

the demat account, non-receipt of refund order(s), interest warrant(s)/ cheque(s) etc. Contact details of the Compliance Officer are given elsewhere in this Key Information Document.

7 PARTICULARS OF THE OFFER

Sr. No.	Terms	Description
A	Details of the offer of non-convertible securities in respect of which the Key Information Document is being issued	Refer to Section 8.1 (<i>Term Sheet</i>) of this Key Information Document.
B	Financial information, if such information provided in the General Information Document is more than six months old	The Company confirms that the information provided in the General Information Document is not more than six months old.
C	Material changes, if any, in the information provided in the General Information Document;	Except as disclosed under this Key Information Document and further specified under Annexure 10 (Material Developments) of this Key Information Document, the Company confirms that there are no material changes since the Issue of the General Information Document.
D	Any material developments not disclosed in the General Information Document, since the Issue of the General Information Document relevant to the offer of non-convertible securities in respect of which the Key Information Document is being issued	Except as disclosed under this Key Information Document and further specified under Annexure 10 (Material Developments) of this Key Information Document, the Company confirms that there are no other material developments since the Issue of the General Information Document.

8 ISSUE DETAILS

8.1 Term Sheet

The following is a summary term sheet containing information that shall be applicable to the issuance of Debentures under this Key Information Document:

Particulars	Issue Details
Security Name (Name of the non-convertible securities which includes (Coupon/dividend, Issuer Name and maturity year)	9.05% Sammaan Capital Ltd January 2036 ISIN - INE148I07YJ0
Issuer/ Company	Sammaan Capital Limited (<i>formerly known as Indiabulls Housing Finance Limited</i>)
Re-Issuance or Fresh Issue	Fresh Issue
Type of instrument/ Name of the security	Secured, listed, rated, taxable, redeemable, fully paid-up non-convertible debentures.
Nature of Instrument (Secured or Unsecured)	Secured
Mode of Issue	Demat by way of private placement through NSE EBP Platform
Seniority (Senior or Subordinated)	Senior
Eligible Investors	All QIBs, and any non-QIB Investors who are eligible to bid / invest / apply for the Issue as per the Applicable Laws are permitted to invest in the Debentures. The following class of investors who fall under the definition of “ Qualified Institutional Buyers ” or “ QIBs ” under Regulation 2(ss) of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended from time to time, and any non-QIB investor (including arranger) who are specifically authorized by the Issuer in the EBP platform are eligible to participate in the offer (being “ Eligible Investors ”):

Particulars	Issue Details
	The investors who fall under the definition of QIB includes: (i) a mutual fund, venture capital fund, alternative investment fund and foreign venture capital investor registered with SEBI; (ii) a foreign portfolio investor (the “FPIs”) other than Individuals, corporate bodies and family offices; (iii) a Public Financial Institution; (iv) a Scheduled Commercial Bank; (v) a multilateral and bilateral developmental financial institution; (vi) a state industrial development corporation; (vii) an Insurance Company registered with the Insurance Regulatory and Development Authority of India; (viii) a Provident Fund with minimum corpus of ₹ 25 Crore; (ix) a Pension Fund with minimum corpus of ₹ 25 Crore; (x) National Investment Fund set up by resolution no. F. No. 2/3/2005-DDII dated 23 November 2005 of the Government of India published in the Gazette of India; (xi) insurance funds set up and managed by army, navy or air force of the Union of India; (xii) insurance funds set up and managed by the Department of Posts, India; (xiii) systemically important non-banking financial companies and (xiv) accredited investors All participants are required to comply with the relevant regulations/ guidelines applicable to them for investing in the Issue. Further, notwithstanding anything contained above, only eligible investors who have been addressed through the application form are eligible to apply. Prior to making any investment in the Debentures, each Eligible Investor should satisfy and assure himself/herself/itself that he/she/it is authorized and eligible to invest in the Debentures. The Issuer shall be under no obligation to verify the eligibility/authority of the Eligible Investor to invest in the Debentures. Further, mere receipt of the Disclosure Document(s) (and/or any Transaction Document in relation thereto and/or any draft of the Transaction Documents and/or the Disclosure Document(s)) by a person shall not be construed as any representation by the Issuer that such person is authorized to invest in the Debentures or eligible to subscribe to the Debentures. If after applying for subscription to the Debentures and/or allotment of Debentures to any person, such person becomes ineligible and/or is found to have been ineligible to invest in/hold the Debentures, the Issuer shall not be responsible in any manner. Notwithstanding any acceptance of bids by the Issuer on and/or pursuant to the bidding process on the NSE EBP Platform, (a) if a person, in the Issuer’s view, is not an Eligible Investor, the Issuer shall have the right to refuse allotment of the Debentures to such person and reject such person’s application; (b) If a person, in the Issuer’s view, does not comply with the restrictions/ conditions mentioned in the under the Applicable Laws or applies in excess of threshold, the Issuer has the right to decide the amount to be allotted to such investors (c) if after applying for subscription to the Debentures and/or allotment of Debentures to any person, such person becomes ineligible and/or is found to have been ineligible to invest in/hold the Debentures, the Issuer shall not be responsible in any manner.
Listing (name of Stock Exchange) where it will be listed and timeline for listing)	The Debentures will be listed on the debt market segment of BSE and NSE. The listing will be done within T+3 days from the date of closure of the Issue. (T being Closure of Issue).
Rating of the Instrument	“Crisil AA/Watch Developing (Placed on ‘Rating Watch with Developing Implications’)” by CRISIL Ratings Limited vide their letter dated October 14, 2025 and rationale dated October 13, 2025, and “[ICRA]AA; Rating continues on Watch with Developing Implications” by ICRA Limited vide their letter dated October 29, 2025 and rationale dated October 29, 2025.

