

Sr. No.	Particulars of the Financial Creditor	Nature of Facility	Brief Details of the Security Interest created in relation to the Facility as per Form C
1	Edelweiss Asset Reconstruction Company Limited And Mabella Investment Advisors LLP		<p>All the rights, title, interest and benefits of whatsoever nature in respect of/over all those piece and parcels of flats, comprised in:-</p> <p>2. Residential Flat bearing No. B-4501, 45th Floor having carpet area admeasuring about 2,252 Sq. Ft., Wing A & B, situated in the building known as "LODHA BELLISSIMO" on the parcel of land admeasuring 30,073.30 square meters bearing CTS Nos. 1/63 and 64, of Lower Parel Division G-South Ward, Mumbai; and</p> <p>TOGETHER with all buildings, structures, erections, and constructions of every description which are erected, constructed, standing or attached or shall at any time hereafter during the continuance of the security hereby constituted be erected, constructed and standing or attached to the aforesaid lands and premises or any part thereof and all trees, fences, hedges, ditches, ways, sewerages, drains, water- courses, liberties, privileges, easements and appurtenances whatsoever to the</p> <p>aforesaid lands or any part thereof belonging to or in anywise appertaining or usually held, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto, AND ALL the present and future FSI (floor space index) available to said Mortgaged Property or granted by authority including the transferable development rights (TDR) whether presently in existence or in the future belonging to or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto; AND all the estate, right, title, interest, property, claim and demand whatsoever and upon the same.</p> <p>3. Residential Flat bearing No. B-4601, 46th Floor having carpet area admeasuring about 2,252 Sq. Ft., Wing A & B, situated in the building known as "LODHA BELLISSIMO", on the parcel of land admeasuring 30,073.30 square meters bearing CTS Nos. 1/63 and 64, of Lower Parel Division G-South Ward, Mumbai)</p> <p>TOGETHER with all buildings, structures, erections, and constructions of every description which are erected, constructed, standing or attached or shall at any time hereafter during the continuance of the security hereby constituted be erected, constructed and standing or attached to the aforesaid lands and premises or any part thereof and all trees, fences, hedges, ditches, ways, sewerages, drains, water-courses, liberties, privileges, easements and</p>

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			<p>appurtenances whatsoever to the aforesaidlands or any part thereof belonging to or inanywise appertaining or usually held, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto, AND ALL the present and future FSI (floor space index) available to said Mortgaged Property or granted by authority including the transferable development rights (TDR) whether presently in existence or in the future belonging to or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto; AND all the estate, right, title, interest, property, claim and demand whatsoever and upon the same.</p> <p>4. All that piece and parcel of land bearing Plot No.1 admeasuring 9976.76 sq mtrs. comprised in property bearing Survey no. 108 of joint layout of Survey no. 108 and 109 of Village Kunenama, Taluka Maval, District Pune, within the limits of Pune Registration District Sub-district Vadgaon Maval or Lonavala, Taluka Maval, District Pune within the limits of Pune Zilla Parishad, Panchayat Samiti Vadgaon, Maval Group Gram Panchayat Warsoli.</p> <p>TOGETHER with all other structures, erections, and constructions etc. now erected or to be erected hereafter erected thereon or any part thereof together will all structures, erections, houses, out- houses, edifices, courts, compound, yard, wells, waters, water courses, sewers, drains, ways, passages, lights, liberties, rights, privileges, easements, advantages and appurtenances whatsoever to the said land, hereditaments and premises or any part thereof now or heretofore held, used or enjoyed or reputed as part or member thereof or to be appurtenant thereto including all estates, rights, title, interest, property, claim and demand of the Mortgagors into and upon the said premises and every part thereof.</p> <p>5. All that piece and parcel of land bearing Plot No.10 admeasuring 1000.05 sq mtrs. comprised in property bearing Survey no. 108 of joint layout of Survey no. 108 and 109 of Village Kunenama, Taluka Maval, District Pune, within the limits of Pune Registration District Sub-district Vadgaon Maval or Lonavala, Taluka Maval, District Pune within the limits of Pune Zilla Parishad, Panchayat Samiti Vadgaon, Maval Group Gram Panchayat Warsoli.</p> <p>TOGETHER with all other structures, erections, and constructions etc. now erected or to be erected hereafter erected thereon or any part thereof together will all structures, erections, houses, out- houses, edifices, courts, compound,</p>

