

## CHAPTER XVI.

## REGISTRATION.

BESIDES the office of the District Registrar at Mangalore, there are 14 offices for the registration of assurances in South Canara. The places at which the Sub-Registrars' offices are situated are as follow :

			CHAP. XVI. REGISTRATION. Number of offices.
Baindúr.	Hosdrúg.	Málki.	
Bantvál.	Kákkal.	Udipi.	
Beltangadi.	Kásaragód.	Uppinangadi	
Brahmáwar.	Manjéshwar.	(Puttúr).	
Coondapoor.	Múdabidri.	Vittal.	

The total area of the district is 3,902 square miles, and there is thus one registration office to every 260 square miles, the average for the presidency as a whole being one to every 307 square miles.

The number of documents registered has risen from 16,562 in 1888-89 to 19,215 in 1892-93. Of the latter figure 11,810 were documents, of which registration was compulsory. Nearly 82 per cent. of the total number of documents relate to immovable property, and they are for the most part deeds of sale or mortgage.

The total value of the property concerned was 76 lakhs of rupees in 1892-93. The value of immovable property sold was nearly 11½ lakhs, which gives an average of Rs. 623 for each sale deed: the average for the presidency is Rs. 190. The total number of such documents was 1,824, and of these 445 were for sale of property valued at less than Rs. 100. The average value of such deeds was Rs. 42, while in the case of sales of property valued at Rs. 100 and above, the average value of each deed was Rs. 810. There were 5,234 mortgages of immovable property, the aggregate value being nearly 31 lakhs and the average value Rs. 589, the corresponding figure for the presidency being Rs. 188. The mortgage deeds of immovable property for less than Rs. 100 numbered 887 and the average value was Rs. 53, or rather more than the corresponding mean for sales. In the case of mortgages for Rs. 100 and upwards, however, the average value is Rs. 699, while the corresponding figure for sales is Rs. 810. The average value of all documents registered was Rs. 396; for the presidency the average was Rs. 203. Taking the total value of all registered transactions, the rate per head of the population is Rs. 7.20 against

CHAP. XVI. the presidency average of Rs. 5.16: all these averages tend to show that South Canara is a comparatively wealthy district.

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Financial.

The total receipts of the registration department in the district amounted to Rs. 40,700 in 1892-93, while the expenditure was Rs. 25,500. There was thus a profit of Rs. 15,200, but it must be remembered that there are many items of indirect expenditure not included in the charges. The average annual excess of income over expenditure during the past five years was Rs. 12,750.

*Statement of Registrations, Receipts and Expenditure in the District of South Canara.*

Year.	Total number of documents registered in Books I, III and IV.	Total amount of ordinary fees.			Total of other receipts.			Total receipts.			Total expenditure.			Surplus.		
		RS.	A.	P.	RS.	A.	P.	RS.	A.	P.	RS.	A.	P.	RS.	A.	P.
1888-89	16,562	24,640	4	0	9,442	10	10	34,082	14	10	24,861	2	10	9,221	12	0
1889-90	17,902	27,309	7	0	9,720	4	3	37,029	11	3	25,539	1	4	11,490	9	11
1890-91	17,797	26,870	2	0	9,944	2	9	36,814	4	9	24,876	14	1	11,937	6	8
1891-92	19,764	30,351	3	0	10,305	7	7	40,656	10	7	24,716	6	8	15,940	3	11
1892-93	19,215	30,349	10	0	10,362	3	0	40,711	13	0	25,534	9	0	15,177	4	0

*Statement showing the Average Values of Documents registered in the District of South Canara during the years 1888-89 to 1892-93.*

Year.	Sales of immovable property.		Mortgages of immovable property.		Leases of immovable property.			All documents registered in Books I and IV.
	Rs. 100 and above in value.	Less than Rs. 100.	Rs. 100 and above.	Less than Rs. 100.	Perpetual.	Compulsorily registered other than perpetual.	Optionally registered.	
1889-90.	712	42	636	54	17	79	44	361
1890-91.	800	41	580	52	20	60	42	352
1891-92.	810	43	691	51	17	60	44	373
1892-93.	810	42	699	53	15	51	50	396

Statement of Registrations in the District of South Canara for the years 1888-89 to 1892-93.

