



1. District Malda P.S. N.D.P. Year 2025 FIR No. 611/25 Date 04/09/25  
2. i) Act B.N.S. Sections 329(C3)/330(A2)/330(C3)/340(A2)/348(C5)/  
iii) Act B.N.S. Sections 351(C2)/61(C2) iv) Others Acts & Sections  
3. Date of offence : Day ..... Date From Since Long Date To 15/07/25  
Time Period Not Mention Time From ..... Time To .....

(b) Information received at P.S. Date 04/09/25 Time at 13-05h

(c) General Diary Reference : Entry No (s) 178 Time at 13-05h

4. Type of Information written Written / Oral

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

(b) Address 2.02 ac res land vide L.R plot No 59, Khedion No 1287,  
2 R sheet No 12, 7 L No 3 Under Manza Binnaguri P.S.-N.D.P.  
Dist- Jalpaiguri  
(c) In case outside limit of this Police Station, then the

Name of the P.S. N/A District .....

6. Complainant / Informant :

(a) Name Shri Ratan Kumar Bihoni C 9439033333

(b) Father's / Husband's Name Lt Rawatmal Bihoni

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

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

(f) Occupation Director of Fulbari Industrial Estate Pvt Ltd

(g) Address Bidhan road, Siliguri

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

(Attach separate sheet, if necessary) :

17. Rakesh Thirani 117 Durga Datta Thirani 117 Anup Thire  
ni all are of P.O. Shree Apartment Poreni Manohar road 3g  
117. Nishan Lakhota Sh. Benwarilal Lakhota of Hemdree  
Apartment, Bevoke road Siliguri

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

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

10. Total value of properties stolen / involved .....

11. Inquest Report / U.D. Case No. If any NIL

12. FIR Contents (Attach separate sheets, if required) : The original written compert which is  
treated as FIR is enclosed here with

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 S.I. Poresh Barman, N.D.P. P3, spe to take up  
investigation / refused investigation / transferred to P.S. .... on point of  
jurisdiction. FIR read over to the Complaint / Informant, admitted to be correctly recorded and a copy given to the Complainant /  
informant free of cost.

on the original  
written compert

14. Signature / Thumb impression  
of the Complainant / Informant

15. Date & Time of despatch to the court :

04/09/25  
Signature of the Officer-in-Charge, Police Station  
Inspector-In-Charge  
Name New Jalpaiguri Police Station  
Rank Siliguri Police Commissionerate  
N.D.P. P3, spe

Received on 04/09/25 at 13-05h  
Vide GDE No 173 dt 04/09/25  
and started NJP PS case No- 611/25  
dt- 04/09/25 U/s- 329(C3)/33(C2)/33(C3)  
390(C2)/308(C5)/351(C2)/61(C2) BNS  
and Endorsed to 32 parash Baram  
for PS Investigation.

04/09/25

Inspector-In-Charge  
New Jalpaiguri Police Station  
Siliguri Police Commissionerate  
Date :- 03/09/2025

To  
The Inspector-in-Charge  
New Jalpaiguri Police Station  
Siliguri Metropolitan Police  
District – Jalpaiguri

**Subject: Complaint against Rajesh Thirani and associates for attempt of extortion of money on the basis of false/fabricated deed.**

Respected Sir,

I, Ratan Kumar Bihani, son of Late Rawatmal Bihani, aged 68 years, director of Fulbari Industrial Estates Pvt. Ltd. and resident of 327, Bidhan Road, Siliguri – 734001, humbly submit the following facts for your urgent action:

#### 1. Background

We are developing an Industrial Park at Mouza: Binnaguri of Jalpaiguri district under the SAIP Scheme of Government of West Bengal (MSME & T Department) for promotion of private industrial park to attract invest in MSME units and to generate employment which is principally approved by the Department. We have already set up an industrial park named as Fulbari Industrial Park under the same scheme which is considered as the first industrial park under this scheme in West Bengal.

Our company lawfully acquired land from different recorded landowners including a plot of land besides other plots having an area 2.56 acre at Mouza: Binnaguri, JL no.: 3, LR Sheet no.: 12, LR plot no.: 59 and khatian no.: 1887 in Jalpaiguri district., got our names recorded in LR khatians, converted the land to industrial category & also executed development agreement with some other adjacent land owners and invested heavily in construction of boundary wall, protection wall, land filling and internal road development for setting up of the industrial park named as Jorapani Industrial Park.

