

Schedule 2

S. No.	Requirement	Term
1.	Debentures	2,50,00,000 (Two Crores and Fifty Lakhs) Redeemable and Non-Convertible Debentures of face value of Rs. 10/- (Rupees Ten Only) each, having aggregate face value of Rs. 25,00,00,000/- (Rupees Twenty-Five Crores Only), to be issued by the Company at face value, to be issued on private placement basis in one or more tranche.
2.	Investment Amount	Rs. 25,00,00,000/- (Rs. Twenty-Five Crores Only)
3.	Permitted Purpose	The Company shall utilise the Investment Amount only for grant of loan to LLP and LLP shall utilise such amount for purchase of SPV Securities in terms of the Investment Documents
4.	Applicable Rate of Interest and Interest Payment Date	20% p.a. payable annually on each anniversary of the first Allotment Date. Any accrued Interest that is not paid shall be paid alongwith the bullet payment of the Debentures
5.	Default Interest	10% per annum on the outstanding Principal Amount and Interest
6.	Tenor	24 months from first Allotment Date
7.	Final Maturity Date/Redemption of Debenture	One bullet repayment on last day of the 24 months from the first Allotment Date.
8.	Prepayment	The Company shall be allowed to prepay the Debentures, by making full or part payment of such Debentures and payment which will give IRR of 20% p.a. on the Investment Amount of such Debentures, after giving a prior written notice of 7 Business Days to the Debenture Holder.
9.	Redemption Premium	Any redemption of the Debentures shall be at a premium which gives the Debenture Holders an IRR of 20% compounded annually on the Investment Amount. The IRR shall be calculated after taking into account the Interest already paid on the Debentures.
10.	Cheques	The Company and Guarantor shall provide payment cheques/NACH instructions in a manner required by the Investor for due payment of the Obligations.

For Sai Srushti Developers Pvt. Ltd.



Director