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			<p>yard, wells, waters, water courses, sewers, drains, ways, passages, lights, liberties, rights, privileges, easements, advantages and appurtenances whatsoever to the said land, hereditaments and premises or any part thereof now or heretofore held, used or enjoyed or reputed as part or member thereof or to be appurtenant thereto including all estates, rights, title, interest, property, claim and demand of the Mortgagors into and upon the said premises and every part thereof.</p> <p>6. All that piece and parcel of Flat No. A2 on the 5th floor admeasuring 1288 sq. ft. built up area of the building 'A' ("5th Floor Flat") and Flat No. A2 on the 6th floor admeasuring 1288 sq. ft. built up area ("6 Floor Flat") of the building 'A' and Garage No. A2/5 ("Garage A2/5") and Garage No. A2/6 ("Garage A2/6") in Prithvi Apartments Co-operative Housing Society Limited situated at 21, Altamount Road, Mumbai - 400026 in the registration District and sub-district of Bombay bearing Cadastral Survey No. 641/644, 24/644, 648 (part), 649 and 688 (part) of Malabar and Cumballa Hill Division.</p> <p>TOGETHER with all other structures, erections, and constructions etc. now erected or to be erected hereafter erected thereon or any part thereof together will all structures, erections, houses, out- houses, edifices, courts, compound, yard, wells, waters, water courses, sewers, drains, ways, passages, lights, liberties, rights, privileges, easements, advantages and appurtenances whatsoever to the said land, hereditaments and premises or any part thereof now or heretofore held, used or enjoyed or reputed as part or member thereof or to be appurtenant thereto including all estates, rights, title, interest, property, claim and demand of the Mortgagors into and upon the said premises and every part thereof.</p> <p>7. All that piece and parcel of land admeasuring 2 Hectare 85.3 Are bearing Survey No. 219-A and 219-B situated at Village Anton, Taluka Sudhagad, District Raigad, Maharashtra, bounded as follows:</p> <p>Survey no. 219-A</p> <p>Towards East- Survey No. 200, 213, 217 and 218</p> <p>Towards West- Survey No. 220, 221 Towards South- Survey No. 171 Towards North-Boundary of Rawaje Village</p> <p>Survey no. 219-B</p>

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			<p>Towards East- Survey No. 200, 215, 217 and 218</p> <p>Towards West Survey No. 220, 221 Towards South- Survey No. 171</p> <p>TOGETHER with all other structures, erections, and constructions etc. now erected or to be erected hereafter erected thereon or any part thereof together will all structures, erections, houses, out- houses, edifices, courts, compound, yard, wells, waters, water courses, sewers, drains, ways, passages, lights, liberties, rights, privileges, easements, advantages and appurtenances whatsoever to the said land, hereditaments and premises or any part thereof now or heretofore held, used or enjoyed or reputed as part or member thereof or to be appurtenant thereto including all estates, rights, title, interest, property, claim and demand of the Mortgagors into and upon the said premises and every part thereof.</p> <p>8. All that piece or parcel of freehold non- agricultural land for commercial use situated lying and being at Gadhiya bearing Survey no.361 of Khata no.438 of Mouje Gadhiya of Dhari Taluka in the Registration District Amreli and Sub-district of Dhari admeasuring 62423 sq. mtrs. or thereabouts and bounded as follows i.e., to say-</p> <p>On or Towards East by- Survey No. 360 On or Towards West by- Roads and Survey Nos. 352 and 354</p> <p>On or Towards South by- Survey No. 356 On or Towards North by- Road and thereafter Survey No. 362</p> <p>Together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth and every part thereof.</p> <p>Particulars of the receivable</p> <p>"Receivables" shall mean and include (a) all the right, title, interest, benefits, claims and demands whatsoever, in and to or in respect of all amounts payable to and/or received by or to be received from any person (including but not limited to the purchaser/ lessee/ licensee) in respect of and/or arising out of the Mortgaged Properties and which are due owing/ payable/ belonging to the Mortgagors or which may at any time hereafter during the continuance of the Debentures become due, owing, payable or belonging to the Mortgagor in respect to the Mortgaged Properties including</p>

