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(Strictly Privileged & Confidential)

(This Disclosure Document/Private Placement Offer cum application Letter is neither a Prospectus nor a Statement in Lieu of Prospectus)

**Dated: 27-Aug-2020**

<b>Name of Company</b>	EDELWEISS FINANCE & INVESTMENTS LIMITED
<b>Description of Company</b>	Edelweiss Finance & Investments Limited was originally incorporated as a Private Limited company under the name and style of Crossborder Investments Private Limited on October 27, 1994 in the state of Maharashtra.
<b>Corporate Identity Number</b>	U67120MH1994PLC286057
<b>Registered Office</b>	Edelweiss House, Off. C.S.T. Road, Kalina, Mumbai – 400098, Maharashtra, India
<b>E-mail</b>	Tel: +91 22 4009 4400
<b>Website</b>	www.edelweissinvestment.com

**PRIVATE PLACEMENT OFFER CUM APPLICATION LETTER FOR ISSUE BY WAY OF PRIVATE PLACEMENT BY EDELWEISS FINANCE & INVESTMENTS LIMITED (THE “COMPANY” / “ISSUER”) OF 2000 SECURED, REDEEMABLE, NON-CONVERTIBLE DEBENTURES OF FACE VALUE OF Rs. 100,000/- EACH AGGREGATING TO RS 200,000,000/- ISSUED AS PER THE RESPECTIVE SUMMARY TERM SHEETS (THE “ISSUE”)**

<b>GENERAL RISKS</b>
Investment in debt and debt related securities involve a degree of risk and investors should not invest any funds in the debt instruments, unless they can afford to take the risks attached to such investments. For taking an investment decision, the investors must rely on their own examination of the Company and the Issue including the risks involved. The Securities and Exchange Board of India (“SEBI”) does not take any responsibility for this Issue in any manner .
<b>GENERAL DISCLAIMER</b>
This Disclosure Document is neither a prospectus nor a statement in lieu of prospectus and does not constitute an offer to the public generally to subscribe for or otherwise acquire the Debentures to be issued by Edelweiss Finance & Investments Limited. This Disclosure Document is for the exclusive use of the intended recipient(s) to whom it is addressed and delivered and it should not be circulated or distributed to third parties. It cannot be acted upon by any person other than to whom it has been specifically addressed. Multiple copies hereof given to the same person / entity shall be deemed to be offered to the same person.
<b>SEBI DISCLAIMER</b>
It has to be distinctly understood that this Information Memorandum should not in any way be deemed/construed to have been approved or vetted by SEBI and this issue is not recommended or approved by SEBI. SEBI does not take any responsibility either for the financial soundness of any proposal for which the debentures issued thereof is proposed to be made or for the correctness of the statements made or opinions expressed in this Information Memorandum
<b>MEMORANDUM OF PRIVATE PLACEMENT</b>
This Information Memorandum is neither a prospectus nor a statement in lieu of a prospectus. This is only an information brochure, in the form of a single initial disclosure document, intended for private use and should not be construed to be a prospectus and/or an invitation to the public for subscription to Debentures under any law for the time being in force. The Issuer however retains the right, at its sole and absolute discretion, to change the ‘GENERAL TERMS AND CONDITIONS’.

### CREDIT RATING

CRISIL PP-MLD A1+r (pronounced "CRISIL PP-MLD A one plus r") by CRISIL Limited for Rs. 300.00 Crores Short Term Principal Protected Market Linked Debenture issue. Instruments with this rating are considered to have very strong degree of safety regarding timely payment of financial obligations.

Such instruments carry lowest credit risk. A prefix of 'PP-MLD' indicates that the instrument is a principal-protected market linked debenture. The terms of such instruments indicate that while the issuer promises to pay back the face value/principal of the instrument, the coupon rates of these instruments will not be fixed, and could be linked to one or more external variables such as commodity prices, equity share prices, indices, or foreign exchange rates. The 'r' suffix indicates that payments on the rated instrument have significant risks other than credit risk. The terms of the instrument specify that the payments to investors will not be fixed, and could be linked to one or more external variables such as commodity prices, equity indices, or foreign exchange rates. This could result in variability in returns because of adverse movement in value of the external variables, and/or possible material loss of principal on early redemption of the instrument. The risk of such adverse movement in price / value is not addressed by the rating.

CRISIL reserves the right to suspend, withdraw, or revise the rating / outlook assigned at any time, on the basis of new information, or unavailability of information or other circumstances which CRISIL believes may have impact on the rating.

### ISSUE PROGRAMME\*

**ISSUE OPENS ON:**

**27-Aug-2020**

**ISSUE CLOSSES ON:**

**27-Aug-2020**

\*The Company reserves the right to extend or close the Issue earlier from the aforesaid dates or change the Issue schedule including the Deemed Date of Allotment at its sole and absolute discretion, without giving any reasons or prior notice.

### DEBENTURE TRUSTEE



**Catalyst Trusteeship Limited**

Catalyst Trusteeship Limited  
 Windsor, 6th Floor, Office No.604,  
 C.S.T. Road, Kalina,  
 Santacruz (East),  
 Mumbai – 400098  
 Tel: +91 022 4922 0555  
 Fax: +91 022 4922 0505  
 E-mail: dt@cltrustee.com  
 Website: www.catalysttrustee.com  
 Contact Person: Mr. Umesh Salvi

### REGISTRAR TO ISSUE



**KFin Technologies Private Limited**

Karvy Selenium Tower B, Plot 31-32,  
 Gachibowli, Financial District, Nanakramguda,  
 Hyderabad - 500 032  
 Tel: +91 40 6716 2222  
 Fax: +91 40 2300 1153  
 E-mail : varghese@karvy.com  
 Website: <https://karisma.karvy.com>  
 Contact Person: Mr. P A Varghese, Zonal Head-Corporate Registry

**DISCLOSURES AS PER FORM PAS-4**  
**[Pursuant to Section 42 of Companies Act, 2013 and Rule 14(3) of Companies (Prospectus and Allotment of Securities) Rules, 2014]**

The table below sets out the disclosure requirements as provided in PAS-4 and the relevant reference in this Information Memorandum where these disclosures, to the extent applicable, have been provided.

Sr. No.	Particulars	Reference
<b>Part –A</b>	<b>PRIVATE PLACEMENT OFFER CUM APPLICATION LETTER:</b>	
<b>1.</b>	<b>GENERAL INFORMATION:</b>	
i.	Name, address, website and other contact details of the company indicating both registered office and corporate office;	Serial No.2
ii.	Date of incorporation of the company;	Serial No.2
iii.	Business carried on by the company and its subsidiaries with the details of branches or units, if any;	Serial No.3
iv.	Brief particulars of the management of the company;	Serial No.6
v.	Names, addresses, DIN and occupations of the directors;	Serial No.6
vi.	Management's perception of risk factors;	Serial No.18
vii.	Details of default, if any, including therein the amount involved, duration of default and present status, in repayment of –  i) statutory dues; ii) debentures and interest thereon; iii) deposits and interest thereon; iv) loan from any bank or financial institution and interest thereon.	Serial No.8(h)
viii.	Names, designation, address and phone number, email ID of the nodal/compliance officer of the company, if any, for the private placement offer process;	Serial No.2
ix.	Any Default in Annual filing of the Company under the Companies Act, 2013, or the rules made thereunder.	No
<b>2</b>	<b>PARTICULARS OF THE OFFER:</b>	
i.	Financial position of the Company for the last 3 financial years;	Serial No.3 (c)
ii.	Date of passing of board resolution;	Refer Summary Termsheet
iii.	Date of passing of resolution in the general meeting, authorizing the offer of securities;	
iv.	Kinds of securities offered (i.e. whether share or debenture) and class of security; the total number of shares or other securities to be issued;	
v.	Price at which the security is being offered including the premium, if any, along with justification of the price;	Not Applicable
vi.	Name and address of the valuer who performed valuation of the security offered, and basis on which the price has been arrived at along with report of the registered valuer;	
vii.	Relevant date with reference to which the price has been arrived at;	
viii.	The class or classes of persons to whom the allotment is proposed to be made;	Refer Summary Termsheet
ix.	Intention of Promoters, Directors or Key Managerial Personnel to subscribe to the offer (applicable in case they intend to subscribe to the offer);	Not Applicable
x.	The proposed time within which the allotment shall be completed;	Refer Summary Termsheet
xi.	The names of the proposed allottees and the percentage of post private placement capital that may be held by them;	Not Applicable
xii.	The change in control, if any, in the company that would occur consequent to the private placement;	Not Applicable

Sr. No.	Particulars	Reference
xiii.	The number of persons to whom allotment on preferential basis / private placement / rights issue has already been made during the year, in terms of number of securities as well as price;	Refer annexure
xiv.	The justification for the allotment proposed to be made for consideration other than cash together with valuation report of the registered valuer;	Not applicable
xv.	Amount which the Company intends to raise by way of proposed offer of securities;	Refer Summary Termsheet
xvi.	Terms of raising of securities: (a) duration; if applicable (b) rate of dividend; (c) rate of interest; (d) mode of payment (e) repayment;	
xvii.	Proposed time schedule for which the private placement offer cum application letter is valid;	
xviii.	Purposes and objects of the offer;	
xix.	Contribution being made by the promoters or directors either as part of the offer or separately in furtherance of such objects;	None
xx.	Principle terms of assets charged as security, if applicable;	Refer Summary Termsheet
xxi.	The details of significant and material orders passed by the Regulators, Courts and Tribunals impacting the going concern status of the Company and its future operations;	None
xxii.	The pre-issue and post-issue shareholding pattern of the Company;	Not applicable
<b>3</b>	<b>MODE OF PAYMENT FOR SUBSCRIPTION:</b> • Cheque; or • Demand Draft; or • Other Banking Channels.	Serial No.17(c)
<b>4</b>	<b>DISCLOSURES WITH REGARD TO INTEREST OF DIRECTORS, LITIGATION ETC:</b>	
<b>i.</b>	Any financial or other material interest of the directors, promoters or key managerial personnel in the offer and the effect of such interest in so far as it is different from the interests of other persons.	No
<b>ii.</b>	Details of any litigation or legal action pending or taken by any Ministry or Department of the Government or a statutory authority against any promoter of the offeree Company during the last three years immediately preceding the year of the issue of the private placement offer cum application letter and any direction issued by such Ministry or Department or statutory authority upon conclusion of such litigation or legal action shall be disclosed	Serial No.12(b)
<b>iii.</b>	Remuneration of directors (during the current year and last three financial years);	Serial No.6
<b>iv.</b>	Related party transactions entered during the last three financial years immediately preceding the year of issue of private placement offer cum application letter including with regard to loans made or, guarantees given or securities provided;	Serial No.11(b)
<b>v.</b>	Summary of reservations or qualifications or adverse remarks of auditors in the last five financial years immediately preceding the year of issue of private placement offer cum application letter and of their impact on the financial statements and financial position of the Company and the corrective steps taken and proposed to be taken by the Company for each of the said reservations or qualifications or adverse remark;	Serial No.11(c)

Sr. No.	Particulars	Reference
vi.	Details of any inquiry, inspections or investigations initiated or conducted under the Companies Act, 2013 or any previous Company law in the last three years immediately preceding the year of issue of private placement offer cum application letter in the case of Company and all of its subsidiaries, and if there were any prosecutions filed (whether pending or not), fines imposed, compounding of offences in the last three years immediately preceding the year of the private placement offer cum application letter and if so, section-wise details thereof for the Company and all of its subsidiaries;	Serial No.12(c)
vii.	Details of acts of material frauds committed against the company in the last three years, if any, and if so, the action taken by the company.	Serial No.12(d)
<b>5</b>	<b>FINANCIAL POSITION OF THE COMPANY:</b>	
a	The capital structure of the company in the following manner in a tabular form-  a. the authorised, issued, subscribed and paid up capital (number of securities, description and aggregate nominal value); b. size of the present offer; c. Paid-up capital (i) after the offer (ii) after conversion of convertible instruments (if applicable) d. share premium account (before and after the offer)	Serial No.4(b)
b	the details of the existing share capital of the issuer company in a tabular form, indicating therein with regard to each allotment, the date of allotment, the number of shares allotted, the face value of the shares allotted, the price and the form of consideration	Serial No.4(c)
c	Profits of the company, before and after making provision for tax, for the three financial years immediately preceding the date of issue of private placement offer cum application letter;	Serial No.11(e)
d	Dividends declared by the company in respect of the said three financial years; interest coverage ratio for last three years (Cash profit after tax plus interest paid/interest paid)	Serial No.11(f)
e	A summary of the financial position of the company as in the three audited balance sheets immediately preceding the date of issue of private placement offer cum application letter;	Serial No.3(c)
f	Audited Cash Flow Statement for the three years immediately preceding the date of issue of private placement offer cum application letter;	Serial No.10
g	Any change in accounting policies during the last three years and their effect on the profits and the reserves of the company.	Serial No.11(d)
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10.	Abridged version of Audited Standalone Financial information for at least last three years
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12.	Details of any material event/ development or change having implications on the financials/credit quality (which may affect the issue or the investor's decision to invest / continue to invest in the debt securities.
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## 1. DEFINITIONS AND ABBREVIATIONS

Unless the context otherwise indicates or requires, the following terms shall have the meanings given below in this Disclosure Document.

Term	Description
<b>“Edelweiss Finance and Investments Limited” or “EFIL” or the “Company” or the “Issuer”</b>	Edelweiss Finance & Investments Limited, a public limited company incorporated under the Companies Act, 1956 and having its Registered Office at Edelweiss House, Off. C.S.T. Road, Kalina, Mumbai- 400 098
<b>Articles of Association</b>	Articles of Association of the Company, as amended from time to time.
<b>Board of Directors/Board</b>	The Board of Directors of the Company and includes committee thereof.
<b>Memorandum of Association</b>	The Memorandum of Association of the Company, as amended from time to time.
<b>Promoter(s) / Holding Company</b>	Edelweiss Securities Limited – Holding Company Edelweiss Financial Services Limited, Ultimate Holding Company
<b>Disclosure Document</b>	Offer Document / Information Memorandum / Private Placement Offer cum application Letter / Offer Letter as per Form no. PAS-4 pursuant to Section 42 of the Companies Act, 2013, Rule 14(3) of Companies (Prospectus and Allotment of Securities) Rules, 2014 and SEBI regulations.

### Issue Related Terms

Term	Description
<b>Affiliate (s)</b>	Affiliate (s) shall mean with respect to any person, any other person directly or indirectly Controlling, Controlled by, or under direct, indirect or common Control with, such person.
<b>AGM</b>	Annual General Meeting
<b>Application Form</b>	The form in which an investor can apply for subscription to the Debentures .
<b>BSE / Stock Exchange</b>	BSE Limited
<b>Bankers to the Issue</b>	The banker to the Issue, in this case being Citi Bank N.A. or ICICI Bank Limited or HDFC Bank, as the case may be.
<b>Beneficial Owner(s)</b>	Holder(s) of the Debentures in dematerialized form as defined under section 2 of the Depositories Act.
<b>Calculation Agent</b>	Edelcap Securities Limited
<b>Category I</b>	Refers to the programme of the Issuer to accept subscription of less than INR 1,00,00,000 (Rupees One Crore Only) from each Investor
<b>Category II</b>	Refers to the programme of the Issuer to accept subscription of more than INR 1,00,00,000 (Rupees One Crore Only) from each Investor
<b>CDSL</b>	Central Depository Services (India) Limited.
<b>Companies Act</b>	Companies Act, 2013 and amendments made thereunder.
<b>Credit Rating Agency</b>	CRISIL Limited
<b>Events of Default</b>	The occurrence of any one of the events as mentioned in the Trust Deed shall constitute an Event of Default.
<b>Debentures</b>	<b>2000 Secured, REDEEMABLE, NON-CONVERTIBLE DEBENTURES OF THE FACE VALUE OF RS. 100,000/- EACH AGGREGATING TO RS 200,000,000/- ISSUED AS PER THE RESPECTIVE SUMMARY TERM SHEETS (THE “ISSUE”)</b>
<b>Debenture Holders</b>	Persons who are for the time being holders of the Debentures and whose names are

	last mentioned in the Debentures / Debenture Register and shall include Beneficiaries.
<b>Debenture Trust Deed</b>	Debenture Trust Deed between the Company and Catalyst Trusteeship Limited (the Debenture Trustees) as stated in the Summary Term Sheet
<b>Depository(ies)</b>	A depository registered with the SEBI under the Securities and Exchange Board of India (Depositories and Participant) Regulations, 1996, as amended from time to time, in this case being NSDL and CDSL.
<b>Depositories Act</b>	The Depositories Act, 1996, as amended from time to time.
<b>Disclosure Document</b>	This Disclosure Document/Private Placement Offer cum application Letter through which the Debentures are offered on private placement basis
<b>DP-ID</b>	Depository Participant Identification Number.
<b>EGM</b>	Extra -ordinary General Meeting
<b>Equity Shares</b>	Equity shares of the Company of face value of Rs. 10 each.
<b>FEMA</b>	Foreign Exchange Management Act, 1999, as amended, and the related rules and regulations framed thereunder
<b>FII</b>	Foreign Institutional Investor as defined under the Securities and Exchange Board of India (Foreign Portfolio Investors) Regulations, 2014 and registered with the SEBI under applicable laws in India.
<b>FPI</b>	Foreign Portfolio Investors as defined under the Securities and Exchange Board of India (Foreign Portfolio Investors) Regulations, 2014 and registered with the SEBI under applicable laws in India.
<b>Gilts or Government Securities'</b>	Means securities created and issued by the Central Government and/or State Government (including treasury bill) or Government Securities as defined in the Public Debt Act, 1944 as amended from time to time.
<b>G-Sec</b>	Government security (G-Sec) means a security created and issued by the Government for the purpose of raising a public loan or any other purpose as notified by the Government in the Official Gazette and having one of the following forms. <ul style="list-style-type: none"> <li>i. a Government Promissory Note (GPN) payable to or to the order of a certain person; or</li> <li>ii. a bearer bond payable to a bearer; or</li> <li>iii. a stock; or a bond held in a Bond Ledger Account (BLA).</li> </ul>
<b>GLD</b>	G-Sec Linked Debenture
<b>NSE INDICES LIMITED (erstwhile IISL)</b>	NSE Indices Limited (erstwhile India Index Services and Products Limited) - Reference Index Calculating Agent
<b>INR / Rs. / Rupees</b>	Currency of Republic of India
<b>Investors</b>	Persons who fall under the category of eligibility to whom this Information Memorandum may be sent with a view to offering the Debentures on Private Placement basis.
<b>IRF</b>	Interest Rate Futures means a standardized interest rate derivative contract traded on a recognized stock exchange to buy or sell a notional security or any other interest bearing instrument or an index of such instruments or interest rates at a specified future date, at a price determined at the time of the contract. <p>Eligible instruments for IRF: The Interest Rate Futures deriving value from the following underlying are permitted on the recognised stock exchanges:</p> <ul style="list-style-type: none"> <li>(i) 91-Day Treasury Bills;</li> <li>(ii) 2-year, 5-year and 10-year coupon bearing notional Government of India</li> </ul>