#### 2. False & Fabricated Claim by Accused Persons

One Rajesh Thirani, Durga Dutta Tharani, Anup Thirani, Nitesh Lakhotia and their associates is claiming that they have a title over 2.02 acres of land at LR Plot No.: 59 (RS Plot No. 58), Mouza: Binnaguri, LR Sheet no.: 12, JL No. 3. Rajganj Block in the district of Jalpaiguri based on a forged Gift Deed No. I-1505 of 1961, allegedly executed by Milchand Singh Roy to his son Nagendranath Roy and subsequent transfer of the land by the strength the said forged gift deed by the way of sale to Rajesh Thirani & Associates vide Sale Deeds Nos. 1657, 1658 & 1659 of 2021.

However, in an earlier occasion on the basis of a FIR vide NJP PS case no. 411/22 dated 01.05.2022 lodged by Sri Kalachand Kundu one of the co-owner of the LR plot no. 59, NJP P.S. had initiated a case vide Case No. 411/2022 and in the said case charge sheet has been filed vide charge sheet no 638/2022

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*[Signature]*

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dated 18/07/2022 against Rajesh Thirani, Anup Thirani, Nitesh Lakhotia, Nagendra Nath Roy and Rupali Roy under sections 447/379/385/506/465/468/471/420/120B IPC and the accused are on bail.

Moreover, against an application by Sri Kalachand Kundu, the B.L.&L.R.O., Rajganj has deleted the wrong khatian records of right being LR Khatian no. 1525, 1526, 1528 & 1529 which were created on the basis of transfer from forged gift deed.

### 3. Extortion

Rajesh Thirani and associates with an intention to extort money, constantly threatened our site in charge claiming Rs 1 Crore from our company with a false plea that they are the owner of the land situated within our campus. The accused persons are land mafia, land grabber and land speculative person and litigious in nature. They earlier came to our industrial project site and threatened our site in-charge on duty on 5<sup>th</sup> & 15<sup>th</sup> July 2025 that if their demand of Rs 1 crore would not be fulfilled they will take every step and even threatened of life.

Now, again we are receiving threats from the accused persons and their agents, on 03/09/2025 that if their claim of Rs 1 crore is not settled immediately, they would create problem at the site again with the help of land mafias and even they do not hesitate to fulfil their demand with fair of death.

Earlier also the same people tried to encroach our land thrice on 13.09 2021, 10.12.2021 and on 30.04.2022 with the help of so called KPP groups but with the immediate action of the NJP PS at that time, their attempts failed.

### 4. Offence Committed

The above acts clearly amount to extortion, criminal intimidation, conspiracy, Land grabber & obstruction to lawful development of our Industrial park(Govt. approved under the scheme of SAIP).

### 5. Prayer

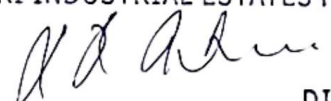
I therefore request you to please take the following actions to help industrial infrastructure development work smoothly:

1. To register an FIR against Rajesh Thirani, Anup Thirani, Nitesh Lakhotia, Sweta Lakhotia, Nagendra Nath Roy and Rupali Roy and their associates under the appropriate provisions of Law of BNS.

2. Take immediate steps to protect the person, property and to resist them from raising any kind of obstruction in industrial development work from their unlawful interference and extortion attempts.

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DIRECTOR

Enclosures:

1. Copy of forged Gift Deed No. I-1505/1961
2. Copy of Sale Deed No. 1657, 1658 & 1659 all of 2021 of Rajesh Thirani
3. Copy of Charge Sheet No. 638/2022 in connection with NJP P.S. Case No. 411/2022

Yours faithfully,  
FULBARI INDUSTRIAL ESTATES PRIVATE LIMITED  
FULBARI INDUSTRIAL ESTATES PVT. LTD.

  
DIRECTOR

Ratan Kumar Bihani  
DIRECTOR  
327 Bidhan Road,  
Siliguri  
M - 9434033333  
Date: 27-08-2025

Address of accused:

1. Rajesh Thirani, Durga Dutta Thirani and Anup Thirani  
Rajshree Apartment, Flat no. – 101, Pranami Mandir Road, Siliguri – 734 001  
Phone no.: Rajesh – 7811937946, Durga – 9434023573, Anup – 934408001, 9679166066
2. Nitesh Lakhotia s/o Banwarilal Lakhotia  
Hemshree Apartment, Akshaytara lane, 21/2 mile, Sevoke Road, Siliguri – 734 001  
Phone no.: 9434066855

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