



SFC

Station: Shaktinagar Year: 2022 File No: 577/2022 Date: 09.04.2022

Section: 406/120/504/24 Act: IPC Section:

Section: (or) Others Acts & Sections:

Time From: Since 06.04.2022 Date From: 06.04.2022 Date To:

(b) Information received at P.S. Date: 09.04.2022 Time: 00:05 hr.

(c) General Diary Reference / Entry No.: 359 Time: 00:05 hr.

4. Type of Information: Written Written / Oral

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

(b) Address: Land measuring 4 Kathas pertaining to Khata No. 511, P.S. Plot No. 613/1053, L.R. No. 575 & 574, L.R. No. 572 & 573, Police Station - Shaktinagar, Dist. No. 2, P.S. Sheet No. B, P.S. Shaktinagar Dist. Jalgaon.

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

6. Complainant / Informant

(a) Name: Sri. Pradip K. Jha

(b) Father's / Husband's Name: Jagendra Jha

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

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

(f) Occupation:

(g) Address: Shaktinagar, Ward No. 11, P.O. Central Road, P.S. Shaktinagar, Dist. Jalgaon.

7. Details of known / suspected / unknown persons with full names (Attach separate sheet, if necessary):
① Ratan Ray, ② Jagan Ray, ③ Bili Ray, ④ Smt. Bina Devi Prasad, ⑤ Dipul Ray, ⑥ I. S. Swati
Muzamdar

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

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

Rs. 600,000/-

10. Total value of properties stolen / withheld

11. Inquest Report / U.D. Case No., if any

12. FIR Contents (Attach separate sheets, if required): The original written Complainant report is made as E.M. is reproduced over leaf.

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: Mr. Anur Prasad Shrivastava 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.

14. Signature / Thumb impression

of the Complainant / Informant

Signature of the Officer-in-Charge, Police Station

Name: J.V. Kaphle

Rank: No. 51 of Police

15. Date & Time of despatch to the court

O.R. April, 2022

To,
Inspector-in-Charge,
Bhaktinagar Police Station,
Bhaktinagar,
Dist - Jalpaiguri

Received on 02.04.2022 at 00.00hr
vide G.D.F. No. 319 Dtd. 09.10.2021
I started Bhaktinagar P.S.
Case No. 372/2021 Dtd. 09.04.2022
S/1144/2021/504/20 I.P.C. Act. 420
will investigate the case.


Inspector-in-Charge
Bhaktinagar Police Station
Jalpaiguri Police Commissionerate

Sir,
This is to bring to your kind notice the following facts:

I am a school teacher of Holy Child School, Jalpaiguri.

In the last week of April, 2019, one land broker namely Shyam Biswakarma, s/o Late Dhanbir Biswakarma, resident of Triranga More, Shastri Nagar, Ward No. 41, P.O. Sevoke Road, P.S. Bhaktinagar, Dist Jalpaiguri, brought one Sri Ratan Roy, s/o Sri Sudhir Roy, resident of 1 MES Chowpathi, Satali Tea Garden, P.O. & P.S. Jaigaon, Dist - Alipurduar, to me. Both of them convinced me that Ratan Roy along with his brother Sri Tapan Roy and sister Babli Roy, both residents of Post and Village Ghagra, P.S. & Dist Alipurduar, are the owners of 04 kathas of land, details whereof are given in the schedule below.

I was made to believe that said Ratan Roy and his brother and sister had inherited the said property from his grandfather Late Dharendra Narayan Singha. I was told by the aforesaid Ratan Roy that he needed some money for getting their names recorded in the L.R. Khatian and with the false representation and persuasion to sell me the aforesaid land for a sum of Rupees Six Lakhs only.

On 06th December, 2019, I handed over a cheque of Rs. 2,00,000/- of State Bank of India, Hakimpura Branch, Siliguri, bearing no. 978579, dated 6.12.2019 to the aforesaid Ratan Roy, so that he and his brother and sister could get their names recorded in the L.R. Khatian with the help of Shyam Biswakarma. Thereafter in the next month, Ratan Roy and his brother and sister again asked for a sum of Rs.

2,00,000/- and on 26th January, 2020, one agreement for sale was signed by myself and the said Ratan Roy. On the said date, I paid a sum of Rs. 2,00,000/- by cheque of State Bank of India, Hakimpara Branch, Siliguri, bearing no. 978580, dated 26.01.2020.

