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

<table>
<tr><td>Name and address of Borrower</td><td>Go Airlines (India) Ltd. (Presently under Liquidation)
<u>Registered Office:</u>
C/o Britannia Industries Ltd., A-33, Lawrence Road Industrial Area, New Delhi – 110 035.
<u>Corporate Office:</u>
C-1, Wadia International Centre (WIC), Pandurang Budhkar Marg, Worli, Mumbai –400025.</td></tr>
<tr><td>Name and address of Guarantor/& Mortgagor</td><td>Wadia Reality Private Ltd, Corporate Guarantor/Mortgagor
Address- C/o Brittania Industries limited
A-33, Lawrence Road, Industrial Area, New Delhi- 110035

Corporate Office- C-1, Wadia International Centre,
Pandurag Budhkar Marg, Worli, Mumbai- 400025</td></tr>
<tr><td>Branch & Phone No. and email</td><td>Stressed Asset Management Branch, Mumbai
9909921696, 9004374559, 7030001923
agmifb3873@centralbank.bank.in</td></tr>
<tr><td>Amount Due to Secured Creditors</td><td>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 Paisa Only (which represents the principal plus interest due as on 31.08.2023) together with further interest and other charges from 01.09.2023, to the Secured Creditors</td></tr>
<tr><td>Particulars of the secured assets with known encumbrances, if any</td><td>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.
<table>
<tr><th>Original Survey No.</th><th>Acres</th><th>Annas</th><th>New Survey No.</th><th>Area (in square metres)</th></tr>
<tr><td>212/1</td><td>2</td><td>0</td><td>8/1</td><td>10500</td></tr>
<tr><td>212/7</td><td>0</td><td>0</td><td>8/7</td><td>2300</td></tr>
<tr><td>212/21</td><td>1</td><td>0</td><td>8/21</td><td>5900</td></tr>
<tr><td>212/24</td><td>0</td><td>0</td><td>8/24</td><td>3300</td></tr>
<tr><td>213/2</td><td>0</td><td>75</td><td>41/2</td><td>1390</td></tr>
<tr><td>213/4</td><td>0</td><td>25</td><td>41/4</td><td>3060</td></tr>
</table></td></tr>
</table>

3873 SAM BRANCH MUMBAI-23

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

Date and Time of E-auction	20th AUGUST 2026, 10.00AM to 6.00PM
Reserve Price	Rs. 1375,00,00,000/- (Indian Rupees One Thousand Three Hundred Seventy Five Crores only)
Bid increment	Rs 1,00,00,000 (Indian Rupees One Crore only)
Earnest Money Deposit	68,75,00,000 (Indian Rupees Sixty Eight Crores Seventy Five Lakh only) i.e. equivalent to 5% of the Reserve Price.
Last date of bid submission with EMD	20th August 2026, 5.00PM

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" "WHATEVER THERE IS" and "WITHOUT RECOURSE"** basis.

b. To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the property. 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 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, including TDS, 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 20th August 2026, 10.00AM to 6.00PM will be On-line E-Auction/ Bidding through web portal https://baanknet.com/ for above mentioned property. Bidders shall improve their offers in multiple of increment value as mentioned above during online bidding for property.

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://baanknet.com/ and www.centralbankofindia.co.in, https://centralbank.bank.in/en

c. All the intending Bidders / Purchasers have to register on portal https://baanknet.com/ 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://baanknet.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://baanknet.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 on 13th August 2026, 12.00PM to 4.00PM 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:

N K PUNJABI
Assistant General Manager/Branch Head
Central Bank of India, Stressed Asset Management Branch
2nd Floor, Standard Building, D N Road, Fort, Mumbai 400023
Mob No. 9909921696

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. In no circumstance (including the case of sole bidder for any secured asset), the secured asset shall be sold at the reserve price or below thereof. The bidders may increase their bids in multiplies 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 Intimation to this effect will be given through e-mail by service provider/Bank.

b. The highest bidder shall not have any right/title over the secured asset 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 as applicable under provisions of the Income Tax Act. . 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 over and above the bid amount.

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/s will 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 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.

3873
SAM BRANCH
MUMBAI-23

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: 18.07.2026

Place: Mumbai

Authorised Officer

Central Bank of India