	security, and (iii) Coupon bearing Government of India security.
<b>IRFLD</b>	Interest Rate Futures Linked Debenture
<b>ISIN</b>	International Securities Identification Number
<b>Mutual Funds</b>	As per SEBI (Mutual Funds) Regulations, 1996 “mutual fund” means a fund established in the form of a trust to raise monies through the sale of units to the public or a section of the public under one or more schemes for investing in securities including money market instruments or gold or gold related instruments or real estate assets
<b>Majority Debentureholders</b>	<b>Majority Debentureholders</b> ” means such number of Debentureholders holding 75% of the outstanding nominal value of the Debentures issued under each Disclosure Documents(s).
<b>NPA</b>	Non Performing Asset
<b>NEFT</b>	National Electronic Fund Transfer
<b>NLD</b>	Nifty Linked Debenture
<b>NSDL</b>	National Securities Depository Limited.
<b>NSE</b>	National Stock Exchange of India Limited.
<b>NRI</b>	A person resident outside India, who is a citizen of India or a person of Indian origin and shall have the same meaning as ascribed to such term in the FEMA Regulations.
<b>OCB</b>	A company, partnership, society or other corporate body owned directly or indirectly to the extent of at least 60% by NRIs including overseas trusts, in which not less than 60% of beneficial interest is irrevocably held by NRIs directly or indirectly as defined under FEMA Regulations. OCBs are not permitted to invest in this Issue.
<b>PAS</b>	Prospectus and Allotment of Securities
<b>PAN</b>	Permanent Account Number.
<b>Preference Shares</b>	Preference shares of the Company of face value of Rs. 10 each.
<b>Private Placement</b>	Private Placement means any offer of securities or invitation to subscribe securities to a select group of persons by a Company (other than by way of public offer) through issue of a private placement offer cum application letter and which satisfies the conditions specified in the Section 42 of the Companies Act, 2013 read with Rules framed thereunder
<b>RBI</b>	Reserve Bank of India
<b>Registered Debenture Holder</b>	The Debenture holder whose name appears in the Register of Debenture Holders or in the beneficial ownership record furnished by NSDL/CDSL for this purpose.
<b>Register of Debenture Holders</b>	The register maintained by the Company containing the name of Debenture holders entitled to receive coupon/redemption amount in respect of the Debentures on the Record Date, which shall be maintained at the Corporate Office.
<b>Redemption Date</b>	(a) the date/s specified in the Disclosure Documents or (b) an Early Redemption Date on which the Debentures are required to be redeemed by the Company or (c) Partial Redemption Date on which debentures are required to be redeemed by face value as specified in the Disclosure Document;
<b>Reference Index</b>	Reference Index is an Index prepared and managed by the Index Administrator which tracks the performance of a select portfolio of listed equity stocks, underlying securities / indices( as the case may be) that are available for trading on the Stock Exchange. This Index covers major sectors of the Indian economy and offers investors exposure to Indian market in one efficient portfolio. This index is not available for trading in the derivatives/cash segments directly.

<b>RTGS</b>	Real Time Gross Settlement
<b>SCRA</b>	Securities Contracts (Regulations) Act, 1956, as amended from time to time
<b>SEBI</b>	The Securities and Exchange Board of India constituted under the SEBI Act, 1992.
<b>SEBI Act</b>	The Securities and Exchange Board of India Act, 1992, as amended from time to time.
<b>Security Documents</b>	Security documents entered into for creation of security for the benefit of the Debenture Holders.
<b>Valuation Agency</b>	The Company has entered into valuation agreement(s) with SEBI registered credit rating agencies namely CRISIL Limited (“CRISIL”), ICRA Limited (“ICRA”) and Credit Analysis and Research Limited (“CARE”). The Issuer at its sole discretion shall appoint one of these agencies as a Valuation Agent to provide Valuation on Debentures. The details of Valuation Agent, once appointed, shall be communicated by the Issuer to the Debenture holder. Such communication shall form part of this Disclosure Document.
<b>Working Days</b>	All days except Saturday, Sunday and any public holiday.
<b>Wilful Defaulter</b>	Wilful defaulter means an Issuer who is categorized as a wilful defaulter by any bank or financial institution or consortium thereof, in accordance with the guidelines on willful defaulters issued by the Reserve Bank of India and includes an Issuer whose director or promoter is categorized as such.
<b>WDM</b>	Wholesale debt market

#### Events for Early Redemption:

**Force Majeure Event** shall mean any war, strike, lock-out, natural disaster, act of terrorism, any restriction on trading in the Underlying, an act of state or situations beyond the reasonable control of the Company occurring after an obligation under the Disclosure Document is entered into by the Company, or such obligation has become illegal or impossible, in whole or in part and includes any breakdown, failure or malfunction beyond the control of the Company of any telecommunication or computer system including, without limitation, unavailability or outages or breakdowns of any communication system(s), breach or effect of any virus in the processes or the ‘payment and delivery mechanism’, sabotage, fire, explosion(s), acts of God, civil commotion or industrial action of any kind, riots, insurrection, acts of Government, computer hacking, unauthorized access to computer data and storage devices and computer crashes.

**Market Suspension Event for Market Linked Debentures** means the event of any suspension of trading by the authorised body on any official trading day, whereby trading shall be halted for a certain period of the day or the day or for the remainder of the trading day. **(Applicable Only in case of Market Linked Product)**

**Issuer Tax Change Event** means that, on or after the Deemed Date of Allotment of the Debentures, the imposition of any withholding or deduction on any payments in respect of the Debentures by or on behalf of the Issuer if such withholding or deduction is required by law.

**Change in Law** means that, on or after the Deemed Date of Allotment of the Debentures (A) due to the adoption of or any change in any applicable law or regulation (including, without limitation, any tax law), or (B) due to the promulgation of or any change in the interpretation by any court, tribunal or regulatory authority with competent jurisdiction of any applicable law or regulation (including any action taken by a taxing authority), the Issuer determines in its sole discretion that (X) it has become illegal for the Issuer to hold, acquire or dispose of the Underlying Security/Units/hedge positions relating to the Debentures, or (Y) the Issuer will incur a materially increased (as compared with the circumstances existing on the Deemed Date of Allotment) cost in relation to the performance of the Issuer’s obligations under the Debentures (including, without limitation, due to any increase in tax liability, decrease in tax benefit or other adverse effect on the tax position of the Issuer).

**Hedging Disruption** means that the Issuer or any of its Affiliates or its Holding Company is unable, after using commercially reasonable efforts, to either (A) acquire, establish, re-establish, substitute, maintain, unwind or dispose of any transaction(s) or asset(s) it deems necessary to hedge the Underlying price risk (or any other relevant price risk

including, but not limited to, the currency risk) of issuing and performing its obligations with respect to the Debentures, or (B) freely realize, recover, receive, repatriate, remit or transfer the proceeds of hedge positions or the Debentures.

**Increased Cost of Hedging** means that the Issuer and/or any of its Affiliates or its Holding Company would incur a materially increased (as compared with circumstances existing on the Deemed Date of allotment) amount of tax, duty, expense or fee (other than brokerage commissions) to (A) acquire, establish, re-establish, substitute, maintain, unwind or dispose of any transaction(s) or asset(s) it deems necessary to hedge the Underlying price risk (or any other relevant price risk including, but not limited to, the currency risk) of issuing and performing its obligations with respect to the Debentures, or (B) realize, recover or remit the proceeds of hedge positions or the Debentures.

**Reference Index Modification Event (Applicable Only in case of Market Linked Debenture)**

**Regulatory Events for Investor:** Subject to regulatory requirements of applicable regulatory authorities, upon the occurrence of any one of the following events, the Company shall be entitled but not obliged to redeem the Debentures in the hands of the concerned investor:

- a) The representations/declarations of the investor being untrue or misleading when made or later found to be untrue during the tenure of his investment;
- b) Legal action/proceedings being initiated to suspend the investor's license by any regulatory authority or its name being struck off in the records of the Ministry of Company Affairs;
- c) Any regulatory order passed against investor debaring investor from investments in stock market directly or indirectly etc.
- d) Proceedings for insolvency / bankruptcy or winding up being instituted against the investor;
- e) Company having reason to believe that any of the aforesaid events is likely to occur imminently.
- f) Any regulatory change which makes the holding of Debentures by investor illegal or void.

**Disclosures as per Form no.PAS-4 pursuant to section 42 and rule 14(3) of Companies (Prospectus and Allotment of Securities) Rules, 2014, and SEBI Circular CIR/IMD/DF/17/2011 dated September 28, 2011 RBI Master Direction FMRD. Master Direction No. 2/2016- In Accordance With Disclosure Document Issued By Fixed Income Money Market And Derivatives Association Of India (FIMMDA), In Consultation With RB..**

**2. ISSUER INFORMATION**

<b>Date of incorporation of the company</b>	October 27, 1994
<b>Registered Office</b>	Edelweiss House, Off. C.S.T. Road, Kalina, Mumbai - 400098 Telephone: +91 22 4272 2200
<b>Compliance Officer</b>	Ms. Pooja Doshi Edelweiss House, Off. C.S.T. Road, Kalina, Mumbai 400098. Tel: +91 22 4009 4400
<b>Chief Financial Officer</b>	Mr. Jagdish Bhoir Edelweiss House, Off. C.S.T. Road, Kalina, Mumbai 400098. Tel: +91 22 4009 4400
<b>Debenture Trustee of the Issue</b>	Catalyst Trusteeship Limited Windsor, 6th Floor, Office No.604, C.S.T. Road, Kalina,

	Santacruz (East), Mumbai – 400098 Tel: +91 022 4922 0555 Fax: +91 022 4922 0505 E-mail: dt@cltrustee.com Website: www.catalysttrustee.com Contact Person: Mr. Umesh Salvi
<b>Registrar of the Issue</b>	<b>KFin Technologies Private Limited</b> Karvy Seleni um Tower B, Plot 31-32, Gachibowli, Financial District, Nanakramguda, Hyderabad - 500 032
<b>Credit Rating Agency(ies) of the Issue</b>	Name: CRISIL Limited Address: CRISIL House, Central Avenue, Hiranandani Business Park, Powai Mumbai-400 076
<b>Auditors of the Issuer</b>	S.R. Batliboi & Co. LLP Chartered Accountants 14th Floor, The Ruby, 29, Senapati Bapat Marg Dadar (West), Mumbai – 400 028, Maharashtra India.

### 3. A BRIEF SUMMARY OF THE BUSINESS/ ACTIVITIES OF THE ISSUER AND ITS LINE OF BUSINESS

#### (a) Overview:

Edelweiss Finance & Investments Limited was originally incorporated as a Private Limited company under the name and style of Crossborder Investments Private Limited on October 27, 1994 in the state of Maharashtra.

The Company became the subsidiary of Edelweiss Financial Services Limited (EFSL) with effect from March 3, 2000. The Equity Shares of EFSL are listed on BSE Limited and National Stock Exchange of India Limited.

The name of the Company was changed to “Edelweiss Finance & Investments Private Limited” with effect from July 24, 2009.

With effect from August 20, 2009, the status of the Company changed from private limited company to public limited company and the name changed to Edelweiss Finance & Investments Limited.

Vide Order of the Company Law Board dated January 17, 2007, the Registered Office of the Company shifted from the state of Maharashtra to the state of Andhra Pradesh and the Registrar of Companies, Andhra Pradesh by giving the Corporate Identity Number U67120AP1994PLC052372.

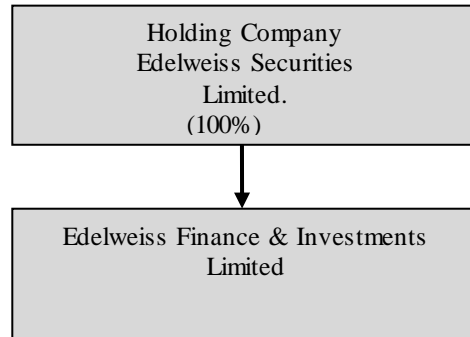
The Company is registered as a Non-Banking Financial Institution not accepting public deposits with the Reserve Bank of India. The Company is engaged in the business of investments and lending. Over a period of time the Company has acquired the status of Systemically important Non-Banking Financial Company not accepting public deposits.

We are part of the Edelweiss group, which is one of India’s diversified financial service conglomerate offering credit, wealth, asset management, asset reconstruction and capital market advisory services and life and general insurance. Our Company is presently engaged in the business of granting loans against securities, margin trade financing and IPO financing. Our company intends to grow into a leading NBFC of the Edelweiss group’s advisory business. The Edelweiss group’s advisory business presently includes wealth management, asset management, asset reconstruction and capital markets.

Our Company’s product portfolio currently comprises of granting loans against securities, margin trade financing and IPO financing. We provide loans to our customers against the pledge of certain specified securities held by such customers. The product is offered to customers who require liquidity against their investments in certain specific

marketable securities including equity shares, units of mutual funds, bonds, debentures and structured products. The tenure of such loans may be up to 30 months.

**(b) Corporate Structure:**



**d. Key Operational and Financial Parameters for the last three audited years and Financial year ended March 31, 2020:**

Parameters	(Rs in Crore)		
	Ind AS	Ind AS	Ind AS
	Financial Year ended	Financial Year ended	Financial Year ended
	31-Mar-20 Audited	31-Mar-19 Audited	March 31, 2018 Audited
Networth #	461.09	165.89	167.60
Total Debt	<b>365.16</b>	<b>1973.17</b>	<b>1,808.63</b>
(i) Borrowings (other than debt securities)	2.93	1921.51	1,756.97
(ii) Subordinated Liabilities	34.06	51.66	51.66
	328.17		
Property, Plant and Equipment	0.61	0.66	0.98
Other Intangible assets	0.56	0.93	0.47
	639.29	-	-
Cash and cash equivalents	158.75	105.02	15.30
Bank balances other than cash and cash equivalents	0.35	5.33	5.00
Securities held for trading	3.10	1,380.45	1,482.49
Investments	-	-	-
Receivables	<b>2.56</b>	<b>628.46</b>	<b>465.84</b>
(i) Trade receivables	1.19	628.38	456.31
(ii) Other receivables	1.37	0.09	9.53
Other assets	<b>35.57</b>	<b>63.13</b>	<b>51.37</b>
(i) Derivative financial instruments	1.78	0.10	2.64
(ii) Other financial assets	13.39	44.47	16.48
(iii) Current tax assets (net)	13.66	14.56	30.62
(iv) Other non- financial assets	6.74	4.00	1.63

Trade Payable	6.20	4.94	5.46
<b>Other liability</b>	<b>8.34</b>	<b>40.00</b>	<b>39.77</b>
(i) Derivative financial instruments	0.57	26.04	2.07
(ii) Other financial liabilities	2.12	3.26	4.88
(iii) Current tax liabilities (net)	3.44	8.02	19.40
(iv) Provisions	0.95	1.05	11.56
(v) Other non-financial liabilities	1.26	1.63	1.86
<b>Assets Under Management</b>		-	-
Interest Income	119.01	141.07	159.07
Interest Expense	98.44	120.45	135.35
Provisioning & Write-offs	2.57	-	-
PAT	18.42	1.30	12.69
Total Comprehensive Income	18.10	1.31	12.72
Gross NPA (%)	0%	0%	0%
Net NPA (%)	0%	0%	0%
Tier I Capital Adequacy Ratio (%)	47.18%	22.40%	30.92%
Tier II Capital Adequacy Ratio (%)	8.88%	6.64%	8.72%
CRAR	56.06%	29.04%	39.64%
<b>Gross Debt: Equity Ratio of the Company:-</b>			
Before the issue of debt securities *	<b>0.79</b>	<b>11.90</b>	<b>0.39</b>

\*Excluding asset specific borrowings

**Summary of last audited Balance Sheet and Profit & Loss Account with qualifications by Auditors as per the disclosure requirement of FIMMDA:** (Amount in Crores.)

Financial Summary	Financial Year ended	Financial Year ended	Financial Year ended
	March 31, 2020	March 31, 2019	March 31, 2018
Equity	8.34	3.44	3.44
Net worth	461.09	1,65.89	167.60
Investment in Subsidiaries / affiliates	-	-	-
Total Debt Outstanding	365.16	1973.17	1,808.63
Short Term (<1 Year)	62.16	1926.10	17,61.56
Other Debt	303.00	47.07	47.07
Gross Income	148.53	142.46	1,59.14
Operating profit (PBITD)	125.34	1,25.61	1,29.21
Gross profit (PBSD)	26.9	5.16	-6.14
Net profit (Post Tax)	18.42	1.30	12.69
Audit qualifications (if any)	N.A	N.A	N.A

Please note nos. are give as per IND AS, financials for March 2017 , Profit and Loss figures are not available as Profit and Loss was not prepared under IND AS. Please note March, 2019 and 2018 numbers are restated in FY 2019-20.

(e) Project cost and means of financing, in case of funding of new projects: Not applicable

#### 4. A BRIEF HISTORY OF THE ISSUER

##### (a) History:

Edelweiss Finance & Investments Limited was originally incorporated as a Private Limited company under the name and style of Crossborder Investments Private Limited on October 27, 1994 in the State of Maharashtra. The Company became the subsidiary of Edelweiss Financial Services Limited (EFSL) with effect from March 3, 2000. The Equity Shares of EFSL are listed on BSE Limited and National Stock Exchange of India Limited.

Presently, the Registered Office of the Company is situated at 2nd Floor, M. B. Towers, Plot No. 5, Road No. 2, Banjara Hills, Hyderabad - 500 034, Andhra Pradesh and the Corporate Office is at Edelweiss House, Off C.S.T. Road, Kalina, Mumbai - 400098.

The Company became a subsidiary of Edelweiss Securities Limited (ESL) with effect from May 4, 2020.

The Company got registered as a Non-Banking Financial Institution not accepting public deposits with the Reserve Bank of India on March 30, 2002. The Company is engaged in the business of investments and lending. The Company has 4 (four) Offices, which includes the Registered Office the Corporate Office, an Office and a Branch Office.

