

FIRST INFORMATION REPORT

(Under Section 454 Cr. P.C.)

173 BNSS

09



District Darjeeling P.S. Bagdogra Year 2025 FIR No. 105/25 Date 27-03-25
 Sections 316(2)/318(A) ii) Act. Sections

iii) Act. Sections iv) Others Acts & Sections

3. (a) Occurrence of offence : Day Tuesday Date From Date To 25-03-25

Time Period Time From Time To

(b) Information received at P.S. Date 27-03-25 Time 20:15 hrs

(c) General Diary Reference : Entry No (s) 1351 Time 20:15 hrs

4. Type of Information Written Written / Oral

5. Place of Occurrence : (a) Direction and Distance from P.S. 05 km South Beat No.

(b) Address Mouza Ramdinga, P.S.- Bagdogra, Dist- Darjeeling.

(c) In case outside limit of this Police Station, then the

Name of the P.S. District

6. Complainant / Informant:

(a) Name Paritosh KC Mandal (86175 00087)

(b) Father's / Husband's Name Lt Ram Chandra Mandal

(c) Date / Year of Birth (d) Nationality Indian

(e) Passport No. Date of Issue : Place of Issue

(f) Occupation

(g) Address Lower Bhanunagar, Ward-43, P.O - Sevok Road, P.S.- Bhaktinagar, Dist - Jalpaiguri

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

(Attach separate sheet, if necessary):

① Bishnu Barman @ Bishu Barman, s/o- Lt Ijanta Barman of Ramdinga, P.S.- Bagdogra, Dist- Darjeeling.

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

9. Particulars of properties stolen / involved (Attach separate sheet, if necessary):

10. Total value of properties stolen / involved

11. Report of the Case No. Nil

12. The original written complaint which is submitted for the purpose of this report

13. The original written complaint which is submitted for the purpose of this report

14. The original written complaint which is submitted for the purpose of this report

15. The original written complaint which is submitted for the purpose of this report

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19. The original written complaint which is submitted for the purpose of this report

20. The original written complaint which is submitted for the purpose of this report

21. The original written complaint which is submitted for the purpose of this report

To

The Officer-in-Charge.
Bagdogra Police Station
Dist. Darjeeling

Date:-

Respected Sir,

With due respect, I Paritosh Kr. Mandal, S/o. Late Ram Chandra Mandal, resident of Lower Bhanunagar, Ward No. 43 of SMC, P.O. Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri being the partner of Jai Bhumi Realtevo LLP beg to state that I along with my friend Sri. Shankar Sutradhar, Son of Late Dayal Sutradhar, resident of Lower Bhanunagar, Ward No. 43 of SMC, P.O. Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri had decided to purchase a landed property nearby Bagdogra for investment purpose and while we were searching a suitable plot, in the month of August 2023, one Bishnu Barman @ Bishu Barman, Son of Late Ijanta Barman, resident of Ranidanga, P.O. Ranidanga, P.S. Bagdogra, Dist. Darjeeling, W.B.-734012, Mobile No. 9800699433, 9907040440 has induced me and my friend to purchase a landed property measuring 22.59 Kathas or 37.2735 decimals, recorded in R.S. Khatian No. 2/38, corresponding to L.R. Khatian No. 635, in R.S. Plot No. 128, corresponding to L.R. Plot No. 616 & 617, within Mouza Ranidanga, J.L. No. 103, B.L. & L.R.O. Naxalbari, Pargana Patharghata, Police Station Naxalbari(now Bagdogra) District Darjeeling.

