



Date: July 9, 2025

The Manager
Listing Department
BSE Limited
Phiroze Jeejeebhoy Tower
Dalal Street
Mumbai - 400 001
BSE Scrip Code: 535789, 890192

The Manager
Listing Department
The National Stock Exchange of India Ltd.
Exchange Plaza, 5 Floor, Plot C/1, G Block
Bandra-Kurla Complex, Bandra(E)
Mumbai - 400 051
NSE Symbol: SAMMAANCAP/EQ, SCLPP

Sub: PROPOSED PUBLIC ISSUE BY SAMMAAN CAPITAL LIMITED (FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED) (“COMPANY” OR “ISSUER”) OF UPTO 20,00,000 SECURED, REDEEMABLE, NON-CONVERTIBLE DEBENTURES OF FACE VALUE ₹ 1,000 EACH (“NCDs” OR “DEBENTURES”), AMOUNTING UP TO ₹ 100 CRORE (“BASE ISSUE SIZE”) WITH AN OPTION TO RETAIN OVERSUBSCRIPTION OF UPTO ₹ 100 CRORE (“GREEN SHOE OPTION”) AGGREGATING UP TO ₹ 200 CRORE (“TRANCHE IV ISSUE SIZE” OR “TRANCHE IV ISSUE”). THE TRANCHE IV ISSUE SIZE IS WITHIN THE SHELF LIMIT OF ₹ 2,000 CRORE AND IS BEING OFFERED BY WAY OF THE TRANCHE IV PROSPECTUS DATED JULY 8, 2025 CONTAINING INTER ALIA THE TERMS AND CONDITIONS OF TRANCHE IV ISSUE (“TRANCHE IV PROSPECTUS”), WHICH SHOULD BE READ TOGETHER WITH THE SHELF PROSPECTUS DATED AUGUST 28, 2024 (“SHELF PROSPECTUS”) FILED WITH THE ROC, STOCK EXCHANGES AND SEBI, WHICH SHOULD BE READ TOGETHER WITH THE CORRIGENDUM CUM ADDENDUM TO THE SHELF PROSPECTUS AND TRANCHE I PROSPECTUS DATED SEPTEMBER 4, 2024 (“CORRIGENDUM”), CORRIGENDUM CUM ADDENDUM TO THE TRANCHE II PROSPECTUS READ WITH SHELF PROSPECTUS DATED DECEMBER 10, 2024 (“SECOND CORRIGENDUM”) AND ADDENDUM TO THE TRANCHE III PROSPECTUS DATED MARCH 1, 2025 (“ADDENDUM”). THE SHELF PROSPECTUS, THE CORRIGENDUM, THE SECOND CORRIGENDUM, THE ADDENDUM AND THE TRANCHE IV PROSPECTUS CONSTITUTES THE PROSPECTUS. THE ISSUE IS BEING MADE PURSUANT TO THE PROVISIONS OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE AND LISTING OF NON - CONVERTIBLE SECURITIES) REGULATIONS, 2021, AS AMENDED (THE “SEBI NCS REGULATIONS”), THE COMPANIES ACT, 2013 AND RULES MADE THEREUNDER AS AMENDED (THE “COMPANIES ACT, 2013”) TO THE EXTENT NOTIFIED AND THE SEBI MASTER CIRCULAR, AS AMENDED FROM TIME TO TIME.

DISCLOSURE OF MATERIAL EVENTS / INFORMATION BY LISTED ENTITIES UNDER REGULATIONS 30 AND 30A OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015, AS AMENDED.

Dear Sir/Madam,

Pursuant to the provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR Regulations”), as amended, we hereby inform you that a meeting of the Securities Issuance and Investment Committee (“Committee”) of the Board of Directors of Sammaan Capital Limited (“Company” or “Issuer”) was held on July 8, 2025, wherein the Committee *inter alia* considered and approved the public issue by the Company of secured, redeemable, non-convertible debentures of face value of ₹1,000 each (“NCDs”) for an amount up to ₹100 crores (“Base Issue Size”) with an option to retain oversubscription up to ₹100 crores (“Green Shoe Option”), aggregating up to ₹200 crores (“Tranche IV Issue Limit”) (“Tranche IV Issue”), which is within the shelf limit of ₹2,000 crores.

The details as per the SEBI Master Circular for compliance with provisions of the SEBI LODR Regulations by listed entities bearing Circular number SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 (“LODR Master Circular”) read with the SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023, are provided as follows:

Sr. No.	Particulars	Remarks
1.	Type of Instrument	Secured, redeemable, non-convertible Debentures.
2.	Mode	Public Issue
3.	Tranche IV Issue size	₹100 crores (“Base Issue Size”) with an option to retain oversubscription up to ₹100 crores (“Green Shoe Option”), aggregating up to ₹200 crores (“Tranche IV Issue Limit”)
4.	Tranche IV Issue opening and closing dates	Tranche IV Issue opening date: Tuesday, July 15, 2025 Tranche IV Issue closing date: Monday, July 28, 2025*
5.	Proposed to be listed on	BSE and NSE. BSE being the Designated Stock Exchange.
6.	Credit ratings	Crisil AA/Stable and [ICRA] AA (Stable)
7.	Deemed Date of allotment	The date on which the Board or the Securities Issuance and Investment Committee approves the Allotment of the NCDs for this Tranche IV Issue or such date as may be determined by the Board of Directors or the Securities Issuance and Investment Committee and notified to the Designated Stock Exchange. The actual Allotment of NCDs may take place on a date other than the Deemed Date of Allotment. All benefits relating to the NCDs including interest on NCDs shall be available to NCD Holders from the Deemed Date of Allotment.
8.	Tenor	Please refer to Annexure A
9.	Redemption date	Please refer to Annexure A

