

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

Issue Opening Date: 01<sup>st</sup> December, 2022

Issue Closing Date: 22<sup>nd</sup> December, 2022

<b>Issuer</b>	<b>Indiabulls Housing Finance Limited</b>
<b>Issue Size</b>	Base Issue Size of ₹ 100 Crs with an option to retain oversubscription up to the Shelf Limit, i.e. up to ₹ 900 Crs, Aggregating up to ₹ 1000 Crs.
<b>Rating</b>	AA/Stable by ICRA & CRISIL
<b>Minimum Application</b>	₹ 10,000 and in multiples of 1 thereafter
<b>Mode of Allotment</b>	Demat Form Only
<b>Face Value of Bond</b>	₹ 1000/NCD
<b>Listing</b>	The NCDs are proposed to be listed on BSE and NSE.
<b>Mode of Application</b>	ASBA

**Category Wise Break-up of the issue**

<b>Category I - QIB's</b>	<b>Category II - Corporate's</b>	<b>Category III- HNI's</b>	<b>Category IV - Retail Individual</b>
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	Monthly	Cumulative	Annual	Monthly	Cumulative	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	8.90%	8.57%	NA	9.05%	8.70%	NA	9.30%	8.94%
Coupon (% per annum) for NCD Holders in Category III & IV	9.30%	8.94%	NA	9.55%	9.16%	NA	9.80%	9.39%
Effective Yield (per annum) for NCD Holders in Category I & II	8.89%	8.90%	8.90%	9.04%	9.05%	9.05%	9.29%	9.30%
Effective Yield (per annum) for NCD Holders in Category III & IV	9.29%	9.30%	9.30%	9.54%	9.54%	9.55%	9.79%	9.80%
Mode of Interest Payment	Through various modes available							
Amount (₹ / NCD) on Maturity for NCD Holders in Category I & II	₹ 1,000	₹ 1,000	₹ 1,186.20	Staggered redemption in three annual payments of: ₹ 333 for year 1; ₹ 333 for year 2; and ₹ 334 for year 3, starting from the first anniversary from the Deemed Date of Allotment		₹ 1,297.15	Staggered redemption in five annual payments of ₹ 200 each, starting from the first anniversary from the Deemed Date of Allotment	
Amount (₹ / NCD) on Maturity for NCD Holders in Category III & IV	₹ 1,000	₹ 1,000	₹ 1,194.95	Staggered redemption in three annual payments of: ₹ 333 for year 1; ₹ 333 for year 2; and ₹ 334 for year 3, starting from the first anniversary from the Deemed Date of Allotment		₹ 1,315.10	Staggered redemption in five annual payments of ₹ 200 each, starting from the first anniversary from the Deemed Date of Allotment	
Maturity (from the Deemed Date of Allotment)	24 Months	24 Months	24 Months	36 Months	36 Months	36 Months	60 Months	60 Months
Redemption Date / Redemption Schedule	24 Months	24 Months	24 Months	Staggered Redemption by Face Value as set out in "Terms of the Issue - Principal Redemption Schedule and Redemption Amounts"		36 Months	Staggered Redemption by Face Value as set out in "Terms of the Issue - Principal Redemption Schedule and Redemption Amounts"	
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.								

## WHO CAN APPLY?

<b>Category I - Institutional Investors (QIB'S)</b>	<ul style="list-style-type: none"> <li>Public financial institutions scheduled commercial banks, and Indian multilateral and bilateral development financial institutions which are authorized to invest in the NCDs;</li> <li>Provident funds, pension funds with a minimum corpus of ₹250 million, superannuation funds and gratuity funds, which are authorised to invest in the NCDs;</li> <li>Mutual funds registered with SEBI;</li> <li>Resident Venture Capital Funds/Alternative Investment Funds registered with SEBI;</li> <li>Insurance companies registered with the IRDAI;</li> <li>State industrial development corporations;</li> <li>Insurance funds set up and managed by the army, navy, or air force of the Union of India;</li> <li>Insurance funds set up and managed by the Department of Posts, the Union of India;</li> <li>Systemically Important Non- Banking Financial Company registered with the RBI and having a net worth of more than ₹ 50,000 lakh as per the last audited financial statements; and National Investment Fund set up by resolution no. F.No. 2/3/2005-DDII dated November 23, 2005 of the Government of India published in the Gazette of India.</li> <li>National Investment Fund set up by resolution no. F. No. 2/3/2005-DDII dated November 23, 2005 of the Government of India published in the Gazette of India</li> </ul>
<b>Category II - Non Institutional Investors (Corporate's)</b>	<ul style="list-style-type: none"> <li>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 authorized to invest in the NCDs;</li> <li>Co-operative banks and regional rural banks;</li> <li>Trusts including public/private charitable/religious trusts which are authorized to invest in the NCDs;</li> <li>Scientific and/or industrial research organisations, which are authorized to invest in the NCDs;</li> <li>Partnership firms in the name of the partners; and</li> <li>Limited liability partnerships formed and registered under the provisions of the Limited Liability Partnership Act, 2008 (No. 6 of 2009).</li> <li>Association of persons; and</li> <li>Any other incorporated and/ or unincorporated body of persons.</li> </ul>
<b>Category III - HNI's</b>	<ul style="list-style-type: none"> <li>High Net-worth Individual Investors ("HNIs") - Resident Indian individuals and Hindu Undivided Families through the Karta applying for an amount aggregating to above ₹10,00,000 across all options of NCDs in the Tranche I Issue.</li> </ul>
<b>Category IV- Retail Individual's</b>	<ul style="list-style-type: none"> <li>Retail Individual Investors - Resident India individuals and Hindu Undivided Families through the Karta applying for an amount aggregating up to and including ₹10,00,000 across all options of NCDs in the Tranche I Issue.</li> </ul>

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.

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