

FIRST INFORMATION REPORT
(Under Section 154 Cr. P.C.)

140

1. Dist Darjeeling P.S. Siliguri Year 2023 FRI No. 688/23 Date 21.8.2023
 Sections IPC Sections 406/320/34/124B
 (ii) Act IPC Sections 406/320/34/124B
 (a) Occurrence of Offence: Day 21.8.2023 Date From 21.8.2023 Time To 21:45 hr
 Time Period 21:45 hr
 (b) Information received at P.S. Date 21.8.2023 Time 21:45 hr
 (c) General Diary Reference: Entry No(s) 915 Time 21:45 hr
 4. Type of Information Written Written / Oral
 5. Place of Occurrence: (a) Direction and Distance from P.S. 01.5 KM (approx) Beat No. -
 (b) Address Residence at Jadavpally, SMC, Ward No. 7, P.O. Siliguri Bazar, P.S. - Siliguri, Dist. - Darjeeling.
 (c) In case outside limit of this Police Station, then the Name of the P.S. - District -

6. Complainant / Informant:

(a) Name Sri Jayanta Dhar
 (b) Father's / Husband's Name Late Arun chandra Dhar
 (c) Date / Year of Birth - (d) Nationality Indian
 (e) Passport No. - Date of Issue - Place of Issue -
 (f) Occupation -
 (g) Address Colleges Para, SMC, Ward No. 17, P.O. & P.S. - Siliguri, Dist. - Darjeeling

7. Details of known / suspected / unknown accused with full particulars

(Attach separate sheet, if necessary): 1) Sri Ratan Ghosh, 90-bate SMC Ward No. 7, P.S. - Siliguri, Dist. - Darjeeling,
2) Sri Ramen Ghosh, 3) Bacchu Ghosh, both Son of Sri Ratan Ghosh
and 4) Anindita Ghosh, 90-Sri Ratan Ghosh.

8. Reasons for delay in reporting by the Complainant / Information

9. Particulars of properties stolen / involved (Attach separate sheet, if necessary): Cash of Rs. 62,00,000/-
(Sixty two lakhs rupees only).

10. Total value of properties stolen / involved Rs. 62,00,000/- (Sixty two lakhs rupees) only.

11. Inquest Report / U.D. Case No., if any X

12. FIR Contents (Attach separate sheets, if required): The original written complaint of the Complainant which has been treated as FIR is enclosed herewith.

13. Action taken: Since the above report reveals commission of offence(s) as mentioned at item No. 2., registered the case and took up the investigation / directed SI Amartya Chakraborty to take up investigation / refused investigation / transferred to P.S. - on point of jurisdiction. FIR read over to the Complainant / Informant, admitted to be correctly recorded and a copy given to the Complainant / Informant free of cost.

14. Signature / Thumb impression Noted in original complaint.

of the Complainant / Informant

15. Date & Time of despatch to the court: On 22.8.2023 at 10:30 pm

21.8.2023
 Signature of the Officer-in-Charge, Police Station

Name: DEBADRATA SENGUPTA
 Rank: No. SI OF POLICE
 Siliguri Police Station
 Siliguri Police Commissioner

To,
THE INSPECTOR-IN-CHARGE,
Siliguri Police Station,
Pradhan Nagar, Siliguri,
Dist – Darjeeling.

Date: 21/08/2023

Subject: Written Complaint

Respected Sir,

I, SRI JAYANTA DHAR, S/o Late Arun Chandra Dhar, College Para, S.M.C., Ward No. 17, P.O. & P.S.-Siliguri, Dist.-Darjeeling, would like to bring to your kind notice the following matters:

1. That on 21.08.2015 I entered into an 'Agreement to Sale' with one Sri Ratan Ghosh, son of Late Nandalal Ghosh, resident of Jadavpally, S.M.C. Ward No. 7, P.O.-Siliguri Bazar, P.S.-Siliguri, Dist.-Darjeeling, PIN-734005 for purchase of a land more fully described here in below for a total consideration price of Rs. 1,40,00,000/- (Rupees One Crore Forty Lacs) only.

The photocopy of the agreement for sale of the schedule land dated 21.08.2015 is annexed as *Annexure-'A'*.

2. That at the time of the said agreement I paid Rs. 5,00,000/- (Rupees Five lakh) only] to said Sri. Ratan Ghosh as advance consideration amount towards the said total consideration price which has duly acknowledged by said Sri. Ratan Ghosh in the said agreement dated 21/08/2015.
3. That thereafter on 25/09/2022 I entered into a 'Supplementary Agreement for Sale' with said Sri. Ratan Ghosh at his request as because he wanted more time to identify his land which he agreed to sell to me. By executing said supplementary agreement it is duly acknowledge that out of total consideration amount. Rs. 1,40,00,000/- [Rupees (one crore forty lakhs) only] I have already paid Rs. 62,00,000/- towards advance consideration money to Sri. Ratan Ghosh. And the balance consideration amount of Rs. 78,00,000/- was to be paid by me to the said Sri. Ratan Ghosh at the time of final transfer of the below scheduled land. Since till date he did not give registration to me hence the balance consideration money could not be paid in spite of having capacity and willingness. It is important to mention here that all the payments was made in the residence of Sri Ratan Ghosh in presence of his 2(Two) sons and his daughter namely Sri Ramen Ghosh, Bacchu Ghosh and Anindita Ghosh respectively who took active role in the execution of the Agreement for Sale and Supplementary Agreement for Sale.

