

**PART B
ISSUE DETAILS**

Security Name	Secured Redeemable Non Convertible Debentures [Series "S" of FY 2016-17]
Issuer/Company	L&T Housing Finance Limited
Type of Instrument	Secured Redeemable Non Convertible debentures of face value of Rs. 25,00,000/- [Series "S" of FY 2016-17]. The Debentures shall constitute direct, Secured, senior and general obligations of the company and will, save for such exceptions as may be provided by applicable legislation or judicial order, rank pari-passu with all other Secured and senior indebtedness of the Company subject to terms and conditions already agreed.
Nature of Instrument	Secured
Seniority	Senior
Mode of Issue	Private Placement
Eligible Investors	Refer to section "Who Can Apply" (point nos 1)
Listing (including name of Stock Exchange(s) where it will be listed and timeline for listing)	The Debentures to be issued under this Offer Document will be applied to get listed on the WDM segment of the NSE within 15 days of the Deemed Date of Allotment. In case of delay in application for listing of the debt securities beyond 15 days, the Company will pay penal interest of at least 1% p.a. over the Coupon Rate from the expiry of 30 days from the Deemed Date of Allotment till the listing of such debt securities.
Rating of the Instrument	"CARE AA+" from CARE & "ICRA AA+" from ICRA
Issue size	10 Crs
Objects of the issue	Long term augmentation of funds
Details of the utilization of the proceeds	Long term augmentation of funds
Coupon Rate	7.9000% p.a. coupon
Steps up/ step down coupon rate	NA
Coupon Rate Frequency	Annual coupon and on maturity
Coupon payment dates	Wednesday, October 25, 2017 Thursday, October 25, 2018 Friday, October 25, 2019 Monday, October 26, 2020 Monday, October 25, 2021 Tuesday, October 25, 2022 Wednesday, October 25, 2023 Friday, October 25, 2024 Monday, October 27, 2025 Friday, October 23, 2026
Coupon Type	Fixed
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc)	None
Early Redemption/ repayment of NCDs	None
Spread reset notice dates	Not Applicable

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L&T Housing Finance Ltd

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Registered Office

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E customercare@ltfinance.com

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Day Count Basis	Actual/Actual
Interest on Application Money	N/A
Tenor	3650 days
Redemption Date	Friday, October 23, 2026
Redemption Amount	Rs 25 lakhs per debenture
Redemption Premium / Discount	None
Issue Price	Rs 25 lakhs per debenture
Discount at which security is issued and the effective yield as a result of such discount	None
Put Option Date	None
Put Option Price	None
Call Option Date	NA
Call Option Price	NA
Put Notification Time	NA
Call Notification Time	NA
Face Value	Rs. 25 lakhs per debenture
Minimum Application and in multiples of - Debt securities thereafter	Rs. 1,00,00,000 (Rupees One Crore Only- 4 Debentures) each and in multiple of Rs. 25,00,000 (Rupees Twenty Five lakh-1 Debenture) thereafter.
Minimum amount of bid size	Rs 1 crs
Price Method of allotment	Uniform pricing
Issue Opening Date	Tuesday, October 25, 2016
Issue Closing Date	Tuesday, October 25, 2016
Pay in date	Tuesday, October 25, 2016
Deemed Date of Allotment	Tuesday, October 25, 2016
Issuance mode of the Instrument	Demat only (for private placement)
Trading mode of the Instrument	Demat only (for private placement)
Settlement mode of the instrument	Payment will be made by way of direct credit through Electronic Clearing Service (ECS), Real Time Gross Settlement (RTGS) or National Electronic Funds Transfer (NEFT).
Depository	NSDL & CDSL
Record Date	15 calendar days prior to each coupon Payment/ Put Option Date / Call Option Date / Redemption Date
Security (where applicable) (Including description, type of charge, likely date of creation of security, minimum security cover, revaluation, replacement of security).	Debentures to be issued by the Company in pursuance of this Offer Document shall be secured by way of creation of (i) exclusive and first ranking floating charge on specific identified Standard Receivables of the Company with an asset cover of 100% of the total amount outstanding of principal and interest thereon; The floating charge created over such Specific Identified Standard Receivables shall be converted into a fixed charge upon notice from the Debenture Trustee following an Event of Default, which has not been cured (ii) First pari passu charge leasehold rights (as created/renewed in favour of the Company under the registered lease deed dated July 09 , 2013 executed between the Company and L&T Vrindavan Properties

