

XII. SUMMARY TERM SHEET-HUDCO 54EC CAPITAL GAINS TAX EXEMPTION (CTGE) BONDS SERIES-I

Security Name	HUDCO 54EC Capital Gains Tax Exemption (CTGE) Bonds Series-I
Issuer	Housing and Urban Development Corporation Limited (HUDCO)
Type of Instrument	Bonds in the nature of debentures. Bullet redemption (at the end of 5 (Five) years / 60 (Sixty) months from the Deemed Date of Allotment).
Nature of Instrument (Secured or Unsecured)	Secured, rated, unlisted, non-convertible, non-cumulative, redeemable, taxable bonds under Series I, in the nature of Debentures issued for cash at par on “on tap” basis with benefits under Section 54EC of the Income Tax Act, 1961.
Seniority (Senior or Subordinated)	Senior Debt
Mode of Issue	Private Placement
Eligible Investors/ Class of investors eligible to invest	a. Individuals b. Hindu undivided families c. Partnership Firm d. Limited liability partnership e. Insurance companies f. Companies and body corporate g. Provident funds, superannuation funds and gratuity funds h. Banks i. Mutual funds j. Financial institutions k. Foreign portfolio investors (subject to existing regulations) l. Regional rural banks m. NRIs/other foreign eligible investor investing out of NRO A/c on non-repatriable basis subject to applicable law n. Co-operative banks. o. Any other investor subject to applicable laws. In each case, as eligible to subscribe to these Bonds under Section 54EC of the Income Tax Act, 1961. It is not to be reproduced or distributed to any other persons (other than professional advisors of the prospective investor receiving this Information Memorandum from HUDCO). For documents to be attached with application form HUDCO is entitled, at its sole and absolute discretion, to accept or reject any application, in part or in full, without assigning any reason. The application shall be considered complete only upon receiving duly filled Application Form along with the proof of payment. An Application Form that is not complete in all respect may be rejected by HUDCO.

Listing	The Bonds are not proposed to be listed on any stock exchange due to non-transferability of Bonds in lock in period	
Rating	ICRA Ltd.	'[ICRA] AAA' (Stable)
	CARE Ratings	'CARE-AAA' (Stable)
	IRRPL	ÍND-AAA' (Stable)
Issue Size (Amount)	Rs.100 Crore (Rupees One Hundred Crore) plus Green Shoe option to retain oversubscription	
Objects of the Issue	100% of the funds to be raised through the private placement are to augment long-term resources of the Issuer for the purpose of meeting business/ operational requirements viz. lending activities, repayment/refinancing of existing debt (both long term and short term) and/or for any other purpose in the ordinary course of business of the Issuer.	
Details of Utilization of the Issue Proceeds	100% of the funds to be raised through the private placement are to augment long-term resources of the Issuer for the purpose of meeting business/ operational requirements viz. lending activities, repayment/refinancing of existing debt (both long term and short term) and/or for any other purpose in the ordinary course of business of the Issuer. The funds raised through this private placement are not meant for any specific project as such and therefore the proceeds of this issue shall be utilized for regular business activities of the Issuer. Therefore, the management shall ensure that the funds raised via this private placement shall be utilized only towards satisfactory fulfilment of the Objects of the Issue.	
Face Value	Rs. 10,000 (Rupees Ten Thousand) per Bond.	
Issue Price	At par. Rs. 10,000 (Rupees Ten Thousand) per Bond.	
Discount / Premium at which Bond is issued	N.A.	
Coupon Rate	5.25% (Five point Two Five Percent) p.a.	
Coupon Payment frequency	Annual	
Coupon Payment date(s)	Interest will be paid every year on April 30 th until redemption and the balance interest shall be paid along with redemption.	
Coupon Type	Fixed	
Day count basis	Actual/Actual Interest rate will be computed on a 365 days-a-year basis on the principal outstanding on the bonds. Where the coupon/ interest period (start date to end date) includes	

