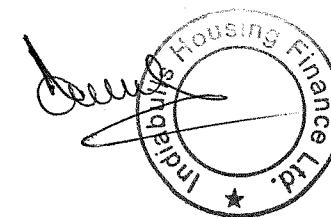


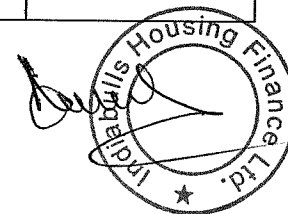
Annexure –A

S.No.	Debtentures/ Preference Shares/ Warrants	Series I Category I, II	Series I Category III, IV	Series II Category I, II	Series II Category III, IV	Series III Category I, II	Series III Category III, IV	Series IV Category I, II	Series IV Category III, IV
1.	Security Description	Secured Redeemable Non-Convertible Debentures	Secured Redeemable Non-Convertible Debentures	Secured Redeemable Non-Convertible Debentures	Secured Redeemable Non-Convertible Debentures	Secured Redeemable Non-Convertible Debentures	Secured Redeemable Non-Convertible Debentures	Secured Redeemable Non-Convertible Debentures	Secured Redeemable Non-Convertible Debentures
2.	No. of Securities	2,00,500	65,782	60000	52812	200	45501	251000	48288
3.	Issue Price (Rs.)	20,05,00,000	6,57,82,000	6,00,00,000	5,28,12,000	2,00,000	4,55,01,000	25,10,00,000	4,82,88,000
4.	Nominal Value (Rs.)	20,05,00,000	6,57,82,000	6,00,00,000	5,28,12,000	2,00,000	4,55,01,000	25,10,00,000	4,82,88,000
5.	Paid up value (Rs.)	20,05,00,000	6,57,82,000	6,00,00,000	5,28,12,000	2,00,000	4,55,01,000	25,10,00,000	4,82,88,000
6.	Distinctive Numbers	1 – 200500	1 – 65782	1 – 60000	1 – 52812	1 – 200	1 – 45501	1 – 251000	1 – 48288
7.	ISIN Code	INE148I07OI3	INE148I07OM5	INE148I07OJ1	INE148I07OL7	INE148I07OK9	INE148I07OO1	INE148I07ON3	INE148I07OR4
8.	Coupon Rate	9.25%	9.65%	8.88%	9.25%	N.A. (Effective Yield 9.25%)	N.A. (Effective Yield 9.65%)	9.40%	9.90%
9.	Date of Allotment	27.07.2023	27.07.2023	27.07.2023	27.07.2023	27.07.2023	27.07.2023	27.07.2023	27.07.2023
10.	Interest Payment Dates	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D
11.	Date(s) of Redemption	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D
12.	Coupon Frequency	Annual	Annual	Monthly	Monthly	Cumulative	Cumulative	Annual	Annual
13.	Redemption Amount	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D
14.	Rating Agency	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited



15.	Rating Date	June 22, 2023 & June 26, 2023	June 22, 2023 & June 26, 2023	June 22, 2023 & June 26, 2023	June 22, 2023 & June 26, 2023	June 22, 2023 & June 26, 2023	June 22, 2023 & June 26, 2023	June 22, 2023 & June 26, 2023	June 22, 2023 & June 26, 2023
16.	Credit Rating	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable
17.	Put/ Call Option	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
18.	Remarks	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

