

Land Transfer: A Survey in Sherpur Thana of Bogra District (Published in December, 1982)

a) Researcher's Identity

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b) Objectives

The objectives of the study are to know:

- i. the pattern of land transfer;
- ii. the characteristics of the sellers and buyers;
- iii. the relationship between different socio-economic factors and transfer of land;
- iv. the reasons for transfer; and
- v. the types and utilization of transacted land.

c) Executive summary

1. In the year 1976-77, in Sherpur Thana, a total of 1703 acres of land* were bought and sold by registered deed as per record of the office of the Sub-Register, Sherpur Thana. This is 2.3% of the total area (732723.77 acres) of the Thana.
2. Of the total of 224 villages of the Thana, purchase/sale within the same village occurred in 188 villages. This type of transaction claims 911 acres (53.5%) of the total transacted area (1703 acres).
3. Approximately 310 acres of land was transferred in April 1977 (Chaitra-Baishak) while only 56 acres was transferred in August 1976 (Sraban Bhadra).
4. The highest price** of land per acre at Tk. 7445.00 was recorded in the month of November 1976 (Kartik-Agrahan) and the lowest price of land per acre at Tk. 5771.00 was recorded in May 1976 (Baishak-Jaistho).

5. On an average a seller has sold 0.21 acres of land.
 6. The buyers have purchased 0.31 acres of land on an average.
 7. Of different occupational groups, most of the transaction took place among the farmers.
 8. The most important cause of selling land is maintenance of family. Of the total 47% households have sold land to maintain their family.
 9. Most of the buyers have purchased land for becoming economically solvent.
 10. Out of the total land sold by the sellers (sample households) 90% are cultivable and 10% are non cultivable.
 11. Of the total land purchased by the buyers (sample households) 94% are cultivable and 6% are noncultivable.
 12. Of the total land purchased, 99.6% are being used for cultivation. Among the buyers 65% have kept their land under their own cultivation, 9% share cropped out, 2% mortgaged out and 24% used as homestead.
- * *Land means mostly cultivable and some non-cultivable land.*
- ** *The reasons for variations in price were not ascertained by detailed interview with the buyers and sellers. It is presumed that the variation might be due to the variation in fertility, location as well as demand for land.*