

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 :

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			Number of offices.
Baindúr.	Hosdrúg.	Múlki.	
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.
Registration affecting immovable property. Book I.	Compulsory—					
	Instruments of gift (section 17, clause a)	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
	TOTAL OF COMPULSORY REGISTRATIONS ...	10,865	11,630	11,167	12,115	11,810
	Optional—					
	Instruments of sale or exchange of the value of less than Rs. 100					
	Instruments of mortgage of the value of less than Rs. 100 ...	715	728	766	947	887
	Instruments of lease for one year or less (section 18, clause c)	570	599	728	780	762
	Instruments of lease exempted under the proviso in section 17, clause d	308	306	303	374	263
	Awards (section 17, clause e)	1		1	1	1
	Other instruments registered under section 18, clauses a and b	699	797	890	982	932

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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.
Registration affecting immovable property, Book I—cont.	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
	TOTAL OF OPTIONAL REGISTRATIONS RELATING TO IMMOVABLE PROPERTY	2,965	3,162	3,496	4,129	3,946
TOTAL OF REGISTRATIONS AFFECTING IMMOVABLE PROPERTY ...		13,830	14,792	14,663	16,244	15,756
Registration affecting movable property, Book IV.	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
	Obligations for the payment of money (section 18, clause f)... ..	1,390	1,658	1,603	1,923	1,863
	All other documents registered under section 18, clause f... ..	1,105	1,194	1,324	1,365	1,367
TOTAL OF REGISTRATIONS IN BOOK IV AFFECTING MOVABLE PROPERTY		2,655	3,048	3,077	3,468	3,396
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...
Grand Total ...		16,562	17,902	17,797	19,764	19,215

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.
Affecting immovable property.	Deeds of gift—					
	Number of deeds No.	72	82	80	94	100
	Aggregate value Rs.	66,579	76,172	62,607	54,067	62,226
	Deeds of sale or exchange (Rs. 100 and upwards)—					
	Number of deeds No.	1,271	1,420	1,386	1,379	1,379
	Aggregate value Rs.	9,89,228	10,11,570	11,09,003	11,18,192	11,18,248
	Deeds of sale or exchange (less than Rs. 100)—					
	Number of deeds No.	494	517	543	484	445
	Aggregate value Rs.	20,687	21,995	22,339	20,895	18,764
	Perpetual leases—					
	Number of deeds No.	2,014	2,158	2,263	2,330	2,082
	Value of annual rents Rs.	28,532	37,460	47,543	40,490	33,101
	Leases other than perpetual leases which have been compulsorily registered—					
	Number of deeds No.	1,266	1,323	982	1,005	1,075
	Value of annual rents Rs.	70,880	1,05,227	58,762	60,394	65,107
	All optionally registered leases—					
	Number of deeds No.	878	905	1,031	1,154	1,025
Aggregate value Rs.	45,277	40,000	43,835	51,136	51,687	
Amount of premium or fines paid on such leases "	24,113	23,107	27,637	15,922	20,280	
Deeds of mortgage of Rs. 100 and upwards—						
Number of deeds No.	3,437	3,782	3,694	4,396	4,347	
Aggregate value Rs.	18,92,038	24,05,069	21,52,887	30,37,945	30,41,274	

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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	728	766	947	887
	Aggregate value Rs.	38,734	39,138	39,542	48,349	46,265
	All other deeds not mentioned above except certified copies of decrees and orders of Court—					
	Number of documents No.	3,661	3,876	3,915	4,447	4,410
	Aggregate value Rs.	18,99,448	20,48,624	20,44,243	21,80,447	23,80,892
Certified copies of decrees and orders of Court—	Number of documents No.	2	1	3	8	6
	Aggregate value Rs.	850	750	516	895	3,866
TOTAL	Number of deeds No.	13,830	14,792	14,663	16,244	15,756
	Aggregate value Rs.	50,76,366	58,09,112	56,08,914	66,28,732	68,41,710
Affecting movable property.	Deeds of gift—					
	Number of deeds No.	8	5	9	8	9
	Aggregate value Rs.	1,388	760	1,654	2,441	1,033
Deeds of sale, &c.—	Number of deeds No.	152	191	141	172	157
	Aggregate value Rs.	16,340	22,273	16,749	17,721	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.	1,390	1,658	1,603	1,923	1,863	
	Aggregate value	Rs.	2,16,302	3,20,825	3,08,139	3,28,414	2,96,186	
	Other instruments registered in Book IV—							
	Number of deeds	No.	1,105	1,184	1,324	1,365	1,367	
	Aggregate value	Rs.	3,17,499	2,86,754	3,16,968	3,84,739	4,45,311	
	TOTAL	Number of documents	No.	2,655	3,048	3,077	3,468	3,396
		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	19,712	19,152
	Grand Total of Aggregate Value		Rs.	56,28,395	64,39,724	62,52,424	73,62,047	76,01,711

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