S.No.	Debentures/ Preference Shares/ Warrants	Series V Category I, II	Series V Category III, IV	Series VI Category III, IV	Series VII Category III, IV	Series VIII Category I, II	Series VIII Category III, IV
1.	Security Description	Secured Redeemable Non-Convertible Debentures	Secured Redeemable Non-Convertible Debentures	Secured Redeemable Non-Convertible Debentures	Secured Redeemable Non-Convertible Debentures	Secured Redeemable Non-Convertible Debentures	Secured Redeemable Non-Convertible Debentures
2.	No. of Securities	50,000	43485	38469	80958	6375	69889
3.	Issue Price (Rs.)	5,00,00,000	4,34,85,000	3,84,69,000	8,09,58,000	63,75,000	6,98,89,000
4.	Nominal Value (Rs.)	5,00,00,000	4,34,85,000	3,84,69,000	8,09,58,000	63,75,000	6,98,89,000
5.	Paid up value (Rs.)	5,00,00,000	4,34,85,000	3,84,69,000	8,09,58,000	63,75,000	6,98,89,000
6.	Distinctive Numbers	1 – 50000	1 – 43485	1 – 38469	1 – 80958	1 – 6375	1 – 69889
7.	ISIN Code	INE148I07OQ6	INE148I07OP8	INE148I07OS2	INE148I07OW4	INE148I07OU8	INE148I07OT0
8.	Coupon Rate	9.02%	9.48%	N.A. (Effective Yield 9.90%)	10.15%	9.25%	9.71%
9.	Date of Allotment	27.07.2023	27.07.2023	27.07.2023	27.07.2023	27.07.2023	27.07.2023
10.	Interest Payment Dates	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D
11.	Date(s) of Redemption	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D
12.	Coupon Frequency	Monthly	Monthly	Cumulative	Annual	Monthly	Monthly



13.	Redemption Amount	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D
14.	Rating Agency	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited
15.	Rating Date	June 22, 2023 & June 26, 2023	June 22, 2023 & June 26, 2023	June 22, 2023 & June 26, 2023	June 22, 2023 & June 26, 2023	June 22, 2023 & June 26, 2023	June 22, 2023 & June 26, 2023
16.	Credit Rating	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable
17.	Put/ Call Option	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
18.	Remarks	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

Date: July 27, 2023

Amit Jain
Amit Jain
Company Secretary
Indiabulls Housing Finance Limited

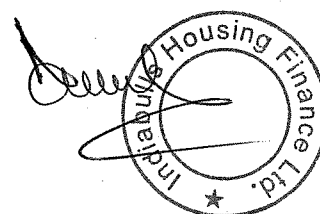
ANNEXURE D: ILLUSTRATIVE CASH FLOW AND DAY COUNT CONVENTION

Investors should that the below examples are solely for illustrative purposes and are not specific to the Tranche I Issue.

Series I

24 Months - Annual Coupon Payment		
Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post Incentive
Face Value per NCD (in Rs.)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 27 July, 2023	Thursday, 27 July, 2023
Tenor	2 years	2 years
Coupon Rate for all Categories I & II	9.25%	NA
Coupon Rate for all Categories III & IV	9.65%	9.90%
Redemption Date/Maturity Date (assumed)	Sunday, 27 July, 2025	Sunday, 27 July, 2025
Frequency of the interest payment with specified dates	First interest on July 27, 2024 and second interest on July 27, 2025	First interest on July 27, 2024 and second interest on July 27, 2025
Day Count Convention	Actual/Actual	Actual/Actual

Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
Deemed date of allotment	Thursday, 27 July, 2023	Thursday, 27 July, 2023		-1000	-1000	-1000
1st Coupon	Saturday, 27 July, 2024	Monday, 29 July, 2024	366	92.50	96.50	99.00
2nd Coupon	Sunday, 27 July, 2025	Friday, 25 July, 2025	365	92.50	96.50	99.00
Principal / Maturity value	Sunday, 27 July, 2025	Friday, 25 July, 2025		1000	1000	1000

