

TERMS OF ISSUE OF THE NCD SERIES 2

Issuer	Phoenix Infocity Private Limited
Instrument	Unlisted, secured, non-convertible, redeemable fully paid-up debentures
Purpose	To meet the project expenses of the Company
Issue Size	Rs. 50,00,00,000 (Rupees Fifty Crores)
Tenure	30 (Thirty) years from the Debenture Funding Date
Repayment	The facility can be as a single bullet payment at the end of the loan tenor.
Face Value of Debenture	Rs. 100
Coupon	12.30% per annum
Security	<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>
Depository	National Securities Depository Limited

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PHOENIX INFOCITY PRIVATE LIMITED

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