

KRISHNAIAH PROJECTS PRIVATE LIMITED

Regd. Off.: 8-2-502/1/A, JIVI Towers Road, No. 7, Banjara Hills, Hyderabad - 500034

(CIN : U65990TG1996PTC024377)

SUMMARY OF THE TERMS

ISSUE DETAILS (To be filled separately for each ISIN)		
Sr No.	Particulars	
	Type of Securities (Secured/ Unsecured)	Secured
	Nature of Securities (Fixed/ Floating/ Step-up/ Structured) If Structured, whether linked to index/ stock etc)	Fixed
	Series	Series- A (Entire issue in one or more tranches)
	Numbers of securities Issued	300
	Nominal Value of Security (per security)	Rs. 10,00,000/-
	Paid up value of Security (per security as of date)	Rs. 10,00,000/-
	Total Nominal Value	Rs. 30,00,00,000/-
	Total issue size	Rs. 30,00,00,000/-
	Distinctive Numbers allotted /kept reserved	1-300
	Rate of Interest/Coupon Basis*	Refer below note for interest payment rates
	Interest Payable a) Monthly, b) Quarterly c) Half yearly d) Yearly	Monthly
	First Interest Payment Date	31/07/2021
	Second Interest Payment Date	31/08/2021
	Last Interest Payment Date	16/01/2026 (16 th Jan 2026)
	Date of allotment	16/07/2021 (16 th July 2021)
	TENURE with respect to date of issue	54 th Months from the first date of allotment of Series A NCDs (i.e. 16/07/2021)
	Redemption Date(s)	54 th Months from the first date of allotment of Series A NCDs. There will be principal moratorium of 30 month from the first date of allotment of Series A NCDs and thereafter principal shall be repaid in 24 equal monthly instalment from the end of 31 st month from the date of allotment of Series A NCDs as described in the transaction documents. Final redemption date i.e 16 January, 2026

For KRISHNAIAH PROJECTS PRIVATE LIMITED


Authorized Signatory

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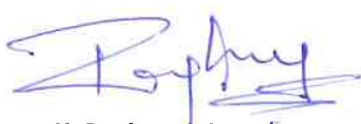
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	Redemption Premium	Nil
	Put/call option	Not Applicable
	CREDIT_RATING	Not Applicable
	Latest date of Credit Rating Assigned	Not Applicable
	Trustee	Vistra ITCL(India) Limited
	Day Count	Interest payable on Debentures will be calculated based on a 360/30 day convention.
	Allotment date	16/07/2021 (16 July 2021)
	Call Dates	Not Applicable
	Put Dates	Not Applicable
	Put/Call Premium	Not Applicable
	Lead Manager/Arrangers	Not Applicable
	Register and Transfer Agent	Karvy Fintech Pvt Ltd

Thanks.

Yours sincerely,

For Krishnaiah Projects Private Limited



K. Raghaviah
Authorised Signatory



Note*

1. Fixed Interest Rate

NCDs shall earn interest @16.5% p.a. The Company at its option,

(a) for initial period of 30(Thirty) months from the date of allotment pay minimum interest @ 12.5% p.a and elect to have the remaining unpaid interest of 4% p.a. accrue and compounded monthly and added to the principal balance at the end of each month from 1st month to 30th month; and

(b) for the remaining period of 24 (twenty four) months from the date of allotment, pay interest @ 16.5% p.a on the debentures, together with pro rata principal amortisation on the outstanding principal amount of debentures as at the end of 31st month from the date of allotment divided by 24.

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(c) The accrued interest of 4% p.a. to be repaid in equal instalments alongside principal starting at the end of 31st month from the date of allotment till end of 54th month.

(d) On and from the deemed date of Allotment till the date notified by the Anchor Investor, KPPL shall pay Interest at the rate of 16.5% (Sixteen point five percent) per annum, from and including the First Closing Deemed Date of Allotment, payable in cash monthly at the rate of 1.375% (one point three seven five) per month

Notwithstanding the above, the Company will pay an onetime upfront interest payment ("**Upfront Interest Payment**") at the rate of 1.25% of the Subscription Amount to the Debenture Holders immediately allotment of Debentures. However, for Series A Debentures, same shall be paid on the date as notified by the Anchor Investor to KPPL.

2. Variable Interest rate

2% of realised monthly collection to be paid from Zion of the Zion Receivables collected in Zion Account and Hillside II Receivables collected in Hillside II Accounts, on a monthly basis. The Additional Variable Interest shall be calculated on the monthly collections of the Project Zion and Project Hillside II on from the First Closing Deemed Date of Allotment till the Maturity Date, and the pay-out would be on the monthly basis commencing from the date as notified to KPPL by the Anchor Investor (Walton Street Blacksoil Real Estate Debt Fund II).

For KRISHNAIAH PROJECTS PRIVATE LIMITED


Authorised Signatory