

10th September 2025

To,

Mr. Swapnesh Bhanudas Sherlekar

R/o H.No.284, Shirodwadi, Mulgao,
Bicholim, Bicholim-Goa

Dear Mr. Sherlekar,

Subject: Clarification regarding your video on the “One Goa – Bicholim” project

1. We are writing on behalf of **Errichter Infra Private Limited (“Company”)**, a group entity of The House of Abhinandan Lodha (“**HOABL**”) group, with reference to your video titled “CAUTIOUS | HOABL (Lodha) Customers Be Extremely CAUTIOUS | Goa | Bicholim | #328” uploaded by you on 5th September 2025 on your YouTube page, ‘www.youtube.com/@SushagatGoykar’ available at ‘<https://youtu.be/42jwOPdsUn4?feature=shared>’ and on your Facebook profile available at <https://www.facebook.com/swapnesh.sherlekar/>.
2. HOABL is India’s largest branded plot developer and has established itself as a customer-centric and compliance driven organisation. Since its inception in 2020, HOABL has carved a niche in India’s real estate sector by delivering hassle free land parcels, ensuring transparency and maintaining the highest standards of regulatory compliance. HOABL has developed several marquee projects across India with a strong focus on sustainability, contributing significantly to local communities by generating employment and promoting tourism. For clarity, ‘House of Abhinandan Lodha’ is in no manner associated with ‘Lodha’ or ‘Lodha Group’.
3. We appreciate the concern you have shown in matters affecting customers in the real estate sector in Goa and agree that transparency and accurate disclosures are essential to protect customer welfare. However, we wish to respectfully clarify that portions of your video contain inaccuracies and/or convey incomplete information, which may create incorrect impressions about our project in Bicholim, North Goa, and cause unjust harm to our reputation, brand and goodwill.

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](tel:022-71519000)

4. At the outset, we wish to clarify that the website displayed in your video is not our official website but is operated by an unrelated third party. As you have yourself noted, this third-party website incorrectly displayed RERA registration details of a different project in South Goa – developed by our Group. This is an error by such unrelated third party. It must be noted that our project in Bicholim, Goa, is duly registered with Goa RERA, with all approvals, permissions and requisite disclosures transparently uploaded on the official Goa RERA portal.
5. With respect to the litigations referred to by you, it is only because of our transparent disclosures on the Goa RERA portal that you were able to access and comment on them. We emphasise that all land acquisitions for the Bicholim project were done after proper due diligence and title verification, and we have uploaded the title report from a reputed law firm on the Goa RERA portal. We strongly deny the allegations made against us in those cases and we reaffirm that we are developing the project in compliance with all applicable laws and permissions. We are contesting these allegations vigorously through due legal process and remain confident that we will be successful in refuting these allegations before the courts.
6. While there may be other unscrupulous persons who may mislead customers in Goa's real estate market, HOABL has at no point engaged in misrepresentation, fraud, concealment or non-compliance. On the contrary, we have consistently adhered to statutory requirements, disclosed all relevant information and obtained necessary approvals before proceeding with development. Having successfully developed two other projects in Goa, we have deep familiarity with Goa's unique land laws and have complied with the same.
7. We reiterate that we are a marquee developer with a portfolio of projects across India, having built an impeccable track record with customers through substantial investments of efforts, capital and resources. It is entirely incorrect to imply that we would "abandon" our customers or "run away with money". Even in the unlikely event of an adverse outcome in the pending litigations, we remain steadfastly committed to honouring all our obligations. Our continued credibility rests on the trust reposed in us by our customers, with which we shall never compromise.
8. In view of the above, and to ensure that the public receives accurate and reliable information,

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thereby eliminating any unnecessary or unwarranted apprehensions or confusion, we respectfully request you to:

- a. issue a clarification to the public on the very same social media platforms where your video has been uploaded, setting out the position and clarifications articulated herein in the interests of fairness, transparency and completeness; and
 - b. disseminate any future commentary or content concerning our projects only after verifying details from authentic and official sources, such as the Goa RERA website or directly from us.
9. We trust that you will accept our clarifications and our requests in the right spirit. We appreciate your concern to protect customers in the real estate sector and we look forward to receiving your cooperation in ensuring that accurate and comprehensive information is placed in the public domain.

Warm regards,

For **ERRICHTER INFRA PRIVATE LIMITED**



Name: Rakesh Gupta.
Authorised Signatory



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