

NALANDA SHELTER PRIVATE LIMITED

Regd Off: PSC House, CTS No. 111+111/2, Anand Colony, Dr. Ketkar Road, Off Prabhat Road,
Erandwane, Pune 411004

CIN: U45202PN1997PTC106403 Tel: 912039394949 Fax: 912025460986

Email: info@pscl.in Website: www.pscl.in

SUMMARY TERM SHEET

Issuer	NALANDA SHELTER PRIVATE LIMITED
Issue Size	150,00,00,000 (Rs. One Hundred and Fifty Crores only)
Objects of the Issue	Repayment of existing loan of the Company, for servicing interest on the loan or debt instruments, to meet cost overrun of the project as directed by Ascendas Property Fund (FDI) Pte Ltd. Or its nominees/ affiliates ("Ascendas").
Instrument	Optionally Convertible Debentures (OCD's)
Nature and status of Bonds	Unsecured, Unlisted Optionally Convertible Debentures
Issuance Mode	Dematerialized form
Convertibility	Optionally Convertible Debentures (Fully Convertible)
Trading Mode	Electronic
Credit Rating	N.A.
Face Value	1,00,000 (Rs. One Lakh only)
Premium/ Discount on Issue	Issued at par
Issue Price	1,00,000 (Rs. One Lakh only)
Premium/ Discount on redemption	Redemption of Principal Debt along with applicable interest
Maturity	11.06.2039 *Each OCD shall be converted or redeemed within 20 (twenty) years from the date of issue ("Term")
Redemption/ Maturity Date	11.06.2039 *Each OCD shall be converted or redeemed within 20 (twenty) years from the date of issue ("Term")
Lock-in-Period	No Lock in Period



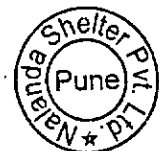
NALANDA SHELTER PRIVATE LIMITED

Regd Off: PSC House, CTS No. 111+111/2, Anand Colony, Dr. Ketkar Road, Off Prabhat Road,
Erandwane, Pune 411004

CIN: U45202PN1997PTC106403 Tel: 912039394949 Fax: 912025460986

Email: info@pscl.in Website: www.pscl.in

Minimum Application	No Minimum application
Put Option	N.A.
Call Option	N.A.
Call Option Price	N.A.
Call Notification Time	N.A.
Coupon Rate	0.01% (zero point zero one percent) per annum. The Coupon shall be remitted after withholding of applicable taxes.
Step Up/ Step Down Coupon Rate	N.A.
Coupon Payment Frequency	The coupon shall be accrued on an annual basis until conversion into CCD or Equity Shares. The accrued interest will be paid in the Paranjape Schemes Construction Limited (Company) Account at the time of conversion of OCDs into Equity Shares or transfer of the OCDs to Ascendas or at the time of redemption of the OCDs, whichever is earlier. In case of conversion of OCDs into CCDs, the accrued interest on OCDs till the date of conversion into CCDs, will be paid in the PSCL Company Account at the time of conversion of CCDs into Equity Shares or transfer of the CCDs to Ascendas, whichever is earlier.
Coupon / Interest Payment Date	Same as above
Coupon Type	Accrued
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc)	N.A.
Default Interest Rate	N.A.
Day Count Basis	Actual/365



NALANDA SHELTER PRIVATE LIMITED

Regd Off: PSC House, CTS No. 111+111/2, Anand Colony, Dr. Ketkar Road, Off Prabhat Road,
Erandwane, Pune 411004

CIN: U45202PN1997PTC106403 Tel: 912039394949 Fax: 912025460986

Email: info@pscl.in Website: www.pscl.in

Interest on Application Money	As per Statute
Listing	N.A.
Trustees	IDBI Trusteeship Services Limited
Depository	National Securities Depository Limited
Registrars	Link Intime India Private Limited
Settlement	As per Terms of Master Agreement
Business Day Convention	A day (other than Saturday or Sunday) on which Banks are open for business in Mumbai
Record Date	N.A.
Payment Mode	cheque(s)/redemption warrant(s)/demand draft(s)/credit through RTGS system/funds transfer in the name of the Debenture Holder(s)
Eligible Investors	As per Master Agreement
Non-Eligible classes of Investors	Other than Eligible Investors as above
Transaction Documents	Master Agreement, and Such other Documents as may be agreed between the Parties to executed in relation to transactions contemplated herein.
Conditions precedent to subscription of Bonds	More particularly defined in Master Agreement.
Conditions subsequent to subscription of Bonds	More particularly defined in Master agreement.
Cross Default	N.A.



NALANDA SHELTER PRIVATE LIMITED

Regd Off: PSC House, CTS No. 111+111/2, Anand Colony, Dr. Ketkar Road, Off Prabhat Road,
Erandwane, Pune 411004

CIN: U45202PN1997PTC106403 Tel: 912039384949 Fax: 912025460986

Email: info@pscl.in Website: www.pscl.in

Role and Responsibilities of Trustees	To act as trustee for the benefit of the Debenture Holders upon and subject to the terms and conditions of Trust Deed and other the Transaction Documents, declares that it shall hold the Security Interest to be created by the Company as stated in Trust Deed and other Transaction Documents including the covenants and mortgage and security, given by the Company and all proceeds or realisations thereof, whether prior to or as a result of enforcement of the Security Interest, on trust for the benefit of the Debenture Holders and subject to the powers, provisions, agreements and declarations contained in the Transaction Documents.
Governing Law and Jurisdiction	Laws of India and Courts of Pune shall have jurisdiction
Additional Covenants	More particularly defined in Master Agreement
Applicable RBI Guidelines	Rules and Regulations issued by the RBI under the FEMA
Prohibition on Purchase/ Funding of Bonds	N.A.
Issue Opening Date	N.A.
Issue Closing Date	N.A.
Pay In Dates	09.07.2019
Deemed Date of Allotment	09.07.2019

[Handwritten Signature]



[Handwritten Mark]