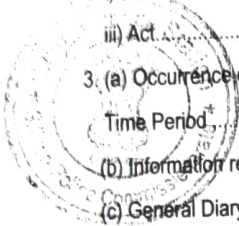


FIRST INFORMATION REPORT  
(Under Section 154 Cr. P.C.) 173 BNS

645

1. Dist. Darjeeling P.S. Siliguri Year 2026 FIR No. 245/26 Date 07/05/2026  
 2. i) Act. BNS Sections 316(4)/318(2)/318(4)/336(2)/336(3)/338/339/340(2)  
 ii) Act. Sections 61(2) - iv) Others Acts & Sections -  
 3. (a) Occurrence of offence : Day ..... Date From 24/04/2026 Date To .....  
 Time Period ..... Time From Not mentioned Time To .....  
 (b) Information received at P.S. Date 07/05/2026 Time 15.05 hrs.  
 (c) General Diary Reference : Entry No (s) 297 Time 15.05 hrs.



4. Type of Information ..... Written / Oral  
 5. Place of Occurrence : (a) Direction and Distance from P.S. Approx 02 km north / East Beat No. ....  
 (b) Address Saturn Building, Serdke Road, PS-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 Annapam Mitra  
 (b) Father's / Husband's Name Not mentioned  
 (c) Date / Year of Birth ..... (d) Nationality India  
 (e) Passport No. .... Date of Issue ..... Place of Issue .....  
 (f) Occupation Director of Anandamoyee Realty Pvt. Ltd.  
 (g) Address Saturn Building, Serdke Road, PS-Siliguri, Dist-Darjeeling.

7. Details of known / suspected / unknown accused with full particulars  
 (1) Shantanu Shil, S/O- Krishna Kamal Seal of Gathiya Gachi, Pani Kauri, Fatapukur, P.S- Rajganj, Dist: Jalpaiguri, (2) Biswajit Pandit, S/O- Upendra Pandit of Gathiya Gachi, Pani Kauri, Fatapukur, P.S- Rajganj, Dist: Jalpaiguri, (3) Mitrunjay Shil, S/O- Suresh Shil of Gathiya Gachi, Pani Kauri, Fatapukur, P.S- Rajganj, Dist: Jalpaiguri and (4) Ratan Das, S/O- Samarendra Nath Das of Fatapukur, Monipur, P.S- Rajganj, Dist: Jalpaiguri



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) : The original written complaint of the Complainant, which is treated as F.I.R 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 SI Rakesh Tamang of Siliguri PS, SPC to take up investigation / refused investigation / transferred to P.S. .... or 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.

Noted in original Complaint.  
 14. Signature / Thumb impression of the Complainant / Informant

07/05/26  
 Signature of the Officer-in-Charge, Police Station  
 Name Brajajit Deb Sarkar  
 Rank No SI of Police

15. Date & Time of despatch to the court :

Date :

To  
The Inspector-in-Charge,  
Siliguri P.S.

**Subject:** Complaint against (1) **Shantanu Shil**, s/o. Krishna Kamal Seal, r/o. Gathiya Gachi, Pani Kauri, Fatapukur, P.S. Rajganj, Dist : Jalpaiguri (2) **Biswajit Pandit**, s/o. Upendra Pandit, r/o. Gathiya Gachi, Pani Kauri, Fatapukur, P.S. Rajganj, Dist : Jalpaiguri (3) **Mitrunjay Shil**, s/o. Suresh Shil, r/o. Gathiya Gachi, Pani Kauri, Fatapukur, P.S. Rajganj, Dist : Jalpaiguri and (4) **Ratan Das**, s/o. Samarendra Nath Das, r/o. Fatapukur, Monipur, P.S. Rajganj, Dist : Jalpaiguri.

Respected Sir/Madam,

I, Anupam Mitra, am one of the Director of Anandamoyee Realty Pvt. Ltd. having its registered office at Saturn Building, Sevoke Road, P.S. Siliguri, District Darjeeling. Sir, I along with my associate Sri Tapan Poddar with the object of purchasing approximately 250 bighas of land at Fatapukur, P.S. Rajganj, District Jalpaiguri had appointed brokers/agents namely **Shantanu Shil, Biswajit Pandit, Mitrunjay Shil, and Ratan Das** to help us negotiate with local landowners to purchase the said land in favour of Anandamoyee Realty Pvt. Ltd. Accordingly an agreement dated 24.04.2024 was executed between me and my associate Sri Tapan Poddar on One Side as Purchasers and **Shantanu Shil, Biswajit Pandit, Mitrunjay Shil, and Ratan Das** on Other Side as **Facilitator** at my office at Saturn Building, Sevoke Road, P.S. Siliguri which is within the jurisdiction of Siliguri P.S.

