



Date: March 28, 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 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 25 March, 2025, the Company has today i.e. on 28 March, 2025, allotted 14,500 Secured, Rated, Listed, Taxable, Redeemable, fully paid-up Non-Convertible Debentures of face value Rs. 1 lakh each, aggregating to Rs. 145 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 - INE148I07TY9]
1	Issue size (Rs. in crore)	Rs. 145 Crores
2	Security Name	Series I Re- Issue – 9.75% Sammaan Capital Limited April 2028
3	Type of Securities	Secured, Rated, Listed, Taxable, Redeemable, Non-Convertible, Fully Paid-up Debentures
4	Type of Issue	Private Placement of Non-Convertible Debentures
5	Proposed to be listed	On National Stock Exchange of India Limited and BSE Limited
6	Date of Allotment	March 28, 2025
7	Tenor	3.04 Years from the Deemed Date of Allotment (28.03.2025)
8	Date of Maturity	April 12, 2028
9	Coupon Rate	9.75% per annum (payable annually)
10	Details of coupon/interest offered, Schedule of payment of coupon/interest and principal	Refer to the Cash Flows table below
11	Security, if any, created over the assets	<p>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 (collectively referred to as “Hypothecated Properties”, which term shall exclude the Excluded Assets (<i>as defined below</i>)), 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.</p> <p><i>Excluded Assets shall mean such portion of High Quality Liquid Assets (as defined in Liquidity Risk Management Framework for Non-Banking Financial Companies and Core Investment Companies, 2019, as amended from time to time (the “RBI LRM Framework”)) which shall remain unencumbered in accordance with the RBI LRM Framework. For the avoidance of doubt, Excluded Assets will at no point of time form part of the Hypothecated Properties.</i></p>

		The NCDs will have a minimum asset/ security cover of one (1.0) time on the principal amount and interest thereon. The Issuer reserves the right to sell or otherwise deal with the receivables, both present and future, including without limitation to create a charge on <i>pari passu</i> or exclusive basis thereon for its present and future financial requirements, provided that a minimum-security cover of one (1.0) time on the principal amount and accrued interest thereon, is maintained, on such terms and conditions as the Issuer may think appropriate, without the consent of, or intimation to, the NCD Holders or the Debenture Trustee in this connection. However, if consent and/or intimation is required under applicable law, then the Company shall obtain such consents and/ or intimation in accordance with such law. We have received necessary consents from the relevant debenture trustees and security trustees for ceding <i>pari passu</i> charge in favour of the Debenture Trustee in relation to the NCDs.
12	Special right / interest / privileges attached to the instrument, and changes thereof	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/ coupon 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
15	Interest Payment Frequency	Annually from the date of allotment & at Maturity
	Coupon payment dates	August 12, 2025, August 12, 2026; August 12, 2027 and April 12, 2028
16	Details of redemption of debentures	Redemption Date: April 12, 2028

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, August 12, 2025	365	9,750
Coupon II	Wednesday, August 12, 2026	365	9,750
Coupon III	Thursday, August 12, 2027	364	9,750
Coupon IV + Principal Repayment	Wednesday, April 12, 2028	244	1,06,500

The same is for your information and record.

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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)