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

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Sr. No.	Particulars	Remarks
10.	Redemption amount	Please refer to Annexure A
11.	Details of coupon/ interest offered, schedule of payment of coupon/interest and principal	Please refer to Annexure A
12.	Charge/security, if any, created over the assets	<p>The secured NCDs proposed to be issued will be secured by 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 ranking <i>pari-passu</i> basis with all other secured lenders to the Issuer holding <i>pari-passu</i> charge over the security as specifically set out in and fully described in the Debenture Trust Deed.</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> <p>The NCDs will have a minimum security cover of 1.25 times on the principal amount and interest thereon at all times during the tenor of the NCDs. 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 1.25 times 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 lenders, debenture trustees and security trustees for ceding <i>pari passu</i> charge in favour of the Debenture Trustee in relation to the NCDs. The security shall be created prior to making the listing application for the NCDs with the Stock Exchange(s). Further, NCDs shall be considered as secured only if the charged asset is registered with sub-registrar and RoC or Central Registry of Securitisation Asset Reconstruction and Security Interest (“CERSAI”) or Depository etc., as applicable, or is independently verifiable by the Debenture Trustee. Pursuant to the SEBI circular number SEBI/HO/DDHS/P/CIR/2023/50 dated March 31, 2023, our Company has entered into the Debenture Trustee Agreement with the Debenture Trustee and proposes to complete the execution of the Debenture Trust Deed before making the application for listing of the NCDs for the benefit of the NCD Holders, the terms of which shall govern the appointment of the Debenture Trustee and the issue of the NCDs. Without prejudice to the aforesaid, in the event our Company fails to execute the Debenture Trust Deed within the period specified in Regulation 18 of the SEBI NCS Regulations or such other time frame as may be stipulated from time-to-time, our Company shall also pay interest of at least 2% (two per cent) per annum to the NCD holders, over and above the interest rate on the NCDs specified in the Tranche IV Prospectus, till the execution of the Debenture Trust Deed and in accordance with the applicable laws.</p>
13.	Special right / interest / privileges attached to the instrument, and changes thereof	N.A.
14.	Default in payment of interest / principal	<p>Our Company shall pay interest in connection with any delay in allotment, refunds, listing, dematerialised credit, execution of Debenture Trust Deed, payment of interest, redemption of principal amount beyond the time limits prescribed under applicable statutory and/or regulatory requirements, at such rates as stipulated/ prescribed under applicable laws.</p> <p>Our Company shall pay at least two percent per annum to the debenture holder, over and above the agreed coupon rate, till the execution of the trust deed if our Company fails to execute the trust deed within such period as prescribed under applicable law.</p>
15.	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	N.A

Sr. No.	Particulars	Remarks
	with it comments thereon, if any	
16.	Details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issues) and debentures	N.A.

**The Tranche IV Issue shall remain open for subscription on Working Days from 10:00 a.m. to 5:00 p.m. (Indian Standard Time) during the period as indicated in the Tranche IV Prospectus. Our Company may, in consultation with the Lead Managers, consider closing the Tranche IV Issue on such earlier date or extended date (subject to a minimum period of two working days and a maximum period of ten working days from the date of opening of the Tranche IV Issue and subject to not exceeding thirty days from filing of the Tranche IV Prospectus with ROC including any extensions), as may be decided by the Board of Directors of our Company or Securities Issuance and Investment Committee thereof, subject to relevant approvals, in accordance with Regulation 33A of the SEBI NCS Regulations. In the event of an early closure or extension of the Tranche IV Issue, our Company shall ensure that notice of the same is provided to the prospective investors through an advertisement in all the newspapers in which pre-issue advertisement for opening of the Tranche IV Issue has been given on or before such earlier or initial date of Tranche IV Issue closure. On the Tranche IV Issue Closing Date, the Application Forms will be accepted only between 10:00 a.m. and 3:00 p.m. (Indian Standard Time) and uploaded until 5:00 p.m. (Indian Standard Time) or such extended time as may be permitted by the Stock Exchange. Further, pending mandate requests for bids placed on the last day of bidding will be validated by 5:00 p.m. (Indian Standard Time) on one Working Day post the Tranche IV Issue Closing Date.*

Additionally, the Committee also approved the Tranche IV Prospectus dated July 8, 2025 (“**Tranche IV Prospectus**”) which have been filed with the Registrar of Companies, Delhi & Haryana at New Delhi, the Securities and Exchange Board of India, National Stock Exchange of India Limited and BSE Limited.

