

STCI FINANCE LIMITED**(Formerly Securities Trading Corporation of India Limited)****Regd. Off: A/B1 802, A – Wing, 8th Floor, Marathon Innova, Marathon Nextgen Compound,
Off Ganpatrao Kadam Marg, Lower Parel (W), Mumbai 400 013.****Branch Off: 401 & 412, Prakash Deep Building, 7 Tolstoy Marg, New Delhi – 110001.****CIN: U51900MH1994PLC078303 Website: <https://stcionline.com>****APPENDIX - IV - A****PUBLIC NOTICE CUM E-AUCTION NOTICE FOR SALE OF SECURED ASSET/S****(Rules 8 & 9 of The Security Interest (Enforcement) Rules, 2002)**

E–auction Sale Notice for Sale of Secured Asset/s under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (“**SARFAESI Act, 2002**”) read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 (“**Rules**”). Notice is hereby given to the public in general and in particular to the Borrowers/Mortgagors/Guarantors that the below described Secured Asset/s mortgaged/charged to the Secured Creditor the physical possession of which has been taken on 19/04/2024 by the Authorised Officer of STCI Finance Ltd, (Secured Creditor) will be sold on “**AS IS WHERE IS**”, “**AS IS WHAT IS**”, “**WHATEVER THERE IS**” and “**WITHOUT RECOURSE**” BASIS, for recovery of aggregate amount of **Rs.1,21,59,46,795 (Rupees One Hundred and Twenty One Crore Fifty Nine Lakh Forty Six Thousand Seven Hundred and Ninety Five Only)** as on 09/04/2025 along with further interest, penal charges at contractual rates and together with all costs, charges and expenses or any incidental charges till the date of payment and/or realization due to the Secured Creditor from **Natems Sugar Private Limited (Borrower/Mortgagor), Mr. Nanda Kumar Ramanujalu (Personal Guarantor) and Dr. Ramnath Nandakumar (Personal Guarantor)**.

The Secured Creditor in exercise of its powers conferred under Section 13(4) of the SARFAESI Act, 2002 read with Rules made thereunder, has decided to sell by way of e-auction, the Secured Asset/s as mentioned hereinbelow.

DESCRIPTION OF THE SECURED ASSET/S:

All that piece and parcel of immovable property belonging to Natems Sugar Private Limited being industrial dry land with all permanent structures present and that may be constructed in the future and additional machinery with all movable assets, admeasuring about 84.43 Acres in Survey Nos.117/3, 133, 123/5 and 124/1 situated at No.99 Koppedu and Samayapuram Villages, Nindra, Mandalam, Chittoor District, Andhra Pradesh comprising of land measuring (a) Acres 4–70 cents in Survey No.117/3 (present Survey No.117/3A) and (b) Acres 10-13 cents in Survey No.133 situated at Koppedu Village, Nindra Mandal, Chittoor District and (a) Acres 6–83 cents in Survey No.123/5 and (b) Acres 62–77 cents in Survey No.124/1 situated at Samayapuram Village, Nindra Mandal, Chittoor District, Andhra Pradesh within the sub–Registrar Office, Pichatur, as mentioned in the below description and bounded by:

S.NO.	PURCHASER NAME, SURVEY NO. & REGISTERED DOCUMENT NO.	EXTENT OF BOUNDARIES	TOTAL EXTENT OF ACRES
1.	Survey No.123/5 of Samayapuram Village: Prudential Sugar Corporation Limited originally purchased from two vendors namely G. Krishna Das – Reg. Doc. No.826/05.10.1944 and Survey No.123/4 extent 3.15 Acres and Mrs. Sarmistha – Reg. Doc. No.827/30.09.1994 and same Survey No.123/4 extent 3.68 Acres and later the said two land purchasers were clubbed together and become as Survey No.123/5 total extent of 6.83 Acres.	North by: Survey No.124 part belong to Prudential Sugar Corporation Limited. South by: Survey No.123 East by: Nagari Nagalapuram Road situated in Survey Nos.128 & 129 West by: Survey No.119	6.83
2.	Survey No.124/1 of Samayapuram Village: Prudential Sugar Corporation Limited originally purchased from two vendors namely G. Krishna Das – Reg. Doc. No.826/05.10.1944 and Survey No.124 extent 31.72 Acres and Mrs. Sarmistha – Reg. Doc. No.827/30.09.1994 and same Survey	North By: Survey No.133 South By: Survey No.123 East By:	62.77

