

SUMMARISED TERM SHEET

Issuer	Aavas Financiers Limited
Issue Size	INR 345,00,00,000 (Rupees Three Hundred and Forty Five Crores Only)
Objects of the Issue	The proceeds shall be used by Issuer/Borrower exclusively for financing its affordable housing finance program in rural/semi-urban Rajasthan and nearby states, in compliance within the permissible loan to value (LTV) limits set by the National Housing Bank.
Instrument	Unlisted, Secured, Rated, Redeemable Non-Convertible Debentures
Nature and status of Bonds	Non-Convertible Debentures
Issuance Mode	Private Placement
Convertibility	Non-convertible
Trading Mode	Unlisted
Credit Rating	CARE AA-
Face Value	Rs. 1,00,00,000 (Rupees One Crore Only) per Debenture
Premium/ Discount on Issue	NA
Issue Price	At par i.e. Rs. 1,00,00,000 (Rupees One Crore Only) per Debenture
Premium/ Discount on redemption	NA
Maturity	Around 5 years from the deemed date of allotment
Redemption/ Maturity Date	September 15, 2024
Put Option	NA
Call Option	NA
Call Option Price	NA
Call Notification Time	NA

AAVAS FINANCIERS LIMITED
(Formerly known as "Au HOUSING FINANCE LIMITED")

An ISO 9001:2015 Certified Company

CIN NO.: L65922RJ2011PLC034297

Regd. & Corp. Office: 201-202, 2nd Floor, Southend Square,
Mansarovar Industrial Area, Jaipur - 302020 | Tel: +91 141 661 8888
E-Mail: info@aavas.in, Website: www.aavas.in



Coupon Rate	8.39% p.a. payable half yearly
Step Up/ Step Down Coupon Rate	NA
Coupon Payment Frequency	Semi-annually
Coupon / Interest Payment Date	March 15 and September 15 in each year
Coupon Type	Fixed
Default Interest Rate	2% p.a.
Day Count Basis	On the basis of the actual number of days in the relevant year to the actual number of days in the relevant Interest Period
Listing	NA
Trustees	IDBI Trusteeship Services Limited
Registrar to the Offer	Linkintime India Pvt. Ltd.
Business Day Convention	A day (other than a Saturday or Sunday) on which banks are open for business generally in Mumbai, India and New York, United States of America
Record Date	In relation to any date on which a payment has to be made by the Issuer in respect of the Debentures, the date that is 7 (seven) days prior to that payment date.
Payment Mode	Electronic transfer
Eligible Investors	Mutual Funds, Development Financial Institutions, Non-banking financial companies, Provident Funds & Pension Funds, Corporates, Banks, FIIs, Insurance Companies.
Transaction Documents	Collectively the Offer Document, the Debenture Trustee Agreement, the Debenture Trust Deed, the Pricing Supplement, the Security Documents, the letters issued by the Trustee and Credit Rating Agency, the Fee Letter, the letters appointing the Registrar and Transfer Agent with respect to the issuance of the Debentures, the agreement between the Issuer, its Registrar and Transfer Agent and the Depository, the debenture certificate issued by the Issuer and all

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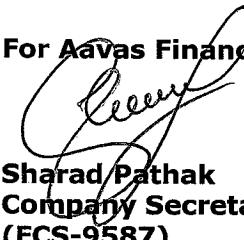
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	other documents in relation to the issuance of the Debentures and any other document designated as a Transaction Document by the Trustee or the Debenture holders;
Conditions precedent to subscription of Bonds	As per Schedule II of the Debenture Trust Deed executed dated 14 August 2019.
Conditions subsequent to subscription of Bonds	As per Schedule III of the Debenture Trust Deed executed dated 14 August 2019.
Cross Default	The Issuer fails to make any payment in respect of any of its Liabilities (other than in respect of the Debentures) or to perform any of its obligations under any agreement or deed pursuant to which there is outstanding any Liability, and any such failure continues for more than 30 (thirty) days or any applicable grace period (whichever is lower) or any such Liability becomes prematurely due and originally payable or is placed on demand.
Governing Law and Jurisdiction	Governed by in accordance with the laws of the Republic of India. Courts and tribunals of Delhi shall have jurisdiction to settle any dispute.
Issue Opening Date	August 19, 2019
Issue Closing Date	September 16, 2019
Pay In Dates	September 16, 2019
Deemed Date of Allotment	September 16, 2019

For Aavas Financiers Limited


Sharad Pathak
Company Secretary & Compliance Officer
(FCS-9587)