As of date, the Company does not have any subsidiary

##### (b) Capital Structure of the Company as on June 30, 2020:

###### Share Capital

Particulars	Amount (Rs. in crores)
A. Authorised Capital	
4,16,20,000 Equity shares of Rs.. 10 each	41.6
3,13,80,000 Preference shares of Rs. 10 each	31.4
<b>Total</b>	<b>73</b>
B. Issued, Subscribed and Paid Up Capital	
8,335,332 (Equity shares of Rs. 10 each, fully paid-up)	8.33
97,19,000- 14.625% - Cumulative Redeemable Preference Shares of Rs.10 each, fully paid-up	9.719
<b>Total</b>	<b>18.049</b>
Paid up capital (A) after the offer; (B) after conversion of convertible instruments (if applicable) (d) share premium account (before and after the offer)	There will be no change in the Capital and Share Premium after the Offer.

##### (c) Change in share capital as on June 30, 2020 (for last five years):

###### i. Authorized Share Capital and the changes therein:

Date of Change (AGM/EGM)	Amount in Rs.	Particulars / Remarks
August 1, 2017 (EGM)	Rs. 73,00,00,000/-	Reclassification of 3,86,20,000 Preference Shares of Rs. 10 each into 3,86,20,000 Equity Shares of Rs.10 each.

###### ii. Equity Share Capital and the changes therein:

Date of	No. of	Face	Issue	Nature of	Reasons for	Cumulative No.	Cumulative	Cumulative	Remarks
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Allotment	Equity Shares	Value (Rs.)	Price (Rs.)	Consideration	Allotment	of Equity Shares	Paid-up Share Capital (Rs. In Cr)	Share Premium (Rs. In Cr)	
August 4, 2017	5,85,000	10	502	Cash	Allotment to the Holding Company	32,40,020	3.24002	256.387	----
February 28, 2018	1,95,312	10	502	Cash	Allotment to the Holding Company	34,35,332	3.435	266.192	----
March 31, 2020	49,00,000	10	552	Cash	Allotment to Edelweiss Securities Limited	83,35,332	8.335	531.772	

(d) Details of any acquisitions or amalgamation in the last one year: None

(e) Details of any reorganization or reconstruction in the last one year: None

#### 5. DETAILS OF THE SHAREHOLDING PATTERN AS ON JUNE 30, 2020:

(a) Equity Shareholding pattern of the Company as on June 30, 2020:

Sr. No.	Particulars	Total No. of Equity Shares	No. of Shares in Demat form	Total Shareholding as % of total no. of Equity Shares
1.	Promoter	8,335,332*	8,33,352*	100
	Total	8,335,332	8,33,352	100

\* including 6 shares held by nominees of Promoters.

(b) List of Top 10 holders of Equity Shares of the Company as on June 30, 2020:

Sr. No.	Name of Shareholder	No. of Equity Shares held	No of Shares in Demat form	% of Share Holding
1	Edelweiss Securities Limited(ESL)*	8,335,332	8,33,352	100
	Total	8,335,332	8,33,352	100

\* including 6 shares held by nominees.

#### 6. BRIEF PARTICULARS OF THE MANAGEMENT OF THE COMPANY:

(a) NAMES AND ADDRESSES OF THE DIRECTORS OF THE ISSUER AS ON JUNE 30, 2020:

Sr. No.	Name, Designation, DIN, Nationality, Occupation and Address	Age (Years)	Date of Appointment	Other Directorships
1.	Mr. Venkatchalam Ramaswamy Designation: Non-executive Director DIN: 00008509 Nationality: Indian Occupation: Service Address: 142, Beach Apt., 14th Floor, P. Balu Rd., Prabhadevi, Mumbai - 400025.	52	01/11/2013	1. Edelweiss Financial Services Limited 2. ECL Finance Limited 3. Edelweiss Asset Reconstruction Company Limited 4. Edelweiss Capital (Singapore) Pte. Ltd. 5. Edelweiss Alternative Asset Advisors Pte. Limited 6. Edelweiss Investment



				Advisors Private Limited
2.	Mr. Subramanian Ranganathan, Designation: Executive Director DIN: 00125493 Nationality: Indian Occupation: Service Address: A-407/408, 4TH Floor Golf Scaape, Sion Trombay, Chembur, Mumbai- 400071	56	24/01/2013	1. Edel Finance Company Limited 2. Edelweiss General Insurance Company Limited
3.	Mr. Pudugramam Narayanaswamy Venkatachalam Designation: Independent Director DIN: 00499442 Nationality: Indian Occupation: Professional Address: Flat no. 3C, Settlur Manor No.2, Sivaswamy Street, Opp Dr. Radhakrishnan Salai, Mylapore, Chennai – 600 004	75	14/07/2008	1. Edelweiss Financial Services Limited 2. ECL Finance Limited 3. Sundaram Finance Limited 4. Edelweiss Asset Reconstruction Company Limited 5. Edelweiss Tokio Life Insurance Company Limited 6. Sundaram Home Finance Limited 7. Edelweiss Housing Finance Limited
4.	Ms. Shabnam Panjwani Designation: Non-Executive Director DIN: 02057371 Nationality: Indian Occupation: Service Address: 26, Hempradha Building, 7th Floor, Marine Drive, Mumbai –400020	54	20/03/2015	1. Island Investments Private Limited
5.	Mr. Kunnasagaran Chinniah Designation: Independent Director DIN: 01590108 Nationality: Singaporean Occupation: Professional Address: 12, Countryside Grove, Singapore Singapore City 789967 SG	62	13/12/2019	1. Edelweiss Financial Services Limited; 2. Nirlon Limited; 3. Edelweiss Rural & Corporate Services Limited; 4. Edelweiss Capital (Singapore) Pte. Ltd.; 5. Changi Airport International Pte. Ltd.; 6. Keppel Infrastructure Fund Management Pte. Ltd.; 7. Azalea Asset Management Pte. Ltd.; 8. Astrea III Pte. Ltd.; 9. Azalea Investment Management Pte. Ltd.; 10. Hindu Endowments Board; 11. Greenko Energy Holdings; 12. Edelweiss Securities Limited; 13. ECL Finance Limited; and

				14. Edelweiss Tokio Life Insurance Company Limited
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**(b) Change in Directors since last three years (i.e. 2017-18, 2018-19 and 2019-20):**

Name, Designation	DIN	Date of Appointment / Resignation	Director of the Company since (in case of resignation)	Remarks
Mr. Ajay Manglunia	02861202	April 11, 2019	July 5, 2017	Appointment and Resignation
Mr. Raviprakash R. Bubna	00090160	July 14, 2017	November 26, 2009	Resignation
Dr. Vinod Juneja	00044311	July 20, 2018	January 21, 2010	Resignation
Mr. Kunnasagaran Chinniah	01590108	December 13, 2019		Appointment

**Confirmations**

- None of the Directors are identified as willful defaulters by the RBI, ECGC or any government authority.
- Neither the Issuer nor any of its Promoters or Directors has been declared as a willful defaulter.

**Any financial or other material interest of the directors, promoters or key managerial personnel in the offer and the effect of such interest in so far as it is different from the interests of other persons. NIL**

**Debenture holding of Directors:**

As on date, none of our Directors hold any debentures in the Company.

**Remuneration/Sitting Fees to the Directors**

The details of remuneration/sitting fees paid to the Directors during the last three financial years is as under:

Sr. No.	Name of the Director	March 31, 2020 (Rs.)	March 31, 2019 (Rs.)	March 31, 2018 (Rs.)	Particulars
1.	Mr. Venkatchalam Ramaswamy	94,26,498	93,97,368	5,88,82,364	Remuneration
2.	Mr. Subramanian Ranganathan	-	-	-	Remuneration
3.	Mr. P N Venkatachalam	2,60,000	3,20,000	2,60,000	Sitting Fees
4.	Ms. Shabnam Panjwani	-	--	--	Remuneration
5.	Mr. Kunnasagaran Chinniah*	-	--	--	Sitting Fees

\* Appointed w.e.f. December 13, 2019

**7. DETAILS OF AUDITORS OF THE COMPANY**

**(a) Details of the auditors of the Company**

Name	Address	Auditor since
S.R. Batliboi & Co. LLP Chartered Accountants	14th Floor, The Ruby, 29, Senapati Bapat Marg	July 20, 2018

	Dadar (West), Mumbai – 400 028, Maharashtra India.	
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**(b) Details of changes in auditors since last three years :**

(ii) Name	Address	Change
B S R & Associates LLP, Chartered Accountants	Lodha Excelus, 5 <sup>th</sup> Floor, Apollo Mills Compound, N. M. Joshi Marg, Mahalakshmi, Mumbai - 400 011, Maharashtra, India.	From September 22, 2006 till July 20, 2017
Price Waterhouse Chartered Accountants LLP	252 Veer Savarkar Marg, Shivaji Park, Dadar (West), Mumbai - 400 028, Maharashtra, India	From July 20, 2017 Till May 22, 2018
S. R. Batliboi & Co. LLP	14 <sup>th</sup> Floor, The Ruby, 29, Senapati Bapat Marg, Dadar (West), Mumbai - 400 028, Maharashtra, India	From May 23, 2018

**8. DETAILS OF BORROWINGS AS ON JUNE 30, 2020**
**(a) Details of Secured Loan Facilities :**

Lender's name	Type of facility	Amount Sanctioned (in Rs. Crore)	Principal amount outstanding (in Rs.Crs) *	Repayment Date / Schedule	Security
Non-Convertible Debenture	Secured, redeemable, Non-Convertible Debentures	-----	48.25 35.15 84.54 53.97	05 <sup>th</sup> August, 2020 05 <sup>th</sup> Feb, 2023 05 <sup>th</sup> Feb, 2025 05 <sup>th</sup> Feb, 2030	For the redemption and payment of the Principal amount of debenture the company shall by way of separate deed of Hypothecation, create first Pari passu charge on current asset and future short term and long term receivables, stock in trade and other current asset of the company, excluding intangible asset for the issue.
Non-Convertible Debenture	Secured, redeemable, Non-Convertible Debentures	-----	68.02	-----	The debentures are secured by way of a pari passu mortgage over the immovable property and a charge on the present and future receivables, loans, securities, investments and other financial assets to the extent equal to the principal and interest amounts of the Debentures outstanding
Non-Convertible Debenture	Secured, redeemable, Non-Convertible Debentures	-----	53.60	-----	The Debentures are secured by way of an exclusive charge over the Hypothecated Properties and pari passu charge

					<p>over the Mortgaged Properties ranking pari passu with other lenders/debenture holders, in favour of the Trustee, for the benefit of the Debentureholders. For avoidance of doubt, it is hereby clarified that the charge on the Receivables shall be in the nature of a floating charge and notwithstanding anything stated herein, the Company shall be entitled to deal with the Receivables in the ordinary course of its business, provided no Event of Default is subsisting.</p>
Non-Convertible Debenture	Secured, redeemable, Non-Convertible Debentures	-----	168.45	-----	<p>The Debentures are secured by way of an exclusive charge over the Hypothecated Properties, in favour of the Trustee, for the benefit of the Debentureholders. For avoidance of doubt, it is hereby clarified that the charge on the Receivables shall be in the nature of a floating charge and notwithstanding anything stated herein, the Company shall be entitled to deal with the Receivables in the ordinary course of its business, provided no Event of Default is subsisting.</p>
Non-Convertible Debenture	Secured, redeemable, Non-Convertible Debentures	-----	55.00	-----	<p>The debentures are secured by way of a pari passu mortgage on the loans against securities and receivables from loans against securities to the extent equal to the principal and interest amounts of the Debentures outstanding</p>
<b>Total</b>			<b>566.98</b>		

**(b) Details of Unsecured Loan Facilities :**

Lender's Name	Type of Facility	Amount Sanctioned	Carrying Value (including accrued interest)(Rs.in Crs)	Repayment Date / Schedule
Loan from Fellow Subsidiary Company			0.02	Repayable on demand
Subordinated Liabilities- Preference Shares			14.93	The Preference Shares were allotted on July 19, 2013. The preference share will be compulsorily redeemed at the end of 10 years from the date of allotment.
Inter-corporate deposits		---	-	Repayable on demand
<b>Total</b>			<b>14.95</b>	

**(c) Details of Non Convertible Debentures: Refer Annexure**
**(d) List of Top 10 Debenture holders as on June 30, 2020**

SR No.	NAME	AMOUNT IN LAKH
1	Morde Foods Private Limited	7500
2	Navi Technologies Private Limited	5500
3	Techno Electric & Engineering Company Limited	2000
4	J.P. Financial Services Pvt Ltd	1580
5	Naresh Bhavanji Shah	1500
6	Balanadu Narayan	1500
7	Biostadt India Limited	1300
8	Vrindavan Finvest Private Ltd	1000
9	Shyam Srinivasan	998
10	Poddar Tyres Limited	905

**(e) The amount of corporate guarantee issued by the issuer along with name of the counter party (like name of the subsidiary, JV entity, group company, etc) on behalf of whom it has been issued : None**
**(f) Details of Commercial Paper : NIL**
**(g) Details of Rest of the borrowing (if any including hybrid debt like FCCB, Optionally Convertible Debentures / Preference Shares) as on June 30, 2020:**

Number of shares	Particulars	Amt in Rs.
97,19,000	14.625% Cumulative Redeemable Preference Shares of Rs 10 fully paid up (Redeemable @ Rs. 5 per share at the time of redemption).	14,57,85,000

**(h) Details of all default/s and/or delay in payments of interest and principal of any kind of term loans, loans from any bank or financial institutions, deposits, debt securities and other financial indebtedness including corporate guarantee issued by the Company, in the past five years : NONE**
**(i) Details of outstanding borrowings taken / debt securities issued where taken / issued (a) for consideration other than cash, whether in whole or part, (b) at premium or discount, or (c) in pursuance of an option**

The Issuer has not issued any debt securities or has any outstanding borrowings taken: (i) for consideration other than cash, whether in whole or part; or (ii) in pursuance of an option as on June 30,, 2020.

As on June 30, 2020, the Issuer has issued debt securities at a premium as per the table below:

Date of Issue	Product Code	No. of Debentures	Face Value (INR)	Premium Per Debenture (INR)	Aggregate Premium (INR)
16-Sep-19	I2H901A01	100	100000	547	54700
16-Sep-19	K1H901A01	100	100000	535	53500
16-Sep-19	L0H901A02	100	100000	527	52700
17-Sep-19	I2H901A02	50	100000	274	13700
25-Sep-19	I2H901A03	145	100000	783	113535
27-Sep-19	I2H901A05	127	100000	539	68453
16-Oct-19	I2H901A06	81	100000	1337	108297
16-Oct-19	L0H901A04	181	100000	1280	231680
18-Oct-19	I2H901A07	13	100000	1390	18070
18-Oct-19	L0H901A05	25	100000	800	20000
29-Oct-19	L0H901A07	25	100000	1088	27200
30-Oct-19	I2H901A08	10	100000	1709	17090
30-Oct-19	L0H901A06	87	100000	1633	142071
19-Nov-19	L0H901A09	25	100000	1638	40950
26-Nov-19	I2H901A09	48	100000	2141	102768
26-Nov-19	K1H901A05	137	100000	1848	253176
26-Nov-19	L0H901A10	100	100000	1822	182200
28-Nov-19	I2H901A10	146	100000	639	93294
28-Nov-19	K1H901A06	117	100000	2423	283491
28-Nov-19	L0H901A11	129	100000	2369	305601
29-Nov-19	L0H901A12	125	100000	2394	299250
06-Dec-19	L0H901A13	30	100000	2086	62580
16-Dec-19	I2H901A11	34	100000	2965	100810
16-Dec-19	K1H901A07	10	100000	2894	28940
20-Dec-19	I2H901A12	28	100000	2898	81144
20-Dec-19	K1H901A08	75	100000	2596	194700
20-Dec-19	L0H901A15	123	100000	2562	315126
01-Jan-20	I6L901A01	998	100000	163	162674
03-Jan-20	I2H901A14	90	100000	3450	310500
03-Jan-20	L0H901A18	20	100000	3289	65780
07-Jan-20	I2H901A15	35	100000	3558	124530
07-Jan-20	I6L901A02	30	100000	324	9720
07-Jan-20	K1H901A10	30	100000	3473	104190
07-Jan-20	L0H901A19	71	100000	3392	240832
14-Jan-20	K1H901A12	10	100000	3658	36580
14-Jan-20	L0H901A21	10	100000	3572	35720
14-Jan-20	L1C901A04	75	100000	773	57975
14-Jan-20	L2C901A03	45	100000	609	27405
10-Feb-20	I2H901A18	23	100000	4481	103063
10-Feb-20	K1H901A13	30	100000	4373	131190

10-Feb-20	L0H901A22	24	100000	4270	102480
10-Feb-20	L1C901A05	54	100000	1771	95634
10-Feb-20	L2C901A04	104	100000	1234	128336
11-Feb-20	K1H901A14	10	100000	4400	44000
11-Feb-20	L0H901A23	19	100000	4296	81624
11-Feb-20	L1C901A06	48	100000	1957	93936
11-Feb-20	L2C901A05	84	100000	1613	135492
20-Feb-20	I6L901A06	10	100000	1511	15110
20-Feb-20	K1H901A15	106	100000	4640	491840
20-Feb-20	L0H901A24	100	100000	4529	452900
20-Feb-20	L1C901A07	150	100000	2168	325200
20-Feb-20	L2C901A06	109	100000	1901	207209
26-Feb-20	K2B001A01	1500	100000	482	723000
28-Feb-20	A2B001A01	198	100000	538	106524
28-Feb-20	K2B001A02	50	100000	533	26650
02-Mar-20	L0H901A25	174	100000	4816	837984
02-Mar-20	L1C901A08	59	100000	758	44722
03-Mar-20	L0B001A01	622	100000	95	59090
05-Mar-20	A2B001A02	200	100000	692	138400
05-Mar-20	K2B001A03	100	100000	687	68700
05-Mar-20	L0B001A02	50	100000	145	7250
20-Mar-20	K2B001A06	50	100000	1150	57500
24-Apr-20	I2H901A27	20	100000	6520	130400
24-Apr-20	I6L901A13	90	100000	3263	293670
29-May-20	E2H001A01	60	100000	1577	94620
12-Jun-20	E2H001A02	70	100000	2149	150430
12-Jun-20	K1H901A23	40	100000	7697	307880
23-Jun-20	F1F002A01	140	100000	101	14140
26-Jun-20	E2H001A03	50	100000	3145	157250
26-Jun-20	K1H901A25	51	100000	8082	412182

As on June 30, 2020 the Issuer has issued debt securities at a discount as per the table below:

Date of Issue	Product Code	No. of Debentures	Face Value (INR)	Discount Per Debenture (INR)	Aggregate Discount (INR)
28-Aug-19	L0H901A01	176	100000	520	91520
02-Mar-20	L2C901A07	25	100000	2002	50050
29-Jun-20	F1F002A02	1805	100000	492	888060
30-Jun-20	D1F003A	1600	100000	1000	1600000
30-Jun-20	J0F001A	200	100000	787	157400

## 9. Details of Promoters of the Company :

### (i) Details of Promoter holding in the Company as on June 30, 2020

Sr. No.	Name of Shareholders	Total no. of Equity Shares	No, of shares in demat form	Total Shareholding as % if total no. of equity shares	No of shares pledged	% of shares pledged with respect to shares owned
1.	Edelweiss Securities Limited	83,35,332	83,35,332	100	Nil	Nil

\* includes shares held by nominees

**10. Abridged version of Audited Consolidated (wherever available) and Standalone Financial information (like Profit & Loss statement, Balance Sheet and Cash Flow statement) for at least last three years and auditor qualifications , if any.**

Refer Annexure

**11. (a) Abridged version of Latest Audited / Limited Review Half Yearly consolidated (wherever available) and Standalone Financial Information (like Profit & Loss statement and Balance Sheet) and auditor's qualifications, if any.**

Refer Annexure

**(b) Related party transactions entered during the last three financial years immediately preceding the year of circulation of Disclosure Document including with regard to loans made or, guarantees given or securities provided.**  
Refer Annexure

**(c) Summary of reservations or qualifications or adverse remarks of auditors in the last five financial years immediately preceding the year of circulation of Disclosure Document and their impact on the financial statements and financial position of the company and the corrective steps taken and proposed to be taken by the company for each of the said reservations or qualifications or adverse remark.** Nil

**(d) Any change in accounting policies during the last three years and their effect on the profits and the reserves of the company.**

The Company prepared financial statements as per Ind AS for the first time for the year ended March 31, 2019. The impact of first time adoption of Ind AS on net-worth and profit and loss account is quantified in note 40 of the annual financial statements.

