**Preface**

Landlord relation is an important agrarian institution in the economy leasing in land under share cropping is a common features in the Barak Valley of Assam. Since the economy of Barak Valley is agricultural dependent, building a strong agricultural bases is of out most important for the region. Relative geographical isolation, weak industrial base *vis-à-vis* low agricultural productivity necessitate in undertaking studies relating to formulation of a strong agricultural sectors. As tenancy dominated land ownership pattern in the region, the present research work ‘A Study of Land Lease Market and its Implications for Agricultural Efficiency in Barak Valley’ has been undertaken to analyse the extent, form, nature and pattern of tenancy *vis-à-vis* land market structure for formulation of proper policy on land tenancy contract. Proper identification of all these factors goes a long way in sustaining agricultural development in the region. Besides collecting secondary data, the study attempts to throw some lights on the current theoretical debates relating to the institution of tenancy mainly based on micro-level study.

The study lays out a broad theoretical discussion on the issues involved in the share cropping efficiency. The empirical evidence and the subsequent economic reasoning suggests that the Marshallian and related disincentive effects of sharecropping are of limited importance in the study area and so, this institution cannot necessarily be interpreted as detrimental in the overall development of the rural economy of Barak Valley of Assam. The study also highlights the informal credit arrangements in the backward agricultural economy of Barak Valley with its possible Interlinkages to land and labour markets and brought out the potential threat of land alienation
that is emanating from the practice of informal credit transactions under the systems of usufructuary mortgage of land. Finally, an attempt has been made to explain the incidence of tenancy in Barak valley region with a theoretical framework by identifying the key variables determining the extent of tenancy. The study identified family resources particularly, the number of agricultural workers, level of education, owned land and irrigation infrastructure as determinant factors in leasing decisions of the farm households. In rural economy of Barak Valley where the factor markets for labour, credit and managerial skills are highly imperfect and households try to gain access to these non-marketed resources in a contractual arrangement. In such an agricultural setting, tenancy acts as an adjustment mechanism to reduce the extent of imbalance in the area of land that available family resources are able to cultivate and the area of land actually owned. On the other hand, the development of human capital seems to create an inherent preference towards non-farm employment making self-cultivation less attractive and which in turn, influence the extent of tenancy.

Finally, assessing the reality at the grass root level, the present research work has drawn some policy implications to remove a number of prevailing fictions of the rural society and to pave the way for healthy and strong agricultural development as well as tenancy in Barak Valley of Assam.

I shall consider my efforts meaningful, if the present work, in the form of Ph.D. thesis helps the policy-makers and planners to make their policy smooth and vibrant.

_Dated, the 8th April, 2009_