Thereafter, the covid pandemic started on 23.03.2020, and I fell ill on 22.04.2020 and had to be hospitalised on 06.06.2020 and again on 09.10.2021. However, in between I paid the remaining consideration of Rs. 2,00,000/- as follows:

- (a) NEFT on 03.08.2020 from the Indian Overseas Bank of India, Jalpaiguri Branch, a sum of Rs. 50,000/- in Ratan Roy's account maintained with the State Bank of India, Air Force Station Branch, Hasimara, being Savings Account No. 34098195129.
- (b) A sum of Rs. 50,000/- vide cheque no. 3111827, dated 02.12.2020 of the Axis Bank, Siliguri Branch, in the name of Ratan Roy.
- (c) Cash Rs. 60,000/- on 08.11.2020.
- (d) Sum of Rs. 10,000/- by NEFT on 04.04.2021 from State Bank of India, Hakimpara Branch, to Ratan Roy's account maintained with the State Bank of India, Air Force Station Branch, Hasimara, being Savings Account No. 34098195129.
- (e) A sum of Rs. 30,000/- to Shyam Biswakarma by cash on 21.02.2020, 04.03.2020, 04.04.2020 who received it on behalf of Sri Ratan Roy, Sri Tapan Roy, Smt. Babli Roy.

Thus I paid a total sum of Rs. 6,00,000/- in consideration Ratan Roy, who was/is the Constituted Attorney of his brother Tapan Roy and sister Babli Roy. It is pertinent to mention that Shyam Biswakarma and the wife of Sri Ratan Roy, namely Smt. Dipali Roy are witness of the aforesaid agreement. As per clause 4 of the said agreement, Sri Ratan Roy and others were supposed to execute and register the sale deed in my favour within 3 years from the execution of the said agreement, i.e. within 25th January, 2023.

After recovering from my illness fully in the first week of December 2021, I requested Ratan Roy, Tapan Roy and Babli Roy to register the below scheduled land in my favour. However he started avoiding me and therefore I got a legal notice issued on 16.12.2021 to the aforesaid Ratan Roy, Tapan Roy and Babli Roy. The said notice was duly served on 30.12.2021 and 21.12.2021, but they failed to give any reply to the said notice and also failed to contact me for transfer of the below scheduled land.

Two days back, I came to know that the aforesaid Ratan Roy, Tapan Roy and Babli Roy have sold a part of the below scheduled land (02 kathas, 14.5 Chuttaks) along with one Smt. Bina Devi @ Bina Devi Prasad, w/o Uday Shankar Prasad, r/o Chandmari, P.O., P.S. & Dist Darjeeling to one Smt. Sunali Mazumder Mandal @ Sunali Mazumder, d/o Late Manab Mazumder, r/o Iskon Mandir Road, Ward No. 41 of S.M.C., P.O. Sevoke Road, P.S. Bhaktinagar, Dist Darjeeling, by registered deed of sale being no. 263 of 2022, dated 10.01.2022, registered in the office of the ADJR, Bhaktinagar, Dist Jalpaiguri.

Ratan Roy, Tapan Roy and Babli Roy conspired together out of greed along with Smt. Bina Devi Prasad and transferred the land which was supposed to be sold to me, to Sunali Mazumder. Ratan Roy signed the aforesaid deed for self and as constituted attorney of Tapan Roy and Babli Roy.

Subsequently I came to know that Ratan Roy and his brother and sister (Tapan Roy and Babli Roy) deceived me and received money from me, suppressing the real facts.

Ratan Roy, Tapan Roy and Babli Roy together dishonestly induced me to deliver Rs. 6,00,000/- by deceiving me and cheating me. Smt. Bina Devi Prasad and Dipali Roy, Sunali Mazumder also acted with dishonest and malafide intention, are also a part of this conspiracy because whenever I raised the issue of deception and cheating, they together threatened and intimidated me with dire consequences.

SCHEDULE OF THE LAND

All that piece or parcel of vacant land measuring 4 Kathas, recorded in R.S. Khatian No. 714, in R.S. Plot No. 627/1057, L.R. Plot No. 333 & 334, L.R. Khatian No. 597, 609, 622, situated within Mouza Dabgram, J.L. No. 2, R.S. Sheet No. 8, under P.S. Bhaktinagar, Dist- Jalpaiguri in the State of West Bengal.

The aforesaid land is butted and bounded as follows:-

North: 18' Ft. Road;

South: Land of Kalyani Banerjee;


East: Land of Md. Israil;

West: Land of Kalyani Banerjee.

I, therefore, request you to take necessary action as per the law against the aforesaid persons.

Thanking you,

Yours truly,


(Pradip Kr. Jha)

From:

Sri Pradip Kr. Jha

s/o Yogendra Jha,

Shastri Nagar, Ward no 41,

P.O. Sevoke Road,

P.S. Bhaktinagar,

Dist Jalpaiguri - 734001

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8637351119 (M)