

Dist. Durgam P.S. Matigara Year 2025 FIR No. 609/25 Date 18.09.2025Sections 316(2)/318(4)/61(2) Sections

iii) Act Sections iv) Others Acts & Sections

3. (a) Occurrence of offence : Day Date From 02.12.24 Date To

Time Period Time From Time To

(b) Information received at P.S. Date On 18.09.2025 Time 15:45 hrs(c) General Diary Reference : Entry No (s) 769 Time 15:45 hrs4. Type of Information Written Written / Oral

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

(b) Address J.L. No. 14, Plot No. 475 (R3), L.R. Plot No. 603
Mouza Khaphul, P.S. Matigara, Dist. Durgam

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

Name of the P.S. District

6. Complainant / Informant :

(a) Name Sushila Chhetri(b) Father's / Husband's Name w/o Suman Chhetri

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

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

(f) Occupation

(g) Address Khaphail Fulbari, P.S. Matigara, Dist. Durgam

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

(Attach separate sheet, if necessary) :

① Suman Chhetri s/o Chittaranjan Chhetri of Fulbari
Busty P.S. Matigara ② Dhruva Chhetri s/o Ram Bdr. Chhetri
of Poshim Mandir, Jamadar Bhit, Durgam ③ Gulshan8. Reasons for delay in reporting by the Complainant / Informant Kumar Yadav s/o Babul Yadav of
Police Housing Complex, P.S. Poshim
Dist. Imphal East, Manipur,

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

12. FIR Contents (Attach separate sheets, if required) : Original written complaint which
is treated as FIR is reproduced outleaf13. 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. Maitijunjay Roy Inspector-in-Charge
investigation / refused investigation / transferred to P.S. Matigara Police Station to take up
jurisdiction. FIR read over to the Complaint / Informant, admitted to be correctly recorded and a copy given to the Complainant /
informant free of cost. Siliguri Police Commissionerate14. Signature / Thumb impression
of the Complainant / InformantSignature of the Officer-in-Charge, Police Station
Inspector-in-Charge
Name : Inspector-in-Charge
Rank : No. Inspector-in-Charge
Matigara P.S./SPC

15. Date & Time of despatch to the court :

To,
The officer In-charge
Matigara Police Station
District - Darjeeling
West Bengal.

Date: 18/9/2025

Received on 18.09.25 at 15:45 hrs vide
G.D.E No- 769 and started Matigara PS Case
No- 609/25 Dtd. - 18.09.25 u/s. 316(2)/318(4)
/61(2) of BNS. 31 Mr. Nitin Roy will
investigate the case.

Subject - Complaint

Sir,

I, Sushila Chhetri, wife of Sri Suren Chhetri, Resident,
Fullbari, P.O. - New Chamta, P.S. - Matigara, District- Darjeeling, State
-West Bengal, Pin - 734009,

I have purchased a plot of land measuring about 5 Katha, Mouza -
Khaprul, JL. No- 14, R.S. Plot No. 475, corresponding to L.R. Plot No.
603, L.R. Khatian No. 166, 167, 179, situated at Pathargata Gram
Panchayat area, P.O. New Chamta, P.S.- Matigara, District- Darjeeling,
PIN - 734009, in the state of West Bengal, by virtue of a registered Deed
of sale being document no. I-00613 for the year of 2013, registered
before the A.D.S.R. Bagdogra, District - Darjeeling.

That after the above said purchased land my name had been recorded
in the government land record of right (R.O.R) with the land reforms
authority, B.L. & L.R.O. Matigara and on the basis of the above said
ownership a new L.R. Khatian vide no. 1008 was recorded/issued in
my name.

since that time till today of purchase I peacefully possessing the
physical possession of the above mentioned property.

That in the month of October 2023, one of my co villager of namely
SUMAN CHHETRI, (AADHAR CARD NO - 8920 9902 7866), Son of
Chittaranjan Chhetri, resident of Fulbari Busty, P.O.- New Chamta,
P.S.- Matigara, District- Darjeeling, PIN- 734009, having mobile no -
Phone no. 7365913151, 95478-60331, and along with his friend **SRI
DHRUBA CHHETRI, (AADHAR CARD NO- 6244 4743 4497)** Son of
Ram Bahadur Chhetri, resident of Paschim Mandir Gaon st marys - 3,

Jamadar Bhita, Khasmahal, P.O – Jamdar vitta, District – Darjeeling ; West Bengal, Pin code – 734217 , having mobile no - Phone no. 8670411333, submit a proposal before me to purchase the above said landed property.

That considering the fact of such proposal, consideration money offered and above all having faith over the words of above said two persons, I became ready to sell out my property. That above said two persons offered a sum of Rs. 32,50,000/- (Rupees Thirty-Two Lakhs Fifty Thousand) only as total consideration amount to me verbally.

That in regard to the above-mentioned offer and acceptance no written agreement was executed between me and above said two persons and I proceed with the above said proposal, under the verbal assurance and good faith over above said two persons.

Till the last of month November 2024, I have received a sum of Rs – 18,23,000/- (eighteen lakh twenty-three thousand) only from the side of above said two persons in various part payment including a sum of Rs – 5,50,000/- (Five lakh fifty thousand) only in cash.

That in the last week of November 2024 Suman Chhetri And Dhurba Chhetri communicate with me and informed me that, in the first week December 2024 Suman Chhetri And Dhurba Chhetri will proceed with the registration of the above said property. That it was assured to me after the registration work Suman Chhetri And Dhurba Chhetri will pay the total consideration amount.

