



P.S. Pradhannagar Year 2023 FIR No. 1018/23 Date 10/12/23
 Sections 406, 420, 468, 120B. ii) Act 1 PC Sections
 iii) Act Sections iv) Others Acts & Sections.

3. (a) Occurrence of offence : Day Date From Date To Since long -

Time Period Since long Time From Time To

(b) Information received at P.S. Date 10/12/23 Time 13:25 hrs.

(c) General Diary Reference : Entry No (s) 486/23 Time 13:25 hrs.

4. Type of Information Written Written / Oral

5. Place of Occurrence : (a) Direction and Distance from P.S. North 06 km approx Beat No.

(b) Address Land measuring 1.46 Acre, Khata no 92, J.L. No 89, Mouza, Karalbani,
 P.S. Pradhannagar, Dist. Dooars.

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

6. Complainant / Informant :

(a) Name Sri Satrugan Gupta

(b) Father's / Husband's Name Sri Uma Shankar Prasad

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

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

(f) Occupation

(g) Address main road, Kalimpong, PO+PS+ Dist. Kalimpong.

7. Details of known / suspected / unknown accused with full particulars

(Attach separate sheet, if necessary) :

1) Lalita Roy, w/o Lt. Mohini Kumar Roy of Salugorra, P.S. Bhaktinagar, Dist. Jalpaiguri
 2) Nar Bahadur Chhetri, s/o Lt. Bhim Bahadur Chhetri of Kalabani, PO Champaran, P.S.
 PDN, Dist. D.Jh. 3) Damodar Poudyal, s/o D.R. Poudyal of Pradhannagar, Dist. D.Jh.

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 F.I.R. 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 Pratap Barak to take up investigation / refused investigation / transferred to P.S. on 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.

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

15. Date & Time of despatch to the court :
 on 11/12/23.

Inspector-in-charge
 Pradhannagar Police Station
 Siliguri Police Commissionerate
 Signature of the Officer-in-Charge, Police Station
 Name : Sri Anirban Bhattacharya
 Rank : No. Insp. of Police

TO

**THE OFFICER - IN - CHARGE
PRADHAN NAGAR POLICE STATION**

Date: 10.12.2023

Sub : F.I.R. against **LALITA ROY**, wife of Late Mohini Kumar Roy, **NAR BAHADUR CHHETRI (M: 9832770627)**, son of Late Bhim Bahadur Chhetri, and **DAMODAR POU DYAL** son of D. R. Poudyal.

Respected Sir,

I, Sri Satrugan Gupta, son of Sri Uma Shankar Prasad, resident of Main Road Kalimpong, P. O., P. S. & District Kalimpong, Pin 734301, would like to inform you the following facts :-

1. That one **Mohini Kumar Roy**, son of Prabasu Roy, is/was the recorded owner of all that piece and parcel of land measuring 1.96 Acre, appertaining to L. R. Plot No. 686, 651, 1122, 1142 & 1144, recorded in L. R. Khatian No. 92, under Mouza Karaibari, J. L. No. 39, P. S. Pradhan Nagar, District Darjeeling.
2. That **Rashmika Rai**, wife of Shri Kedar Nath Rai, resident of Police Head Quarter, Gangtok, P. O. & P. S. Gangtok, District East Sikkim, Pin 737101 acquired all that piece and parcel of land measuring 1.00 Acre out of aforesaid land measuring 1.96 Acre, from above named **MOHINI KUMAR ROY**, son of Prabasu Roy, resident of Salugara, P. S. Bhaktinagar, District Jalpaiguri, appertaining to and 646, 651, 1122, 1142 & 1144, recorded in L. R. Khatian No. 92, under Mouza Karaibari, J. L. No. 39, P. S. Pradhan Nagar, District Darjeeling, by virtue of registered Deed of Sale, executed on 07.03.2007, being pending Serial No. 1184, being Finalized Deed No. 2972 for the year 2015.

