



# TERM SHEET

Ghar Aapka. Loan Hamaara.

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 C6
Product Code	EC935-210422
Issuer	IIFL Home Finance Limited (formerly known as India Infoline Housing Finance Limited)
Type of Instrument	Principal Protected - Market Linked Redeemable Non-Convertible Debenture
Nature of Instrument	Secured Redeemable Non Convertible Debentures
Seniority	Senior
Principal Protection	Principal is protected at Maturity
Underlying/ Reference Security	10-year Government security price (Issue date Jan 8, 2018) (Maturity – 2028)
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. <b>Note:</b> 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	PP-MLD [Crisil AA] by Crisil Limited /Stable Outlook
Base Issue Size	Issue of Rs.20 Crores
Option to retain oversubscription i.e. Green Shoes option	Option to retain over subscription (i.e Green shoe option) upto Rs.150 crores  Total issue size including green shoe option is Rs 170 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	At Maturity
Tenor	1323 Days from the Deemed Date of Allotment
Issue Opening Date	06-Sep-18
Issue Closing Date	06-Sep-18



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Registered Office: 12A-10, 13th Floor, Parinee Crescenzo, C-38 & 39, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051  
Tel: (91-22) 6788 1000 • Fax: (91-22) 6788 1010

• Email: reach@iihfl.com • Website: www.iihfl.com/home-loans

Initial Fixing Date	06-Sep-18	
Initial Fixing Level	Closing Price of 10-year Government security price (Issue date Jan 8, 2018) (Maturity – 2028) on Initial Fixing Date Bloomberg Ticker - IGB 7.17 8/01/28 Corp (Bloomberg ID - AT947431) (Pricing source – Reserve Bank of India)	
Final Fixing Date	7-Mar-22	
Final Fixing Level	Closing Price of 10-year Government security price (Issue date Jan 8, 2018) (Maturity – 2028) on Final Fixing Date Bloomberg Ticker - IGB 7.17 8/01/28 Corp (Bloomberg ID - AT947431) (Pricing source – Reserve Bank of India)	
Redemption Date	21-Apr-22	
Redemption Value	Face Value*(1+Coupon)	
Pay-in-Date	06-Sep-18	
Deemed Date of Allotment	06-Sep-18	
Underlying Performance	(Final Fixing Level / Initial Fixing Level) – 1	
Coupon	Scenario	Coupon
	If Final Fixing Level>25% of the Initial Fixing level	38.263%
	If Final Fixing Level<=25% of the Initial Fixing level	0%
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)	
Issue Price	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	
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.	

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Settlement	Collection Banker:	Citibank, Fort, Mumbai	Ghar Aapka. Loan Hamaara.
	Beneficiary A/c Name	IIFL Home Finance Limited	
	Beneficiary A/c Number	591844016	
	IFSC Code	CITI0100000	
	Bank Branch Name & Address	Citibank, Fort, Mumbai	
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, minimum security cover, revaluation, replacement of security).	<b>One time Secured</b> (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. 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		
Provisions related to Cross Default Clause	N.A.		
Default Interest	<b>Security Creation:</b>  Not Applicable  <b>Default in Payment:</b>  In case of default in payment of interest, premium and/ or principal amount on the due date, additional interest of at least @ 2% p.a. on the Face Value of the Debentures will be payable by the Company for the defaulting period.  <b>Delay in Listing:</b>  In case of delay in listing of the debt securities beyond 20 days from the Deemed Date of Allotment, the Company will pay penal interest of at least 1 % p.a. on the Face Value of the Debenture from the expiry of 30 days from the Deemed Date of Allotment		

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Valuation Agency Fees	Fees paid to Valuation Agent by the Issuer shall be in the range of 0.25 p.a. to 0.8 p.a. on the face value of the outstanding Debentures.
Valuation Agency	Name of Agency: CRISIL/ICRA/CARE or any other valuation agency
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 statute 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