**(e) Profits of the company, before and after making provision for tax, for the three financial years immediately preceding the date of circulation of Disclosure Document:** Refer Annexure

**(f) Dividends declared by the company in respect of the said three financial years; interest coverage ratio for last three years (Cash profit after tax plus interest paid/interest paid):** No dividend declared on equity share capital, Dividend paid on Preference share capital amounting Rs. 3.03Cr. (Dividend) and Rs. 0.31 Cr. TDS paid thereon for FY 2019-20. Also company has redeemed 1,09,73,000 numbers of Preference share at the rate Rs.15 per share along with dividend payment of Rs. 0.31 cr and TDS payment of Rs. 0.02 cr for the Period 1<sup>st</sup> April, 2020 to 11<sup>th</sup> June, 2020.

**12. (a) Any material event/ development or change having implications on the financials/credit quality (e.g. any material regulatory proceedings against the Issuer/promoters, tax litigations resulting in material liabilities, corporate restructuring event etc) at the time of issue which may affect the issue or the investor's decision to invest / continue to invest in the debt securities.** Edelweiss Financial Services Limited, the Holding Company of the Issuer, and other merchant bankers in the matter of Initial Public Offer of Credit Analysis and Research Limited (together referred to as the "Appellants") have filed an appeal before the Securities Appellate Tribunal, Mumbai ("SAT") against the impugned order dated November 28, 2014 ("Order"). SEBI vide Order had imposed the maximum penalty prescribed under Section 15 HB of the SEBI Act amounting to INR 1,00,00,000/- jointly and severally on the Appellants for the violation of Clause 1 of Form C of Schedule VI of Regulation 8 (2) of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2009 and Regulation 13 read with clause 1, 4, 6, 7 and 20 of Code of Conduct for Merchant Bankers as specified in



Schedule III of the SEBI (Merchant Bankers) Regulations 1992. Aggrieved, the Appellants have filed the Appeal inter-alia to set aside the order and to stay the Order. The Securities Appellate Tribunal by a majority order dated September 30, 2016 has set aside the order passed by SEBI as well as the penalty imposed on the merchant bankers.

Edelweiss Financial Services Limited, the Holding Company of the Issuer, Axis Capital Limited and SBI Capital Markets Limited (“Appellants”/ “Merchant Bankers”) had filed an appeal before the Securities Appellate Tribunal, Mumbai (“SAT”) on May 19, 2016 to, *inter alia*, set aside an order dated March 31, 2016 (“Order”) passed by an adjudicating officer of SEBI (“Respondent”) and to grant an interim stay on the Order. The Respondent *vide* the Order had imposed a penalty of Rs. 1,00,00,000/- jointly and severally on the Appellants for violation of Regulation 57(1), Regulation 57(2)(a)(ii) and Regulation 64(1) of the SEBI ICDR Regulations and Regulation 13 of the SEBI (Merchant Bankers) Regulations, 1992 (“MB Regulations”) in relation to certain disclosure requirements set forth under the SEBI ICDR Regulations and adherence to the code of conduct set forth under the MB Regulations for the merchant bankers, respectively, in the initial public offer of Electrosteel Steels Limited. SAT *vide* its order dated November 14, 2019, has reduced the penalty amount from Rs. 1,00,00,000/- to Rs. 50,00,000/-. The penalty of Rs. 50,00,000/- imposed on the Merchant Bankers has been paid jointly.

**(b) Details of any litigation or legal action pending or taken by any Ministry or Department of the Government or a statutory authority against any promoter of the offeree company during the last three years immediately preceding the year of the circulation of the Disclosure Document and any direction issued by such Ministry or Department or statutory authority upon conclusion of such litigation or legal action.** NONE

**(c) Details of any inquiry, inspections or investigations initiated or conducted under the Companies Act or any previous company law in the last three years immediately preceding the year of circulation of Disclosure Document in the case of Company and all of its subsidiaries.** NIL

**(d) Details of acts of material frauds committed against the company in the last three years, if any, and if so, the action taken by the company.** NIL

**(e) Prosecutions filed (whether pending or not) fines imposed, compounding of offences in the last three years immediately preceding the year of the Disclosure Document and if so, section-wise details thereof for the Company and all of its subsidiaries.** NIL

### 13. Debenture Trustee:

The Company has appointed Catalyst Trusteeship Limited as the Debenture Trustee to the Issue.

Catalyst Trusteeship Limited has given consent to act as the Debenture Trustee on behalf of the Debenture holders.

A copy of the consent letter is enclosed as Annexure

### 14. Credit Rating and Rating Rationale(s):

The rating rationale/letter adopted/issued by the Rating Agency is enclosed as Annexure

The rating rationale can be accessed from the website of the rating agency.

### 15. Details of guarantee / letter of comfort or any other document / letter with similar intent

Not Applicable

### 16. Other details

#### (j) Debenture Redemption Reserve

The Debenture Redemption Reserve shall be as per the provisions of the Companies Act, 2013 and the applicable Rules as amended from time to time specified for Non-banking Financial Companies. The Company being RBI Licenced NBFC is exempted from creating the DRR.

**(k) Issue/instrument specific regulations - relevant details (Companies Act, RBI guidelines, etc).**

- The Companies Act, 2013 and the applicable Rules as amended from time to time;
- SEBI (Issue and Listing of Debt Securities) Regulation, 2008 as amended from time to time;
- SEBI (Listing Obligation & Disclosure requirement) Regulations, 2015 and amendments thereafter;
- SEBI Circular CIR/IMD/DF/17/2011 dated September 28, 2011;
- SEBI Circular CIR/IMD/DF/17/2013 dated October 22, 2013;
- SEBI Circular CIR/IMD/DF/18/2013 dated October 29, 2013 to the extent applicable;
- SEBI Circular CIR/MRD/DRMNP/35/2013 dated December 05, 2013 and amendments thereafter;
- SEBI Circular CIR/IMD/DF-1/122/2016 dated November 11, 2016 and amendments thereafter.
- SEBI Circular CIR/IMD/DF-1/ 67 /2017 dated June 30, 2017 and SEBI Circular CIR/DDHS/P/59/2018 dated March 28, 2018.
- SEBI Circular SEBI/HO/DDHS/CIR/P/2018/05 dated January 05, 2018, and amendments thereafter;
- SEBI/ HO/ MIRSD/ DOS3/CIR/P/2019/68 dated May 27, 2019
- RBI Notification No. DNBR.(PD) 006 /GM(MSG)-2015 dated February 20, 2015 and amendments thereafter;
- RBI Circular RBI/2013-14/402 IDMD.PCD. 08/14.03.01/2013-14 and RBI Notification No. IDMD.PCD.07/ED(RG) – 2013 dated December 5, 2013 and amendments thereafter;

**(l) Application for the Debentures**

**How to Apply**

Applications for the Debentures must be made in the Application Form and must be completed in block letters in English by investors. Application Forms must be accompanied by a cheque or electronic fund transfer instruction drawn or made payable in favour of "EDELWEISS FINANCE & INVESTMENTS LIMITED" and marked 'A/c Payee Only' in case of cheques. The full amount of the Debentures applied for has to be paid along with the delivery of the fully completed and executed Application Form together with other applicable documents described below.

Cheques/ electronic fund transfer instruction may be drawn on any bank which is situated and is a member or sub-member of the Bankers' clearing houses located at Mumbai. Investors are required to make payments only through cheques/ electronic transfer payable at Mumbai.

The Company assumes no responsibility for any applications/cheques/ lost in mail or in transit.

The payment by FPIs / FIIs shall be made through the payment modes permitted by Reserve Bank of India.

**Who can Apply**

Nothing in this Disclosure Document shall constitute and/or deem to constitute an offer or an invitation to an offer, to be made to the Indian public or any section thereof through this Disclosure Document, and this Disclosure Document and its contents should not be construed to be a prospectus under the Companies Act.

The following categories of investors, when specifically approached, are eligible to apply for this private placement of Debentures

- Individuals
- Hindu Undivided Family
- Trust
- Limited Liability Partnerships
- Partnership Firm(s)
- Portfolio Managers registered with SEBI
- Association of Persons
- 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

All investors are required to comply with the relevant regulations/guidelines applicable to them for investing in this Issue.

This Disclosure Document and the contents hereof are restricted for only the intended recipient(s) who have been addressed and only such recipients are eligible to apply for the Debentures. Furthermore, NRIs, OCBs, and other persons resident outside India (except as specifically provided in this Disclosure Document) are not eligible to apply for or hold the Debentures.

#### **Application by Banks/Corporate Bodies/Mutual Funds/FIs/Trusts/Statutory Corporations**

The applications must be accompanied by certified true copies of (i) memorandum and articles of association/constitution/bye-laws/trust deed; (ii) resolution authorizing investment and containing operating instructions; and (iii) specimen signatures of authorized signatories; Application made by an Asset Management Company or custodian of Mutual Fund shall clearly indicate the name of the concerned scheme for which application is being made.

#### **Application by FPIs / FIIs / sub accounts of FIIs**

The application should be accompanied by all documents required in case of investments to be made by such FPIs / FIIs / sub accounts of FIIs including (i) approval, if any from Reserve Bank of India / SEBI; (ii) self attested copy of PAN; (iii) SEBI registration certificate (including of the sub-account of FII); FPIs / FIIs / sub accounts of FIIs, (iv) tax residence certificate provided by the Income Tax authority of foreign country of which the FII is a tax resident, wherever applicable/Address Proof, (v) authorized signatories, (vi) Board resolution permitting investment in debentures/structured products, (vi) demat statement, (vii) financials for the past 2 years and (viii) the POA

#### **Application under Power of Attorney**

A certified true copy of the power of attorney or the relevant authority as the case may be along with the names and specimen signatures of all authorised signatories must be lodged along with the submission of the completed Application Form. Further, modifications/additions in the power of attorney or authority should be delivered to the Company at its Office.

#### **PAN**

Each of the applicants should mention his/her/their PAN allotted under the IT Act. Applications without this will be considered incomplete and are liable to be rejected.

#### **Basis of Allotment**

The Company has the sole and absolute right to allot the Debentures to any applicant.

#### **Right to Accept or Reject Applications**

The Company is entitled at its sole and absolute discretion to accept or reject any application, in part or in full, without assigning any reason. Application Forms that are not complete in all respects shall be rejected at the sole and absolute discretion of the Company.

#### **Payment of Coupon**

Coupon will be paid only to the Debenture holders registered in the Register of Debenture holders or to the Beneficial Owners. Coupon on the Debentures, if any shall be payable on the Redemption Date. The determination of the persons

entitled to receive Coupon in respect of the Debentures (i.e., persons whose names are registered in the register of Debenture holders or the Depositories' record) shall be made on the Record Date. In the case of joint holders of Debentures, Coupon shall be payable to the first named Debenture holder.

### **Redemption**

The entire principal amount of the Debentures will be repaid, on or before the respective Redemption Date/s as mentioned in summary term sheet. Generally, no surrender of debentures by the debentureholders will be allowed prior to the redemption date.

The Debentures held in the dematerialised form shall be taken as discharged on payment of the redemption amount by the Company on maturity to the registered debentureholders whose name appears in the Register of debentureholders on the record date. Such payment will be a legal discharge of the liability of the Company towards the debentureholders. On the Company dispatching the amount as specified above in respect of the Debentures, the liability of the Company shall stand extinguished.

The Company's liability to the debentureholders towards all their rights including for payment or otherwise shall cease and stand extinguished from the due dates of redemption in all events. Further the Company will not be liable to pay any Coupon or compensation from the dates of such redemption.

### **Right to Re-purchase and Re-issue the Debentures**

The Company will have power, exercisable at its sole and absolute discretion from time to time, to re-purchase a part or all of its Debentures from the secondary markets or otherwise, at any time prior to the Redemption Date, subject to applicable law and in accordance with the applicable guidelines/regulations, if any.

In the event of a part or all of its Debentures being repurchased as aforesaid or redeemed under any circumstances whatsoever, the Company shall have, and shall be deemed always to have had, the power to reissue the Debentures either by reissuing the same Debentures or by issuing other debentures in their place.

Further the Company, in respect of such re-purchased/re-deemed Debentures shall have the power, exercisable either for a part or all of those Debentures, to cancel, keep alive, appoint nominee(s) to hold or reissue at such price and on such terms and conditions as it may deem fit and as permitted by law.

### **Right to partially redeem the Debentures**

The Company at its discretion may partially redeem the debentures at a request or with the consent of the debentureholder/s, if required, at any time prior to the Redemption Date, subject to applicable law and in accordance with the applicable guidelines/regulations, if any.

### **Right to further issue the Debentures**

Company reserves right to make multiple issuances under the same ISIN with reference to SEBI Circular CIR/IMD/DF-1/67/2017 dated June 30, 2017 and SEBI Circular CIR/DDHS/P/59/2018 dated March 28, 2018.

Issue can be made either by way of creation of fresh ISIN or by way of issuance under the existing ISIN at premium /par/discount as the case may be in line with SEBI Circular CIR/IMD/DF-1/67/2017 dated June 30, 2017 and SEBI Circular CIR/DDHS/P/59/2018 dated March 28, 2018.

### **Place, Currency and Mode of Payment**

All obligations of the Company on the Debentures including Coupon, are payable at Mumbai in Indian rupees only. The payments will be made through cheques or RTGS/NEFT/Fund Transfer mode.

### **Issue of Debentures in Dematerialised Form**

The Debentures will be issued only in dematerialized form. The trading in Debentures will be in dematerialized mode

only. The Company has made arrangements with the depositories for the issue of the Debentures in dematerialised form. Investors will have to hold the Debentures in dematerialised form as per the provisions of Depositories Act. The Depository Participant's name, DP-ID and beneficiary account number must be mentioned at the appropriate place in the Application Form. The Company shall take necessary steps to credit the Debentures allotted to the depository account of the investor.

### **Succession**

In the event of demise of a Registered Debenture holder of the Debentures, or the first holder in the case of joint holders, the Company will recognize the executor or administrator of the demised Debenture holder or the holder of succession certificate or other legal representative of the demised Debenture holder as the Registered Debentures holder of such Registered Holder's Debentures if such a person obtains probate or letter of administration or is the holder of succession certificate or other legal representation, as the case may be, from a Court in India having jurisdiction over the matter and delivers a copy of the same to the Company. The Company may in its absolute discretion, where it thinks fit, dispense with the production of the probate or letter of administration or succession certificate or other legal representation, in order to recognize such holder as being entitled to the Debentures standing in the name of the demised Debenture holder(s) on production of sufficient documentary proof or indemnity. In case a person other than individual holds the Debentures, the rights in the Debentures shall vest with the successor acquiring interest therein, including liquidator or such any person appointed as per the applicable law.

### **Notices**

The notices, communications and writings to the Debenture holder(s) required to be given by the Company shall be deemed to have been given if sent by registered post/courier to the Registered Debenture holder(s) at the address of the Debenture holder(s) registered with the Corporate Office.

All notices, communications and writings to be given by the Debenture holder(s) shall be sent by registered post or by hand delivery to the Company at its Corporate Office or to such persons at such address as may be notified by the Company from time to time and shall be deemed to have been received on actual receipt of the same.

### **Rights of Debenture holders**

The Debenture holder(s) shall not be entitled to any right and privileges of shareholders other than those available to them under the Companies Act. The Debenture shall not confer upon the holder the right to receive notice(s) or to attend and to vote at any general meeting(s) of the shareholders of the Company.

### **Modifications of Rights**

The rights, privileges and conditions attached to the Debentures may be varied, modified or abrogated upon a Special Request or by a Special Resolution duly passed at the meeting of the Debentureholders convened in accordance with the provisions set out in the Fifth Schedule of the Debenture Trust Deed.

### **Future Borrowings**

Subject to the applicable regulations, the Company shall be entitled, from time to time, to make further issue of Debentures, other debt securities (whether pari passu or junior to the Debentures) and other instruments and securities to any person or persons including to the public or a section of the public and/or members of the Company and/or to raise further loans, advances and/or avail further financial and/or guarantee facilities from financial institutions, banks and/or any other person(s) without any further approval from or notice to the Debenture holders/Debenture Trustee.

### **Tax Benefits**

A debenture holder is advised to consider the tax implications in respect of subscription to the Debentures after consulting his tax advisor.

### **Coupon Cheques/Refund Cheques**

Loss of Coupon cheques/refund cheques should be intimated to the Company immediately. Upon receipt of request for issue of duplicate Coupon cheques/refund cheques, the Company shall consider the same and such issue of duplicate cheques shall be governed by applicable law and any other conditions as may be prescribed by the Company.