Particulars	Issue Details																																																																																																																							
Issue Size	Up to INR 200,00,00,000 (Indian Rupees Two Hundred Crores) comprising of a base issue size for an aggregate principal amount of up to INR 50,00,00,000 (Indian Rupees Fifty Crore) and an option to retain oversubscription for a principal amount of up to INR 150,00,00,000 (Indian Rupees One Hundred and Fifty Crore).																																																																																																																							
Minimum subscription	The minimum subscription per investor shall be for Rs. 1,00,00,000 (Indian Rupees One Crore only - 100 Debentures) and in multiple of Rs. 1,00,000 (Rupees One Lakh only - 1 Debenture) thereafter.																																																																																																																							
Base Issue	₹ 50,00,00,000 (Indian Rupees Fifty Crore)																																																																																																																							
Option to retain oversubscription (Amount)	Up to ₹ 150,00,00,000 (Indian Rupees One Hundred and Fifty Crore)																																																																																																																							
Issue-wise green shoe option exercised vis-a-vis the base issue size and green shoe portion as specified in issues undertaken in the previous financial year	(₹ in crore) <table><tr><th>ISIN</th><th>Start Date</th><th>End Date</th><th>Type</th><th>Base</th><th>Green shoe</th><th>Actual Allotment</th></tr><tr><td>INE148I07SY1</td><td>4-Apr-24</td><td>3-Apr-27</td><td>Fresh</td><td>25.00</td><td>24.50</td><td>25.00</td></tr><tr><td>INE148I07SY1</td><td>28-Jan-25</td><td>3-Apr-27</td><td>Re-Issue</td><td>49.00</td><td>50.00</td><td>49.00</td></tr><tr><td>INE244L07580</td><td>16-Jul-24</td><td>16-Jan-26</td><td>Fresh</td><td>30.00</td><td>19.00</td><td>40.00</td></tr><tr><td>INE148I07TX1</td><td>23-Jul-24</td><td>23-Jul-29</td><td>Fresh</td><td>50.00</td><td>50.00</td><td>60.00</td></tr><tr><td>INE148I07TX1</td><td>4-Sep-24</td><td>23-Jul-29</td><td>Re-Issue</td><td>50.00</td><td>50.00</td><td>50.00</td></tr><tr><td>INE148I07TY9</td><td>12-Aug-24</td><td>12-Apr-28</td><td>Fresh</td><td>100.00</td><td>100.00</td><td>200.00</td></tr><tr><td>INE244L07598</td><td>6-Sep-24</td><td>6-Jun-29</td><td>Fresh</td><td>30.00</td><td>15.00</td><td>30.00</td></tr><tr><td>INE148I07UX9</td><td>21-Oct-24</td><td>20-Oct-29</td><td>Fresh</td><td>50.00</td><td>150.00</td><td>50.00</td></tr><tr><td>INE148I07UX9</td><td>14-Jan-25</td><td>20-Oct-29</td><td>Re-Issue</td><td>25.00</td><td>50.00</td><td>35.00</td></tr><tr><td>INE148I07UY7</td><td>21-Oct-24</td><td>28-Aug-26</td><td>Fresh</td><td>50.00</td><td>150.00</td><td>50.00</td></tr><tr><td>INE148I07UY7</td><td>14-Jan-25</td><td>20-Oct-29</td><td>Re-Issue</td><td>50.00</td><td>125.00</td><td>130.00</td></tr><tr><td>INE244L07606</td><td>13-Dec-24</td><td>13-Jan-27</td><td>Fresh</td><td>50.00</td><td>75.00</td><td>50.00</td></tr><tr><td>INE244L07606</td><td>7-Mar-25</td><td>13-Jan-27</td><td>Re-Issue</td><td>25.00</td><td>50.00</td><td>35.00</td></tr><tr><td>INE148I07VX7</td><td>14-Jan-25</td><td>13-Jan-35</td><td>Fresh</td><td>25.00</td><td>50.00</td><td>35.00</td></tr><tr><td>INE244L07614</td><td>7-Mar-25</td><td>7-Mar-35</td><td>Fresh</td><td>20.00</td><td>30.00</td><td>20.00</td></tr><tr><td>INE148I07TY9</td><td>28-Mar-25</td><td>12-Apr-28</td><td>Re-Issue</td><td>100.00</td><td>50.00</td><td>145.00</td></tr></table>	ISIN	Start Date	End Date	Type	Base	Green shoe	Actual Allotment	INE148I07SY1	4-Apr-24	3-Apr-27	Fresh	25.00	24.50	25.00	INE148I07SY1	28-Jan-25	3-Apr-27	Re-Issue	49.00	50.00	49.00	INE244L07580	16-Jul-24	16-Jan-26	Fresh	30.00	19.00	40.00	INE148I07TX1	23-Jul-24	23-Jul-29	Fresh	50.00	50.00	60.00	INE148I07TX1	4-Sep-24	23-Jul-29	Re-Issue	50.00	50.00	50.00	INE148I07TY9	12-Aug-24	12-Apr-28	Fresh	100.00	100.00	200.00	INE244L07598	6-Sep-24	6-Jun-29	Fresh	30.00	15.00	30.00	INE148I07UX9	21-Oct-24	20-Oct-29	Fresh	50.00	150.00	50.00	INE148I07UX9	14-Jan-25	20-Oct-29	Re-Issue	25.00	50.00	35.00	INE148I07UY7	21-Oct-24	28-Aug-26	Fresh	50.00	150.00	50.00	INE148I07UY7	14-Jan-25	20-Oct-29	Re-Issue	50.00	125.00	130.00	INE244L07606	13-Dec-24	13-Jan-27	Fresh	50.00	75.00	50.00	INE244L07606	7-Mar-25	13-Jan-27	Re-Issue	25.00	50.00	35.00	INE148I07VX7	14-Jan-25	13-Jan-35	Fresh	25.00	50.00	35.00	INE244L07614	7-Mar-25	7-Mar-35	Fresh	20.00	30.00	20.00	INE148I07TY9	28-Mar-25	12-Apr-28	Re-Issue	100.00	50.00	145.00
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Objects of the Issue / Purpose for which there is requirement of funds	For the purpose of (i) onward lending, financing, and for repayment of interest and principal of existing borrowings of the Company; and (ii) general corporate purposes.																																																																																																																							
In case the issuer is an NBFC and the objects of the issue entail loan to any entity who is a ‘group company’ then disclosures shall be made in the following format:	Not applicable																																																																																																																							
Details of the utilization of the Proceeds	100% funds will be utilized within the categories mentioned in the ‘Objects of the Issue’ above.																																																																																																																							
Coupon / Dividend Rate	Fixed Rate 9.05% Per Annum payable Semi Annually																																																																																																																							
XIRR (Effective Yield)	9.2483%																																																																																																																							
Step Up/Step Down Coupon Rate	Not applicable																																																																																																																							

