



IN THE HIGH COURT OF JUDICATURE AT BOMBAY
: NAGPUR BENCH : NAGPUR.

CRIMINAL APPLICATION [ABA] NO. 981 OF 2025

SHITAL SANJAY MANEKAR

VERSUS

STATE OF MAH., THRU. P.S.O., P.S., GITTIKHADAN, NAGPUR

Office Notes, Office Memoranda of Coram,
appearances, Court's Orders or directions and
Registrar's order

Court's or Judge's Order

Mr. Rakesh Kochhar, Advocate for the applicant
Ms. D. V. Sapkal, A.P.P. for the non-applicant/State.

CORAM : M. W. CHANDWANI, J.
DATE : FEBRUARY 13, 2026.

1. Heard Mr. Kochhar, learned counsel appearing for the applicant and Ms. Sapkal, learned APP appearing for the non-applicant/State.
2. The applicant is apprehending arrest in connection with Crime No. 717/2025 registered with Police Station, Gittikhadan, Nagpur for the offences punishable under Sections 319(2), 318(4), 3(5) of the Bharatiya Nyaya Sanhita, 2023.
3. The FIR came to be lodged by complainant Vaibhav Lichade stating that he knows Manoj Musale, who is a property dealer/broker. The complainant and his uncle Purushottam Lichade purchased plot nos. 131 and 132 from its registered owners namely Suresh Patil and Nishikant Thape for a consideration of Rs.70,00,000/- by registered sale deeds dated 24.08.2024. They had purchased these plots from Sai Sevashram Sahakari Gruha Nirman Society Ltd., Nagpur.

4. On 05.01.2025, when the complainant and his uncle visited the said plots, they saw that a compound wall has been constructed there and a board in the name of Shubham Dilip Shewale was affixed thereon. On enquiry, it was revealed that earlier, these two plots belonged to one Pramila Gadbail (after marriage her name changed as Pramila Namdeorao Mondhe) and Shubham Shewale purchased those plots from Pramila Gadbail by registered sale deed on 18.05.2023.

5. Thereafter, the complainant contacted Pramila Gadbail, who told that she had not sold any plot to anybody, nor has she executed any sale deed in favour of Shubham Shewale. It was further revealed that one Shashikala Ganesh Parteki, by impersonating herself as Pramila Gadbail @ Pramila Namdeorao Mondhe sold the plots to Shubham Shewale and executed the sale deed. On further inquiry, it was revealed that she did this at the instance of other co-accused Vipul Thakare, Akshay Bhagat and Sheetal Manekar (applicant).

6. Perusal of the record shows that the applicant had acted as a broker and was also actively involved in the said transaction. The applicant was present at the time of execution of sale deed. It is to be noted here that a purchaser relies on the broker while purchasing a property. The sale deed executed by impersonation in front of the said broker is a very serious offence. It is also revealed from the record that Shashikala Parteki, who executed the sale deed by impersonation was taken to the

house of the present applicant. The record further shows that earlier, a similar type of offence was registered against the present applicant vide Crime No. 852/2023 with Gittikhadan Police Station, Nagpur. All this material shows the involvement of the present applicant in the crime. Various aspects need to be unfolded in the investigation. Therefore, to go to the root of the matter, custodial interrogation of the applicant may be necessary.

7. Considering the abovesaid aspects, no case is made out for grant of extraordinary relief in the form of anticipatory bail to the applicant. Accordingly, the criminal application is rejected.

(M.W.Chandwani, J.)

Diwale