

SUMMARY TERM SHEET

Issuer	Adarsh Realty & Hotels Pvt. Ltd
Issue Size	INR 211 crores
Objects of the Issue	Re-financing of Existing Loan and Working Capital funding
Instrument	Non Convertible Debentures
Nature and status of Bonds	Series – B Secured UnListed Senior Non Convertible Debentures
Issuance Mode	Private Placement
Convertibility	Non Convertible Debentures
Trading Mode	-
Credit Rating	-
Face Value	Rs. 10,00,000/-
Premium/ Discount on Issue	-
Issue Price	Rs. 10,00,000/-
Premium/ Discount on redemption	-
Maturity	31.12.2024
Redemption/ Maturity Date	31-Dec-2024
Lock-in-Period	NA
Minimum Application	-
Put Option	At Par
Call Option	At Par
Call Option Price	At Par
Call Notification Time	N.A.
Coupon Rate	10.00% p.a. in cash and 8.00% in kind (total 18.00% p.a.)
Step Up/ Step Down Coupon Rate	-
Coupon Payment Frequency	Monthly
Coupon / Interest Payment Date	Monthly
Coupon Type	Fixed (cash and payment in kind)
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc)	-
Default Interest Rate	5.00% p.a.
Day Count Basis	Actual / 360 days
Interest on Application Money	N.A.
Listing	Unlisted
Trustees	Catalyst Trusteeship Ltd.
Depository	NSDL/CDSL
Registrars	BgSE Financials limited
Settlement	
Business Day Convention	Actual Days
Record Date	-
Payment Mode	Electronic Mode or any other mode as agreed between the parties.
Eligible Investors	-
Non-Eligible classes of Investors	-

Transaction Documents	(a) Debenture Trust Deed; (b) Information Memorandum / PAS4; (c) Debenture Trustee Agreement; (d) Escrow Agreement; (e) Guarantee from each Guarantor (including personal guarantees); (f) Deed of Subordination; (g) Security Documents
Conditions precedent to subscription of Bonds	As mentioned in Transaction Documents
Conditions subsequent to subscription of Bonds	As mentioned in Transaction Documents
Cross Default	As mentioned in Transaction Documents
Role and Responsibilities of Trustees	As mentioned in Transaction Documents
Governing Law and Jurisdiction	As mentioned in Transaction Documents
Additional Covenants	As mentioned in Transaction Documents
Applicable RBI Guidelines	--
Prohibition on Purchase/ Funding of Bonds	-
Issue Opening Date	-
Issue Closing Date	-
Pay In Dates	-
Deemed Date of Allotment	01.09.2021