

SUMMARY TERM SHEET

Issuer	Puranik Builders Limited
Issue Size	2 Debentures of Rs. 1,00,00,000 each. i.e Series E of Rs.2,00,00,000/-
Objects of the Issue	<ul style="list-style-type: none"> Project expenses of the Rumah Bali Project Reimbursement of project expenses of Rumah Bali project
Instrument	Debentures
Nature and status of Bonds	Unlisted Senior Secured Redeemable Non Convertible Debentures
Issuance Mode	At Par
Convertibility	Non Convertible
Trading Mode	NA
Credit Rating	NA
Face Value	Rs. 1,00,00,000/- each
Premium/ Discount on Issue	NA
Issue Price	Rs. 1,00,00,000/- each
Premium/ Discount on redemption	NA
Maturity	Shall not be later than 31 st July, 2025
Redemption/ Maturity Date	31/07/2025
Lock in Period	NA
Minimum Application	NA
Put Option	NA

Call Option	NA
Call Option Price	NA
Call Notification Time	NA
Coupon Rate	Indostar Prime Lending Rate minus a spread of 2.75% p.a.
Step Up/ Step Down Coupon Rate	NA
Coupon Payment Frequency	Monthly
Coupon / Interest Payment Date	As per Annexure B
Coupon Type	Floating
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc)	The reference rate shall be reset first time on the date of allotment of first series of debentures and thereafter on the first day of every calendar quarter ("Coupon reset dates").
Default Interest Rate	4% higher than applicable Interest rates
Day Count Basis	Actual
Interest on Application Money	NA
Listing	NA
Trustees	Catalyst Trusteeship Limited
Depository	NSDL and CDSL
Registrars	Link Intime India Private Limited
Settlement	Shall mean the date on which the Debenture outstandings have been irrevocably and unconditionally paid and settled in full in accordance

	with the terms of mortgage deed and the debenture trustee has provided a written confirmation of the same to the company.
Business Day Convention	Shall mean any day excluding: (i) Saturdays and Sundays; and (ii) any day which is a public holiday for the purpose of Section 25 of the Negotiable Instruments Act, 1881 (26 of 1881) in Mumbai
Record Date	“Record Date” with respect to any due date, shall mean the later of: (i) the Tuesday of the week in which the due date falls; or (ii) 1 (One) Business Day prior to the due date in question, on basis on which the determination of the persons entitled to receive payment of coupon, redemption of principal and other payments, if any as the case may be, in respect of the debentures shall be made.
Payment Mode	All cheques Drafts/ transfers/ RTGS must be deposited in the Issue Proceeds Account (for the first Series of Debentures) as per the details below: 1. Name of Account - PBPL Issue Proceed Escrow Account 2. Name of Bank – HDFC Bank 3. Type of Account – Escrow Account
Eligible Investors	Only the persons who are specifically addressed through a communication by or on behalf of the Company directly are eligible to apply for the Debentures. Individuals, Hindu Undivided Family (“HUF”), Indian Companies or any other investor permitted to invest in Debentures of Indian body corporate, except companies/entities incorporated with object clause being real estate development.
Non-Eligible classes of Investors	-
Transaction Documents	(i) Information Memorandum; (ii) The Debenture Trustee Agreement (iii) The Debenture Trust Deed-cum-Indenture of Mortgage-cum-Deed of Hypothecation;

	<p>(iv) Promoter Guarantee;</p> <p>(v) Escrow Agreement;</p> <p>(vi) Irrevocable POA</p> <p>(vii) Such other documents as may be mutually agreed by the Company and the Debenture Trustee.</p>
Conditions precedent to subscription of Bonds	NA
Conditions subsequent to subscription of Bonds	NA
Cross Default	-
Role and Responsibilities of Trustees	As detailed in Debenture Trust Deed
Governing Law and Jurisdiction	Companies Act, Depositories Act and any other applicable law.
Additional Covenants	-
Applicable RBI Guidelines	-
Prohibition on Purchase/ Funding of Bonds	-
Issue Opening Date	17/12/2020

Issue Closing Date	22/12/2020
Pay In Dates	-
Deemed Date of Allotment	Date on which the Debentures in each Series are allotted to the Debenture Holders and which shall be deemed to be the date on which the last of the subscription monies for the said series have been deposited by the Debenture Holders in the Issue Proceeds Account;

For Puranik Builders Limited

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