

SUMMARY TERM SHEET

Issuer	Paranjape Schemes (Construction) Limited
Issue Size	80,00,00,000 (Rupees Eighty Crore only)
Objects of the Issue	Completion of Paranjape Blueridge (T24/25), a residential project being developed at Hinjewadi, Pune.
Instrument	Non-Convertible Debentures
Nature and status of Bonds	Unrated Unlisted Secured Redeemable
Issuance Mode	Demat
Convertibility	Non-Convertible
Trading Mode	Electronic
Credit Rating	Unrated
Face Value	Rs. 1,00,000/-
Premium/ Discount on Issue	No Premium / Discount
Issue Price	Rs. 1,00,000
Premium/ Discount on redemption	with 12% XIRR redemption premium
Maturity	60 months from the date of First Allotment
Redemption/ Maturity Date	60 months from the date of First Allotment
Lock in Period	NA
Minimum Application	NA
Put Option	Yes
Call Option	No
Call Option Price	NA

Call Notification Time	NA
Coupon Rate	12 % XIRR
Step Up/ Step Down Coupon Rate	1% additional IRR in case of breach of milestones as defined in Debenture Trust Deed
Coupon Payment Frequency	Within the tenor based on project cashflows
Coupon / Interest Payment Date	Within the tenor based on project cashflows
Coupon Type	Compounding
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc)	NA
Default Interest Rate	Such rate that the Debenture Holders receive an XIRR of 15% and the same shall be payable from the respective Deemed Allotment Date of each Tranche of Outstanding Debentures
Day Count Basis	Actual to Actual
Interest on Application Money	NA
Listing	NA
Trustees	IDBI Trusteeship Services Limited
Depository	NSDL
Registrars	Link Intime India Pvt. Ltd.
Settlement	NA
Business Day Convention	A day (other than a Sunday) on which banks are open for general business in Mumbai, and New Delhi.
Record Date	NA

Payment Mode	NEFT / RTGS
Eligible Investors	SEBI Registered Alternative Investment Fund or any other eligible person/s
Non-Eligible classes of Investors	N.A.
Transaction Documents	As mentioned in Debenture Trust Deed
Conditions precedent to subscription of Bonds	As mentioned in Debenture Trust Deed
Conditions subsequent to subscription of Bonds	As mentioned in Debenture Trust Deed
Cross Default	
Role and Responsibilities of Trustees	As mentioned in Debenture Trust Deed
Governing Law and Jurisdiction	Indian Law and Courts
Additional Covenants	N.A.
Applicable RBI Guidelines	N.A.
Prohibition on Purchase/ Funding of Bonds	N.A.
Issue Opening Date	N.A.
Issue Closing Date	N.A.

Pay In Dates	Within the tenor based on cashflows
Deemed Date of Allotment	May 15, 2021

For Paranjape Schemes (Construction) Limited

Shashank P. Paranjape
Director
DIN: 00131956