

NIYATI REAL ESTATE DEVELOPERS PRIVATE LIMITED

215 Atrium, 10th Floor, Opp. Divine Child School, J.B. Nagar, Andheri Kurla Road, Andheri (E),
Mumbai-400093

Corporate Identity Number (CIN)- U70102MH2007PTC168559

Tel: 022-6726 7777 Fax: 022-66937777

Email: investor@kanakia.com Website: www.kanakia.com

SUMMARY TERM SHEET

Issuer	Niyati Real Estate Developers Private Limited
Issue Size	Rs. 75 Crore
Objects of the Issue	General Corporate Purpose
Instrument	Non-Convertible Debenture(s)
Nature and status of Bonds	Senior Secured
Issuance Mode	Demat
Convertibility	No
Trading Mode	No
Credit Rating	Not Applicable
Face Value	Rs. 1,00,00,000/- (Rupees One Crore only) each
Premium/ Discount on Issue	NIL
Issue Price	Rs. 1,00,00,000/- (Rupees One Crore only) each
Premium/ Discount on redemption	NIL
Maturity	48 months from the date of issuance of first tranche debenture
Redemption/ Maturity Date	31 st May 2023
Lock-in-Period	Not applicable
Minimum Application	1,00,00,000/-
Put Option	No
Call Option	No
Call Option Price	N.A.
Call Notification Time	N.A.
Coupon Rate	15.00%
Step Up/ Step Down Coupon Rate	N. A.
Coupon Payment Frequency	Monthly
Coupon / Interest Payment Date	Last Working Day each Month
Coupon Type	Simple
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc)	N.A.
Default Interest Rate	-----
Day Count Basis	365 Days Per Year
Interest on Application Money	N.A.
Listing	Not Applicable
Trustees	Catalyst Trusteeship Limited
Depository	NSDL
Registrars	Purva Shareregistry (India) Pvt. Ltd.
Settlement	N.A.



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Business Day Convention	As per RBI Business Day Convention
Record Date	Last day each month
Payment Mode	Electronic
Eligible Investors	Not applicable
Non-Eligible classes of Investors	Not applicable
Transaction Documents	Debenture Trust Deed
Conditions precedent to subscription of Bonds	N.A.
Conditions subsequent to subscription of Bonds	N.A.
Cross Default	Yes
Role and Responsibilities of Trustees	Full services as a Debenture Trustee
Governing Law and Jurisdiction	India
Additional Covenants	Not applicable
Applicable RBI Guidelines	Not applicable
Prohibition on Purchase/ Funding of Bonds	Not applicable
Issue Opening Date	10.06.2019
Issue Closing Date	12.06.2019
Pay In Dates	12.06.2019
Deemed Date of Allotment	12.06.2019

