

25<sup>th</sup> May 2026

To,  
**Goa Real Estate Regulatory Authority,**  
Spaces, Plot No.40,  
Block No. 101, 1<sup>st</sup> Floor, EDC,  
Patto Palza, Panaji-Goa

**Sub:** Update on financial encumbrances on Project “**One Goa P2**” (Registration No. **PRGO05242234**)

Dear Sir/Madam,

This is in continuation of earlier letter dated 24<sup>th</sup> October 2025 submitted on Goa RERA Portal, we, HOABL Impactum Land Private Limited (being successor of Errichter Infra Private Limited), the promoter of the project “**One Goa P2**” bearing RERA Registration No. **PRGO05242234** (hereinafter referred to as the “**Project**”), hereby submit an updated disclosure of the financial encumbrance pertaining to the Project.

We respectfully submit the following update for your records:

- A charge/encumbrance amounting to Rs. 100,00,00,000/- (Rupees One Hundred Crores only) has been created in favor of Kotak Mahindra Investments Limited on the Project.

The details of the encumbrance on the Project as on date are set out below:

Lender / Charge holder	Amount of finance /Facility (Rs.)	Document Executed	Nature of Charge/encumbrance
Kotak Mahindra Investments Limited	140,00,00,000	Memorandum of Deposit of Title Deeds dated 3 <sup>rd</sup> October 2025	First and exclusively charge by way of Equitable mortgage on the Project of the Company.
Kotak Mahindra Investments Limited	100,00,00,000	Mortgage by Extension of Deposit of Title Deeds and Deed of Hypothecation both dated 21 <sup>st</sup> March 2026	First and exclusively charge by way of Equitable mortgage on the Project of the Company.

We request you to kindly take the above information on record.

**For and on behalf of**  
**HOABL Impactum Land Private Limited**

**Rakesh Gupta**  
**Authorised Signatory**

**Date:** 25-05-2026  
**Place:** Mumbai

**HOABL Impactum Land Private Limited**

**Regd. Off:** 701 Unit, 7th Floor, 1 Aerocity Building, NIBR Compound, Mohili Village, Sakinaka, Safed Pool, Mumbai 400072.

**CIN No.:** U70109MH2022PTC374991 | [✉compliance@hoabl.in](mailto:compliance@hoabl.in) | [☎022-71519000](tel:022-71519000)