

Indiabulls Housing Finance Limited
Secured, redeemable, non-convertible Debentures.

Issue Opening Date: 05th September, 2022

Issue Closing Date: 22nd September, 2022

Issuer	Indiabulls Housing Finance Limited
Issue Size	₹100 Cr with an Option to retain Oversubscription up to ₹900 Cr aggregating to ₹1000 Cr
Rating	CRISIL AA/ Stable, ICRA AA/Stable
Minimum Application	₹ 10,000 and in multiples of 1 thereafter
Mode of Allotment	Demat Form Only
Face Value of Bond	₹ 1000/NCD
Listing	The NCDs are proposed to be listed on BSE and NSE.
Mode of Application	ASBA

Category Wise Break-up of the issue

Category I - QIB's	Category II - Corporate's	Category III- HNI's	Category IV - Retail Individual
30%	10%	30%	30%
*on first come first serve basis to be determined on the basis of the bid uploads made with the scheduled Stock Exchanges			

SPECIFIC TERMS AND CONDITIONS IN CONNECTION WITH EACH SERIES OF NCDs

Series	I	II	III	IV*	V	VI	VII	VIII
Frequency of Interest Payment	Annual	Cumulative	Monthly	Annual	Cumulative	Monthly	Annual	Monthly
Minimum Application	₹ 10,000 (10 NCDs) across all Series							
Face Value/ Issue Price of NCDs (₹/ NCD)	₹ 1,000							
In Multiples of thereafter (₹)	₹ 1,000 (1 NCD)							
Type of Instrument	Secured NCDs							
Tenor	24 Months	24 Months	24 Months	36 Months	36 Months	36 Months	60 Months	60 Months
Coupon (% per annum) for NCD Holders in Category I & II	8.65%	NA	8.33%	8.80%	NA	8.47%	9.05%	8.70%
Coupon (% per annum) for NCD Holders in Category III & IV	9.05%	NA	8.70%	9.30%	NA	8.94%	9.55%	9.15%
Effective Yield (per annum) for NCD Holders in Category I & II	8.64%	8.65%	8.65%	8.79%	8.80%	8.79%	9.04%	9.05%
Effective Yield (per annum) for NCD Holders in Category III & IV	9.04%	9.05%	9.05%	9.29%	9.30%	9.31%	9.54%	9.54%
Mode of Interest Payment	Through various modes available							
Amount (₹ / NCD) on Maturity for NCD Holders in Category I & II	₹ 1,000	₹ 1,180.75	₹ 1,000	₹ 1,000	₹ 1,288.21	₹ 1,000	₹ 1,000	₹ 1,000
Amount (₹ / NCD) on Maturity for NCD Holders in Category III & IV	₹ 1,000	₹ 1,189.47	₹ 1,000	₹ 1,000	₹ 1,306.07	₹ 1,000	₹ 1,000	₹ 1,000
Maturity / Redemption Date (Years from the Deemed Date of Allotment)	24 Months	24 Months	24 Months	36 Months	36 Months	36 Months	60 Months	60 Months
Put and Call Option	Not Applicable							

*The Company shall allocate and allot Series IV NCDs wherein the Applicants have not indicated the choice of the relevant NCD Series.

Category III and IV of Investors in the proposed Tranche II Issue who are also NCD(s)/bond(s) previously issued by the Company, and/or its Subsidiaries as the case may be, and/or are equity shareholder(s) of Indiabulls Housing Finance Limited as the case may be ("Primary Holder(s)") on the Deemed Date of Allotment and applying in Series I, Series III, Series IV, Series VI, Series VII and/or Series VIII shall be eligible for additional incentive of 0.25% p.a. provided the NCDs issued under the proposed Tranche II Issue are held by the investors on the relevant Record Date applicable for payment of respective coupons, in respect of Series I, Series III, Series IV, Series VI, Series VII and Series VIII.

Category III and IV of Investors in the proposed Tranche II Issue who are also Primary Holder(s) on the Deemed Date of Allotment applying in Series II and/or Series V, the maturity amount at redemption along with the additional yield would be Rs 1,194.94 per NCD and/or Rs 1,315.06 per NCD respectively provided the NCDs issued under the proposed Tranche II Issue are held by the investors on the relevant Record Date applicable for redemption in respect of Series II and/or Series V. The additional incentive will be maximum of 0.25% p.a. for Category III and IV Investors in the proposed Tranche II Issue, who are also Primary Holder(s) on the deemed date of allotment.

For further details, refer section titled "Issue Structure" on page 328 of the Tranche II Prospectus

WHO CAN APPLY?

Category I - Institutional Investors (QIB'S)	<ul style="list-style-type: none"> Public financial institutions scheduled commercial banks, and Indian multilateral and bilateral development financial institutions which are authorized to invest in the NCDs; Provident funds, pension funds with a minimum corpus of ₹250 million, superannuation funds and gratuity funds, which are authorized to invest in the NCDs; Alternative Investment Funds, subject to investment conditions applicable to them under the Securities and Exchange Board of India (Alternative Investment Funds) Regulations, 2012; Resident Venture Capital Fund registered with IRDA; Insurance Companies registered with IRDA; State industrial development corporations; Insurance funds set up and managed by the army, navy, or air force of the Union of India; Insurance funds set up and managed by the Department of Posts, the Union of India; Systemically Important Non-Banking Financial Company registered with the Reserve Bank of India and having a net worth of more than Rs. 5,000 million as per the last audited financial statements; National Investment Fund set up any resolution no. F. No. 2/3/2005-DDII dated November 23, 2005 of the Government of India published in the Gazette of India. Mutual Funds registered with SEBI;
Category II - Non Institutional Investors (Corporate's)	<ul style="list-style-type: none"> Companies within the meaning of section 2(20) of the Companies Act, 2013; Statutory bodies/ Corporations and Societies registered under the applicable laws in India and authorised to invest in the NCDs; Co-operative banks and regional rural banks; Public/private charitable/ religious trusts which are authorised to invest in the NCDs; Scientific and/or industrial research organisations, which are authorised to invest in the NCDs; Partnership firms in the name of the partners; Limited liability partnerships formed and registered under the provisions of the Limit Liability Partnership Act, 2008 (No. 6 of 2009); Association of Persons; and Any other incorporated and/ or unincorporated body of persons.
Category III - HNI's	<ul style="list-style-type: none"> Resident Indian individuals or Hindu Undivided Families through the Karta applying for an amount aggregating to above Rs 1 million across all options of NCDs in the Issue.
Category IV- Retail Individual's	<ul style="list-style-type: none"> Resident Indian individuals or Hindu Undivided Families through the Karta applying for an amount aggregating up to and including Rs1 million across all Series of NCDs in Issue and shall include Retail Individual Investors, who have submitted bid for an amount not more than Rs 500,000, or any other investment limit, as applicable and prescribed by SEBI from time to time, in any of the bidding options in the Issue (including HUFs applying through their Karta and does not include NRIs) though UPI Mechanism.

Note: Participation of any of the aforementioned categories of persons or entities is subject to the applicable statutory and/ or regulatory requirements in connection with the subscription to Indian securities by such categories of persons or entities.