



The Authorised Officer's Details:  
Name :-Manojkumar, Asst Gen Manager  
e-mail ID:- [clo1samb.che@sbi.co.in](mailto:clo1samb.che@sbi.co.in)  
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**STATE BANK OF INDIA**  
**STRESSED ASSETS MANAGEMENT**  
**BRANCH, CHENNAI**  
"Red Cross Building"  
32, Red Cross Road,  
Egmore, Chennai - 008  
Ph: 9566598186/9805622640

## **NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of State Bank of India, being the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 10.03.2025 for recovery of Rs.517,59,14,269.94 (Rupees Five Hundred and Seventeen Crore Fifty Nine Lakhs Fourteen Thousand Two Hundred and Sixty Nine and Ninety Four Paise Only) as on 11.02.2025 with future interest and costs due to the State Bank of India, Stressed Assets Management Branch, Chennai due from **M/s. Winwind Power Energy Pvt Ltd** having its **Registered Office** at No. 113&114, Sir Theyagaraya Road, Mena Kampala Arcade, 3rd Floor, A-Wing, Globus Showroom, T.Nagar, Chennai – 600 017 and **guarantors Shri R.C.K Vallal**,(since deceased) No.78, Giri Road, T.Nagar, Chennai - 600017 and **M/s Siva Industries and Holding Ltd**, Mena Kampala Arcade, III Floor, A Block, B-Wing, 113-114, Sir Theyagaraya Road, T.Nagar, Chennai – 600017 and **M/s Hi-Tech Housing Projects Pvt Ltd**, Old No.19, New No.32, Cathedral Garden Road, Nungambakkam, Chennai – 600034 and **M/s Siva Compulink Ltd**, Mena Kampala Arcade, III Floor, A-Block, B-Wing, 113-114, Sir Theyagaraya Road, T.Nagar, Chennai-600017 and **M/s Winwind OY**, Keilaranta 13, FI-02150 ESPOO, Finland – 02150 and **M/s.Sterling Agri Produce Pvt Ltd**, Old No.19, New No.32, Cathedral Garden Road, Nungambakkam, Chennai – 600034. The undersigned Authorised Officer of State Bank of India is authorised to issue this sale notice for conducting the sale of the following secured properties under SARFAESI Act, 2002.

### **DESCRIPTION OF PROPERTY:**

**Name of Title Deed Holder: M/s Sterling Horticulture & Research Ltd (subsequently changed to M/s Siva Industries and Holding Ltd)**

**A:** All that piece and parcel of the vacant land measuring 33 cents comprised in S.No.162/2 and land measuring 23 cents comprised in S.No.163 aggregating **56 cents** at No.45, Kolathuvanchery Village, Sriperumbudur Taluk and Chengalpet MGR District, situated in the Sub District of Saidapet in Madras (South) Registration District (**Covered under DOC No. 308/1998 dated 17.06.1996**)

**B :** All that piece and parcel of 1/3<sup>rd</sup> undivided share of vacant land in 99 cents of land in S.No.162/2 and 1 Acre and 5 cents of land in S.No.163, in all totalling 2 Acres and 4 cents in No.45, Kolathuvanchery Village, Sriperumbudur Taluk and Chengalpet District, Situated

in the Sub District of Saidapet in Madras (South) Registration District. **(Covered under Doc No. 4350/1995 dated 11.10.1995)**

**C** : All that piece and parcel of 1/3<sup>rd</sup> undivided share of vacant land in 99 cents of land in S.No.162/2 and 1 Acre and 5 cents of land in S.No.163, in all totalling 2 Acres and 4 cents in No.45, Kolathuvanchery Village, Sriperumbudur Taluk and Chengalpet District, Situated in the Sub District of Saidapet in Madras (South) Registration District. **(Covered under Doc No. 4351/1995 dated 11.10.1995)**

