

Term Sheet

Issuer	Indiabulls Housing Finance Limited
Base Issue Size (Rs.)	Rs. 300 Crores (Rs. Three Hundred Crores Only)
Greenshoe Option (Rs.)	Rs. 900 Crores (Rs. Nine Hundred Crores Only)
Security Name	IHFL 24 th December 2021
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 business activities of the company (including lending to the borrowers of the company, working capital requirements, short term cash flow mismatches and other business purposes). The issuance shall not be utilized for any of the activities of NBFCs for which Bank finance is not permissible as per RBI guidelines.
Instrument	Secured Redeemable Non-Convertible Debentures
Issuance Mode	Dematerialised mode only
Trading Mode	Dematerialised mode only
Credit Rating	“CRISIL AA” by CRISIL & “CARE AA” by CARE Ratings
Seniority	Senior
Mode of Issue	Private Placement under electronic book mechanism of BSE under SEBI Circular ref SEBI/HO/DDHS/CIR/P/2018/05 dated January 5, 2018 read with “Operational Guidelines for issuance of Securities on Private Placement basis through an Electronic Book Mechanism” issued by BSE vide their Notice No. 20180328-53 dated March 28, 2018 and / or any subsequent guidelines as may be issued by BSE from time to time, in this regard.
Security	Mortgage of the immovable property of the Issuer as identified in the Debenture Trust Deed and 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 pari-passu basis with all other secured lenders to the Issuer holding pari-passu charge over the security.
Security Cover	The security cover will be at least 1.10 times of the outstanding book value of the NCDs at all times during the tenure of NCDs
Eligible Investors	All QIBs, and any non-QIB Investors specifically mapped by the Issuer on the BSE BOND – EBP Platform, are eligible to bid / invest / apply for this Issue. All investors are required to comply with the relevant regulations/ guidelines applicable to them for investing in this Issue.
Face Value	Rs. 10,00,000/- per NCD
Minimum bid size and in multiples thereafter	10 Debentures of Rs. 10 lakhs each and in multiple of 1 Debentures thereafter
Issue Price	At Par
Redemption Amount	Rs. 10,00,000/- per NCD
Redemption Premium	At Par
Minimum Application	10 Debentures of Rs. 10 lakhs each and in multiple of 1 Debentures thereafter
Tenor	547 Days
Put Option	N.A.
Put Option Date	N.A.
Put Option Price	N.A.
Put Notification Time	N.A.
Call Option	N.A.
Call Option Date	N.A.
Call Option Price	N.A.
Call Notification Time	N.A.
Discount at which security is issued and the effective yield as a result of such discount	N.A.
Redemption/Maturity	24 th December 2021
Coupon Rate	9.00% p.a. (Payable Annually)
Step Up / Step Down Coupon Rate	N.A.
Coupon Payment Frequency	Annually & At Maturity
Coupon Payment Dates	25 th June 2021, 24 th December 2021
Coupon Type	Fixed
Coupon Reset Process	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, additional interest @ 2% per annum over the coupon rate will be payable by the company.
Listing	National Stock Exchange of India Limited and BSE Limited
Trustee	IDBI Trusteeship Services Ltd

Depositories	NSDL/CDSL
Registrar	Skyline Financial Services Private Limited
Settlement	RTGS/NEFT/Fund Transfer
Business Day/ Working Day Convention	If any of date(s) defined in the final term sheet, except the Deemed Date of Allotment, falls on a holiday, the next working day shall be considered as the effective date(s) in line with SEBI circular No CIR/IMD/DF-1/122/2016 dated November 11, 2016.
Record Date	The record date will be 15 days prior to each interest payment / principal repayment date
Effect of Holidays	If any of the interest payment dates is a holiday in Mumbai, interest will be payable on the next succeeding business day in Mumbai and shall be the interest payment date. Such payment on the next day would not constitute non-payment on due date. In case the maturity date falls on a holiday, the payment will be made on the previous working day, without any interest for subsequent period outstanding.
Transaction Documents	<ul style="list-style-type: none"> • Information Memorandum • Rating Letter • Rating Rationale • Trustee Consent Letter • Application Form
Conditions Precedent to Disbursement	None
Conditions Subsequent to Disbursement	None
General covenants and conditions attached to the Debentures	As per the Debenture Trust Deed
Events of Default	As per the Debenture Trust Deed
Remedies	As per the Debenture Trust Deed
Cross Default	As per the Debenture Trust Deed
Role and Responsibilities of Trustees	As per the Debenture Trust Deed
Governing Law and Jurisdiction	Refer "Governing Law" in the Disclosure Document
Mode of Subscription	As per SEBI circular dated 5 th January 2018 and operational guidelines of BSE
Issue / Bid Opening Date	24 th June 2020
Issue / Bid Closing Date	24 th June 2020
Pay-in Date	25 th June 2020
Deemed Date of Allotment	25 th June 2020
Manner of Bidding	Open Bidding
Mode of Allotment	Uniform Allotment
Settlement Mode	Indian Clearing Corporation Limited
Arrangers to the Issue	Trust Capital Consultancy Services Pvt. Ltd. & Trust Investment Advisors Pvt. Ltd.

Indicative Cash Flow

Cash Flows	Date	No. of days in Coupon	Amount (Rs.)
Coupon I	Friday, 25 June 2021	365	90,000.00
Coupon II	Friday, 24 December 2021	182	44,876.71
Principal Repayment	Friday, 24 December 2021		10,00,000.00
Total		547	11,34,876.71

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.