the birth of Runjeet Singh. The God-warrior of the Hills seem to have been removed to make way for the Lion-warrior of the Plains; but the appearance of the latter was accompanied by one of those great visitations which distract kingdoms and destroy populations.

Strange coincidence of death and birth of Runjeet Deo and Runjeet Singh.

170.—It pleased the Almighty to afflict the land with one of the most terrible famines that have ever occurred, and which is remembered as the "Sun Chalees" by the people of this district. For three years ending with A. D. 1783 the whole country was reduced to starvation and death, and thousands are said to have emigrated to Cashmere.

The great famine of "Sun Chalees" corresponding with A. D. 1783.

171.—Muha Singh however was not stayed by these events, on the road to future fame which he was cutting out for his son. His attention was drawn to the prospect of plunder in the south of this Doab, but hearing of Runjeet

Decline of Rajpoot power.

Deo's death, that Brij Raj had succeeded to the throne, and that misrule and discontent had begun, he thought it was a fitting moment to interfere. He advanced with a force to the Hills in 1784 A. D., Brij Raj being unable to oppose him, fled to Trikotee Devee (the three-peaked Hill seen from Sealkote on a fine day) sacked Jummoo, ravaged the country, and retired with great plunder.

172.—From this date trouble fell upon the hill principality. The Bungee Sirdars perceiving him to be weak, made daily aggressions on his borders. Talooqua Chuprar was even given up for a time till a convention was entered into requiring payment of 25,000 Rs. black-mail to the Sirdars who had taken possession of Sealkote. It is even said that Runjeet Deo was forced at one time to pay 1½ lacs to the Bungee Confederacy. Thus the Sikhs grew in power, and from small to great reprisals ensued.

173.—To put an end to their encroachments Brij Raj Deo determines to make one last great effort. A battle was fought at Roomal, but without success. There is a small cenotaph in this village, which is pointed at as the place where Brij Raj Deo was killed, and his forces routed.

174.—The event was one of considerable importance as it marks the date when it may be said the power of the Sikhs was fully established in this sub-montane region, only 25 miles from Jummoo, now the capital of Cashmere territory. The whole country added to the Hill Chiefship, during the successful reign of Runjeet Deo, was thus at once appropriated by the Sikhs, and the spoil divided among the leaders and retainers by the following distribution of the then known Talooquas.

175.—To *Jhunda Singh and Gunda Singh with their chief Retainers* ; Chuprar, Gondul, Rungpoor, Zahoor, Kotlee—Lohar, Buhadurpoor, Koolowal, Rorus, Oogokee, Sahowala, Buddokee, Adumkee, Kopra, Begowala, Goindkee, Goenke, Ruchara, Bun-Bajwa, Kool-Bajwa, Sodrekee, Chahur, Bhagowal, Moradpoor, Chittee-Sheikan, Bhugwal, Sealkote, Pathanwalee, Kumonwala, Koondunpoor.

Possessions of Nidhan Singh, Huttoo Bhungee.)

To *Nidhan Singh (Huttoo)*; Duska, Vudala, Jubboke, Nidala Mokul, Akbur, Bhuttee-Bungoo, Ghuloteean, Dhamoke.

To *Bhag Singh (Hulloowaleea)*; Zufferwal, Bul, Killa-Sobha-Singh, Killa-Soobha-Singh, (these two forts were built by the sons of this Sirdar); Dhodha, Sokanvind, Changee-Changa, Kussowala Lorikee, Booda-Goraya.

Seizure of Talooqua Chuprar by the Sikh Chiefs of Sealkote.

Battle of Roomal, A. D. 1786.

Bhungee ascendancy established.

See this in Political Map Appendix No. 5, also No. 2 in Atlas.

Talooquas reserved by Jhunda Singh and Gunda Singh of the Bhungee Branch

Of Bhag Singh Hulloowaleea (Bhungee.)

**Of Dunna Singh
Kulalwaleea (Bhun-
gee.)**

*To Dunna Singh (Kulalwaleea) ; Kulalwala, Punwana, Chobara,
Muharajkee.*

**Of Soodh Singh
Cheena (Bhungee.)**

*To Soodh Singh (Cheena) ; Bajra, Roorkee, Ferozekee, Kaleke,
Seehoke Kunnah.*

**Of Nar Singh Chu-
meera (Bhungee.)**

*To Nar Singh (Chumecaree) Pusroor, Lalla, Sunkutra, Dhumthul,
Morara, Seehowal, Juboor, Throh, Chewinda, Shezada, Mondekee, Bude-
ana, Khanowalee.*

**Of Sahib Singh
Goojrateea (Bhun-
gee.)**

*To Sahib Singh (Goojrateea) Bujwant, Soohawa, Rajeewala,
Humeedpoor, in addition to his conquests in Jech Doab.*

**Of Jodh Singh
Wuzeerabadeea (Bhungee.)**

*To Jodh Singh (Wuzeerabadeea) Ghurthul, Gojrah, Meetranwalee,
Tulwundee Moosy Khan, in addition to his own conquests in Goojran-
wala District.*

176.—The forementioned Talooquas were held by the chiefs of the Bhungee branch. It
(Kunaya.) remains to show what formed the conquests of the "Kunaya Misal."

**Possessions of Jy-
mul Singh (Kunaya.)**

*To Jymul Singh Kunaya Sumryal, Mulkanwala, Sutra, Seron-
wala, Noonar, in addition to conquests in Goordaspoor District.*

*To Soodh Singh Dodeea—Jamkee, and Bopalwala in addition to several Talooquas held
elsewhere, in this and Baree Doab.*

177.—The humble family from whence sprang the future leader, who was so shortly des-
tined to form a monarchy out of these rapid usurpations by Sikh brigands
Sookur Chukeea family. Runjeet Singh, his footing in this District in A. D. 1790-91.
had their residence at Goojranwala, but up to this time their possessions
in this District consisted only of two Talooquas, Sundunwala and Mun-
deala, but so great was the genius and combination, so successful the prestige of this one leader,
that we find in 20 years from A. D. 1790 to 1810, Runjeet Singh had
absorbed nearly every portion of the district by conquest or confiscation
into his own hands.

178.—To the greed of a confederacy whose members were ever suspicious one of another
Origin of the "Ta-
looqua" system.
may be attributed, to a great extent, the success of the Lion King. To
the same cause I think we can trace the origin of this sub-division of the
country into political parcels which took the name of Talooquas, and destroyed every feature
of the old fiscal system.

179.—In the Atlas accompanying this Report will be found a Map giving a retrospective view as far as I have been able to collect of these politico-fiscal divisions, and it only now remains to describe briefly how the territorial absorption was effected in this district by Runjeet Singh. He fought 3 battles and the dis-severed confederacy fell suppliant at his feet.

Establishment of the Sikh Monarchy by Runjeet Singh.
(See Political Map No. 2 in Atlas.)

180.—In A. D. 1790-91 Sodra is taken from Goojer Singh of Goojrat, who fell in the trenches. Pushing on his successes Runjeet Singh sends Gunput Rai to Goindke, sacks the fort, and makes the first inroad into the Bhungee possessions.

The first battle. Sodra taken in A. D. 1790-91.

Annexation of Soodh Singh's possessions.

Annexation of Pusroor and possessions of Nar Singh (Chumearee.)

181.—Having established his power, when Soodh Singh Dodeea dies the next year, he takes possession of Jankee and Bopalwala.

182.—Similarly on the death of Nar Singh (Chumearee) in 1807 A. D. he appropriated Pusroor and 13 Talooquas round it.

183.—Seeing these confiscations the Sealkote Sirdars resist his authority, upon which Dewan Mokum Chund with a large force is sent to Sealkote. A hard fight with the four Sirdars in an entrenched position puts the City and Fort into the hands of Runjeet Singh. The battle of Attaree is said to have been very fatal to both sides and lasted 19 days, but the gain was great for from 20 to 29 more Talooquas were added to the Fisc.

Second battle of Attaree A. D. 1807. Sealkote captured.

184.—Then we find two years after Jodh Singh (Wuzeerabadeea) who had been upheld in his Jagheer dies, so—on Gunda Singh his son failing to pay the required tribute,—sequestration follows in the four Talooquas Gurthul, Gojra, Meetranwala, and Tulwundee Moosy Khan.

Sequestration of Jodh Singh's (Wuzeerabadeea) possessions.

185.—The next year Goojrat was taken, Sahib Singh fled to Dewa Bottala, (a place across our present borders in Jummoo Territory and still, as it has always been, a refuge for the outlaw and ruffian) but being recalled by Runjeet Singh he received the grant of Bujwant instead.

Goojrat taken.

186.—One last effort appeared to be necessary, so when Nidhan Singh, Huttoo, declined to do vassalage a force was sent to Duska. The "Huttoo" as he was nicknamed was completely routed, and 8 more Talooquas, were added to the empire.

Third battle of Duska A. D. 1810.

187.—It was discovered that Nidhan Singh had received succour from the nobles of Hullo-waleea, so Bhag Singh was arrested and with his son Soobah Singh taken off to Lahore. Bhag Singh was treated with consideration for a time, but on his death his property too was confiscated, and 10 more Talooquas became "Khalsa."

Confiscation of possessions of Hullo-waleea.

188.—Thus it will be seen Runjeet Singh became master of the whole district. The Talooquas were for the most part alienated during the early years of his sway; but as the grantees died or misbehaved, his own position became secure, and the government established. We hear of his turning his attention to farming and improving his revenues. Even European adventurers were called in to help him in this respect. The rising members of the Dogra family who formed his cabinet, Rajas Dhyan Singh, Golab Singh, Heera Singh, and Soochet Singh, were induced to take these farms and General Avitabilee too endeavored to make a profit in his farm by attempting even a money settlement.

Runjeet Singh farms his land revenue.

189.—Enough has been written to shew the four great epochs which take us back over a period of 100 years. There were first the (1) Mogul invasion; followed by (2) Rajpoot ascendancy. The prestige of the Hill Chiefs then declined on the usurpation by the (3) Sikh Commonwealth, and out of the ruins a nation was formed which was eventually absorbed under a (4) Sikh Monarchy.

Recapitulation of the 4 great epochs.

190.—On the death of Runjeet Singh, under a Regency established at Lahore, guided by British influence and advice, British Officers were employed in reducing things to order. The separation of Khalsa from Jagheer receipts and the fixation of a just land tax on the principle of a Money Settlement were among the first measures carried out, and so great was the enquiry, I have only to state, that when the British Government annexed the country the Jagheers of Boodh Singh (Cheena) and Jhunda Singh (Kulal-waleea) were the only ones of the very old Sikh families that remained, and *they* were confiscated by us in 1849 A. D. on its being discovered that they had taken part with the rebels.

Status of District when annexed by British Government in A. D. 1849.

Large Jagheers then existing.

191.—The Jagheers then that remained were as follows: and these were the grants either of Runjeet Singh or some of his royal successors.

1. Raja Tej Singh and Sirdar Bhugwan Singh, Nephew of Jemadar Koshyal Singh.

Bujwant, Bopalwala, Sahowala, Buddokee, Jamkee, Khanowalee, part of the old Talooqua of Sealkote, and Boolur in Pusroor.

2. Sirdar Jhunda Singh, (Butaleea.) } Chewinda and the village of Oogo Bindur in Pergunah Duska.
3. Sirdar Prutap Singh, (Butaleea.) } Vudala Sumdoo.
4. Sirdar Runjore Singh, (Sindawala.) } Noonar.
5. Dewan Jwala Suhoy, (Eminabad.) } 2 villages in this District.

The detail of these and other Jagheers showing the Rent-free aspect, when the Settlement was first taken up, is further given in one of the maps of the atlas, so I will lose no more time but proceed to the remaining heads of this Report.

See Map No. 2 in Atlas.

IV. FISCAL.

(Khalsa Section.)

192.—I now come to the fourth division of my Report. From the Political sketch just given it becomes the more easy to shew the Fiscal aspect, and this will naturally range itself under three heads :

To be described under three heads.

- I. The former System of Management.
- II. The Summary Settlement.
- III. The New Assessment.

