TERM SHEET

Details of debt securities issued and sought to be listed including face value, nature of debt securities, mode of issue i.e. public issue or private placement, etc. information

Security Name	Secured Redeemable Non Convertible Debentures Series C3 Option I (Reissuance under ISIN INE477L07883)
Issuer	IIFL Home Finance Limited (formerly known as India Infoline Housing Finance Limited)
Type of Instrument	Redeemable Non Convertible Debentures
Nature of Instrument	Secured Redeemable Non Convertible Debentures
Seniority	At par with other secured instruments
Mode of Issue	Private Placement
Eligible Investor	Only the persons who are specifically addressed through direct communication by or on behalf of the Company are eligible to apply for the Debentures. An application made by any other person will be deemed as an invalid application and rejected. **Note:** Each of eligible investor(s) is required to check and comply with extant rules/regulations/guidelines etc governing or regulating their investments as issued by their respective regulatory authorities and the Company is not in any way, directly or indirectly responsible for any statutory or regulatory breaches by any investor, neither is the Company required to check or confirm the same.
Listing (including name of stock Exchange(s) where it will be listed and timeline for listing)	The debentures to be issued under this private placement issue are proposed to be listed on wholesale debt Market (WDM) segment of the National Stock Exchange of India Limited. The company undertakes that the debentures will be listed within 20 days of the deemed date of allotment, failing which the Issuer will be buy back the issue at par.
Rating of the Instrument	Crisil AA
Base Issue Size	Issue of Rs.15 Crores
Option to retain oversubscription i.e. Green Shoes option	Option to retain over subscription (i.e Green shoe option) upto Rs.50 crores Total issue size including green shoe option is Rs 65 crores Issuer can reissue further NCD's under the above options in future within its overall borrowing program.
Objects of the Issue	Onward lending and general business purpose
Details of the utilization of the Proceeds	The funds raised through this Issue, after meeting the expenditures of and related to the Issue, will be used for various financing activities including onward lending and for the business operations including the general Business purposes and working capital requirements
Frequency of Interest Payment	Zero Coupon payable at Maturity
Tenor	1083 days
YTM	9.35%
Redemption Date	26-July -2021, Monday
Redemption Amt (INR / NCD)	Rs.13,08,505/- per debenture (Rupees Thirteen Lakhs Eight thousand Five Hundred Five only per debenture)

IIFL Home Finance Limited

Step Up/Step Down Coupon Rate	NA
Coupon Type	Zero coupon
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc).	NA
Day Count Basis	Actual /Actual
Interest on Application Money	At coupon rate from the date of realization till the date of allotment.
Default Interest Rate	In case of default in payment of Interest and/or principal redemption on the due dates, additional interest of atleast @ 2% p.a. over the coupon rate will be payable by the Company for the defaulting period
Redemption Premium /Discount	At Premium (Rs 3,08,505 per debenture)
Issue Price	At Premium i.e Rs.10,03,679.9729/- per debenture
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.
Call Option Date	N.A.
Call Option Price	N.A.
Put Notification Time	N.A.
Call Notification Time	N.A.
Face Value	Rs. 10,00,000/- per debenture (Rupees Ten Lakhs per debenture)
Minimum Application and in multiples of Debt securities thereafter	10 Debentures and in multiples of 1 Debenture thereafter
Issue Timing 1. Issue Opening Date& Closing Date 2. Pay-in Date & Date of Allotment	Tuesday Aug 7, 2018 Wednesday Aug 8, 2018
Issuance mode of the Instrument	Demat
Trading mode of the Instrument	Demat
Depository	NSDL &/or CDSL
Business Day Convention	Should any of the date(s), including the Interest payment date or record date falls on a Saturday or a Sunday or a public holiday or no high value clearing or RTGS is available for any reason whatsoever at the place of issuer's registered/ corporate office, the next working day shall be considered as the effective date. However, for payment of principal amount, previous working day to be considered as effective date.
Record Date	15 days prior to interest payment date/redemption date
Security (where applicable) (Including description, type of security, type of charge, likely date of creation of security,	**One time Secured** (i) by way of first pari passu charge on the identified immovable property; and (ii) by way of first pari passu charge over current assets, book debts, loans and advances, and receivables, both present and future; of our Company.