### **Debenture Trustee**

The Issuer has received the consent of Catalyst Trusteeship Limited to act as the Trustees on behalf of the Debenture Holders. All the rights and remedies of the Debenture holders shall vest in and shall be exercised by the Debenture Trustee without referring to the Debenture holders. All investors are deemed to have irrevocably given their authority and consent to Catalyst Trusteeship Limited to act as their debenture trustee and for doing such acts and signing such documents to carry out their duty in such capacity. Any payment by the Company to the Debenture Trustee on behalf of the Debenture holders shall discharge the Company *pro tanto* to the Debenture holders. Resignation/retirement of the Debenture Trustee shall be as per terms of the trust deed executed between the Company and the Debenture Trustee. A notice in writing to the Debenture holders shall be provided for the same.

### **Valuation Agency**

The Company has entered into valuation agreement(s) with SEBI registered credit rating agencies namely CRISIL Limited ("CRISIL"), ICRA Limited ("ICRA") and Credit Analysis and Research Limited ("CARE"). The Issuer at its sole discretion shall appoint one of these agencies as a Valuation Agent to provide Valuation on Debentures. The details of Valuation Agent and the website link of the Valuation Agent where the Valuations shall be available will be communicated by the Issuer to the Debenture holder. Such communication shall form part of this Disclosure Document. The Valuation Agent will publish the valuation on its website at least once every calendar week. The valuation of the Debentures shall be available at <https://www.edelweissfin.com/web/edelweiss/investor-relation/valuations-of-structured-products-ncds> and on the website of the Valuation Agency within 7 Working Days from Deemed Date of Allotment. Upon request by any Debenture Holder for the value of the Debentures, the Issuer shall arrange to provide the same. The Company reserves the right to change the Valuation Agent at its sole and absolute discretion, during the tenure of the Debentures without giving any reasons or prior notice to the Debenture holders. The Issuer shall inform about such change as and when it occurs to the Debenture holders.

### **Anti Money Laundering**

Since these debentures are issued in "compulsory demat mode" and the Company uses depository system for allotment of the debentures, KYC checks conducted by depository participants at the time of accepting the customer or transaction under the prevention of money laundering policy adopted by depositories or depository participant shall be considered adequate irrespective of risk level of the customer or transaction. However, as a matter of a good practice, Company may examine transactions/clients that may fall under "suspicious transactions" category as defined under Prevention of Money Laundering Act, 2002 and seek further information from the clients.

## **18. MANAGEMENT'S PERCEPTION OF RISK FACTORS**

Potential investors should consider carefully all the risk factors in this Disclosure Document for evaluating the Issuer and its business and the Debentures before making any investment decision relating to the Debentures. Unless the context requires otherwise, the risk factors described below apply to the Issuer only. If any one of the following stated risks actually occurs, the Issuer's business, financial conditions and results of operations could suffer and, therefore, the value of the Issuer's Debentures could decline.

Unless specified or quantified in the relevant risk factors, the Issuer is not in a position to quantify the financial or other implications of any risk mentioned herein below:

### **a) Early Termination for Extraordinary Reasons, Illegality and Force Majeure :**

If the Issuer determines that, for reasons beyond its control, the performance of its obligations under the Debentures has become illegal or impractical in whole or in part for any reason, or the Issuer determines that, for reasons beyond its control, it is no longer legal or practical for it to maintain its hedging arrangements with respect to the Debentures for any reason, the Issuer may at its discretion and without obligation terminate early the

Debentures. If the Issuer terminates early the Debentures, the Issuer will, if and to the extent permitted by applicable law, pay the holder of each such Debenture an amount determined by the Calculation Agent/Issuer.

**b) Interest Rate Risk:**

**Interest Rate Risk (Company specific):** Since EFIL is engaged in lending and financing activities, its business and income will largely be dependent on interest income from its operations. Interest rates are highly sensitive to many factors, including the monetary policies of RBI, deregulation of the financial sector in India, domestic and International economic and political conditions, inflation and other factors beyond the control of EFIL. Due to these factors, interest rates in India have historically experienced a relatively high degree of volatility. There can be no assurance that significant interest rate movements will not have an effect on the results of its operations.

**Interest Rate Risk on Bonds/ Government securities:**

Bonds/ Government securities which are fixed return securities, run price-risk like any other fixed income security. Generally, when interest rates rise, prices of fixed income securities fall and when interest rates drop, the prices increase. The level of interest rates is determined by the rates at which government raises new money through RBI, the price levels at which the market is already dealing in existing securities, rate of inflation etc. The extent of fall or rise in the prices is a function of the prevailing coupon rate, number of days to maturity of a security and the increase or decrease in the level of interest rates. The prices of Bonds/ Government securities are also influenced by the liquidity in the financial system and/or the open market operations (OMO) by RBI. Pressure on exchange rate of the rupee may also affect security prices. Such rise and fall in price of bonds/ government securities may influence valuations as and when such changes occur.

**c) Changes or discontinuance of the Underlying (applicable to market linked product):**

Changes in the Underlying and factors which either affect or may affect the value of the Underlying, may affect the return on an investment in the Debentures. In case of the regulators or the authorized bodies discontinuing or restricting the use of the benchmark/underlying, the Issuer will be bound to take necessary action as may be prescribed by the regulators or the authorized body or as may be required by the law or as may be required to accommodate the situation.

**d) Credit Risk:**

Any lending and investment activity by the Issuer is exposed to credit risk arising from repayment default by borrowers and other counterparties. The Issuer has a systematic credit evaluation process to monitor the performance of its asset portfolio on a regular and continual basis to detect any material development, and constantly evaluate the changes and developments in sectors in which it has substantial exposure and to take timely appropriate remedial actions. The Issuer also undertakes periodic reviews of its entire asset portfolio with a view to determine the portfolio valuation identify potential areas of action and devise appropriate strategies thereon. Despite these efforts, there can be no assurance that repayment default will not occur and in such circumstances may have an effect on its results of operations. The principal amount is subject to the credit risk of the Issuer whereby the investor may or may not recover all or part of the funds in case of default by the Issuer.

**e) Returns on Debentures are subject to Model Risk:**

Returns on the Debentures are based on complex mathematical models involving multiple derivative exposures which may or may not be hedged and the actual behavior of the Underlying Reference Index selected for hedging may significantly differ from returns predicted by the mathematical models.

**f) Increasing competition from banks, financial institutions and NBFCs**

The successful implementation of Issuers growth plans depends on its ability to face the competition. The main competitors of the Issuer are NBFCs, financial institutions and banks. The Issuer does not have access to large quantities of low cost deposits because of which it may become less competitive. Many of its competitors have

significantly greater financial, technical, marketing and other resources. Many of them also offer a wider range of services and financial products than the Issuer does and have greater brand recognition and a larger client base. As the Issuer ventures into offering newer products, it is likely to face additional competition from those who may be better capitalised, have longer operating history and better management. If the Issuer is unable to manage its business and compete effectively with current or future competitors it might impede its competitive position and profitability.

**g) Downgrading in Credit Rating**

For borrowings through NCDs the following Rating has been assigned –

**CRISIL - CRISIL PP-MLD A1+r (pronounced CRISIL PP-MLD A one plus r)**

The Issuer cannot guarantee that this rating will not be downgraded. In the event of deterioration in the financial health of the Issuer, there is a possibility that the Rating Agency may downgrade the rating of the Debentures. Such a downgrade in the credit rating may lower the value of the Debentures and may also result in the Issuer having to withdraw this borrowing programme.

**h) Security may be insufficient to redeem debentures**

In the event that the company is unable to meet its payment and other obligations towards investors under the terms of the debentures, the Debenture Trustee may enforce the security as per the terms of security documents, and other related documents. The Debenture Holder(s) recovery in relation to the debentures will be subject to (a) the market value of such secured property, (b) finding willing buyer for the security at a price sufficient to repay debenture holder(s) amounts outstanding under the debentures. The value realized from the enforcement of the security may be insufficient to redeem the debentures.

**i) Repayment is subject to the credit risk of issuer**

Potential investors should be aware that receipt of the principal amount, (i.e. the redemption amount) and any other amounts that maybe due in respect of the debentures is subject to the credit risk of the Issuer. Potential investors acknowledge the risk that the issuer may not be able to satisfy their obligations under the debentures. In the event that bankruptcy proceedings or composition, scheme of arrangement or similar proceedings to avert bankruptcy are instituted by or against the issuer, the payment of sums due on the debentures may not be made or may be substantially reduced or delayed.

**EXTERNAL RISK FACTORS**

**a) The Debentures may be illiquid**

The Company does not intends to list the Debentures on the WDM segment of the BSE. The Company cannot provide any guarantee that the Debentures will be frequently traded and that there would be any market for the Debenture(s).

**b) A slowdown in economic growth in India**

A slowdown in the Indian economy / GDP may adversely affect Company's business, including its ability to enhance its asset portfolio and the quality of its assets, and its ability to implement certain measures could be adversely affected by a movement in interest rates, or various other factors affecting the growth of industrial, manufacturing and services sector or a general down trend in the economy. Any adverse revision to India's credit rating for domestic and international debt by international rating agencies may adversely impact the Company's ability to raise additional financing and the interest rates and other commercial terms at which such additional financing is available.



**c) Material changes in regulations to which the Company is subject**

NBFCs in India are subject to detailed supervision and regulation by the RBI, though currently NBFCs not accepting public deposits are exempt from many provisions. In addition, the Company is generally subject to changes in Indian law, as well as to changes in regulations and policies and accounting principles. The RBI also requires the Company to make provisions in respect of NPAs. Any changes in the regulatory framework affecting NBFCs including the provisioning for NPAs or capital adequacy requirements could adversely affect the profitability of the Company or its future financial performance by requiring a restructuring of its activities, increasing costs or otherwise. The Company is subject to certain statutory, regulatory, exposure and prudential norms and this may limit the flexibility of the Company's loans, investments and other products.

**d) Conditions in the Indian Debt market may affect the coupon on the Debentures.**

Even though the Government securities market is more liquid compared to other debt instruments, on occasions, there could be difficulties in transacting in the market due to extreme volatility or unusual constriction in market volumes or on occasions when an unusually large transaction has to be put through. The Central and State Governments are the issuers of the local currency debt. The Government raises money to meet its capital and revenue expenditure by issuing debt or discounted securities. Since these securities carry minimal risks, they may command lower yields.

The performance may be affected by changes in Government policies, general levels of interest rates and risks associated with trading volumes, liquidity and settlement systems.

The Indian securities markets are smaller than securities markets in more developed economies and the regulation and monitoring of Indian securities markets and the activities of investors, brokers and other participants differ, in some cases significantly, from those in the more developed economies.

**e) Conditions in the Indian Equity market may affect the coupon on the Debentures.**

**Applicable to Index Linked product:**

The Indian stock exchanges have also experienced problems that have affected the market price and liquidity of the securities of Indian companies. In addition, the governing bodies of the Indian stock exchanges have from time to time restricted securities from trading, limited price movements and restricted margin requirements. If similar problems occur in the future, the market price and liquidity of the Equity Shares could be adversely affected, thereby affecting the indices.

**19. UNDERTAKINGS BY THE INVESTOR:**

The following risks associated to the Debentures, is subject to and pursuant to the terms of the Debentures as provided in this Disclosure Document, The initial subscriber by subscribing to, and any subsequent purchaser by purchasing the Debentures, shall be deemed to have agreed, and accordingly the Company shall be entitled to presume, that each of the initial subscriber, and any subsequent purchaser (Debenture holder, as also referred to hereina above and hereinafter):

(A) has

- (1) sufficient knowledge (including of applicable laws, rules, regulations, circulars), experience and expertise as an investor, to make the investment in such Debentures;
- (2) not relied on either of the Company, or any of its affiliates, holding company, or any person acting on its behalf for any information, advice or recommendations of any sort except as regards the accuracy of the specific factual information about the terms of the Debentures as set out in the Disclosure Document;
- (3) understood that information contained in the Disclosure Document, or any other document issued by the Company is not being construed as business or investment advice; and
- (4) made an independent evaluation and judgment of all risks and merits before investing in the Debentures;

(B) has understood that the Debentures will not be listed and therefore it, may or may not have a market at all;

- (C) has understood that without prejudice to (A), and (B) above,
- (1) the method and manner of computation of, returns and calculations on the Debentures shall be solely determined by the Company, whose decision shall be final and binding; The valuation to be provided by the valuation agency is only an indicative value on the valuation date and can be different from the actual realizable value of the Debenture;
  - (2) in the event of any discretions to be exercised, in relation to method and manner of any of the above computations including due to any disruptions in any of the financial markets or if for any other reason the calculations cannot be made as per the method and manner originally stipulated or referred to or implied, such alternative methods or approach shall be used as deemed fit by the Company and may include the use of estimates and approximations. All such computations shall be valid and binding on the Debenture holder, and no liability therefore will attach to the Company;
  - (3) Investor confirms that issuer will not be responsible for the performance of Index and is only using Index as underlying and is only responsible for tracking/mapping its performance as per calculation methodology agreed herein. Any loss to investor due to underperformance of Index shall be borne by investor and neither Issuer nor Index Administrator shall be responsible for any losses to investor. Further, Issuer shall not be responsible or liable to investor for any loss caused due to any action, inaction, omission or negligence of Index administrator or Index calculating agent, applicable only in case of market linked product
  - (4) Investors hereby authorise, agree, acknowledge that Issuer may receive information from Index calculating agent or Index Administrator w.r.t change in Index composition or calculation methodology and Issuer may provide necessary consent to Index calculating agent or Index Administrator that issuer deems fit in its sole discretion and such events may not constitute early redemption event at Issuer discretion, applicable only in case of market linked product
- (D) has understood that in the event that the Debenture holder suffers adverse consequences or loss, the Debenture holder shall be solely responsible for the same and the Company, or any of its affiliates, holding company, or any person acting on its behalf shall not be responsible, in any manner whatsoever, for any adverse consequences or loss suffered by the Debenture holder, including but not limited to, on the basis of any claim that no adequate disclosure regarding the risks involved was made or that the full risks involved were not explained or understood;
- (E) has reviewed the terms and conditions applicable to the Debentures as contained in the Disclosure Document, and understood the same, and, on an independent assessment thereof, confirmed the same to be correct and, found the same acceptable for the investment made and has also reviewed the risk disclosure with respect to the Debentures, and understood the risks, and determined that the Debentures are a suitable investment and that the Debenture holder can bear the economic risk of that investment, including the possibility of receiving lower than expected returns.
- (F) has received all the information believed to be necessary and appropriate or material in connection with, and for, the investment in the Debentures;
- (G) holds the Debentures as an investment and has not purchased the Debentures on a speculative basis;
- (H) as an investor, is knowledgeable about applicable laws, rules, regulations with respect to the Debentures and is experienced in making investments, including in debt instruments having variable or unpredictable returns or no returns and also investments similar to the Debentures;
- (I) in investing in the Debentures:
- (i) has obtained such independent and appropriate financial, tax, accounting and legal advice as required and/or deemed necessary, to enable the Debenture holder to independently evaluate, assess and understand the appropriateness, merits and risks associated with investing in the Debentures, and also as to the Debenture holders' legal competency and ability (including under applicable laws and regulations), to invest in the Debentures;
  - (ii) has assumed, on the Debenture holders' own account, all risk of loss that may occur or be suffered including as to the returns on and/or the sale value of the Debentures and shall not look directly or indirectly to the Company (or to any person acting on its behalf) to indemnify or otherwise hold the Debenture holder harmless in respect of any such loss and/or damage and confirms that the Debenture holder is aware that, as returns on the Debentures are primarily linked to the Securities and even otherwise, the Debenture holder may receive negligible returns or not receive any returns at all over the term and/or part thereof, of the Debentures or upon maturity;

- (J) has understood that, at any time during the term of the Debentures, the value of the Debentures may be substantially less than its redemption amount;
- (K) undertakes that, if the Debenture holder sells the Debentures to subsequent investors, the Debenture holder shall ensure, and it is the Debenture holder's obligation in that regard, that:
- (1) the subsequent investors receive the terms and conditions, risks and representations contained in the Disclosure Document and any other related document and fully understand the Debentures,
  - (2) sale to subsequent investors will be subject to such investors having confirmed the receipt of all of (1) above,
  - (3) the sale and transfer of the Debentures shall be effected only in the manner stipulated: by the Stock Exchange in accordance with the rules, regulations and bye-laws of the Stock Exchange;
- (L) has the legal ability to invest in the Debentures, and the investment does not contravene any provision of any law, regulation or contractual restriction or obligation or undertaking binding on or affecting the Debenture holder, or its assets;
- (M) where the Debenture holder is a partnership firm
- (i) its investing in the Debentures on its terms is within the scope of its investment policy and is not in conflict with the provisions of the partnership deed currently in force;
  - (ii) the investment in Debentures is being made by and on behalf of the partners (and binds all the partners jointly and severally), and that the partnership is in force and existing, and the investment has been ratified by all of the partners, jointly and severally;
  - (iii) the investment in Debentures has been duly authorised by all the partners, and does not contravene any provisions of the partnership deed, or any law, regulation or contractual restriction or obligation or undertaking binding on or affecting the partnership or its assets or any of the partners or their respective assets;
  - (iv) for any minor as may have been admitted to the benefits of the partnership, the legal guardian of the minor has confirmed that the above applies equally to the minor as if the minor were a partner; and
  - (v) for any Hindu Undivided Family ("HUF") that may be partner, the Karta declares that the above equally binds each of the co-parceners and beneficiaries of the HUF; and
- (N) where the Debenture holder is a company, also confirms that:
- (i) notwithstanding the variable nature of the return on the Debentures, the Debenture holder is not precluded under any law, rules, regulations and/or circular/s issued by any statutory authority/ies including under the Companies Act, 2013 and its Rules, from investing in the Debentures;
  - (ii) all necessary corporate or other necessary action has been taken to authorize, and that the Debenture holder has corporate ability and authority, to invest in the Debentures; and
  - (iii) investment in the Debentures does not contravene any provisions of the memorandum and the articles of association, or any law, regulation or contractual restriction or obligation or undertaking binding on or affecting the Debenture holder or the Debenture holder's assets.
- (O) where there is an intermediary who sells the Debentures and/or invests in the Debentures on behalf of its Clients/investor(s) ("Intermediary"), it also confirms that :
- (i) it is registered with SEBI;
  - (ii) it is fully in compliance with the laws and regulations applicable to it including the SEBI Circular dated CIR/IMD/DF/17/2011 dated September 28, 2011 ("Structured Products Guidelines"), the Prevention of Money Laundering Act, 2002 ("PML Act"), the Prevention of Money Laundering (Maintenance of Records of the Nature and Value of Transactions, the Procedure and Manner of Maintaining and Time for Furnishing Information and Verification and Maintenance of Records of the Identity of the Clients of the Banking Companies, Financial Institutions and Intermediaries) Rules, 2005 ("PML Rules"), the requirements of Circular dated 20th March 2006 "Guidelines on Anti-Money Laundering Standards" of the SEBI ("AML Guidelines") together with the PML Act and the PML Rules, the "AML Laws & Rules", all applicable know-your-client norms ("KYC Guidelines") and all applicable rules, regulation and guidelines issued by any relevant regulator and the Intermediary has strictly complied with all applicable AML Laws & Rules and KYC Guidelines in relation to each of the Clients / investor(s);

