Date: October 16, 2025

SAMMAANCAP/EQ, SCLPP
National Stock Exchange of India Limited
"Exchange Plaza",
Bandra-Kurla Complex, Bandra (E).
MUMBAI – 400 051

Scrip Code – 535789, 890192
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
MUMBAI – 400 001

Sub: **Allotment of Secured, Rated, Listed, Taxable, Redeemable, Fully Paid-Up, Non-Convertible Debentures on a Private Placement basis – Intimation under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Listing Regulations").**

Dear Sir / Madam,

Pursuant to the applicable provisions of the Listing Regulations, we wish to inform that in terms of the Board authorization dated September 3, 2025, read with resolution passed by the Securities Issuance and Investment Committee on October 13, 2025, Sammaan Capital Limited *(formerly Indiabulls Housing Finance Limited)* (the "**Company**") has allotted (i) 20,000 secured, rated, listed, taxable, redeemable, fully paid-up, non-convertible debentures of the face value of ₹1,00,000 (Rupees One Lakh only) each, aggregating to ₹200,00,00,000 (Rupees Two Hundred Crores only) ("**Series I**"); and (ii) 20,000 secured, rated, listed, taxable, redeemable, fully paid-up non-convertible debentures of the face value of ₹1,00,000 (Rupees One Lakh only), aggregating to ₹200,00,00,000 (Rupees Two Hundred Crores only) ("**Series II**") (hereinafter collectively referred as "**Issue**" or "**Debentures**" or "**NCDs**"), on a private placement basis, as per below mentioned details:

Sl. No	Particulars	Issuance	
		Series I **ISIN - INE148I07YE1**	**Series II** **ISIN - INE148I07YF8**
1	Issue size (Rs. in crore)	**Series I** ₹ 200 Crores	**Series II** ₹ 200 Crores
2	Security Name	9.30% Sammaan Capital Limited October 2035 Series I	9.15% Sammaan Capital Limited October 2030 Series II
3	Type of Securities	Secured, Rated, Listed, Taxable, Redeemable, Fully Paid-up, Non-Convertible Debentures	
4	Type of Issue	Private Placement of Non-Convertible Debentures	
5	Proposed to be listed	on National Stock Exchange of India Limited and BSE Limited	
6	Date of Allotment	October 16, 2025	
7	Tenor (Issuance)	10 Years	5 Years
8	Date of Maturity	October 16, 2035	October 16, 2030
9	Coupon Rate	9.30% (payable Annually & at Maturity)	9.15% (payable Annually & at Maturity)
10	Details of coupon/interest offered, Schedule of payment of coupon/interest and principal	Refer to the Cash Flows table below	

11	Security, if any, created over the assets	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 (collectively referred to as "**Hypothecated Properties**", which term shall exclude the Excluded Assets (*as defined below*)), on a first *pari-passu* basis with all other secured lenders to the Issuer holding *pari-passu* charge over the security. *Excluded Assets shall mean such portion of High Quality Liquid Assets (as defined in Liquidity Risk Management Framework for Non-Banking Financial Companies and Core Investment Companies, 2019, as amended from time to time (the "**RBI LRM Framework**")) which shall remain unencumbered in accordance with the RBI LRM Framework. For the avoidance of doubt, Excluded Assets will at no point of time form part of the Hypothecated Properties.* The NCDs will have a minimum asset/ security cover of one point one (1.1) time of 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 or exclusive basis thereon for its present and future financial requirements, provided that a minimum-security cover of one point one (1.1) time of the principal amount and accrued interest thereon, is maintained, on such terms and conditions as the Issuer may think appropriate, without the consent of, or intimation to, the NCD Holders or the Debenture Trustee in this connection. However, if consent and/or intimation is required under Applicable Law, then the Company shall obtain such consents and/ or intimation in accordance with such law. We have received necessary consents from the relevant debenture trustees and security trustees for ceding pari passu charge in favour of the Debenture Trustee in relation to the NCDs.	
12	Special right / interest / privileges attached to the instrument, and changes thereof	No	
13	Delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal	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 the Company for the defaulting period.	
14	Details of any letter or comments regarding payment/ non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any	Nil	
15	Details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures	Not Applicable	
16	Interest Payment Frequency	Annual from Deemed Date of Allotment and at maturity	
	Coupon payment dates	October 16, 2026, October 18, 2027, October 16, 2028, October 16, 2029, October 16, 2030, October 16, 2031, October 18, 2032, October 17, 2033, October 16, 2034, October 16, 2035	October 16, 2026, October 18, 2027, October 16, 2028, October 16, 2029, October 16, 2030
17	Details of redemption of debentures	Redemption Date: October 16, 2035	Redemption Date: October 16, 2030

The illustrative cash flows per Debenture for Series I (bearing face value of ₹ 1,00,000) is as under:

Cash flow	Due Date	Payment date	No of Days	Amount per NCD
Principal	Thursday, October 16, 2025	Thursday, October 16, 2025		-100000
Coupon I	Friday, October 16, 2026	Friday, October 16, 2026	365	9300
Coupon II	Saturday, October 16, 2027	Monday, October 18, 2027	365	9300
Coupon III	Monday, October 16, 2028	Monday, October 16, 2028	366	9300
Coupon IV	Tuesday, October 16, 2029	Tuesday, October 16, 2029	365	9300
Coupon V	Wednesday, October 16, 2030	Wednesday, October 16, 2030	365	9300
Coupon VI	Thursday, October 16, 2031	Thursday, October 16, 2031	365	9300
Coupon VII	Saturday, October 16, 2032	Monday, October 18, 2032	366	9300
Coupon VIII	Sunday, October 16, 2033	Monday, October 17, 2033	365	9300
Coupon IX	Monday, October 16, 2034	Monday, October 16, 2034	365	9300
Coupon X+Principal	Tuesday, October 16, 2035	Tuesday, October 16, 2035	365	109300

The illustrative cash flows per Debenture for Series II (bearing face value of ₹ 1,00,000) is as under:

Cash flow	Due Date	Payment date	No of Days	Amount per NCD
Principal	Thursday, October 16, 2025	Thursday, October 16, 2025		-100000
Coupon I	Friday, October 16, 2026	Friday, October 16, 2026	365	9150
Coupon II	Saturday, October 16, 2027	Monday, October 18, 2027	365	9150
Coupon III	Monday, October 16, 2028	Monday, October 16, 2028	366	9150
Coupon IV	Tuesday, October 16, 2029	Tuesday, October 16, 2029	365	9150
Coupon V+Principal	Wednesday, October 16, 2030	Wednesday, October 16, 2030	365	109150

The same is for your information and record.

Yours truly,

For **Sammaan Capital Limited**
(formerly Indiabulls Housing Finance Limited)

AMIT KUMAR JAIN
Digitally signed by AMIT KUMAR JAIN
Date: 2025.10.16 14:25:16 +05'30'

Amit Jain
Company Secretary

CC:
Singapore Exchange Securities Trading Limited (SGX)
India International Exchange (IFSC) Ltd (INX)