**D** : All that piece and parcel of 1/3<sup>rd</sup> undivided share of vacant land in 99 cents of land in S.No.162/2 and 1 Acre and 5 cents of land in S.No.163, in all totalling 2 Acres and 4 cents in No.45, Kolathuvanchery Village, Sriperumbudur Taluk and Chengalpet District, Situated in the Sub District of Saidapet in Madras (South) Registration District. **(Covered under Doc No. 4352/1995 dated 11.10.1995)**

**[B,C and D comprising totally of 2 acres and 4 cents]**

**E** : All that piece and parcel of the vacant land in S.No.162/1 in No.45, Kolathuvanchery Village, Sriperumbudur Taluk and Chengalpet District, and measuring **64 cents** in common in the land measuring 1 Acre and 42 cents together with undivided half right in pumpshed, pump set and well. All are situated in the Sub District of Saidapet in Madras (South) Registration District **(Covered under Doc No.49/1998)**

**F** : All that piece and parcel of the vacant land in S.No.162/1 in No.45, Kolathuvanchery Village, Sriperumbudur Taluk and Chengalpet District, and measuring **64 cents** in common in the land measuring 1 Acre and 28 cents together with undivided half right in pumpshed, pump set and well. All are situated in the Sub District of Saidapet in Madras (South) Registration District **(Covered under Doc No.50/1998)**

**G** : All that piece and parcel of the lands in Survey Numbers in No.45, Kolathuvanchery Village, Sriperumbudur Taluk and Chengalpet District,

1. S.No.161/2B – 36 cents in common out of 86 cents.
2. S.No. 162/1 - 14 cents in common out of 1 Acre 42 cents

**Total 50 cents.** All are situated in the Sub District of Saidapet in Madras (South) Registration District **(Covered under Doc No. 307/1998 dated 24.06.1996)**

**H** : All that piece and parcel of the vacant land in S.No.161/2B and measuring **50 cents** in common out of 86 cents in No.45, Kolathuvanchery Village, Sriperumbudur Taluk and Chengalpet District.

All are situated in the Sub District of Saidapet in Madras (South) Registration District.**(Covered under Doc No. 695/1998 dated 25.04.1998)**

**[A to H comprising totally of 4 acres and 88 cents]**

**Encumbrance known to the bank if any : NIL**

<b>RESERVE PRICE</b>	Rs.58,00,00,000/-
<b>EMD</b>	Rs.5,80,00,000/-
<b>BID MULTIPLIER</b>	Rs.5,00,000/-
<b>INSPECTION OF PROPERTIES</b>	27.02.2025 between 11:00 am and 4:00 pm
<b>DATE OF E-AUCTION:-10.03.2025</b>	

**TIME OF E-AUCTION : 10:00 AM to 04:00 PM**

The auction will be conducted online only, through the web portal <https://baanknet.com>. **The bidder registration should be completed by bidder well in advance.**

For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with e-auction portal and for E-Auction tender document containing online e-auction bid form, Declaration etc, please refer to the link provided in <https://baanknet.com> & <https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others>

Date: 12.02.2025  
Place: Chennai

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**Authorised Officer**

**THE TERMS AND CONDITIONS OF SALE**

Properties will be sold on "**AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS**" Basis

