



SAMMAAN CAPITAL LIMITED

(Formerly known as Indiabulls Housing Finance Limited)

(CIN: L65922DL2005PLC136029)

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Disclosure pursuant to Regulation 14 of Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 as on March 31, 2026:

A. Relevant disclosures in terms of the 'Guidance note on accounting for employee share-based payments' issued by ICAI or any other relevant accounting standards as prescribed from time to time.

The disclosure is provided in Notes 20(ii) and 20(iii) to the Standalone Financial Statements of the Company for the financial year ended March 31, 2026.

B. Diluted EPS on issue of shares pursuant to all the schemes covered under the regulations shall be disclosed in accordance with 'Accounting Standard 20 – Earnings Per Share' issued by ICAI or any other relevant accounting standards as prescribed from time to time.

₹ (91.50)

C. Details related to Employee Stock Option Schemes (ESOS) of the Company:

i. Description of ESOS that existed at any time during the year:

Sr. No.	Particulars	IHFL- IBFSL Employees Stock Option – 2008- Regrant	IHFL ESOS – 2013- Regrant	IHFL ESOS – 2013- Regrant	IHFL ESOS – 2013- Regrant	IHFL ESOS – 2013- Regrant	IHFL ESOS – 2023	'Sammaan Capital Limited - Employee Stock Benefit Scheme 2024'	IHFL ESOS – 2013- Regrant	IHFL ESOS – 2023- Regrant	IHFL ESOS – 2013- Regrant	Sammaan Capital Limited - Employee Stock Benefit Scheme 2024.
a.	Date of shareholders' approval	July 1, 2013	March 6, 2013	March 6, 2013	March 6, 2013	March 6, 2013	September 25, 2023	September 27, 2024	March 6, 2013	September 25, 2023	March 6, 2013	September 27, 2024
b.	Total number of Options approved under ESOS	N.A.	N.A.	N.A.	N.A.	N.A.	2,00,00,000	5,00,00,000	N.A.	N.A.	N.A.	N.A.
c.	Vesting Requirement	The Options would vest over a period of 1-10 years from the date of grant as per the relevant ESOS										
d.	Exercise price or pricing formula	158.5	152.85 w.e.f. Feb 29, 2024 136.25	96 w.e.f. Feb 29, 2024 85.57	130 w.e.f. Feb 29, 2024 115.88	187.25	187.25	151.00	170	170	151	151

e.	Maximum term of options granted	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date
f.	Source of shares	Primary										
g.	Variation in terms of options	NIL										

ii. Method used to account for ESOS:

The Company has used Fair value method to account for the compensation cost of stock options to employees of the Company. The Fair value of the options are determined using the Black-Scholes Merton Option Pricing Model.

iii. The difference between the employee compensation costs computed using the intrinsic value of options and the employee compensation cost that shall have been recognized if it had used the fair value of the options.

N.A.

iv. Option movement during the year:

[illegible]

Number of options exercised during the year	0	173970	77057	49590	0	0	0	0	0	0	0
Number of shares arising as a result of exercise of options	0	173970	77057	49590	0	0	0	0	0	0	0
Money realized by exercise of options (Rs. in crore)	0	2.37	0.66	0.57	0	0	0	0	0	0	0
Loan repaid by the Trust during the year from exercise price received.	0	0	0	0	0	0	0	0	0	0	0
Number of options outstanding at the end of the year	0	2992295	76900	439733	1043798	0	1053406	0	2,00,00,000	48693740	1306260
Number of options exercisable at the end of the year	0	29,92,295	76900	439733	0	0	0	0	0	24346870	0

v. Weighted-average exercise prices and weighted-average fair values of options for options whose exercise price either equal or exceeds or is less than the market price of the stock*: -

