



**VATIKA ONE ON ONE PRIVATE LIMITED**  
(Formerly, Calder Developers Private Limited)

**Registered Office**

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New Delhi 110019  
INDIA

**Corporate Office**

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**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 / collaborator against the project called of "One On One" the Commercial Project located in Sector 16, Gurugram, Haryana.

**A. Finance**

1. Exclusive mortgage of the Project Land.
2. Exclusive 1st charge on Projects receivables
3. Exclusive 1<sup>st</sup> charge through Hypothecation on movable fixed assets and other assets, both present and future of the Project.
4. Escrow of receivables from inventory of the Project

**B. Collaboration**

Total project land of 12.13125 Acres in the project is under collaboration and the collaborator is entitled to 40 % of the permissible super built up area that may be available on the project land.

For Vatika One On One Private Limited

Authorised Signatory