In furtherance of this transaction, Shantanu Shil, Mitrunjay Shil, Biswajit Pandit and Ratan Das approached me with a proposal stating that a landed property measuring 215 decimals belonging to **Late Ashwini Das** presently owned by his only two legal heirs namely Anukul Das and Shanti Das could be registered in favour of the Anandamoyee Realty Pvt. Ltd., and that advance payment was required to be made to execute the sale agreement in favour of the Company.

Accordingly, on 23.07.2024, the Company issued two cheques as advance consideration, details of which are given below:

Sl. No.	Name of the Party	Cheque No.	Amount (₹)
1	Anukul Das	069990	5,00,000.00
2	Shanti Das	069992	5,00,000.00

The said amount was paid as advance money for 215 decimals of land, comprising **LR Plot Nos. 230, 236, and 240**, under **Sheet No. 3, Mouza Kismat Sukhani, Baikunthapur**, District Jalpaiguri.

The cheques were handed over to Shantanu Shil, Mitrunjay Shil, Biswajit Pandit and Ratan Das at my office at Saturn Building, under Siliguri P.S. who assured me that the **bainanama (agreement for sale)** from the only legal heirs of Late Ashwini Das would be executed in favour of Anandamoyee Realty Pvt. Ltd. and handed over to me within a few days.

After repeated follow-ups, I was finally provided with a photocopy of an agreement dated 31.07.2024, executed on Stamp Paper No. 30 AA 904745 by Shantanu Shil, Mitrunjay Shil, Biswajit Pandit and Ratan Das. Despite repeated requests, the original agreement was not handed over to me until around December 2025, which was finally delivered by Shantanu Shil, Mitrunjay Shil, Biswajit Pandit and Ratan Das.

Upon examination of the original agreement, I noticed serious discrepancies between the original agreement and the earlier photocopy provided by Shantanu Shil, Mitrunjay Shil, Biswajit Pandit and Ratan Das. Specifically:

- The signatures of the landowners did not match between the two documents.
- The consideration amount mentioned in the agreements were different.
- The xerox copy showed Biswajit Pandit as a witness, whereas the original agreement showed Shantanu Shil as a witness.

These discrepancies raised serious doubts, prompting me to conduct further enquiries. What I discovered was extremely shocking and disturbing:

1. The land for which my Company had paid the advance was subjected to a registered Power of Attorney, vide POA No. I-343/25 dated 19.02.2025, executed in favour of Ratan Das at the District Sub-Registrar Office, Jalpaiguri.
2. Using the said Power of Attorney, Ratan Das transferred the property in favour of his wife, Tania Das, vide Deed No. I-4147/2025 dated 04.11.2025, registered at the District Sub-Registrar Office, Jalpaiguri.

Thereafter when I contacted Shantanu Shil, Mitrunjay Shil, Biswajit Pandit and Ratan Das about the registered Power of Attorney and the sale Deed in favour of Smt. Tania Das, the wife of Ratan Das, they demanded an exponential amount of Rs. 30,00,000/- (Rupees Thirty Lacs only) per Bigha to get the land transferred in favour of the Company.

The above facts clearly establish a well-planned criminal conspiracy involving forgery and fabrication of documents to fraudulently cheat me and my company by dishonest misappropriation and causing wrongful loss to us.

In view of the above, I humbly request you to register my complaint and take immediate and appropriate legal action against all persons involved in this matter, in accordance with law.

We are enclosing herewith copies of relevant documents for your kind perusal and necessary action.

Received on 07/05/26 at 15:05 hrs,  
vide Siliguri PS GDE NO. 297 and started  
Siliguri PS case no. 245/26 dated 07/5/26  
4/5-316(4)/318(2)/318(4)/336(2)/336(3)/  
338/339/340(2)/61(2) of BNS. SI Rakesh  
Tanning of Siliguri PS will investigate  
the case.

07/5/26

Yours faithfully,

ANANDA MOYEE REALTY PRIVATE LIMITED

Annupam Mitra  
DIRECTOR

Annupam Mitra  
Director of

Anandamoyee Realty Pvt. Ltd.  
Saturn Building, Sevoke Road,  
P.S. Siliguri, District Darjeeling.

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## **Annexure**

1. Copy of the agreement executed between Sri Tapan Poddar and Annupam Mitra on one side as Purchaser and **Shantanu Shil, Biswajit Pandit, Mitrunjay Shil, and Ratan Das** on other side as **Facilitator**
2. Copy of **false / fabricated agreement**
3. Copy of **original agreement (photocopy)**
4. Copy of **Power of Attorney** in favour of Ratan Das
5. Copy of **Sale Deed** executed in favour of **Tania Das, wife of Sri Ratan Das.**