

FIRST INFORMATION REPORT

(Under Section 154 Cr. P.C.)

3830

1. Dist. SPC P.S. Pradhan Nagar Year 2023 FIR No 412/23 Date 05-06-23
2. i) Act IPC Sections 406, 420 ii) Act Sections
(iii) Act Sections (iv) Others Acts & Sections

3. (a) Occurrence of Offence Day Date From Since January 2023 Date To
Time Period Time From Time To

(b) Information received at P.S. Date 01.05.06.23 Time 22.40hr
(c) General Diary Reference Entry No(s) 230/23 Time 22.40hr

4. Type of Information written Written / Oral

5. Place of Occurrence: (a) Direction and Distance from P.S. Beat No
(b) Address Salbani, PS. Pradhan Nagar Dist. Durgajuli

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

6. Complainant / Informant:
(a) Name Md. Alam

(b) Father's / Husband's Name H. Mainuddin

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

(e) Passport No Date of Issue Place of Issue

(f) Occupation
(g) Address Salbani, P.O. Salbani, PS. Pradhan Nagar Dist. Durgajuli

7. Details of known / suspected / unknown accused with full particulars
(Attach separate sheet, if necessary) ① Md. Hanif S/o. H. Samud Haque
② Laceray Sankar, w/o. Md. Hanif
both Salbani, P.O. - Salbani, PS
Pradhan Nagar, Durgajuli

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 which is treated as FIR is enclosed herewith. 25/06/23

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 S.I. Binoy Tamang 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 Noted in complaint
Signature of the Officer-in-Charge, Police Station Pradhan Nagar Police Station Name: S.I. Binoy Tamang Rank: No. Insp. of Police

15. Date & Time of despatch to the court: 01.06.06.23

Date: 05.06.2023

To,
The Inspector -In -Charge,
Pradhan Nagar Police Station,
Siliguri.

Subject: F.I.R.

Sir,

I, **MD. ALAM**, Son of Late Md. Mainuddin, resident of Salbari, P.O:- Salbari, & Police Station- Pradhan Nagar, District- Darjeeling, would like to lodge this written complaint against (1) **MD. HANIF** Son of Late Samsui Haque, (2) **LUCKY SARKAR**, Wife of Md. Hanif, both residents of Salbari, P.O:- Salbari, & Police Station- Pradhan Nagar, District- Darjeeling, to the following effects:-

1. In the month of January, 2023 the above-named miscreants by **hatching a deep-rooted criminal conspiracy** with common dishonest intention approached me and offered me to sell a landed property being all that piece and parcel of land admeasuring 2.5 Kathas or 2 Kathas 8 chhatak, appertaining to and forming part of L.R Plot No. 509, recorded in L.R Khatian No. 4211, of Mouza- Panchani, J.L. No. 27, within Police Station- Pradhan Nagar, District- Darjeeling, at or for a valuable consideration of Rs.32,00,000/- (Rupees Thirty Two Lakhs) only, and further **assured me** that said property is absolutely free from all charges, mortgages and encumbrances, claims, demands whatsoever, believing which I agreed to purchase the said property and entered into an agreement for sale dated 04.01.2023 for the said property with above-named miscreant No.1 for total consideration of Rs.32,00,000/- (Rupees Thirty Two Lakhs) only.
2. That against the said agreement to sale dated 04.01.2023, I have paid a sum of Rs.20,00,000/- (Rupees Twenty Lakhs) only to above named miscreants as earnest money which is duly acknowledged by the above-named miscreants vide money receipt dated 26.12.2022, 30.12.2022, 07.01.2023, and a further sum of

Rs.200,000/- was paid via cash which is also duly acknowledged by said miscreant in several letters.

3. That soon after payment of above said earnest money the above said miscreants handed over me the possession of landed property mentioned in the said agreement to sale for the purpose of construction of boundary wall and as such, I have demarcated the said land with concrete dhalai by spending an amount of Rs.200,000/- (Rupees Two Lakhs) only.
4. That in the said agreement to sell it is clearly stipulated that the above said miscreant No.1 will give the registration within a period of three months from the date of execution of agreement to sale.
5. That before the expiry of time period mentioned in the said agreement to sale, I request the said Md. Hanif to execute a proper sale deed by receiving the remaining consideration money of Rs. 10,00,000/- to which he issued me legal notice dated 27.03.2023 through his lawyer informing me that from 24.04.2023 he will be in a position to execute a sale deed and against the said notice a suitable reply dated 01.04.2023 was made by me and subsequently above said miscreant No.1 have issued vide letter dated 11.04.2023, 21.04.2023 wherein he promised to execute a sale deed in my favor on 24.04.2023.
6. That for the purpose of taking the registration of said landed property as per the promise made by above said miscreant No.1 vide notice dated 11.04.2023 and 21.04.2023, on 20.04.2023, I have informed the above said miscreant to give registration on 24.04.2023 and subsequently I have prepared the sale deed and query and also paid the stamp and registration duty to the government to west Bengal for a sum of Rs.1,23,000/- (Rupees One Lakhs Twenty-Three Thousand) only on 21.04.2023.
7. That the above said miscreant Md. Hanif instead of giving registration of said landed property **by making a deed rooted conspiracy and by deceitfully suppressing the material facts of agreement to sale dated 04.01.2023 and by misleading the Ld. Civil Judge Junior Division at Siliguri obtained the order of injunction and on the basis of said interim order took forceful possession of land from me i.e. the possession of the landed property under sale which he handed me for constructing boundary wall.**

8. That it is further pertinent to mention here that on 24.04.2023 and 02.05.2023 said miscreant has also issued two baseless notices containing all false, fabricated and concocted stories and denied to give me the registration of land, just to play fraud upon me and cheat my advance money of Rs.22,00,000/- which I paid said miscreants as earnest money against the agreement to sale dated 04.01.2023.
9. The above-named miscreants deliberately with ill motive and dishonest intention, by hatching a criminal conspiracy and practising fraud, **deceived and induced me to make payment of a huge amount of Rs. 22, 00, 000/- as earnest money against agreement for sale of the said property and further by deceitfully suppressing the fact of said agreement to sale has obtained an order from Ld. Court and took forceful possession from me and thus misappropriated the entire money paid by me by breaching my trust.**
10. That said miscreants are intentionally denying to give the registration of landed property despite of receiving huge amount of earnest money and further said miscreant have misappropriated my huge sum of money by practicing fraud and cheating.
11. That the above-named miscreants taking the advantage of loopholes of law is again and again issuing me different letters and by virtue of same he is trying to forfeit my hard-earned money.

Therefore, taking notice of the aforementioned facts and circumstances, kindly do the needful to set the law in motion and impart us justice.

Thanking You,
Yours faithfully

MD. ALAM

MD. ALAM

Mob. No. 98320-33005

Received on 05.06.23
at 22.40 hrs. vide Pradhan Nagar
S. registered Pch. No. 414/23
01-05-06.23 4/5-406/420 IN C
S. endorsed to SI ^{3rd page} Binoy Tamang
to investigate the case.

W. S. / 23.
Inspector-in-Charge
Pradhan Nagar Police Station
Siliguri Police Commissionerate