



Central Bank of India, Corporate Finance Branch, Fort,
1st Floor, MMO Building, Fort, Mumbai – 400001

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for sale of immovable asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (“SARFAESI Act”) read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (“SARFAESI Rules”).

Notice is hereby given to the public in general and in particular to **M/s Wadia Reality Private Limited**, being the Mortgagor and Corporate Guarantor of M/s Go Airlines (India) Ltd, that the below described immovable property mortgaged / charged to Central Bank of India, Bank of Baroda (including the sanction of Dena Bank pursuant to its merger with Bank of Baroda with effect from April 1, 2019) and IDBI Bank (collectively referred to as “Secured Creditors”), the possession of which has been taken by the Authorised Officer of Central Bank of India (acting for itself and on behalf of other Secured Creditors), will be sold on “As is where is”, “As is what is”, “Whatever there is” basis on 22nd July 2024, for recovery of Rs. 3918,54,66,782.53 (Indian Rupees Three Thousand Nine Hundred Eighteen Crores Fifty Four Lakhs Sixty Six Thousand Seven Hundred Eighty Two and Paise Fifty Three only) (which represents the principal plus interest due as on 31.08.2023) together with further interest and other charges due to the Secured Creditors.

The Reserve Price will be Rs. 1965,70,00,000/- (Indian Rupees One Thousand Nine Hundred Sixty Five Crores and Seventy Lakhs only) and the Earnest Money Deposit (“EMD”) will be Rs. 98,28,50,000 (Indian Rupees Ninety Eight Crores Twenty Eight Lakh and Fifty Thousand only) i.e. equivalent to 5% of the Reserve Price. Bid increment amount is Rs 5,00,00,000 (Indian Rupees Five Crore Rupees only) There is no known encumbrance in the property.



DESCRIPTION OF IMMOVABLE PROPERTY

All those pieces and parcel of Land bearing survey no. 8/1, 8/7 etc., of village Ovale and also marked as land bearing old survey no. 212/1, 212/7, etc., of village Ovale, Bhayanderpada (Abutting on 60 mt wide road) Ghodbunder Road, Thane Dist., Maharashtra, admeasuring 94.71 acres, in the name of M/s Wadia Reality Private Limited.

Original Survey No.	Acres	Annas	New Survey No.	Area (in square metres)
212/1	2	0	8/1	10500
212/7	0	0	8/7	2300
212/21	1	0	8/21	5900
212/24	0	0	8/24	3300
213/2	0	75	41/2	1390
213/4	0	25	41/4	3060
214	7	0	40	29140
215	1	50	43	7440
216/1P	0	25	42/1	1260
216/3P	0	25	42/3A	2230
224	5	75	44	22640
225	6	25	46	26530
226	3	08	48	15730
228/2	0	25	51/2	1640
257/4	1	04	36/4	4780
258/3	0	25	37/3	3060
259	4	00	38	17300
260	2	00	39	8600
261	4	50	31	19780
262	4	25	32	19450
263	4	25	35	16410
264/1	1	25	34/1	5290
265	1	25	33	7610
266	4	50	28	18160
277/2	0	50	57/2	1870
278/1	1	00	27/1	4650
279	4	50	29	16640
280	4	50	30	18870
281	8	00	9	35310
282	7	25	10	31590
292	1	00	11	8100
212/19	0	0	8/19	3650
212/8	1	0	8/8	2000
222/3	0	8	47/3	760
222/2pt	0	0	47/2A	1910
212/26	0	0	8/26	800
228			51/1/A	1040
228			51/1/B	2500
Total	94	12		



For detailed terms and conditions of the sale, please refer to the link provided on Bank's website www.centralbankofindia.co.in, <https://www.centralbankofindia.co.in/en/auction>

Date: 06/06/2024

Place: Mumbai



A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

AUTHORISED OFFICER
CENTRAL BANK OF INDIA

TERMS AND CONDITIONS FOR E-AUCTION SALE OF PROPERTIES UNDER SARFAESI ACT

Name and address of Borrower	M/s Go Airlines (India) Ltd. (Presently under Corporate Insolvency Resolution) Registered Office: C/o Britannia Industries Ltd., A-33, Lawrence Road Industrial Area, New Delhi – 110 035. Corporate Office: C-1, Wadia International Centre (WIC), Pandurang Budhkar Marg, Worli, Mumbai –400025.
Name and address of Guarantor/ & Mortgagor	M/s Wadia Reality Private Ltd, Corporate Guarantor/Mortgagor Address- C/o Britannia Industries limited A-33, Lawrence Road, Industrial Area, New Delhi- 110035 Corporate Office- C-1, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai- 400025
Branch & Phone No. and email	Corporate Finance Branch, Fort, Mumbai 022-40785803/agmcfb3007@centralbank.co.in
Amount Due to Secured Creditors	Rs. 3918,54,66,782.53 (Indian Rupees Three Thousand Nine Hundred Eighteen Crores Fifty Four Lakhs Sixty Six Thousand Seven Hundred Eighty Two and Fifty Three Paise Only (which represents the principal plus interest due as on 31.08.2023) together with further interest and other charges, to the Secured Creditors
Particulars of the secured assets with known encumbrances, if any	<p align="center">DESCRIPTION OF IMMOVABLE PROPERTY</p> <p>All those pieces and parcel of Land bearing Survey no. 8/1, 8/7 etc., of village Ovale and also marked as land bearing old Survey no. 212/1, 212/7, etc., of village Ovale, Bhayanderpada (Abutting on 60 mt wide road) Ghodbunder Road, Thane Dist., Maharashtra, admeasuring 94.71 acres, in the name of M/s Wadia Reality Private Limited.</p>