1	Name and address of the Borrower	<b>M/s. Winwind Power Energy Pvt Ltd,</b> No.113 & 114, Sir Theyagaraya Road, Mena Kampala Arcade, 3rd Floor, A-Wing, Globus Showroom, T.Nagar, Chennai-600 017
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch, "Red cross Buildings", 32, Red cross Road, Egmore, Chennai-8. Phone No: 044-2888 1007 E-mail ID: sbi.04105@sbi.co.in
3	Description of the immovable secured assets to be sold.	<p><b><u>Name of Title Deed Holder: M/s Sterling Horticulture &amp; Research Ltd (subsequently changed to M/s Siva Industries and Holding Ltd)</u></b></p> <p><b><u>A:</u></b> All that piece and parcel of the vacant land measuring 33 cents comprised in S.No.162/2 and land measuring 23 cents comprised in S.No.163 aggregating <b>56 cents</b> at No.45, Kolathuvanchery Village, Sriperumbudur Taluk and Chengalpet MGR District, situated in the Sub District of Saidapet in Madras (South) Registration District (<b>Covered under DOC No. 308/1998 dated 17.06.1996</b>)</p> <p><b><u>B :</u></b> All that piece and parcel of 1/3<sup>rd</sup> undivided share of vacant land in 99 cents of land in S.No.162/2 and 1 Acre and 5 cents of land in S.No.163, in all totalling 2 Acres and 4 cents in No.45, Kolathuvanchery Village, Sriperumbudur Taluk and Chengalpet District, Situated in the Sub District of Saidapet in Madras (South) Registration District. (<b>Covered under Doc No. 4350/1995 dated 11.10.1995</b>)</p> <p><b><u>C :</u></b> All that piece and parcel of 1/3<sup>rd</sup> undivided share of vacant land in 99 cents of land in S.No.162/2 and 1 Acre and 5 cents of land in S.No.163, in all totalling 2 Acres and 4 cents in No.45, Kolathuvanchery Village, Sriperumbudur Taluk and Chengalpet District, Situated in the Sub District of Saidapet in Madras (South) Registration District. (<b>Covered under Doc No. 4351/1995 dated 11.10.1995</b>)</p> <p><b><u>D :</u></b> All that piece and parcel of 1/3<sup>rd</sup> undivided share of vacant land in 99 cents of land in S.No.162/2 and 1 Acre and 5 cents of land in S.No.163, in all totalling 2 Acres and 4 cents in No.45, Kolathuvanchery Village, Sriperumbudur Taluk and Chengalpet District, Situated in the Sub District of Saidapet in Madras (South) Registration District. (<b>Covered under Doc No. 4352/1995 dated 11.10.1995</b>)</p> <p><b>[B,C and D comprising totally of 2 acres and 4 cents]</b></p>

		<p><b>E</b> : All that piece and parcel of the vacant land in S.No.162/1 in No.45, Kolathuvanchery Village, Sriperumbudur Taluk and Chengalpet District, and measuring <b>64 cents</b> in common in the land measuring 1 Acre and 42 cents together with undivided half right in pumpshed, pump set and well. All are situated in the Sub District of Saidapet in Madras (South) Registration District <b>(Covered under Doc No.49/1998)</b></p> <p><b>F</b> : All that piece and parcel of the vacant land in S.No.162/1 in No.45, Kolathuvanchery Village, Sriperumbudur Taluk and Chengalpet District, and measuring <b>64 cents</b> in common in the land measuring 1 Acre and 28 cents together with undivided half right in pumpshed, pump set and well. All are situated in the Sub District of Saidapet in Madras (South) Registration District <b>(Covered under Doc No.50/1998)</b></p> <p><b>G</b> : All that piece and parcel of the lands in Survey Numbers in No.45, Kolathuvanchery Village, Sriperumbudur Taluk and Chengalpet District,</p> <p>3. S.No.161/2B – 36 cents in common out of 86 cents.</p> <p>4. S.No. 162/1 - 14 cents in common out of 1 Acre 42 cents</p> <p><b>Total 50 cents.</b> All are situated in the Sub District of Saidapet in Madras (South) Registration District <b>(Covered under Doc No. 307/1998 dated 24.06.1996)</b></p> <p><b>H</b> : All that piece and parcel of the vacant land in S.No.161/2B and measuring <b>50 cents</b> in common out of 86 cents in No.45, Kolathuvancherry Village, Sriperumbudur Taluk and Chenglepet District.</p> <p>All are situated in the Sub District of Saidapet in Madras (South) Registration District.<b>(Covered under Doc No. 695/1998 dated 25.04.1998)</b></p> <p><b>[A to H comprising totally of 4 acres and 88 cents]</b></p>
4	Details of the encumbrances known to the secured creditor.	Nil
5	The secured debt for recovery of which the property is to be sold	<b>Rs. 517,59,14,269.94 (Rupees Five Hundred and Seventeen Crore Fifty Nine Lakhs Fourteen Thousand Two Hundred and Sixty Nine and Ninety Four Paise Only)</b> as on 11.02.2025 + interest thereon + expenses and cost.
6	Deposit of earnest money (EMD) (10% of Reserve Price)	EMD Rs.5,80,00,000/- (Rupees Five Crore Eighty Lakhs Only)  10% of the reserve price shall be deposited to credit of EBkray E-WALLET

