

ANNEXURE – 2.04

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

A. Construction Finance

Find below the details of the encumbrances on the land / project in favor of the lender / Collaborators against the project called "Turning Point" the Residential Colony situated in Sector 88B, Gurugram, Haryana.

1. Exclusive equitable mortgage on the Project Land.
2. First and exclusive charge on receivables of the Project.
3. All the receivables shall be deposited into designated Escrow Account and the Lender will have first charge on this Escrow Account

B. Collaboration

Out of the total land of 18.80 Acres in the project, 13.50 Acres are under collaboration with various collaborators and the collaborators are entitled to 28.35 % of the gross sales revenue from the project.

For Vatika Limited



Authorised Signatory

