THE HOUSE OF ABHINANDAN LODHA™

24th October, 2025

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

**Sub**: Financial encumbrance update for project "**One Goa P2**" (Registration No. **PRGO05242234)**

Dear Sir/Madam,

We, Errichter Infra Private Limited, wish to inform you that the earlier charge/encumbrance created in favour of Vistra ITCL (India) Limited ("**Vistra**") has been fully discharged. A No Dues Letter dated 29th September 2025 issued by Vistra is enclosed herewith for your reference.

Further, we have availed financial assistance from **Kotak Mahindra Investments Limited**, for which a fresh financial charge/encumbrance is created on the project **One Goa P2**. The details of the new encumbrance are as follows:

| 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 3rd 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**

RAKESH RAMDAS GUPTA Digitally signed by RAKESH RAMDAS GUPTA Date: 2025.10.24 20:42:28 +05'30'

**Authorized Signatory**

**Date**: 24th October, 2025
**Place**: Mumbai

UIN No: 2025/SEPTEMBER/6625

REF No:- DT/ERP/2025-26/3524

Date: 29th September, 2025

To,

**Errichter Infra Private Limited ("Company")**

**Subject:** No dues Letter

---

Dear Sir / Madam,

1. We refer to the debenture trust deed dated February 19, 2024 ("**DTD**") executed between the Company and Vistra ITCL (India) Limited ("**Debenture Trustee**") in relation to the issuance of the non-convertible debentures aggregating to INR 140,00,00,000/- (Indian Rupees One Hundred and Forty crores only) ("**Debentures**") by the Company to HDFC Capital Affordable Real Estate Fund – 3 ("**Investor**"), on a private placement basis, in the manner provided in the DTD.

2. In furtherance to the above mentioned Debentures, we confirm that, the Company has paid an entire amount of INR 141,78,89,127 (Indian Rupees One Hundred and Forty One Crore Seventy Eight Lakh Eighty Nine Thousand One Hundred and Twenty Seven only) to the Investor towards the complete redemption of the Debentures.

3. In light of the above, we hereby further confirm that the Company has fully repaid the amounts due in relation to the Debentures and discharged all monetary obligations in relation to the Debentures, and the Company is hereby released from all their obligations towards the Investor and/or the Debenture Trustee in relation to the Debentures under the DTD and/or the other Transaction Documents, save and except for such provisions of the DTD which are to survive any expiration or termination of the DTD and/ or the Transaction Documents.

4. This letter may be filed with the relevant government authorities including the relevant Sub-Registrar of Assurances, the Ministry of Corporate Affairs, Central Registry of Securitisation Asset Reconstruction and Security Interest of India and the Registrar of Companies for release and satisfaction of the Security Interest created in respect of the Debentures.

5. All capitalized terms used but not defined herein shall have the meaning ascribed to those terms under the DTD.

Yours sincerely,

For **Vistra ITCL (India) Limited**
(acting in its capacity as the Debenture Trustee)

Vistra ITCL (India) Limited

Ahmad

**Authorised Signatory**

Copy to:

**HDFC Capital Affordable Real Estate Fund – 3 (acting through its investment manager HDFC Capital Advisors Limited)**

VISTRA

Ramon House, HT Parekh Marg, 169,
Backbay Reclamation, Churchgate, Mumbai 400020

Vistra ITCL (India) Limited



Registered & Corporate office:
Vistra ITCL (India) Ltd.
The Qube, 2nd Floor, A Wing, 202,
Hasan Pada Road, Mittal Industrial Estate,
Marol, Andheri (E) Mumbai 400059
Maharashtra, India.

Email: mumbai@vistra.com
www.vistra.com

Vistra ITCL (India) Limited
Corporate Identity Number (CIN): U66020MH1995PLC095507

General