The above named Bishnu Barman @ Bishu Barman has introduced himself as the true and absolute owner of the aforesaid 22.59 Kathas land and told that there is no dispute regarding his title and ownership of the said land. He has offered to sell the said land to me and my friend on a consideration/price of Rs.85,84,200/- (Rupees Eighty Five Lacs Eighty Four Thousand Two Hundred) only and on good faith and after relying his statement as true owner of the said land, we have paid a sum of Rs.1,90,000/- as an advance/earnest money on 16.08.2023 through Account Payee Cheque being no. 521705 (Axis Bank) and on 29th day of August, 2023, an agreement for sale was executed by said Bishnu Barman and on the date of execution of Agreement for Sale, he had further received a sum of Rs.4,10,000/- in cash i.e. total sum of Rs.6,00,000/- as an earnest money i.e. part of consideration amount from me and my friend. He has also acknowledged the receipt of total amount of Rs.6,00,000/- by executing the agreement dated 29/08/2023. It was agreed by said Bishnu Barman that he will execute the sale deed in my favour within 6(six) months from the date of execution of said agreement, it was also mentioned in the agreement that in some unavoidable circumstances such period may further be extended on mutual consent.

Thereafter, when I have obtained the chain Deeds for checking the veracity of ownership, I have found that the vendors of Bishnu Barman namely Suresh Barman and Akhil Chandra Roy had purchased land measuring 0.33 Acres from Sri. Rabindranath Ghosh by virtue of registered Deed of Sale being no. I-718/1996, but very surprisingly when I have perused the chain Deed being no. I-81/1993, I have found that said Rabindranath Ghosh had purchased the entire land from Sauneshwari Singha, Dayal Singha and Bandilal Singha all are legal heirs of Ajindar Singha @ Achindra Singha though there are/were other legal heirs/sons of Ajindar Singha @ Achindra Singha namely 1. Supen Singha, 2. Tuken Singha and 3. Sayal Singha.

It was also detected that there is a Bargadar's right over the above mentioned land and though it was agreed by Bishnu Barman that he will take necessary steps for striking out the

Received on
27.03.25 at
20:15 hrs vide
GDE 1351,
stated BDR
P.S. case NO
105/25 DT
27.03.25
U/S 31(2)/
318(4) BNS
entered to
SI Biswasjit
Adhikari for
its investigation.

27/03/25
Officer-in-charge
Bagdogra P.S., SLO
Siliguri Metropolitan Police

name of Bargadar before registration of the Sale Deed at the cost of both parties but he has started neglecting attitude for the same.

As I have found that said Bishnu Barman has been neglecting to execute deed of Sale in favour of me and my friend and has also been neglecting to remove the defects of his ownership, on 12.08.2024 I have sent a lawyer's notice to said Bishnu Barman requesting him to return back/ refund the earnest money of Rs.6,00,000/- to us but even after receiving such lawyer's notice he has not return back the aforesaid amount till this day. He has only sent a reply through his Ld. Advocate on 23.09.2024 and by such notice said Bishnu Barman has demanded more amount i.e. present valuation of said land from me. Thereafter, I

From the very beginning, said Bishnu Barman has dishonest intention to cheat me and my friend and for such intention, he has induced me and my friend to pay such amount of Rs.6,00,000/- to him but he has dishonestly misappropriated our money for his illegal gain and now denying to sell the property, thereby he has cheated me and my friend. He has also falsely represented that he is true owner of the aforesaid land though there are various defects in his title.

Thereafter on 13.11.2024, I have lodged a written complaint to the Officer-in-Charge, Rangapani Outpost, under Bagdogra Police Station, Dist. Darjeeling. After receiving my complaint, when the police has made preliminary enquiry, the above named Bishnu Barman has assured me that he will return back the earnest money to me within 2-3 months. After such assurance, on good faith, I have not taken any further action against him, but on 25/03/2025, when I have asked him to return back my money, he has straight way refused to return back my money to me.

Therefore, I request you to take necessary legal action against said Bishnu Barman @ Bishu Barman, Son of Late Ijanta Barman, resident of Ranidanga, P.O. Ranidanga, P.S. Bagdogra, Dist. Darjeeling, W.B.-734012, Mobile No. 9800699433, 9907040440 for punishing him as per provision of law. And for this kindness, I shall much oblige to you.

Yours faithfully

Paritosh K. Mandal

(Paritosh Mandal)

Mobile No.- 8617500087