193.—During the time when Sealkote was under Mogul sway, we find the country was in a state of chronic disturbance. There was nothing permanent. The "Toor-kan-ka-raj" is described as tolerable for the rich man, but the humble peasant had no peace. Everything was sacrificed to aggrandizement and the bringing in of converts to Islamism. It is remarkable in looking over the past history of villages to find how, not only village by village, but whole tribes, once Rajpoot Hindoos, thought it prudent to adopt the religion of the ruler. Old records shew how among the Bajwa Tribe, there was a "Tuppa Hindooan" and another division of the Mahomedans. Even now it is not uncommon to see a village of the same ancestral descent, in which one Turuf represents the original stock and another has embraced Mahomedanism. No wonder then that we are told by Chowdrees desirous of shewing their former position, that such and such a grandfather was "Palkee Nisheen," the chief of 100 villages, the holder of a Newaie, which had been obtained by a visit

I.
Conversion to Islamism the basis of the Mogul system.

to Delhie; for vassalage had been offered and received, and the successful landholder returned smiling with a "firman," appointing him as chief of his tribe.

194.—In later days however there was certainly more order and method in the Revenue Administration. The country was divided into Estates with fixed proprietary title, and as we have seen arranged into circles of collection called "Tuppas," or "Newaees," "Tops," "Mehals," and "Pergunahs." There was a land measurement. An "Ayeen" was fixed being a money assessment on the number of beegahs cultivated each year. Each property was named, and committed to the care of some loyal Mahomedan. There were superior officers of collection in each district, and a Canoongoe in each Pergunah, whose business it was to keep the records and be a referee in all disputes.

195.—The only administration at all spoken well of is that of Alee Murdan Khan who lived at Sohdra. He not only demanded a reasonable revenue, but he altered the cash demand to suit the season, and made up any falling off of the revenue by cutting canals and such improvements. There is no trace however of his receipts, and though I have collected old records from Canoongoe families they have been of little use to guide in the assessments. They refer chiefly to the Southern half of the district represented by Pus-roor and Duska. The two upper Pergunahs were more constantly under the rule of the Rajpoot Chiefs.

196.—During Rajpoot ascendancy we may reckon the rule of Raja Runjeet Deo as the most prominent that comes to notice, and as the most beneficent. He never took revenue in cash but always in grain, and by the process called "Baolee," i. e. by division of the actual out-turn, the share taken was usually $\frac{1}{3}$ but sometimes $\frac{1}{4}$; but afterwards he introduced a house tax called "Ghurdwaroo," which created great discontent. The tax still prevails across the frontier and is paid on the "Sair" or first day of "New Year." He was a kind ruler, and always wore plain white clothes with simply a feather in his turban as a mark of rank. There was however little that can be called a system; measurement was seldom resorted to; no records attempted to be kept up beyond what was required for internal village reference; and only a few officers appointed to keep the peace, the revenue being collected and paid chiefly through the heads of tribes or local divisions. Land belonged to the ruler who might dispose of it as he chose, the occupant could be removed from one village to another; even the Kardars had a right to locate new settlers.

197.—The same system was continued during the two succeeding periods of Sikh usurpation, and when Runjeet Singh may be said to have consolidated his power.

Management under the Sikhs.

At this time the country was split up into Jagheer domains. Many of these had been acquired in the first instance by conquest, and were afterwards either resumed or confirmed by the Sikh Monarch. Each Sirdar had his own different mode of collection. A Money Settlement was never resorted to,—indeed it is natural to suppose that these Barons living as many of them did on their Jagheers, would prefer to run the risk of grain collections as they had several ways available to make good defalcations by imposition of “Abwabs” and other taxes. With the majority “Batai” was preferred. The share was considered to be half and this was generally taken, not of the gross but *net produce*, after deducting for expenses of cultivation. In some villages where soil was poor, two-fifths, and occasionally $\frac{1}{3}$, Batai rates might be found. In “Bela” lands near rivers $\frac{1}{4}$ th, but running the eye through most Talooquas, the share of the Hakim was generally $\frac{1}{3}$, equivalent to about 40 per cent of the gross produce.

198.—One of the first acts in which we see Runjeet Singh engaged after he had established his power was to give out such Talooquas as were “Khalsa” on fixed leases, (“Ijaras”) to middle men whom he wished to conciliate. They began in A. D. 1805. Sometimes they broke down, when the collection was made through Kardars (“Amanee”) on the *trust* system. I endeavoured to obtain these papers from Raja Deena Nath’s Office, but in vain; such as were produced were made use of, but known as they were to have been garbled, and referring to periods when grain was selling very dear, it was thought unadvisable to refer to them as data for comparison.

199.—The principal men to whom farms were given were Rajas Golab Singh, Suchet Singh, and Heera Singh of the Dogra family. The first was unscrupulous, the other two are said to have had a regard for the improvement of the country and were lenient collectors. They sometimes commuted the grain assessments into a *cash* demand fixed according to the rate of the day, and thus collected in cash; but none of them attempted a Money Settlement. Here and there Raja Golab Singh seems to have fixed a *cash* rate on each plough ranging from 12 to 24 Rs., and the assessment was approved of, though not regularly collected.

Farms to whom entrusted.

200.—The Kardars had no fixed system, one season it was by the “Kunkoot” or appraisal, while the next was by “Baolee” or division of the actual out-turn. The former was conducted by a trained body of appraisers

Direct management under Kardars or paid Agents.

"(Kuncoes)" who were generally well to do land owners, favorites of the local Officers. The estimate was made of the crop as it stood in the field in the presence of the parties, allowance being made for defects of growth, damages, &c. under a margin called "chot," and recorded in a Khusreh. By the latter process the grain was cut and stored in the granaries, a "tuppa" or Government mark was put upon it till opened, the sub-officers then went and weighed the grain, selling the Government share to some corn dealer, or what was too often the case, the Kardar took up the speculation through his own agents.

201.—For the better crops money rates were always taken, a measurement being made each harvest. These crops were called "Zubtee" in contradistinction to the others termed "Jinsee." The rates varied in every tract and seem to have been capriciously fixed, whether by Jagheerdar or Kardar, it was the will of the Hakim, and payment was inevitable. Still I perceive all manner of loopholes were allowed such as "Nabood" "Chot" and deductions which were adjusted as the field was measured.

202.—Wherever great differences exist in villages adjoining each other and in one Talooqua, the variations however are to a considerable extent proofs of difference in fertility; and in this way the information collected has been made use of; though in other respects I have found little in the old Sikh management to help me in the assessment.

203.—For seven years extending over the period Sumbut 1888 to 1894 a large number of the Talooquas were made over to General Avitabilee, at first in farm, and then ("Amanee") in direct management. By him a Money Settlement was made, *i. e.*, leases were fixed for a term of years in the name of the headmen and recorded in little leathern-bound books, which have often been presented in Court in support of Lumberdaree claims.

204.—This data promised to be serviceable, but after further enquiry I discovered the assessment broke down signally. An old Chowdree, much in the employ of the General, attributed the cause of failure to the very imperfect information on which it was based. There was no measurement. The Jumma was fixed on an average of former year's receipts as made under a grain system by various Kardars, and there was no way of discovering what was really collected. The popular account, confirmed on all sides, was that very few villages succeeded in paying the lease in full.

205.—On looking into the market prices which obtained during these years, I find, grain was selling below the average—in two years (Sumbut 1892-93) the price of wheat being even 40 and 32 per cent below the average ; further that for the 3 years preceding the General's management the rate was from 40 to 60 per cent below the average, which would quite account for any money assessment breaking down apart from other causes.

Failure ascribed to market prices not being duly considered.

206.—Thus then taking everything into consideration I have been unable to discover data for comparison under former management. As for General Avitabilee's Settlement I could never have accepted it for a guide, and though I did in the earlier operations of the Settlement hope to eliminate rates that would afford some test, I found they only served to mislead ; accordingly they were set aside.

Former management of little use as a guide to new assessment.

207.—On going carefully into past events and seeing how they operated on the fiscal prosperity of the District I discovered one thing which must be noticed, viz : the frequency of famines. The worst of these occurred, A. D.

Famines, their frequency considered.

(1) **The Cha topeea.** 1783, and is called the "Sun Chalees" famine, or "*Cha topeea*" from the low price of food. It lasted 3 years, for two of which there was no rain. Price of grain rose to 18 seers, then to six, till in 1783 wheat sold at $1\frac{1}{2}$ seers. Numbers of people fled to Cashmere, and there was great mortality all over the land. The next famine was

(2) **The Dasmaha famine.**

in Sumbut 1869 called "*Dus Maha*" as there was no rain for 10 months,

wheat sold at $6\frac{1}{2}$ and Bajra eight seers. It was remarked that, a new grass was produced over

(3) **The Murkuneo famine.**

the country on which people subsisted, and they gave it the name of "Gharoshunee." The 3rd took place in Sumbut 1890 the year after General Avitabilee's Settlement broke down. It lasted six months, wheat sold at 8 and 10 seers. The distress in this District was very great, and had been aggravated by the heavy money assessment which preceded it. People remember it as the "*Murkuneewala*" year from a shrub which grew abundantly, and which was mixed up with the food eaten.

208.—Adding to these, the late visitation of 1861 we have within a period of 83 years four famines—which, strange to say, have recurred at regular intervals of from 21 to 29 years of each other, and each one of which must have tended to impoverish the country in a greater or less degree. It is proper then to give due weight to this when fixing a new assessment. But I must pass on to shew how the Summary Settlement has worked.

Coincidence of their recurrence.

209.—II. In the days of the Regency, Political Officers were required to substitute a Money Settlement in lieu of the grain system of collection. In this district it was made in Sumbut 1904 at different times by Messrs. Cocks, Bowring, and Lake, and based on the average collections of *three years preceding*. The Kardars made up the papers which were tested by returns in Raja Deena Nath's Office; the average of the 3 years was struck, and a deduction made of 10 per cent as a margin. It was considered that this reduction added to the remission of all "abwab" would really leave ample profit to the proprietors.

210.—That this expectation was not realized, I shall be able to shew in the working of Summary Settlement, but before doing so I must insert an extract from Mr. Bowring's report, shewing that the causes he gives for the necessity of a light assessment, are exactly those which I find have conduced to this settlement being pitched too high; and therefore, to account for its breaking down in the way that it has, not only in this district, but throughout this and the Baree Doab.

211.—"In the present Summary Settlement the reduction in the collections of former years is about 10 per cent on the actual land revenue. The reduction is but small, but in the old system a large amount of 'abwabs' was added to the real and legitimate revenue, in order to complete the amount of what was called unjustly the 'Ayeen,' or estimated revenue of a district. It must also be remembered that in the years 1901-2 and 3, grain sold at a *high* rate, and the revenue was accordingly raised by 4 or 5 per cent on the old rates. At present when in consequence of the abolition of the customs, grain is daily becoming cheaper, it is necessary to make a light assessment to enable the ryots to pay the amount demanded by Government."

212.—It will be seen here that there is an admission that grain was selling at an *unusually high price* during the 3 years which were taken as basis of Summary Settlement. Everywhere this complaint was adduced as an argument for immediate remissions. I thought it proper to test to what extent former prices affected the question of a fair assessment.

213.—Price currents were accordingly collected for a back period of 30 years in 16 of the principle towns. Averages were struck for each town, and then for the whole District for each year;—five of the more common articles of produce

representing what is grown upon $\frac{1}{3}$ rd of the cultivated area of the District were selected, and the fluctuations in price are recorded in accompanying Diagram.* It will at once be seen that the three years Sumbut 1901-2 and 3 were the *very worst* that could have been taken even for the elimination of an average Jumma-bundee, as they were *all very dear years*; and instead of being only 4 or 5 per cent above the old rates, wheat and barley the staple produce were selling *40 per cent above the average of 30 years*!; and that to take and apply prices only for the last 10 years even preceding Summary Settlement, 7 years of the period were very dear years, and corn had never ranged *so high before*. No better argument could be found to shew the real character of Summary Settlement; it satisfied me at once that apart from other considerations the old Jumma was a great deal too high.

214.—So long as prices continued *high*, the people managed to pay up. Thus we find in the Diagram, that for four years 1904, 5, 6, and 7 wheat still continued to sell very high; so in these years balances were not so large, but as soon as 1908 came there was an extraordinary *fall*, and then the pressure of Summary Settlement came to be felt; Collections became difficult; I had to give large remissions; and from that date till 1911, the effects of former high settlements were felt on all sides. In the Churkuree Mehal particularly people basconded, wells were lying neglected, and nothing short of immediate relief, would have saved this irrigated tract;—and to give this, the new assessments were more expeditiously brought out.

215.—This was fully borne out in the collections. Balances were constantly accruing. Excepting the villages in the alluvial tract of the Chenab in Sealkote, and the Charwa tract of Zufferwal Tehseel, the universal testimony was that large reductions must be given. Every Tehseeldar reported to this effect. Lists * were prepared shewing the villages, heavily, moderately and lightly taxed, when it was discovered that *more than half* were ranged under the first head. The balances for entire District in Sumbut 1909, the year preceding Revised Settlement, amounted to Rs. 75,768 in the Khalsa villages only. Great distress was apparent and the two lower Pergunahs Pusroor and Duska, had become the most impoverished.

