

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

1248



P.S. Pradhannagar Year 2021 FIR No. 97/21 Date 20.02.21  
Sections ..... ii) Act ..... Sections 182/120 IPC  
Sections ..... (iv) Others Acts & Sections 9/10/11

3. (a) Occurrence of Offence : Day ..... Date From On 01.02.2019 Date To till date  
Time Period ..... Time From ..... Time To .....

(b) Information received at P.S. Date 20.02.21 Time 20:45 hrs

(c) General Diary Reference : Entry No(s) 1149 Time 20:45 hrs

4. Type of Information : Written Written / Oral

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

(b) Address ✓ R. Khadian : 1312 of Mouza Dhalsnikala R.s Plot No. 20,  
21822, PL No. 83, Patharghata, P.S. Pradhannagar Dist. Dajeling

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

6. Complainant / Informant :

(a) Name Sri Anup Kumar Gupta

(b) Father's / Husband's Name S/o - U. Gopal Das

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

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

(f) Occupation .....

(g) Address Shanti Niwas, Gobinda Nagar, Dhalsnikala P.O. Champasari

7. Details of known / suspected / unknown accused with full particulars P.S. Pradhannagar Dist. Dajeling  
(Attach separate sheet, if necessary) :

① Kishan Saha S/o - Asabinda Saha

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. 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 took  
up the investigation / directed ASI Raju Sarkar to take up  
investigation / refused investigation / transferred to P.S. .... on point of  
jurisdiction. FIR read over to the Complainant/ Informant, admitted to be correctly recorded and a copy given to the Complainant /  
Informant free of cost.

Noted in written complaint

14. Signature / Thumb impression  
of the Complainant / Informant

Signature of the Officer-in-Charge  
Name : Kamal K. Pradhannagar Police Station  
Rank : No. SI of Pradhannagar Police Commissionariat  
D- 20.02.21

15. Date & Time of despatch to the court :  
DC - 21.02.21

To  
The Officer-In-Charge  
Pradhan Nagar Police Station  
Silliguri, Dist. Darjeeling.

Date:20.02.2021

**Sub: Written Complaint.**


Sir,

I Sri Anup Kumar Gupta, Son of Late Gopal Prasad, resident of Shanti Niwas, Gobinda Nagar, Dhaknikata, P.O. Champasari, P.S. Pradhan Nagar, Dist. Darjeeling, begs to draw your kind attention to the following facts:-

- 1) That I alongwith my wife Smt. Apporva Prasad jointly and collectively acquired a piece and parcel of land measuring 4 (four) Ktahas, recorded in L.R. Khatian No.1312 of Mouza – Dhaknikata, Dist. Darjeeling, which is more fully and particularly described in the schedule below by virtue of a registered Deed of Conveyance duly executed by KISHAN SAHA, Son of Arabinda Saha and registered at the office of the A.D.S.R., Silliguri-II at Bagdogra and recorded in Book No.I, Volume No.0403-2019, pages from 172858 to 172880, being Document No.7598 for the year 2019.

It is pertinent to mentioned here that at the time of execution of the Deed of Conveyance the Vendor Kishan Saha informed me that his original Deed of Conveyance being Document No.1773 for the year 2013 was missing. He also handed over a copy of General Diary being G.D. Entry No.14/2019, dated 01.02.2019 as a matter of record to validate his point. A copy of the said General Diary which was submitted before the Inspector-In-Charge, Pradhan Nagar Police Station is annexed herewith and marked as Annexure – 'A'.

Received on  
20.02.21  
at 20:15 hrs  
vide P.N.P.S  
GD No. 1149  
dt. 20.02.21  
and started  
P.N.P.S case  
No - 97/21  
dt. 20.02.21  
u/s - 182/420  
IPC to investigate  
the case.

