

TERM SHEET (Series J-003 dated 25th July 2017)

Option	I	II	III	IV
Security Name	7.40% IHFL. 24 th August 2018	7.60% IHFL. 25 th July 2019	7.68% IHFL. 24 th July 2020	7.82% IHFL. 25 th July 2022
Issuer	Indiabulls Housing Finance Limited			
Type of Instrument	Secured Redeemable Non-Convertible Debentures			
Nature of Instrument	Secured			
Seniority	Senior			
Mode of Issue	Private Placement			
Eligible Investors	Only the persons who are specifically addressed through a communication are eligible to apply for the Debentures. No other person can apply.			
Listing	National Stock Exchange of India Limited and BSE Limited			
Rating	"ICRA AAA" by ICRA "CARE AAA" by CARE Ratings			
Option	I	II	III	IV
Issue Size (Rs.)	Rs. 325 Crores (Rs. Three Hundred and Twenty Five Crores Only)	Rs. 60 Crores (Rs. Sixty Crores Only)	Rs. 365 Crores (Rs. Three Hundred and Sixty Five Crores Only)	Rs. 100 Crores (Rs. One Hundred Crores Only)
Option to retain oversubscription (Rs.)	N.A.			
Objects of the Issue	The object of the issue is to augment the long-term resources of the company (deployment of funds on its own balance sheet).			
Details of the utilization of the proceeds	The proceeds of the issue will be used for various financing / refinancing requirements of the company including for lending, capital expenditure, business operations and working capital requirements			
Option	I	II	III	IV
Coupon Rate	7.40% p.a.	7.60% p.a.	7.68% p.a.	7.82% p.a.
Step Up / Step Down Coupon Rate	N.A.	Coupon will step down to 7.45% [from deemed date of allotment to put option date] in case put option is exercised	Coupon will step down to 7.45% [from deemed date of allotment to put option date] in case put option is exercised	N.A.
Coupon Payment Frequency	1 st Coupon payment on 25 th Aug 2017 & at Maturity	Payable Annually & At Maturity	Payable Annually & At Maturity	Payable Annually & At Maturity
Coupon Payment Dates	25 th August 2017. 24 th August 2018	25 th July 2018, 25 th July 2019	25 th July 2018, 25 th July 2019, 24 th July 2020	25 th July 2018, 25 th July 2019, 24 th July 2020, 23 rd July 2021, 25 th July 2022
Coupon Type	Fixed			

Coupon Reset	Not Applicable			
Day Count Basis	Actual / Actual			
Interest on Application Money	N.A.			
Default Interest Rate	In case of default in payment of interest and/ or principal redemption on the due dates, the Company shall pay additional interest at the rate of 2.00% p.a. over the Coupon Rate for the defaulting period i.e. the period commencing from and including the date on which such amount becomes due and up to but excluding the date on which such amount is actually paid.			
Option	I	II	III	IV
Tenor	13 Months	2 Years	3 Years	5 Years
Redemption Date	24 th August 2018	25 th July 2019	24 th July 2020	25 th July 2022
Redemption Amount	Rs. 10,00,000/- per NCD			
Redemption Premium	At Par			
Issue Price	Rs. 10,00,000/- per NCD			
Discount at which security is issued and the effective yield as a result of such discount	N.A.			
Option	I	II	III	IV
Put Option Date	N.A.	25 th July 2018	25 th July 2018	N.A.
Put Option Price	N.A.	Rs. 10,00,000/- per NCD (Coupon will step down to 7.45% [from deemed date of allotment to put option date] in case put option is exercised)	Rs. 10,00,000/- per NCD (Coupon will step down to 7.45% [from deemed date of allotment to put option date] in case put option is exercised)	N.A.
Put Notification Time	N.A.	7 calendar days prior to Put Option date	7 calendar days prior to Put Option date	N.A.
Call Option Date	N.A.			
Call Option Price	N.A.			
Call Notification Time	N.A.			
Face Value	Rs. 10,00,000/- per NCD			
Minimum Subscription	10 Debentures of Rs. 10 lakhs each and in multiple of 10 Debentures thereafter			
Issue Opening Date	25 th July 2017			
Issue Closing Date	25 th July 2017			
Pay-in Date	25 th July 2017			
Deemed Date of Allotment	25 th July 2017			