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	<p>Limited(earlier known as L&T Unnati Finance Limited)) as detailed below:</p> <p>Leasehold rights on 523 sq.ft. premises on 5th Floor, "A" Wing, in the building known as KGN Towers situated on 62, Ethiraj Salai, (Commander-in-Chief Road) Egmore, Chennai 600 105 bearing Old R.S. No. 1632/4 (Part)- New S.No. 1632/20 and bounded on the:</p> <p>North:</p> <p>By Commander -in - Chief Road</p> <p>East :</p> <p>By Property Owned By Sundermurty Trust.</p> <p>South :</p> <p>By R. S. No. 1632/13 being the property belonging to Delhi Properties & Building Society Ltd.</p> <p>West :</p> <p>By Property Bearing Survey No: 32</p> <p>situated within the Sub-Registration District of Periamet, Chennai, Tamil Nadu.</p> <p>The Company shall be at liberty from time to time during the continuance of the security to issue at such future dates and in such denomination as it considers advisable, further convertible and/or non-convertible debentures and/or to raise further loans, advances and/or avail further financial and/or guarantee facilities from financial institutions, banks, and/or any other persons or entities in any other form by creating further charge on the assets/properties charged/mortgaged to the Debenture Trustees in respect of the Debentures to be issued in pursuance of this Offer Document, subject to obtaining the prior written consent of the Debenture Trustee. Consent of Debenture holders of this issue is not required to be obtained for creation of further charge / pari-passu mortgage on the assets/properties charged/mortgaged to the Debenture Trustees in respect of such future issue(s) of securities but no consent shall be required from the Trustee for creation of pari-pasu mortgage charge on the Mortgaged</p>
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	Property. The Company shall maintain a minimum asset cover of 100% of the total amount outstanding at all times.
Transaction Documents	Debenture Trustee Agreement Debenture Trust Deed cum Hypothecation Simple Mortgage Deed
Condition Precedent to Disbursement	NA
Condition subsequent to Disbursement	NA
Events of Default	Please refer to the section titled Events of Default
Provisions related to cross default clause	NA
Default Interest Rate	On occurrence of any Event of Default including default in payment of interest and/or principal redemption on the due dates and/or creation of security, additional interest of 2% p.a. over the coupon rate will be payable by the Company for the defaulting period
Role and Responsibilities of Debenture Trustee	The Debenture Trustee shall act as a Trustee for the issue on behalf of the Debenture holders.
Governing Law and Jurisdiction	The issue is governed by the law of India and the courts of Chennai shall have exclusive jurisdiction in this regards.
Arranger	Edelweiss Financial Services Ltd.
Address of the arranger	10th Floor, Edelweiss House, Off CST Road, Kalina, Mumbai - 400098

For L&T Housing Finance Limited


Authorized Signatory

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Disclosure of cash flows:
(by way of illustration)

The below mentioned cash flow for the payment of principal and interest amount is calculated on the face value of one Debenture. Any change in the below mentioned data due to unforeseeable circumstances in the future during the tenure of the Debentures would be intimated to Stock Exchange and the Debenture Trustees before effecting the change.

Cash Flow:

Cash Flows	Date	No. of Days in Coupon Period	Amount (in Rupees)
Coupon	25-Oct-17	365	1,97,500
Coupon	25-Oct-18	365	1,97,500
Coupon	25-Oct-19	365	1,97,500
Coupon	26-Oct-20	367	1,98,040
Coupon	25-Oct-21	364	1,96,959
Coupon	25-Oct-22	365	1,97,500
Coupon	25-Oct-23	365	1,97,500
Coupon	25-Oct-24	366	1,97,500
Coupon	27-Oct-25	367	1,98,582
Coupon	23-Oct-26	361	1,95,336
Total Coupon Payments			19,73,917
Principal Payment (B)			
Cash Flows	Date	No. of Days from Issue Date	Amount (in Rupees)
Principal	23-Oct-26	3,650	25,00,000
Total Payments (Principal + Coupon) (A+B)			44,73,917

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