Particulars	Issue Details
Coupon/ Dividend Payment Frequency	Semi-annually from the date of allotment & at maturity
Coupon / Dividend payment dates	Please refer to Section 9 (<i>Illustration of Cash Flows</i>) of this Key Information Document.
Cumulative / non-cumulative, in case of dividend	Not applicable
Coupon Type (Fixed, floating or other structure)	Fixed
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc).	Not applicable
Day Count Basis (Actual/Actual)	Actual / Actual Coupon payable on the Debentures shall be calculated on the basis of actual number of days in a year 365 or 366 days as the case may be.
Interest on Application Money	The Issuer shall not be liable to pay any interest in case of invalid applications or applications liable to be rejected including applications made by person who is not an Eligible Investor. If the Pay-In Date and the Deemed Date of Allotment fall on the same date, interest on application money shall not be applicable. Further, no interest on application money will be payable in case the Issue is withdrawn by the Issuer in accordance with the Applicable Law.
Default Interest Rate	(i) Default in Payment In case of default in payment of interest/ Coupon 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. (ii) Delay in Listing As per the SEBI master circular bearing reference no. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2025/0000000137 dated October 15, 2025 (“SEBI Master Circular”), the Company shall ensure that the Debentures are listed on wholesale debt market segment of the Stock Exchanges within 3 (Three) trading days from the date of the closure of the Issue. In case of delay in listing of Debentures issued beyond the timelines specified above, the Company shall pay penal interest of 1% p.a. over the Coupon rate for the period of delay to the investor (i.e. from the date of allotment to the date of listing). (iii) Delay in execution of Debenture Trust Deed The Issuer and the Debenture Trustee shall execute the Debenture Trust Deed within such timelines as may be specified by the Board. Where an Issuer fails to execute the Debenture Trust Deed within the period specified, without prejudice to any liability arising on account of violation of the provisions of the Companies Act and SEBI NCS Regulations, the Issuer shall also pay interest of at least 2% (two percent) per annum or such other rate, as specified by SEBI to the holder of Debentures, over and above the agreed Coupon Rate, till the execution of the Debenture Trust Deed.
Tenor (Original)	10 Years
Tenor (Re-Issuance)	Not Applicable
Redemption Date	January 16, 2036
Redemption Amount	₹ 1,00,000 (Rupees One Lakh only) per NCD
Redemption /Discount Premium	At par
Issue Price	₹ 1,00,000 (Rupees One Lakh only) per NCD
Discount at which security is issued and the effective yield as a result of such discount.	Not applicable