Received on 10/12/23 on 13:25
In. vide PDNPS GDE No. 486 dt. 10/12/23 and ini
Hated a case PDNPS
Case No. 1018/23 dt 10/12/23
U/S 406/420/468/120B S.P.
and endorse to SI Prady
Bakar for its investigation.

10/12/23

Inspector-In-charge
Pradhannagar Police Station
Siliguri Police Commissionerate

That said **MOHINI KUMAR ROY** handed over the possession of L. R. Plot No. 1142 to the said **Rashmika Rai** as all other plots was not having such volume of land and were at different place, and as such she is possessing and enjoying the said land in her possession.

4. That after aforesaid sale said Mohini Kumar Roy is/was owner of his remaining land measuring 96 Decimal or 0.96 Acre only.
5. That said Mohini Kumar Roy died on 31.07.2016 and as such his legal heirs can legally inherited only his remaining land measuring 0.96 Acre, where as

her wife have executed POA with respect to land measuring 1.38 Acre, that is excess of 0.42 Acre.

6. That said Rashmika Rai further to look after and protect her aforesaid property has executed registered General Power of Attorney in my favour (**Sri Satrugan Gupta**), being Application Serial No. 111113331, Book No. IV, Volume No. 1, Serial No. 1, registered on 03.08.2023, registered in the office Sub Registrar, Gangtok.
7. That I being advocate on searching for mutation of aforesaid land found that since July, 2023 land measuring **0.46 Acre out of total land measuring 1.00 Acre** has been Fraudulently transfer to Kabita Thapa(vide Deed No. 4991/2023) and one Raju Sharma (vide Deed No.7239/23) without having good title by **NAR BAHADUR CHHETRI**, son of Late Bhim Bahadur Chhetri, resident of Kalabari, P. O. Champasari, P. S. Pradhan Nagar, District Darjeeling and **DAMODAR POU DYAL**, son of D. R. Poudyal, resident of Pradhan Nagar, District Darjeeling on the strength of Power of Attorney, being No. IV-146/18 executed by Smt. Lalita Roy, wife of Late Mohini Kumar Roy, resident of Salugara, P. O. Salugara, P. S. Bhaktinagar, District Darjeeling.
8. That on enquiry I further learned that one Lalita Roy, wife of Mohini Kumar Roy has executed Power of Attorney showing herself as only legal heirs of the above named MOHINI KUMAR ROY, and whereas the sons of Late Mohini Kumar Roy has witnessed the said Power of Attorney.
9. That I further learned that said Nar Bahadur Chhetri and Damodar Poudyal are land mafias and very powerful they have every knowledge of aforesaid transfer of title to said Rashmika Rai.
10. They influences and convinced said Lalita Roy to commit such illegal act for illegal gain as they are regular land grabber and mafias and have got hold in all offices.
11. That said Land Mafias and brokers have good link in the office of the B.L.L.R.O. Matigara and they have manage to obtain mutation of the land in the names of different purchasers surpassing all due process of law.
12. That though it is evidence from the Power of Attorney, being No. 146/2018, that the Lalita Roy is not only the legal heirs of the said MOHINI KUMAR RAI, the office of the BLLRO, Matigara is allowing the mutation on the strength of said power of attorney, and whereas I have applied for mutation

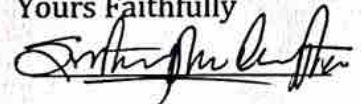
of the said plot is still pending by giving one or another reason by R. I. Champasari.

13. That if they are not stopped now, they will further sale and transfer land measuring 0.54 Acre of Rashmika Rai to different innocent hill people fraudulently using their power illegally.

Under the above circumstance, I request you to kindly investigate the matter and take strict actions against them by registering a case against such land brokers and mafias and so that further illegal transfer can be stopped.

Thanking you

Yours Faithfully



(Satrughan Gupta)

M : 90646 70825

Enclosed :

- 1) Deed No. I-2972/2015,
- 2) GPA IV-146/2018, &
- 3) GPA IV-1/2023
- 4) Khatian NO.92, dt 12.03.2007