



Corporate Announcement

Date: September 26, 2016

The Manager Listing Department BSE Limited Phiroze Jeejeebhoy Towers Dalal Street Mumbai – 400 001 Scrip Code – 535789	The Manager Listing Department National Stock Exchange of India Limited Exchange Plaza, Bandra-Kurla Complex Bandra (East) Mumbai – 400 051 Scrip Code – IBULHSGFIN
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Dear Sir (s),

Reg.: Intimation under the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI LODR).

Ref: Intimation with respect to allotment of Secured Redeemable Non-Convertible Debentures and Unsecured Redeemable Non-Convertible Debentures (“NCDs”) for the proposed public issue of Secured NCDs and Unsecured NCDs aggregating up to INR 35,000 million with an over-subscription of INR 35,000 million for issuance of additional Secured NCDs and Unsecured NCDs aggregating to INR 70,000 million (“Issue”)

We wish to inform you that the Bond Issue Committee of the Company at its meeting held today, i.e. Monday, September 26, 2016, approved the issue and allotment of secured redeemable non-convertible debentures and unsecured redeemable non-convertible debentures of face value of INR 1,000 each, to base Issue of INR 35,000 million with an over-subscription up to INR 35,000 million for issuance of additional NCDs aggregating up to INR 70,000 million at its meeting held today i.e. Monday, September 26, 2016, which commenced at 10:30 a.m. and concluded at 11:20 a.m.

The tenure, date of allotment date of redemption and coupon rate of the NCDs have been provided in the Schedule.

The Secured NCDs proposed to be issued will be secured by a first ranking *pari passu* charge on the current assets (including investments) of the Issuer, both present and future; and on present and future loan assets of the Issuer, including all monies receivable thereunder for the principal amount and interest thereon. The Secured NCDs will have an asset cover of one time on the principal amount and interest thereon. The Issuer reserves the right to sell or otherwise deal with the receivables, both present and future, including without limitation to create a charge on *pari passu* basis thereon for its present and future financial requirements, without requiring the consent of, or intimation to, the Secured NCD holders or the Debenture Trustee in this connection, provided that a

minimum security cover of one time on the principal amount and interest thereon, is maintained. No security will be created for Unsecured NCD in the nature of Subordinated Debt.

The Investors in the Issue who fall under Category IV and who are senior citizens on the Deemed Date of Allotment shall be eligible for additional coupon of 0.10% per annum provided the NCDs are held by the investors on the relevant record date applicable for payment of respective coupon and/or redemption of NCDs across all series.

In case of default in payment of interest and/or principal redemption on the due dates, additional interest of at least 2% p.a. over the coupon rate shall be payable by our Company for the defaulting period.

We request you to take the same on record and the same be treated as compliance under the applicable regulations under the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The said NCDs shall be listed on BSE Limited and National Stock Exchange of India Limited.

Kindly take the same on record.

Thanking you,

Yours truly,

For Indiabulls Housing Finance Limited

SCHEDULE

Schedule to Exchange Intimation dated September 26, 2016 of Indiabulls Housing Finance Limited

SPECIFIC TERMS FOR EACH SERIES OF SECURED NCDs

Face Value of NCDs (₹ / NCD)	INR 1,000						
Issue Price (₹ / NCD)	INR 1,000						
Mode of Interest Payment	Through various options available						
Series	I	II	III	IV	V	VI	VII
Tenor	3 Years		5 Years		10 Years		
Coupon (%) for NCD Holders in Category I and Category II	8.55%	NA	8.75%	NA	8.51%	8.85%	NA
Coupon (%) for NCD holders in Category III	8.65%	NA	8.90%	NA	8.65%	9.00%	NA
Coupon (%) for NCD holders in Category IV	8.70%	NA	8.90%	NA	8.65%	9.00%	NA
Effective Yield (per annum)							
For NCD holders in the Category I and the Category II	8.55%	8.55%	8.75%	8.75%	8.85%	8.85%	8.85%
For NCD holders in the Category III	8.65%	8.65%	8.90%	8.90%	9.00%	9.00%	9.00%
For NCD holders in the Category IV	8.70%	8.70%	8.90%	8.90%	9.00%	9.00%	9.00%
Put and call option	N/A						

Redemption Date (Years from the Deemed Date of Allotment)	3 years		5 years		10 years		
Redemption Amount (`/NCD)							
For NCD holders in the Category I and the Category II	INR 1,000	INR 1,278.47	INR 1,000	INR 1,521.41	INR 1,000	INR 1,000	INR 2,336.07
For NCD holders in the Category III	INR 1,000	INR 1,282.01	INR 1,000	INR 1,531.93	INR 1,000	INR 1,000	INR 2,368.48
For NCD holders in the Category IV	INR 1,000	INR 1,283.78	INR 1,000	INR 1,531.93	INR 1,000	INR 1,000	INR 2,368.48

**Our Company shall allocate series VI NCDs wherein the Applicants have not indicated their choice of the relevant NCD series*

SPECIFIC TERMS FOR EACH SERIES OF UNSECURED NCDs**

Series	VIII	IX	X
Interest type	Fixed	Fixed	Fixed
Interest reset process	NA	NA	NA
Frequency of Interest Payment	Monthly	Annual	Cumulative
Minimum Application	INR 10,000 (10 NCDs) across all Series collectively		
In Multiples thereafter	`INR 1,000 (1 NCD)		
Face Value of NCDs (`/ NCD)	INR 1,000		
Issue Price (`/ NCD)	INR 1,000		
Mode of Interest Payment	Through various options available		
Tenor	10 Years		
Coupon (%) for NCD Holders in Category I and Category II	8.65%	9.00%	NA
Coupon (%) for NCD holders in Category III and Category IV	8.79%	9.15%	NA
Effective Yield (per annum)			
For NCD holders in the Category I and the Category II	9.00%	9.00%	9.00%
For NCD holders in The Category III and	9.15%	9.15%	9.15%

Series	VIII	IX	X
Category IV			
Put and call option	N/A		
Redemption Date (Years from the Deemed Date of Allotment)	10 years		
Redemption Amount (₹/NCD)			
For NCD holders in the Category I and the Category II	INR 1,000	INR 1,000	INR 2,368.48
For NCD holders in the Category III and the Category IV	INR 1,000	INR 1,000	INR 2,401.30

**Our Company shall allocate series IX NCDs wherein the Applicants have not indicated their choice of the relevant NCD series*

***Unsecured NCDs offered under the Issue will be in the nature of subordinated debt. Therefore, in accordance with the Housing Finance Companies (NHB) Directions, 2010, Notification No. NHB.HFC.DIR.1/CMD/2010, as amended from time to time, Unsecured NCDs will be subordinated to the claims of other creditors and are free from restrictive clauses and are not redeemable at the instance of the debenture holder or without the consent of the supervisory authority of the HFC.*