

HOABL'S PROJECTS IN BICHOLIM, GOA

The House of Abhinandan Lodha is India's largest branded plot developer reputed for its commitment to transparency, customer centricity, compliance and corporate social responsibility.

HOABL Impactum Land Private Limited (formerly known as Errichter Infra Private Limited) ("**HOABL**"), a group company of The House of Abhinandan Lodha, is undertaking the development of real estate projects in Village Karapur, Taluka Bicholim, Goa, in a phased manner. These projects are being developed on two distinct parcels of land in the said village (hereinafter collectively referred to as the "**Land**"):

- Survey No. 148/0, admeasuring 4,26,480 sq. mtrs.
- Survey No. 176/1, admeasuring 1,48,260 sq. mtrs

The Land

HOABL acquired the Land from Karapur Estates Private Limited ("**KEPL**"), its previous owner. KEPL has been the owner of the Land on all land-related records for almost 3 decades before HOABL acquired the Land in 2024 and had been held previously in the family of the shareholders of KEPL continuously for several decades.

HOABL acquired the Land from its previous owner after obtaining a title report from a reputed law firm which had conducted title due diligence in respect of the Land. No third party had made any claims in respect of the Land or title thereto when HOABL acquired the Land. In any event, in line with HOABL's mandatory requirement, a public notice was issued in several newspapers inviting objections or claims (if any) in respect of the Land, before HOABL acquired the Land. The Land was acquired vide a registered Deed at above market price. As it is registered, the said Deed is a public document.

The Land was in the Settlement Zone under the Goa Regional Plan long before HOABL acquired it. Sanad was granted for the Land for Residential Use prior to HOABL's acquisition of the Land. The said Sanad is valid, subsisting and has not been questioned or challenged in any proceeding.

It must be further noted that: (i) as per land records with the Government, the Land had no tenants, and (ii) as per Government surveys, there are no traditional pathways in the Land. ***Hence, any allegation that HOABL's project has adversely affected any purported tenant or has resulted in the blockage of any alleged traditional pathways/ access of any person in Village Karapur is baseless.***

Approvals

Each HOABL project on the Land is being developed in compliance with all applicable statutory and regulatory requirements and after obtaining necessary approvals. These approvals include approvals granted by the Goa Town and Country Planning Department and the Village Panchayat of Village Karapur.

HOABL is compliant with the requirements of all approvals. ***It is important to note that HOABL has not obtained any approval under Section 39A of the Goa Town and Country Planning Act.***

Each HOABL project is duly registered with Goa RERA in accordance with the Real Estate (Regulation and Development) Act, 2016 (“**RERA**”). In accordance with RERA’s requirements, the following are published on the Goa RERA website and are publicly accessible and are periodically updated:

- Governmental approvals and permissions
- Title reports issued by HOABL’s law firm/ Advocates
- Other information and documents

Positive Impact on Environment and Local Communities

Sensitivity about environmental impact is woven into the design, planning and implementation of HOABL’s projects. HOABL’s projects proudly boasts a carbon-negative status, underscored by the plantation of over 3,000 trees representing 30+ diverse species. HOABL’s projects have generated employment for local communities in Goa and generated enormous value for the local economy. In addition, as a responsible corporate citizen, HOABL has supported the creation of smart schools and smart classrooms to improve learning opportunities for local children and partnered with six municipal schools to introduce STEM education so that students can gain exposure to science and technology.

Pending Cases:

HOABL is a party to two cases:

- (a) A PIL filed in the Goa Bench on the Bombay High Court - Pravinsingh Shedgaonkar and others versus the State of Goa and others.
- (b) A civil suit filed in Bicholim by plaintiffs who are claiming rights in the Land. KEPL, the company which sold the land to HOABL is also a party to this suit.

The details of both these cases have been transparently disclosed on Goa RERA’s website, and on the websites of House of Abhinandan Lodha and Abhinandan Ventures.

The allegations in both these cases are frivolous and HOABL is diligently defending itself. The matters are sub judice before the respective courts. It is important to note that ***no interim order against HOABL or otherwise affecting HOABL’s projects or the Land has been issued in these cases.***