216.—The distress was considerably aggravated by bad seasons, bad Tehseeldars, and bad management. There were no Khewuts drawn out, even of a temporary character, defining individual payments as had been so wisely prepared in the Chuch Doab by Mr. Thornton. The Tehseeldars were men of the old Kardar School; they

(Appendix 23.)

Subsequent fall in Prices.

Deterioration apparent every where.

See Map No. 9 in Atlas.

Aggravated by absence of Khewuts.

played into the hands of headmen, who very often wilfully withheld payments and deterioration led to degenerate practices. It was at such a conjuncture that I was called upon to make a new assessment.

217.—Another cause was at work to heighten the disaster. In two years out of the six that Summary Settlement had advanced, there had been severe epidemics that **Also by severe Mar-** had carried off thousands of cattle, particularly in the irrigated tracts where they were most needed. Tuccavee was doled out liberally but altogether misappropriated. Up to Sumbut 1909, Rs. 14,061 were distributed for both purposes of repair of wells, and purchase of cattle. In 1910 and 1911 Rs. 19,000 more were given, but it is feared much of this was only paid back as revenue. Tehseeldars even did not hesitate to encourage this practice, to shew that they were doing their best to get in the outstanding Revenue.

218.—Under the circumstances here sketched, I found that the only way to come to just conclusions as to a fair assessment, was to collect every possible data, **Proving necessity for large and general reductions.** I could, regarding area and productive power, and though I failed to obtain any information on the subject of past receipts, yet I could still prepare several Estimates separately worked out, which might enable me to test how far reductions were required. One thing struck me as evident from the first, viz., that increase was quite out of the question,—a large decrease inevitable. Being the first settlement made on any regular enquiry it was politic to fix a *light* assessment—so the question resolved itself into simply this, what extent reductions would be necessary to enable that light assessment to be given. ✓

219.—III. I come now to the 3rd head of this chapter, *the new assessment*. The system adopted was taken from that introduced in Jullunder Settlement. The district was divided into "Chuklas" or assessment circles, regard being **The new assessment.** **Assessment circles formed with reference to.** had to physical features and to broad principles, such as variations in fertility, productive capacity, and chiefly to command of water whether as supplied in the form of rain or from artificial irrigation. **See Maps No. 4 & 5.**

220.—I have endeavoured to collect such facts bearing on these principles as shall **Gradations of Rain fall.** really be useful to guide us. Regarding the fall of rain, the records of district office, checked by those of Goojrat and surrounding districts, **See Map No. 5 in Atlas.** have enabled me to strike the average for 5 years at fixed points. In comparing these it is discovered that in each zone of fertility, the variations are great; *e. g.* in the low

alluvial tracts the fall at Bujwant is 38 inches, and 34 in the veld of Pergunah Sumryal; in the Deg valley, the upper portion has the advantage of 34; the lower particularly South of Killa Sobha Singh, only 18 inches; and so in the Churkuree or irrigated tracts, while near Sealkote they have 35 inches, in Duska the fall is only 26, in Pusroor and Kalur they can depend only on 20.

221.—So again, as regards water brought up from *below the earth*, the depth of water in wells, shewing greater or less cost of construction, the variations are very great, from 50 and 60 feet in the high central or dry tracts to 35 and 25 in the Churkuree; 20 and 15 in the low eastern or Durp tracts; and 17 to even 10 in the Deg valley and alluvial tracts of the Chenab. In the first mentioned, wells cost from 250 to 300 Rs., in the last only 80 and 100 Rs.

222.—In forming divisions of country for assessment purposes it is essential to enquire how its resources are affected by consideration of not only wells and the number of ploughs, but of population. An easy mode of comparison is to take the population per square mile of cultivated (not total area as is generally taken; for in the latter case tracts of waste land come into the enquiry to weaken its value) and by keeping in view the number of agriculturists per each estate, we have the means of knowing whether the tracts to be brought under assessment are fully sufficiently or indifferently supplied, with the means necessary to maintain in all cases the extent of cultivation that has been recorded.

223.—Then as to productive power, I had several ways of obtaining this, but I draw attention to two principal tests applied, (1) the yield of wheat per acre of average cultivation in wet and dry land, and this I collected from old accountants of villages, "Kunoees" or appraisers under the Sikh system, from Jagheerdar's Agents and others; (2) the Revenue rates on *Zubtee* and *grain* produce under former system. These could be found in every village, and could be relied upon, as tenants were paying the Summary Settlement Jumma according to them, and necessarily they were accurately recorded in our Khuteonees.

224.—With these principles to guide us it was never difficult to fix the limits of circles of varying fertility. The assessment Map and Portfolio contain the precise details, and shew that great care has been taken in this first stage entered upon for assessment.

225.—As soon as the measurements of one Pergunah had been completed, I visited each village with my "Note Book," arranged according to "chuklas" in which the statistics of area, Jumma, and resources were entered. This local inspection I consider most important, as it enables the assessing Officer to test doubts and allow the tax-payers full opportunity to have their say on the spot. I made it a rule to take one or two Chowdrees or some one possessing all the local knowledge ; but one should ever be on his guard to change pilots, or it leads to the belief abroad that influence is being exerted.

226.—The next step was to consider whether the new rates could be applied as an average rate to the whole of the villages. It soon became apparent that in this district it could not ; interior classification was then resorted to. I am aware objections have been raised to this system, and in a new settlement I should be disposed to abandon it, but in my earlier experience I saw no other way open for removing inequalities. In some circles 3, in others only 2 classes were formed, but this sub-division was based entirely on intrinsic qualities of the soil, and so the usual objection, I trust, will not apply here. Details are given in No. V. Statement.

227.—The great danger in *not* having interior classes is this ; that villages having the richest soil, and therefore the largest profits, escape with a comparatively lighter assessment than they ought to have ; while poverty is apt to be overtaxed ; for granting that such tendencies ought to be removed, when the actual Jumma is being fixed after a careful review of all circumstances, still the assessor is led to forget the Revenue Rate Jumma is fixed *on an average rate*, and so the inequality he was trying to remove very often becomes repeated in the new settlement. At least this has been my experience, and so there is danger in not having classes as well as in resorting to them.

228.—On the other hand I concur in the opinion it is better to avoid them if possible. To do so, it is essential to fix a greater number of circles with fewer villages, and I can fancy the general principles which regulate the difference of fertility will not admit of this in some districts. Water is the chief element of fertility whether from rain or springs, and it is quite possible for a tract containing 150 and 200 Estates, to be generally of uniform productiveness. It may be flat table-land in the centre of a Doab, where the fall of rain is the same at one end as at the other ; or no great difference in the depths of water in the wells ; or the whole of it may be irrigated by a net-work of streams with branch water-courses.

Under such circumstances a large circle must be maintained ; still there may be rich and poor villages ; provision for which may be necessary in separate classes, to arrive at anything like an appreciable comparison.

229.—That there is a difference in fertility of individual villages, I can bear my testimony. It is sometimes most marked, there may be a rise or a sudden dip affecting not more than 5 or 6 Estates ; there may be some low rice lands, or there may be a slope facilitating surface drainage, which often brings a deposit of good and bad soil. Hence it is we find land within one village divided into classes for internal assessment, while in the surrounding estates no such practice is followed. In the Churkuree Mehal they universally preferred to assess wells by first grouping them into classes.

230.—The best proof however of these discrepancies is the existence of differing rates as regulating the Hakimee share of the produce. I looked a good deal to the **Zubtee rates ad-**duced in proof. **See this in Map No. 11 in Atlas.** *Zubtee and Batai* rates to guide me in fixing the class, other than the 2nd or average, in which the village should be placed ; and I consider this guide a good and reliable one, not open to the objection generally brought against the system of interior classification.

231.—Besides this I had the following aids in fixing the classes ; the quantity of land with different kinds of soil ; position of village whether in the heart of the circle or in its outer limits ; if the latter, whether contiguous to a richer or a poorer tract ; the depth of water in well ; and the grouping of Chowdrees and Tehseeldars ; where-with I could test my classification.

Soils adopted as basis of assessment. **See this in Map No. 6 in Atlas.** 232.—The soils were recorded at time of measurement. They were found to be capable of arrangement into four distinct classes. The local names were kept more to shew general fertility of villages, than for any other purpose.

The people seemed to make little use of them as basis of assessment, so they were not adopted by me. Indeed it would always be difficult to rely on area so recorded. I preferred then to keep to the main denominations, as

- 1 *Gohera*.—Manured.
- 2 *Rohee*.—Clayey.
- 3 *Doshahce*.—Neither clay nor light earth.
- 4 *Meyra and Tibba*.—Earth with sand, dry and sandy.

Chahee.—Or wet from irrigation.

Silabee.—Naturally moist.

Buranee.—Dry dependent on rain.

233.—The district being a very highly cultivated one with little land for pasturage ; and the present being the first regular settlement ; and the people greatly reduced by high taxation under former settlement, it appeared to me unnecessary to bring any "culturable" land under assessment, but land not cultivated for 2 years only and recorded as "lately abandoned" has been generally rated the same as "Buranee" or a little below.

Culturable land not assessed.
234.—The "assessable" area having been ascertained as above, the next stage was to go over the villages as thus divided into classes, either with one of my assistants or with the Tehseeldar direct, together with his and the Canoongoe's reports as to working and pressure of Summary Settlement. Balances of former years, cause and extent of distress, opinion of Tehseeldar as to a fair Jumma, were noted down, and a further allotment of villages was made with reference to their being heavily, moderately and lightly settled.

Tehseeldar's opinion taken.
235.—Average test rates were then applied to discover defects in classification, and wherever such came to light, further enquiry was made. If the test Jumma came out very high or low, the cause was scrutinized. If it was owing to faulty measurement or inaccuracy in recording the denomination of area rated, the error was proved and removed. If there was special cause for the unexpected result, it was approved and a note made of the same for the assessing Officer.

Test rates applied.
236.—This operation however, could tell us nothing as to what should be considered a fair and just demand. In the absence of previous receipts, and keeping in remembrance that Summary Settlement was altogether too high with reference to the average Price Current for 30 years, I resolved to frame new Estimates, and the following have proved very serviceable.

New Estimates proved desirable.
See map No. 10 in Atlas.

I. Chowdrees Estimate.

III. Well Estimate.

II. Plough Estimate.

IV. Produce Estimate,

237.—The first was collected as I visited each village. It was tested by enquiries made separately by my Assistants, and again by me with the aid of known appraisers, (Kunoes.) Thus I had sometimes three opinions to compare

Chowdree's Estimate.

with Tehseeldar's Estimate previously taken. Generally I found Chowdrees recommendation, on the side of a lenient though, not always a light Jumma. I found them to be depended upon, regarding the condition of villages, and so was able to check partiality or palpable attempt at imposition.

238.—The Plough Estimate was formed by applying to the number of Ploughs any local rate known or adopted in Sikh times. In villages farmed to Raja Golab Singh this mode was found to exist. Kardars sometimes introduced such rates on a fixed scale. In south of Pergunah Phaleean in Goojrat District, I found they ranged from 16 to 24 Rs. per plough, but this was a tract almost exclusively irrigated. In the Churkuree of this District the Bach was often thrown, at so much a plough. The capabilities of neighbouring tracts being weighed, it was not difficult to eliminate a scale of rates on a given number of villages known to be lightly assessed situated in different circles. Sometimes different rates for classes have been accepted, but more generally I have kept to uniform rates. The highest is 30 Rs. in Aikwala, the lowest 13 in Bhurree, representing the richest and poorest tracts.

239.—The well Estimate was framed in a new way suggested to me by an old Canoon-goe. I could not do without some auxiliary Jumma deduced on the number of wells *actually in use* in the Churkuree, in which tract it has been most servicable.

240.—Here the fiscal capacity of a village depends entirely on the fact that the land is artificially watered. The wells must be in use, and there must be a certain number of cattle per well to work them. Had merely a Jumma been deduced from rates on irrigated and unirrigated area, the chances are that in a tract where so great impoverishment had taken place, and so many wells had been abandoned for want of cattle, men and means, the full extent of the pressure of former taxation might have been overlooked, and a new Jumma been announced which would have given great dissatisfaction. The Putwarree recorded the area as "irrigated" which it may have been during the last year; but special causes might have been at work to deprive the village of the means of keeping the well going, and so it became expedient to have a "Well Estimate."