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	228			51/1/A	1040
	228			51/1/B	2500
	Total	94	12		
Date and Time of E-auction	22 nd July 2024, 10.00AM to 6.00PM				
Reserve Price	Rs. 1965,70,00,000/- (Indian Rupees One Thousand Nine Hundred Sixty Five Crores and Seventy Lakhs only)				



Bid increment	Rs. 5,00,00,000/- (Indian Rupees Five Crore Only)
Earnest Money Deposit	Rs. 98,28,50,000 (Indian Rupees Ninety Eight Crores Twenty Eight Lakh and Fifty Thousand Only) i.e. equivalent to 5% of the Reserve Price
Last date of bid submission with EMD	21 st day of July 2024

1) Applicable Law

- a. The e-auction sale is governed by the Provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 as amended from time to time.

2) General terms and conditions of the auction

- a. Property will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" basis.
- b. To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction notice does not constitute and will not be deemed to constitute any commitment or any representation on the part of the Secured Creditors. The property is being sold with all the existing and future encumbrances which is/are at present unknown to the Secured Creditors. The Authorised Officer / Secured Creditor shall not be responsible in any way for any claims / rights/ dues.
- c. The Secured Creditors do not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority or any other dues, taxes, levies, fees,



transfer fees what so ever in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

- d. The notice for sale is being published in English, Hindi and Marathi languages. In the event of inconsistency or any question of interpretation in the stipulations mentioned in the different versions, The English version shall be treated as final and shall prevail over the others languages. Neither the Authorised Officer/Secured Creditors nor the service provider shall be held responsible for the internet connectivity, network problems, system crash, power failure etc.

3) E-auction procedure

- a. The e-auction sale on **22nd July 2024** from **10am to 6 pm** will be On-line E-Auction/ Bidding through web portal <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> provided by www.mstcecommerce.com for above mentioned property. Bidders shall improve their offers in multiple of increment value as mentioned above during online bidding for property/ies.
- b. The intending participants of e-auction may download free of cost, copies of Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of eAuction from <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> and www.centralbankofindia.co.in.
- c. All the intending Bidders / Purchasers have to register on portal <https://www.mstcecommerce.com>, www.ibapi.in All the intending bidders have to upload and submit his / their sufficient and acceptable proof of his / their identity, address, authority and also PAN / TAN cards etc.
- d. The intending purchasers / bidders are required to deposit the Earnest Money Deposit (EMD) amount as mentioned above, through i.e. NEFT/RTGS (After generation of Challan from (<https://www.mstcecommerce.com>) in bidders Global EMD Wallet- Transfer of the EMD can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheque, Demand Drafts, etc. will not be accepted. Deposit of EMD in the prescribed manner shall be the condition precedent for submitting bids in the e-auction process. Bidders, not depositing the



required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the successful bidder shall be adjusted in his bid amount; EMD amount of the other bidders will be refunded without interest. Brokers / Middlemen shall not be entertained.

- e. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.
- f. In case of any difficulty or need of assistance before or during the e-auction process may contact authorized representative of our e-auction service provider (<https://www.mstcecommerce.com>). Details of which are available on the e-auction portal.

4). Inspection of Secured Asset/Immovable Property/Title Deeds

- a. Bidders may inspect the property/Assets from 01st July 2024 to 20th July 2024 during 11 am to 4 pm and satisfy themselves regarding the physical nature, condition, extent, etc of the property/Assets. The Authorised Officer may be contacted for the purpose of visiting the property. The contact details are as under:

Santosh Kumar Jha

Assistant General Manager

Contact No. 022-40785803/ 8828800281

- b. Bidder/s may inspect and verify the title deeds and other documents relating to the property available with the Bank.
- c. Participation by anyone in this sale shall be treated as conclusive evidence of the fact that the party has inspected the Secured Asset offered for sale and satisfied himself/herself in all respects and the principle "Caveat Emptor" (let the buyer beware) will apply.