Details	Date of Grant	No. of Options Granted	Exercise Price (Rs.)	weighted average exercise price	Weighted Average Fair Value (Rs.)
IHFL - IBFSL Employees Stock Option – 2013	April 26, 2022	1,08,00,000 (Re-grant)	152.85 w.e.f. Feb 29, 2024 136.25	152.85 w.e.f. Feb 29, 2024 136.25	35.30
IHFL - IBFSL Employees Stock Option – 2013	July 19, 2022	1,55,00,000 (Re-grant)	96.00 w.e.f. Feb 29, 2024 85.57	96.00 w.e.f. Feb 29, 2024 85.57	22.50
IHFL - IBFSL Employees Stock Option – 2013	October 13, 2022	64,00,000 (Re-grant)	130.00 w.e.f. Feb 29, 2024 115.88	130.00 w.e.f. Feb 29, 2024 115.88	30.00

IHFL Employee Stock Benefit Scheme – 2023	October 02, 2025	2,00,00,000 (Re-grant)	170.00	170.00	53.00
IHFL Employees Stock Option Scheme - 2013,	October 02, 2025	10,53,406(Re-Grant)	170.00	170.00	43.00
Sammaan Capital Limited Employee Stock Benefit Scheme – 2024	November 21, 2024	5,00,00,000	151.00	151.00	42.70
Sammaan Capital Limited Employee Stock Benefit Scheme – 2024	March 30, 2026	13,06,260	151.00	151.00	40.70
IHFL - IBFSL Employees Stock Option – 2013	March 30, 2026	10,43,798	151.00	151.00	40.70

**Details provided for active options only.*

vi. Employee wise details (name of employee, designation, number of options granted during any time of the year, exercise price):

Particulars	Details FY 2025-26		
	Name/Scheme	Indiabulls Housing Finance Limited Employees Stock Option Scheme – 2023@170	Indiabulls Housing Finance Limited Employees Stock Option Scheme – 2013 @170
	Mr. Sachin Chaudhary-	15,50,000,	10,53,406
	Mr. Mukesh Garg	13,00,000	Nil
	Mr. Amit Jain	75000	Nil
any other employee who receives a grant in any one year of option amounting to 5% or more of option granted during that year	Nil	Nil	Nil
identified employees who were granted option, during any one year, equal to or exceeding 1% of the issued capital (excluding outstanding warrant s and conversions) of the company at the time of grant	Nil	Nil	Nil

vii. A description of the method and significant assumptions used during the year to estimate the fair value of options including the following information: - N.A.

D. Details related to Stock Appreciation Rights (SARs)

The Company under its Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme 2019 (IBH ESBS 2019) had granted 1,70,00,000 SARs during FY20-21 to its employees and of its subsidiary companies. The contractual life of the SARs outstanding range are four years from the date of grant. Further, the Company had not granted any SAR under Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme 2021 (IBH ESBS 2021)

Particulars	SARs under IBH ESBS 2019	SARs under IBH ESBS 2021
SARs outstanding at the beginning of the year	Nil	Nil
SARs granted during the year	Nil	Nil
SARs settled during the year	Nil	Nil
SARs lapsed during the year	Nil	Nil
SARs outstanding at the end of the year	Nil	Nil

Details of SARs granted under IBH ESBS 2019 and IBH ESBS 2021 are as follows:

.Particulars	SARs under IBH ESBS 2019	SARs under IBH ESBS 2021
i) Description of each SAR scheme that existed at any time during the year		
Date of shareholders' approval	December 23, 2019	July 29, 2021
Total number of shares approved under the SAR scheme	1,70,00,000	92,45,000
Vesting requirements	N.A.	N.A.
SAR price or pricing formula	N.A.	N. A.
Maximum term of SAR granted	N.A.	N.A.
Method of settlement (whether in cash or equity)	N.A.	N.A.
Choice of settlement (with the company or the employee or combination)	-	-
Source of –Shares (primary, secondary or combination)	-	-
Variation in terms of scheme	-	-