241.—The way in which I was able to make this is shewn in appendix No. 19. A well with an average area was taken, cropped with the usual produce (for which there appear to be fixed rules) the gross out-turn was calculated

Very necessary in Churkuree Mehal Tract.

Capabilities of an average well considered and explained.

Appendix No. 19.

by applying average prices to average yield, which was turned into cash value. The expenses were then gone into of labour, seed, feed of bullocks, and expenses of family dependant on the produce, and these deducted from gross produce, to shew at what rate per acre sufficient margin of profit could be allowed. I find that if Government demand is fixed at Rs. 2.8 per acre, the rate per well amounts to 75 Rs. leaving a profit of only 7 per cent; while if it be confined to Rs. 2 the rate would be Rs. 60 per well, leaving a profit of 13 per cent to the proprietor in return for his capital. The former would stand at something less than $\frac{1}{3}$ th, the latter would be exactly $\frac{1}{3}$ th of Gross Produce; but this assumes that the well is fully provided with five yoke of oxen.

242.—Now we are able to test whether 2.8 is a fair rate all round for irrigated land in the Churkuree in another way. It appears during Sikh times there was a system of well assessment well known under the name of "Sudda Singh's Chukao," consisting of 1 R. per Ghumao for *all* the crop sown in autumn, and 1 pund per kunal (= to 24 mds Kucha) for the Rubbee without reference to any particular crop grown, which was equivalent to 1.8, per Ghumao more for the rubbee;—in all giving a rate of 2.8. The rate was resorted to as a "pis aller" when no terms could be come to between the Kardar or Jagheerdar and the cultivator. It was fixed by Sirdar Sudda Singh apparently with much care and considered a payable rate, though hard on the cultivator, as it only left him sufficient to live upon in bad seasons.

243.—This being the case, and considering it was an object to fix a *light* assessment, I have preferred 2 Rs. per acre as an average rate which gives 60 Rs. as a fair well rate in the Churkuree tract when there is a full staff of oxen. Assuming this as an average, higher and lower rates were tried in tracts of varying fertility. When looking over the rough "Bach" papers under the Summary Settlement it was not uncommon to find 90, 100, and even 120 Rs. as the amount paid to Government by the owners of one well, and here was one of the chief causes of villages totally breaking down. The highest rates now adopted have been 90 and 84 Rs. and that only in the richer villages of Aikwala and Churkuree. The general maximum limit has been 75 Rs. the average 60 Rs. and the lower rate 50 Rs. and 40 Rs. Applying these rates to the number of wells "in use" and a moderate "Burane" rate to all other lands recorded as "unirrigated" or "lately abandoned" a "well Jumma" has been obtained.

244.—The Produce Estimate has been worked out on the same principle as has been so clearly explained in Mr. Temple's Report on Jullunder. I shall only briefly state **Produce Estimate** **hitherto fixed at one-fourth gross Produce.** then that instead of the average Price Current being for 10, it has been extended to a period of 30 years ; and though $\frac{1}{4}$ th of the Gross Produce has been taken to give the Produce Jumma, I have regretted that I did not fix $\frac{1}{3}$ th as there can be no doubt that $\frac{1}{4}$ th is far too high. The produce was ranged into four orders of value, and the detail calculation for each circle and class can be seen in the elaborate return appendix No. 3.

245.—In making an Estimate of this kind so many elements have to come under consideration, it is liable to error, but if the enquiry is carefully made, which **Is liable to error but can be accepted as an Estimate.** has here been aimed at, the evil is reduced and becomes uniform throughout. After all it is but an auxiliary Jumma and answers the purpose for which it is required pretty fairly.

246.—The only objection I take to it is in the share to be assumed as what Government is entitled to. Of this I am certain that any assessment would break **One-sixth share more justifiable.** down if really it amounted to $\frac{1}{4}$ th of Gross Produce. The question to grapple first of all is "what is a fair proportion?" Scripture tells us Joseph took $\frac{1}{5}$ from the Egyptians Gen.—XLVII 24, 26. Sudda Singh's well assessment would seem to indicate that $\frac{1}{3}$ th was taken even in tracts like the Churkuree, fertilized by capital and labour. The calculation worked out of the capabilities of a well holding above alluded to draws us more forcibly to the conclusion that $\frac{1}{3}$ th allows a safer margin of profit, and if I turn to the information collected and reported to Government in North Western Provinces, it would appear, that there it was believed the Government demand had been fixed nearer $\frac{1}{3}$ th and $\frac{1}{2}$ th of the Gross Produce including everything even the value of straw, cotton stalks, reserved seed, produce of the dairy &c.

247.—In fixing this proportion I think it proper to compare what may be considered as **Custom and Law compared as to Govt-share.** having been taken by the Sikh Government for the "Hakimee" share, and what the Settlement Code (Mr. Thomason's Directions) requires at our hands. I will place them side by side, but in doing so I fear I must shew the most usual method by which the former was determined.

The process of Kunkoot was as follows:—

The produce of 10 fields gives say 120 maunds, the appraisement called "Nuzurandazee" or *Kucha Kun* would be fixed at 100.

From this a deduction called "Chot Sewaie" is allowed, and on the remainder or the "*Pukka Kun*" the Government share is taken either $\frac{1}{2}$, $\frac{2}{3}$, $\frac{1}{3}$ or $\frac{1}{4}$, as the case may be:—

| | Mds. | Seers. |
|--|------|--------|
| Gross Produce, ... say | 120 | 0 |
| Amount appraised or " <i>Kucha Kun</i> ," ... | 100 | 0 |
| Deduct " <i>Sewaie</i> " usually 20 per cent for agricultural expenses, | 20 | 0 |
| Balance " <i>Pukka Kun</i> ," ... | 80 | 0 |
| Deduct " <i>Chot</i> " @ 5 per cent, ... | 5 | 0 |
| Net Produce, ... | 75 | 0 |
| Government share being usually $\frac{1}{2}$ gives ... | 37 | 8 |
| Add Lumberdaree and for Proprietor's " <i>Biswee</i> ," being a rent charge of 4 " <i>topa</i> " per " <i>mun</i> " on 75 Rs. the Net Produce, ... | 4 | 30 |
| Add also " <i>Kurch Tehseel</i> " @ 1 <i>topa</i> per " <i>mun</i> " on 37-8 the Government share gives ... | 2 | 15 |
| Total taken from Cultivators, ... | 44 | 13 |
| Leaving to Cultivators including cost of cultivation on ... | 55 | 27 |
| | 100 | 0 |

In other words the proportion comes out thus:—

| | Mds. | Seers. |
|-------------------------|------|--------|
| Cultivator's share, ... | 55 | 27 |
| Proprietor, ... | 7 | 5 |
| Government share, ... | 37 | 8 |

equal to $\frac{1}{2}$ the net Produce, or about $\frac{1}{3}$ *Gross Produce* assumed at 120 Mds. the original Estimate of appraisement.

The proportion enjoined by existing rules is that Government should not demand "*more than two-thirds*" of what may be expected to be the *net produce* (para. 52), but this has lately been altered in N. W. Provinces to $\frac{1}{2}$ *assets*. Taking the same figures the account may be shown thus:—

| | Mds. | Srs. | Mds. | Srs. |
|--|------|------|------|------|
| Gross Produce, ... | 120 | ... | | |
| Deduct expenses, ... | 20 | ... | 0 | |
| "Chot," ... | 5 | ... | 0 | |
| Proprietor's charge for rent, ... | 7 | ... | 5 | |
| Cost of Bullocks and Farm | 30 | ... | 0 | |
| Servants, ... | | | | |
| | | | 62 | ... |
| Balance as Net Produce, ... | | | 57 | ... |
| Deduct Govt. demand, not to exceed $\frac{1}{2}$ = | | | 28 | ... |
| or $\frac{1}{4}$ th of Gross Produce assumed at 120 Mds. of the probable out-turn. | | | | |

248.—Here then we discover that the Sikhs appropriated as much as $\frac{1}{3}$ rd share, and this

One-third of Gross Produce taken by Sikh Government.

I think probable, but then it will be remembered that they performed the functions of a landlord. They helped in repairing wells and even constructed them, and though the ratio may seem high it is doubtful whether they really did get at a full approximation of the out-turn ; under the system of Kunkoot many facilities being afforded for concealment.

249.—That our Government should fix its demand at $\frac{1}{4}$ th in N. W. Provinces, must be explained.

One-fourth required by Law, but as a maximum only.

In the first place it is not enjoined that $\frac{1}{2}$ of net produce be taken but that "not more than $\frac{1}{2}$ be demanded." This then is a maximum not to be exceeded. I am convinced when the actual Jumma is fixed after Revenue Rates have been applied, the proportion seldom exceeds $\frac{1}{3}$ th, and is nearer to $\frac{1}{4}$ th of what I call here the Gross Produce, viz : the value of the entire crop. This then is what appears to me as a fair share, and in fixing the new Jummas, I have endeavoured to keep about this limit.

250.—In all our assessments we should be very particular in not exceeding $\frac{1}{4}$ th in tracts

One-sixth share should never be exceeded.

where the cost of agriculture is not great, *e. g.*, in low river tracts, or where rain is abundant, or where cultivation is and can be successfully carried on with oxen, which do not cost more than 30 Rs. a yoke. But where production is effected only by a large outlay of capital, where lands are of a dry description, away from rain and rivers, and valuable only in proportion to the water supplied by artificial irrigation, and where this again can be maintained only by large cattle costing from 50 to 60 Rs. the yoke ; there again I am inclined to go further, and say taxation should never be pitched higher than $\frac{1}{4}$ th and $\frac{1}{4}$ th of Gross Produce, in order that a *larger margin* may be left as a return for capital and for unforeseen causes which may any day occur to disturb the stability of profits.

251.—Starting with these principles and Estimates, I was in a position to consider how far

Revenue Rates how evolved.

Summary Settlement Jumma required alteration. Rates were then eliminated for each denomination of wet, moist, and dry land by assuming relative value of each according to proportions locally acknowledged, and by distributing the total Jummas according to those proportions, on the total area of each denomination for each class. These rates were then compared with each other and Summary Settlement rates, and one circle of

N. B. The rates are given in map No. 10 in Atlas, also in assessment Portfolio.

assessment with those of another ; till we were able at last to deduce Revenue rates fit for approval. The Revenue Rates were then applied

to each village, and a fair Jumma was determined to compare with Summary Settlement.

252.—In fixing the new assessment I had further to help me the rates adopted in Goojrat, Goojranwalla, Amritsur, and Goordaspore. Some of these are shewn in the assessment map.* Consideration was had to no one particular circumstance, but to everything that bore on the condition and capacity of villages, such as caste of proprietors; quality of soil; population; state of village; style of crops produced; means of irrigation; all of which were expressed in percentages, so as to facilitate comparison one village with another.

Rates of neighbouring Districts compared.

* **Appendix No. 1.**

253.—This information was very carefully embodied in the village Statements No. II. and III. The remarks were filled in by myself. I spared no labour to make this a complete record. It was in English, and by the side of it I placed the Revenue survey maps, and all were bound up in 19 volumes (Bujwant excepted) and made over to District Office; but I regret to say were destroyed by the mutineers. The forms were improved to suit the requirements of the District; but my labour in 2,000 villages has been annihilated. I annex a specimen (Appendix No. 20) to shew what was done.

Nos. II. and III. village statements drawn up, but destroyed.

Appendix 20.

254.—The assessments when announced generally gave satisfaction, but the years 1852, 53 were very trying. There was much distress abroad, people were very discontented. The Jummas were announced as quickly as possible after the measurements in each Purgunah had been concluded; still the Khewut operations took two years or so after the assessment, and I have no doubt there was much reason for complaint owing to bad seasons, and prices continuing cheap.

New assessment impeded by bad seasons, and low prices.

255.—In several of the circles I was forced to revise the new Jumma. I did so willingly wherever pressure or faultiness was proved to exist; still after the 2nd year improvement became apparent, and everywhere signs of contentment began to shew themselves.

Revision made wherever necessary.

256.—Before the Jummas were announced they were subjected to the scrutiny of several distinguished officers, Messrs Temple, Barnes, Raikes, and Edmonstone. The Financial Commissioner traversed the District, and many of the papers

Assessments overhauled by superior authority.

were previously reviewed by Sir John Lawrence, all of whom have expressed themselves satisfied with the results.

257.—The Tehseels of Zuffurwal and Sealkote were first announced, then Pusroor, and finally Duska. The Churkuree Mehal assessments comprising some 600 estates were all brought out at the same time, as a further consideration of the status of wells had to be made, and it was here that the greatest reduction had to be given.

