

November 23, 2021

**Scrip Code: 532832**

**BSE Limited**

Phiroze Jeejeebhoy Towers,  
Dalal Street,  
MUMBAI – 400 001

**IBREALEST/EQ**

**National Stock Exchange of India Limited**

“Exchange Plaza”, Bandra-Kurla Complex,  
Bandra (East),  
MUMBAI – 400 051

**Sub: Allotment of Secured, Redeemable, Non-Convertible Debentures on a Private Placement basis - Intimation under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

Dear Sirs,

With reference to our intimation dated 11<sup>th</sup> November, 2021, intimating the Company’s proposal to issue, in one or more tranches, Secured, Redeemable, Non-Convertible Debentures of face value Rs. 10 lakhs each (“NCDs”) aggregating Rs. 75 crore, on a private placement basis, and pursuant to Regulation 30 and other applicable provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform that the Company has allotted NCDs aggregating Rs. 75 crore, as per following details:

Sl. No	Particulars	NCDs
1	Issue size (Rs. in crore)	Rs. 75 Crores (Rupees Seventy Five Crores Only)
2	Type of Securities	Secured Redeemable Non-Convertible Debentures
3	Type of Issue	Private Placement of Non-Convertible Debentures
4	Proposed to be listed	On BSE Limited
5	Date of Allotment	23 <sup>rd</sup> November, 2021
6	Tenor	One year and one day
7	Date of Maturity	23 <sup>rd</sup> November, 2022
8	Coupon Rate	10.50% p.a.
9	Details of coupon/interest offered, Schedule of payment of coupon/interest and principal	Refer to the Cash Flows table(s) below
10	Security, if any, created over the assets	To be secured by <i>First</i> charge by way of mortgage over immovable assets of its subsidiaries/SPVs, in favour of the Debenture Trustee, with a minimum security cover of 1.25x times on the outstanding amount of the Debentures

<b>Sl. No</b>	<b>Particulars</b>	<b>NCDs</b>
11	Special right / interest / privileges attached to the instrument, and changes thereof	No
12	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	Nil
13	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
14	Interest Payment Frequency	Payable on Maturity
15	Details of redemption of debentures	Redemption Date: 23 <sup>rd</sup> November, 2022

**Cash Flows per Non-Convertible Debenture:**

<b>Cash flow</b>	<b>Date</b>	<b>Amount in Rs</b>
Coupon	23-11-2022	1,05,288
Principal	23-11-2022	10,00,000

Please take the above information on record.

Thanking you,

Yours truly,

for **Indiabulls Real Estate Limited**

Ravi Telkar  
Company Secretary