ii) Method used to account for SAR – Intrinsic or fair value	
Method used to account for SAR	NA
iii) Where the company opts for expensing of SAR using the intrinsic value of SAR	
Where the company opts for expensing of SAR using the intrinsic value of SAR, the difference between the employee compensation cost so computed and the employee compensation cost that shall have been recognized if it had used the fair value of SAR, shall be disclosed. The impact of this difference on profits and on EPS of the company shall also be disclosed.	N.A.
iv) SAR movement during the year (for each SAR Scheme)	
Number of SARs outstanding at the beginning of the year	NIL
Number of SARs granted during the year	NI
Number of SARs forfeited / lapsed during theyear	NIL
Number of SARs vested during the year	Nil
Number of SARs exercised / settled during the Year	Nil
Number of SARs outstanding at the end of the Year	NIL
Number of SARs exercisable at the end of theyear	NIL
v) Employee wise details of SARs granted during the year to	
(i) Senior management personnel	NIL
(ii) Any other employee who receives a grant in any one year of amounting to 5% or more of SAR granted during that year	NIL
(iii) Identified employees who were grantedSAR, during any one year, equal to or exceeding 1% of the issued capital (excluding outstanding warrants and conversions) of theCompany at the time of Grant	Nil

E. Details related to Trust

(i) General information on all schemes

Sl. No.	Particulars	Details
1	Name of the Trust	Pragati Employee Welfare Trust
2	Details of the Trustee(s)	1. Justice Harbaksh Rai Malhotra* 2. Mr. Ashok Kumar Sarangi* 3. Mr. Rajinder Singh Nandal# 4. Mr. Gulab Singh Chail# 5. Mr. Ram Kumar Sheokand#
3	Amount of loan disbursed by company / any company in the group, during the year	Nil
4	Amount of loan outstanding (repayable to company / any company in the group) as at the end of the year	Rs. 140 Crores
5	Amount of loan, if any, taken from any other source for which company / any company in the group has provided any security or guarantee	Rs. 367.50 Crores
6	Any other contribution made to the Trust during the year	Nil

*Mr. Ashok Kumar Sarangi and Justice Harbaksh Rai Malhotra were appointed as trustees w.e.f May 05, 2025 and March 05, 2026 respectively.

Mr. Rajinder Singh Nandal, Mr. Gulab Singh Chail and Mr. Ram Kumar Sheokand resigned as trustees w.e.f May 05, 2025, November 19, 2025 and March 05, 2026 respectively.

(ii) Brief details of transactions in shares by the Trust

Sl. No.	Particulars	Details	
		Fully Paid Equity Shares	Partly Paid Equity Shares
1	Number of shares held at the beginning of the year;	1,58,70,000	NIL
2	Number of shares acquired during the year through (i) primary issuance (ii) secondary acquisition, (iii) as a percentage of paid up equity capital as at the end of the previous financial year, (iv) weighted average cost of acquisition per share;	NIL NIL NIL NIL NIL	NIL NIL NIL NIL
3	Number of shares transferred to the employees / sold along with the purpose thereof	NIL	NIL
4	Number of shares held at the end of the year.	1,58,70,000	NIL*

(iii) In case of secondary acquisition of shares by the Trust

Sl. No.	Particulars	Number of fully paid Shares	Number of partly paid Shares	As a percentage of paid-up equity capital as at the end of the year
1	Held at the beginning of the year (1 st April, 2025)	1,58,70,000	NIL	1.91*
2	Acquired during the year	NIL	NIL	-
3	Sold during the year	NIL	NIL	-
4	Transferred to the employees during the year	NIL	NIL	-
5	Held at the end of the year (31 st March, 2026)	1,58,70,000	NIL	1.37**

**Basis the paid up share capital of the Company as on March 31, 2025, comprised of 83,13,83,143 Equity Shares of Rs. 2/- each.*

***Basis the paid up share capital of the Company as on March 31, 2026, comprised of 1,16,16,83,871 Equity Shares of Rs. 2/- each.*