

## TERMS OF ISSUE OF THE NCD SERIES 2

<b>Issuer</b>	Phoenix Infocity Private Limited
<b>Instrument</b>	Unlisted, secured, non-convertible, redeemable fully paid-up debentures
<b>Purpose</b>	To meet the project expenses of the Company
<b>Issue Size</b>	Rs. 35,00,00,000 (Rupees Thirty Five Crores)
<b>Tenure</b>	30 (Thirty) years from the Debenture Funding Date
<b>Repayment</b>	The facility can be as a single bullet payment at the end of the loan tenor.
<b>Face Value of Debenture</b>	Rs. 100
<b>Coupon</b>	13.75% per annum until H9 is 30% pre-leased and 12.25 per annum on 30% lease (subject to deduction of applicable taxes)
<b>Security</b>	<p>(a) creating a first charge on the land and buildings in the Project Land and the Projects on a pari passu basis with the charge created on the Project Land and the Projects pursuant to the Loan Transaction Documents</p> <p>(b) pledge on all the Shares held by the Promoters in the Company.</p> <p>(c) pledge on 21.20% equity Shares of Phoenix Infratech (India) Private Limited [PIIPL] and</p> <p>(d) Corporate guarantee from PIIPL for the Debenture Repayments</p>
<b>Depository</b>	National Securities Depository Limited

*Ganuja*



### PHOENIX INFOCITY PRIVATE LIMITED

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