

FIRST INFORMATION REPORT

(Under Section 454 Cr. P.C.)

173 of BNS

Inspector-In-Charge
Pradhan Nagar Police Station
Siliguri Police Commissionerate



1. P.S. Pradhan Nagar Year 2025 FIR No. 764/2025

2. Sections U.S. 316(2)/318(4)/61(2) Act BNS Sections

3. (a) Occurrence of offence : Day Date From Since 08/01/2024 Date To

Time Period Time From Time To

(b) Information received at P.S. Date on 18/11/25 Time 22:25 hrs

(c) General Diary Reference : Entry No (s) 1068 Time 22:25 hrs

4. Type of Information written Written / Oral

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

(b) Address Land measuring 05 Kathas situated at mama Shishbarasi, J.L. No. 41, Paragana Patharghata, P.S. Pradhan Nagar Dist. Darjuling

(c) In case outside limit of this Police Station, then the Name of the P.S. District

6. Complainant / Informant :

(a) Name B.oli prasad

(b) Father's / Husband's Name Late Uma Shankar prasad

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

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

(f) Occupation

(g) Address Chunarvati, Tindbaria Ten Garden, P.S. Kurseong, Dist. Darjuling

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

(Attach separate sheet, if necessary) : Sumita Gummy Rai and others

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

9. Particulars of properties stolen / involved (Attach separate sheet, if necessary) : an amount of Rs. 8,00,000/-

10. Total value of properties stolen / involved

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

12. FIR Contents (Attach separate sheets, if required) : the original written complaint of the complainant which is 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 look up the investigation / directed S.E. Lakshay Bhutia 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.

14. Signature / Thumb impression of the Complainant / Informant

15. Date & Time of despatch to the court : on 19/11/25 at 10:00 hrs.

Inspector-In-Charge
Pradhan Nagar Police Station
Siliguri Police Commissionerate
Signature of the Officer-in-Charge, Police Station
Name : Sumit Sarkar
Rank : No. SE of police

Noted in written complaint
on 19/11/25 at 10:00 hrs.

To,
 The Inspector-in-Charge,
 Pradhan Nagar Police Station,
 P.O. Pradhan Nagar, Siliguri,
 Dist. Darjeeling
 Sir,

I, Sri Bali Prasad, son of Late Uma Shankar Prasad, resident of Chunabhati, Tindharia Tea Garden, Post Office Chunabhati, Police Station Kurseong, District Darjeeling, PIN Code 734223, in the State of West Bengal would like to inform you as follows:-

1. That one Smt. Sunita Gurung Rai, wife of Hugen Gurung, resident of Panchanai Busty, Post Office Champasari, Police Station Pradhan Nagar, District Darjeeling, PIN Code

Received on 18/11/25
 at 22.25 hrs vide
 PDN P.S. GDE NO. 1068
 and started PDN P.S.
 case No. 764/25 Dt.
 18/11/25 U/s 316(2)/
 312(4)/61(2) of
 BNS and is endorsed
 to SI Lakshman
 Bhartiya for i.B.
 Investigator.

734003, in the State of West Bengal who represented herself as owner of the land measuring 8 Decimals or 5 Katha fully described in the schedule below expressed her willingness to sell said land at consideration amount of Rs 39,50,000/- (Rupees thirty nine lakh fifty thousand) only and accordingly I and said Smt. Sunita Gurung Rai entered into an Agreement for Sale (Bainanama) in presence of her husband and other witnesses on the 18th day of January 2024, by which the she has/had agreed to sell the land in my favour.