minimum security cover, revaluation, replacement of security).	The Company has already created a security in terms of the debenture trust deed dated June 25th, 2018. The said document is available for inspection.
Transaction Documents	Disclosure Document, Application Form, Debenture Trust Deed
Conditions Precedent to Disbursement	NIL
Condition Subsequent to Disbursement	NIL
Events of Default	An event of default shall have occurred upon the happening of any event, as under: 1) Non Payment of principal and Interest on the due date. 2) If issuer has taken or suffered any action to be taken for its reorganization, liquidation or dissolution. 3) The Company shall have voluntarily or involuntarily become the subject of proceedings under bankruptcy or insolvency law including any corporate action, legal proceedings or other procedure or step which has been taken (including the making of an application, the presentation of a petition, the filing or service of a notice or the passing of a resolution). 4) As provided in Debenture trust deed 5) During the Tenure of NCD Parent Shareholding will remain 51%
Provisions related to Cross Default Clause	N.A.
Future Borrowings	The company reserves the right to borrow further under the same ISIN no of existing NCD issue and under any proposed NCD issue as per the provisions of SEBI/NHB/Companies Act, 2013 & rules thereunder and any other statue and guidelines. For details please refer the Disclosure Document. Further Company shall be entitled from time to time to make further issue of debentures or any other instruments (TL, ECB, NCD etc) to the public, members of the Company and /or any other person(s) and to raise further loans, advances or such other facilities from Banks, Financial Institutions and / or any other person(s) on the security or otherwise of its assets, without the consent of or intimation to the Debenture holders or Debenture Trustee.
Role and Responsibilities of Debenture Trustee	In terms of the agreement entered into with the debenture trustee i.e. Vistra ITCL (INDIA) Limited, which document is available for inspection
Governing Law and Jurisdiction	Indian law Courts of Mumbai

For IIFL HOME FINANCE LIMITED

IIFL Home Finance Limited

Authorized Signatory

DISCLOSURE OF CASH FLOWS: As per SEBI Circular No: CIR/IMD/DF/18/2013 dated October 29, 2013 & CIR/IMD/DF-1/122/2016 dated November 11, 2016

Company	IIFL Home Finance Limited (formerly known as India Infoline Housing Finance Limited
Tenure	1083 days
Face Value (per security)	Rs.10,00,000/- (Rupees Ten Lacs only)
Date of Allotment	08-08-2018 Wednesday
Redemption	26-07-2021, Monday
Coupon Rate	Zero Coupon payable at Maturity
YTM	9.35%
Frequency of the interest payment with specified date	Zero Coupon Payable at Maturity
Day count Convention	Actual/Actual

Cash flow of per bond / NCD			
Issue Date	Wednesday	08-Aug-18	(10,03,679.9729)
Interest & Principal	Monday	26-July-21	13,08,505.0000
	No of days	1083	

DISCLOSURE OF CASH FLOWS:

1. The Cash Flow displayed above is calculated per debenture (face value of Rs. 10,00,000).
2. If the interest payment date falls on a holiday, the payment may be made on the following working day, however the dates of the future coupon payments would be as per the schedule originally stipulated at the time of issuing the security. In other words, the subsequent coupon schedule would not be disturbed merely because the payment date in respect of one particular coupon payment has been postponed earlier because of it having fallen on a holiday. No additional interest will be paid for such days which fall on holiday.
3. The cash flow has been prepared based on the best available information on holidays and could further undergo change(s) in case of any scheduled and unscheduled holiday(s) and/or changes in money market settlement day conventions by the Reserve bank of India/ SEBI.
4. *Interest payments are rounded-off to nearest rupee as per the FIMMDA 'Handbook on market practices'.*
5. *The cash flows are for illustration purposes.*

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