5). Submission of bids and evaluation:

- a. The property shall be sold above the Reserve Price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders may increase their bids in multiples of the amount specified in the public sale notice. Unlimited



extensions of five Minutes time will be given in case of receipt of bid in last five minutes. Five minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of five minutes to the last highest bid the e-auction shall be closed.

6) Declaration of successful bidder

- a.** Highest bidder will be declared as the successful bidder and sale will be confirmed in his/her/their favour subject to the confirmation of Secured Creditors/other lenders. Intimation to this effect will be given through e-mail by service provider/Bank.
- b.** Highest bid will be provisionally accepted on "subject to approval from competent authority" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed by the Authorized Officer.
- c.** All intimations to bidder/auction purchaser will be primarily through e-mail by the service provider/Authorised Officer. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the Authorised Officer. Non-receipt of intimation should not be an excuse for default/non-payment.

7) Payment of Sale Price

- a.** The bidder declared successful, shall pay, immediately on same day or not later than the next working day after such declaration, a deposit of 25% (less EMD already paid) on the amount of his purchase money failing which the EMD shall be forfeited.
- b.** The balance 75% of the sale price shall be paid by the successful bidder on or before 15th day (during banking hours) of confirmation of sale by the Authorized Officer or such extended period as may be agreed upon by the Authorized Officer in writing at his sole discretion.
- c.** It shall be the responsibility of the successful bidder to remit the TDS @1 % as applicable u/s 194 1-A if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more. TDS should be filed online by filling form 26QB & TDS certificate to be issued in form 16 B. The successful bidder has to produce the proof of having deposited the income tax into the government account.



8) Default in payment

- a. The EMD/part payment shall be forfeited and the defaulting auction purchaser shall forfeit all claims to the Secured Asset or any of the sum for which it may be subsequently sold.

9) Sale Certificate/ Payment of Stamp Duty:

- a. On confirmation of the sale by the Authorised Officer and on compliance of the terms of payment, the Authorized Officer shall issue a certificate of sale of the said property in favour of the successful bidder/purchaser in the form given in Appendix V to Security Interest (Enforcement) Rules. The sale certificate shall be issued only in the same name in which the tender /bid is submitted.
- b. The successful bidder would bear all the charges / fees payable for conveyance such as stamp duty, registration fee, applicable GST (Goods and Service Tax) and all other taxes etc., relating to the Secured Asset, as applicable as per prevalent laws of India.
- c. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
- d. The deposit made by the successful-bidder, pending execution of sale certificate will bear no interest.
- e. No request for return of deposit either in part or full/cancellation of sale will be entertained.

10) Return of EMD

- a. EMD of unsuccessful bidder/swill be returned by the Service Provider to the bank account details provided by him/her/them at the time of submission of bid without any interest.
- b. Unsuccessful bidders shall ensure return of their EMD and if not should immediately contact the Service provider/Authorised Officer.

11) Stay/Cancellation of Sale:

Authorised Officer/ Secured Creditors shall have the right to postpone/cancel the sale for any reason. In case of any judicial order restraining the auction process or further proceedings, the Authorised Officer/Secured Creditors may



postpone/cancel the sale. No bidder shall have any right to claim damages, compensation or cost for such postponement or cancellation.

12) Delivery of Title Deeds:

The title deeds and other documents related to the property and deposited with the Secured Creditor/Authorised Officer for creation of Equitable Mortgage shall be delivered to the Successful bidder/Auction Purchaser, on execution of the Sale Certificate.

13) Delivery of Possession:

Delivery / possession should be taken by the successful bidder or his authorized representative against proper authorization letter only. The Successful bidder shall take possession of the secured asset from the Authorised Officer at their own risk, cost and arrangement and they will not be entitled to claim any facility or assistance or cost on this account from the Secured Creditor. All expenses and incidental charges thereto shall be borne by the successful bidder.

14) Misc. Conditions:

- a. The Bank has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without assigning any reason.
- b. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.
- c. The Authorised Officer reserves its right to accept / reject any bid, withdraw the auction process of the Secured Asset mentioned in the sale notice at any stage from E-Auction sale after acceptance of the deposit amount for full value by the buyer, without assigning any reason thereof and value of such Secured Asset if paid for, shall be refunded.
- d. The Authorised Officer or Secured Creditor or service provider shall not be responsible for any damage or loss, whatsoever, to purchaser on account of such withdrawal.
- e. The Secured Asset shall remain in every respect at the risk of the purchaser from the date of taking over possession and the Secured Creditor shall have no liability



for the safe custody or preservation thereof till the date of delivery / taking possession by the auction purchaser.

- f. Particulars specified in respect of the property in the public notice have been stated to the best of the information of the Authorized Officer/Secured Creditors and the Secured Creditors would not entertain any claim or representation in that regard from the bidders.
- g. Words and expressions used herein above shall have the same meaning as assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

Date: 06/06/2024

Place: Mumbai



Authorised Officer

Central Bank of India