258.—I received much assistance during assessment from my Native Extra Assistant Commissioners, Kaim Ali, and Fyzool Hussun, who, in addition to their arduous duties, supplied me with most useful information regarding the exact condition of nearly every village in their divisions.

259.—With their co-operation I was enabled to prepare in English, 5 volumes containing every possible data regarding the circumstances and capabilities of wells in every village in the Churkuree Mehal. They showed me at once the extent of impoverishment that had taken place, and by a classification of wells I could test the pitch of the well Estimate with greater satisfaction. I have transferred these papers to District Office as they will be constantly required for reference.

260.—In the entire District 11 villages have been farmed according to provisions of Section 4, Regulation IX of 1825, owing to recusancy on part of the proprietor to take the engagements. They are all situated in Duska Tehseel. Every possible plan was adopted to avoid recourse to such a measure in a first settlement especially, as it was high taxation that led to impoverishment. I reduced my Jumma till I was satisfied of its lightness; they still held out, so farm became inevitable.

261. The 3 first and last were taken by Pundit Sheo Shunkur, resident of Goenke; Nos. 18 and 10 by Jawahir Mull of Wuzeerabad; No. 11 by Thakoordass of same place; No. 12 by both conjointly, No. 9 by Chowdree Mohamed Khan of Jelalpoor; No. 134 by Chowdree Hakim Singh of Duska; No. 130 by Raja Faqeeroola Khan who resides at Wuzeerabad, a man of great wealth and position. They have all been separately reported and received sanction of Financial Commissioner

Farms.

| No. | Village. |
|-----|----------------------|
| 310 | Kottee Nircutee. |
| 22 | Jadeh. |
| 23 | Noukuryan. |
| 18 | Behroopgurh. |
| 10 | Huseinpoor. |
| 11 | Rundheer Khas. |
| 12 | Huseinpoor Rundheer. |
| 9 | Jemalpoor. |
| 134 | Jehangeer. |
| 130 | Nikka Kyla. |
| 29 | Galibkee. |

By whom taken.

262.—The only other village in which coercive measures had to be taken was Meetranwalla in Pergunah Sumryal. There are four Turufs or divisions in this large estate. One of these Punjgeraien had become utterly impoverished. The proprietors had absconded, no one knew where. Proclamations were issued without result. The whole village was in a very bad way, the other proprietors refused to have anything to do with the 4th division. They clamoured for separation of interest and refused to take up engagement until this was done. I revised my Jumma three times, and at last gave an assessment which they admitted to be light, and ready to take up, if their request was granted. I perceived it was for the general interest to cause complete separation. Turuf Punjgeraien was created into a distinct Mehal and re-assessed, and as no one would take it up it was transferred in perpetuity to Raja Faqueeroola-Khan with sanction of Financial Commissioner, on special grounds, set forth in English correspondence.

263.—With these exceptions the new Jummas were taken up *readily* and gave satisfaction at the time ; but after the close of Settlement operations, and on my return from England in 1858, owing to destruction of entire records which had been made over to District Office, the Settlement was re-opened in 1858-59, Revision of Jumma being thought advisable in several of the " Chuklas."

264.—In the Durp of Zufferwal, some 26 villages transferred from Pergunah Narowal had been assessed by Mr. Morris, and as general reductions had been given in that Pergunah a year before, it was thought fair to bring these villages down to same level.

265.—The Deg Kundee tracts of Zufferwal had suffered by changes in the stream, and there were three or four villages affected by stress of season ; some relief was called for.

266.—In the lower portion of same tract great damage had been caused by the Deg taking quite a new channel overflowing nearly to the walls of Killa Sobha Singh, and on the east of Dhoda into Reya Pergunah ; whereas formerly much of its water supplied beneficial moisture and irrigation to villages south of Sokunvind and Killa Sobha Singh. Desiccation ensued from the change ; another Murrain too had carried off cattle in several villages during the year 1856-57 ; so I went and visited these villages, personally inspecting each myself and gave large reductions.

267.—Again in the Churkuree Mehal of Tehseels Duska and Pusroor it was found that the

**Relief given in
Churkuree to allow
further margin of
profit for Rent.**

Jumma, though I had already given a reduction of 24 and 18 *per cent* on

Summary Settlement was still felt to be too high, and one proof of this was

adduced that there was no such thing as "Rent" taken from cultivators. The landlord ignored his liabilities, because the land was occupied by another and he received no rent; the cultivator was indifferent to improvement or the repairing of wells when they fell in, because neither land nor well were his property. The reason of rent not being taken was partly owing to ignorance,—people thought that because they got no such receipts under a grain system, they could not claim them now, though recorded as proprietors;—partly owing to the country being still reduced from former over-assessment, and being wanting in population, landlords consulted their interests in not claiming rent, fearing their tenants might throw up their lands, which would have involved the former in additional liabilities, and this they were everywhere loath to assume.

268.—In Charwa, Jutatur, Pusroor, Doshahce, and Bet of Sealkote, some very trifling alter-

ations were made. In Churkuree of Sealkote and Kalur, three villages

*** Assessment of each
Chukla reviewed.**

only needed further relief. In other respects in all these circles the new

Jumma in 1858-59 after a trial of five years *was working very well*, and the collections reported *to be easy*.

269.—In the six remaining circles, viz., Bhurree, Durp of Pergunah Hur-do-Killa, Neanda,

Bet of Sumryal, Vela, and Aikwala, the Jumma was known to be light,

**No relief required
in 6 circles.**

the people *quite satisfied*, and the revenue paid in with regularity.

270.—In the Settlement now reported, Khalsa and Jagheer villages have been treated

**Settlement takes in
Khalsa and Jagheer
villages.**

alike. None were excluded from assessment. Of the former there are 1,590 ;

of the latter 386 Estates ; total 1,976 ; including 26 villages (the Khalsa

portion of Bujwant,) but exclusive of that portion of this tract held in Jagheer by Raja Tej Singh.

271.—The whole of Bujwant was assessed by Captain Mackenzie in A. D. 1856, but

the Raja's portion was not announced under orders of Government. This

**Settlement of Buj-
want postponed.**

has lately become Khalsa on the Raja's Jagheer being consolidated round

Bottala, but is not included in the remarks here made as the totals of the District had been made up some time previously. It will be taken up in a separate section below.

272.—The above explanation given, I can now proceed to shew the general result for the District by a comparison of former with new assessment as at first announced, and then subsequently modified in 1858-59 thus :—

Vide general abstract page No. 7 given in assessment portfolio Appendix No. 2.

| | |
|--------------------|------------------|
| Former assessment | Rupees 11,43,765 |
| New assessment | „ 9,35,105 |
| Revised in 1858-59 | „ 8,82,464 |

In the entire District (the Jagheer portion of Bajwant excepted), a reduction of 19 per cent was given, but being found insufficient was lowered to 23 per cent.

273.—The relief afforded amounting to Rs. 2,61,300 may be considered a large sum, but certainly it is not more than was absolutely necessary, considering the distressed state of the District, and that Summary Settlement was pitched considerably higher than what may be assumed to be a fair demand if based on an average of 30 year's prices, instead of the three very dear years taken preceding that Settlement. I have shewn * before that Summary Settlement was erroneously based on grain receipts of Sumbut 1901, 2 and 3, the average of which was commuted into cash value at rates 40 per cent above a proper average of prices. We are told that a deduction of only 10 per cent was allowed when Summary Settlement was fixed, so it may be inferred from this calculation that the old taxation was still 30 per cent higher than it should be. Looking at the fiscal result in this light, a reduction of 23 per cent now proposed will not appear unreasonable.

Being a reduction of 23 per cent.

*** Paras: 211, 212 and 213.**

274.—The result of the new Settlement as affecting the Government Revenue, can be best shewn by separating the Khalsa and Jagheer totals, and to do this I transfer the abstract of No. V or General Area Statement thus :—

Financial result.

| | <i>Total.</i> | <i>Jagheer.</i> | <i>Khalsa.</i> |
|---------------------------|---------------|-----------------|----------------|
| Former assessment, | 11,43,764 | 1,82,185 | 9,61,579 |
| New assessment, | 8,82,464 | 1,54,452 | 7,28,012 |
| | <hr/> | <hr/> | <hr/> |
| Decrease, | 2,61,300 | 27,733 | 2,33,567 |

or a reduction of Government Revenue of 2,33,567 being 24 per cent on the former receipts paid into the Treasury.

275.—It should be however stated here that of the 7,28,012 assessed on the Khalsa area, a sum of 33,077 has accrued from resumed mafee. This being entirely new Revenue, must be credited to side of increase ; the net decrease representing the actual relief afforded will therefore stand at 2,66,567 Rs. somewhat higher than what is given in preceding para., and amounts to 27 Rs. per cent reduction, *nearly coinciding with the limit of relief* I have there assumed to be required.

276.—The Jumma from Resumption is made up of Rs. 5,790, assessed on entire villages which have lapsed in Pergunahs Sealkote, Murakeewal, Zufferwal, Duska and Sumryal, and 27,287 Rupees estimated at Revenue rates on 16,663 acres of small mafee plots 2,229 in number, which have been brought on the Rent Roll.

277.—The remaining mafees that had been released were abstracted at the end of the village Khuteonees, and when the khewuts were being attested opportunity was taken to fix on each a Jumma according to Revenue rates, but I am not quite satisfied with this mode of assessing them. They have often been objected to by the Mafeedars, and certainly I think each holding should be assessed according to its merits. This was not done, as it involved additional labour, and it was scarcely desirable to send for Mafeedars living at a distance to impose microscopic assessments at a time when they had been released, and the grantees preferred generally to collect their dues *in grain*.

278.—Besides lands hitherto paying revenue, care was taken to bring under Settlement all "Rukhs" or Government grass preserves, gardens, and "Nuzzool" property of every description that admitted of being placed on the Revenue Roll. Claims were heard, and wherever possession supported by the exercise of substantial right could be proved, Judicial decrees were given either to the occupant or Jagheer-dar, or Mafeedar, and Settlement made with the party direct. Every acre of Nuzzool land has been investigated *de jure*, and where the ownership has been decreed to Government no fresh claims should be heard, as proclamations were issued inviting claimants to come forward.

279.—It was not easy to put an assessment on Gardens or groves. Generally, the area was too small that even the highest irrigated rates could scarcely give an appropriate taxation. The plan I adopted particularly if the income was

derived from trees, was to ascertain the yearly value of the proceeds, $\frac{1}{4}$ th of which I fixed as the Government demand ; which was added to the Jumma of village, and separate engagements were taken from the proprietors.

280.—I found that most of the Rukhs were lying untouched. They were not required for Government purposes. The Cavalry at Sealkote preferred to send their grass-cutters to the low lands in the direction of the river. Trees which abounded in some of the Plantations had all been cut down by former contractors.—Other Rukhs were not fit to grow grass in. It was accordingly thought better to encourage their cultivation ; the smaller areas within village boundaries were restored to the old proprietors. Such as were separately demarcated were nearly all decreed to be the property of Government. Some were given out in clearing leases. Two have been given away in grants for loyalty during the mutiny. In four more, institutions for reclaiming criminal races have since been established.

Some Rukhs given back to proprietors.
Vudala Sandooan, Pergunah
Duska ; Jehanekee, Pergunah
Zufferwal.

Only two Rukhs out of 17 now remain as such ; the former should be put up to auction, the latter is poor land on the bank of a sandy river, and is unfit for cultivation ;—no one will take it.

281.—Wherever clearing leases were taken, I made a point of fixing very light rates, and I am glad to learn the work of reclamation is going on rapidly. In the terms—residence, and the building of a certain number of houses within fixed periods, were insisted on.

Clearing Leases.
Appendix No. 18.

A separate return giving the Settlement of each "Nuzzool" plot is attached to this Report. See Appendix No. 18.

282.—In addition to the Government revenue the usual cesses will be charged amounting from 15 to 17 per cent on Jumma, being made up of 5 per cent for "Sewale" charges. Lumberdars ; varying rates from 3-2 to 5 Rs. for Putwarees ; 1 Re. Road Fund ; 1 Re. School Fund ; and 5 Rs. Mulba. The last is not limited to this sum in all villages ; if a smaller amount is incurred as village expense, then Lumberdars are not to take the full percentage ; if again actual expences exceed 5 per cent, the Lumberdars can claim reimbursement by special application to the Collector. In some villages where the community have compounded for 7 per cent for the period of the Settlement, the higher rate must be strictly adhered to.

Instalments of Revenue when due.

