

# Bipul Datta

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## TITLE INVESTIGATION REPORT

On perusal of Original Registered Deed of Development Agreement bearing Deed No. 4204 dated 23/03/2023 executed by Adhir Chandra Karmakar & Laxman Swarnakar in favour of Joy Baba Biswakarma Builders represented by its partners namely Nitu Mandal Dey, Sima Paul, Mousumi Bhowmik, Sayed Kaizar Usman & Tarun Kumar Das, Original Deed of Development Power of Attorney bearing Deed No. 4972 dated 12/04/2023 executed by Adhir Chandra Karmakar & Laxman Swarnakar in favour of Joy Baba Biswakarma Builders represented by its partners namely Nitu Mandal Dey, Sima Paul, Mousumi Bhowmik, Sayed Kaizar Usman & Tarun Kumar Das, Original Registered Deed of Sale bearing Deed No. 4789 dated 22/12/1950 in the name of Prankrishna Karmakar, Copy of Suit of Misc Case No. 10/2025, Copy of Notarized Legal Heirs Certificate of Late Adhir Chandra Karmakar dated 29/02/2024 and Online Search Receipt generated from [www.wbregistration.com](http://www.wbregistration.com).

It appears from the above documents that the property of Plot No. R.S. 960 mentioned in Schedule A previously belonged to Prankrishna Karmakar which he acquired right title and interest on the strength of Registered Deed of Sale bearing Deed No. 4789 dated 22/12/1950.

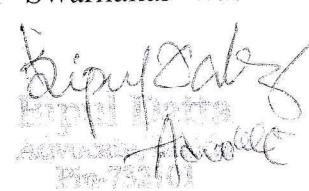
While Prankrishna Karmakar was in possession of the property, he died leaving behind his wife Kiran Bala Dasi, daughter Subashini Dutta and three sons Dayamay Karmakar, Kamalakanta Karmakar and Sachindra Nath Karmakar as his legal heirs and they inherited the property left by Late Prankrishna Karmakar.

Thereafter the legal heirs of Late Prankrishna Karmakar filed a Partition Suit before the Sub Judge of Dist. Malda vide Suit No. 29/1967 which has been decreed on 20/11/1967 and Dayamay Karmakar acquired the property of Plot No. R.S. 960.

During possession of the property Dayamay Karmakar died leaving behind his wife Jasoda Karmakar and only son Adhir Chandra Karmakar as his legal heirs and they inherited the property left by Late Dayamay Karmakar.

Subsequently Jasoda Karmakar also died leaving behind her only son Adhir Chandra Karmakar as her legal heir and L.R. Record of Rights duly been prepared in his name bearing L.R.R.O.R. No. 212.

On the other hand the property of Plot No. R.S. 919 mentioned in Schedule B previously belonged to Rameshwar Swarnakar. While Rameshwar Swarnakar was in



possession of the property, he died leaving behind his three sons Laxman Swarnakar, Makhan Lal Swarnakar and Nandalal Swarnakar as his legal heirs.

While Laxman Swarnakar, Makhan Lal Swarnakar and Nandalal Swarnakar are in joint possession of the property, Nanda Lal Swarnakar gifted his share of land i.e. 1.50dec. to his brother namely Laxman Swarnakar by dint of Registered Deed of Gift bearing Deed No. 5406 dated 17/05/2013, registered at A.D.S.R. Malda.

Thereafter Laxman Swarnakar, Makhan Lal executed a Registered Deed of Partition bearing Deed No. 6085 dated 16/06/2014 registered at A.D.S.R. Malda.

While Adhir Chandra Karmakar and Laxman Swarnakar are in possession of their share of land, they entered into a Development Agreement with Joy Baba Biswakarma Builders represented by its partners namely Nitu Mandal Dey, Sima Paul, Mousumi Bhowmik, Sayed Kaizar Usman & Tarun Kumar Das bearing Deed no. 4204 dated 23/03/2023, registered a D.S.R. Malda.

Subsequently as per condition mentioned in the said Development Agreement, Adhir Chandra Karmakar and Laxman Swarnakar jointly executed a Registered Deed of Development Power of Attorney bearing Deed No. 4972 dated 12/04/2023 in favour of Joy Baba Biswakarma Builders represented by its partners namely Nitu Mandal Dey, Sima Paul, Mousumi Bhowmik, Sayed Kaizar Usman & Tarun Kumar Das.

Thereafter Adhir Chandra Karmakar also died leaving behind his wife namely Pratima Karmakar, three daughters Susmita Karmakar, Puspita Saha, Madhumita Karmakar Swarnakar @ Madhumita Karmakar and his two sons namely Debasish Karmar and Atin Karmakar as his legal heirs and they inherited the property left by Late Adhir Chandra Karmakar.

Subsequently it is found that Atin Karmakar one of the son of Late Adhir Chandra Karmakar is a mentally ill person and he is a patient of schizoaffective dis-order and the said Atin Karmakar is not in any capacity to understand about his welfare. So a suit has been filed before the Court of Ld. District Judge, Malda to appoint his mother i.e. Pratima Karmakar as his legal guardian vide Misc. Case No. 10/2025 and the said suit is still pending.

