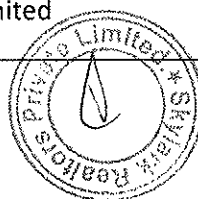


## SUMMARY TERM SHEET

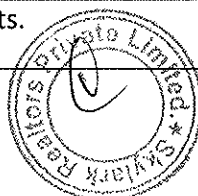
Issuer	Skylark Realtors Private Limited
Issue Size	185 Crores
Objects of the Issue	<ul style="list-style-type: none"> <li>• Project Expenses, DSRA and Deal expenses</li> <li>• General corporate purposes.</li> </ul>
Instrument	Non Convertible Debentures
Nature and status of Bonds	Senior Secured Redeemable Non-Convertible Debenture(s) in dematerialized form (NCD)
Issuance Mode	Private Placement
Convertibility	N.A.
Trading Mode	Physical + Electronic
Credit Rating	N.A.
Face Value	1,00,00,000/- (One Crore Only)
Premium/ Discount on Issue	N.A.
Issue Price	1,00,00,000/- (One Crore Only)
Premium/ Discount on redemption	N.A.
Maturity	48 Months
Redemption/ Maturity Date	30th September 2022
Lock-in-Period	N.A.
Minimum Application	1,00,00,000/- (One Crore Only)
Put Option	N.A.



Call Option	N.A.
Call Option Price	N.A.
Call Notification Time	N.A.
Coupon Rate	13 % p.a. payable per month
Step Up/ Step Down Coupon Rate	N.A.
Coupon Payment Frequency	Monthly
Coupon / Interest Payment Date	Monthly:  30th September 2018  31st October 2018  30 <sup>th</sup> November 2018 and onwards
Coupon Type	Variable, Linked with SB/MCLR
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc)	N.A.
Default Interest Rate	4% p.a.
Day Count Basis	Actual/ 365
Interest on Application Money	N.A.
Listing	N.A.
Trustees	Catalyst Trusteeship Limited
Depository	National Security Depository Limited

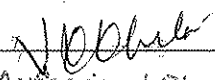


Registrars	Link Intime India Private Limited
Settlement	N.A.
Business Day Convention	If the date for performance of any event or the due date for any payment including but not limited to the Final Maturity Date falls on a day that is not a Business Day, then the date in respect of performance of such event or the due date for payment shall be the immediately preceding Business Day.
Record Date	later of: (i) the Monday of the week in which the due date falls; or (ii) 2 (Two) calendar days prior to the due date in question, on the basis of which the determination of the Persons entitled to receive redemption of principal
Payment Mode	Payment shall be made through Cheque/ draft/ Neft/ swift transfer or any other means available in the banking channel as applicable.
Eligible Investors	<p>The following categories of investors, when specifically approached, are eligible to apply for this private placement of NCDs subject to fulfilling their respective investment norms/rules and compliance with laws applicable to them by submitting all the relevant documents along with the Application Form:</p> <ul style="list-style-type: none"> <li>a) Individuals</li> <li>b) Non-banking finance companies;</li> <li>c) Corporates;</li> <li>c) Banking companies;</li> <li>e) FIIs (including sub-accounts);</li> <li>f) Insurance Companies; and</li> <li>g) Investment holding companies</li> </ul>
Non-Eligible classes of Investors	N.A.
Transaction Documents	As per Transaction Documents.
Conditions precedent	As per Transaction Documents.



to subscription of Bonds	
Conditions subsequent to subscription of Bonds	As per Transaction Documents.
Cross Default	N.A.
Role and Responsibilities of Trustees	As per Transaction Documents.
Governing Law and Jurisdiction	RBI, Companies Act 1956 and 2013
Additional Covenants	As per Transaction Documents.
Applicable RBI Guidelines	As per Transaction Documents.
Issue Opening Date	21 <sup>st</sup> September, 2018
Issue Closing Date	24th September, 2018
Pay In Dates	24th September, 2018
Deemed Date of Allotment	24th September, 2018

For Skylark Realtors Pvt. Ltd.

  
Authorised Signatory