Particulars	Issue Details
Issue Price (Original)	₹ 1,00,000 (Rupees One Lakh only) per NCD
Issue Price (Re-Issuance)	Not Applicable
Issue at Premium/Par	At par
Accrued Interest	Not applicable
Premium/Discount at which security is redeemed and the effective yield as a result of such premium/discount.	Not applicable
Put Date	Not applicable
Put Price	Not applicable
Call Date	Not applicable
Call Price	Not applicable
Put Notification Time (Timelines by which the investor need to intimate Issuer before exercising the put)	Not applicable
Call Notification Time (Timelines by which the Issuer need to intimate investor before exercising the call)	Not applicable
Face Value	₹ 1,00,000 (Rupees One Lakh only) per Debenture
Minimum Application and in multiples of thereafter	The minimum application per investor shall be for ₹ 1,00,00,000 (Rupees One Crore only - 100 Debentures) and in multiple of Rs. 1,00,000 (Rupees One Lakh only - 1 Debenture) thereafter.
Issue Timing	The details of the Issue shall be entered on the NSE EBP Platform by the Issuer in accordance with the SEBI Master Circular. The bidding on NSE EBP Platform shall take place between 9 A.M. to 5 P.M. only, on the working days of NSE. The bidding window shall be open for the period as specified by the Issuer in the bidding announcement, however, the same shall be open for at least 1 (one) hour. The Issuer can provide details of the eligible participant(s) for a particular issue, to the NSE EBP Platform, not later than 1 (one) hour before the bidding start time. The Issuer shall provide the bidding start time and close time of the NSE EBP Platform at least 1 (one) working day before the start of the Issue / Bid Opening Date.
Issue Opening Date,	January 14, 2026
Issue Closing date,	January 14, 2026
Date of earliest closing of the issue, if any.	Not applicable
Pay-in Date	January 16, 2026
Deemed Date of Allotment	January 16, 2026
Settlement mode of the Instrument	Payment of interest/ Coupon and Redemption Amount will made by way of cash using Cheque/ DD/ RTGS/ NEFT/ NECS/ NACH/ Electronic mode and any other prevailing mode of payment from time to time.
Trading mode of the Instrument	Demat by way of private placement on BSE and NSE.
Depository	National Securities Depository Limited (NSDL) and/or Central Depository Services (India) Limited (CDSL)
Disclosure of Interest/ dividend/ redemption dates	Refer to Section 9 (<i>Illustration of Cash Flows</i>) of this Key Information Document.
Record Date	The Record Date for the Debentures shall be 15 (Fifteen) days prior to any relevant due date on which any payment is to be made by the Company/ the Debenture Trustee to the Debenture Holders.