	No.124 extent 31.05 Acres and later the said two land purchasers were clubbed together and become as Survey No.124/1 total extent of 62.77 Acres.	Nagari - Nagalapuram Road situated in Survey Nos.128 & 129 West By: Eiffel Roofing Limited	
3.	Survey No.117/3 of Koppedu Village: Prudential Sugar Corporation Limited originally purchased from vendor namely G. Dhasaradha Raju – Reg. Doc. No.412/29.04.1992 and Survey No.117/3 extent 2.35 Acres and Reg. Doc. No.413 /04.05.1992 and Survey No.117/3 extent 2.35 Acres and later the said two land purchasers were clubbed together and become as Survey No.117/3A total extent of 4.70 Acres.	North By: Chennai to Tirupathi High Road South By: Survey No.124 portion belonging to Prudential Sugar Corporation Limited. East By: Survey No.133 belonging to Prudential Sugar Corporation Limited. West By: Eiffel Roofing Ltd.	4.70
4.	Survey No.133 of Koppedu Village: Prudential Sugar Corporation Limited originally purchased from vendors namely: (a) (1) Muppala Rajendhra Raju (2) Muppala Revanth Kumar (3) Muppala Bhaskar Raju and (4) Muppala Mathu Latha - Reg. Doc. No.291/29.04.1994 and Survey No.133 extent 0.33 Acres and (b) (1) Muppala Naraparaju (2) Muppala Narasimhulu Raju (3) Muppala Lakshmi Narayana and (4) Muppala Lakshmi Rajyam Reg. Doc. No.292/29.04.1994 and Survey No.133 extent 3.13 Acres and (c) (1) Muppala Musala Raju (2) Muppala Chengal Raju and (3) Muppala Naveen Reg. Doc. No. 293/29.04.1994 and Survey No.133 extent 3.00 Acres. (d) (1) Muppala Venkata Raju (2) Muppala Leelavathi - Reg. Doc. No.911/29.10.1994 and Survey No.133 extent 3.67 Acres and later the said four land purchasers were clubbed together and become as Survey No.133 total extent of 10.13 Acres.	North By: Chennai to Tirupathi High Road South By: Survey No.124 part belonging to Prudential Sugar Corporation Limited. East By: Nagari – Nagalapuram Road situated in Survey Nos.128 & 129 West By: Survey No.117/3A part belonging to Prudential Sugar Corporation Limited.	10.13
TOTAL			84.43

DESCRIPTION OF ALL EXISTING FACTORY BUILDING

S.NO.	PARTICULARS	TYPE R.C.C. BUILDING IN SQ. FOOT	TYPE A.C.C. BUILDING IN SQ. FOOT
1.	Factory building including Cooling Tower, Cooling Tower Pump Shed, Hot and Cold Water Channel, Reservoir (Cold Water), Cold & Hot Water Circulation Tank, Service Water Tank, Mini Cooling Tower, Condensate Water	6,243	2,05,817

	Tank, ETP Screen Chamber, ETP Grease Trap, ETP Mixing Tank, ETP Aerobic Tank, ETP Aerobic Tank, ETP Clarifier, ETP Round Tank, Molasses Tanks 2 Nos.		
2.	Godowns	97	1,10,696
3.	Administration Building	7,788	2,734
4.	Canteens	4,585	
5.	Guest House	5,038	
6.	Staff Quarters	80,213	
7.	Machine Foundation		
	TOTAL	1,03,964	3,19,247

DESCRIPTION OF EXISTING PLANT AND MACHINERY

All existing plant and machinery belonging to and/or standing in the name of the Borrower whether or not installed and whether embedded to the earth or not and whether now lying loose or in cases which are now lying or be stored at any place be installed or embedded or lying loose at the factory building industrial land.

HYPOTHECATED FIXED ASSETS

All the Borrower's present and future movable and immovable assets forming part of the fixed assets including but not limited to movable plant, machinery, vehicles, appliances, product(s), machinery spares and stores, tools and accessories, furniture and fixture and equipment's belonging to the Borrower whether or not installed and whether embedded to the earth or not and whether now lying loose or in cases which are now lying or be stored at any place whatsoever or in transit or which may at any time during the continuance of this Security be installed or embedded or lying loose or in cases lying or being in or about the Borrower's factories, premises, warehouses and godowns or wheresoever the same may be or be held by any party to the order or disposition of the Borrower or in the course of transit or in high seas or on order or delivery, howsoever and wheresoever in the possession of the Borrower and either by way of substitution or addition by whatever name called and all documents of title including bills of lading, shipping documents, policies of insurance and other instruments and documents relating to such moveable's together with the benefits of all rights thereto.