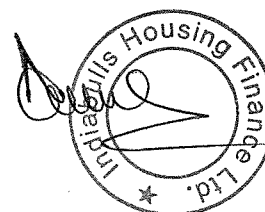


Series II

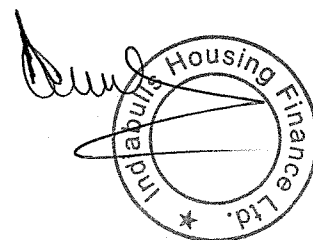
24 Months - Monthly Coupon Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post-Incentive
Face Value per NCD (in Rs.)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 27 July, 2023	Thursday, 27 July, 2023
Tenor	2 years	2 years
Coupon Rate for all Categories I & II	8.88%	NA
Coupon Rate for all Categories III & IV	9.25%	9.50%
Redemption Date/Maturity Date (assumed)	Sunday, 27 July, 2025	Sunday, 27 July, 2025
Frequency of the interest payment with specified dates	First interest on August 27, 2023 and subsequently on the 27th day of every month.	First interest on August 27, 2023 and subsequently on the 27th day of every month.
Day Count Convention	Actual/Actual	Actual/Actual

Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
Deemed date of allotment	Thursday, 27 July, 2023	Thursday, 27 July, 2023		-1000	-1000	-1000
1st Coupon	Sunday, 27 August, 2023	Monday, 28 August, 2023	31	7.54	7.86	8.07
2nd Coupon	Wednesday, 27 September, 2023	Wednesday, 27 September, 2023	31	7.54	7.86	8.07
3rd Coupon	Friday, 27 October, 2023	Friday, 27 October, 2023	30	7.30	7.60	7.81
4th Coupon	Monday, 27 November, 2023	Monday, 27 November, 2023	31	7.54	7.86	8.07
5th Coupon	Wednesday, 27 December, 2023	Wednesday, 27 December, 2023	30	7.30	7.60	7.81
6th Coupon	Saturday, 27 January, 2024	Monday, 29 January, 2024	31	7.52	7.83	8.05
7th Coupon	Tuesday, 27 February, 2024	Tuesday, 27 February, 2024	31	7.52	7.83	8.05
8th Coupon	Wednesday, 27 March, 2024	Wednesday, 27 March, 2024	29	7.04	7.33	7.53



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
9th Coupon	Saturday, 27 April, 2024	Monday, 29 April, 2024	31	7.52	7.83	8.05
10th Coupon	Monday, 27 May, 2024	Monday, 27 May, 2024	30	7.28	7.58	7.79
11th Coupon	Thursday, 27 June, 2024	Thursday, 27 June, 2024	31	7.52	7.83	8.05
12th Coupon	Saturday, 27 July, 2024	Monday, 29 July, 2024	30	7.28	7.58	7.79
13th Coupon	Tuesday, 27 August, 2024	Tuesday, 27 August, 2024	31	7.52	7.83	8.05
14th Coupon	Friday, 27 September, 2024	Friday, 27 September, 2024	31	7.52	7.83	8.05
15th Coupon	Sunday, 27 October, 2024	Monday, 28 October, 2024	30	7.28	7.58	7.79
16th Coupon	Wednesday, 27 November, 2024	Wednesday, 27 November, 2024	31	7.52	7.83	8.05
17th Coupon	Friday, 27 December, 2024	Friday, 27 December, 2024	30	7.28	7.58	7.79
18th Coupon	Monday, 27 January, 2025	Monday, 27 January, 2025	31	7.54	7.86	8.07
19th Coupon	Thursday, 27 February, 2025	Thursday, 27 February, 2025	31	7.54	7.86	8.07
20th Coupon	Thursday, 27 March, 2025	Thursday, 27 March, 2025	28	6.81	7.10	7.29
21st Coupon	Sunday, 27 April, 2025	Monday, 28 April, 2025	31	7.54	7.86	8.07
22nd Coupon	Tuesday, 27 May, 2025	Tuesday, 27 May, 2025	30	7.30	7.60	7.81
23rd Coupon	Friday, 27 June, 2025	Friday, 27 June, 2025	31	7.54	7.86	8.07
24th Coupon	Sunday, 27 July, 2025	Friday, 25 July, 2025	30	7.30	7.60	7.81
Principal / Maturity value	Sunday, 27 July, 2025	Friday, 25 July, 2025		1000	1000	1000

