

Sarvesh Builders India Pvt Ltd.
 Sea Home, 2nd Floor, Plot No.3, Sector-36,
 Karave Village, Palm Beach Road, Nerul (W)
 Navi Mumbai: 400 706, Maharashtra, India.
 CIN NO : U45202MH2010PTC210213



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SUMMARY TERM SHEET

Issuer	Sarvesh Builders India Pvt Ltd
Issue Size	130,00,00,000/-
Objects of the Issue	Refinancing existing secured loans of the issuer & Inter corporate loans of M/s Renuka Realtors for the construction of the project.
Instrument	Debentures
Nature and status of Bonds	Secured Non Convertible
Issuance Mode	Demat
Convertibility	Non Convertible
Trading Mode	Electronic
Credit Rating	BB Stable
Face Value	Rs 10,00,000/-
Premium/ Discount on Issue	At Par
Issue Price	Rs 1,30,00,00,000/-
Premium/ Discount on redemption	Rs 3,90,000/-
Maturity	Till 30 th September 2022
Redemption/ Maturity Date	30 th September 2022
Lock-in-Period	NA
Minimum Application	Rs 10,00,000/-
Put Option	NA
Call Option	NA
Call Option Price	NA
Call Notification Time	NA
Coupon Rate	16%
Step Up/ Step Down Coupon Rate	NA
Coupon Payment Frequency	Quarterly



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Corporate Office: Ruparel Iris, Level 1 & 2, Next to Agmark Laboratory, Senapati Bapat Marg, Matunga Road (West), Mumbai - 400 016.

Tel. No.: 022 2439 1100 • Email: info@ruparel.in • Website: www.ruparel.in

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Coupon / Interest Payment Date	Mar-19
	Jun-19
	Sep-19
	Dec-19
	Mar-20
	Jun-20
	Sep-20
	Dec-20
	Mar-21
	Jun-21
	Sep-21
	Dec-21
	Mar-22
	Jun-22
	Sep-22
Coupon Type	Fixed
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc)	NA
Default Interest Rate	3% per annum
Day Count Basis	Actual / Actual. i.e. Actual / 365 (Three Hundred Sixty Five) days, except Actual / 366 (Three Hundred Sixty Six) days in the case of a leap year. For avoidance of doubt it is clarified that the Coupon shall be calculated on XIRR basis.
Interest on Application Money	In respect of the Debentures, the Company shall be liable to pay to each of the Investor / Debenture Holder subscribing to the Debentures interest on the subscription monies paid by the said Debenture Holder in the event that the Debenture Holder has remitted the Subscription Amount to the NCD Account prior to the Allotment Date, which interest shall be calculated at the Coupon rate for the period commencing from the date on which the said Debenture Holder has made payment of the Subscription Amount (in respect of the Debentures being subscribed to by the said Debenture Holder). The interest on the Subscription Amounts thus calculated shall be paid by the Company to the Investors / Debenture Holders on every 7 th calendar day from the date on which the said Debenture Holder / Investor has made payment of the Subscription Amount in the NCD Account.
Listing	Proposed to be listed on BSE
Trustees	Vistra ITCL (India) Limited.
Depository	NSDL & CDSL
Registrars	Link Intime India Private Limited.
Settlement	NA
Business Day	Any day on which nationalized commercial banks are open for business in Mumbai (India),

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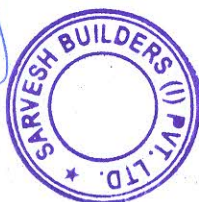
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Convention	not being a Saturday, Sunday or a public holiday.
Record Date	The date falling 7 (seven) days prior to any Due Date in relation to the Debentures
Payment Mode	Electronic
Eligible Investors	
Non-Eligible classes of Investors	NA
Transaction Documents	Debenture Trust Deed, Share Pledge Agreement & Personal Guarantee
Conditions precedent to subscription of Bonds	As per terms in Debenture Trust Deed.
Conditions subsequent to subscription of Bonds	As per terms in Debenture Trust Deed.
Cross Default	As set out in the Debenture Trust Deed
Role and Responsibilities of Trustees	As set forth in the Debenture Trust Deed between the Issuer and Vistra ITCL Trusteeship Services Limited.
Governing Law and Jurisdiction	As set out in the Debenture Trust Deed
Additional Covenants	NA
Applicable RBI Guidelines	NA
Prohibition on Purchase/ Funding of Bonds	NA
Issue Opening Date	25 th September 2017
Issue Closing Date	10 th October 2017
Pay In Dates	10 th October 2017
Deemed Date of Allotment	10 th October 2017

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