Particulars	Issue Details
	In case the Record Date falls on a non-Business Day, the day prior to the said non-Business Day will be considered as the Record Date. Interest and/or Redemption Amount shall be paid to the person whose name appears as sole / first holder in the Register of Debenture Holder(s) / Beneficial Owner(s) at the close of the Record Date. In the event of the Company not receiving any notice of transfer at least 15 (fifteen) days before the Coupon Payment Date and/ or the Redemption Date of payment of interest and at least 15 (fifteen) days prior to the Redemption Date, as the case may be, the transferees of such Debentures shall not have any claim against the Company in respect of interest and/or Redemption Amount so paid to the registered Debenture Holders. In case of those Debentures for which the Beneficial Owner is not identified by the Depository at the close of the Record Date, the Company would keep in abeyance the payment of interest or other benefits, till such time that the Beneficial Owner is identified by the Depository and conveyed to the Company, whereupon the interest or benefits will be paid to the beneficiaries, as identified, within a period of 30 (thirty) days from the date of such notification by the Depository.
Bid Book Type	Closed Bidding
Allocation Option	Uniform Price
Working Day/ Holiday Convention	If any of the Coupon Payment Date(s), other than the ones falling on the Redemption Date, falls on a day that is not a Working Day/ Business Day, the payment shall be made by the Issuer on the immediately succeeding Working Day/ Business Day, which becomes the Coupon Payment Date for that coupon. However, the future Coupon Payment Date(s) would be as per the schedule originally stipulated at the time of issuing the Debentures. In other words, the subsequent Coupon Payment Date(s) would not be changed merely because the payment date in respect of one particular coupon payment has been postponed earlier because of it having fallen on a non- Working Day/Business Day.
All covenants of the issue (including side letters, accelerated payment clause, etc.)	Please refer to Annexure 8 (<i>All Covenants to the Issue</i>) of this Key Information Document. There is no side letter that has been executed in connection with the Issue.
Description regarding Security (where applicable) including type of security (movable/immovable/tangible etc.), type of charge (pledge/ hypothecation/ mortgage etc.), date of creation of security/ likely date of creation of security, minimum security cover, revaluation	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 (<i>as defined below</i>)), on a first <i>pari-passu</i> basis with all other secured lenders to the Issuer holding <i>pari-passu</i> charge over the security. <i>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, read with the Reserve Bank of India (Non-Banking Financial Companies – Asset Liability Management) Directions, 2025 dated November 28, 2025 in each case as amended, replaced or substituted 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.</i> 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 <i>pari passu</i> 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 Laws, then the Company shall obtain such consents and/ or intimation in accordance with such law. We have received necessary consents from the relevant debenture

Particulars	Issue Details
	trustees and security trustees for ceding pari passu charge in favour of the Debenture Trustee in relation to the NCDs.
Replacement of security, interest to the debenture holder over and above the coupon rate as specified in the Trust Deed and disclosed in the General Information Document	Not Applicable
Transaction Documents	• Debenture Trust Deed: The Debenture Trust Deed cum Hypothecation Deed for the Debentures shall be executed in accordance with the timelines specified under Applicable Laws prior to filing of the application for listing of the NCDs • Debenture Trustee Appointment Agreement • Rating Letters • Rating Rationales • Trustee and RTA Consent Letter • General Information Document • Key Information Document including Term Sheet and PAS-4 • Application Form
Conditions Precedent to Disbursement	The Company shall submit/ensure completion of the following documents/actions prior to the Pay-In Date, to the satisfaction of Debenture Trustee (as applicable): 1. A certified true copy of latest constitutional documents of the Company. 2. A certified true copy of a resolution of the Board or the committee of the Board of the Company along with resolution of a committee of the Board, if any: (a) approving the terms of, and the transactions contemplated by, the Transaction Documents and resolving that it execute, deliver and perform the Transaction Documents authorised a specified person or persons to execute the Transaction Documents on its behalf; (b) authorised a specified person or persons, on its behalf, to sign and/or dispatch all documents and notices to be signed and/or dispatched by it under or in connection with the Transaction Documents to which it is a party; (c) resolving the appointment of the Debenture Trustee and approving the drafts of the Transaction Documents; 3. A certified true copy of the special resolution of the shareholders of the Issuer under Section 42 of the Companies Act. 4. A certified true copy of the special resolution of the shareholders of the Issuer under Section 180(1)(a) and Section 180(1) (c) of the Companies Act setting out the borrowing limit applicable to the Issuer and authorizing the creation of charge over its assets. 5. Submission of credit rating letter for the Debentures from the Credit Rating Agency along with a rating rationale, which should be valid on the date of the Issue. 6. Submission of the in-principle approval of the Stock Exchange for listing of the Debentures. 7. Evidence on appointment of Debenture Trustee and submission of consent letter and customary letter of/from the Debenture Trustee to act as the trustee for the Issue. 8. Execution of specified Transaction Documents by all the parties thereto, in form and substance satisfactory to the Debenture Trustee and evidence of payment of stamp duty on such Transaction Documents. 9. Evidence of creation of Security in terms of the relevant Security Documents. 10. Submission of the due diligence certificate to be issued by the Debenture Trustee as per format specified in Annex-IIA of the SEBI Debenture Trustee Master Circular. 11. Appointment of KFin Technologies Limited (<i>formerly known as KFin Technologies Private Limited</i>) as the registrar and transfer agent to the Issue and receipt of the Registrar and Transfer Agent Consent.