283.—The Revenue instalments have been fixed at the usual dates in May and June for the spring, and November and December for the autumn. In Zufferwal and

Chahur Pergunahs, to allow time for sale of the sugar out-turn, some 44,000 Rs. will be paid as a 3rd instalment in February. Excepting these villages, and one instance in the Rubbee where in Pergunah Pusroor 23 Rs. will be paid as 3rd instalment, the proportion will be half and half in all the Pergunahs. The people were left to arrange this to meet their own convenience, and have adopted equal proportions of their own accord.

* See Appendix No. 12.

284.—It will be seen that I have not regarded Pergunah divisions in arranging for the distribution of assessment, preferring to keep to the order of zones and circles, instead; as the Pergunah limits were subsequently so arranged as to agree with these subdivisions. To save time and writing I have thought it better to group together all my data and any instructive facts bearing on the assessment in a separate portfolio and map which accompanies this Report. I shall therefore only give here a general description of these fiscal circles and the results of assessment arrived at in each.

Assessment circles described.

App: Nos. 1 and 2.

Division into 5 zones.

See Maps Nos. 4, 5, 6 and 7 in Atlas.

peculiarities :—

285.—I have already reported that the District contains five distinct zones, the one differing from the other by some marked

1. High, central or dry.
2. Low Eastern, famous for sugar.
3. Alluvial, or wet from river.
4. Deg Valley, or wet from Deg.
5. Churkuree, irrigated from wells.

Each of these were again subdivided into "Chuklas" or separate circles of assessment.

The first zone containing

286.—In the first zone there is a cluster of villages round Khanowallee and Chewinda lying somewhat in a hollow, partially irrigated from wells. Here the soil is of a better stamp, supply of water in the wells more sure, the villages in a more advanced state of cultivation, and chiefly held by Jats. This formed the best circle in the zone, and was called "Jutatur." Again to the east of Pergunah Sealkote the country was very high, water very deep, defying construction of wells, production expensive. It is the poorest portion and so called "Bhurree," and was kept in a separate circle.

(1.) Chakla "Jutatur."

(2.) "Bhurree."

To the north of Jutatur stretching from Bajra to Charwa, along the frontier, there was a tract of a better stamp than Bhurree, and yet not so productive as Jutatur.

(3) "Charwa."

This formed a 3rd circle called "Charwa." While the villages to the south, about and below Pusroor, received less rain, had no irrigation, yet had a better soil than Bhurree and quite different from Jutatur; they were grouped into a 4th circle named after "Pusroor."

(4) "Pusroor."

287.—The second zone extended into Pergunahs Shukurgurh and Reya. It is commonly

The second zone containing (1.) Chukla "Durp."

known as the "Durp." As portions of this tract lay in Zufferwal and Pusroor Tehseels, they were kept as two circles, but they are the same. It

is a rich tract in which rain sinks well into the soil, and water is close to the surface, irrigation is easily supplied by wells, *Zubtee* crops are produced even without irrigation, and sugarcane is abundantly grown. In the north corner of the zone the soil is not so good because sandy, and

(2) "Doshabee."

the villages of less productive capacity; this was formed into a 2nd circle called "Doshabee" from the prevailing soil.

288.—In the alluvial zone, four circles were selected. The "Bhet," containing villages

The third zone containing

- (1.) "Bhet" (Sealkote.)
- (2.) "Neanda."
- (3.) "Bhet" (Sumryal.)
- (4.) "Vela."

actually affected or kept moist by the river, the upper villages of Sealkote

being altogether more fertile were separated from the Bhet of Pergunah

Sumryal; "Neanda" a low tract between the Bhurree and river;

and "Vela," a wild open country covered with long grass, and not long reclaimed between the river and the high bank extending from Sumryal to Kopra.

289.—The fourth zone was made up of the villages affected or watered by the Deg, a

The fourth zone containing (1.) Deg Kundee (Zufferwal) (2.) Do. (Pusroor.)

troublesome stream that flows through the entire length of the District.

Two circles were selected, the upper or as much as lies in Zufferwal and

the lower in Pusroor Tehseel. The same rates were adopted in both except that the "Silabee" in 2nd and 3rd classes of the latter has been rated slightly lower, and certain villages in the extreme south having less rain and differing essentially from those above Sokunvind, it was found necessary to group them into a 4th Class.

290.—The chief element of production here is the Deg, but it is a fitful stream constantly

Character of the Deg stream.

changing its channel. The water generally divides at Dhoda where the

discharge is fairly distributed by the one channel to the villages in Reya

Tehseel, and by the other to those of this District, great benefit is derived from the inundations; but lately the chief flow is towards the former, thereby the Reya estates get swamped, and those in this District suffer from desiccation.

291.—Thus, then, this tract will require to be watched. I have given light Jummas to allow of greater margin for losses, and in the assessment map have indicated the localities subject to floods, and where new channels have been formed within the last seven years.

New Channel of Deg recorded on map.

292.—But to pass on to the *fifth zone* or the celebrated “Churkuree Mehal,” so called from the Churk or system of irrigation supplied by the Persian Wheel being the chief feature. Here every acre of land is irrigated. Production is feasible only on these terms. Indeed it is *water* that constitutes property, not land. The man who sinks or owns a well, and has a full complement of bullocks to work it, is able to produce excellent crops. The soil is fine consistent earth, and naturally fertile ; but whether it is that the surface of the country is too much on a slope, by which the rain flows off too quickly before it has time to sink into the soil ; or whether from being situated high with a soil mixed with sandy particles, the water supplied from ordinary falls of rain is liable to quick evaporation ; I cannot satisfactorily explain. This however is certain that crops without irrigation are very poor and are sparsely grown. Unirrigated land then may be held to be the worst in the District.

The fifth zone containing The Churkuree Mehal.

293.—The average cost of a well is 200 Rs. the depth of water from 25 to 30 cubits. They take from 25 to 50 Rs. yearly to keep in repair. Formerly the Sikh Government helped to keep them in order and sometimes to restore the old wells. From 25 to 40 acres are usually attached to the well, but I have sometimes seen areas of 50 and 60 acres, even to a single well. Here and there they may be found with two sets of well gear, these are commonly called “Dohutta,” “Dochoothee,” and possess 80 acres. Generally five yoke of oxen are required to maintain security for full production, and their cost ranges from 30 to 60 Rs. a yoke.

Cost of Wells.

294.—The area irrigated depends entirely on the number of oxen. I do not perceive that there is much difference in the end, for though in other parts of the country we generally find from 10 to 15 acres the utmost to which irrigation can be extended from one well ; *here* the difference merely consists of this, that the full area (say of 30 acres) only gets half the supply of water, whereas elsewhere the 15 acres would be fully irrigated ; so that the point kept in view was to see that the irrigated rates were fixed at a level of $\frac{1}{2}$ of what are adopted in less exceptional tracts.

Area irrigable by an average well.

295.—In determining a system of assessment for such a peculiar tract, attention was directed mainly to a correct enquiry into the *actual status* of villages, *e. g.* the number of wells in use, and the number of bullocks in existence. Comparing these with what was required to keep up the full cultivation, the exact measure of distress or deterioration was elicited.

Assessment made on actual status of Villages.

296.—It was in the Churkuree that the Summary Settlement broke down signally. In 625 estates, containing some 7,000 wells, there was one sad picture of disaster from over-assessment; 1,200 wells were lying out of use; the land became uncultivated; bullocks had been carried off by two great murrains. This coming upon villages already over-taxed increased their difficulties. Then there came two years of very low prices just preceding the year of new Settlement. The effects of impoverishment were so great as to strike deep root. Tenants threw up their holdings; Proprietors absconded. Here and there I found whole villages denuded, and scarcely any village in which some "Turuf" or subdivision had not become totally insolvent.

Summary Settlement broke down entirely.

297.—One of the chief causes which aggravated the evil was the absence of any defined system of internal assessment. No Summary "Khewut" or "Bach" papers were drawn up; the co-partners were at the mercy of the headmen, who, to meet the liabilities of wells that had collapsed, or of absconded parties, were forced to throw the burden on the rest of the villagers. The Jumma of six wells, for instance, was thrown on to the owners of five, and when the fifth well for some reason could not be worked, the profits of four were drawn upon (under the application of the principle of joint responsibility) till there was no vitality left, and the confusion became heart-rending, the burden intolerable.

Impoverishment aggravated by absence of Khewut.

Estates classified into heavily, moderately, and lightly assessed.

* In detail Chuklawar, see Map No. 9 in Atlas.

298.—To shew that this picture is not exaggerated, I have only to give a few facts. The statistics shew that out of 506 Khalsa properties classified * into heavily, moderately, and lightly taxed, there were *only* 41 which could be considered lightly assessed under Summary Settlement; 138 were fairly assessed, but 327 could never pay the high Jummas imposed on them.

299.—The people held out to the last trying to keep up the irrigation over a large surface, with reduced means, but when their oxen were carried off by epidemic, capital had to be employed in supplying their place. The struggle was

Distress very severe and general.

too great, they came for Tuccavee which was granted ; 12,476 Rs. up to Sumbat 1909, and 15,167 Rs. were afterwards doled out in 1910 to 1912,—in all 27,643 Rs. ; but this did not enable them to rally much. There were still 643 wells fit for repair, lying with their areas abandoned, when the new assessment was brought out, and it was ascertained from Putwaries that some 42,000 Rs. would be required to restore them.

300.—But I do not think I could shew the actual state of the Churkuree in a more expressive way than by referring to the Statistics of Ploughs. ^{As further shown by falling off in resources.} It was discovered that there were only 20,763 yoke of oxen, to maintain the status for which 27,277 were required ; in other words, cultivation had been *paralysed to the extent of $\frac{1}{3}$ th the entire area.*

301.—To meet the varying features of this extensive division, I arranged the villages into six circles of assessment. ^{Division into 6 circles found desirable.} About Bopalwala stood the finest villages, the land is the richest in the District ; it is very highly cultivated and largely manured ; the area attached to wells is smaller, enabling better means of irrigation ; and it is fertilized by the Aik stream, so I have called this "*Aikwala*." Again at the extreme south we find the country bleak, the villages scattered, the soil impregnated with saline matter, the rain fall only 18 inches, and rice is the staple crop ; it was necessary to separate the "*Kalur*" circle. Between these if a line were drawn from Goindkee south of Duska to Ruchara in Sealkote, the villages in the north and upper division shew a marked difference in fertility, superior to those in the south ; but as portions of both these divisions come into four Pergunahs, four separate circles have been maintained, each named after the Pergunah. Different rates have been adopted in the lower, compared with the upper ; but the rates of Sumryal and Sealkote circles agree, except in the 1st class villages, while those of Pusroor and Duska have been uniformly preserved.

(1) "*Aikwala*."
(2) "*Kalur*."
(3) "*Churkuree No. 1*" (Sealkote.)
(4) Ditto (Sumryal.)
(5) "*Churkuree No. 2*" (Pusroor.)
(6) Ditto (Duska.)

