



Date: January 28, 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 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 23 January, 2025, the Company has today i.e. on 28 January, 2025, allotted 4,900 Secured, Rated, Listed, Taxable, Redeemable, Non-Convertible Debentures of face value Rs. 1 lakh each, aggregating to Rs. 49 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 Re-Issue [ISIN - INE148I07SY1]
1	Issue size (Rs. in crore)	Rs. 49 Crores
2	Security Name	Series I Re- Issue – 9.75% Sammaan Capital Limited April 2027
3	Type of Securities	Secured, Rated, Listed, Taxable, Redeemable, Non-Convertible Debentures
4	Type of Issue	Private Placement of Non-Convertible Debentures
5	Proposed to be listed	On National Stock Exchange of India Limited and BSE Limited
6	Date of Allotment	January 28, 2025
7	Tenor	2.18 Years
8	Date of Maturity	April 03, 2027
9	Coupon Rate	9.75% per annum (payable annually)
10	Details of coupon/interest offered, Schedule of payment of coupon/interest and principal	Refer to the Cash Flows table below
11	Security, if any, created over the assets	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, 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. The NCDs will have a minimum asset cover of 1.0 times on the principal amount and interest thereon.
12	Special right / interest / privileges attached to the instrument, and changes thereof	No
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.



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
15	Interest Payment Frequency	Annually from the date of allotment & at Maturity
	Coupon payment dates	April 4, 2025, April 4, 2026; and April 3, 2027
16	Details of redemption of debentures	Redemption Date: April 3, 2027

Cash Flows in respect of Series I Re-Issue

Series I Issue			
Cash Flow	Date	No of Days in Coupon	Amount (Rs.)
Coupon I	Friday, April 4, 2025	365	9,750
Coupon II	Saturday, April 4, 2026	365	9,750
Coupon III	Saturday, April 3, 2027	364	9,723.29
Principal Repayment	Saturday, April 3, 2027		1,00,000.00

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)