

## DISCLAIMERS FOR THE TRANCHE III ISSUE

For further details refer to section titled “*Issue Related Information*” on page 355 of the Tranche III Prospectus dated October 13, 2023.

Allotment in the Tranche III Issue shall be made on the basis of date of upload of each application into the electronic book of the Stock Exchanges in accordance with the SEBI Master Circular. However, in the event of over subscription and thereafter, on such date, the allotments would be made to the applicants on proportionate basis.

The Tranche III Issue shall remain open for subscription on Working Days from 10 a.m. to 5 p.m. during the period indicated in the Tranche III Prospectus, except that the Tranche III Issue may close on such earlier date or extended date as may be decided by the Board of Directors of the Company or Securities Issuance and Investment Committee thereof, subject to compliance with Regulation 33A of the SEBI NCS Regulations and receipt of necessary approvals. In the event of an early closure or extension of the Tranche III Issue, the Company shall ensure that notice of the same is provided to the prospective investors through an advertisement on or before such earlier or extended date of the Tranche III Issue closure in all the newspapers in which the advertisement for opening of this Tranche III Issue has been given. Applications Forms for this Tranche III Issue will be accepted only from 10:00 a.m. to 5:00 p.m. or such extended time as may be permitted by BSE and NSE, on Working Days, during the Tranche III Issue Period. On the Tranche III Issue Closing Date, the Application Forms will be accepted only between 10 a.m. to 3 p.m. (Indian Standard Time) and uploaded until 5 p.m. or such extended time as may be permitted by BSE and NSE. Further, pending mandate requests for bids placed on the last day of bidding will be validated by 5 p.m. (Indian Standard Time) on one Working Day post the Tranche III Issue Closing Date.

### DISCLAIMER

INDIABULLS HOUSING FINANCE LIMITED (“**Company**”), subject to market conditions and other considerations is proposing a public issue of secured redeemable non-convertible debentures of face value of ₹ 1,000 each (“**NCDs**”) and has filed the Shelf Prospectus dated June 30, 2023, (the “**Shelf Prospectus**”) and Tranche III Prospectus dated October 13, 2023 (“**Tranche III Prospectus**”) with the Registrar of Companies, National Capital Territory of Delhi and Haryana, National Stock Exchange of India Limited, BSE Limited and Securities and Exchange Board of India. The Prospectus is available on the Company’s website at [www.indiabullshomeloans.com](http://www.indiabullshomeloans.com); on the website of the stock exchanges at [www.nseindia.com](http://www.nseindia.com) and [www.bseindia.com](http://www.bseindia.com), on the website of SEBI at [www.sebi.gov.in](http://www.sebi.gov.in) and on the respective websites of the lead managers at [www.nuvama.com](http://www.nuvama.com), [www.elaracapital.com](http://www.elaracapital.com) and [www.trustgroup.in](http://www.trustgroup.in). Investors proposing to participate in the Tranche III Issue, should invest only on the basis of the information contained in the Tranche III Prospectus. Investors should note that investment in this public issue of NCDs involves a high degree of risk and for details relating to the same, please refer to Tranche III Prospectus and the section on “*Risk Factors*” beginning on page 21 of the Tranche III Prospectus.

Capitalised terms not defined herein shall have the same meaning as assigned to such terms in the Shelf Prospectus and Tranche III Prospectus.

**DISCLAIMER:** Investors proposing to participate in the Issue should note that investment in the NCDs involves a high degree of risk and for details in relation to the same, refer to the Tranche III Prospectus including the sections titled “*Risk Factors*” and “*Material Developments*” beginning on page 21 and 225, respectively. The Issuer and the Lead Manager accept no responsibility for statements made otherwise than in the Prospectus or in the advertisement or any other material issued by or at the instance of the Company and that anyone placing reliance on any other source of information would be doing so at their own risk.

### Additional Incentive note

Category III and IV of Investors in the proposed Tranche III Issue who are also holders of NCD(s)/bond(s) previously issued by our Company, and/or our Subsidiaries as the case may be, and/or are equity shareholder(s) of Indiabulls Housing Finance Limited as the case may be (“**Primary Holder(s)**”) on the working Friday preceding 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 III 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 III Issue who are also Primary Holder(s) on the working Friday preceding 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 III Issue are held by the investors on the relevant Record Date applicable for redemption in respect of Series III and/or Series VI.

