



SAMMAAN CAPITAL LIMITED (formerly known as Indiabulls Housing Finance Limited)

PUBLIC ISSUE OF SECURED REDEEMABLE NON-CONVERTIBLE DEBENTURES

Sammaan Capital Limited Company was incorporated as "Indiabulls Housing Finance Limited", under the Companies Act, 1956 on May 10, 2005 pursuant to a certificate of incorporation issued by the Registrar of Companies, Delhi and Haryana at New Delhi ("ROC") and commenced its business on January 10, 2006 pursuant to a certificate of commencement of business issued by ROC. Pursuant to the resolution passed by our shareholders at the AGM held on September 25, 2023 and an application filed by the Company to the Reserve Bank of India ("RBI"), the Company has obtained a certificate of registration dated June 28, 2024, bearing registration number N-14.03624, as a non-banking financial company without accepting public deposits by RBI in accordance with Section 45IA of Reserve Bank of India Act, 1934 ("COR"). The RBI also approved the change of name of the Company to "Sammaan Capital Limited" under the COR, which was given effect to on the date of receipt of the COR by the Company (being July 2, 2024). Additionally, the Company has received a fresh certificate of incorporation dated May 21, 2024 from the Ministry of Corporate Affairs pursuant to its change of name to Sammaan Capital Limited. The CIN of their Company is L65922DL2005PLC136029.

Issue Brief on the basis of Tranche I Prospectus dated August 28 2024

Issuer	Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited)
Nature of the Instrument	Secured Redeemable Non-Convertible Debenture ("NCDs")
Mode of the Issue	Public Issue
Tranche I Issue Open / Close Date	Opens on: Friday, September 6, 2024, Closes on: Thursday, September 19, 2024
Debenture Trustee	IDBI Trusteeship Services Limited
Depositories	NSDL and CDSL
Registrar to the Issue/Registrar	KFIN Technologies Limited
Tranche I Issue Size	Public issue by Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited) of up to 25,00,000 secured, redeemable, non-convertible debentures of face value ₹ 1,000 each, amounting up to ₹ 125 crore ("Base Issue Size") with an option to retain oversubscription of up to ₹ 125 crore ("Green Shoe Option") aggregating up to ₹ 250 crore ("Tranche I Issue Size" or "Tranche I Issue"). The Tranche I Issue Size is within the shelf limit of ₹ 2,000 crore and is being offered by way of this Tranche I Prospectus dated August 28, 2024 containing inter alia the terms and conditions of Tranche I Issue ("Tranche I Prospectus"), which should be read together with the Shelf Prospectus
Minimum subscription	Minimum subscription is 75% of the Base Issue Size, i.e. ₹ 187.50 Cr
Tranche I Base Issue Size	₹ 125 Cr
Option to Retain Oversubscription / Green shoe option (Amount)	₹ 125 Cr
Minimum Application size and in multiples of NCD thereafter	Rs. 10,000 and in multiples of 1 NCD thereafter
Credit ratings	"CRISIL AA/Stable" (pronounced as CRISIL double A rating with stable outlook), by CRISIL Ratings Limited "ICRA]AA (Stable)" (pronounced as ICRA double A rating with a stable outlook) by ICRA Limited
Listing	The NCDs are proposed to be listed on BSE. The NCDs shall be listed within six Working Days from the date of Issue Closure. BSE has been appointed as the Designated Stock Exchange
Trading mode of the Instrument	In dematerialised form only

