



SUMMARY TERM SHEET

Issuer	Adani Properties Private Limited
Issue Size	INR 750 CRORES
Objects of the Issue	The funds raised by the Issue shall be utilised by the Company for the purpose of: (i) refinancing or repayment of existing indebtedness of the Company; (ii) providing inter corporate loans to other group companies within the Promoter Group other than group companies which are involved in coal mining; (iii) pay all outstanding costs, fees and expenses in relation to the Issue; and (iv) general corporate purposes of the Company, in compliance with the provisions of Applicable Law.
Series \ Tranches	4 (Four) Series - each series of INR 187.50 CRORES
Instrument	Unlisted Non-Convertible Debentures (Debenture)
Nature and status of Bonds	-
Issuance Mode	Private Placement
Convertibility	Non-Convertible
Trading Mode	Demat
Credit Rating	AA (CE)
Face Value	INR 10,00,000 Per Debenture
Premium/ Discount on Issue	Nil
Issue Price	INR 10,00,000 Per Debenture
Premium/ Discount on redemption	As per DTD/IM
Partial Redemption Details-Face Value \ Quantity	-
Maturity	Series 1 – 187.50 Crores – 19-10-2023 Series 2 – 187.50 Crores – 19-04-2024 Series 3 – 187.50 Crores – 19-10-2024 Series 4 – 187.50 Crores – 19-04-2025
Redemption/ Maturity Date	As above
Lock-in-Period	NA
Minimum Application	1 Debenture
Put Option	-
Call Option	-
Call Option Price	-
Call Notification Time	-

Adani Properties Private Limited
Adani Corporate House, Shantigram,
Nr. Vaishno Devi Circle, S G Highway,
Khodiyar, Ahmedabad-382 421
Gujarat, India
CIN: U45201GJ1995PTC026067

Tel +91 79 2656 5555
Fax +91 79 2656 5500
info@adani.com
www.adani.com

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Coupon Rate	Nil – Zero Coupon
Step Up/ Step Down Coupon Rate	-NA
Coupon Payment Frequency	-
Coupon / Interest Payment Date	-
Coupon Type	-Zero Coupon
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc)	-NA
Default Interest Rate	2% p.a.
Day Count Basis	Actual / Actual
Interest on Application Money	As per DTD / Companies Act, 2013
Listing	No, Unlisted
Trustees	Catalyst Trusteeship Ltd.
Depository	NSDL & CDSL
Registrars	Link Intime (India) Pvt. Ltd.
Settlement	RTGS/NEFT as per DTD
Business Day Convention	As set out in the Debenture Trust Deed dated 12 April 2022 and other Transaction Documents
Record Date	1 business day before the Redemption Dates
Payment Mode	RTGS/NEFT as per DTD
Eligible Investors	Following are the eligible investors a) Scheduled commercial banks b) Mutual funds c) Financial Institutions including development financial institutions d) NBFCs e) Foreign Institutional Investors/Foreign portfolio investors/ foreign body corporate f) Corporate/Company, Association of Persons, LLP, and bodies corporate including public sector undertakings g) Provident Funds, Insurance Companies h) Urban / Central / State / District / Primary Co-operative Banks i) Regional rural banks j) Other Government / Non-Government Agencies / Boards / Institutions k) Trusts Any other investor(s) authorised to invest in these Debentures, subject to the compliance with the relevant regulations/guidelines applicable to them for investing in this Issue

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Non-Eligible classes of Investors	Any Investor not permitted under applicable law
Transaction Documents	As per DTD/IM
Conditions precedent to subscription of Bonds	As set out in the Debenture Trust Deed dated 12 April 2022 and other Transaction Documents
Conditions subsequent to subscription of Bonds	As set out in the Debenture Trust Deed dated 12 April 2022 and other Transaction Documents
Cross Default	As set out in the Debenture Trust Deed dated 12 April 2022 and other Transaction Documents
Role and Responsibilities of Trustees	As set out in the Debenture Trust Deed dated 12 April 2022 and other Transaction Documents
Governing Law and Jurisdiction	The Transaction Documents shall be governed by Indian law. The courts and tribunals of Mumbai shall have exclusive jurisdiction to settle any dispute arising out of or in connection thereto.
Additional Covenants	As set out in the Debenture Trust Deed dated 12 April 2022 and other Transaction Documents
Applicable RBI Guidelines	As set out in the Debenture Trust Deed dated 12 April 2022 and other Transaction Documents
Prohibition on Purchase/ Funding of Bonds	As per DTD
Issue Opening Date	19-04-2022
Issue Closing Date	19-04-2022
Pay In Dates	19-04-2022
Deemed Date of Allotment	19-04-2022

For **Adani Properties Private Limited**

Chandan Lakhwani
Company Secretary
Membership No.: F7286

Date: 15-04-2022
Place: Ahmedabad

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