



Date: June 19, 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 16 June, 2025, the Company has today i.e. on 19 June, 2025, allotted 28,500 Secured, Rated, Listed, Taxable, Redeemable, Fully Paid-Up Non-Convertible Debentures of face value Rs. 1 lakh each, aggregating to Rs. 285 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 Issue -Fresh Issue [ISIN - INE148I07WY3]	Series II Issue -Fresh Issue [ISIN - INE148I07WZ0]	Series III Issue -Fresh Issue [ISIN - INE148I07XA1]	Series IV Issue -Fresh Issue [ISIN - INE148I07XB9]
1	Issue size (Rs. in crore)	Rs. 80 Crores	Rs. 80 Crores	Rs. 60 Crores	Rs. 65 Crores
2	Security Name	Series I Issue – 9.50% Sammaan Capital Limited June 2030	Series II Issue – 9.75% Sammaan Capital Limited June 2035	Series III Issue - 9.45% Sammaan Capital Limited June 2028	Series IV Issue - 9.45% Sammaan Capital Limited 2029
3	Type of Securities	Secured, Rated, Listed, Taxable, Redeemable, Fully Paid-Up Non-Convertible Debentures	Secured, Rated, Listed, Taxable, Redeemable, Fully Paid-Up Non-Convertible Debentures	Secured, Rated, Listed, Taxable, Redeemable, Fully Paid-Up Non-Convertible Debentures	Secured, Rated, Listed, Taxable, Redeemable, Fully Paid-Up 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	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	On National Stock Exchange of India Limited and BSE Limited
6	Date of Allotment	June 19, 2025	June 19, 2025	June 19, 2025	June 19, 2025
7	Tenor	5 Years	10 Years	3 Years	4 Years
8	Date of Maturity	June 19, 2030	June 19, 2035	June 19, 2028	June 19, 2029
9	Coupon Rate	9.50% (payable annually)	9.75% p.a. (payable annually)	9.45% p.a. (payable annually)	9.45% 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	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 (as defined below)), 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> <p>The NCDs will have a minimum asset/ security cover of one point one (1.1) time of 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 point one (1.1) time of 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.</p>			
12	Special right / interest / privileges attached to the instrument, and changes thereof	No	No	No	No

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

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 Email. homeloans@sammaancapital.com Web. www.sammaancapital.com

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.	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	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	Annually from the date of allotment & at Maturity
	Coupon payment dates	June 19, 2026, June 19, 2027, June 19, 2028, June 19, 2029, and June 19, 2030	June 19, 2026, June 19, 2027, June 19, 2028, June 19, 2029, June 19, 2030, June 19, 2031, June 19, 2032, June 19, 2033, June 19, 2034 and June 19, 2035	June 19, 2026, June 19, 2027 and June 19, 2028,	June 19, 2026, June 19, 2027, June 19, 2028 and June 19, 2029
16	Details of redemption of debentures	Redemption Date: June 19, 2030	Redemption Date: June 19, 2035	Redemption Date: June 19, 2028	Redemption Date: June 19, 2029

The illustrative cash flows per Debenture (bearing face value of ₹ 1,00,000) is as under:

Series I NCDs				
Cash flow	Due Date	Payment Date	No of Days	Amount per NCD (in ₹)
Coupon I	Friday, June 19, 2026	Friday, June 19, 2026	365	9500
Coupon II	Saturday, June 19, 2027	Monday, June 21, 2027	365	9500
Coupon III	Monday, June 19, 2028	Monday, June 19, 2028	366	9500
Coupon IV	Tuesday, June 19, 2029	Tuesday, June 19, 2029	365	9500
Coupon V+ Principal	Wednesday, June 19, 2030	Wednesday, June 19, 2030	365	109500

Series II NCDs				
Cash flow	Due Date	Payment Date	No of Days	Amount per NCD (in ₹)
Coupon I	Friday, June 19, 2026	Friday, June 19, 2026	365	9750
Coupon II	Saturday, June 19, 2027	Monday, June 21, 2027	365	9750
Coupon III	Monday, June 19, 2028	Monday, June 19, 2028	366	9750
Coupon IV	Tuesday, June 19, 2029	Tuesday, June 19, 2029	365	9750
Coupon V	Wednesday, June 19, 2030	Wednesday, June 19, 2030	365	9750
Coupon VI	Thursday, June 19, 2031	Thursday, June 19, 2031	365	9750
Coupon VII	Saturday, June 19, 2032	Monday, June 21, 2032	366	9750
Coupon VIII	Sunday, June 19, 2033	Monday, June 20, 2033	365	9750
Coupon IX	Monday, June 19, 2034	Monday, June 19, 2034	365	9750
Coupon X+Principal	Tuesday, June 19, 2035	Tuesday, June 19, 2035	365	109750



Series III NCDs				
Cash flow	Due Date	Payment Date	No of Days	Amount per NCD (in ₹)
Coupon I	Friday, June 19, 2026	Friday, June 19, 2026	365	9450
Coupon II	Saturday, June 19, 2027	Monday, June 21, 2027	365	9450
Coupon III + Principal	Monday, June 19, 2028	Monday, June 19, 2028	366	109450

Series IV NCDs				
Cash flow	Due Date	Payment Date	No of Days	Amount per NCD (in ₹)
Coupon I	Friday, June 19, 2026	Friday, June 19, 2026	365	9450
Coupon II	Saturday, June 19, 2027	Monday, June 21, 2027	365	9450
Coupon III	Monday, June 19, 2028	Monday, June 19, 2028	366	9450
Coupon IV+ Principal	Tuesday, June 19, 2029	Tuesday, June 19, 2029	365	109450

The same is for your information and record.

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)