



## SUMMARY TERM SHEET CONTAINING BRIEF INFORMATION PERTAINING TO THE SECURED, REDEEMABLE, NON CONVERTIBLE DEBT SECURITIES OFFERED BY GRUH UNDER NCD Series F-016

ISSUE DETAILS				
Security Name	:	9.50% (p.a.) GRUH NCD – F-016		
Issuer	:	GRUH Finance Limited		
Investor: To be filled in post acceptance of the bids received on the NSE – EBP Platform	:	Sr. No.	Name Of The Investor	Amount Rs. Crores
	:	1	Bajaj Allianz Life Insurance Company Limited	100.00
	:	2	Aditya Birla Sun Life Insurance Company Limited	75.00
	:	3	Bharti Axa Life Insurance Company Limited	30.00
	:	4	SBI Life Insurance Company Ltd	25.00
	:	Total		230.00
Type and Nature of Instrument	:	Secured, Redeemable, Non-Convertible Debentures (in dematerialized form) offered under Series F-016		
Seniority	:	Senior		
Mode of Issue	:	Private Placement		
Eligible Investors	:	Only those investors (as mentioned under Item XIV (7) of this Disclosure Document) 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. 230 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.		
Type of coupon : Single / Multiple	:	Single Coupon at 9.50% (Fixed) (p.a.)		
Interest (Coupon) rate	:	9.50% (Fixed) (p.a.) – Annual		
Step Up/ Step Down Coupon Rate	:	Not applicable		
Coupon Payment Frequency	:	Annual		
Coupon Payment Dates	:	1. 31-03-2019	5. 31-03-2023	9. 31-03-2027
	:	2. 31-03-2020	6. 31-03-2024	10. 31-03-2028
	:	3. 31-03-2021	7. 31-03-2025	11. 30-10-2028
	:	4. 31-03-2022	8. 31-03-2026	
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 9.50% (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	:	10 (Ten) Years		
Redemption date	:	October 30, 2028		
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	: Minimum Subscription of Twenty Debentures of Rs. 5,00,000 each aggregating to Rs. 1.00 Crore and in multiples of two debentures aggregating to Rs. 10.00 lacs thereafter.
Issue / Bid Opening date	: October 26, 2018 (Friday)
Issue / Bid Closing date	: October 26, 2018 (Friday)
Type of Bidding	: Closed Bidding
Pay-in Date (T + 2, from Bid Closing date)	: October 30, 2018
Deemed Date of allotment	: October 30, 2018
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.
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.





		<ol style="list-style-type: none"> <li>2. Necessary approvals from the Company's Shareholders in the AGM, if required for issuance of NCDs is obtained.</li> <li>3. Investments in GRUH's NCDs will be solicited through bids on the NSE – EBP Platform. This issue of NCD shall be subject to the rules and regulations as applicable for raising NCDs through the NSE – EBP Platform, as applicable from time to time.</li> <li>4. All other approvals and consents from third parties, if required in relation to the transactions contemplated herein shall have been received.</li> </ol>
Conditions Subsequent to Investments	:	The investments will be subject to conditions as mentioned under Item XIV of this Disclosure Document
Covenants	:	<ol style="list-style-type: none"> <li>1. In case of default in payment of Interest and / or principal redemption on the due dates, additional interest of at least 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.</li> <li>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.</li> </ol>
Provisions related to Cross Default Clause		NA
Role and Responsibilities of Debenture Trustee		As per Debenture trust deed
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 the Investors are required to remit the subscription money.	:	The investors are required to remit the subscription to the NCDs into the respective virtual accounts of the Clearing Corporation as appearing on the NSE – EBP Portal.
Bank Details where Subscription money is to be remitted by Clearing Corporation of NSE – EBP	:	GRUH's Account No. 00060330003300, with HDFC Bank Ltd., HDFC House, 1 <sup>st</sup> Floor, Near. Mithakhali Six Roads, Navrangpura, Ahmedabad – 380 009. RTGS Code : HDFC00000006

For GRUH Finance Limited,

K.L.S.B.

Mareel R

Authorised Signatories

Date: October 26, 2018

Place: Ahmedabad

