

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CRIMINAL APPELLATE JURISDICTION**

APPEAL (ST.) NO. 21404 OF 2025

Manisha Rohan Salunke and others. ... Appellants.
V/s.
The State of Maharashtra and another. ... Respondents

Ms.Minal Chandnani with Rajesh Ranglani for the Appellants.
Mr.Prashant P. Jadhav, A.P.P. for the Respondent- State.
Mr.Vipul Dushing for Respondent No.2.
Mr.Sanjay Lokhande, API, Pimpri Police Station present.

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**CORAM : RANJITSINHA RAJA BHONSALE, J.
(VACATION COURT)**

DATE : 24th October 2025

PC.:-

1. The present appeal is filed against the order dated 9th October 2025, dismissing the Anticipatory Bail Application, of the Appellants.
2. The Appellants had preferred Criminal Application bearing No.6232/2025, before the learned Special Judge [Under SC and ST (POA) Act], Pune seeking Anticipatory Bail in connection with C.R.No.461/2025 dated 6th September 2025 registered with Pimpri Police Station, for the offences punishable under section 318(4) of Bharatiya Nyaya Sanhita, 2023 and sections 3(1)(r) and 3(1)(z)(c) of the SC & ST Act. The said Application was dismissed on the ground that the same was not maintainable.
3. Mr. Dushing, learned Advocate appearing for Respondent No.2/

Complainant submits that, the land transaction between the Complainant and the Appellants, has been incorrectly terminated by the Appellants, and that the Appellants have already sold the land to a third party vide agreement dated 30th May 2025. By selling the said land to a third party, the Appellants have cheated the Complainant. The learned Advocate for Respondent No.2, seeks time, to file reply along with documents, on which the Complainant wants to place reliance.

4. Learned Advocate for the Applicants, states that, this is a pure transaction of sale of land, in which an advance of Rupees Thirty Lacs was taken. Learned Advocate submits that, as the terms of the Eisar Pawati dated 28th April 2025 (Exh.D, page-59), were not complied with, the Appellants have terminated the transaction vide notice dated 27th May 2025 (Exh.E, page 65).

5. The Respondent No.2 is directed to file the Affidavit-in-Reply by 31st October, 2025 and serve the copies thereof, upon the Applicants and Learned APP

6. The learned A.P.P., on instructions from Mr.Lokhande, API attached to Pimpri Police Station, District-Pimri-Chinchwad, fairly states that till 3rd November 2025, no coercive steps will be taken against the Appellant.

7. Stand over to 3rd November 2025.

(RANJITSINHA RAJA BHONSALE, J.)