

Indiabulls Housing Finance Limited

Secured, Redeemable Non-Convertible Debentures

Issue Opening Date: 06th September, 2023Issue Closing Date: 20th September, 2023

Issuer	Indiabulls Housing Finance Limited
Issue Size	Base Issue Size of ₹ 100 Crs with a green shoe option of ₹ 100 Crs, Aggregating up to ₹ 200 Crs.
Rating	AA/Stable by CRISIL and ICRA
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.
Mode of Application	ASBA

Category Wise Issue Allocation for Secured NCD:-

Category I - Institutional (QIB)	Category II - Non-Institutional (Corporate)	Category III - HNI Category	Category IV - Retail Individual Category
Up to 30% of Overall Issue Size*	Up to 10% of Overall Issue Size*	Up to 30% of Overall Issue Size*	Up to 30% of Overall Issue Size*

*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

SECURED NCDs Issue Structure													
Option / Series	I	II	III	IV*	V	VI	VII	VIII	IX	X	XI	XII	
Mode of Interest Payment	Through various options available												
Frequency of interest Payment	Annual	Monthly	Cumulative	Annual	Monthly	Cumulative	Annual	Monthly	Annual	Monthly	Annual	Monthly	
Tenor	24	24	24	36	36	36	60	60	84	84	120	120	
Coupon (% per annum) for NCD Holders in Category I & II	9.25%	8.88%	NA	9.40%	9.02%	NA	9.65%	9.25%	10.00%	9.57%	10.25%	9.80%	
Coupon (% per annum) for NCD Holders in Category III & IV	9.65%	9.25%	NA	9.90%	9.48%	NA	10.15%	9.71%	10.50%	10.03%	10.75%	10.25%	
Effective Yield (per annum) for NCD Holders in Category I & II	9.24%	9.24%	9.25%	9.39%	9.39%	9.40%	9.64%	9.64%	9.99%	9.99%	10.24%	10.24%	
Effective Yield (per annum) for NCD Holders in Category III & IV	9.64%	9.64%	9.65%	9.88%	9.89%	9.90%	10.14%	10.14%	10.49%	10.49%	10.74%	10.74%	
Redemption Amount (Rs / NCD) on Maturity for NCD Holders in Category I & II	Rs.1000	Rs. 1000	Rs.1193.85	**Staggered Redemption in 3 annual payments of Rs. 333 for year 1, 333 for year 2 and 334 for year 3 starting from 1st Anniversary** until Maturity	**Staggered Redemption in 3 annual payments of Rs. 333 for year 1, 333 for year 2 and 334 for year 3 starting from 1st Anniversary** until Maturity	Rs.1309.70	**Staggered Redemption in 5 annual payments of Rs. 200 each starting from 1st Anniversary** until Maturity	**Staggered Redemption in 5 annual payments of Rs. 200 each starting from 1st Anniversary* until Maturity	**Staggered Redemption in 7 annual payments of Rs. 142.86 each starting from 1st Anniversary** until Maturity	**Staggered Redemption in 7 annual payments of Rs. 142.86 each starting from 1st Anniversary** until Maturity	**Staggered Redemption in 10 annual payments of Rs. 100 each starting from 1st Anniversary** until Maturity	**Staggered Redemption in 10 annual payments of Rs. 100 each starting from 1st Anniversary** until Maturity	

SECURED NCDs Issue Structure

Redemption Amount (Rs / NCD) on Maturity for NCD Holders in Category III & IV	Rs.1000	Rs. 1000	Rs.1202.65	**Staggered Redemption in 3 annual payments of Rs. 333 for year 1, 333 for year 2 and 334 for year 3 starting from 1st Anniversary** until Maturity	**Staggered Redemption in 3 annual payments of Rs. 333 for year 1, 333 for year 2 and 334 for year 3 starting from 1st Anniversary** until Maturity	Rs.1327.75	**5 annual payments of Rs. 200 each starting from 1st Anniversary* *until Maturity	**5 annual payments of Rs. 200 each starting from 1st Anniversary* *until Maturity	**Staggered Redemption in 7 annual payments of Rs. 142.86 each starting from 1st Anniversary* *until Maturity	**Staggered Redemption in 7 annual payments of Rs. 142.86 each starting from 1st Anniversary* *until Maturity	**Staggered Redemption in 10 annual payments of Rs. 100 each starting from 1st Anniversary** until Maturity	**Staggered Redemption in 10 annual payments of Rs. 100 each starting from 1st Anniversary* *until Maturity
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.

