

TERM SHEET (Series J-007 dated 7th November 2017)

Option	I	II
Security Name	7.48% IHFL, 7 th December 2018	7.77% IHFL, 7 th November 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	
Issue Size (Rs.)	Rs. 415 Crores (Rs. Four Hundred and Fifteen Crores Only)	Rs. 290 Crores (Rs. Two Hundred and Ninety 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
Coupon Rate	7.48% p.a.	7.77% p.a.
Step Up / Step Down Coupon Rate	N.A.	
Coupon Payment Frequency	Payable Annually & At Maturity	
Coupon Payment Dates	7 th December 2017, 7 th December 2018	7 th November 2018, 7 th November 2019, 6 th November 2020, 5 th November 2021, 7 th November 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	



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	amount becomes due and upto but excluding the date on which such amount is actually paid.	
Option	I	II
Tenor	13 Months	5 Years
Redemption Date	7 th December 2018	7 th November 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.	
Put Option Date	N.A.	
Put Option Price	N.A.	
Put Notification Time	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	7 th November 2017	
Issue Closing Date	7 th November 2017	
Pay-in Date	7 th November 2017	
Deemed Date of Allotment	7 th November 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	

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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 July 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-007

Option I			
Cash Flows	Date	No. of days in Coupon	Amount (Rs.)
Coupon I	Thursday, 07 December 2017	30	6,147.95
Coupon II	Friday, 07 December 2018	365	74,800.00
Principal Repayment	Friday, 07 December 2018		1,000,000.00
Total			1,080,947.95
Option II			
Cash Flows	Date	No. of days in Coupon	Amount (Rs.)
Coupon I	Wednesday, 07 November 2018	365	77,700.00
Coupon II	Thursday, 07 November 2019	365	77,700.00
Coupon III	Friday, 06 November 2020	365	77,487.70
Coupon IV	Friday, 05 November 2021	364	77,487.12
Coupon V	Monday, 07 November 2022	367	78,125.75
Principal Repayment	Monday, 07 November 2022		1,000,000.00
Total			1,388,500.58

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


Authorised Signatory

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John D. Morris