	1888-89.	1889-90.	1890-91.	1891-92.	1892-93.
<b>Compulsory—</b>					
Instruments of gift (section 17, clause c) ... ..	72	82	80	94	100
Instruments of sale or exchange—					
Of value of Rs. 100 and upwards ... ..	1,271	1,420	1,386	1,379	1,379
Of value less than Rs. 100 ... ..	494	517	543	484	445
Instruments of mortgage of the value of Rs. 100 and upwards ... ..	3,437	3,782	3,694	4,396	4,347
Other instruments registered under section 17, clauses b and c, or section 5 of the Indian Trusts Act of 1882 ... ..	2,291	2,348	2,219	2,427	2,382
Instruments of perpetual lease (section 17, clause d) ... ..	2,014	2,158	2,263	2,330	2,082
All instruments of lease (other than perpetual leases) which have been compulsorily registered under section 17, clause d ... ..	1,286	1,323	982	1,005	1,075
<b>TOTAL OF COMPULSORY REGISTRATIONS ... ..</b>	<b>10,865</b>	<b>11,680</b>	<b>11,167</b>	<b>12,115</b>	<b>11,810</b>
<b>Optional—</b>					
Instruments of sale or exchange of the value of less than Rs. 100 ... ..	715	728	766	947	887
Instruments of mortgage of the value of less than Rs. 100. ... ..	570	599	728	780	762
Instruments of lease for one year or less (section 18, clause c) ... ..	308	306	303	374	263
Instruments of lease exempted under the proviso in section 17, clause d ... ..	1	...	1	1	1
Awards (section 17, clause f) ... ..	689	797	890	982	962
Other instruments registered under section 18, clauses a and b ... ..					

Registration affecting immovable property, Book I.

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Statement of Registrations in the District of South Canada for the years 1888-89 to 1892-93—cont.

	1888-89.	1889-90.	1890-91.	1891-92.	1892-93.
Optional—cont. Miscellaneous documents other than certified copies of decrees and orders of Court ... ..	670	731	805	1,037	1,065
Certified copies of decrees and orders of Court ... ..	2	1	3	8	6
<b>TOTAL OF OPTIONAL REGISTRATIONS RELATING TO IMMOVABLE PROPERTY ... ..</b>	<b>2,965</b>	<b>3,182</b>	<b>3,496</b>	<b>4,129</b>	<b>3,946</b>
<b>TOTAL OF REGISTRATIONS AFFECTING IMMOVABLE PROPERTY ...</b>	<b>13,830</b>	<b>14,792</b>	<b>14,663</b>	<b>16,244</b>	<b>16,756</b>
Compulsory— Instruments of gift of movable property (section 123, clause 2, Transfer of Property Act) ... ..	8	5	9	8	9
Optional— Instruments of sale, &c., of movable property ... ..	152	191	141	172	157
Obbligations for the payment of money (section 18, clause f). All other documents registered under section 18, clause f. ...	1,390	1,658	1,603	1,923	1,863
<b>TOTAL OF REGISTRATIONS IN BOOK IV AFFECTING MOVABLE PROPERTY ... ..</b>	<b>1,105</b>	<b>1,194</b>	<b>1,324</b>	<b>1,365</b>	<b>1,367</b>
<b>TOTAL OF REGISTRATIONS IN BOOK IV AFFECTING MOVABLE PROPERTY ... ..</b>	<b>2,655</b>	<b>3,048</b>	<b>3,077</b>	<b>3,468</b>	<b>3,396</b>
Number of wills (section 18, clause e) registered in Book III ... ..	77	62	57	52	63
Written authorities to adopt other than those conferred by will, Book III ...	...	...	...	...	...
<b>Grand Total ... ..</b>	<b>16,562</b>	<b>17,902</b>	<b>17,797</b>	<b>19,764</b>	<b>19,215</b>

Registration affecting immovable property, Book I—cont.

Registration affecting movable property, Book IV.

Statement showing the Aggregate Value of Property transferred by Documents registered in the District of South Canara.

