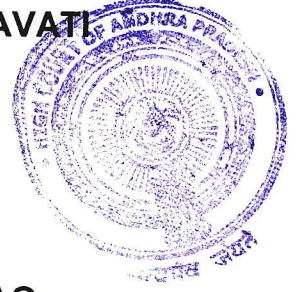


[3521]

**(SHOW CAUSE NOTICE BEFORE ADMISSION)
IN THE HIGH COURT OF ANDHRA PRADESH AT AMARAVATI**

MONDAY, THE SIXTEENTH DAY OF FEBRUARY,

TWO THOUSAND AND TWENTY SIX



**:PRESENT:
THE HONOURABLE DR JUSTICE Y. LAKSHMANA RAO**

CRIMINAL PETITION NO: 1231 OF 2026

Between:

1. Konda Kumara Giri Reddy, S/o Raghu Rami Reddy, aged about 53 years, Flat No. 401, Imperial Indraprastha, 1st Cross, 1st Main, Vijayashree Layout, Kodichikkanahalli, Bangalore South, Bannerghatta Road, Bengaluru, State of Karnataka-560076.
2. Valluri Durga Chandu, S/o. Bhaskar Rao, Aged about 41 years, R/o. 2nd Main, 1st Cross, Muneshwara Layout, Kodichikkanahalli, Bangalore South, Bannerghatta Road, Bengaluru, State of Karnataka-560076.

Petitioners/Accused No.1 and 3

AND

1. The State of Andhra Pradesh, Represented by its Public Prosecutor, High Court of Andhra Pradesh, High Court Buildings at Nelapadu, Guntur District, Andhra Pradesh.
2. Kamasani Sudhakar Reddy, S/o. K. Ramachandra Reddy, aged 37 years, H. No. 3-33/2, Plot No. 17/A, Anjali Gardens, Puppalaguda, Hyderabad, State of Telangana-500 089.

Respondents

WHEREAS the Petitioners above named through their Advocate Sri. V SAI KUMAR, presented this Petition under Section 528 of BNSS., is filed praying that in the circumstances stated in the grounds filed in support of the

CriminalPetition, the High Court may be pleased to call for the records relating to and in connection with crime in FIR No. 26/2026 dated 17.01.2026 on the file of the SHO PS, Tirupati Rural UPS, Tirupathi District, Andhra Pradesh and to quash the same;

AND WHEREAS the High Court upon perusing the petition and memorandum of grounds filed herein and upon hearing the arguments of Sri V SAI KUMAR, Advocate for the Petitioner and of PUBLIC PROSECUTOR, for the Respondent No.1, directed issue of notice to the Respondent No.2, herein to show cause as to why this CRIMINAL PETITION should not be admitted.

You viz:

Kamasani Sudhakar Reddy, S/o. K. Ramachandra Reddy, aged 37 years, H. No. 3-33/2, Plot No. 17/A, Anjali Gardens, Puppalaguda, Hyderabad, State of Telangana-500 089.

are be and hereby directed to show cause either appearing in person or through an Advocate, as to why in the circumstances set out in the petition and the memorandum of grounds filed therewith (copy enclosed) this CRIMINAL PETITION should not be admitted within eight weeks.

IA NO: 2 OF 2026

Petition under Section 528 of BNSS., is filed praying that in the circumstances stated in the grounds filed in support of the CriminalPetition, the High Court may be pleased to stay of all further proceedings in FIR No. 26/2026 dated 17.01.2026 on the file of the SHO PS, Tirupati Rural UPS, Tirupathi District, Andhra Pradesh.

The Court made the following ORDER:

Heard learned counsel for the Petitioners and the learned Assistant Public Prosecutor.

Issue notice to the Respondent No.2.

The learned counsel for the Petitioners is permitted to take out personal notice on Respondent No.2 and file proof to that effect.

It is submitted that the Advocate for Respondent No.2 issued a notice to the Petitioners and some other persons requiring them to execute a regular sale deed in respect of an immovable property. Subsequently, on 17.01.2026, Respondent No.2/de-facto complainant lodged a complaint against the Petitioners and others alleging that they cheated the de-facto complainant by not registering the immovable property in his favour.

The Hon'ble Apex Court, in Radheyshyam v. State of Rajasthan¹, at paragraph Nos.6 and 9, it is held that the appropriate remedy is to file a civil suit seeking specific performance of contract, and that filing criminal cases to extract money amounts to an arm-twisting mechanism.

Considering the facts and circumstances of the case, there shall be a stay of all further proceedings in Crime No.26 of 2026 on the file of Tirupati Rural UPS, Tirupati District, until the next date of hearing.

Post the matter after eight weeks.

SD/- K.SRINIVASA RAJU
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The SHO PS, Tirupati Rural UPS, Tirupathi District, Andhra Pradesh.
2. Kamasani Sudhakar Reddy, S/o. K. Ramachandra Reddy, aged 37 years, H. No. 3-33/2, Plot No. 17/A, Anjali Gardens, Puppalaguda, Hyderabad, State of Telangana-500 089. (by RPAD- along with a copy of petition and memorandum of grounds)
3. One CC to Sri. V SAI KUMAR, Advocate [OPUC]
4. Two CCs to PUBLIC PROSECUTOR, High Court of Andhra Pradesh, Amaravati. [OUT]
5. One spare copy

JSS

¹ 2024 SCC OnLine SC 2311

HIGH COURT

DR.YLR, J

DATED:16/02/2026

POST THE MATTER AFTER EIGHT WEEKS.

NOTICE BEFORE ADMISSION

CRLP.No.1231 of 2026



STAY