302.—Having described the circles of assessment in Sealkote proper ; that is in the five chief divisions of the district settled by me, I must now refer to the rates and results. ^{Fiscal Results in each circle collected in one statement.} The Revenue Rates finally adopted are all given in the assessment map and portfolio. ^{See Map Nos. 10 and 11 in Atlas.} The result arrived at after a consideration of data, and after comparison had been made between Summary Settlement and the Estimates

(regarding the preparation of which explanation has been above offered) may be best shewn in the following Statement :

ESTIMATES AND JUMMA RESULTS.

| Zone. | CIRCLE. | ESTIMATES DERIVED FROM | | | | | | | | | |
|--------------------------------------|------------------------------------|------------------------|------------|----------|----------|----------|---------------------|------------|---------------------|--------------------------|----------------------|
| | | Mehals. | Chowdrees. | Ploughs. | Wells. | Produce. | Summary Settlement. | New Jumma. | Revised in 1858-59. | Percentage of reduction. | Rate on cultivation. |
| HIGH CENTRAL (DRY TRACTS.) | Charwa, ... | 150 | 40,802 | 52,080 | 45,213 | 62,625 | 43,533 | 40,980 | 40,877 | 6 | 1 3 9 |
| | Jutatur, ... | 99 | 43,820 | 42,404 | 41,050 | 58,341 | 51,382 | 45,347 | 44,966 | 12 | 1 8 3 |
| | Bhurree, ... | 176 | 37,467 | 39,120 | ... | 49,724 | 42,199 | 37,362 | 37,362 | 11 | 0 15 6 |
| | Pasroor, ... | 130 | 48,205 | 52,656 | ... | 56,066 | 68,998 | 51,507 | 50,754 | 25 | 1 7 1 |
| LOW EASTERN (SUGAR TRACTS.) | Doshahce, ... | 77 | 27,605 | 31,585 | 27,163 | 38,576 | 30,125 | 27,949 | 27,506 | 7 | 1 5 6 |
| | Durp (Zufferwal), | 102 | 44,925 | 50,152 | 49,673 | 65,025 | 56,720 | 47,464 | 43,712 | 22 | 1 9 1 |
| | Do. (Hurdo Killa), | 59 | 24,895 | 25,694 | 29,860 | 37,663 | 32,943 | 24,230 | 24,230 | 26 | 1 9 6 |
| LOW ALLUVIAL (RIVER TRACTS.) | Neanda, ... | 111 | 35,730 | 38,893 | 34,304 | 43,374 | 40,669 | 37,240 | 37,240 | 8 | 1 10 9 |
| | Bet (Sealkote), | 126 | 54,670 | 66,405 | ... | 75,872 | 61,969 | 59,607 | 59,282 | 4 | 1 11 5 |
| | Bet (Sumryal), | 15 | 6,930 | 7,665 | ... | 11,417 | 9,089 | 7,118 | 7,128 | 21 | 1 4 11 |
| | Vela, ... | 35 | 13,300 | 11,639 | 15,439 | 16,132 | 15,830 | 12,619 | 12,619 | 20 | 1 4 6 |
| DEG VALLEY (LOW.) | Deg Kundee } (Zufferwal), ... | 109 | 50,790 | 57,884 | 53,552 | 73,136 | 51,301 | 50,355 | 48,623 | 4 | 1 10 7 |
| | Deg Kundee } (Hurdo Killa), | 136 | 64,450 | 56,597 | 64,529 | 73,098 | 85,541 | 63,983 | 55,852 | 34 | 1 7 3 |
| CHURKUREE MEHAL (HIGH IRRIGATED.) | Aikwala, ... | 43 | 46,310 | 68,500 | 58,139 | 70,842 | 64,581 | 45,710 | 45,710 | 29 | 2 10 8 |
| | Churkuree No. 1 } Sealkote, ... | 193 | 1,09,228 | 1,33,458 | 1,44,740 | 1,19,445 | 1,33,740 | 1,10,921 | 1,09,937 | 15 | 2 1 3 |
| | Ditto Sumryal, | 106 | 91,585 | 79,636 | 1,20,971 | 1,37,554 | 1,24,061 | 92,487 | 85,399 | 30 | 1 13 11 |
| | Churkuree No. 2 } Duska, ... | 135 | 81,785 | 79,704 | 99,375 | 1,11,500 | 1,05,060 | 85,658 | 67,492 | 31 | 1 5 3 |
| | Do. No. 2 Pasroor, | 113 | 65,125 | 70,454 | 81,415 | 72,961 | 90,630 | 68,583 | 58,252 | 35 | 1 7 5 |
| | Kalur, ... | 35 | 17,136 | 15,329 | 15,590 | 15,232 | 23,230 | 16,135 | 15,683 | 30 | 1 6 6 |

303.—A careful analysis of this table will shew that in all the circles reduction has been found inevitable ; that in Tehseels Zufferwal and Sealkote the decrease has never been higher than 12 per cent, the two circles of Durp and Churkuree being excepted ; that in the alluvial tracts of Sumryal an equitable assessment could only be attained by a sacrifice of 20 per cent; that throughout Durp and in the unirrigated villages about Pusroor from 22 to 26 per cent was required ; and generally all over the Churkuree there was safety only when $\frac{1}{3}$ rd of the old demand had been abated.

Relief afforded varies from 12 to 26 per cent.

All further detail and particulars are given in my remarks in assessment Portfolio.

BUJWANT SETTLED SEPARATELY.

304.—A corner of the 5th zone alone remains to be noticed, viz : villages actually irrigated from streams. Bujwant is the only tract answering to this description. Bujwant considered separately. I must give it a separate section. It stands isolated by itself across the Chenab, and is so called from property belonging chiefly to a race of "Bujoo" Rajpoots. It is the best favoured in respect to water, (1) being a delta between two rivers, the Chenab and Tavee; water is close to the surface ; (2) being near the hills it has more rain, the fall being 38 inches ; (3) being intersected by a complete net-work of canals and water-courses, production is not liable to drawbacks of any kind.

305.—And here I must explain that Bujwant originally was a part of Goojrat. The measurement was conducted first by Mr. Temple, then by Captain Mackenzie. It was transferred to this District in 1857-58 after the close of Settlement operations.

Transferred from Goojrat.

306.—It contains two divisions, viz : 26 villages of the old Gungwal Talloqua entirely Khalsa, except 3 estates ; and 42 estates of Bujwant Talloqua, being the Jagheer of Raja Tej Singh. The whole was assessed by Captain Mackenzie, Settlement Officer of Goojrat; but the assessment of Raja's Jumma was stayed by order of Government, the assessment being objected to by the Jagheerdar.

Containing two divisions.

307.—In this state Bujwant was made over to Sealkote, partly to meet the convenience of the Raja whose chief Jagheers were in this District, and partly of the people who being nearer to Sealkote, preferred the transfer, to remaining with a district with which they had no common interest.

Cause of its transfer.

308.—On my return from England in 1858, I was appointed Deputy Commissioner of this District. The Khewuts of the Khalsa Division were completed the same year under my supervision. The other villages still remaining Jagheer, and not being brought up to this date under settlement, do not appear in my totals.

309.—In the year 1861, on the Raja consolidating his Jagheer round Battala, Bujwant lapsed to Government. The 42 villages have now been settled and the records made over to District Office. Mr. Macnabb, succeeding me as Deputy Commissioner, has made the assessment on Captain Mackenzie's data.

310.—The reports of both Captain Mackenzie and Mr. Macnabb are annexed to my Portfolio, and contain fully their views regarding the peculiar fertility of the tract, and the grounds of the assessment which both, at different times, have offered for approval.

311.—Considering the rates of Khalsa Division with those adopted by me in the rest of this District, and bearing in mind the distressed and poor condition of the few villages, the new Jumma of 9,840 Rs. giving reduction of 19 per cent on Summary Settlement, *appears to me a fair sum to demand*. It is a light and reasonable assessment, which commends itself for approval.

312.—Bujwant proper is assessed at Rs. 23,771 giving rate on cultivation of 1-13-11, which very nearly agrees with Captain Mackenzie's Jumma Rs. 24,680. Messrs. Macnabb and Mackenzie both admit this to be light. The Raja collected his revenue in kind, so that we have no former receipts to compare with. His Agent has frequently tried to make me believe his average receipts amounted to 40,000 Rupees. I do not believe this. It may have been realized in very good years. Looking at the data, and knowing what I do of the capabilities of Bujwant; making full allowance for the fact that it is highly irrigated; and that the best crops such as Sugar, Rice and Turmeric are grown; still my impression is that the Jagheerdar's receipts did not much exceed Rs. 33,000, taking good and bad seasons. But then it must be remembered that the Raja paid $\frac{1}{2}$ expences of repairs of "Kools" which have been estimated at 6 per cent on the Jumma, and we know he extorted this sum at rack-rents, taking $\frac{1}{2}$ of gross produce or very nearly so. Therefore I am glad that the new Jumma has been confined to 23,771. In a transition from grain to

fixed money Settlement, it is better to err on the side of leniency, and it is wise to allow a good margin in the first Settlement to enable the people to recover fully from effect of long years of depression.

313.—At the same time there is no concealing the fact, the assessment is *very light*, and it is considered so by every body. Had no disturbing elements come into operation the sum of 26,000 Rs. would have been a just demand, and probably at the close of ten years there will be no difficulty in raising it to this.

JAGHEER SECTION.

314.—Before closing this chapter I have to report what has been done on the subject of Jagheer.

At the commencement of the Settlement there were six families of note holding large Jagheer domains. One of these, Sirdar of Mungul Singh of Sironwala, has had his grant converted into a pension. The estates of the other five were continued, and represent the following proportions of the Revenue of the District.

| | Jagheerdars. | Talooqua. | No. of Village. | Jumma of New Assessment. |
|-------------------------|--|---|-----------------|--------------------------|
| See Map No. 3 in Atlas. | 1. Raja Tej Sing, | Bujwant, ... | 46 | 23,771 |
| | | Sealkote, ... | 38 | 24,092 |
| | | Khanowalee, ... | 14 | 6,386 |
| | | Sahowala, } Buddokee, } Jamkee, } | 19 | 20,258 |
| | | Total, ... | 117 | 74,507 |
| | 2. Sirdar Jhunda Singh, (Bottalea,) ... | Chewinda, including Oogo, Bhindur. } | 10 | 7,921 |
| | 3. Sirdar Purtab Singh, ... | Vudala, Sundowan, ... | 9 | 6,284 |
| | 4. Sirdar Runjor Singh, (Sindanwalla,) ... | Noonar, ... | 7 | 5,298 |
| | 5. Dewan Jwala Suhae, (of Eminabad,)... | Pusroor and Duska, ... | 2 | 1,380 |
| | | GRAND TOTAL, ... | 145 | 95,390 |

315.—Besides the above there are 195 more entire estates, representing a Jumma of Rs. 49,619 held by miscellaneous individuals, and 88 assessed at Rs. 31,528, in which Government Revenue is shared with a Jagheerदार in following proportions :—Government 10,114—Jagheerदार 21,414.

Mixed Khalsa and Jagheer.

316.—All villages held *entirely* in Jagheer were investigated by Major Becher, Special Commissioner; the *shared* estates by the District Officers ;—both previous to the Settlement. They have all been reported, and the Government orders received prior to 1856, so that due execution of the orders and the precise terms of the grant were attended to at the time of the Khewut ; the Sunnuds being compared with the necessary entries.

Lakhraj Commission of Lahore.

317.—The smaller plots (Reza Mafee) of all descriptions, whether ordinary grants or for village service or Inams, were investigated in this Court. It was a tedious business. 11,245 cases came under consideration; 9,016 representing a Jumma of Rs. 72,212 have been released; and 2,229 assessed at 27,287 Rs. resumed. They have all been reported, the orders of Government have been received and been duly executed, with the exception of 130, relating to Bujwant, lately sent to Financial Commissioner.

Ordinary Mafees.

Classified according to orders passed by Government. Appendix No. 12.

Bujwant.

318.—The abstract return, (Appendix No. 12) shews the number and nature of grants that have been released in each Pergunah excluding

4,852 acres have been released in perpetuity.

1,155 „ for two generations.

35,991 „ for life.

1,740 „ for period of Settlement.

Every indulgence was shewn, the Sunnuds were required for proof of the grant being *bonâ fide*, still if possession ordinarily above 20 years was established the grant was upheld, entire or in part. Where the area was excessive and the grant not clear, it was reduced. Though there was a readiness to consider each claim, I fear some hardship may have been experienced.

Inams.

319.—In the case of the Inams of old fiscal Officers, particularly those of the Chowdree class, and men respected as heads of Tribes, I know the rules were acted up to, too severely. For want of Sunnuds, and under the idea that the

new Lumberdaree allowance would sufficiently remunerate them, privileges long enjoyed have been taken away, which it would be politic to restore. A separate recommendation has been submitted.

320.—In the case of "Tukeeas" when the areas lapse, renewal should be considered.

**Grants in support
of "Tukeeas."**

Originally they were recommended to be maintained in perpetuity as the areas were very small, seldom in excess of two or three acres; but orders were received to release them all on a life tenure. My experience goes to satisfy me that many of these grants have been held since the village was founded, and after all the proceeds are devoted to a species of village service which is for the benefit of travellers, and the maintenance of places of social gatherings.

321.—It will be well to note here that all grants under 10 ghumaos were disposed of by Settlement Officer. This was sanctioned by Chief Commissioner in his No. 265, dated 2nd April 1852, though afterwards the order was rescinded and all were to be reported to Commissioner. There may be cases anterior to this date which have no order recorded beyond that of the Settlement Officer; and as the rescinding order was not to have retrospective effect, this remark will set at rest any doubts that might arise.

Above 50 Ghumaos reported to Supreme Government.

322.—All grants with areas in excess of 50 acres for life, or which were to be held for two generations or in perpetuity, had to be reported in English, as the orders of Supreme Government were necessary legally to confirm them. These instructions were carefully carried out, and there are 4 volumes in District Office containing these grants with the orders finally received entered thereon.

New Sunnuds not yet given.