Particulars	Issue Details
	- Obtaining pari passu charge letters for creation of pari passu charge over the secured assets. - Such other documents, authorisations and/or undertakings which may be requested by the Debenture Trustee and/or the Debenture Holder(s).
Condition Subsequent to Disbursement	- Evidence of credit of the Debentures into the dematerialised accounts of the Debenture Holders within 3 (three) Business Days from the Deemed Date of Allotment. - Submission of a copy of the resolution of the Board or a committee of the Board, as the case may be, authorising allotment of Debentures, issuance of letter of allotment on the Deemed Date of Allotment and matters connected therewith and/or incidental thereto, prior to filing of PAS-3. - Evidence of listing of the Debentures on the wholesale debt market segment of the Stock Exchange within 3 (three) Business Days from the Issue Closing Date. - Evidence of payment of stamp duty on the Debentures on the date of filing corporate action with the Depositories. - The Company shall maintain a record in Form PAS-5 in respect of the Issue of the Debentures, as per the provisions of the Companies Act, 2013. - The Company shall file a return on allotment in Form PAS-3 in respect of the Issue of the Debentures, along with the requisite fee with the RoC within 15 (fifteen) days from the Deemed Date of Allotment. - The Company shall deliver to the Debenture Trustee a certified true copy of the Form CHG-9 filed by the Company, recording the creation of charge over the secured assets, together with the relevant challan form generated by the RoC within 30 (thirty) days of creation of such charge. - Certificate of registration of charge in relation to the Form CHG-9 issued by the registrar of companies within 30 (thirty) days of creation of such charge. - Such other documents, authorisations and/or undertakings which may be requested by the Debenture Trustee and/or the Debenture Holder(s).
Event of Default (including manner of voting/conditions of joining Inter Creditor Agreement) and consequence of Event of Default	For details on Events of Default and consequences of Events of Default (including manner of voting/conditions for joining inter creditor agreement), please refer to Annexure 9 of this Key Information Document. Upon the occurrence of an Event of Default in cases where an inter-creditor agreement is proposed to be executed with other lenders of the Company, the Debenture Trustee shall be authorized to enter into inter-creditor agreement with other existing lenders of the Company in accordance with the terms of the SEBI Master Circular for Debenture Trustee bearing reference SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025, as amended, modified, updated or replaced from time to time (the “SEBI Debenture Trustee Master Circular”), and as provided under the framework, as amended from time to time, specified by the RBI in this behalf. The Company hereby undertakes that, if required, it shall provide all co-operation to the Debenture Trustee to give effect to the aforesaid.
Creation of Recovery Expense Fund	The Company has created and maintained or shall create and maintain a reserve to be called the “Recovery Expense Fund” as per the provisions of and in the manner provided in the SEBI Debenture Trustee Master Circular and any guidelines and regulations issued by SEBI, as applicable. The Company shall deposit an amount equal to 0.01% of the Issue Size subject to maximum of ₹ 25 lakhs per issuer towards REF with the Designated Stock Exchange. The Recovery Expense Fund shall be created to enable the Debenture Trustee to take prompt action in relation to the enforcement of the Security in accordance with the Transaction Documents. The Company shall submit to the Trustee certificate duly certified by the statutory auditors/independent chartered accountant/letter from designated stock exchange certifying creation and the form of such Recovery Expense Fund by the Company prior to the opening of the Issue. The balance in the Recovery Expense Fund shall be refunded to the Company on repayment of Amounts Due to the Debenture Holders for which a ‘No Objection Certificate (NOC)’ shall be issued by the Debenture Trustee to the designated stock exchange. The Debenture Trustee