Inspector-In-Charge
Pradhan Nagar Police Station
Siliguri Police Commissionerate

That I paid an amount of Rs. 5,00,000/- (Rupees five lakh) only as advance out of which an amount of Rs. 4,50,000/ (Rupees four lakh fifty thousand) only through a cheque being No. 032329 of, Union Bank of India, Shibmandir Branch and remaining Rs. 50,000/- (Rupees fifty thousand) only by cash on the date of execution of the said agreement dated 08/01/2024 and subsequently she again received an amount of Rs. 3,00,000/- (Rupees three lakh) only on 14/05/2024 as advance and accordingly I total paid a total sum of Rs. 8,00,000/- (Rupees eight lakh) only out of total consideration amount of Rs. 39,50,000/- (Rupees thirty nine lakh fifty thousand) only as advance of the said land. Said Smt. Sunita

Bali Prasad

Gurung Rai agreed that she will execute a Deed of Conveyance in the last week in the month of May, 2024 and I accordingly arranged balance consideration amount.

3. That in the last week of the month of May, 2024, I requested her to execute the registered deed in my favour. But she neglected and/or avoided on various grounds.
4. That I several occasions requested her to execute registered sale deed of the said land or return my advance amount of Rs. 8,00,000/- (Rupees eight lakh) only, but she intentionally nor executed sale deed or returned advance amount.
5. That as there was no further progress from her end, finally, I caused a notice dated 17/02/2025 to be issued upon said Smt. Sunita Gurung Rai, through my lawyer, Tejaswi Subba (Advocate), whereby it was communicated to her that despite having received the sum of Rs.8,00,000/- (Rupees eight lakh) only in total as advance/part payments she had neglecting and avoiding to do the needful for sale of the said land. In spite of receive the said notice she pay no heed.
6. That finding no other alternatives I filed a suit for declaration, specific performance of contract, injunction and other consequential reliefs against said Smt. Sunita Gurung Rai before the Ld. Civil Judge (Senior Division) at Siliguri being Title Suit No. 125 of 2025 where the Ld. Court on 11/11/2025 pleased directed "that the defendant is hereby restrained from transferring the schedule suit property and from creating any third party interest in any manner whatsoever and/or alienating, transferring and/or changing the nature and character of the suit property till 16.12.2025".
7. that today I came to know that said Smt. Sunita Gurung Rai fraudulently and dishonestly sold and transferred the said land to (i) Sri Rahul Kumar Sharma, son of Late Ramji Sharma resident of Primtam Road, P.O., P.S. & Dist. Kalimpong, PIN Code 734301 and (ii) Smt. Priti Chettri, wife of Sri Rahul Kumar Sharma, resident of Rishi Road, P.O., P.S. & Dist. Kalimpong, PIN Code 734301 by virtue of a Deed of Sale being No. 7719/2025.



8. That it is clear from her acts that she has deceived me and fraudulently and dishonestly induced me to pay a sum of Rs. 8,00,000/- (Rupees eight lakh) only as an advance while agreeing to sell the said land in my favour. By taking substantial money from me while agreeing to sell the said land and thereafter neglecting to sell the same and subsequently sale the land to the third party and usurping the advance/part payments is evident from her acts and deliberate omissions, which constitute the offence of cheating.
9. That the matter is very urgent and necessary action is required to be taken against the above noted offenders immediately.

I would therefore request you to inquire into the matter and take appropriate legal action against Smt. Sunita Gurung Raid and her associates for indulging in such illegal and nefarious activity.

SCHEDULE

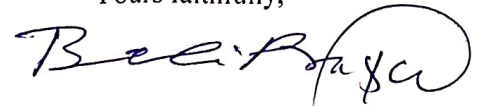
All that piece or parcel of land measuring 5 Katha comprised in R.S. Plot No. 172 corresponding to L.R. Plot No. 380 appertaining to L.R. Khatian No. 2550 situated within Mouza Shishabari, J.L. No. 41, Pargana Patharghata, Police Station Pradhan Nagar, District Darjeeling.

The suit land butted and bounded as follows:-

- | | |
|----------------|------------------------------------------|
| By the North : | Sold land of the Tila Rupa Sharma Dahal; |
| By the South : | Sold land of the Tila Rupa Sharma Dahal; |
| By the East : | Land of the Tila Rupa Sharma Dahal; |
| By the West : | 16 feet wide road. |

Thanking You

Yours faithfully,



(Sri Bali Prasad)