

**Shree Siddhivinayak Real Homes Pvt Ltd**  
**Regd Office: Ruparel Iris, 1<sup>st</sup> Floor, Senapati Bapat Marg**  
**Matunga W Mumbai- 400 016.**  
**CIN No: U45201MH2016PTC272727**



**RUPAREL**  
**REALTY**  
**LIVE ICONIC**

## SUMMARY TERM SHEET

<b>Issuer</b>	Shree Siddhivinayak Real Homes Pvt Ltd
<b>Issue Size</b>	Rs 395,00,00,000
<b>Objects of the Issue</b>	The proceeds from the proposed placement of Debentures will be utilised for refinancing and investment/ inter corporate deposits into Messrs Shree Siddhivinayak Infrastructure & Realty, Messrs Skoda Construction Ganesh Nagar and Ruparel Infra and Realty Private Limited towards Project development, construction expenses and and/or for other general corporate purposes in compliance with Applicable Law and in the manner provided in the Debenture Trust Deed
<b>Instrument</b>	Debentures
<b>Nature and status of Bonds</b>	Non Convertible Debentures
<b>Issuance Mode</b>	Demat
<b>Convertibility</b>	Non Convertible
<b>Trading Mode</b>	Electronic
<b>Credit Rating</b>	CARE BB
<b>Face Value</b>	Rs 10,00,000/-
<b>Premium/ Discount on Issue</b>	At Par
<b>Issue Price</b>	Rs 10,00,000/-
<b>Premium/ Discount on redemption</b>	Premium
<b>Maturity</b>	September 30, 2022
<b>Redemption/ Maturity Date</b>	Quarterly redemption Starting from 36th Month from the date of First Disbursement
<b>Lock-in-Period</b>	NA
<b>Minimum Application</b>	One
<b>Put Option</b>	NA
<b>Call Option</b>	NA
<b>Call Option Price</b>	NA
<b>Call Notification Time</b>	NA
<b>Coupon Rate</b>	NA
<b>Step Up/ Step Down Coupon Rate</b>	NA
<b>Coupon Payment Frequency</b>	Quarterly



### RUPAREL REALTY

**Corporate Office:** Ruparel Iris, Level 1 & 2, Next to Agmark Laboratory, Senapati Bapat Marg, Matunga Road (West), Mumbai – 400 016.

Tel. No.: 022 2439 1100 • Email: info@ruparel.in • Website: www.ruparel.in



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Coupon / Interest Payment Date	<table><tr><td>Mar-19</td></tr><tr><td>Jun-19</td></tr><tr><td>Sep-19</td></tr><tr><td>Dec-19</td></tr><tr><td>Mar-20</td></tr><tr><td>Jun-20</td></tr><tr><td>Sep-20</td></tr><tr><td>Dec-20</td></tr><tr><td>Mar-21</td></tr><tr><td>Jun-21</td></tr><tr><td>Sep-21</td></tr><tr><td>Dec-21</td></tr><tr><td></td></tr><tr><td>Mar-22</td></tr><tr><td>Jun-22</td></tr><tr><td></td></tr><tr><td>Sep-22</td></tr></table>	Mar-19	Jun-19	Sep-19	Dec-19	Mar-20	Jun-20	Sep-20	Dec-20	Mar-21	Jun-21	Sep-21	Dec-21		Mar-22	Jun-22		Sep-22
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Coupon Type	Fixed																	
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc)	NA																	
Default Interest Rate	3% Per annum over and above applicable coupon																	
Day Count Basis	365																	
Interest on Application Money	NA																	
Listing	Proposed																	
Trustees	Vistra ITCL Ltd																	
Depository	NSDL/CDSL																	
Registrars	LINK INTIME INDIA PVT LTD																	
Settlement	Electronic																	
Business Day Convention	Last day of each Quarter																	
Record Date	5 days before Interest Payment date																	
Payment Mode	RTGS																	
Eligible Investors	Resident and Non Resident																	
Non-Eligible classes of Investors	NIL																	
Transaction Documents	Debenture Trust Deed, Share Pledge Agreement, Personal Guarantee, Escrow Agreement																	
Conditions precedent to subscription of Bonds	As prescribed in Debenture Trust Deed																	



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Conditions subsequent to subscription of Bonds	As prescribed in Debenture Trust Deed
Cross Default	Yes
Role and Responsibilities of Trustees	Holding Security for and on behalf of subscribers to the Debentures and Escrow Services
Governing Law and Jurisdiction	Mumbai, Maharashtra
Additional Covenants	NIL
Applicable RBI Guidelines	YES
Prohibition on Purchase/ Funding of Bonds	NA
Issue Opening Date	September 25, 2017
Issue Closing Date	October 10, 2017
Pay In Dates	October 10, 2017
Deemed Date of Allotment	October 10, 2017



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