Particulars	Issue Details
	shall satisfy that there is no 'default' on any other listed debt securities of the Company before issuing the said NOC.
	The Company agrees and undertakes to deposit with the stock exchanges such additional amount as may be required as per provisions of the Companies Act and the guidelines and circulars issued and notified by the SEBI from time to time.
Conditions for breach of covenants (as specified in Debenture Trust Deed)	Please refer to 'Events of Default' as stated in this Term Sheet.
Provisions related to Cross Default Clause	Not applicable
Role and Responsibilities of Debenture Trustee	Following are certain roles and responsibilities of the Debenture Trustee: - Perform such acts as are necessary for the protection of the interest of the NCD Holders and resolve the grievances of the NCD Holders. - Follow up for redemption of NCDs in accordance with the terms and conditions of NCDs. - Call for quarterly reports certifying that the Security are sufficient to discharge the interest and principal amount at all times and that such Security are free from any other encumbrances except as set out or permitted under the Debenture Trust Deed. - In case the Company commits any breach of the terms of the Debenture Trust Deed, the Debenture Trustee in consultation with the NCD Holders shall take such reasonable steps as maybe necessary to remedy such breach.
Risk factors pertaining to the issue	As set out under Section 3 (<i>Risk Factors</i>) of the General Information Document and this Key Information Document.
Governing Law and Jurisdiction	The Debentures shall be construed to be governed in accordance with Indian Law. The competent courts at New Delhi alone shall have jurisdiction in connection with any matter arising out of or under these presents.
Anchor Portion	Not applicable
Notes:	
(i) the Company reserves the right to change the timetable. The Company reserves the right to further issue Debentures under aforesaid ISIN;	
(ii) while the Debentures are secured to the tune of at least 110% of the principal and interest amount or as per the terms of this Key Information Document, in favour of Debenture Trustee, it is the duty of the Debenture Trustee to monitor that the security is maintained;	
(iii) the Company undertakes that the assets on which charge is created are free from any encumbrances and in cases where the assets are already charged to secure a debt, the permission or consent to create pari-passu charge on the assets of the Issuer has been obtained from the earlier creditor; and	
(iv) the Company has complied with the disclosure requirements as required under the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 and other relevant circulars as amended from time to time.	

8.2 EBP Disclosures

Particulars	Details
Issue Size	Up to ₹ 200,00,00,000 (Indian Rupees Two Hundred Crores)
Base Issue Size	₹ 50,00,00,000 (Indian Rupees Fifty Crore)
Green Shoe Option	Up to ₹ 150,00,00,000 (Indian Rupees One Hundred and Fifty Crore)
Interest Rate Parameter (Zero coupon, fixed coupon or floating coupon)	Fixed Coupon
Issue Opening Date	January 14, 2026
Issue Closing Date	January 14, 2026
Minimum Bid Lot	The minimum application lot shall be for 100 Debentures of ₹ 1,00,000/- (Rupees One Lakh each) and in the multiples of 1 (one) Debenture thereafter.
Trading Lot Size	Minimum 100 Debentures of ₹ 1,00,000/- (Rupees One Lakh each) and in the multiples of 1 (one) Debenture thereafter.

Manner of bidding in the Issue (Open or Closed Bidding)	The Issue will be through closed bidding on the NSE EBP Platform in line with the Operational Guidelines.
Manner of Allotment in the Issue (Uniform Yield Allotment or Multiple Yield Allotment)	The allotment will be done on uniform yield basis in line with the SEBI Master Circular.
Pay in Date	January 16, 2026
Deemed Date of Allotment	January 16, 2026
Manner of Settlement	Payment of coupon and repayment of principal shall be made by way of direct credit/ RTGS/ NECS/ NEFT or any other electronic mode offered by banks.
Settlement cycle (i.e., T+1 or T+2 day)	The process of pay-in of funds by Eligible Investors and pay-out to Issuer will be done on T+1 days, where T is the Issue Closing Date.