All capitalized terms used but not specifically defined here shall have the meaning ascribed to such terms in the Shelf Prospectus and Tranche IV Prospectus.

We request you to take the aforesaid on record.

Thanking you,
Yours sincerely,
For and on behalf of Sammaan Capital Limited
(formerly known as Indiabulls Housing Finance Limited)

Amit Kumar Jain
Company Secretary and Compliance Officer

Encl.: a/a

CC:
Singapore Exchange Securities Trading Limited, Singapore (“SGX”)
India International Exchange IFSC Limited (“India INX”)

Annexure – A

Series	I	II	III	IV**	V	VI	VII	VIII	IX	X	XI	XII	XIII
Frequency of Interest Payment	Annual	Monthly	Cumulative	Annual	Monthly	Cumulative	Annual	Monthly	Monthly	Annual	Monthly	Annual	Monthly
Minimum Application	₹ 10,000 (10 NCDs) across all Series												
Face Value/ Issue Price of NCDs (₹/ NCD)	₹ 1,000												
In Multiples of thereafter (₹)	₹ 1,000 (1 NCD)												
Type of Instrument	Secured NCDs												
Tenor	24 Months	24 Months	24 Months	36 Months	36 Months	36 Months	60 Months	60 Months	60 Months	84 Months	84 Months	120 Months	120 Months
Coupon (% per annum) for NCD Holders in Category I & II	8.75%	8.42%	NA	9.00%	8.65%	NA	9.40%	9.02%	9.02%	9.60%	9.20%	9.70%	9.30%
Coupon (% per annum) for NCD Holders in Category III & IV	9.00%	8.65%	NA	9.25%	8.88%	NA	9.65%	9.25%	9.25%	9.85%	9.45%	9.95%	9.55%
Effective Yield (per annum) for NCD Holders in Category I & II	8.75%	8.75%	8.75%	8.99%	9.00%	9.00%	9.39%	9.39%	9.40%	9.59%	9.59%	9.69%	9.70%
Effective Yield (per annum) for NCD Holders in Category III & IV	9.00%	9.00%	9.00%	9.24%	9.24%	9.25%	9.64%	9.65%	9.65%	9.84%	9.85%	9.94%	9.96%
Mode of Interest Payment	Through various modes available												
Redemption Amount (₹ / NCD) on Maturity for NCD Holders in Category I & II	₹ 1,000	₹ 1,000	₹ 1,182.66	₹ 1,000	₹ 1,000	₹ 1,295.50	Staggered Redemption in Three (3) annual payments of ₹ 333.33 each starting from 3rd Anniversary* until Maturity	Staggered Redemption in Three (3) annual payments of ₹ 333.33 each starting from 3rd Anniversary* until Maturity	₹ 1,000	Staggered Redemption in Five (5) annual payments of ₹ 200 each, starting from 3rd Anniversary* until Maturity	Staggered Redemption in Five (5) annual payments of ₹ 200 each, starting from 3rd Anniversary* until Maturity	Staggered Redemption in Eight (8) annual payments of ₹ 125 each, starting from 3rd Anniversary* until Maturity	Staggered Redemption in Eight (8) annual payments of ₹ 125 each, starting from 3rd Anniversary* until Maturity
Redemption Amount (₹ / NCD) on Maturity for NCD Holders in Category III & IV	₹ 1,000	₹ 1,000	₹ 1,188.10	₹ 1,000	₹ 1,000	₹ 1,304.28	Staggered Redemption in Three (3) annual payments of ₹ 333.33 each starting from 3rd Anniversary* until Maturity	Staggered Redemption in Three (3) annual payments of ₹ 333.33 each starting from 3rd Anniversary* until Maturity	₹ 1,000	Staggered Redemption in Five (5) annual payments of ₹ 200 each, starting from 3rd Anniversary* until Maturity	Staggered Redemption in Five (5) annual payments of ₹ 200 each, starting from 3rd Anniversary* until Maturity	Staggered Redemption in Eight (8) annual payments of ₹ 125 each, starting from 3rd Anniversary* until Maturity	Staggered Redemption in Eight (8) annual payments of ₹ 125 each, starting from 3rd Anniversary* until Maturity
Maturity (from the Deemed Date of Allotment)	24 Months	24 Months	24 Months	36 Months	36 Months	36 Months	60 Months	60 Months	60 Months	84 Months	84 Months	120 Months	120 Months
Redemption Date / Redemption Schedule	24 Months	24 Months	24 Months	36 Months	36 Months	36 Months	Staggered Redemption by Face Value as per "Principal Redemption Schedule and Redemption Amounts"	Staggered Redemption by Face Value as per "Principal Redemption Schedule and Redemption Amounts"	60 Months	Staggered Redemption by Face Value as per "Principal Redemption Schedule and Redemption Amounts"	Staggered Redemption by Face Value as per "Principal Redemption Schedule and Redemption Amounts"	Staggered Redemption by Face Value as per "Principal Redemption Schedule and Redemption Amounts"	Staggered Redemption by Face Value as per "Principal Redemption Schedule and Redemption Amounts"
Nature of Indebtedness	Secured												
Put and Call Option	Not Applicable												