That being the fact Suman Chhetri And Dhurba Chhetri Have already paid an advance amount to me for the above said land and there is a proposal of handed over a new land equal or more amount to the rest consideration amount, I under the good faith and believe ready to proceed with the proposed registration as per the direction of Suman Chhetri And Dhurba Chhetri

That finally on 2nd December, 2024 as per the direction of Suman Chhetri And Dhurba Chhetri, I went to the registry office and found

that Suman Chhetri And Dhurba Chhetri came to me with a sale Deed drafted in favour of one **SRI GULSHAN KUMAR YADAV**, Son of Babulal Yadav, R/O - Police Housing Complex, P.O.- Moirang Kampu, P.S. Porompat, District- Imphal East, State- Manipur, Pin code - 790006.

It is pertinent to mention here without receiving a single penny from the end of Mr Gulshan in any manner (not in cash, nor in any mode of banking transaction) in any point of time under the instruction of Suman Chhetri And Dhurba Chhetri on good faith I executed a sale deed being document no I- 040308879 for the year of 2024 registered before the A.D.S.R Bagdogra in relation to the above mention land.

It is crucial to note:

- I had **never met or communicated** with Mr. Gulshan prior to this.
- I had **not received any payment** from him—either in cash or via banking channels.
- Mr. Gulshan was **not present** at the registry office on the day of execution.
- Despite these facts, based on the **assurances of Suman and Dhruha**, I executed the **sale deed**, bearing document no. **I- 040308879 of 2024**, before the A.D.S.R., Bagdogra.

That after the registration work till today i have not received the rest consideration amount of a sum of Rs - 14,27,000/- (fourteen lakh twenty-seven thousand) only, nor taken registration of any land from the side of Suman Chhetri And Dhurba Chhetri.

That when by the end of first week January 2025 I have not received the full consideration amount & any land from the end of Suman Chhetri, Dhurba Chhetri and Mr Gulshan, I went to the A.D.S.R. at Bagdogra office on 09.01.2025 and obtain the certified copy of the sale deed executed by me on 2nd December 2024, vide document no I- 040308879 for the year of 2024.

That it is quite surprising in the sale deed the total consideration price of the above-mentioned land is mentioned as Rs. 23,10,000/- (Rupees Twenty Three Lakhs Ten Thousand) only in place true mutually agreed consideration price of sum of Rs. 32,50,000/- (Rupees Thirty-Two Lakhs Fifty Thousand) only as agreed between me and Suman Chhetri And Dhurba Chhetri.

It is pertinent to mentioned here in the above said sale deed Mr. Suman Chhetri stands as first witness. That thereafter on 09.01.2025 I visited the office of B.L. & L.R.O. Matigara and obtains the land records certified copy. That from the record of right I came to know, a new L.R khatian vide no . 2583 is open in the name of MR. Gulshan.

That due to the above-mentioned fact & circumstance a dispute has been cropped up between me and Suman Chhetri And Dhurba Chhetri. That I have also filed a police complaint Dated - 10.01.2025 before the Commissioner of police against the above said Three persons namely Suman Chhetri And Dhurba Chhetri and Mr Gulshan Kumar Yadav. After the said complaint Suman Chhetri And Dhurba Chhetri came to my house and request me not to proceed against them with criminal charges and further assured me, they will provide me the rest consideration amount of Sum of Rs. 14,27,000/- (Rupees Fourteen Lakh Twenty-Seven Thousand) only within Month of April 2025 and further they agreed to handover the above said original sale deed vide no. I-04038879 for the years of 2024 to me as the security.

That to this effect a memorandum of understanding was executed between me and Suman Chhetri And Dhurba Chhetri on 14.01.2025 and on the date of signing of MOU, Suman Chhetri And Dhurba Chhetri handover the original sale deed I-04038879 for the years of 2024 to me.in the said amount for the first time in written mode Suman Chhetri And Dhurba Chhetri accept & declare the true consideration price of the above land is Rs. 32,50,000/- (Rupees Thirty-Two Lakhs Fifty Thousand) only.

That it is quit unfortunate that by the ends of April 2025 Suman Chhetri And Dhurba Chhetri have not paid a single penny to me and when from the First week of May 2025 I stared to demand for my money, both of them Swich off their mobile phone and cutoff all communication.

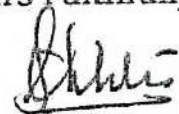
That on the last night Suman Chhetri And Dhurba Chhetri along with another person's Claim to be Gulsan Kumar Yadav came to my place and demand for the Original Sale Deed under my possession and when I denied to handover the same, they threaten me with dire consequences.

That from the above-mentioned act it is clear that Mr. Suman Chhetri and Mr. Dhruba Chhetri and Gulshan Kumar Yadav create an intention full trap for me to harm me in a skill full manner with mala fide intention for their illegal gain, they Dishonestly induce me to provide the registration of my landed property by misleading me and right now trying to threaten me taking the advantage of the facts I am a lady.

From the sequence of events, it is clear that Suman Chhetri, Dhruba Chhetri, and Gulshan Kumar Yadav conspired to defraud me through misrepresentation, dishonesty, and manipulation, causing significant loss and mental distress. Their actions were not only fraudulent but also aimed at exploiting me, a woman, by taking advantage of my trust and good faith. I, therefore, respectfully request the appropriate authorities to conduct a thorough investigation into this matter and take necessary legal action against the aforementioned individuals for cheating, criminal intimidation, misrepresentation, and fraud.

Thanking You

Yours Faithfully



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