

4th December, 2025

To,
Goa Real Estate Regulatory Authority,
Spaces, Plot No. 40,
Block No. 101, 1st Floor, EDC,
Patto Plaza, Panaji – Goa.

Sub: Financial encumbrance related to the project “Astra”.

Dear Sir/Madam,

We, Errichter Infra Private Limited, wish to inform the concerned stakeholders about the following Financial Encumbrances on the project “Astra”:

Lender/Charge holder	Amount of the finance/facility	Document Executed	Nature of Charge
Kotak Mahindra Investments Limited	Rs. 140,00,00,000/- (Rupees One Hundred and Forty Crores only)	Memorandum of Deposit of Title Deeds dated 3 rd October 2025	First and exclusively charge by the way of Equitable mortgage on the Project of the Company.

We request you to please take the above on record.

**For and on behalf of
Errichter Infra Private Limited**

Authorized Signatory

Date: 4th December, 2025

Place: Mumbai

ERRICHTER INFRA PRIVATE LIMITED

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

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