  
20/02/2021  
Inspector-In-charge  
Pradhannagar Police Station  
Silliguri Police Commissioner's Office

- 2) That thereafter, we constructed a 3 BHK tin shedded house and since then we have been enjoying the actual, khas and physical possession over the said property and have permanent, heritable and transferable, right, title and interest therein.
- 3) That all of a sudden on 17.02.2021, the Chief Manager of Punjab & Sind Bank alongwith some other employees came outside my house and flagged a Board where it was written "**This property belongs to Punjab & Sind Bank**". Thereafter, I immediately made a contact with the Bank and came to know that the property that we have purchased was a "Mortgaged Property" and has been declared as a Non-Performing Asset (NPA) by the Bank.
- 4) That said Kishan Saha by lodging the General Diary has defrauded the police authorities by lodging a false General Diary to the extent that the Deed of Conveyance being No.I-1773 for the year 2013 is untraceable / lost from his custody but the fact remains that the Deed were mortgaged before the Punjab & Sind Bank, Siliguri Branch. It is pertinent to state in this connection that by lodging the false General Diary the perpetrator of the offence was able to obtain this certified copies of the Deed and was able to obtain my trust and faith thereby igniting my willingness to purchase the said property.
- 5) That it is stated further that said Kishan Saha has cheated the Bank authorities, the Police authorities and myself thereby proving the fact that he is an habitual offender who knows that the art of defrauding innocent people of their hard earned money and to fool the state authorities.

It is further stated that before the purchase of the property all necessary searches were done by me and in none of the searches the fact that the property was mortgaged before the Bank authority evident as the

Bank authorities did not register their Mortgage Deed and hence I was in no position to be aware of the fact that the said property was mortgaged. It is further stated that any action taken by me for the purchase of the property was taken with due diligence and under the disguise of the false General Diary which was filed by the Kishan Saha and by the inaction on the part of the Bank authorities to register the Mortgage Deed.

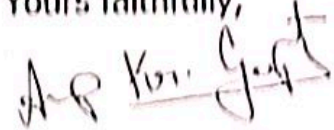
- 6) That the above mentioned fact was never known to us and the same was suppressed by our vendor i.e. Kishan Saha with an ulterior motive to cheat and defraud us. We then tried contacting Kishan Saha on his Contact No.7029142938 but his phone is unreachable and we unable to trace him.
- 7) That we have spent not only a lifetime saving amount but has also taken some personal loan for the purchase of the property. We have also incurred a huge amount on registration, mutation, conversion and also for the construction of the house on and over the land.

It is pertinent to mention here that we had entered into an agreement to Sale on 21.11.2019 for the purchase of the below schedule land whereby we have paid a sum of Rs.65,000/- (Rupees Sixty Five Thousand) as advance in cash which was duly acknowledged by the vendor in the agreement. Thereafter we made a payment of rs.13,00,000/- (Rupees Thirteen Lac) only through NEFT as the remaining consideration amount. An amount of Rs.1,50,000/- (Rupees One Lac Fifty Thousand) was incurred as Registration Charges and Stamp Duty. An amount of Rs.50,000/- (Rupees Fifty Thousand) was incurred as Mutation and Conversion Charges by me. An amount of Rs.6,00,000/- (Rupees Six Lac) was spent for the construction of Boundary Wall and my house, in total an amount of Rs.21,65,000/- (Rupees Twenty One Lac Sixty Five Thousand) approximately was incurred by me.

Under the circumstances your goodself is requested to register the complaint and take necessary action against the above named miscreants namely Kishan Saha who have committed an act of cheating and fraud upon us.

Thanking you,

Yours faithfully,



(Anup Kumar Gupta)

Mobile No.9932234881

8348660160

**Encl:**

A copy of General Diary  
dated 01.02.2019.

Copy - Aadhar Card of Kishan Saha,  
Copy PAN of Kishan Saha

**SCHEDULE**

All that piece and parcel of land (now having a tin shed house constructed thereupon) measuring 4 (four) Kathas or 6.6 Decimals, appertaining to and forming part of R.S. Plot No.20, 21 & 22 corresponding to L.R. Plot No.271, 272 & 273, recorded in L.R. Khatlan No.1312 of Mouza – Dhaknikata, J.L. No.83, Pargana – Patharghata, P.S. Pradhan Nagar, Dist. Darjeeling.

The aforesaid property is butted and bounded as follows:-

North : Tea Garden;  
South : 16 ft. Wide Kutcha Road;  
East : Sold land of Manoj Sharma @ Manoj Upadhyay;  
West : Land of Manoj Sharma @ Manoj Upadhyay.