9 ILLUSTRATION OF CASH FLOWS

The illustrative cash flows per Debenture (bearing face value of ₹1,00,000 (Rupees One Lakh only) is as under:

Particulars	Details
NCDs	9.05% Sammaan Capital Ltd January 2036
Name of the Company	Sammaan Capital Limited <i>(formerly known as Indiabulls Housing Finance Limited)</i>
Face Value (per security) (in ₹)	₹1,00,000 (Indian Rupees One Lakh only) per Debenture
Issue Date (Pay-in)	January 16, 2026
Deemed Date of Allotment	January 16, 2026
Tenure (Original)	10 Years
Tenure (Re-Issuance)	Not Applicable
Coupon Rate	Fixed Rate 9.05% Per Annum payable Semi Annually
XIRR (Effective Yield)	9.2483%
Accrued Interest	Not applicable
Frequency of the Interest Payment with dates	Semi-annually from the deemed date of allotment & at maturity
Day count Convention	Actual/Actual

Cash Flow

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

NCDs				
Cash flow	Due Date	Payment date	No of Days	Amount per NCD
Principal	16 January 2026	16 January 2026		-100000.00
1st Coupon	16 July 2026	16 July 2026	181	4487.8082
2nd Coupon	16 January 2027	18 January 2027	184	4562.1918
3rd Coupon	16 July 2027	16 July 2027	181	4487.8082
4th Coupon	16 January 2028	17 January 2028	184	4549.7268
5th Coupon	16 July 2028	17 July 2028	182	4500.2732
6th Coupon	16 January 2029	16 January 2029	184	4562.1918
7th Coupon	16 July 2029	16 July 2029	181	4487.8082
8th Coupon	16 January 2030	16 January 2030	184	4562.1918
9th Coupon	16 July 2030	16 July 2030	181	4487.8082
10th Coupon	16 January 2031	16 January 2031	184	4562.1918

NCDs				
Cash flow	Due Date	Payment date	No of Days	Amount per NCD
11th Coupon	16 July 2031	16 July 2031	181	4487.8082
12th Coupon	16 January 2032	16 January 2032	184	4549.7268
13th Coupon	16 July 2032	16 July 2032	182	4500.2732
14th Coupon	16 January 2033	17 January 2033	184	4562.1918
15th Coupon	16 July 2033	18 July 2033	181	4487.8082
16th Coupon	16 January 2034	16 January 2034	184	4562.1918
17th Coupon	16 July 2034	17 July 2034	181	4487.8082
18th Coupon	16 January 2035	16 January 2035	184	4562.1918
19th Coupon	16 July 2035	16 July 2035	181	4487.8082
20th Coupon + Maturity	16 January 2036	16 January 2036	184	104549.7268

* The calculation for payment of Coupon shall be only till the next coupon payment date (irrespective if such coupon payment date falls on a holiday), accordingly, the calculation of the coupon payment will not be affected if any coupon payment date falls on a holiday. The dates of the future payments would continue to be as per the schedule originally stipulated above.

Notes:

- (i) the Company reserves the right to change the issue timetable. The Company reserves the right to further issue Debentures under aforesaid ISIN;
- (ii) while the debt securities are secured to the tune of 110% of the principal and interest amount or as per the terms of this Key Information Document, in favour of Debenture Trustee, it is the duty of the Debenture Trustee to monitor that the security is maintained;
- (iii) the Company undertakes that the assets on which charge is created are free from any encumbrances and in cases where the assets are already charged to secure a debt, the permission or consent to create pari-passu charge on the assets of the issuer has been obtained from the earlier creditor; and
- (iv) the Company has complied with the disclosure requirements as required under the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 and other relevant circulars as amended from time to time.

10 UNDERTAKING BY THE ISSUER

Investors are advised to read the risk factors carefully before taking an investment decision in this Issue. For taking an investment decision, investors must rely on their own examination of the issuer and the offer including the risks involved. The Debentures have not been recommended or approved by any regulatory authority in India, including the SEBI, nor does SEBI guarantee the accuracy or adequacy of this Key Information Document. Specific attention of investors is invited to section 'General Risk' on Page Number 7 of the General Information Document and the statement of 'Risk factors' given in Section 3 (Risk Factors) of the General Information Document and Section 3 (Risks Factors) of this Key Information Document.

The Issuer, having made all reasonable inquiries, accepts responsibility for, and confirms that this Key Information Document read together with the General Information Document contains all information with regard to the Issuer and the Issue, that the information contained in this Key Information Document is true and correct in all material aspects and is not misleading in any material respect, that the opinions and intentions expressed herein are honestly held and that there are no other facts, the omission of which make this Key Information Document as a whole or any of such information or the expression of any such opinions or intentions misleading in any material respect.

The issuer has no side letter with any holder of the Debentures. Any covenants later added shall be disclosed on the website of the Stock Exchange where the Debentures will get listed.

11 DISCLOSURES PRESCRIBED UNDER FORM PAS 4 OF COMPANIES (PROSPECTUS AND ALLOTMENT OF SECURITIES) RULES, 2014

Sr. No.	Disclosure Requirements	Reference
PART A		
1.	GENERAL INFORMATION	