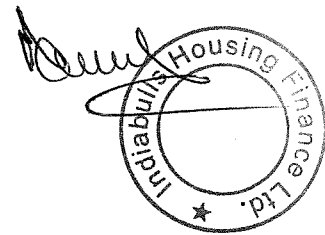


Series III

24 Months - Cumulative Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post-Incentive
Face Value per NCD (in Rs.)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 27 July, 2023	Thursday, 27 July, 2023
Tenor	2 years	2 years
Coupon Rate for all Categories I & II	NA	NA
Coupon Rate for all Categories III & IV	NA	NA
Redemption Date/Maturity Date (assumed)	Sunday, 27 July, 2025	Sunday, 27 July, 2025
Frequency of the interest payment with specified dates	NA	NA
Day Count Convention	Actual/Actual	Actual/Actual

Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
Deemed date of allotment	Thursday, 27 July, 2023	Thursday, 27 July, 2023		-1000.00	-1000.00	-1000.00
Coupon/Interest Payment	Sunday, 27 July, 2025	Friday, 25 July, 2025	731	193.85	202.65	208.20
Principal / Maturity value	Sunday, 27 July, 2025	Friday, 25 July, 2025		1000.00	1000.00	1000.00

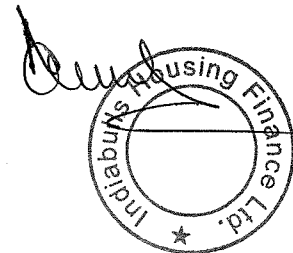


Series IV

36 Months - Annual Coupon Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post Incentive
Face Value per NCD (in Rs.)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 27 July, 2023	Thursday, 27 July, 2023
Tenor	3 years	3 years
Coupon Rate for all Categories I & II	9.40%	NA
Coupon Rate for all Categories III & IV	9.90%	10.15%
Redemption Date/Maturity Date (assumed)	Monday, 27 July, 2026	Monday, 27 July, 2026
Frequency of the interest payment with specified dates	First interest on July 27, 2024, subsequently on the 27th day of July every year	First interest on July 27, 2024, subsequently on the 27th day of July every year
Day Count Convention	Actual/Actual	Actual/Actual

Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
Deemed date of allotment	Thursday, 27 July, 2023	Thursday, 27 July, 2023		-1000	-1000	-1000
1st Coupon	Saturday, 27 July, 2024	Monday, 29 July, 2024	366	94.00	99.00	101.50
Principal Payment	Saturday, 27 July, 2024	Friday, 26 July, 2024		333.00	333.00	333.00
2nd Coupon	Sunday, 27 July, 2025	Monday, 28 July, 2025	365	62.70	66.03	67.70
Principal Payment	Sunday, 27 July, 2025	Friday, 25 July, 2025		333.00	333.00	333.00
3rd Coupon	Monday, 27 July, 2026	Monday, 27 July, 2026	365	31.40	33.07	33.90
Principal / Maturity value	Monday, 27 July, 2026	Monday, 27 July, 2026		334.00	334.00	334.00

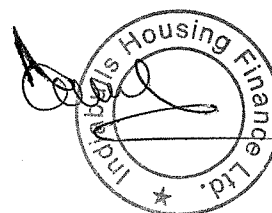


Series V

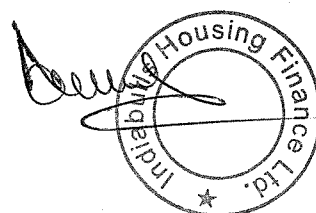
36 Months - Monthly Coupon Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post-Incentive
Face Value per NCD (in Rs.)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 27 July, 2023	Thursday, 27 July, 2023
Tenor	3 years	3 years
Coupon Rate for all Categories I & II	9.02%	NA
Coupon Rate for all Categories III & IV	9.48%	9.73%
Redemption Date/Maturity Date (assumed)	Monday, 27 July, 2026	Monday, 27 July, 2026
Frequency of the interest payment with specified dates	First interest on August 27, 2023 and subsequently on the 27th day of every month.	First interest on August 27, 2023 and subsequently on the 27th day of every month.
Day Count Convention	Actual/Actual	Actual/Actual