Authorized Signatory



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**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(the "Issuer")		
Tenure	1323 Days from the Deemed Date of Allotment		
Face Value	Rs. 10,00,000 Per Debenture		
Issue Price	Rs. 10,00,000 Per Debenture		
Date of Allotment	06-Sep-18		
Redemption	21-Apr-22		
Coupon Rate	<b>Scenario</b>		<b>Coupon</b>
	If Final Fixing Level>25% of the Initial Fixing level		38.263%
	If Final Fixing Level<=25% of the Initial Fixing level		0%
Frequency of the interest payment with specified dates	Coupon if any, will be paid on Redemption Date  If Call Option is exercised, Call Option Price will be paid on Call Option Date		
Day count Convention	Not Applicable		

Cash Flows	Date	No. of days in Coupon Period	Amount (in Rupees)
Coupon on Redemption, if any	06-Apr-22	1323 Days from the Deemed Date of Allotment	Coupon linked to Underlying /Reference Index.
Face Value	06-Apr-22	1323 Days from the Deemed Date of Allotment	Rs. 10,00,000/- Per Debenture

#### 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 rate. The cash flow is subject to change as per the Reserve Bank of India, SEBI.

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4. Interest payments are rounded-off to nearest rupee as per the FIMMDA 'Handbook on interest practices'.
5. The cash flows are for illustration purposes.

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For IIFL HOME FINANCE LIMITED

Authorized Signatory



*Gauri Modani*

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## Scenario Analysis

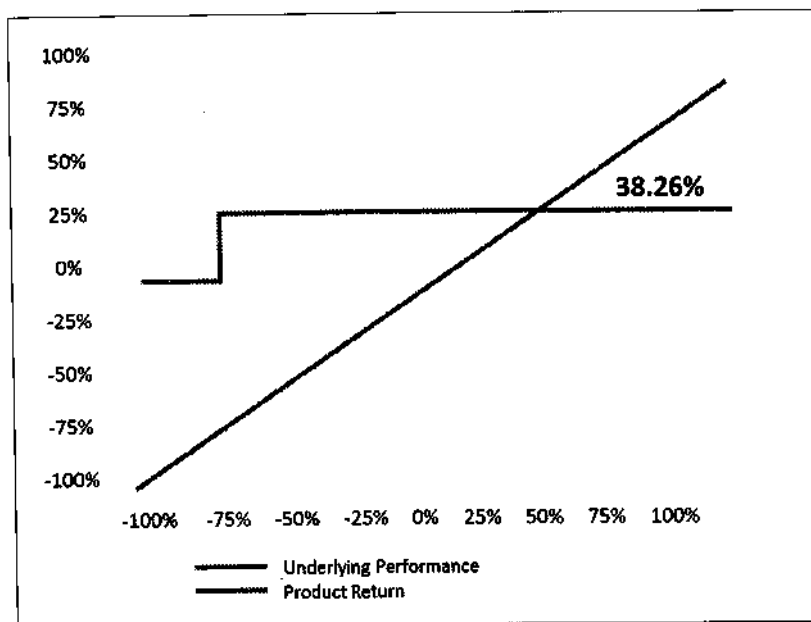
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### Tabular Representation

The following table shows the value of the Debenture at maturity under different market conditions

Sample Tabular Scenario						
Initial Level	Final Level	Performance	Issue Price	Coupon	Maturity Value	Annualized Pre-Tax Return
95.4	191	100%	1000000	38.26%	1382626	9.35%
95.4	186	95%	1000000	38.26%	1382626	9.35%
95.4	167	75%	1000000	38.26%	1382626	9.35%
95.4	138	45%	1000000	38.26%	1382626	9.35%
95.4	119	25%	1000000	38.26%	1382626	9.35%
95.4	95	0%	1000000	38.26%	1382626	9.35%
95.4	86	-10%	1000000	38.26%	1382626	9.35%
95.4	48	-50%	1000000	38.26%	1382626	9.35%
95.4	24	-75%	1000000	38.26%	1382626	9.35%
95.4	19	-80%	1000000	0.00%	1000000	0.00%
95.4	0	-100%	1000000	0.00%	1000000	0.00%

### Graphical Representation



**This scenario analysis is provided for illustrative purposes only and does not represent actual termination or unwind prices, nor does it present all possible outcomes or describe all factors that may affect the value of your investment.**



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