The initial allottees under Category III and Category IV in the proposed Tranche III Issue who are Senior Citizens as on the Deemed Date of Allotment shall be eligible for additional incentive of 0.25% p.a. provided the NCDs issued under the Tranche III Issue are continued to be held by such investors under Category III and Category IV on the relevant Record Date for the relevant Interest Payment date for Series I, Series II, Series IV, Series V, Series VII, Series VIII, Series IX, Series X, Series XI and/or Series XII. Accordingly, the amount payable on redemption to such Senior Citizens for NCDs under series III and Series VI is ₹1,208.20 and ₹1,336.85 per NCD, respectively.

The initial allottees under Category III and Category IV in the proposed Tranche III Issue who are Senior Citizens as on the Deemed Date of Allotment and also are Primary Holders shall be eligible for total additional incentive of 0.50% p.a. (which includes the incentive of 0.25% as mentioned in above paragraph) provided the NCDs issued under the Tranche III Issue are continued to be held by such investors under Category III and Category IV on the relevant Record Date for the relevant Interest Payment date for Series I, Series II, Series IV, Series V, Series VII, VIII, Series IX, Series X, Series XI and/or Series XII. Accordingly, the amount payable on redemption to such Senior Citizens for NCDs under series III and Series VI is ₹1,213.65 and ₹1,346.00 per NCD, respectively.

The additional incentive will be maximum of 0.25% p.a. for Category III and IV Investors in the proposed Tranche III Issue, who are also Primary Holder(s) on the working Friday preceding the Deemed Date of Allotment or Senior Citizens as on the Deemed Date of Allotment.

The additional incentive will be maximum of 0.50% p.a. for Category III and IV Investors in the proposed Tranche III Issue, who are also Primary Holder(s) on the working Friday preceding the Deemed Date of Allotment and Senior Citizens as on the Deemed Date of Allotment.

On any relevant Record Date, the Registrar and/or our Company shall determine the list of the holder(s) of this Tranche III Issue and identify such Investors/ NCD Holders, (based on their DP identification and /or PAN and/or entries in the Register of NCD Holders) and make the requisite payment of additional incentive.

The additional incentive will be given only on the NCDs allotted in this Tranche III Issue i.e., to the Primary Holder(s) and / or to Senior Citizens. In case if any NCD is bought/acquired from secondary market or from open market, additional incentive will not be paid on such bought/acquired NCD.

In case the Primary Holder(s) and / or Senior Citizens sells/ gifts/ transfer any NCDs allotted in this Tranche III Issue, additional incentive will not be paid on such sold/ gifted/ transferred NCD except in case where NCDs are transferred to the joint holder/nominee in case of death of the Primary Holder.

**DISCLAIMER CLAUSE OF BSE:** It is to be distinctly understood that the permission given by BSE should not in any way be deemed or construed that the Offer Document has been cleared or approved by BSE nor does it certify the correctness or completeness of any of the contents of the Offer Document. The investors are advised to refer to the Prospectus for the full text of the “*Disclaimer Clause of BSE*” .

**DISCLAIMER CLAUSE OF NSE:** It is to be distinctly understood that the permission given by NSE should not in any way be deemed or construed that the Offer Document has been cleared or approved by NSE nor does it certify the correctness or completeness of any of the contents of the Offer Document. The investors are advised to refer to the Prospectus for the full text of the “*Disclaimer Clause of NSE*” .

**DISCLAIMER CLAUSE OF USE OF BSE ELECTRONIC PLATFORM:** It is to be distinctly understood that the permission given by the BSE to use their network and software of the Online system should not in any way be deemed or construed as compliance with various statutory requirement approved by the Exchange; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the compliance with the

statutory and other requirements; nor does it take any responsibility for the financial or other soundness of the Company, its promoters, its management or any scheme or project of this Company. It is also to be distinctly understood that the approval given by the Exchange is only to use the software for participating in system of making application process.