323.—The only order not carried out is that of issuing Sunnuds to the holders of these innumerable small grants. The labour entailed and the difficulty of securing the attendance of present incumbents has mainly caused the delay. It seems to me it would be sufficient to give Sunnuds only in cases of *perpetuity grants*, the others may lapse any day; while the entry in Settlement records is a sufficient guarantee to prevent error or disputes.

Lapse of two large Jagheers.

324.—Since the Settlement has been re-opened two of the principal Jagheerdars have disappeared? viz: Raja Tej Singh and Sirdar Jhunda Singh, both of whose Jagheers have lapsed on their receiving equivalents in their new domains consolidated in other Districts. This will transfer 127 Mehals and a Jumma of Rs. 82,428 to the Revenue collected by Government.

325.—Now the area of released Mafee is ascertained to be 43,947 acres in the entire District, not including Bujwant. The Revenue value of this has already been given in para: 317 at 72,212 Rs. Of this area only 4,852 are released on

Future lapses financially considered.

| | |
|--|----------|
| Present Khalsa Revenue, ... | 7,28,012 |
| Since lapsed as above, ... | 82,428 |
| Likely to lapse being in life tenure value of whole village, ... | 49,619 |
| Do. in shared villages, ... | 21,414 |
| Total, ... | 8,81,473 |
| Add likely to lapse, value of Reza Mafee 37,886 @ 1-8, ... | 56,829 |
| Total, ... | 9,38,302 |

lacs may be expected as the eventual Revenue of the District.

V. JUDICIAL.

326.—The next stage after the assessment, was the apportionment of Government revenue over the different properties within the village, and preparation of record of rights. But before this could be properly undertaken it became necessary to ascertain correctly the tenures that existed, and to decide all disputes that arose.

327.—Three Judicial Officers were appointed—Kaim Allie, Extra Asst. Commr. at Zufferwal; Syed Fyzool Hussun at Duska; Ahmed Hussun at Pusroor.

Distribution of Judicial work.

The primary enquiry was entrusted to them of all claims. The general supervision, appeals, and the larger claims for proprietorship of entire villages I kept in my own hands. Much of the Lumberdaree and Hukeeyut work was done, even previous to assessment but the bulk of the disputes could of course only be taken up when the khuteonees had been prepared.

328.—But before any real evidence could be accepted to support the statement for or against claims, whether brought by occupants of individual holdings, or by a number of co-partners, I very soon found that it was necessary to discover the past history and custom of villages. In the same way it was impossible to arrive at correct conclusions as to tenures. Constant mistakes were made, which were found out too late, involving expense and delay; several records, even when made up, were found to be faulty for this reason.

History and tenures of villages required to be ascertained first.

329.—The experience of one Pergunah (Shukurgurh) taught me that the people were so apathetic in the matter of the record of rights, that if precautionary steps were not taken, the same confusion might occur in this District of entire

Pedigrees and Title deeds drawn up for this purpose.

villages being registered as belonging to one class of tenure, and that possession was the measure of a man's right when really *shares did exist*, and were not only recognized, but *actually followed*. As a check against this, a paper was prepared shewing the Pedigree and Title deeds of every village. They contained a brief history of the origin and circumstances of the properties, and the past mode of distributing profits and regulating management; it was the business of the Judicial Officer to pronounce his own judgement as to the tenure in which each estate should be classified. A specimen copy of Title deed has been drawn out in English, illustrative of every

possible kind of tenure and holding that may exist in a village, and is annexed to this Report (Appendix No. 22).

Appendix No. 22.

The theory of village tenures.

330.—Generally speaking, the Theory of Tenure may be described as at one time or other coming under one of the following stages:

- I. The Patriarchal;—or Landlord.
- II. The Communal;—or Jointstock.
- III. The Divided;—regulated by ancestral shares.
- IV. The Divided;—regulated by customary shares.
- V. The Accidental;—regulated by possession.

I know no better way of showing the transition from one stage to another, and the causes which produce it, than by giving the following illustrations.

331.—The founder of a village secures a property by purchase, grant, appropriation, or conquest. He has a family of six sons, he holds it all himself. This represents the first period, and corresponds with the pure Landlord system.

**Illustration No. I.
"The Patriarchal."**

332.—At his death, the six sons being connected by a strong tie, hold the property "*in common*." These sons too prefer to maintain the joint interest in

**Illustration No. II.
"The Communal"**

this form. Land is abundant, revenue is taken in kind; they have no differences, to occasion any necessity for resort to division; so the "Communal" system is maintained in tact, the interest of each brother or shareholder being regulated by the laws of inheritance.

333.—In course of time, as population increases, and with it the demand for land, dissensions begin. The descendants of one son have been cultivating less—

**Illustration No. III.
Divided on ancestral shares.**

those of another more—than the shares, which regulate the division of

profits. To prevent future disputes, the estate is *divided* according to those laws of inheritance and here we come to the third type.

334.—As generation succeeds generation, and the country is subject to change of rule,

Illustration No. IV.
"Divided on customary shares."

stress of seasons and accidents occur leading to hardship to individual co-partners ; some die off others leave the village ; some get involved in difficulties ; others mortgage their properties ; it can be conceived that mutations would follow, which would increase the holdings of some, while others being unable or unwilling to succeed to lapsed shares, additional reason would come in to disturb possession and resort to the law in times when little attention was paid to right, and the influential could generally do as they pleased. In such a state of things it is easy to see how ancestral shares would die out, and *customary shares take their place*, which would agree with the land actually held by each co-partner. Villages of this class would represent the fourth type.

335.—Ultimately all resort to shares dies out ; there may have been money settlement

Illustration No. V.
The accidental.

in former days ; poverty may have driven out the old proprietors, who may have been succeeded by cultivators located by the Kardar ; the land may lie near a large town and have got so valuable, as to have utterly changed hands ; or if still belonging to the old brotherhood, owing to distress, mis-rule, and a hundred causes, they found it their best interest to make *each man's occupancy the rule of his interest* in the estate ; or men of different castes may have become owners by original or subsequent appropriation ;—whatever was the cause, there is no trace of any kind of shares, the village custom is to throw the liabilities on the *total area cultivated by each person*. This takes us into the last stage. Generally, it is owing to some *accident* or defect in succession that this tenure may be attributed, so I have termed it the "accidental" stage.

336.—Under the classification usually prescribed, the two first would comprise all tenures

The same Tenures reduced to the legal aspect.

held in common, known as "Zemindaree" or what is popularly termed "Shamiat" or "Sanjee" in this District. The 3rd and 4th would take in "Putteedaree," whether (Perfect) completely divided, or (Imperfect), in which some land actually held by the brotherhood was *formally divided* and the rest held in common. In the last I have kept only such estates as are "Bhyachara" or what I understand to be "Bhyachara," viz : where "*possession is the sole measure of right and responsibilities*, and land is held completely in severalty,—whether ever subjected to formal division in previous days or not.

337.—I have thought it desirable to give this classification, as nothing is of such frequent occurrence, as the erroneous preparation of the record owing to the tenure being misunderstood. “Imperfect Putteedaree” has been too often confused with “Zemindaree” simply because the bulk of its land is *undivided*. The mischief that might result here is that when in the administration paper, there has been no mention of former division, and future application is made for complete division, it is apprehended the tenure might be considered that of one held entirely “in common,” and so the occupancy of co-partners be liable to disturbance.

338.—But the more common mistake and one that causes real injustice is for villages of the 4th type to be classified by the Khewut Officers as “Bhyachara” or following village custom, simply because in some divisions and chiefly the main divisions of an estate, ancestral shares have been superseded by other shares based on village customs; whereas within the Puttees and joint holdings that too often compose a Puttee, the law of inheritance still remains, the principle on which future claims must be heard and division adjusted. If such estates are declared “Bhyachara,” it is apprehended that there may creep into the administration papers a prohibition against any acknowledgement of existing shares, and possession be ruled as the measure of right and liabilities, and thus the rights of whole communities be jeopardised for want of a careful classification.

339.—By this arrangement I trust I have succeeded in keeping free from falling into an error, which has been the source of, I believe, great hardship elsewhere, viz: that of recording estates in which *shares have existed up to the time of Settlement*, as “Bhyachara,” where really possession is *not* the measure of their rights, but some share has always been admitted in fact to be so. I have known as many as 120 villages in Pergunah Shukurgurh, where the tenure had to be changed. People would not stand it; disputes were engendered; and even where the record was upheld by the district authorities, (so tenacious are the village communities of their old usages) I have seen instances where they have admitted the claim to a share and to equalization of possession with share; and they have gone back to their villages, and redressed the injury.

340.—Seeing how property is held almost universally by *tribes*, how more readily understood is a share as the expression of a man's liability, and what reverence is paid by the descendants of a common ancestor to old usages, as affecting each other's rights; I am not surprised that there should be this adherence to the "Putteedaree" type of tenure.

Preference for Putteedaree Tenure accounted for.

341. In a first settlement there can be no doubt to recognize generally this tenure is tantamount to causing a great deal of additional trouble. It involves comparison of possession with share, and this entails equalization. Those who have more than their share, (and they are generally the influential co-partners), resist; the settlement employes encourage them, for if the internal assessment can only be thrown on the land in possession, the work is quicker done, and all parties in attendance are more quickly released. General assent, it is feared, is too often given to stereotyping a very evil form of error in this way, and the mischief is not discovered till too late.

The evil commences with Settlement Officials.

342.—Having seen the full force of this mischief, and having myself had to prepare several hundred records in one tract of the District, to remedy this very error, I determined not to flinch from the additional labour. The work was to be done correctly: the only way my subordinates were able to do it was by having the Pedigrees and Title deeds prepared previous to the attestation of holdings.

The evil checked by preparing Title deeds shewing Rights and Tenures.

343.—A meeting was called at Zufferwal, every Lamberdar had to attend. A full enquiry was made as to the wishes of the proprietary body in general, and it was at once elicited that the Putteedaree Tenure was the only safety. Once the object was known, popular interest was awakened, and ever after I found the evil was avoided; still it needed constant vigilance, frequent orders, and even fining of subordinates before I could get them and the people, to abstain from falling into the snare of *Stereotyping the tenure of possession* against fact and the interest of villages.

Meeting of Proprietors convened.

344.—I wish it to be distinctly understood that I do not advocate a fanatical resort to the recording of *obsolete* shares. These shares *actually exist*, and have been acknowledged up to the time of Summary Settlement, when the first transition from a grain to money payment took place. They have only remained in abeyance, because of this change to money settlement, when little regard was paid to defining liabilities. It was owing to the neglect of the ruling power, not to any fault of the co-parcenary, that pos-

When the shares exist, equalization can and should be allowed.

session and shares had not been adjusted. Where they are all descended from one common ancestor, of one tribe, have borne former losses and fines according to these shares; and where there was direct proof of the existence of such shares regulating the principle upon which profit and loss was distributed up to a period of 12 years from date of Summary Settlement;— I hold the Government is *bound* to recognize that principle and to *adjust possession and share*. Ordinarily speaking, this adjustment can be effected without much disturbance of the former, in the case of those shareholders who have more than they ought, as there is *always some* “common” land under tenants from which the difference can be made up when the general equalization is effected.

345.—That it *can* be done I have only to cite what has been done in this Settlement.

Feasibility of this proved in the results of this Settlement.

Out of 1,485 mehals paying Revenue according to ancestral and customary shares, in 881 this equalization has been effected; in 209 it was not required, because the communities expressed themselves satisfied; and in 395 the shares and possession were found, on comparison, to *agree*. When we see so many villages in which the agreement is perfect, may not the fact be accepted as an argument in favour of the propriety and feasibility of the result achieved.

346.—When once the Comparative Statement was drawn out, the discrepancies were

Equalization effected through and with the consent of the villagers.

announced in the presence of whole villages and their Putwarees. If they were owing to error of measurement, or record, or computation, the cause was scrutinized. If the objections urged were found to be correct, alteration and even re-measurement was resorted to; the chief principle being to remove all objections at the time and all occasions for disputes in future. Common land was not necessarily sub-divided along with the equalization, but if the area was small and the parties wished it, this was also carried out. Good and bad land, irrigated and unirrigated, were compared, but it was left to themselves to declare what fields should be given up, what taken; and where they could not agree, arbitrators were appointed either from their own or some neighbouring villages.

347.—I have been much pleased with the tact and consideration shown by my Assistants

The result has evidently been approved of.

in achieving this result. That they have afforded satisfaction I have only to state that during the whole time, I only had 3 appeals. In 6 out of the 8 Pergunahs, and particularly in the estates situated in the upper division of the