	February 29, coupon/ interest rate will be computed on 366 days-a-year basis, on the principal outstanding on the Debentures.
Tenor	5 (Five) years / 60 (Sixty) months from the Deemed Date of Allotment
Redemption Date	After 5 (Five) years / 60 (Sixty) months from the Deemed Date of Allotment
Redemption Amount	At par. Rs. 10,000 (Rupees Ten Thousand) per Bond.
Premium / Discount on redemption	Nil
Premium/ Discount on issue	Nil
Put option Price	NA
Call option Price	NA
Minimum Application Size and in multiples of debt securities thereafter.	Application must be for a minimum size of Rs. 20,000 (Rupees Twenty Thousand) (2 (Two) Bonds) and in multiple of Rs. 10,000 (Rupees Ten Thousand) (1 (One) Bond) thereafter.
Maximum Application Size	500 (Five Hundred) Bonds of Rs. 10,000 (Rupees Ten Thousand) each (Subject to Section 54EC of Income Tax Act, 1961) i.e. Rs. 50,00,000 (Rupees Fifty Lakh)
Issue Timing	Issue Opening Date: May 7, 2025(tentative), Issue Closing Date: March 31, 2026 (at the close of the banking hours) or at a date as may be decided by HUDCO in its absolute discretion.
Form of Issuance	In physical or dematerialized mode as opted by the Eligible Investor.
Mode of Subscription	Applicants may make remittance of application money through electronic mode or cheque / draft drawn in favour of 'HUDCO Capital Gain Bonds'.
Settlement Mode of Instrument	Payment of interest and repayment of principal shall be made by way of cheque(s)/ interest/ redemption warrant(s)/ demand draft(s)/ credit through direct credit/ RTGS/ Fund Transfer/ NECS/ NEFT or any other electronic mode offered by the Banks.
Cheque/Draft to be drawn on	HUDCO Capital Gain Bonds" for all Collection Banks except HDFC. In case of HDFC name of account is "HUDCO CAPITAL GAIN BONDS COLLECTION A/C"
Deemed date of allotment	Last day of each month in which the subscription money is received and credited to HUDCO Capital Gain Collection Account.
Depository	National Securities Depository Limited ("NSDL") and Central Depository Services (India) Limited ("CDSL")

Record Date	15 (fifteen) calendar days prior to each coupon payment date/ Redemption Date. In case of Redemption of bonds/ NCD's, the trading in the bonds/NCD shall remain suspended between the record date and the date of redemption. In the event the record date falls on a Saturday, Sunday or holiday of depositories, the immediately succeeding working day or a date notified by company to the stock exchange(s) shall be considered as the record date.
Transaction Documents	The Issuer has executed/ shall execute the documents including but not limited to the following in connection with the Issue: 1. Letter appointing Debenture Trustee to the NCD Holder(s). 2. Letter of consent from Beacon Trusteeship Limited for acting as Trustees for and on behalf of the Holder(s) of the NCDs. 3. Letter from IRRPL, ICRA Limited and CARE Ratings Rating Agency for issue of Taxable NCDs of HUDCO and the rating rationale pertaining thereto. 4. Debenture Trusteeship Agreement; The above-mentioned documents are available for inspection at our Head office.
Governing law & jurisdiction	The bonds are governed by and shall be construed in accordance with the existing Indian laws. Any dispute arising thereof shall be subject to the jurisdiction of courts of New Delhi.
Registrar & Transfer Agent	Kfin Technologies Ltd.
Trustees	Beacon Trusteeship Limited

Note:

1. HUDCO reserves the right to revise the coupon rate and/or close the issue by giving notice on its website. The Eligible Investors are advised to consult HUDCO / Mobilisers, before depositing the application with bank.
2. All applications submitted but rejected by HUDCO would be returned by HUDCO to the applicant / collection banker, without any interest.
3. Application for minimum Rs. 20,000 (Rupees Twenty Thousand) and in multiples of Rs. 10,000 (Rupees Ten Thousand) thereafter will be accepted, any amount received in fraction will be refunded to the Eligible Investor without interest.
4. Only long term capital gains arising from transfer of long term capital assets being land or building or both, within a period of 6 months of the transfer, can be invested in these Bonds.