HYPOTHECATED CURRENT ASSETS

The whole of the Borrower's present and future stocks of raw materials, goods in process of manufacture, semi-finished goods and all finished and manufactured goods and articles together with all stores, components and spares which now belongs to or may hereafter from time to time during the continuance of this security belong to the Borrower and which are or shall or may be brought into stored or be in or upon or about the Borrower's factory, godowns and/or their premises wherever else the same may be situated, stored, or lying or being including any such raw materials, inventories, articles, or goods, any stores spares and components or other similar moveable assets in course of transit of delivery to the Borrower.

BOOK DEBTS

All of the Borrower's present and future book debts, outstanding monies, receivables, claims, demands, bills, investments, contracts, engagements, securities, rights to or on moveable properties and moveable assets forming part of current assets which are now due, owing or payable or belonging to the Borrower or which may at any time hereafter during the continuance of this Security become due, owing payable or belonging to the Borrower in the course of its business and together with all benefits, advantages and legal incidence thereof.

SECURED ASSET/S BELONGING TO:

Natems Sugar Private Limited having its registered office at House of Shalom III Floor, Plot No. 22 Survey No. 90/1, Trendz Eternity, Green Land Colony, Gachibowli, Hyderabad, Telangana, India - 500032

THE DETAILS OF THE E-AUCTION ARE AS FOLLOWS:

Reserve Price (Rs. crore)	Earnest Money Deposit (EMD) (Rs. crore)	Increment in Bidding Process (Rs. crore)	Inspection Date and Time of Secured Asset/s	Last Date of Submission of Bid Application Form	Date & time of e-auction
88.00	8.80	0.10	02/05/2025 (from 11:00 a.m. to 5:00 p.m.)	07/05/2025	08/05/2025 (from 11:00 a.m. to 12:00 noon)

For detailed Terms and Conditions for Sale, please refer to the link for e-auction provided in STCI Finance Limited, Secured Creditor's, website i.e. <https://stcionline.com> and portal of M/s e-Procurement Technologies Ltd. (**Service Provider**) <https://sarfaesi.auctiontiger.net>.

ENCUMBRANCE:

- Attachment notices vide Ref. No. 20210555YL000000EE2D dated 25/05/2021 and vide Ref. No. 20210055YL000000DEF0 dated 10/06/2021 issued by Assistant Commissioner, Central Tax, Tirupati GST Division. The said notices have been challenged by STCI Finance Limited. By an order dated 02/06/2021 Hon'ble HC of Andhra Pradesh was pleased to stay the operation of the said notices.
- Attachment notice dated 22/09/2023 issued u/s 27 A.P. Revenue Recovery Act, 1864 issued by Tehsildar, Nindra Mandal, Chittoor District, Andhra Pradesh. The said notice has been challenged by STCI Finance Limited. By order dated 09/10/2023 Hon'ble HC of Andhra Pradesh was pleased to stay the operation of the said notice.
- Attachment order dated 16/02/2023 passed by Ld. Senior Civil Judge, Puttur, Chittoor, AP in execution petition titled as K. Somasekhar Naidu vs. Natems Sugar Pvt. Ltd. bearing number E.P. No. 15 of 2022 in O.S. No. 25 of 2021. In the said execution proceedings STCI Finance Limited has already filed its memo dated 22/08/2024 and objections dated 19/09/2024 objecting to the said attachment.
- Attachment orders dated 27/01/2023 passed by Ld. Junior Civil Judge, Nagari, AP in execution petitions titled:
 - Kutti Bhaskar vs. The Managing Director, Natems Sugar Pvt. Ltd (Prudential) Hyderabad & others in EP No. 24 of 2022 O.S. No. 53 of 2021.
 - K. Dhresh vs. The Managing Director Natems Sugar Pvt. Ltd (Prudential) Hyderabad & others in EP No. 25 of 2022 in O.S. No. 54 of 2021
 - K. Venkatesulu vs. The Managing Director Natems Sugar Pvt. Ltd (Prudential) Hyderabad & others in EP No. 26 of 2022 in O.S. No. 55 of 2021.
- No other encumbrances known.

Date:29/04/2025

Place: Chittoor, Andhra Pradesh.

sd/-

**Authorised Officer
STCI Finance Limited**

Email – eauction@stcionline.com

Telephone - 022 61425100/200