7	<p>Reserve price of the immovable secured assets:</p> <p>(ii) Bank Account in which the payment to be remitted</p> <p>(iii) Last Date and Time within which EMD to be remitted:</p>	<p>(i) Rs.58,00,00,000/- (Rupees Fifty Eight Crore Only)</p> <p>(ii) On successful bid, the remaining part of successful bid amount should be paid through RTGS/NEFT/NET BANKING/FUND TRANSFER to the A/c No.: <b>30319576399</b> IFSC: <b>SBIN000878</b> NAME:<b>SBI SAMB CHENNAI</b> Bank : State Bank of India Address: Annasalai Branch</p> <p>(iii) 10.03.2025, 15:50 Hrs</p>
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75 % of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-auction.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	10:00 Hrs to 16:00 Hrs. Online 10.03.2025
10	The auction will be conducted online only, through the web portal <a href="https://baanknet.com">https://baanknet.com</a> . For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with e-auction portal and for E-Auction tender document containing online e-auction bid form, Declaration etc, please refer to the link provided in <a href="https://baanknet.com">https://baanknet.com</a> & <a href="https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others">https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others</a>	
11	<p>Bid increment amount:</p> <p>(ii) Auto extension: (limited / unlimited)</p> <p>(iii) Bid currency &amp; unit of measurement</p>	<p>Rs.5,00,000/-</p> <p>(ii) Unlimited</p> <p>(iii) INR</p>
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.	<p>27.02.2025 between 11.00 a.m. and 4.00 p.m.</p> <p>Name: Manojkumar Mobile No.9805622640. Sivarama Krishnan K Mobile No.9566598186.</p>

	Contact person with mobile number	
13	<p>Other conditions</p> <p>(a) Intending bidders shall hold a valid e-mail address and mobile number. Intending bidders shall register with the e-auction portal to create their user ids and passwords. Registration is one time activity and a bidder can participate in any number of e-auctions with one registration only. Registration involves a process of the bidder filling up an online form and then submitting KYC Documents</p> <p><b>NOTE: Registration to be completed by bidder well in advance, before e-auction date to avoid last minute issues.</b> Contact details of EBkray – Email:support.ebkray@psballiance.com. Phone:-+91-8291220220</p> <p>(b) The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.</p> <p>(c) In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the website and it will be refunded. Please note that the bidders will not be entitled to claim any interest, cost, expenses and any other charges.</p> <p>(d) During e-Auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering.</p> <p>(e) The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.</p> <p>(f) The bidders are required to submit acceptance of the terms &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>(g) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.</p> <p>(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(i) The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.</p> <p>(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(k) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.</p> <p>(l) The EMD of the unsuccessful bidder will be refunded from global EMD wallet to their respective A/c numbers shared with global EMD wallet. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>(m) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p>	

- (n) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
- (o) The successful bidder shall bear all the necessary expenses like **applicable GST**, applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
- (p) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.
- (q) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only.
- (r) Successful auction purchaser has to deduct TDS in the name of the owner of the said property and remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to the Bank. Sale Certificate shall be issued only on receipt of Form 26QB & Challan for having remitted the TDS.
- (s) To facilitate the auction purchaser to deduct TDS and furnish Form 26QB & Challan as above, the Authorized Officer will furnish the PAN of the owner of the property to the purchaser. As per the provisions of Section 206 AA of the Income Tax Act, 1961, in the absence of PAN of the deductee (owner of the property), purchaser would be required to deduct TDS at the higher rate prescribed under the said Section.
- The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the e-Auction will be entertained.

Date: 12.02.2025  
Place: Chennai

-SD-  
Asst. General Manager &  
**AUTHORISED OFFICER**