



Date: January 14, 2025

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, Rated, Listed, 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 09 January, 2025, the Company has today i.e. on 14 January, 2025, allotted 20,000 Secured, Rated, Listed, Taxable, Redeemable, Non-Convertible Debentures of face value Rs. 1 lakh each, aggregating to Rs. 200 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 Re-Issue [ISIN - INE148I07UX9]	Series II Re-Issue [ISIN - INE148I07UY7]	Fresh Issue [ISIN - INE148I07VX7]
1	Issue size (Rs. in crore)	Rs. 35 Crores	Rs. 130 Crores	Rs. 35 Crores
2	Security Name	Series I Re- Issue – 9.75% Sammaan Capital Limited 2029	Series II Re-Issue – 9.25% Sammaan Capital Limited 2026	Fresh Issue - 9.95% Sammaan Capital Limited 2035
3	Type of Securities	Secured, Rated, Listed, Taxable, Redeemable, Non-Convertible Debentures	Secured, Rated, Listed, Taxable, Redeemable, Non-Convertible Debentures	Secured, Rated, Listed, Taxable, Redeemable, Non-Convertible Debentures
4	Type of Issue	Private Placement of Non-Convertible Debentures	Private Placement of Non-Convertible Debentures	Private Placement of Non-Convertible Debentures
5	Proposed to be listed	On National Stock Exchange of India Limited and BSE Limited	On National Stock Exchange of India Limited and BSE Limited	On National Stock Exchange of India Limited and BSE Limited
6	Date of Allotment	January 14, 2025	January 14, 2025	January 14, 2025
7	Tenor	4.77 Years	1.62 Years	10 Years
8	Date of Maturity	October 20, 2029	August 28, 2026	January 13, 2035
9	Coupon Rate	9.75% (payable annually)	9.25% p.a. (payable annually)	9.95% p.a. (payable annually)
10	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	Refer to the Cash Flows table below
11	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	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	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 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.	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 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.	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 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.
12	Special right / interest / privileges attached to the instrument, and changes thereof	No	No	No
13	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.	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.
14	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	Nil
15	Interest Payment Frequency	Annually from the date of allotment & at Maturity	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 and October 20, 2029	October 21, 2025 and August 28, 2026	January 14, 2026, January 14, 2027, January 14, 2028, January 14, 2029, January 14, 2030, January 14, 2031, January 14, 2032, January 14, 2033, January 14, 2034 and January 13, 2035
16	Details of redemption of debentures	Redemption Date: October 20, 2029	Redemption Date: August 28, 2026	Redemption Date: January 13, 2035



Cash Flows in respect of Series I Re-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 Re-Issue

Series II Issue			
Cash Flow	Date	No of Days in Coupon	Amount (Rs.)
Coupon I	Tuesday, October 21, 2025	365	9,250
Coupon II	Friday, August 28, 2026	311	7,881.50
Principal Repayment	Friday, August 28, 2026		1,00,000.00

Cash Flows in respect of Fresh Issue

Fresh Issue			
Cash Flow	Date	No of Days in Coupon	Amount (Rs.)
Coupon I	Wednesday, January 14, 2026	365	9,950
Coupon II	Thursday, January 14, 2027	365	9,950
Coupon III	Friday, January 14, 2028	365	9,950
Coupon IV	Sunday, January 14, 2029	366	9,950
Coupon V	Monday, January 14, 2030	365	9,950
Coupon VI	Tuesday, January 14, 2031	365	9,950
Coupon VII	Wednesday, January 14, 2032	365	9,950
Coupon VIII	Friday, January 14, 2033	366	9,950
Coupon IX	Saturday, January 14, 2034	365	9,950
Coupon X	Saturday, January 13, 2035	364	9,922.74
Principal Repayment	Saturday, January 13, 2035		1,00,000.00

The same is for your information and record.

Yours truly,

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

AMIT KUMAR JAIN

Digitally signed by AMIT KUMAR
JAIN
Date: 2025.01.14 15:06:55 +05'30'

Amit Jain
Company Secretary

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