

*For further details refer to section titled “*Issue Related Information*” on page 403 of the Tranche IV Prospectus dated December 04, 2023.

**Allotment in the Tranche IV 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 IV Issue shall remain open for subscription on Working Days from 10 a.m. to 5 p.m. during the period indicated in the Tranche IV Prospectus, except that the Tranche IV 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 IV 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 Issue closure in which pre-issue advertisement and advertisement for opening or closure of the Tranche IV Issue have been given. Applications Forms for the Tranche IV 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 IV Issue Period. On the Tranche IV 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 IV Issue Closing Date. For further details please refer to the section titled “*Issue Related Information*” on page 403 of the Tranche IV Prospectus.

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 Tranche IV Prospectus dated December 04, 2023 (“**Tranche IV Prospectus**”) which should be read together with the Shelf Prospectus dated June 30, 2023 (the “**Shelf Prospectus**”) (together with the Tranche IV Prospectus, the “**Prospectus**”) with the Registrar of Companies, National Capital Territory of Delhi and Haryana, National Stock Exchange of India Limited, BSE Limited and SEBI. The Prospectus is available on the Company’s website www.indiabullshomeloans.com; on the website of the stock exchanges www.nseindia.com, www.bseindia.com, on the website of SEBI at www.sebi.gov.in and the respective websites of the lead managers at www.nuvama.com, www.elaracapital.com, and www.trustgroup.in. Investors proposing to participate in the Tranche IV Issue, should invest only on the basis of the information contained in the 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 IV Prospectus including the section on “*Risk Factors*” and “*Material Developments*” beginning on page 24 and 259 respectively of the Tranche IV Prospectus.

Capitalised terms not defined herein shall have the same meaning as assigned to such terms in the Tranche IV Prospectus dated December 04, 2023.

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 IV Prospectus dated December 04, 2023 including the sections titled “*Risk Factors*” and “*Material Developments*” beginning on page 24 and on Page 259 respectively of the Tranche IV Prospectus. The Issuer and the Lead Managers 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 IV 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 IV 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 IV Issue who are also Primary Holder(s) on the working Friday preceding the Deemed Date of Allotment applying in Series III and/or 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 IV 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 IV 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 IV 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 IV 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 IV 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 ₹1,213.65 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 IV 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 IV 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 IV 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 IV 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 IV 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.”

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does it 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 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. It is to be distinctly understood that the permission given by the NSE to use their network and online platform for facilitating applications for public issue of NCDs shall not in any way be deemed or construed as compliance with various statutory and other requirements by the Company, LMs etc.; are cleared

or approved by NSE; nor does it warrant in any manner, 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 Issuer, its promoters, its management or any scheme or projects of the Issuer. It is also to be 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 the Prospectus; nor does it warrant that the securities will be listed or will continue to be listed on NSE.

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