The photocopy of the supplementary agreement for sale of the Schedule land dated 25/09/2022 is annexed as *Annexure-'B'*.

4. That I waited for long but said Ratan Ghosh inspite of my repeated request did not give registration for transfer of the said land in my favour. Thereafter on 20.02.2023 I have sent a legal notice to Sri. Ratan Ghosh through my engaged Lawyer requested him to give registration of the below scheduled land by executing and registering a proper Deed of Conveyance after receipt of balance consideration money which was replied by his lawyer where he denied to give the registration of the said land.

The photocopy of the legal notice dated 20.02.2023 is annexed as *Annexure-'C'*.

Jayanta Dhar

5. That it is pertinent to mention here that till date even after receiving advance consideration money of the below scheduled land said Sri. Ratan Ghosh neither returning the entire amount received by him nor gave any registration of the said land in my favour by executing registered deed of conveyance.
6. That his aforesaid non cooperating attitude/approach reasonably gave rise to a suspicion/doubt in my mind that his title in respect of the below scheduled land may be defective. To remove such suspicion/doubt I requested him through legal notice to identify his land. It is unfortunate to mention here that despite such requests he did not take appropriate steps to transfer the said land to me.
7. That as per the terms and condition of the said agreement I have already Performed my part of obligation by paying advance consideration money of Rs. 62,00,000/- to him which is an admitted fact.
8. That thereafter I repeatedly reminded him of his promise and requested to either return my money or to transfer the said land in my favour but he is not giving any response to my such request. It is worthy here to mention that the entire dealing was done by Sri Ramen Ghosh, Bacchu Ghosh, both are sons of Ratan Ghosh and his daughter Anindita Ghosh in the month of August, 2023 several sittings were taken place in between me and Sri Ratan Ghosh, Sri Ramen Ghosh and Anindita Ghosh but without any result and Sri Ramen Ghosh further threatened me that he is the husband of Smt. Pryanka Biswas a sitting member of Matigara Gram Panchayat and as such he is well politically connected and nothing can be done against him or his father or his family.
9. That right from the beginning said Sri. Ratan Ghosh, son of Late Nandalal Ghosh had dishonest intention to deceive me by harping on his goodwill and sincere undertakings and has most fraudulently and dishonestly induced me to make the aforesaid payment and ultimately resulted into gross harassment for me leading to mental agony, frustration and disappointment in the manner as stated hereinabove.
10. That said Sri. Ratan Ghosh, son of Late Nandalal Ghosh have dishonestly taken the said sum of Rs. 62,00,000/- [Rupees (sixty two lakhs) only] from me under false promise resulting to cheating and criminal mistrust on his part.
11. That I am a peace-loving innocent citizen, being trapped by false and fabricated Commitments and assurances of said Sri. Ratan Ghosh, son of Late Nandalal Ghosh Suffering from helplessness and mental agony.
12. That false and fabricated commitment and assurances of said Sri. Ratan Ghosh, son of Late Nandalal Ghosh amounted to dishonesty, criminal breach of trust and cheating on his part towards me.
13. That from their acts and conducts it is now crystal clear to my concern that RATAN GHOSH in collusion with his two sons SRI RAMEN GHOSH, BACCHU GHOSH and his daughter ANINDITA GHOSH have entered into a deep rooted criminal conspiracy and have executed the Agreement of Sale dated 21.08.2015 and subsequently one Supplementary Agreement for Sale on 25.09.2022 and induced me to pay them a sum of Rs. 62,00,000/- [Rupees (sixty two lakhs) only] against the land by gaining my trust and by showing some forged, manufactured , fabricated documents with regard to the property and subsequently refused to return the same amount on asking which amounts the act of cheating, forgery, fraud, criminal breach of trust etc.

In the present situation I request you to look into the matter and to take serious Appropriate action against said RATAN GHOSH, his two sons SRI RAMEN GHOSH, BACCHU GHOSH and his daughter ANINDITA GHOSH.

SCHEDULE

All that piece and parcel of vacant land measuring 0.275 Acres out of total land measuring 3 Acres, situated within Mouza-Patiram, J.L. No. 99 (77), recorded in R.S. Khatian No. 2 corresponding to L.R. Khatian No. 1492, appertaining to and in forming part of R.S. Plot Nos. 197, 198, 199 & 200 corresponding to L.R. Plot Nos. 164, 197/830, 197/831 & 197/832, Pargana - Pathargahata, P.S. Matigara, B.L. & L.R.O. Matigara at Shivmandir, Additional District Sub-Registry Office Siliguri-II at Bagdogra, Sub Division Siliguri, Dist. Darjeeling, in the state of West Bengal.

Thanking you.

Yours faithfully

Jayanta Dhar

SRI JAYANTA DHAR

Son of Late Arun Chandra Dhar College

Para, S.M.C. Ward No. 17 Mob:

9434038005, P.O. & P.S. Siliguri, Dist.

Darjeeling-734001

Copy forwarded to:

- The Commissioner of Police,
Siliguri, PIN-734010.

Received on 21-8-2023 at 21:45 hrs. vide
Siliguri PS GDE no. 915, date-21-8-2023
and started Siliguri PS, case no. 688/23,
date-21-8-2023, u/s 406/420/34/120-B PC.
Sh. Amartya Chakraborty has been
endorsed for investigation.

Kh
21.8.2023

Inspector-In-Charge
Siliguri Police Station
Siliguri Police Commissionerate