I am of opinion that Pratima Karmakar, Susmita Karmakar, Puspita Saha, Madhumita Karmakar Swarnakar @ Madhumita Karmakar, Debasish Karmar and Atin Karmakar has good right, title and interest upon the Schedule A property and Laxman

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Swarnakar as good right, title and interest upon the Schedule B property and the said property is free from all encumbrance.

### A Schedule of Property

District-Malda, P.S.-English Bazar, Mouza-Purapara, J.L. No. 65 under English Bazar Municipality within ward No. 11.

<u>Khatian No.</u>	<u>Plot No.</u>	<u>Class</u>	<u>Area</u>
R.S. 210	R.S. 960	Bastu	15.17 dec. (8.80
L.R. 212	L.R. 2406, L.R. 2410, L.R. 2411		dec.+6.50 dec. + 0.32 dec.)

**The Land is Bounded with**(15.17 dec) : North- Laxman Swarnakar, South- Kamala Kanta Karmakar, East- Haripada Das, West-12 ft. wide Binoy Sarkar Road.

### B Schedule of Property

District-Malda, P.S.-English Bazar, Mouza-Purapara, J.L. No. 65 under English Bazar Municipality within ward No. 11.

<u>Khatian No.</u>	<u>Plot No.</u>	<u>Class</u>	<u>Area</u>
P-1620, P-1621,	R.S. 919	Bastu	2.53 dec .
P-1622	L.R. 2408, 2409		

**The Land is Bounded with** : North- 04 ft. Wide Lane, South- Legal heirs of Adhir Karmar, East- Legal heirs of Adhir Karmar, West- Makhan Lal Swarnakar.

*Bipul Datta*  
Bipul Datta, Advocate, Malda

*Bipul Datta*  
Bipul Datta  
Advocate, Malda

07 NOV 2025

# Directorate of Registration and Stamp Revenue

## Finance Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

\*\* For all computerized deeds

(\*) marked items are mandatory

First Name :	<input type="text"/>	Joy Baba Biswakarma Builder
<input type="button" value="Search Within Name"/>		
Last Name :	<input type="text"/>	
Year :	<input type="text"/>	2023
District Where Registered :	<input type="text"/>	Malda
Security Code:	<input type="text"/>	g6n2w3
		<input type="text" value="D7Z/M6"/>

Service Count: 4,81,22,095

Real time search Save as Excel

Click to Refine Your Search

\*\*Updated Data\*\*

Name & Address	Status & Transaction	Deed Details	View Property
<b>JOY BABA BISWAKARMA BUILDERS</b>  District: Malda, PS: English Bazar, Pin: 732103, State: West Bengal, Country: India,	Status: Organization (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: D.S.R. MALDA	Deed No: I-090104204/2023 Volume No: 0901-2023, Page No: 108053 to 108077 Date of Registration: 23/03/2023 Date of Completion: 28/03/2023  Query No: 09012000773348/2023 Serial No: 0901004005/2023	<input type="button" value="View"/>
<b>JOY BABA BISWAKARMA BUILDERS</b>  District: Malda, PS: English Bazar, Pin: 732103, State: West Bengal, Country: India,	Status: Organization (Attorney) Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement Deed Registered in: D.S.R. MALDA Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:	Deed No: I-090104972/2023 Volume No: 0901-2023, Page No: 127553 to 127571 Date of Registration: 12/04/2023 Date of Completion: 18/04/2023  Query No: 09018000946777/2023 Serial No: 0901004761/2023	<input type="button" value="View"/>



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*Rajni Deka  
Digital Lawyer  
Advocate, Malda  
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07 NOV 2025

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First Name :

Last Name :

Year :

District Where Registered :

Security Code:  



Service Count: 4,81,22,105

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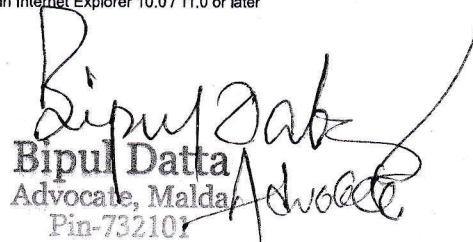


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First Name :	<input type="text" value="Joy Baba Biswakarma Builder"/>	<input checked="" type="checkbox" value="Search Within Name"/>
Last Name :	<input type="text"/>	
Year :	<input type="text" value="2025"/>	
District Where Registered :	<input type="text" value="Malda"/>	
Security Code:	<input type="text" value="t5k3a2"/> <input type="text" value="B2A9A3"/>	

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(Since 25/05/2016)

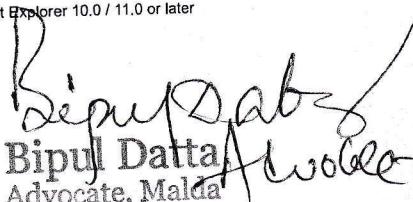


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