- (iii) the Intermediary is selling the Debentures, to appropriate Clients/the investor(s) or is investing on behalf of its Clients /the investor(s) appropriately and such sale / investment in the Debentures is within the scope of its authority and accordingly binds each of the Clients/ investor(s);
  - (iv) the intermediary has satisfied itself as to the capacity and authority of each of the Clients / investor(s) to invest in such Debentures;
  - (v) the Intermediary has conducted a risk profiling of each Client / Investor (s) pursuant to the Structured Products Guidelines and has satisfied itself that the Debentures are suitable to the risk profile of the Client / investor.
  - (vi) the Intermediary has fully advised each of its Clients / the investor(s) of the risks relating to investment in the Debentures and ensured that the Client / investor has understood the risks involved in investment in the Debentures and is capable of taking the risks posed by the Debentures;
  - (vii) the Intermediary in case of a Portfolio Manager as required under the SEBI (Portfolio Managers) Regulations, 1993 and in case of any other Intermediary under the regulations applicable to that Intermediary has fully advised each of its Clients / the investor(s) of the rights of such Clients / investor(s) against the Intermediary as its principal and accepts responsibility for such advice;
  - (viii) Should there be any dispute by the Clients / investor(s) as regards the investment in the Debentures including but not limited to the scope of its authority with regard to such investment the same shall be dealt with entirely by the Intermediary with each of the Clients / investor(s), with no reference to the Issuer;
  - (ix) the Intermediary hereby consents (including on the basis of any request made by the Issuer in this regard) to provide and/or to disclose to the Issuer any information regarding any or all of the Client / investor and the investment in the Debenture, as required under applicable regulations and/or as requested by any governmental or regulatory authority or under a provision of law and agrees that such information shall be disclosed by the Issuer to any governmental and/or regulatory authorities.;
  - (x) The Intermediary shall provide its Clients / the investor(s) with a copy of the Offer Document;
  - (xi) The Intermediary shall guide the Clients / investor(s) as to where the valuations (of the Debentures) will be available;
  - (xii) The Intermediary shall guide the Clients / investor(s) as to the applicable exit loads/exit options/liquidity support, (if any) etc. being provided by the Issuer or through the secondary market;
  - (xiii) The Intermediary confirms and undertakes that it has not and will not use the name of the Issuer or any of its group entities in any of its advertisement or any marketing material other than for the selling the Debentures; and  
The Intermediary confirms that the marketing material shall only contain information that is provided in this Disclosure Document and should not contain any information that is extraneous to this Disclosure Document.
- (P) where the Debenture holder is a FPI / FII / sub account, it also confirms that the investment by such FPI/FII and on behalf of each sub-account shall not exceed individual debt limits allocated as per applicable rules, regulations, guidelines from time to time.

### Potential Conflicts of Interest

The Company has appointed Edelcap Securities Limited (the agent), a group Company as its calculation agent for the purposes of calculating amounts payable or deliverable to holders under these Debentures. Under certain circumstances, the agent as a group Company and its responsibilities as calculation agent for the Debentures could give rise to conflicts of interest. The agent is required to carry out its duties in good faith and using its reasonable judgment. The Issuer may enter into an arrangement with the agent to hedge market risks associated with its obligations under the Debentures. Such agent would be expected to make a profit in connection with this arrangement. The Company may not seek competitive bids for such arrangements from other affiliated and unaffiliated parties.

### 20. Disclaimers

This Disclosure Document in relation to the Debentures is made available by the Company to the applicant on the further strict understanding that

- (i) the applicant is a "Person Resident in India" as defined under the Foreign Exchange Management Act, 1999,
- (ii) in providing this Disclosure Document to the applicant, the applicant confirms that there will be no violation of rules, regulations and byelaws issued by any applicable authority including those issued by the Securities and Exchange Board of India;

- (iii) the applicant has sufficient knowledge, experience, and professional advice to make his own evaluation of the merits and risks of a transaction of the type under this Disclosure Document; and
- (iv) the applicant is not relying on the Issuer nor on any of the affiliates or the Holding Company for information, advice or recommendations of any sort except for the accuracy of specific factual information about the possible terms of the transaction.

The Company is not acting as the advisor or agent of the applicant. This Disclosure Document does not purport to identify for the applicant, the risks (direct or indirect) or other material considerations, which may be associated with the applicant entering into the proposed transaction. Prior to entering into any proposed transaction, the applicant should independently determine, without reliance upon the Company or the affiliates of the Company or the Holding Company, the economic risks and merits, as well as the legal, tax, and accounting characterizations and consequences of the transaction and including that the applicant is able to assume these risks. The Company, and/or the affiliates of the Company or the Holding Company, may act as principal or agent in similar transactions and/or in transactions with respect to instruments underlying a proposed transaction. The Company, and/or the affiliates of the Company and / or the Holding Company may, from time to time, have a long or short proprietary position/s and/or actively trade, by making markets for its clients, in financial products identical to or economically related to those financial products described in this Disclosure Document. The Company may also undertake hedging transactions related to the initiation or termination of a transaction, that may adversely affect the market price, rate, index or other market factors(s) underlying the financial product and consequently its value. The Company may have a commercial relationship with and access to information of reference securities, financial products, or other interests underlying a transaction.

This Disclosure Document and its contents are the Company's property, and are to be considered proprietary information and may not be reproduced or otherwise disseminated in whole or in part without the Issuer's written consent unless required to by judicial or administrative proceeding, and then with prior notice to the Company. If any recipient of this information memorandum and or private placement offer cum application letter decides not to participate in the issue, that recipient must promptly return this information memorandum and or all private placement offer cum application letter and all reproductions whether in whole or in part and any other information statement, notice, opinion, memorandum, expression or forecast made or supplied at any time in relation thereto or received in connection with the issue to the issuer.

Information Memorandum and/or the Private Placement Offer cum application Letter does not constitute, nor may it be used for or in connection with, an offer or solicitation by anyone in any jurisdiction in which such offer or solicitation is not authorized or to any person to whom it is unlawful to make such an offer/solicitation. No action is being taken to permit an offering of the debentures or the distribution of this Information Memorandum and/or the Private Placement Offer cum application Letter in any jurisdiction where such action is required. Persons into whose possession this Information Memorandum and/or the Private Placement Offer cum application Letter come are required to inform themselves of, and to observe, any such restrictions. This information memorandum is made available to potential investors in the issue on the strict understanding that it is confidential.

Applicants must understand that as the Debentures would not be listed, in view of the nature and complexity of the Debentures, liquidity of the Debentures may be impacted in a manner that cannot be determined.

Past performance is not indicative of future performance. Investment in the Debentures may be subject to the risk of loss, meaning the Debenture holder may lose some or all of its investment especially where changes in the value of the transaction may be accentuated by leverage. Even where the Debentures are principal protected, there is a risk that any failure by a person including a counterparty to perform obligations when due may result in the loss of all or part of the investment. Applicants are not being offered any guaranteed or indicative returns through these Debentures.

No liability whatsoever is accepted for any loss arising (whether direct or consequential) from any use of the information contained in this Disclosure Document. The Company undertakes no obligation to effect any subsequent updates on the information after the date of Information Memorandum and thus it should not be relied upon with respect to such subsequent events without first confirming its accuracy with the Issuer. Any opinions attributed to the Company, and/or the affiliates of the Company and / or the Holding Company constitute the Company's judgment as of the date of the

material and are subject to change without notice. Provision of information may cease at any time without reason or notice being given.

Applicants must understand that while the issue and other dates are specified, with the change in any regulations by the SEBI or any other regulatory body or for any other reason, the issue itself / these dates can be cancelled / reformed at the discretion of the Issuer and shall be final and binding on the prospective holders /holders of those debentures.

**NOTE:**

This Disclosure Document is not intended for distribution and it is meant solely for the consideration of the person to whom it is addressed and should not be reproduced by the recipient. The Debentures mentioned herein are being issued on a private placement basis and this offer does not constitute nor should it be considered a public offer/invitation. Nothing in this Disclosure Document shall constitute and/or deem to constitute an offer or an invitation to an offer to the Indian public or any section thereof to subscribe for or otherwise acquire the Debentures. This Disclosure Document and the contents hereof are restricted for only the intended recipient(s) who have been addressed directly through a communication by the Company and have been marked against the serial number provided herein and only such recipients are eligible to apply for the Debentures. Furthermore, NRIs, OCBs and other persons resident outside India (except as specifically provided in this Disclosure Document) are not eligible to apply for or hold the Debentures. All investors are required to comply with the relevant regulations/guidelines applicable to them for investing in this Issue. The Company or any other parties, whose names appear herein, shall not be liable for any statements made herein or any event or circumstance arising therefrom. Potential investors are required to make their own independent evaluation and judgment before making the investment and are believed to be experienced in investing in debt markets and are able to bear the economic risk of investing in such instruments.

**Stock Exchange Disclaimer Clause**

It is to be distinctly understood that filing of this Disclosure Document with the Stock Exchange should not, in any way, be deemed or construed that the same has been cleared or approved by the Stock Exchange. The Stock Exchange does not take any responsibility either for the financial soundness of any scheme or the project for which the Issue is proposed to be made, or for the correctness of the statements made or opinions expressed in this Disclosure Document.

**Below Disclaimers applicable only in case of Market Linked Product**

**Information in relation to Nifty 10 yr Benchmark G-Sec Clean Price Index**

The Nifty 10 yr Benchmark G-Sec Clean Price Index is constructed using the clean price of a 10 year bond issued by the Government of India and declared as benchmark by FIMMDA. The index seeks to track the performance of the 10 year benchmark security on the basis of clean price. The index has a base date of Jan 03, 2011 and base value of 1000.

**Index Manufacturer – NSE Indices Limited [erstwhile India Index Services & Products Limited (IISL)] Background**

- NSE Indices Limited, a subsidiary of NSE was setup in May 1998 to create and manage indices for NSE and its participants
- NSE Indices Limited maintains over 80 equity indices comprising broad-based benchmark indices, sectoral indices
- They manage the most popular and most traded indices on Indian markets such as Nifty 50, Nifty Bank and all NSE sectoral indices
- This index is managed by NSE Indices Limited. The index is calculated on a daily basis by NSE Indices Limited.

**INDEX METHODOLOGY:**

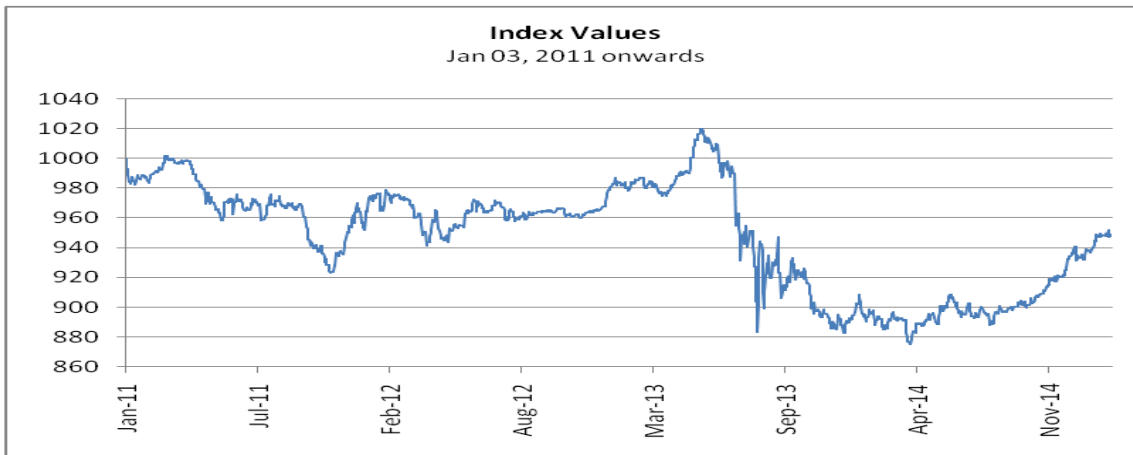
Index represents 10 year Government of India Bond identified as “Benchmark” security by FIMMDA.

- The Index will only consider the clean price of the 10 year on the run for index calculations
- The index is computed using the price returns methodology.
- The FIMMDA prices are used for valuation of the bonds in the index.
- The index values will be published at end of the day

- Index is reviewed on monthly basis.



## Historical Performance



### **FOR NIFTY BANK LINKED DEBENTURES:**

#### **Disclaimer by NSE Indices Limited**

- i. The Nifty Bank Index linked Debentures ("Debentures") are not sponsored, endorsed, sold or promoted by NSE Indices Limited [erstwhile India Index Services & Products Limited ("IISL")]. NSE Indices Limited does not make any representation or warranty, express or implied, to the owners of the Debentures or any member of the public regarding the advisability of investing in securities generally or in the Debentures particularly or the ability of the Nifty Bank Index to track general stock market performance in India. The relationship of NSE INDICES LIMITED to EDELWEISS FINANCE & INVESTMENTS LIMITED ("EFIL") is only in respect of the licensing of certain trademarks and trade names of its Index which is determined, composed and calculated by NSE INDICES LIMITED without regard to EFIL or the Debentures. NSE INDICES LIMITED does not have any obligation to take the needs of EFIL or the owners of the Debentures into consideration in determining, composing or calculating the Nifty Bank Index. NSE INDICES LIMITED is not responsible for or has participated in the determination of the timing of, prices at, or quantities of the Debentures to be issued or in the determination or calculation of the equation by which the Debentures are to be converted into cash. NSE INDICES LIMITED has no obligation or liability in connection with the administration, marketing or trading of the Debentures.
- ii. NSE INDICES LIMITED does not guarantee the accuracy and/or the completeness of the Nifty Bank Index or any data included therein and they shall have no liability for any errors, omissions, or interruptions therein. NSE INDICES LIMITED does not make any warranty, express or implied, as to results to be obtained by EFIL, owners of the Debentures, or any other person or entity from the use of the Nifty Bank Index or any data included therein. NSE INDICES LIMITED makes no express or implied warranties, and expressly disclaim all warranties of merchantability or fitness for a particular purpose or use with respect to the Index or any data included therein. Without limiting any of the foregoing, NSE INDICES LIMITED expressly disclaim any and all liability for any damages or losses arising out of or related to the Debentures, including any and all direct, special, punitive, indirect, or consequential damages (including lost profits), even if notified of the possibility of such damages.
- iii. An investor, by subscribing or purchasing an interest in the Debentures, will be regarded as having acknowledged, understood and accepted the disclaimer referred to in Clauses above and will be bound by it.

### **FOR NIFTY 50 LINKED DEBENTURES:**

#### **Disclaimer by NSE INDICES LIMITED**

The Product(s) are not sponsored, endorsed, sold or promoted by NSE INDICES LIMITED [erstwhile India Index Services & Products Limited ("IISL")]. NSE INDICES LIMITED does not make any representation or warranty, express or implied, to the owners of the Product(s) or any member of the public regarding the advisability of investing in securities generally or in the Product(s) particularly or the ability of the Nifty 50 to track general stock market performance in India. The relationship of NSE INDICES LIMITED to the Issuer is only in respect of the licensing of certain trademarks and trade names of its Index which is determined, composed and calculated by NSE INDICES LIMITED without regard to the Issuer or the Product(s). NSE INDICES



LIMITED does not have any obligation to take the needs of the Issuer or the owners of the Product(s) into consideration in determining, composing or calculating the Nifty 50. NSE INDICES LIMITED is not responsible for or has participated in the determination of the timing of, prices at, or quantities of the Product(s) to be issued or in the determination or calculation of the equation by which the Product(s) is to be converted into cash. NSE INDICES LIMITED has no obligation or liability in connection with the administration, marketing or trading of the Product(s).

NSE INDICES LIMITED do not guarantee the accuracy and/or the completeness of the Nifty 50 or any data included therein and they shall have no liability for any errors, omissions, or interruptions therein. NSE INDICES LIMITED does not make any warranty, express or implied, as to results to be obtained by the Issuer, owners of the product(s), or any other person or entity from the use of the Nifty 50 or any data included therein. NSE INDICES LIMITED makes no express or implied warranties, and expressly disclaim all warranties of merchantability or fitness for a particular purpose or use with respect to the index or any data included therein. Without limiting any of the foregoing, NSE INDICES LIMITED expressly disclaim any and all liability for any damages or losses arising out of or related to the Products, including any and all direct, special, punitive, indirect, or consequential damages (including lost profits), even if notified of the possibility of such damages.

An investor, by subscribing or purchasing an interest in the Product(s), will be regarded as having acknowledged, understood and accepted the disclaimer referred to in Clauses above and will be bound by it.

#### **FOR NIFTY 10 YR BENCHMARK G-SEC (CLEAN PRICE) INDEX:**

##### **Disclaimer by NSE INDICES LIMITED**

The Product(s) are not sponsored, endorsed, sold or promoted by NSE INDICES LIMITED [erstwhile India Index Services & Products Limited ("IISL")]. NSE INDICES LIMITED does not make any representation or warranty, express or implied, to the owners of the Product(s) or any member of the public regarding the advisability of investing in securities generally or in the Product(s) particularly or the ability of the Nifty 10 yr Benchmark G-Sec Clean Price Index to track general Government Securities market performance in India. The relationship of NSE INDICES LIMITED to the Licensee is only in respect of the licensing of certain trademarks and trade names of its Index which is determined, composed and calculated by NSE INDICES LIMITED without regard to the Licensee or the Product(s). NSE INDICES LIMITED does not have any obligation to take the needs of the Licensee or the owners of the Product(s) into consideration in determining, composing or calculating the Nifty 10 yr Benchmark G-Sec Clean Price Index. NSE INDICES LIMITED is not responsible for or has participated in the determination of the timing of, prices at, or quantities of the Product(s) to be issued or in the determination or calculation of the equation by which the Product(s) is to be converted into cash. NSE INDICES LIMITED has no obligation or liability in connection with the administration, marketing or trading of the Product(s).

