

REF.NO./GHCL/AHMD/2020-2021/363**DATE: JANUARY 20,2021**

TO
National Stock Exchange Of India Ltd.
Exchange Plaza,
Plot No. C/1, G Block
Bandra-Kurla Complex
Bandra (E)
Mumbai - 400 051

Company Symbol: GANESHHOUC

SUB: CLARIFICATION WITH RESPECT TO ANNOUNCEMENT DATED 11-JAN-2021, REGARDING ISSUE OF SECURITIES**Ref : Your email dated January 20, 2021**

Dear Sir,

With reference to the subject email, we would like to clarify, as under:

1. Tenure of the instrument – date of allotment and date of maturity**(i) Tenure of the instrument:**

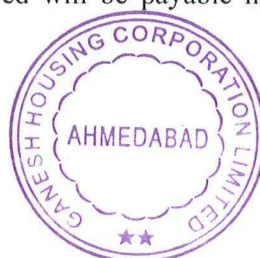
22 months (from date of first disbursement), with principal moratorium of 4 months (repayments starting from 5th May 2021)

(ii) Date of Allotment: 11/01/2021**(iii) Date of Maturity:** 27/10/2020**2. Coupon / interest offered, schedule of payment of coupon / interest and principal****(i) Coupon / interest offered**

The coupon will be a floating rate and benchmarked against the HDFC PLR (which is currently 16.10% per annum). HDFC PLR minus 0.20% spread per annum payable on a monthly basis, with an option to reset at monthly intervals. As on the date, the Coupon payable would be 15.90% per annum.

(ii) Schedule of payment of coupon / interest

Coupon/interest offered will be payable monthly on the fifth Business Day of the relevant month



GANESH CORPORATE HOUSE
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(iii) Schedule of payment of Principal

NCD (INR 69.4Cr)	
Date	Amount (Cr)
5 th May-21	7.1
5 th Aug-21	7.8
5 th Nov-21	7.8
5 th Feb-22	7.8
5 th May 22	9.7
5 th Aug-22	14.6
27 th Oct-22	14.6
Total	69.4

3. Charge / security, if any, created over the assets

The security interest created in favour of the debenture trustee for securing the obligations of the Issuer under the transaction documents (including the obligation to pay the Investment Amount, Coupon, prepayment penalty, penal interest, costs, charges, expenses and any and all other amounts payable under the Transaction Documents), will include the following, amongst others:

- first ranking *pari passu* charge by way of mortgage over the land forming part of the corporate office project (being the commercial premises located at Final Plot No. 248 of the Town Planning Scheme No. 38 at Village Thaltej, Taluka Ghatlodiya and District Ahmedabad) (**Corporate Office Project**) and all structures (whether present or future) thereon together with all benefits and/or entitlements arising out of or in connection with the Corporate Office Project land and/or the structure(s), together with the corresponding development rights and present and future development potential (including but not limited to floor space index, transferable development rights and/or any other benefit, by whatever name called);
- first ranking *pari passu* charge by way of mortgage over the land forming part of the project (**Maple Tree and Maple Trade Centre**) developed by Madhukamal Infrastructure Private Limited (**MIPL**) (located at Village Thaltej, Taluka Ghatlodiya and District Ahmedabad) (**MIPL Project**) and all structures (whether present or future) thereon together with all benefits and/or entitlements arising out of or in connection with the MIPL Project land and/or the structure(s), together with the corresponding development rights and present and future development potential (including but not limited to floor space index, transferable development rights and/or any other benefit, by whatever name called);
- first ranking *pari passu* charge by way of mortgage over the land owned by the Issuer forming part of Village Tragad, Taluka Ghatlodiya and District Ahmedabad, Gujarat thereon together with all benefits and/or entitlements arising out of or in connection with such land;



- (d) first ranking pari passu charge by way of hypothecation over the interest service reserve amount to be maintained by the Issuer and the collection account where all receivables (including infusion of debt or equity by the promoters, proceeds received by the Issuer pursuant to a sale of the issuer land parcel at Tragad specifically mortgaged for this purpose, any proceeds received from the sale of the secured assets or any part thereof);
- (e) first ranking pari passu charge by way of hypothecation over the interest service reserve amount to be maintained by MIPL, the collection account in relation to the MIPL Project;
- (f) first ranking pari passu charge by way of hypothecation over moveable assets of the Corporate Office Project;
- (g) first ranking pari passu charge by way of hypothecation over moveable assets of the MIPL Project;

The security interest to be created above shall rank pari-passu inter se the security to be created in favour of the debenture trustee to secure the repayment of the non-convertible debentures issued by MIPL.

4. Special right / interest / privileges attached to the instrument and changes thereof

NIL

Thanking you,

Yours faithfully,

For GANESH HOUSING CORPORATION LTD.

**JASMIN JANI
COMPLIANCE OFFICER**



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