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			<p>and/or all sold as well as unsold plot, flat(s), pieces of land, and/ or leased units forming part of in the Mortgaged Properties including and shall include the advance, sale consideration, deposits/ premium, lease rentals, out standings and claims in respect of the Mortgaged Properties; (b) any dividend, and all other monies in any form and manner, whatsoever, received or to be received by Issuer in respect of investments held by Issuer; (c) any dividend, and all other monies in any form and manner, whatsoever, received or to be received by Issuer in respect of the warrants of Yoboho New Media Private Limited; (d) any dividend, and all other monies in any form and manner, whatsoever, received or to be received by Issuer in respect of the investments in Venture/ Private Equity/ Mutual Funds/ Art work (e) any dividend, interest, principal repayment and all other monies in any form and manner, whatsoever, received or to be received by Issuer in respect of loans and advances extended by Issuer;</p> <p>and No lien specific purpose bank account bearing opened by the Issuer with HDFC Bank for deposit of all the Receivables and all the moneys lying in the Escrow Account from time to time.</p> <p>Guarantees issued by Elements Learning Centre Private Limited, Ms. Kalpana Morakhia, Mr. Shripal Morakhia, Mr. Sushil Tukaram Karalkar, SAM Family Trust, Mr. Paresh Patel, AHA Holdings Private Limited and Smaaash Entertainment USA Limited.</p> <p>Amount of claim covered by Guarantees: Rs. 368,77,90,594/- (Rupees Three Hundred and Sixty-Eight Crores Seventy-Seven Lakhs Ninety Thousand Five Hundred and Ninety four only</p>											
2	Small Industries Development Bank of India		<p>Term Loan -I - Account No D0000DU8 (including account no D0001P2F-cure period) under Optionally Convertible Sub- Ordinated Debt (OCSD).</p> <table border="1" data-bbox="544 1711 1469 2000"> <thead> <tr> <th data-bbox="544 1711 679 1906">Security</th> <th data-bbox="679 1711 1062 1906">Details of Security</th> <th data-bbox="1062 1711 1310 1906">Value as on date of Sanction renewal (Rs Lakhs)</th> <th data-bbox="1310 1711 1469 1906">Security Creation Date</th> </tr> </thead> <tbody> <tr> <td data-bbox="544 1906 679 2000">Primary</td> <td data-bbox="679 1906 1062 2000">Second charge on all movable assets including current assets</td> <td data-bbox="1062 1906 1310 2000">NIL</td> <td data-bbox="1310 1906 1469 2000">Vide Deed of</td> </tr> </tbody> </table>				Security	Details of Security	Value as on date of Sanction renewal (Rs Lakhs)	Security Creation Date	Primary	Second charge on all movable assets including current assets	NIL	Vide Deed of
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				<p>of the company. The charges would be subservient all the existing and prospective charges created / to be created by the borrower on the said assets in favour of those banks/FIs which have extended/would extend business loans (viz term loan for machineries, business premises, and working capital) to the borrower for the same business for which SIDBI has extended this sub debt. All such aforesaid lenders would be referred to as "Senior Secured Lenders".</p>		Hypothecation dated 24-4-2015
LOAN — II - Account No DOOOOTOS — Under Asset Backed Assistance to Service Sector Scheme						
			Primary	First Pari passu charge with Aditya Birla Finance Limited over the movable and current assets of the Company pertaining to Bangalore, Ludhiana and Go Karting Project in Mumbai	NIL	Vide Deed of Hypothecation dated 11-01-2016
			Collateral	First charge by way of mortgage of all immovable properties owned by Shri Nitya Gopal Banik s/o Late Rajendra Chandra Banik situate at and all that piece and parcel of land measuring about 4 Acrs equivalent to 12	Rs. 1440.00	Vide Deed of Mortgage dated 14-01-2016

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				<p>Bighas or 240 Cottahs, be the same a little more or less, forming part of R.S. Dag nos. 602, 619, 607, 620, 625,646,597,669,497,498,500,623, 626, 485, 586, 621, 617, and 622 under R.S. Khatian nos. 70/71, 31, 327, 325, 329 ,330, and 327 in Mouza Harinavi, J. no. 76, R.S. no.234, Touzi no.70/71 under Police Station Sonarpur in the district of South 24-Parganas presently known and numbered as municipal holding no.221, Harinavi (formerly municipal holding no.59, Chauhati) under Municipal ward no. USA (previously 22) within the limits of the Rajpur Sonarpur Municipality together with two storied building thereon having total covered area of about 3000 Sq. Ft (ground floor 1500 Sq Ft and first floor 1500 Sq Ft)</p>		
			Total		3440.00	
<p>Particulars of Guarantors:</p> <p>Term Loan -I - Account No D0000DU8 (including account no D0001P2F- cure period) under Optionally Convertible Sub-ordinated Debt (OCSD).</p> <p>Personal Guarantee: (Deed of Guarantee dated March 31, 2015)</p> <ol style="list-style-type: none"> 1. Shri Shripal Morakhia - Rs 2195.95 lakhs (net worth at the time of appraisal / present available 31 March 2015) 2. Smt. Kalpana Morakhia – Rs 422.40 lakhs (net worth at the time of 						

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			<p>appraisal / present available 31 March 2015)</p> <p>3. Smt. Ami Javeri – Rs 274.21 (net worth at the time of appraisal / present available 31 March 2015)</p> <p>LOAN – II - Account No D000TOS - Under Asset Backed Assistance to Service Sector Scheme.</p> <p>Personal Guarantee:</p> <ol style="list-style-type: none"> 1. Shri Shripal Morakhia – Rs 2195.95 2. Smt. Kalpana Morakhia – Rs 422.40 3. Smt Ami Javeri – Rs 274. 21 4. Shri Nitya Gopal Banik – NIL 5. Corporate – AHA Holdings Pvt Ltd – Rs 20,994.00 <p>- Deed of Guarantee dated January 11, 2016 (AHA Holdings Pvt Ltd - Deed of Guarantee dated January 11, 2016 (Shri Shripal Morakhia, Smt. Kalpana Morakhia, Smt Ami Javeri) - Deed of guarantee dated January 14, 2016 (Shri Nitya Gopal Banik)</p> <p>All the above personal guarantee executed by Individual Guarantors in favour of SIDBI is unconditional and irrevocable</p>
3	Yes Bank Limited		Bank Guarantee of Rs 1,07,71,226 and amount covered by security in form of Fixed Deposit Rs 1,07,71,226/-.