NSE INDICES LIMITED does not guarantee the accuracy and/or the completeness of the Nifty 10 yr Benchmark G-Sec Clean Price Index or any data included therein and they shall have no liability for any errors, omissions, or interruptions therein. NSE INDICES LIMITED does not make any warranty, express or implied, as to results to be obtained by the Licensee, owners of the product(s), or any other person or entity from the use of the Nifty 10 yr Benchmark G-Sec Clean Price Index or any data included therein. NSE INDICES LIMITED makes no express or implied warranties, and expressly disclaim all warranties of merchantability or fitness for a particular purpose or use with respect to the Index or any data included therein. Without limiting any of the foregoing, NSE INDICES LIMITED expressly disclaim any and all liability for any damages or losses arising out of or related to the Products, including any and all direct, special, punitive, indirect, or consequential damages (including lost profits), even if notified of the possibility of such damages.

##### **Disclaimer on Valuation**

###### **i. Disclaimer by the Issuer**

The Valuation reflects the independent views of the Valuation Agent. It is expressly stated that the valuation is not the view of the Issuer or its affiliates. The Issuer has not reviewed the Valuation and is not responsible for the accuracy of the Valuations. The Valuations provided by the Valuation Agent, and made available on the website of the Issuer and the Valuation Agent do not represent the actual price that may be received upon sale or redemption of the Debentures. They merely represent the Valuation Agent's computation of the valuation which may in turn be based on several assumptions. The Valuations provided by the Valuation Agent may include the use of models by the Valuation Agent (that may be different from the proprietary models used by the Issuer and / or the calculation agent) and consequently, valuations provided by other parties (including the Issuer and / or the calculation agent) may be significantly different.

No review of the Reference Stocks or the Stocks Issuers, including without limitation, any public filings made by the Stock Issuers have been made for the purposes of forming a view as to the merits of an investment linked to the Reference Index. Nor is any guarantee or express or implied warranty in respect of the selection of the Reference Index made nor is any assurance or guarantee as to the performance of the Reference Index given. Investors should not conclude that the sale by the Issuer is any form of investment recommendation by it or any of its affiliates, or agents acting on any of their behalf.

The Issuer accepts no responsibility for the accurate extraction, reproduction and summary of any information relating to Reference Index. No further or other responsibility in respect of such information is accepted by the Issuer.

Investors should ensure that they understand the nature of the Debentures and the fact that the performance of the Reference Index will affect the nature and value of the investment return on the Debentures. Also a relatively small movement in the value of the Reference Stock can result in a disproportionately large movement in the price of the Debentures. Investors should conduct their own investigations and, in deciding whether or not to purchase Debentures, purchasers of the Debentures should form their own views of the merits of an investment related to the Reference Index based on such investigations and not in reliance on any information given in this Information Memorandum.

ii. Disclaimer by the Valuation Agent

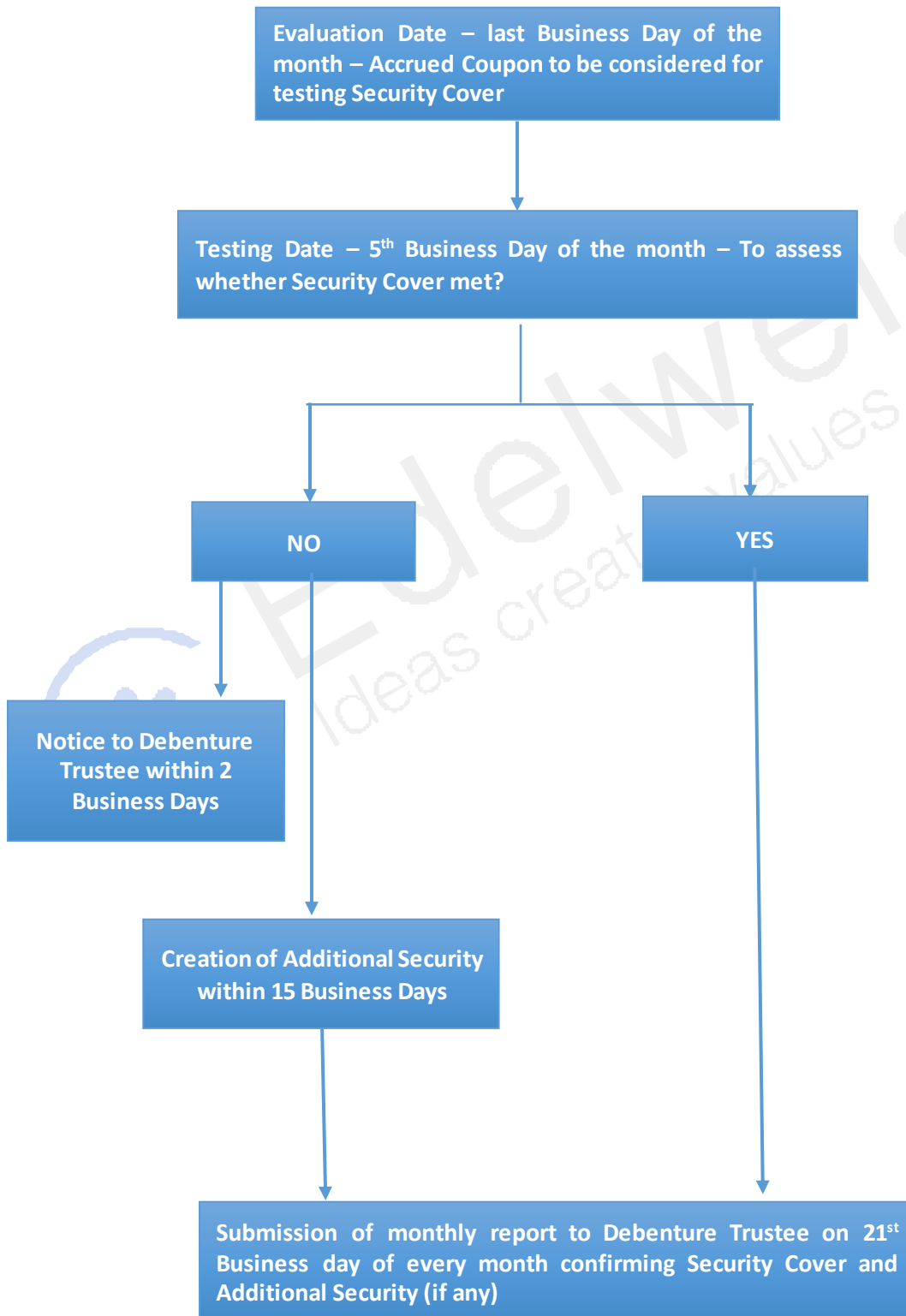
Post appointment of the Valuation Agent by the Issuer, the disclaimer clause of Valuation Agent shall be communicated to the Debenture holder and the said disclaimer clause shall form part of this Disclosure Document.



**SCHEDULE**

**SECURITY COVER CREATION FLOW – CHART**

**ILLUSTRATIVE FLOW CHART FOR SECURITY COVER**



**21. SUMMARY TERM SHEET**

<b>Issuer</b>	EDELWEISS FINANCE & INVESTMENTS LIMITED
<b>Security Name</b>	EFIL – Secured Market Linked Non-Convertible Debentures ("Debentures")
<b>Product Code</b>	C1H001
<b>Option</b>	Option A
<b>Date of passing of Board Resolution</b>	February 14,2020
<b>Date of passing of resolution in general meeting</b>	February 17,2020
<b>Type of Instrument</b>	Principal Protected - Market Linked Redeemable Non- convertible Debenture
<b>Nature of Instrument</b>	Secured
<b>Seniority</b>	Senior
<b>Purpose and Object of the Issue</b>	<p>"The funds raised by the issue of the Debentures shall be utilized by the Company for:</p> <ul style="list-style-type: none"> <li>• creation / acquisition of Identified Loans which has Eligible Securities (as defined under the Security clause) as collateral; or</li> <li>• repayment of any principal and/or interest towards existing borrowings where security cover is comprised of Loans which has Eligible Securities (as defined under Security clause) as collateral; or</li> <li>• for Investments, which shall include fixed deposits and/or units of Liquid Mutual Funds and/or units of Arbitrage Mutual Funds and/or units of Debt Exchange Traded Funds and Bonds/ Papers of Public Sector Units with issuer rating of minimum AAA by any reputed SEBI registered rating agency, to be charged as Additional Security against these debentures for the purpose of meeting any shortfall in the Security Cover; and</li> <li>• provide cash collateral into the Escrow Account to meet shortfall in the Security Cover.</li> </ul> <p>However, once the required Security Cover has been created against these Debentures in favour of the Debenture Trustee, any balance funds from the issue proceeds may be utilized by the Company for general corporate purposes, onward lending and repayment of interest and principal with respect to any of the borrowings of the Company in compliance with the provisions of Applicable Law."</p>
<b>Principal Protection</b>	Principal is protected at maturity.
<b>Underlying Stocks/ Reference Index</b>	NIFTY 10 YR BENCHMARK G-SEC (CLEAN PRICE) INDEX
<b>Mode of Issue</b>	Private Placement
<b>Option to retain oversubscription (Amount)</b>	Not Applicable
<b>Eligible Investors</b>	<p>The following categories of investors, when specifically approached, are eligible to apply for this private placement of Debentures</p> <ul style="list-style-type: none"> <li>• Individuals</li> <li>• Hindu Undivided Family</li> <li>• Trust</li> <li>• Limited Liability Partnerships</li> <li>• Partnership Firm(s)</li> <li>• Portfolio Managers registered with SEBI</li> <li>• Association of Persons</li> </ul>

	<ul style="list-style-type: none"> <li>• Companies and Bodies Corporate including Public Sector Undertakings</li> <li>• Commercial Banks</li> <li>• Regional Rural Banks</li> <li>• Financial Institutions</li> <li>• Insurance Companies</li> <li>• Mutual Funds</li> <li>• FPIs/sub-accounts</li> <li>• Any other investor eligible to invest in these Debentures as per applicable law</li> </ul>						
<b>Issue Size</b>	RS 200,000,000/-						
<b>Minimum application Size</b>	10 Debentures bearing face value of Rs. 100,000/- each and in multiples of 1 Debenture(s) thereafter.						
<b>Investor Category I</b>	Subscription amount being less than Rs. 1,00,00,000/- (Rupees One Crore) after considering discount or premium, if any.						
<b>Investor Category II</b>	Subscription amount being equal to or greater than Rs. 1,00,00,000/- (Rupees One Crore) after considering discount or premium, if any.						
<b>Face Value/Principal</b>	Rs. 100,000/- Per Debenture						
<b>Issue Price</b>	Rs. 98,976/- Per Debenture						
<b>Justification of Issue Price</b>	Not Applicable						
<b>Discount at which Debenture is issued</b>	1,024/- per debenture						
<b>Tenor In Days</b>	272 Days from the Deemed Date of Allotment						
<b>Issue Opening Date</b>	27-Aug-2020						
<b>Issue Closing Date</b>	27-Aug-2020						
<b>Initial Fixing Date</b>	27-Aug-2020						
<b>Initial Fixing Level</b>	Official Closing Level of NIFTY 10 YR BENCHMARK G-SEC (CLEAN PRICE) INDEX as on Initial Fixing Date						
<b>Final Fixing Date</b>	25-Mar-2021						
<b>Final Fixing Level</b>	Official Closing Level of NIFTY 10 YR BENCHMARK G-SEC (CLEAN PRICE) INDEX as on Final Fixing Date						
<b>Redemption Date *</b>	26-May-2021						
<b>Redemption Value *</b>	[Face Value*(1+Coupon)]						
<b>Pay-in-Date</b>	27-Aug-2020						
<b>Deemed Date of Allotment</b>	27-Aug-2020						
<b>Underlying Performance</b>	(Final Fixing Level / Initial Fixing Level) – 1						
<b>Participation Rate: PR</b>	NA						
<b>Coupon *</b>	<table border="1"> <thead> <tr> <th>Scenario</th> <th>Coupon</th> </tr> </thead> <tbody> <tr> <td>If Final Fixing Level &gt; 50% of Initial Fixing Level</td> <td>6.893%</td> </tr> <tr> <td>If Final Fixing Level &lt;= 50% of Initial Fixing Level</td> <td>6.148%</td> </tr> </tbody> </table>	Scenario	Coupon	If Final Fixing Level > 50% of Initial Fixing Level	6.893%	If Final Fixing Level <= 50% of Initial Fixing Level	6.148%
Scenario	Coupon						
If Final Fixing Level > 50% of Initial Fixing Level	6.893%						
If Final Fixing Level <= 50% of Initial Fixing Level	6.148%						
<b>Step up/Step down coupon rate</b>	Not Applicable.						
<b>Coupon payment frequency</b>	Coupon, if any will be paid on Redemption Date.						
<b>Coupon payment dates *</b>	Coupon, if any will be paid on Redemption Date.						
<b>Coupon type</b>	Coupon linked to Underlying / Reference Index.						

Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc.)	Not Applicable
Day Count Basis	Not Applicable
Default interest rate	In case of default in payment of Coupon and/or principal redemption on the Redemption date, additional interest @ 2% p.a. over and above the Coupon will be payable by the Company from the date of the default till the actual payment is received for the same.
Proposed time schedule for which the Disclosure Document is valid	Till redemption of Debentures
Redemption Premium / Discount	Not Applicable
Put Option	Not Applicable
Put Option Date	Not Applicable
Put Option Price	Not Applicable
Put Option Yield	Not Applicable
Put Notification Time	Not Applicable
Call Option	None, except in the case of early redemption option
Call Option Date	Not Applicable
Call Option Time	Not Applicable
Call Option Price	Not Applicable
Call Notification Time	Not Applicable
Listing and consequence of Delay in Listing	Not Applicable
Issuance mode of Debenture	DEMAT form
Trading mode of the Debenture	DEMAT form only
Depository	NSDL and CDSL
Security	<p>The debentures shall be secured by way of exclusive charge on the Receivables from the Identified Loans.</p> <p>For the purpose of the above:</p> <p><b>Identified Loans</b> shall mean portfolio of loans in the nature of loans against securities (LAS), granted by the Company to different obligors, as may be identified by the Company from time to time and which shall form a part of the Hypothecated Properties at all points of time.</p> <p><b>“Securities”</b> shall mean, including but not limited to, securities whether listed or unlisted such as shares, scrips, stocks, bonds, debentures, debenture stock, alternative investment funds, mutual funds, real estate investment trust units etc or any other securities which are recognised by regulators in India as valid securities. For the purpose of this Deed the Company shall identify only those LAS which has/includes <b>Eligible Securities as collateral</b>. For avoidance of doubt it is hereby clarified that any Identified Loan, which includes other Securities in addition to the Eligible Securities as collateral, will be eligible for hypothecation. However, for such Identified Loans, only the Loan Value against collateral of Eligible Securities (defined herein below) shall be considered towards maintenance of the Security Cover.</p> <p><b>“Eligible Securities”</b> shall mean :</p>

- a. Common Equity Shares of following companies including but not limited to equity shares of any of the resultant company of the following companies due to change in ISIN on account of any corporate action like bonus issue, stock split, merger, de merger etc:

Company Name	ISIN Code
Abbott India Ltd.	INE358A01014
Asian Paints Ltd.	INE021A01026
Avenue Supermarts Ltd.	INE192R01011
Axis Bank Ltd.	INE238A01034
Bajaj Auto Ltd.	INE917I01010
Bajaj Finance Ltd.	INE296A01024
Bajaj Finserv Ltd.	INE918I01018
Bank of Baroda	INE028A01039
Biocon Ltd.	INE376G01013
Britannia Industries Ltd.	INE216A01030
Cipla Ltd.	INE059A01026
Eicher Motors Ltd.	INE066A01013
Federal Bank Ltd.	INE171A01029
Grasim Industries Ltd.	INE047A01021
HCL Technologies Ltd.	INE860A01027
HDFC Asset Management Company Ltd.	INE127D01025
HDFC Bank Ltd.	INE040A01034
HDFC Life Insurance Company Ltd.	INE795G01014
Housing Development Finance Corporation Ltd.	INE001A01036
ICICI Bank Ltd.	INE090A01021
ICICI Lombard General Insurance Company Ltd.	INE765G01017
ICICI Prudential Life Insurance Company Ltd.	INE726G01019
IDFC First Bank Ltd.	INE092T01019
IndusInd Bank Ltd.	INE095A01012
Infosys Ltd.	INE009A01021
ITC Ltd.	INE154A01025
Kotak Mahindra Bank Ltd.	INE237A01028
Larsen & Toubro Ltd.	INE018A01030
Maruti Suzuki India Ltd.	INE585B01010
Nestle India Ltd.	INE239A01016
Reliance Industries Ltd.	INE002A01018
SBI Life Insurance Company Ltd.	INE123W01016
State Bank of India	INE062A01020
Sun Pharmaceutical Industries Ltd.	INE044A01036
Tata Consultancy Services Ltd.	INE467B01029
Tata Motors Ltd.	INE155A01022
Tata Steel Ltd.	INE081A01012

	<table border="1" data-bbox="753 210 1418 331"> <tr> <td>Tech Mahindra Ltd.</td> <td>INE669C01036</td> </tr> <tr> <td>UltraTech Cement Ltd.</td> <td>INE481G01011</td> </tr> <tr> <td>Wipro Ltd.</td> <td>INE075A01022</td> </tr> </table> <p data-bbox="715 367 1238 398">b. Units of Alternative Investment Funds (AIF)</p> <p data-bbox="667 434 1498 721"><b>Receivables</b> shall mean monies receivable (whether evidenced as book debts or otherwise) due and to become due to the Issuer in relation to the Identified Loans to the extent of Loan Value against Eligible Securities or Additional Security to the extent of Loan Value against Eligible Securities, if any, under any contracts, deeds, or documents or otherwise or under Applicable Law, and any dividends, revenues, receivables, commissions, rentals, deposits, interest, or capital receipts of the Issuer of whatsoever nature and wherever arising from whatever source, present and future, in connection to the Identified Loans and Additional Security, if any.</p> <p data-bbox="667 757 1498 913">For avoidance of doubt, it is hereby clarified that the charge on the Receivables shall be in the nature of a floating charge and notwithstanding anything stated herein, the Company shall be entitled to deal with the Receivables in the ordinary course of its business, provided no Event of Default is subsisting.</p> <p data-bbox="667 949 1498 1106">Further, the Company cannot remove hypothecated property unless it replaces it with Additional Security or cash collateral by way of charge creation which provides sufficient security cover for the outstanding debt. Further, the Company cannot create any further charge on the Hypothecated Properties.</p>	Tech Mahindra Ltd.	INE669C01036	UltraTech Cement Ltd.	INE481G01011	Wipro Ltd.	INE075A01022
Tech Mahindra Ltd.	INE669C01036						
UltraTech Cement Ltd.	INE481G01011						
Wipro Ltd.	INE075A01022						
<b>Rating</b>	<p data-bbox="667 1115 1498 1823">CRISIL PP-MLD A1+r (pronounced "CRISIL PP-MLD A one plus r") by CRISIL Limited for Rs. 300.00 Crores Short Term Principal Protected Market Linked Debenture issue. Instruments with this rating are considered to have very strong degree of safety regarding timely payment of financial obligations. Such instruments carry lowest credit risk. A prefix of 'PP-MLD' indicates that the instrument is a principal-protected market linked debenture. The terms of such instruments indicate that while the issuer promises to pay back the face value/principal of the instrument, the coupon rates of these instruments will not be fixed, and could be linked to one or more external variables such as commodity prices, equity share prices, indices, or foreign exchange rates. The 'r' suffix indicates that payments on the rated instrument have significant risks other than credit risk. The terms of the instrument specify that the payments to investors will not be fixed, and could be linked to one or more external variables such as commodity prices, equity indices, or foreign exchange rates. This could result in variability in returns because of adverse movement in value of the external variables, and/or possible material loss of principal on early redemption of the instrument. The risk of such adverse movement in price / value is not addressed by the rating. CRISIL reserves the right to suspend, withdraw, or revise the rating / outlook assigned at any time, on the basis of new information, or unavailability of information or other circumstances which CRISIL believes may have impact on the rating.</p>						
<b>Security Cover</b>	<p data-bbox="667 1832 1318 1863">100% security cover for the Principal and Accrued Coupon.</p> <p data-bbox="667 1899 1498 2056">For maintaining the Security Cover, only the Loan Value against Eligible Securities in the Identified Loans shall be considered towards maintenance of the Security Cover. However, the Loan Value of identified loans against AIF acceptable as security cover shall be capped at 25% of total outstanding issuances under this deed.</p>						



