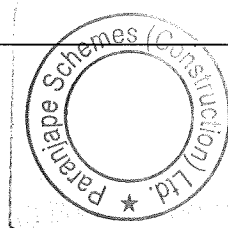


PARANJAPE SCHEMES (CONSTRUCTION) LIMITED

'PSC House', CTS No. 111+111/2, Anand Colony, Off. Prabhat Road,
Dr. Ketkar Marg, Erandawane, Pune-411 004, Maharashtra, India.
Tel.: +91 20 2544 0986 | Fax : +91 20 2546 0986

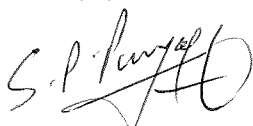
**SUMMARY TERM SHEET**

Issuer	Paranjape Schemes (Construction) Limited
Issue Size	Rs. 20,00,00,000
Objects of the Issue	For Working Capital requirements of the Company project Gloria Grand
Instrument	Optionally Convertible Debentures
Nature and status of Bonds	Unrated, Unlisted, Secured, Redeemable
Issuance Mode	Demat
Convertibility	Fully 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	XIRR of 21% in case there is no event of default XIRR of 23% in case there is an event of default
Maturity	3 years from the date of allotment i.e. December 21, 2024
Redemption/ Maturity Date	3 years from the date of allotment i.e. December 21, 2024
Lock-in-Period	NA
Minimum Application	NA
Put Option	Yes
Call Option	NA
Call Option Price	NA
Call Notification Time	NA
Coupon Rate	10% p.a.
Step Up/ Step Down Coupon Rate	NA
Coupon Payment Frequency	Each Debenture shall earn interest in the form of Coupon on a per annum basis payable on the Nominal Value of each Debenture and solely from the Remainder Amounts. It is clarified that the Coupon on the Debentures shall only be payable to the extent of the Remainder Amounts, available annually at the end of each Financial Year unless the Board determines an earlier payout from the Remainder Amounts; provided also that to the extent that there are insufficient Remainder Amounts at the end of any Financial Year, the balance unpaid Coupon on the Debentures would not accrue but would be accrued in the year in which there are sufficient Remainder Amounts, and would be paid out of such subsequent year's Remainder Amounts as and when available.
Coupon / Interest Payment Date	At the end of financial year out of remainder amount
Coupon Type	Compounding
Coupon Reset Process (including rates, spread, effective date, interest	NA



rate cap and floor etc)	
Default Interest Rate	Such rate that the Debenture Holders receive an XIRR of 23% of the Subscription Amount including interest already paid
Day Count Basis	Actual to Actual
Interest on Application Money	NA
Listing	Unlisted
Trustees	Vistra ITCL (India) Limited
Depository	NSDL
Registrars	Link Intime India Pvt. Ltd.
Settlement	NA
Business Day Convention	Next Business Day
Record Date	Two Days
Payment Mode	NEFT / RTGS
Eligible Investors	ASK Real Estate Special Situations Fund I
Non-Eligible classes of Investors	N.A.
Transaction Documents	As mentioned in Debenture Trust Deed and any subsequent modifications thereto.
Conditions precedent to subscription of Bonds	As mentioned in Debenture Trust Deed and any subsequent modifications thereto.
Conditions subsequent to subscription of Bonds	As mentioned in Debenture Trust Deed and any subsequent modifications thereto.
Cross Default	Yes with any other financing document of the Issuer
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	December 22, 2021
Deemed Date of Allotment	December 22, 2021

For Paranjape Schemes (Construction) Limited



Name: Shrikant Paranjape
Director | DIN: 00131917

