



Date: October 21, 2024

SAMMAANCAP/EQ, SCLPP
National Stock Exchange of India Limited
 “Exchange Plaza”,
 Bandra-Kurla Complex, Bandra (E).
 MUMBAI – 400 051

Scrip Code – 535789, 890192
BSE Limited
 Phiroze Jeejeebhoy Towers,
 Dalal Street,
 MUMBAI – 400 001

Sub: Allotment of Secured, Listed, Rated, Taxable, Redeemable, Fully Paid-Up Non-Convertible Debentures on a Private Placement basis – Intimation under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the “Listing Regulations”).

Dear Sirs,

Pursuant to the applicable provisions of the Listing Regulations, we wish to inform that in terms of the Board authorization dated 15 March 2024 read with resolution passed by the Committee dated 16 October 2024, the Company has today i.e. on 21 October 2024, allotted 10,000 Secured, Rated, Listed, Taxable, Redeemable, Non-Convertible Debentures of face value Rs. 1 lakh each, aggregating to Rs. 100 Crores, on a private placement basis by Sammaan Capital Limited (Formerly Known as Indiabulls Housing Finance Limited) (the “Company”), as per below mentioned details:

Sl. No	Particulars	Series I Issue	Series II Issue
1	Issue size (Rs. in crore)	Rs. 50 Crores	Rs. 50 Crores
	Security Name	Series I Issue – 9.75% Sammaan Capital Limited 2029	Series II Issue – 9.25% Sammaan Capital Limited 2026
2	Type of Securities	Secured, Rated, Listed, Taxable, Redeemable, Non-Convertible Debentures	Secured, Rated, Listed, Taxable, Redeemable, Non-Convertible Debentures
3	Type of Issue	Private Placement of Non-Convertible Debentures	Private Placement of Non-Convertible Debentures
4	Proposed to be listed	On National Stock Exchange of India Limited and BSE Limited	On National Stock Exchange of India Limited and BSE Limited
5	Date of Allotment	October 21, 2024	October 21, 2024
6	Tenor	5 years	1.85 Years
7	Date of Maturity	October 20, 2029	August 28, 2026
8	Coupon Rate	9.75% (payable annually)	9.25% p.a. (payable annually)
9	Details of coupon/interest offered, Schedule of payment of coupon/interest and principal	Refer to the Cash Flows table below	Refer to the Cash Flows table below
10	Security, if any, created over the assets	A charge by way of hypothecation in favor of the Debenture Trustee, on the financial and non-financial assets (including investments) of the Company, both present and future; and on present and future loan assets of the Company, including all monies receivable for the principal amount and interest thereon, on a first <i>pari-</i>	A charge by way of hypothecation in favor of the Debenture Trustee, on the financial and non-financial assets (including investments) of the Company, both present and future; and on present and future loan assets of the Company, including all monies receivable for the principal amount and interest thereon, on a first <i>pari-passu</i> basis with all other secured lenders to

Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)

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		<i>passu</i> basis with all other secured lenders to the Issuer holding <i>pari-passu</i> charge over the security. The NCDs will have a minimum security cover of 1.10 time on the principal amount and interest thereon.	the Issuer holding <i>pari-passu</i> charge over the security. The NCDs will have a minimum security cover of 1.10 time on the principal amount and interest thereon.
11	Special right / interest / privileges attached to the instrument, and changes thereof	No	No
12	Delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal	In case of default in payment of Interest and/or principal redemption on the due dates, additional interest of at least @ 2% p.a. over the coupon rate shall be payable by the company for the defaulting period.	In case of default in payment of Interest and/or principal redemption on the due dates, additional interest of at least @ 2% p.a. over the coupon rate shall be payable by the company for the defaulting period.
13	Details of any letter or comments regarding payment/ non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any	Nil	Nil
14	Interest Payment Frequency	Annually from the date of allotment & at Maturity	Annually from the date of allotment & at Maturity
	Coupon payment dates	October 21, 2025, October 21, 2026, October 21, 2027, October 21, 2028, October 20, 2029	October 21, 2025 and August 28, 2026
15	Details of redemption of debentures	Redemption Date: October 20, 2029	Redemption Date: August 28, 2026

Cash Flows in respect of Series I Issue

Series I Issue			
Cash Flow	Date	No of Days in Coupon	Amount (Rs.)
Coupon I	Tuesday, October 21, 2025	365	9,750
Coupon II	Wednesday, October 21, 2026	365	9,750
Coupon III	Thursday, October 21, 2027	365	9,750
Coupon IV	Saturday, October 21, 2028	366	9,750
Coupon V	Saturday, October 20, 2029	364	9,723.30
Principal Repayment	Saturday, October 20, 2029		1,00,000.00



Cash Flows in respect of Series II Issue

Series II Issue			
Cash Flow	Date	No of Days in Coupon	Amount (Rs.)
Interest Payment	Tuesday, October 21, 2025	365	9,250
Interest Payment + Principal	Friday, August 28, 2026	311	1,07,881.50

The same is for your information and record.

Yours truly,

For **Sammaan Capital Limited**
(Formerly known as Indiabulls Housing Finance Limited)

Amit Jain
Company Secretary

CC:
Singapore Exchange Securities Trading Limited (SGX)
India International Exchange (IFSC) Ltd (INX)