Issuance Mode	Dematerialised mode only
Trading Mode	Dematerialised mode only
Settlement Mode	RTGS/NEFT/Fund Transfer
Depositories	NSDL/CDSL
Business Day Convention	Refer "Effect on Holidays" in the Shelf Disclosure Document
Record Date	The record date will be 4 days prior to each interest payment / principal repayment date
Security	The Secured NCDs proposed to be issued will be secured by a first ranking <i>paripassu</i> charge on the current 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.
Security Cover	1.00 times
Transaction Documents	<ul style="list-style-type: none"> • Term Sheet • Rating Letter • Rating Rationale • Trustee Consent • Application Form
Conditions Precedent to Disbursement	None
Conditions Subsequent to Disbursement	None
Events of Default	As per Debenture Trust Deed
Provisions related to Cross Default Clause	As per Debenture Trust Deed
Role and Responsibilities of Debenture Trustee	As per Debenture Trust Deed
Governing Law and Jurisdiction	Refer "Governing Law" in the Shelf Disclosure Document Arrangers to the Issue (if any)
Arrangers to the Issue (if any)	N.A.

* Board Resolution dated 24th April 2017 shall further form a part of the material contracts and agreements for this issuance.

Cash Flows in respect of Debenture of face value Rs. 10 lakhs for the series J-003

Option I			
Cash Flows	Date	No. of days in Coupon	Amount (Rs.)
Coupon I	Friday, August 25, 2017	31	6,284.93
Coupon II	Friday, August 24, 2018	364	73,797.26
Principal Repayment	Friday, August 24, 2018		1,000,000.00
Total			1,080,082.19
Option II			
If Put Option is exercised			
Cash Flows	Date	No. of days in Coupon	Amount (Rs.)
Coupon I	Wednesday, July 25, 2018	365	74,500.00
Principal Repayment	Wednesday, July 25, 2018		1,000,000.00
Total			1,074,500.00
If Put Option is not exercised			
Cash Flows	Date	No. of days in Coupon	Amount (Rs.)
Coupon I	Wednesday, July 25, 2018	365	76,000.00
Coupon II	Thursday, July 25, 2019	365	76,000.00
Principal Repayment	Thursday, July 25, 2019		1,000,000.00
Total			1,152,000.00
Option III			
If Put Option is exercised			
Cash Flows	Date	No. of days in Coupon	Amount (Rs.)
Coupon I	Wednesday, July 25, 2018	365	74,500.00
Principal Repayment	Wednesday, July 25, 2018		1,000,000.00
Total			1,074,500.00
If Put Option is not exercised			
Cash Flows	Date	No. of days in Coupon	Amount (Rs.)
Coupon I	Wednesday, July 25, 2018	365	76,800.00
Coupon II	Thursday, July 25, 2019	365	76,800.00
Coupon III	Friday, July 24, 2020	365	76,590.16
Principal Repayment	Friday, July 24, 2020		1,000,000.00
Total			1,230,190.16
Option IV			
Cash Flows	Date	No. of days in Coupon	Amount (Rs.)
Coupon I	Wednesday, July 25, 2018	365	78,200.00
Coupon II	Thursday, July 25, 2019	365	78,200.00
Coupon III	Friday, July 24, 2020	365	77,986.34
Coupon IV	Friday, July 23, 2021	364	77,985.75
Coupon V	Monday, July 25, 2022	367	78,628.49
Principal Repayment	Monday, July 25, 2022		1,000,000.00
Total			1,391,000.59

The above tables are illustrative and indicative. The actual dates and maturity amount will be in accordance to and in compliance with the provisions of SEBI circular CIR/IMD/DF-1/122/2016 dated November 11, 2016 giving effect to actual holidays and dates of maturity which qualifies the SEBI requirement.

For Indiabulls Housing Finance Limited

Hushil

Authorised Signatories

