

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

3883

Dist. SPC P.S. Praduanagar Year 2023 FIR No. 466/23 Date 01/07/2023  
i) Act. XLY of 1860 Sections 406, 420 ii) Act. IPC Sections  
(iii) Act. Sections (iv) Others Acts & Sections  
3. (a) Occurrence of Offence : Day Date From 23.07.2018 Date To

Time Period Time From Time To  
(b) Information received at P.S. Date 01.07.2023 Time 00:05:00  
(c) General Diary Reference : Entry No(s) 1924 Time 00:05:00

4. Type of Information : Written Written / Oral  
5. Place of Occurrence : (a) Direction and Distance from P.S. South, 1 1/2 km Beat No.

(b) Address BBD Colony, Ward No. 02, PO+PS - Praduanagar Dist - Durgam  
(c) In case outside limit of this Police Station, then the Name of the P.S. District

6. Complainant / Informant :  
(a) Name Nivas Kanti Nath  
(b) Father's / Husband's Name Lt Tegendra Lal Nath  
(c) Date / Year of Birth (d) Nationality Indian  
(e) Passport No. Date of Issue : Place of Issue  
(f) Occupation  
(g) Address BBD Colony, W/N-02, PO+PS - Praduanagar Dist - Durgam

7. Details of known / suspected / unknown accused with full particulars  
(Attach separate sheet, if necessary) :  
① Shymal Biswas s/o Lt Ranjit Biswas and ② Arundita Ghosh Biswas w/o Shymal Biswas of S.N. ↑ Chowd Road, PO+PS Praduanagar Dist - Durgam

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 complain 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 SI Rabinera Nath 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.

14. Signature / Thumb impression of the Complainant / Informant  
Noted in written complain

Signature of the Officer-in-Charge Police Station Pradhan Nagar Police Station Siliguri Police Commissionerate  
Name : Anirban Bhattacharyya  
Rank : Insp of Police  
01/07/23

15. Date & Time of despatch to the court :  
02 01/07/2023



To  
The Inspector -in- Charge  
Pradhan Nagar Police Station  
Regulated Market Complex  
Siliguri, Darjeeling

Received on 01/07/23 vide PDMS WDG  
NO-1929 Dt-01/07/23 and started PDN  
PS Case NO- 465/23 Dt-01/07/23 U/S  
406/120 IPC and endorsed to Sri Kanti  
Nath Sarkar for its investigation.

2  
01/7/23  
Inspector-In-Charge  
Pradhan Nagar Police Station  
Siliguri Police Commissionerate

Sub: Complaint against Developer M/s Jupitor, Pradhan Nagar, Siliguri

Respected Sir

I Sri Nihar Kanti Nath S/O Late Tegendra Lal Nath as a Land owner of flat who engaged M/s Jupitor, a partnership firm having its office at S.N.T. Godown road, PO & PS Pradhan Nagar, Siliguri represented by its partners (1) Sri Shymal Biswas S/o Late Ranjit Biswas and (2) Smt. Anindita Ghosh Biswas W/o Sri Shymal Biswas both residents S.N.T. Godown road, PO & PS Pradhan Nagar, Siliguri (Phone : 9434021789, 9832378940 & 9734242901) would like to share with you some grievances against M/s Jupitor.

I have an agreement with M/s Jupitor as a Land owner to develop our land and constructed a multi stories building and the same was registered as No. 2625/2016 in the office of the ADSR, Siliguri Dist. Darjeeling. Accordingly to the same the Developer has to complete the entire project and handover the possession to us within 24 months from 23.07.2018 (Date of Sanction Plan).

However, till date the developer has not completed the project and there has been delay of more than 35 months. The developers have taken sale consideration from the entire Purchaser and after torturing them for months and months finally only registered their flats (Sri Suraj Lama on March/2022 and Sri Biswajit Das on July 2022 etc ) , which were also incomplete in many respects and They had to complete it from their own cost.

The Owners allocated flats were never completed and handed over. The Owners were to take possession of the same in incomplete condition and are in the process completing it with their own money. My elder brother Sri Mrinal Kanti Nath, who is a land owner, also started living in that flat from Jan/2022 in incomplete condition.

I and the purchaser have been mentally harassed and traumatized by the attitude and the behavior of the Developers who pay no heed to our complains. The Developer has already sold out their share of the property and has more or less abandoned the project and we have been made to run from pillar to post with no help. The Developer has stopped taking our calls and when we approach them, they turn violently angry and threaten to hire goons to beat us and use foul and bad words.

In July 2022, I and the purchaser informed Mr. Shymal Biswas in writing to complete the pending works and he assured in written that pending works will complete shortly but so far he has done nothing.

When we asked for electric connection he demanded a huge amount and when we asked him to see the copy of the quotation issued from State Electricity Board, he refused. Without proper electric connection, we are now 6/7 families are in a lot of trouble.

We have tried many places and failed to do anything then I came to you in despair, requesting you to register a criminal complaint against the developer for cheating, fraud, intimidation and breach of trust.

With Regards

Pending Works by the Developer

- ✓ 1. No proper drainage system installed from the roof top to drain level. This is causing seepage and leakage in the roof especially during the monsoon seasons.
2. The staircase work is not complete.
- ✓ 3. The Garage shutters not installed yet.
- ✓ 4. Electricity connection to individual flats not provided.
- ✓ 5. Common parking area is incomplete
6. Eoundary wall is incomplete.
7. Door to the roof is not installed.
8. Exterior walls are not completed properly.

Enclosed :

- i. Xerox Copy of Development Agreement
- ii. Xerox Copy of Written commitment of Developer regarding pending Works

Yours Truly

*Nihar Kanti Nath*

(Nihar Kanti Nath)

S/O Late Tegendra Lal Nath

B B D Colony, Ward No.2

PO + PS : Pradhan Nagar

Siliguri , Darjeeling

PIN 734003

Phone (M) 9434880805