

## SUMMARY TERM SHEET

Issuer	Grand View Estates Private Limited
Issue Size	INR 150,00,00,000 only
Objects of the Issue	Repayment of Existing Debt and General Corporate Purposes.
Instrument	Rated Unlisted Unsecured Redeemable Non-Convertible Debentures
Nature and status of Bonds	Debt Securities
Issuance Mode	Private Placement to Eligible Investors
Convertibility	Non- Convertible
Trading Mode	DEMAT
Credit Rating	ICRA - AA(SO)
Face Value	Rs.10,000,000/- per NCD (Rupees One Crore Each)
Premium/ Discount on Issue	At par
Issue Price	Rs.10,000,000/- per NCD (Rupees One Crore Each)
Premium/ Discount on redemption	At Par
Maturity	3 years
Redemption/ Maturity Date	07/ 06/2020
Lock-in-Period	N.A
Minimum Application	N.A
Put Option	N.A
Call Option	N.A
Call Option Price	N.A



Call Notification Time	N.A
Coupon Rate	Fixed 9.60% p.a.(payable quarterly)
Step Up/ Step Down Coupon Rate	As per DTD
Coupon Payment Frequency	Quarterly
Coupon / Interest Payment Date	Payable Quarterly on the coupon payment date as set out in the Debenture Trust Deed
Coupon Type	Simple
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc)	N.A
Default Interest Rate	1%
Day Count Basis	365 Days and 366 Days in Leap Year
Interest on Application Money	N.A
Listing	Unlisted
Trustees	Axis Trustee Services Limited
Depository	NSDL
Registrars	Link Intime India Private Limited
Settlement	—
Business Day Convention	All days except Saturdays, Sunday and any public holiday on which Banks in Mumbai are open for business
Record Date	The date falling 15 (Fifteen) Business Days prior to any coupon payment dates and final redemption date as set out in Debenture Trust Deed
Payment Mode	RTGS





Eligible Investors	Banks / Mutual Funds/ Financial institutions
Non-Eligible classes of Investors	Other than Banks / Mutual Funds/ Financial institutions
Transaction Documents	<ol style="list-style-type: none"> <li>1. Debenture Trust Deed</li> <li>2. Debenture Trustee Agreement</li> <li>3. Escrow Agreement</li> <li>4. Deed of Hypothecation</li> <li>5. DSRA Guarantee</li> <li>6. Term Sheet</li> <li>7. Information Memorandum</li> </ol>
Conditions precedent to subscription of Bonds	As mentioned in Debenture Trust Deed
Conditions subsequent to subscription of Bonds	As mentioned in Debenture Trust Deed
Cross Default	As mentioned in Debenture Trust Deed
Role and Responsibilities of Trustees	As mentioned in Debenture Trust Deed and Debenture Trustee Agreement
Governing Law and Jurisdiction	Laws of India and Mumbai
Additional Covenants	ShapoorjiPallonji Group should continue to hold atleast 51 % shareholding in Issuer throughout the tenure of NCD. Out of 51% (of ShapoorjiPallonji Group's holding in Issuer), Parent i.e. ShapoorjiPallonji and Company Private Limited at all points in time shall exercise management control and maintain atleast 50% shareholding in Issuer during the tenure of the NCD.
Applicable RBI Guidelines	No



Prohibition on Purchase/ Funding of Bonds	N.A
Issue Opening Date	8 <sup>th</sup> June 2017
Issue Closing Date	8 <sup>th</sup> June 2017
Pay In Dates	8 <sup>th</sup> June 2017
Deemed Date of Allotment	8 <sup>th</sup> June 2017