	1888-89.	1889-90.	1890-91.	1891-92.	1892-93.
<b>Deeds of gift—</b>					
Number of deeds	73	83	80	94	100
Aggregate value	66,579	76,172	62,607	54,067	62,226
	No.	No.	No.	No.	No.
	Rs.	Rs.	Rs.	Rs.	Rs.
<b>Deeds of sale or exchange (Rs. 100 and upwards)—</b>					
Number of deeds	1,271	1,420	1,386	1,379	1,379
Aggregate value	9,89,228	10,11,570	11,09,003	11,18,192	11,18,248
<b>Deeds of sale or exchange (less than Rs. 100)—</b>					
Number of deeds	494	517	543	484	445
Aggregate value	20,687	21,995	22,339	20,895	18,764
<b>Perpetual leases—</b>					
Number of deeds	2,014	2,158	2,263	2,330	2,032
Value of annual rents	28,532	37,460	47,543	40,490	33,101
<b>Leases other than perpetual leases which have been compulsorily registered—</b>					
Number of deeds	1,266	1,323	982	1,005	1,075
Value of annual rents	70,880	1,05,227	58,762	60,394	65,107
<b>All optionally registered leases—</b>					
Number of deeds	873	905	1,037	1,154	1,025
Aggregate value	45,277	40,000	43,835	51,136	51,687
<b>Amount of premium or fines paid on such leases</b>	24,113	23,107	27,637	15,922	20,280
<b>Deeds of mortgage of Rs. 100 and upwards—</b>					
Number of deeds	3,437	3,782	3,684	4,398	4,347
Aggregate value	18,92,038	24,05,069	21,52,387	30,37,945	30,41,274

Affecting immovable property.

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Statement showing the Aggregate Value of Property transferred by Documents registered in the District of South Canara—cont.

		1888-89.	1889-90.	1890-91.	1891-92.	1892-93.
Affecting immovable property—cont.	Deeds of mortgage (less than Rs. 100)—					
	Number of deeds ... ..	No. 715	No. 728	No. 766	No. 947	No. 887
	Aggregate value ... ..	Rs. 38,734	Rs. 39,138	Rs. 39,542	Rs. 48,349	Rs. 46,265
	All other deeds not mentioned above except certified copies of decrees and orders of Court—					
	Number of documents ... ..	No. 3,661	No. 3,876	No. 3,915	No. 4,447	No. 4,410
	Aggregate value ... ..	Rs. 18,99,448	Rs. 20,48,624	Rs. 20,44,243	Rs. 21,80,447	Rs. 23,80,892
	Certified copies of decrees and orders of Court—					
	Number of documents ... ..	No. 2	No. 1	No. 3	No. 8	No. 6
	Aggregate value ... ..	Rs. 850	Rs. 750	Rs. 516	Rs. 895	Rs. 3,866
	TOTAL	No. 13,830	No. 14,792	No. 14,663	No. 16,244	No. 15,756
	Rs. 50,76,366	Rs. 53,09,112	Rs. 56,08,914	Rs. 66,28,732	Rs. 68,41,710	
Affecting movable property.	Deeds of gift—					
	Number of deeds ... ..	No. 8	No. 5	No. 9	No. 8	No. 9
	Aggregate value ... ..	Rs. 1,388	Rs. 760	Rs. 1,654	Rs. 2,441	Rs. 1,033
	Deeds of sale, &c.—					
Number of deeds ... ..	No. 152	No. 191	No. 141	No. 172	No. 157	
Aggregate value ... ..	Rs. 16,840	Rs. 22,273	Rs. 16,749	Rs. 17,721	Rs. 17,471	

Statement showing the Aggregate Value of Property transferred by Documents registered in the District of South Canara—cont.

		1888-89.	1889-90.	1890-91.	1891-92.	1892-93.	
Affecting movable property—cont.	Obligations for the payment of money—						
	Number of deeds ... ..	No. ...	1,658	1,603	1,923	1,863	
	Aggregate value ... ..	Rs. ...	3,20,825	3,08,139	3,28,414	2,96,186	
	Other instruments registered in Book IV—						
	Number of deeds ... ..	No. ...	1,194	1,324	1,365	1,367	
	Aggregate value ... ..	Rs. ...	2,86,754	3,16,968	3,84,739	4,45,311	
	TOTAL ... ..	{	2,655	3,048	3,077	3,468	3,396
	Number of documents ...	No. ...					
	Aggregate value ... ..	Rs. ...	5,52,029	6,30,612	6,43,510	7,33,315	7,60,001
	Grand Total of Documents ...	No. ...	16,485	17,840	17,740	19,718	19,153
Grand Total of Aggregate Value ...	Rs. ...	56,26,395	64,39,724	63,52,424	73,62,047	76,01,711	