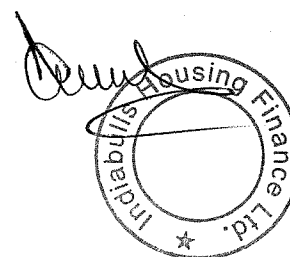
Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
Deemed date of allotment	Thursday, 27 July, 2023	Thursday, 27 July, 2023		-1000	-1000	-1000
1st Coupon	Sunday, 27 August, 2023	Monday, 28 August, 2023	31	7.66	8.05	8.26
2nd Coupon	Wednesday, 27 September, 2023	Wednesday, 27 September, 2023	31	7.66	8.05	8.26
3rd Coupon	Friday, 27 October, 2023	Friday, 27 October, 2023	30	7.41	7.79	8.00
4th Coupon	Monday, 27 November, 2023	Monday, 27 November, 2023	31	7.66	8.05	8.26
5th Coupon	Wednesday, 27 December, 2023	Wednesday, 27 December, 2023	30	7.41	7.79	8.00
6th Coupon	Saturday, 27 January, 2024	Monday, 29 January, 2024	31	7.64	8.03	8.24
7th Coupon	Tuesday, 27 February, 2024	Tuesday, 27 February, 2024	31	7.64	8.03	8.24



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
8th Coupon	Wednesday, 27 March, 2024	Wednesday, 27 March, 2024	29	7.15	7.51	7.71
9th Coupon	Saturday, 27 April, 2024	Monday, 29 April, 2024	31	7.64	8.03	8.24
10th Coupon	Monday, 27 May, 2024	Monday, 27 May, 2024	30	7.39	7.77	7.98
11th Coupon	Thursday, 27 June, 2024	Thursday, 27 June, 2024	31	7.64	8.03	8.24
12th Coupon	Saturday, 27 July, 2024	Monday, 29 July, 2024	30	7.39	7.77	7.98
Principal Payment	Saturday, 27 July, 2024	Friday, 26 July, 2024		333.00	333.00	333.00
13th Coupon	Tuesday, 27 August, 2024	Tuesday, 27 August, 2024	31	5.10	5.36	5.50
14th Coupon	Friday, 27 September, 2024	Friday, 27 September, 2024	31	5.10	5.36	5.50
15th Coupon	Sunday, 27 October, 2024	Monday, 28 October, 2024	30	4.93	5.18	5.32
16th Coupon	Wednesday, 27 November, 2024	Wednesday, 27 November, 2024	31	5.10	5.36	5.50
17th Coupon	Friday, 27 December, 2024	Friday, 27 December, 2024	30	4.93	5.18	5.32
18th Coupon	Monday, 27 January, 2025	Monday, 27 January, 2025	31	5.11	5.37	5.51
19th Coupon	Thursday, 27 February, 2025	Thursday, 27 February, 2025	31	5.11	5.37	5.51
20th Coupon	Thursday, 27 March, 2025	Thursday, 27 March, 2025	28	4.62	4.85	4.98
21st Coupon	Sunday, 27 April, 2025	Monday, 28 April, 2025	31	5.11	5.37	5.51
22nd Coupon	Tuesday, 27 May, 2025	Tuesday, 27 May, 2025	30	4.94	5.20	5.33
23rd Coupon	Friday, 27 June, 2025	Friday, 27 June, 2025	31	5.11	5.37	5.51
24th Coupon	Sunday, 27 July, 2025	Monday, 28 July, 2025	30	4.94	5.20	5.33
Principal Payment	Sunday, 27 July, 2025	Friday, 25 July, 2025		333.00	333.00	333.00



