

TWENTY FIVE SOUTH REALTY LIMITED

Registered Office: Hindoostan Mills Compound, Kashinath Dhuri Marg, Patilwadi, Off Veer Savarkar Road,
Prabhadevi, Mumbai – 400025 CIN : U51100MH1996PLC100876

TERM SHEET

Issuer	Twenty Five South Realty Limited
Issue Size	Up to Rs. 3,500,000,000 (Rupees three billion five hundred million only)
Objects of the Issue	<p>To raise senior debt to the extent up to Rs. 3,500,000,000 (Rupees three billion five hundred million only), which will be utilised for the purpose of payment of:</p> <p>a. an amount of up to Rs. 2,400,000,000 (Rupees two billion four hundred million only) for the purpose of full and final repayment of the Existing Debt availed by the Issuer from Amazia Developer Private Limited;</p> <p>b. an amount of up to Rs. 220,000,000 (Rupees two hundred and twenty million only) for the purpose of partial repayment of the Existing Debt availed by the Issuer from Nitant Real Estate Private Limited;</p> <p>c. an amount of up to Rs. 90,000,000 (Rupees ninety million only) for the purpose of full and final repayment of the Existing Debt availed by the Issuer from Wadhwa Group Holdings Private Limited; and</p> <p>d. an amount of up to Rs 790,000,000 (Rupees seven ninety million only) for the purpose of utilisation towards costs and expenses in connection with the construction and development of the Central Tower and North Tower (including towards procuring Government Approvals in relation thereto).</p>
Series \ Tranches	B (being the Additional Debentures)
Instrument	Non-Convertible Debentures
Nature and status of Bonds	Senior secured unrated unlisted redeemable non-convertible debentures
Issuance Mode	Private Placement
Convertibility	Non-Convertible
Trading Mode	Demat only
Credit Rating	N.A.
Face Value	Rs. 1,000,000 (Rupees one million only) per Debenture
Premium/ Discount on Issue	N.A.
Issue Price	Rs. 1,000,000 (Rupees one million only) per Debenture
Premium/ Discount on	Redemption Premium equivalent to an amount that shall provide a multiple of 1.55 times

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redemption	on the Principal Amount of Debentures after adjusting the Coupon paid
Partial Redemption Details-Face Value \ Quantity	N.A.
Maturity	The Debentures shall be redeemed on October 31, 2023, subject to extension as per the terms and conditions of the Debenture Trust cum Mortgage Deed, as amended by Wrap Agreement.
Redemption/ Maturity Date	The Debentures shall be redeemed on October 31, 2023, subject to extension as per the terms and conditions of the Debenture Trust cum Mortgage Deed, as amended by Wrap Agreement
Lock-in-Period	NA
Minimum Application	Minimum application size of 10 Debentures and in multiples of 10 Debentures thereafter
Put Option	N.A.
Call Option	N.A.
Call Option Price	N.A.
Call Notification Time	N.A.
Coupon Rate	18% per annum
Step Up/ Step Down Coupon Rate	N.A.
Coupon Payment Frequency	As per the Coupon Payment Dates.
Coupon / Interest Payment Date	means the last date of each calendar month of each calendar year until the Final Settlement Date.
Coupon Type	The Coupon Rate shall be a fixed rate.
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc)	N.A.
Default Interest Rate	Interest which shall accrue on the aggregate of the overdue amount, the Principal Amount and the Redemption Premium, as more specifically provided in the Debenture Trust Cum Mortgage Deed as amended by Wrap Agreement, at a rate which: (A) is in respect of an overdue sum, the sum of (i) default interest of 6% (six per cent) per annum and (ii) the rate which would have been payable if the overdue amount had, during the period of non-payment, constituted a Debenture in the currency of the overdue amount

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	for successive Interest Periods, and (B) in respect of the Redemption Premium or any Principal Amount (which is not yet an overdue sum), the rate of 6% (six per cent) per annum.
Day Count Basis	Actual (based on the number of calendar days in the relevant Interest Period) / Actual
Interest on Application Money	Same as the Coupon Rate
Listing	N.A.
Trustees	Catalyst Trusteeship Limited
Depository	NSDL and/or CDSL
Registrars	LINK INTIME INDIA PVT LTD
Settlement	RTGS / NEFT
Business Day Convention	means a day (other than a Saturday or Sunday or a public holiday notified by the Central Government under Section 25 of the Negotiable Instruments Act, 1881) on which banks are open for general business in Mumbai, India and any day on which the money market is functioning in Mumbai.
Record Date	Fifteen Days before due date
Payment Mode	RTGS / NEFT
Eligible Investors	An Alternative Investment Fund specifically identified upfront by the Issuer and to whom this Information Memorandum has been circulated
Non-Eligible classes of Investors	N.A.
Transaction Documents	As specified in the Debenture Trust Cum Mortgage Deed as amended by Wrap Agreement.
Conditions precedent to subscription of Bonds	As specified in the Debenture Trust Cum Mortgage Deed as amended by Wrap Agreement.
Conditions subsequent to subscription of Bonds	As specified in the Debenture Trust Cum Mortgage Deed as amended by Wrap Agreement.
Cross Default	As specified in the Debenture Trust Cum Mortgage Deed as amended by Wrap Agreement.

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Role and Responsibilities of Trustees	As specified in the Debenture Trust Cum Mortgage Deed as amended by Wrap Agreement.
Governing Law and Jurisdiction	As specified in the Debenture Trust Cum Mortgage Deed as amended by Wrap Agreement.
Additional Covenants	As specified in the Debenture Trust Cum Mortgage Deed as amended by Wrap Agreement.
Applicable RBI Guidelines	As per the Applicable Laws
Prohibition on Purchase/ Funding of Bonds	N.A.
Issue Opening Date	17/05/2022
Issue Closing Date	18/05/2022
Pay In Dates	20/05/2022
Deemed Date of Allotment	20/05/2022

For Twenty Five South Realty Limited

Anil Ahluwalia
Director
DIN : 00597508