**DISCLAIMER CLAUSE OF USE OF NSE ELECTRONIC PLATFORM:** It is distinctly understood by the Issuer that the permission given by NSE to use their Infrastructure should not in any way be deemed or construed as that the compliance with various statutory and other requirements by Indiabulls Housing Finance Limited, BRLM, etc. are cleared or approved by NSE; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the compliance with the statutory and other requirements nor does it take any responsibility for the financial or other soundness of this Issuer, its promoters, its management or any scheme or project of this Issuer. It is also distinctly understood that the approval given by NSE should not in any way be deemed or construed that the prospectus has been cleared or approved by NSE; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the contents of this prospectus; nor does it warrant that the securities will be listed or will continue to be listed on the Exchange;

**DISCLAIMER CLAUSE OF THE NHB:** The Company has obtained a certificate of registration dated December 28, 2005 issued by the National Housing Bank under Section 29A of the National Housing Bank Act, 1987. However, a copy of the Tranche III Prospectus has not been filed with or submitted to the NHB. It is distinctly understood that the Draft Shelf Prospectus, Shelf Prospectus and the Tranche III Prospectus should not in any way be deemed or construed to be approved or vetted by the NHB. The NHB does not accept any responsibility or guarantee about the present position as to the financial soundness of the Issuer or for the correctness of any of the statements or representations made or opinions expressed by the Issuer and for discharge of liability by the Issuer. By issuing the aforesaid certificate of registration dated December 28, 2005 to the Issuer, the NHB neither accepts any responsibility nor guarantee for the payment of any amount due to any investor in respect of the Proposed NCDs Issue.

**DISCLAIMER CLAUSE OF CRISIL RATINGS LIMITED:** CRISIL Ratings Limited (CRISIL Ratings) has taken due care and caution in preparing the Material based on the information provided by its client and / or obtained by CRISIL Ratings from sources which it considers reliable (Information). A rating by CRISIL Ratings reflects its current opinion on the likelihood of timely payment of the obligations under the rated instrument and does not constitute an audit of the rated entity by CRISIL Ratings. CRISIL Ratings does not guarantee the completeness or accuracy of the information on which the rating is based. A rating by CRISIL Ratings is not a recommendation to buy, sell, or hold the rated instrument; it does not comment on the market price or suitability for a particular investor. The Rating is not a recommendation to invest / disinvest in any entity covered in the Material and no part of the Material should be construed as an expert advice or investment advice or any form of investment banking within the meaning of any law or regulation. CRISIL Ratings especially states that it has no liability whatsoever to the subscribers / users / transmitters/ distributors of the Material. Without limiting the generality of the foregoing, nothing in the Material is to be construed as CRISIL Ratings providing or intending to provide any services in jurisdictions where CRISIL Ratings does not have the necessary permission and/or registration to carry out its business activities in this regard. Indiabulls Housing Finance Limited will be responsible for ensuring compliances and consequences of non-compliances for use of the Material or part thereof outside India. Current rating status and CRISIL Ratings' rating criteria are available without charge to the public on the website, [www.crisil.com](http://www.crisil.com). For the latest rating information on any instrument of any company rated by CRISIL Ratings, please contact Customer Service Helpdesk at 1800- 267-1301.

**DISCLAIMER CLAUSE OF ICRA LIMITED:** ICRA ratings should not be treated as recommendation to buy, sell or hold the rated debt instruments. ICRA ratings are subject to a process of surveillance, which may lead to revision in ratings. An ICRA rating is a symbolic indicator of ICRA's current opinion on the relative capability of the issuer concerned to timely service debts and obligations, with reference to the instrument rated. Please visit our website [www.icra.in](http://www.icra.in) or contact any ICRA office for the latest information on ICRA ratings outstanding. All information contained herein has been obtained by ICRA from sources believed by it to be accurate and reliable, including the rated issuer. ICRA however has not conducted any audit of the rated issuer or of the information provided by it. While reasonable care has been taken to ensure that the information herein is true, such information is provided 'as is' without any warranty of any kind, and ICRA in particular, makes no representation or warranty, express or implied, as to the accuracy, timeliness or completeness of any such information. Also, ICRA or any of its group companies may have provided services other than rating to the issuer rated. All information contained herein must be construed solely as statements of opinion, and ICRA shall not be liable for any losses incurred by users from any use of this publication or its contents.