*From the Deemed Date of Allotment Category III and IV of Investors in the proposed Tranche II Issue who are also holders of NCD(s)/bond(s) previously issued by the Company, and/or The Subsidiaries as the case may be, and/or are equity shareholder(s) of India bulls Housing Finance Limited as the case may be ("Primary Holder(s)") on the Deemed Date of Allotment and applying in Series I, Series II, Series IV, Series V, Series VII, Series VIII, Series IX, Series X, Series XI and/or Series XII 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 II, Series IV, Series V, Series VII, Series VIII, Series IX, Series X, Series XI and/or Series XII.

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 III and/or Series VI, the maturity amount at redemption along with the additional yield would be ₹1,208.20 per NCD and/or ₹1,336.85 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 III and/or Series VI.

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.

Who can apply?

<p>Category I - Institutional Investors</p>	<ul style="list-style-type: none"> • Public financial institutions, statutory corporations, commercial banks, co-operative banks and RRBs and multilateral and bilateral development financial institutions which are authorized to invest in the NCDs; • Provident funds, pension funds with a minimum corpus of Rs 25 crores, 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 Funds registered with SEBI; • 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, a nonbanking financial company registered with the Reserve Bank of India and having a net-worth of more than five hundred corer rupees as per the last audited financial statements • 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; and • Mutual Funds registered with SEBI.
<p>Category II - Non Institutional Investors</p>	<ul style="list-style-type: none"> • Companies; bodies corporate and societies registered under the applicable laws in India and authorized to invest in the NCDs; • Statutory bodies/ Corporations and Societies registered under the applicable laws in India and authorized to invest in the NCDs; • Co-operative banks and regional rural banks; • Public/ private charitable/ religious trusts which are authorized to invest in the NCDs; • Scientific and/or industrial research organizations, which are authorized to invest in the NCDs; • Partnership firms in the name of the partners; • Limited Liability Partnerships formed and registered under the provisions of the Limited Liability Partnership Act, 2008 (No. 6 of 2009); • Association of Persons; and • Any other incorporated and/ or unincorporated body of persons.
<p>Category III - HNI Category</p>	<ul style="list-style-type: none"> • Individual Investors ("HNIs") - Resident Indian individuals and Hindu Undivided Families through the Karta applying for an amount aggregating to above Rs.1,000,000 across all options of NCDs in the Issue.
<p>Category IV - Individual Category</p>	<ul style="list-style-type: none"> • Resident Indian individuals and Hindu Undivided Families through the Karta applying for an amount aggregating up to and including Rs.1,000,000 across all options of NCDs in the Issue.

APPLICATIONS CANNOT BE MADE BY:

The following categories of persons, and entities, shall not be eligible to participate in the Issue and any Applications from such persons and entities are liable to be rejected:

1. Minors without a guardian name* (A guardian may apply on behalf of a minor. However, Applications by minors must be made through Application Forms that contain the names of both the minor Applicant and the guardian;
2. Foreign nationals, NRI inter-alia including any NRIs who are (i) Based in the USA, and/or, (ii) Domiciled in the USA, and/or, (iii) residents/citizens of the USA, and/or, (iv) subject to any taxation laws of the USA;
3. Persons resident outside India and other foreign entities;
4. Foreign Institutional Investors;
5. Foreign Portfolio Investors;
6. Foreign Venture Capital Investors;
7. Qualified Foreign Investors;
8. Overseas Corporate Bodies;
9. Person's ineligible to contract under applicable statutory/regulatory requirements.

**Applicant shall ensure that guardian is competent to contract under Indian Contract Act, 1872*

DEEPAK PANJWANI

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