	<p>Accrued Coupon for the purpose of this clause shall mean the Coupon accrued on the outstanding Debentures as on the Evaluation Date. For avoidance of doubt, it is hereby clarified that the Coupon on the Debentures may be payable along with the Redemption Amount but for the purpose of calculation of the Security Cover, Accrued Coupon shall be construed as above.</p>
<b>Additional Security</b>	<p>On occurrence of shortfall in the Security Cover on the Testing Date, the Issuer shall provide the following additional securities in favour of the Trustee to the extent of the shortfall to meet the Security Cover:</p> <ol style="list-style-type: none"> <li>a) Create charge on receivables of additional Identified Loans by executing a supplemental Deed of Hypothecation; and/or</li> <li>b) Create charge/mark lien on Investments (which shall include fixed deposits and/or units of Liquid Mutual Fund and/or units of Arbitrage Mutual Fund and/or units of Debt exchange traded funds and bonds/ papers of public sector units with issuer rating of minimum AAA by any reputed SEBI registered rating agency and/or any other investments held by the issuer from time to time) by executing a supplemental Deed of Hypothecation; and/or</li> <li>c) Provide cash collateral into the Escrow Account and charges shall be created over such Escrow Account by executing Supplemental Deed of Hypothecation.</li> </ol> <p>The process of testing the Security Cover and creation of Additional Security (if so required) are graphically represented in the form of a flow chart attached as Schedule to this Disclosure Document.</p>
<b>Escrow Account</b>	<p>Escrow Account shall mean the account opened/ to be opened by the Issuer with a designated bank (Escrow Bank), wherein all cash collateral to meet the required Security Cover shall be deposited and which account shall be charged in favour of the Trustee for the purpose of Additional Security.</p> <p>Issuer shall provide the Debenture Trustee a reconciliation of the Escrow Account in the event of Cash Collateral being provided as an Additional Security, within 20 Business Days from the end of each calendar month.</p>
<b>Demat Account</b>	<p>Demat Account shall mean a separate Demat account opened/ to be opened by the Issuer linked to the Escrow Account to be operated by the Issuer.</p> <p>Issuer shall execute a Demat Account Power of Attorney in favour of Debenture Trustee authorizing it to take over the control and operation of such Demat account upon occurrence of Event of Default and sell investments held in such Demat account to enforce the security.</p>
<b>Testing Date</b>	<p>The date on which the Security Cover is tested based on the interest/coupon applicable to the Debentures as on the Evaluation Date. The Testing Date shall be 5th Business Day of every month (excluding the first month in which the allotment of Debentures takes place).</p>
<b>Evaluation Date</b>	<p>Shall mean the date for considering the Reference Index for calculation of the Accrued Coupon on the Testing Date, being last Business Day every month.</p>
<b>Process for creation of Security Cover and Additional Security</b>	<p>In the event of shortfall of the Security Cover as on the Testing Date, the Company shall send a notice to the Trustee about such shortfall within 2 (two) Business Days from the Testing Date. Thereafter, within 15 (fifteen) Business Days from the Testing Date, the Issuer shall create the Security in favour of the Trustee by execution of a supplemental Deed of Hypothecation and/or by providing cash collateral into the Escrow Account to the extent of shortfall required to meet the required Security Cover, if any.</p>
<b>Perfection of Security</b>	<p>The Issuer shall perfect the Security/Additional Security by filing the particulars of the charge creation/modification with the concerned Registrar of Companies (ROC) or with any other authority as may be required under</p>

	Applicable Law, within prescribed timelines from the date of creation of such Security/Additional Security.
<b>Release of the Security</b>	In the event the Security/Additional Security created in favour of the Trustee by execution of a supplemental Deed of Hypothecation and/or by providing cash collateral into the Escrow Account to the extent of shortfall required to meet the Security Cover exceeds the Security Cover on any Testing Date, the Issuer shall have the right to demand the release of the excess security/lien marked additional security/cash available in the escrow to the extent of such additional cover immediately at any point. The Issuer may or may not decide to amend prevalent Deed of Hypothecation/Supplemental Deed of Hypothecation or to file the particulars of such release with the ROC.
<b>Reporting Requirements</b>	The Issuer shall provide a monthly report to the Trustee by 21 <sup>st</sup> business day of every month, confirming the Security Cover and any Additional Security (if any created) (" <b>Monthly Report</b> ").
<b>Representation and Warranties of the Issuer</b>	<p>The Issuer on the Deemed Date of Allotment and on each date of creation of the Security/Additional Security represents and warrants as follows:</p> <ul style="list-style-type: none"> <li>a) It has the power and the corporate authorizations to enter into the Transaction Documents;</li> <li>b) The assets offered as Security/Additional Security is free from any encumbrance, charge or lien of any nature;</li> <li>c) Execution of the Transaction Documents and creation of Security/Additional Security shall not contravene its constitutional documents or any other contractual obligations under any other contracts;</li> </ul> <p>No consents, waivers are required from any third party for the creation of the Security/Additional Security;</p>
<b>Events of Default</b>	<p>The occurrence of any one of the following events shall constitute an "<b>Event of Default</b>":</p> <ul style="list-style-type: none"> <li>(a) Default is committed in payment of any amount due and payable with respect to the Debentures under the Transaction Documents and such default is not cured by the Company within the specified time period from the date of the default;</li> <li>(b) Any information given by the Company in the Disclosure Documents / reports and other information furnished by the Company and the representations and warranties given/deemed to have been given by the Company to the Trustee under any Transaction Document is a misrepresentation in any material respect;</li> <li>(c) If without the prior consent of the Trustee and the Debentureholders any assets offered as security under the Security Documents or part thereof are sold, assigned, securitized, disposed of, or Encumbered;</li> <li>(d) It is or becomes unlawful for the Company to perform its obligations under any Transaction Documents or any obligation under any Transaction Document becomes invalid or unenforceable;</li> <li>(e) Failure of the Company to pay any sum pursuant to any final judgement or any final order passed by a court of competent jurisdiction and which has not been set aside</li> </ul>

	<p>within 30 Business Days of it being passed;</p> <p>(f) The Company being declared or adjudicated as insolvent or bankrupt or order for winding up being instituted against the Company in accordance with the Insolvency and Bankruptcy Code, 2016;</p> <p>(g) Any expropriation, attachment, sequestration, distress or execution or other process of similar nature that may adversely affect the performance of the Company under the Transaction Documents; and</p> <p>(h) When the company without the consent of debenture holders ceases to carry on its business or gives notice of its intention to do so</p> <p>(i) When any breach of the terms of the prospectus inviting the subscriptions of debentures or of the covenants of this deed is committed</p> <p>(j) When in the opinion of the trustees the security of debenture holders is in jeopardy</p> <p>The cure period for the Events of Default provided in this aforesaid Clause (a) to (j) shall be 90 days.</p>
<p><b>Consequence of an Event of Default</b></p>	<p>On occurrence of an EOD and failure to cure within, the Trustee shall be entitled to the following:</p> <ol style="list-style-type: none"> <li>i. To declare event of default under the Debenture Trust Deed;</li> <li>ii. To appoint a nominee director to the Board of Directors of the Company in terms of Debenture Trustee Regulations;</li> <li>iii. to take possession of the Trust Properties and other assets of the Company upon which security has been created pursuant to any Security Document; and</li> <li>iv. to enforce the Security created under the Security Documents;</li> <li>v. to bring, take, arrange, defend, settle, compromise, submit to arbitration and discontinue any actions, suits or proceedings whatsoever whether civil or criminal in relation to the Trust Properties or which in any way relate to the Security created hereunder, to disclaim, abandon, disregard, abrogate or vary all or any of the outstanding contracts of the Company relating to the Trust Properties;</li> <li>vi. to manage and use any or all of the Trust Properties and to exercise and do (or permit the Company or any nominee of it to exercise and do) all such rights and things as the Trustee would be capable of exercising or doing if it were the absolute beneficial owner of the Trust Properties;</li> </ol> <p>to exercise such other rights as the Trustee may deem fit under Applicable Law.</p>
<p><b>Contribution by Promoters or Director either as part of this offer or separately in furtherance of the objects of the Issue</b></p>	<p>Nil</p>
<p><b>Details of the Utilization of the proceeds</b></p>	<p>The funds raised by the issue of the Debentures shall be utilized by the Company for:</p> <ul style="list-style-type: none"> <li>• creation / acquisition of Identified Loans which has Eligible Securities (as defined under the Security clause) as collateral;</li> </ul> <p>or</p>

	<ul style="list-style-type: none"> <li>• repayment of any principal and/or interest towards existing borrowings where security cover is comprised of Loans which has Eligible Securities (as defined under Security clause) as collateral; or</li> <li>• for Investments, which shall include fixed deposits and/or units of Liquid Mutual Funds and/or units of Arbitrage Mutual Funds and/or units of Debt Exchange Traded Funds and Bonds/ Papers of Public Sector Units with issuer rating of minimum AAA by any reputed SEBI registered rating agency, to be charged as Additional Security against these debentures for the purpose of meeting any shortfall in the Security Cover; and</li> <li>• provide cash collateral into the Escrow Account to meet shortfall in the Security Cover.</li> </ul> <p>However, once the required Security Cover has been created against these Debentures in favour of the Debenture Trustee, any balance funds from the issue proceeds may be utilized by the Company for general corporate purposes, onward lending and repayment of interest and principal with respect to any of the borrowings of the Company in compliance with the provisions of Applicable Law.</p>
<b>Settlement</b>	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.
<b>Business Day</b>	means any day on which the money market is functioning in Mumbai, India and banks are open for general business in Mumbai (other than a public holiday under Section 25 of the Negotiable Instruments Act, 1881 at Mumbai, India or a Saturday or Sunday).
<b>Business Day Convention</b>	<p>If any of the date(s), including the Record Date, as defined in the Transaction Document fall on a Sunday or a public holiday, the next working day shall be considered as the effective date.</p> <p>However, if any Initial Fixing Date, Final Fixing Date or Observation Date as defined in the Transaction Document falls on an expiry day, which is thereafter declared as a public holiday/trading holiday, then the day notified by the Exchanges/Regulators as the new expiry day shall be considered as the effective date for the above mentioned dates.</p> <p>However, in case Redemption Date (for payment of Principal and Coupon, if any) falls on Sunday or a public holiday, the previous working day shall be considered as the effective date.</p>
<b>Response to Corporate Actions</b>	The Debenture Holder are hereby informed that the Underlying maybe subject to a Potential Adjustment Event (Corporate Action). On the occurrence of such an event, the Calculation Agent will determine the impact of such Potential Adjustment Event on the theoretical value of the relevant underlying and, if required, will make the corresponding adjustment(s), relevant to the payment or other terms of the Debentures as the Calculation Agent determines appropriate to account for the impact of the Potential Adjustment Event defined herein Potential Adjustment Event may be defined as any such Corporate Action including but not limited to issue of Bonus shares, Right Issue, Stock split, Consolidation, Open Offer, Demerger, Merger, Delisting, Buyback, Capital reduction etc. that may or may not have a direct effect on the underlying.
<b>Interest on Application Money</b>	This issue does not contemplate any interest on application money till allotment of Debentures.
<b>Record Date</b>	The date, as may be fixed by the Company, which will be 3 days prior to the redemption date on which the determination of the persons entitled to

	receive coupon/redemption amount in respect of the Debentures (i.e., persons whose names are registered in the register of Debenture Holders or NSDL/CDSL record) shall be made.
<b>Transaction Documents</b>	<ul style="list-style-type: none"> <li>a) Information Memorandum;</li> <li>b) Debenture Trust Deed dated July 22, 2020;</li> <li>c) Deed of Hypothecation and Power of Attorney dated August 17, 2020;</li> <li>d) Debenture Trustee Agreement dated July 22, 2020;</li> <li>e) Demat Account Special Power of Attorney (to be executed);</li> <li>f) Escrow Agreement(to be executed); and</li> <li>g) Any other document that may be so designated mutually by the Company and the Trustee;</li> </ul>
<b>Conditions Precedent</b>	Nil
<b>Conditions Subsequent</b>	Nil
<b>Provisions related to Cross Default Clause</b>	Not Applicable
<b>Early Redemption Option</b>	<p>The Company has an option to redeem the Debentures (“Early Redemption Option”), to be exercised by the Company any time after the Deemed Date of Allotment on occurrence of any one or more than one of the following events-</p> <p>“Issuer Tax Change Event” and/or “Change in Law” and/or “Force Majeure Event” and/or “Hedging Disruption Event” and/or “Market Suspension Event” and/or “Increased Cost of Hedging” and/or “Reference Index Modification Event” and/or “Regulatory events for Investor”. Hereinafter collectively referred to as the “<b>Early Redemption Events</b>”</p> <p>Further, notwithstanding anything contained in the Transaction Documents, the Company shall not be liable for any failure to perform any of its obligations under the Transaction Documents, if the performance is prevented, hindered or delayed by any one or more of the Early Redemption Events. The decision of the Company about the occurrence of the events mentioned above shall be final and binding in respect of all Debenture Holders.</p> <p>Intimation to Investor:</p> <p>If the Company opts to redeem the debentures on occurrence of any of the Early Redemption Events, the Company shall intimate the Trustee prior to 7 (seven) Business Days from making any payment pursuant to such Early Redemption Option.</p> <p>Early Redemption Option Exercise Date:</p> <p>The date on which the Company makes the payment pursuant to the Early Redemption Option.</p> <p>Redemption Proceeds: In case the Early Redemption Option is exercised by the Company, the Debenture Holder shall be paid the fair value of the Debenture calculated as on such Early Redemption Option Exercise Date.</p> <p>The fair value will be calculated by the [Calculation Agent] based on:</p> <p>(a) For the Principal Repayment: The present value of the Debenture will be calculated by the calculation agent based on the G-Sec yield one day prior to Early Redemption Option Exercise Date plus AA- spread over G-Sec yield, on the basis of a poll undertaken from three reference market-makers selected by the calculation agent at its sole discretion in good faith.</p>

	<p>(b) For Coupon Payment: The value of the pay-out will be calculated using the standard 'Black and Scholes' option valuation model with input parameters as determined by the [Calculation Agent].</p> <p>The decision of the [Calculation Agent] in deciding the Coupon payment based on the 'Black and Scholes' option valuation model, shall be final and binding in respect of all the Debenture Holders.</p>
<b>Calculation Agent</b>	The calculation agent shall mean Edelcap Securities Limited.
<b>Roles and Responsibilities of Debenture Trustee</b>	The Trustee shall be bound by such duties as prescribed under Regulation 15 of SEBI (Debenture Trustees) Regulation 1993 and as mentioned in Debenture Trust Deed.
<b>Governing Law and Jurisdiction</b>	<p>The Debentures are governed by and will be construed in accordance with the Indian law.</p> <p>Courts and tribunals of Mumbai shall have exclusive jurisdiction to try any disputes in relation to the Transaction Documents.</p>
<b>Other Terms</b>	<p><b>Default in Payment:</b></p> <p>In case of default in payment of Coupon and/or principal redemption on the Redemption Date, additional interest @ 2% p.a. over the Coupon will be payable by the Company for the defaulting period.</p> <p><b>Delay in Execution of Debenture Trust Deed:</b></p> <p>Where an issuer fails to execute the debenture trust deed within the period specified in the sub-regulation (1) of Regulation 15 without prejudice to any liability arising on account of violation of the provisions of the Act and these Regulations, the issuer shall also pay interest of at least two percent per annum to the debenture holder, over and above the agreed coupon rate, till the execution of the debenture trust deed.</p> <p>The interest rates mentioned in above are independent of each other.</p>

## 22. Illustration of Cash Flows:

<b>Company</b>	EDELWEISS FINANCE & INVESTMENTS LIMITED	
<b>Face Value</b>	Rs. 100,000/- Per Debenture	
<b>Deemed Date of Allotment</b>	27-Aug-2020	
<b>Redemption Date</b>	26-May-2021	
<b>Coupon</b>	<b>Scenario</b>	<b>Coupon</b>
	If Final Fixing Level > 50% of Initial Fixing Level	6.893%
	If Final Fixing Level <= 50% of Initial Fixing Level	6.148%
<b>Coupon Dates/Frequency</b>	<b>Payment</b>	Coupon if any, will be paid on Redemption Date
<b>Day Count Convention</b>	Not Applicable	

Cash Flows	Date	No. of days in Coupon Period	Amount (in Rupees)
Coupon on Redemption, if any	26-May-2021	272	* Coupon linked to Underlying / Reference Index.
Face Value	26-May-2021	272	Rs. 100,000/- Per Debenture
Total	26-May-2021	272	Rs. 100,000 *(1+Coupon) /- Per Debenture

\* Coupon on the Debentures, if any shall be payable on the Redemption Date

**#Principal Amount = (Face Value per debenture) \* (No. of Debentures subscribed)**

**Company reserves the right to change the issue closing date and in such an event, the Deemed Date of Allotment may also be revised by the Company at its sole and absolute discretion. In the event of any change in the above issue dates, the investors shall be intimated of the revised schedule by the Company.**

