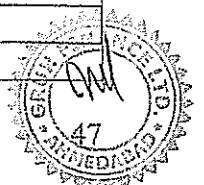




SUMMARY TERM SHEET CONTAINING BRIEF INFORMATION PERTAINING TO THE SECURED, REDEEMABLE, NON CONVERTIBLE DEBT SECURITIES OFFERED BY GRUH UNDER NCD Series F-014

ISSUE DETAILS				
Security Name	:	7.40% (p.a.) GRUH NCD – F-014		
Issuer	:	GRUH Finance Limited		
Investor	:	Sr. No.	Name of the Investor	Amount Rs. Crores
		01	Reliance Capital Trustee Co.Ltd A/c - RELIANCE MEDIUM TERM FUND	200.00
		02	RELIANCE CAPITAL TRUSTEE CO. LTD A/C RELIANCE FLOATING RATE FUND-SHORT TERM PLAN	50.00
		03	Bajaj Allianz General Insurance Co. Ltd.	25.00
		04	DHFL Pramerica Trustees Private Limited A/c- DHFL PRAMERICA CREDIT OPPORTUNITIES FUND	25.00
		05	IDFC CORPORATE BOND FUND	25.00
		06	KOTAK MAHINDRA TRUSTEE CO. LTD. A/C KOTAK FIXED MATURITY PLAN SERIES 210	12.00
		07	Religare Health Insurance Company Limited	5.00
		TOTAL	342.00	
Type and Nature of Instrument	:	Secured, Redeemable, Non-Convertible Debentures (in dematerialized form) offered under Series F-014		
Seniority	:	Senior		
Mode of Issue	:	Private Placement		
Eligible Investors	:	Only those investors (as mentioned under Item XIV (7) of this Disclosure Document dated September 26, 2017) who are specifically addressed through a communication are eligible to apply for the Debentures.		
Listing	:	Unlisted		
Rating	:	(ICRA) AAA (Stable Outlook), (CRISIL) AAA (Stable Outlook)		
Issue Size	:	Rs. 342 Crores		
Option to retain oversubscription	:	Not Applicable		
Objects of the issue	:	The present issue of Debentures is being made to augment long-term resources to finance housing finance operations and other activities at GRUH.		
Details of the utilization of the proceeds of this issue	:	The present issue of Debentures is being made to augment long-term resources to finance housing finance operations and other activities at GRUH.		
Interest (Coupon) rate	:	7.40% (Fixed) (p.a.) – Semi annual		
Step Up/ Step Down Coupon Rate	:	Not applicable		
Coupon Payment Frequency	:	(1) 30-09-2017 (2) 31-03-2018 (3)30-09-2018 (4) 31-03-2019 (5) 30-09-2019 (6) 31-03-2020 (7) 30-09-2020 (on maturity)		
Coupon Payment Dates	:	(1) 30-09-2017 (2) 31-03-2018 (3)30-09-2018 (4) 31-03-2019 (5) 30-09-2019 (6) 31-03-2020 (7) 30-09-2020 (on maturity)		
Coupon Type	:	Fixed		
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc.)	:	Not applicable		
Day Count Basis	:	Actual / Actual		
Interest on application money	:	At 7.40 % (p.a.) for actual number of days from the date of receipt of funds into the account of GRUH, upto and including one day prior to the Deemed date of Allotment		
Default Interest Rate	:	Refer Covenants		
Tenure	:	1099 days		





Redemption date	:	1099 days
Redemption Amount	:	NCDs will be redeemed at the Face Value of Rs.5.00 lacs per NCD
Redemption Premium / Discount	:	NIL
Issue Price	:	Rs.5,00,000/- per Debenture
Discount at which security is issued and the effective yield as a result of such discount	:	Not applicable
Put Option Date	:	Not applicable
Put Option Price	:	Not applicable
Call Option Date	:	Not applicable
Call Option Price	:	Not applicable
Put Notification Time	:	Not applicable
Call Notification Time	:	Not applicable
Face Value	:	Rs.5,00,000/- per Debenture
Minimum Application	:	One Hundred Debentures of Rs. 5 lacs each aggregating to Rs Five Crore and in multiples of One Debenture thereafter.
Issue Opening date	:	September 27, 2017
Issue closing date	:	September 27, 2017
Pay-in Date	:	September 27, 2017
Deemed Date of allotment	:	September 27, 2017
Issuance mode	:	Dematerialised mode only
Trading mode	:	Dematerialised mode only
Settlement Mode	:	Fund Transfer/RTGS/NEFT
Depositories	:	NSDL and CDSL
Business Day Convention	:	Should any of the dates defined above or elsewhere in this Disclosure Document or in the Term Sheet, excepting the date of allotment, fall on a Sunday or a holiday then the following shall be applicable : a) In respect of coupon payment dates falling due on a Sunday or a holiday, the coupon payment shall be made on the next working day. b) In respect of redemption / maturity date falling due on a Sunday or a holiday, the redemption proceeds shall be paid along with the coupon payment on the previous working days.
Record date	:	15 days prior to each Interest payment and Principal Repayment date
Security	:	Secured by mortgage of specific immovable property created in favour of Debenture Trustees and by a negative lien on all assets of the Company excluding : a) The specific immovable property as mentioned above b) Floating Charge created on Statutory Liquid Assets (SLA), favouring the depositors. The security as mentioned above will be maintained with a minimum asset cover of 100%
Transaction Documents	:	As mentioned under Item VII (A) of this Disclosure Document dated September 26, 2017.





Conditions Precedent for Investments	: The investments will be subject to conditions as mentioned under Item XIV of this Disclosure Document, including those stated below : 1. Necessary approvals from the Board of Directors for issue of the NCDs to investors in accordance with the terms of the issuance is obtained. 2. Necessary approvals from the Company's Shareholders in the AGM, if required for issuance of NCDs is obtained. 3. All other approvals and consents from third parties, if required in relation to the transactions contemplated herein shall have been received.
Conditions Subsequent to Investments	: The investments will be subject to conditions as mentioned under Item XIV of this Disclosure Document
Covenants	: 1. In case of default in payment of Interest and / or principal redemption on the due dates, additional interest of atleast 2% p.a. over the coupon rate will be payable by the Company for the defaulting period; subject to conditions precedent/subsequent for investments as mentioned above. 2. GRUH does not intend to list the NCDs offered under this Disclosure Document on any Stock Exchange and hence the NCDs offered are unlisted.
Governing Laws and Jurisdiction	: The Debentures are governed by and shall be construed in accordance with the existing Indian laws. Any dispute between the Company and the Debenture holder will be subject to the jurisdiction of the courts in the city of Ahmedabad.
Bank Details where Subscription money is to be deposited	: GRUH's Account No. 00060330003300, with HDFC Bank Ltd., HDFC House, 1 st Floor, Near. Mithakhali Six Roads, Navrangpura, Ahmedabad – 380 009. RTGS Code : HDFC0000006

For GRUH Finance Limited,



Authorised Signatories

Date: September 26, 2017

Place: Ahmedabad