

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 "Xpressions" the Residential Colony situated in Sector 88B, Gurugram, Haryana.

1. Equitable mortgage on the Project Land along with other rights, title and interest.
2. First and exclusive charge on sales receivables generated by sale of all developable area of the Project.
These cash flows are to be directed to an independent Escrow Account established for this purpose with POA in favor of the Lender

B. Collaboration

The total land of 9.55 Acres in the project are under collaboration with various collaborators and the entitlement of the collaborators are already being settled by the company by way of allotment of area in other projects / certain percentage of sales revenue of other projects to be given based on the sale or their area has been purchased through power of attorneys by the company.

For Vatika Limited



Authorised Signatory