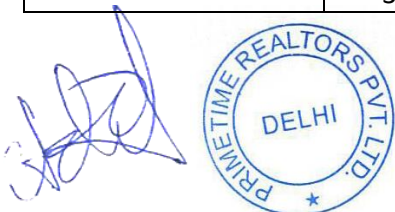
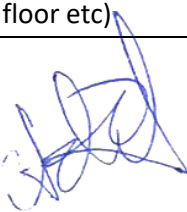


SUMMARY TERM SHEET

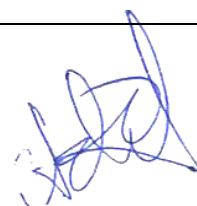
Issuer	Primetime Realtors Pvt Ltd
Issue Size	INR Three Hundred and Thirty Three crores
Objects of the Issue	General Corporate Purpose and Refinance of existing debt
Instrument	Series I Non Convertible Debentures
Nature and status of Bonds	18.5% Fully Secured, Redeemable, Series I -Non Convertible Debentures
Issuance Mode	Demat
Convertibility	No
Trading Mode	NA
Credit Rating	NA
Face Value	INR 10,00,000
Premium/ Discount on Issue	NA
Issue Price	At Par
Premium/ Discount on redemption	NA
Maturity	1370 days
Redemption/ Maturity Date	March 31, 2025
Lock-in Period	NA
Minimum Application	One
Put Option	NA
Call Option	NA
Call Option Price	NA
Call Notification Time	NA
Coupon Rate	18.5%
Step Up/ Step Down Coupon Rate	NA
Coupon Payment Frequency	Monthly
Coupon / Interest Payment Date	31-Jul-21 31-Aug-21 30-Sep-21 31-Oct-21 30-Nov-21 31-Dec-21 31-Jan-22 28-Feb-22 31-Mar-22



	30-Apr-22 31-May-22 30-Jun-22 31-Jul-22 31-Aug-22 30-Sep-22 31-Oct-22 30-Nov-22 31-Dec-22 31-Jan-23 28-Feb-23 31-Mar-23 30-Apr-23 31-May-23 30-Jun-23 31-Jul-23 31-Aug-23 30-Sep-23 31-Oct-23 30-Nov-23 31-Dec-23 31-Jan-24 29-Feb-24 31-Mar-24 30-Apr-24 31-May-24 30-Jun-24 31-Jul-24 31-Aug-24 30-Sep-24 31-Oct-24 30-Nov-24 31-Dec-24 31-Jan-25 28-Feb-25 31-Mar-25
Coupon Type	Simple
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc)	NA




Default Interest Rate	NA
Day Count Basis	365
Interest on Application Money	NA
Listing	NA
Trustees	Catalyst Trusteeship Ltd
Depository	NSDL
Registrars	Linkintime India Pvt Ltd
Settlement	NA
Business Day Convention	Business Day shall mean the days (other than a Saturday or a Sunday or a public holiday), on which scheduled commercial banks are open for operation in Mumbai
Record Date	5 days before Interest Payment Date
Payment Mode	Electronic/ Cheque/DD
Eligible Investors	Retail Investors, institutional Investors, FPI
Non-Eligible classes of Investors	NA
Transaction Documents	Debenture Trust Deed, Escrow Agreement, Share Pledge Agreement
Conditions precedent to subscription of Bonds	<ul style="list-style-type: none"> • Satisfactory TSR • Satisfactory review of all approvals for the Property • Satisfactory technical due diligence of the Property • Satisfactory external valuation of the Property • Satisfactory review of the existing facility agreement at the Borrower • Satisfactory legal due diligence of the Borrower • Satisfactory review of the purchase agreements for the Property • Others to be agreed post review of documents and diligence
Conditions subsequent to subscription of Bonds	As per definitive documents
Cross Default	NA
Role and Responsibilities of Trustees	To act as trustee
Governing Law and Jurisdiction	New Delhi
Additional Covenants	As per transaction documents
Applicable RBI Guidelines	NA




Prohibition on Purchase/ Funding of Bonds	NA
Issue Opening Date	July 01, 2021
Issue Closing Date	July 01, 2021
Pay In Dates	July 01, 2021
Deemed Date of Allotment	July 01, 2021

