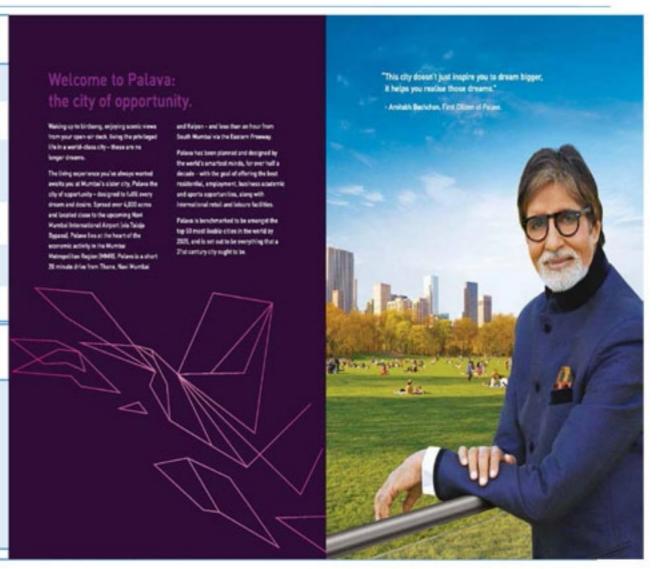
Syndicated Loan of ₹ 19,650 Million – Palava Dwellers Pvt. Ltd.

Summary Terms	
Name of Issuer	Palava Dwellers Pvt. Ltd. And affiliates.
Sole Arranger	Trustcap
Role	Structured, Arranged, Negotiated and Executed
Deal Size	₹ 19,650 Million
Syndicate	11 commercial banks
Transaction Date	2014

Key Challenges

- Convinced the banks to take large exposure in a grass root project being developed beyond Mumbai Municipal limits.
- · To convince the banks about scalability, sustainability of the project
- · The size of the deal.



Transaction Highlights

This remains one of the highest exposures taken by commercial banks in any affordable housing project in India. This is one of the largest planned townships being developed by a private developer in India.

Unique Loan Structure and escrow mechanism to enable present and additional borrowings in future in the project

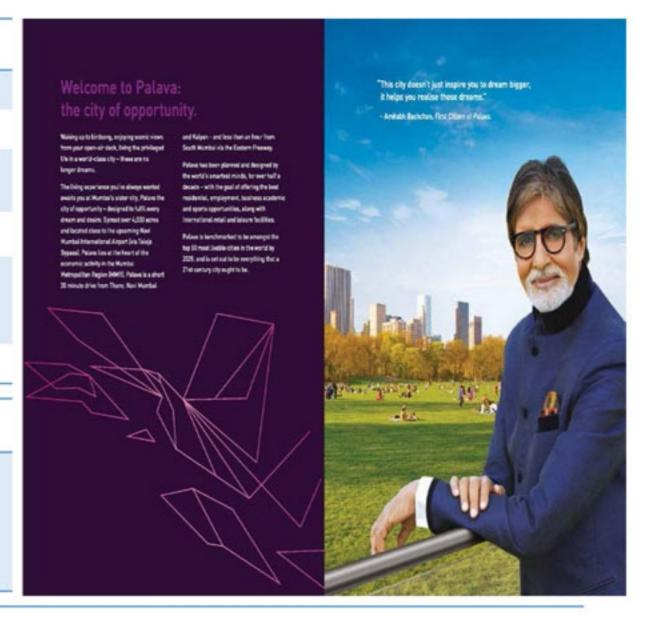
Issue of Listed NCD - ₹ 5420 Million

Summary Terms

Name of Issuer	Lodha Buildcon Pvt. Ltd.
Sole Arranger	Trustcap
Role	Structured, Arranged, Negotiated & Executed.
Deal Size	₹ 5,420 Million
End Use	Towards repayment of existing loans and general corporate purpose from Kotak Property fund, QIA and ADIA
Transaction Date	2015

Key Challenges

- · To Raise large quantum of funds on second charge basis
- · Legal enforceability of the security
- Structuring waterfall mechanism between Senior and Second charge lender



Transaction Highlights

- · One of the large investment from QIA and ADIA in Indian RE space.
- Transaction involved taking into confidence ~10 banks as repayment was secured through projects which were not available as security to
 Investors
- Unique structure wherein security and cash flow for servicing of NCDs were different projects (Cash flow projects were not available as security).
- · The Bonds are listed on Bombay Stock Exchange.