

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 P1**” (Registration No. **PRGO05242232**)

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 P1**. 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 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: 24th October, 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.

CIN No.: U70109MH2022PTC377582 | ✉ compliance@hoabl.in | ☎ 022-71519000

UIN No: 2025/SEPTEMBER/6625

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

Date: 29th September, 2025

To,

Errichter Infra Private Limited ("Company")

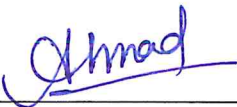
Subject: No dues Letter

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)



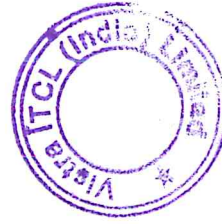
Authorised Signatory

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



A handwritten signature in blue ink, consisting of a stylized 'V' and a horizontal line.