

**SUMMARY TERM SHEET**

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| Issuer | Logix Buildtech Private Limited |
| Issue Size | 19900 Non-Convertible Debentures of the face value of INR 1,00,000 aggregating up to INR 199,00,00,000/- |
| Objects of the Issue | Project Funding |
| Instrument | Secured, rated, listed, redeemable and non-convertible debentures |
| Nature and status of Security | Secured |
| Issuance Mode | Private Placement |
| Convertibility | Non- Convertible |
| Trading Mode | Dematerialized |
| Credit Rating | B+ issued by Infomerics Valuation And Rating Private Limited |
| Face Value | INR 1,00,000 |
| Premium/ Discount on Issue | No |
| Issue Price | INR 1,00,000 |
| Premium/ Discount on redemption | On any Redemption Date and in respect of any Debenture, an amount which would result in the internal rate of return on the nominal value of that Debenture being equal to 14.93% per annum from the Deemed Date of Allotment to that Redemption Date as calculated using the Excel Spreadsheet "XIRR" function and taking into account the principal amount and the amount of coupon payments, in each case, already paid in respect of that Debenture on or prior to that Redemption Date but without taking into account any amounts paid or payable as Additional Interest, any costs, fees, expenses, reimbursements, indemnities, gross up on account of taxes or any other amounts payable by the Obligors pursuant to the Transaction Documents |

For LOGIX BUILDTECH PVT.LTD

Director

LOGIX BUILDTECH PVT. LTD.

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Regd. Office : 301-A, World Trade Tower, Barakhamba Lane, Connaught Place, New Delhi-110001
Site Address: Plot No. 58, Block BW, Sector-32, Noida (U.P.) CIN No. : U70200DL2010PTC200042
E-mail : corporate@logixgroup.in | www.logixgroup.in

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| Maturity | 3 Year |
| Redemption/ Maturity Date | 04/11/23 |
| Lock-in-Period | NA |
| Minimum Application | INR 1,00,000; Multiples of 1 Debentures thereafter |
| Put Option | Not Applicable |
| Call Option | Not Applicable |
| Call Option Price | Not Applicable |
| Call Notification Time | Not Applicable |
| Coupon Rate | (a) in respect of each Coupon Period ending on or before the date falling 12 (twelve) months from the Deemed Date of Allotment, 4% (four per cent) per annum; and (b) in respect of each Coupon Period after expiry of 12 (twelve) months from the Deemed Date of Allotment, to be reset, every year, basis the lease income of the Property, subject to a maximum cap of 8% (eight per cent) per annum. |
| Step Up/ Step Down Coupon Rate | As above |
| Coupon Payment Frequency | Monthly |
| Coupon / Interest Payment Date | Last Business Day of every calendar month. |
| Coupon Type | Compounding |
| Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc) | As mention in above coupon rate |
| Default Interest Rate | 12% per annum on defaulted amounts and in case of recall, on the entire recalled amounts |

For Logix Bundtech Pvt. Ltd.


Director

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| Day Count Basis | Actual |
| Interest on Application Money | Not applicable |
| Listing | The Debentures are proposed to be listed on the wholesale debt market segment of the BSE Limited |
| Trustees | Vistra ITCL (India) Limited |
| Depository | National Securities Depository Limited |
| Registrars | Link Intime India Private Limited |
| Settlement | Cheque / pay order will be dispatched by courier or registered post at the address provided in the Application Form / at the address as subsequently notified to the Issuer in writing by Debenture-holder(s) or at the address on the Depository's record. Where applicable, settlement will be effected by account to account transfer vide Reserve Bank of India's Real Time Gross Settlement System. |
| Business Day Convention | When a Coupon Payment Date is not a Business Day, then such Coupon Payment Date shall be automatically changed to the immediate next Business Day. When the day (including, without limitation, any Redemption Date) on or by which a payment is due to be made (other than the payment of Coupon), is not a Business Day, such payment shall be made on the immediately preceding Business Day. |
| Record Date | In relation to any date on which a payment has to be made by the Issuer in relation to the Debentures, the date that is 15 (fifteen) days prior to the payment date. |
| Payment Mode | RTGS/NEFT/ECS |
| Eligible Investors | The following categories are eligible to apply for this private placement of the Debentures: <ul style="list-style-type: none"> • Hindu Undivided Family • Alternative Investment Fund (including Real Estate Credit Opportunities Fund – IIF (RECOF III), a Scheme of SEBI Registered Alternative Investment Fund (AIF)) • Trust • Limited Liability Partnerships |

For LOGIX BUILDTECH PVT. LTD.

(Signature)

Director

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| | <ul style="list-style-type: none"> • Portfolio Managers registered with SEBI • Companies and Bodies Corporate including Public Sector Undertakings • Commercial Banks • Regional Rural Banks • Financial Institutions • Insurance Companies • Mutual Funds • Any other investor eligible to invest in these Debentures or as may be decided by the signatories authorised under the board resolution above. <p>All investors are required to comply with the relevant regulations/ guidelines applicable to them for investing in the issue of Debentures as per the norms approved by Government of India, Reserve Bank of India or any other statutory body from time to time.</p> |
| Non-Eligible classes of Investors | Other than mention in the eligible Investor. |
| Transaction Documents | <p>(a) the Debenture Trust Deed;</p> <p>(b) each Disclosure Document;</p> <p>(c) the Debenture Trustee Appointment Agreement;</p> <p>(d) the Security Documents;</p> <p>(e) the Subordination Agreement (if any);</p> <p>(f) the Escrow Agreement;</p> <p>(g) the Monitoring Agent Agreement; and</p> <p>any other documents that may be executed from time to time and designated as a Transaction Document by the Debenture Holders and the Trustee.</p> |
| Conditions precedent to subscription of Bonds | Such conditions as are more particularly set out under the Debenture Trust Deed |
| Conditions subsequent to subscription of Bonds | Such conditions as are more particularly set out under the Debenture Trust Deed |

For LOGIX BUILDTECH PVT.LTD



Director

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| Cross Default | Yes |
| Role and Responsibilities of Trustees | The Debenture Trustee shall undertake all such obligations as more particularly set out in the Transaction Documents on behalf of and for the benefit of the Debenture Holders. |
| Governing Law and Jurisdiction | Indian Law with the jurisdiction of the courts and tribunals of New Delhi. |
| Additional Covenants | The Company shall comply with all covenants as set out in the Transaction Documents, including but not limited to the obligations required under the SEBI (Listing Obligations and Disclosure Requirements) 2015, as amended from time to time, and the SEBI (Debenture Trustee) Regulations 1993, as amended from time to time. |
| Applicable RBI Guidelines | All investors are required to comply with the relevant regulations/ guidelines applicable to them for investing in the issue of Debentures as per the norms approved by Government of India, Reserve Bank of India or any other statutory body from time to time. |
| Prohibition on Purchase/ Funding of Bonds | Not Applicable |
| Issue Opening Date | 03 November 2020 |
| Issue Closing Date | 04 November 2020 |
| Pay In Dates | Pay-in Date: 04 November 2020 |
| Deemed Date of Allotment | Deemed Date of Allotment: 04 November 2020 |

For Josix Buildtech Pvt. Ltd.


Director