

ANNEXURE – 2.04

**DETAILS OF ENCUMBERANCES ON THE LAND / PROJECT INCLUDING
RIGHTS, TITLE, INTEREST AND DUES**

Find below the details of the encumbrances on the land / project in favor of the lender against the amount borrowed by the company project called "Tranquil Heights" the Residential Colony situated in Sector 82A, Gurugram, Haryana.

1. First ranking exclusive charge by way of mortgage on the Project including the assignment of all right, title and interest in the Project including all development rights therein, the FSI and the additional FSI including all rights, title, interest, benefits including mortgage on any saleable area / unsold units relating to the projects.
2. First ranking exclusive charge on all movable assets, the cash flows/receivables arising out of all the Mortgaged Properties / projects, including from sale of whole or part of any of the Mortgaged Properties, any insurance proceeds from the Mortgaged Properties and the Escrow Accounts maintained.

For Vatika Limited



Authorised Signatory