Series	I	II	III	IV**	V	VI	VII	VIII	IX	X	XI	XII
Frequency of Interest Payment	Annual	Monthly	Cumulative	Annual	Monthly	Cumulative	Annual	Monthly	Annual	Monthly	Annual	Monthly
Tenor in months	24 months	24 months	24 months	36 months	36 months	36 months	60 months	60 months	84 months	84 months	120 months	120 months
Coupon (% per annum) for NCD Holders in Categories I & II	9.25%	8.88%	NA	9.40%	9.02%	NA	9.65%	9.25%	10.00%	9.57%	10.25%	9.80%
Coupon (% per annum) for NCD Holders in Categories III & IV	9.65%	9.25%	NA	9.90%	9.48%	NA	10.15%	9.71%	10.50%	10.03%	10.75%	10.25%
Effective Yield (% per annum) for NCD Holders in Categories I & II	9.25%	9.25%	9.25%	9.40%	9.40%	9.40%	9.65%	9.65%	10.00%	10.00%	10.25%	10.24%
Effective Yield (% per annum) for NCD Holders in Categories III & IV	9.65%	9.65%	9.65%	9.90%	9.90%	9.90%	10.15%	10.15%	10.50%	10.48%	10.74%	10.75%
Redemption Amount (₹ / NCD) for NCD Holders in Category I and II	₹ 1,000.00	₹ 1,000.00	₹ 1,193.56	₹ 1,000.00	₹ 1,000.00	₹ 1,309.34	Staggered Redemption in Three (3) annual payments of ₹ 333.33 each starting from 3 rd anniversary* until Maturity		Staggered Redemption in Five (5) annual payments of ₹ 200 each starting from 3 rd anniversary* until Maturity		Staggered Redemption in Eight (8) annual payments of ₹ 125 each starting from 3 rd anniversary* until Maturity	
Redemption Amount (₹ / NCD) on Maturity for NCD Holders in Category III and IV	₹ 1,000.00	₹ 1,000.00	₹ 1,202.32	₹ 1,000.00	₹ 1,000.00	₹ 1,327.38	Staggered Redemption in Three (3) annual payments of ₹ 333.33 each starting from 3 rd anniversary* until Maturity		Staggered Redemption in Five (5) annual payments of ₹ 200 each starting from 3 rd anniversary* until Maturity		Staggered Redemption in Eight (8) annual payments of ₹ 125 each starting from 3 rd anniversary* until Maturity	
Maturity/Redemption Date (from the Deemed Date of Allotment)	24 months	24 months	24 months	36 months	36 months	36 months	60 months	60 months	84 months	84 months	120 months	120 months
Redemption Date/ Redemption Schedule	24 months	24 months	24 months	36 months	36 months	36 months	Staggered Redemption by Face Value as per "Principal Redemption Schedule and Redemption Amounts" below.					

*From the Deemed Date of Allotment

**The Company shall allocate and allot Series IV NCDs (36 months - annual option) wherein the Applicants have not indicated the choice of the relevant NCD Series.

Set out below is the principal redemption schedule and the redemption amount for the Series VII NCDs, Series VIII NCDs, Series IX NCDs, Series X NCDs, Series XI NCDs and Series XII NCDs in relation to which the principal outstanding will be redeemed in a staggered manner:

Tenure	Series VII and VIII		Series IX and X		Series XI and XII	
	Redemption Schedule	Principal Outstanding	Redemption Schedule	Principal Outstanding	Redemption Schedule	Principal Outstanding
Face Value	₹ 1,000.00	₹ 1,000.00	₹ 1,000.00	₹ 1,000.00	₹ 1,000.00	₹ 1,000.00
1st Anniversary*	-	₹ 1,000.00	-	₹ 1,000.00	-	₹ 1,000.00
2nd Anniversary*	-	₹ 1,000.00	-	₹ 1,000.00	-	₹ 1,000.00
3rd Anniversary*	₹ 333.33	₹ 666.67	₹ 200.00	₹ 800.00	₹ 125.00	₹ 875.00
4th Anniversary*	₹ 333.33	₹ 333.33	₹ 200.00	₹ 600.00	₹ 125.00	₹ 750.00
5th Anniversary*	₹ 333.33	₹ 0.00	₹ 200.00	₹ 400.00	₹ 125.00	₹ 625.00
6th Anniversary*	NA	NA	₹ 200.00	₹ 200.00	₹ 125.00	₹ 500.00
7th Anniversary*	NA	NA	₹ 200.00	₹ 0.00	₹ 125.00	₹ 375.00
8th Anniversary*	NA	NA	NA	NA	₹ 125.00	₹ 250.00
9th Anniversary*	NA	NA	NA	NA	₹ 125.00	₹ 125.00
10th Anniversary*	NA	NA	NA	NA	₹ 125.00	₹ 0.00