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
25th Coupon	Wednesday, 27 August, 2025	Wednesday, 27 August, 2025	31	2.56	2.69	2.76
26th Coupon	Saturday, 27 September, 2025	Monday, 29 September, 2025	31	2.56	2.69	2.76
27th Coupon	Monday, 27 October, 2025	Monday, 27 October, 2025	30	2.48	2.60	2.67
28th Coupon	Thursday, 27 November, 2025	Thursday, 27 November, 2025	31	2.56	2.69	2.76
29th Coupon	Saturday, 27 December, 2025	Monday, 29 December, 2025	30	2.48	2.60	2.67
30th Coupon	Tuesday, 27 January, 2026	Tuesday, 27 January, 2026	31	2.56	2.69	2.76
31st Coupon	Friday, 27 February, 2026	Friday, 27 February, 2026	31	2.56	2.69	2.76
32nd Coupon	Friday, 27 March, 2026	Friday, 27 March, 2026	28	2.31	2.43	2.49
33rd Coupon	Monday, 27 April, 2026	Monday, 27 April, 2026	31	2.56	2.69	2.76
34th Coupon	Wednesday, 27 May, 2026	Wednesday, 27 May, 2026	30	2.48	2.60	2.67
35th Coupon	Saturday, 27 June, 2026	Monday, 29 June, 2026	31	2.56	2.69	2.76
36th Coupon	Monday, 27 July, 2026	Monday, 27 July, 2026	30	2.48	2.60	2.67
Principal / Maturity value	Monday, 27 July, 2026	Monday, 27 July, 2026		334.00	334.00	334.00

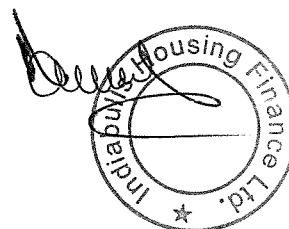


Series VI

36 Months - Cumulative Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post-Incentive
Face Value per NCD (in Rs.)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 27 July, 2023	Thursday, 27 July, 2023
Tenor	3 Years	3 Years
Coupon Rate for all Categories I & II	NA	NA
Coupon Rate for all Categories III & IV	NA	NA
Redemption Date/Maturity Date (assumed)	Monday, 27 July, 2026	Monday, 27 July, 2026
Frequency of the interest payment with specified dates	NA	NA
Day Count Convention	Actual/Actual	Actual/Actual

Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
Deemed date of allotment	Thursday, 27 July, 2023	Thursday, 27 July, 2023		-1000.00	-1000.00	-1000.00
Coupon/Interest Payment	Monday, 27 July, 2026	Monday, 27 July, 2026	1096	309.70	327.75	336.85
Principal / Maturity value	Monday, 27 July, 2026	Monday, 27 July, 2026		1000.00	1000.00	1000.00

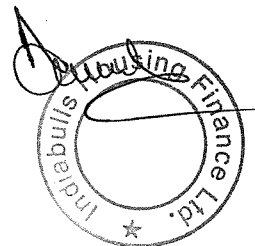


Series VII

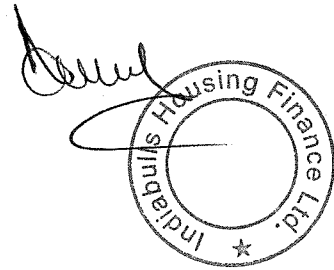
60 Months - Annual Coupon Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post Incentive
Face Value per NCD (in Rs.)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 27 July, 2023	Thursday, 27 July, 2023
Tenor	5 years	5 years
Coupon Rate for all Categories I & II	9.65%	NA
Coupon Rate for all Categories III & IV	10.15%	10.40%
Redemption Date/Maturity Date (assumed)	Thursday, 27 July, 2028	Thursday, 27 July, 2028
Frequency of the interest payment with specified dates	First interest on July 27, 2024, subsequently on the 27th day of July every year	First interest on July 27, 2024, subsequently on the 27th day of July every year
Day Count Convention	Actual/Actual	Actual/Actual

Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
Deemed date of allotment	Thursday, 27 July, 2023	Thursday, 27 July, 2023		-1000	-1000	-1000
1st Coupon	Saturday, 27 July, 2024	Monday, 29 July, 2024	366	96.50	101.50	104.00
Principal Payment	Saturday, 27 July, 2024	Friday, 26 July, 2024		200.00	200.00	200.00
2nd Coupon	Sunday, 27 July, 2025	Monday, 28 July, 2025	365	77.20	81.20	83.20
Principal Payment	Sunday, 27 July, 2025	Friday, 25 July, 2025		200.00	200.00	200.00
3rd Coupon	Monday, 27 July, 2026	Monday, 27 July, 2026	365	57.90	60.90	62.40
Principal Payment	Monday, 27 July, 2026	Monday, 27 July, 2026		200.00	200.00	200.00
4th Coupon	Tuesday, 27 July, 2027	Tuesday, 27 July, 2027	365	38.60	40.60	41.60
Principal Payment	Tuesday, 27 July, 2027	Tuesday, 27 July, 2027		200.00	200.00	200.00
5th Coupon	Thursday, 27 July, 2028	Thursday, 27 July, 2028	366	19.30	20.30	20.80



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
Principal / Maturity value	Thursday, 27 July, 2028	Thursday, 27 July, 2028		200	200	200

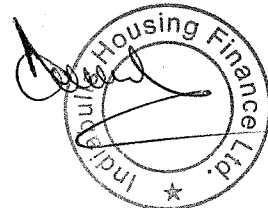


Series VIII

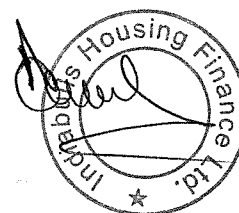
60 Months - Monthly Coupon Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post-Incentive
Face Value per NCD (in Rs.)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 27 July, 2023	Thursday, 27 July, 2023
Tenor	5 years	5 years
Coupon Rate for all Categories I & II	9.25%	NA
Coupon Rate for all Categories III & IV	9.71%	9.96%
Redemption Date/Maturity Date (assumed)	Thursday, 27 July, 2028	Thursday, 27 July, 2028
Frequency of the interest payment with specified dates	First interest on August 27, 2023 and subsequently on the 27th day of every month.	First interest on August 27, 2023 and subsequently on the 27th day of every month.
Day Count Convention	Actual/Actual	Actual/Actual

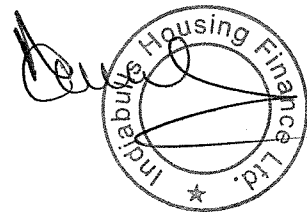
Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
Deemed date of allotment	Thursday, 27 July, 2023	Thursday, 27 July, 2023		-1000	-1000	-1000
1st Coupon	Sunday, 27 August, 2023	Monday, 28 August, 2023	31	7.86	8.25	8.46
2nd Coupon	Wednesday, 27 September, 2023	Wednesday, 27 September, 2023	31	7.86	8.25	8.46
3rd Coupon	Friday, 27 October, 2023	Friday, 27 October, 2023	30	7.60	7.98	8.19
4th Coupon	Monday, 27 November, 2023	Monday, 27 November, 2023	31	7.86	8.25	8.46
5th Coupon	Wednesday, 27 December, 2023	Wednesday, 27 December, 2023	30	7.60	7.98	8.19
6th Coupon	Saturday, 27 January, 2024	Monday, 29 January, 2024	31	7.83	8.22	8.44
7th Coupon	Tuesday, 27 February, 2024	Tuesday, 27 February, 2024	31	7.83	8.22	8.44
8th Coupon	Wednesday, 27 March, 2024	Wednesday, 27 March, 2024	29	7.33	7.69	7.89



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
9th Coupon	Saturday, 27 April, 2024	Monday, 29 April, 2024	31	7.83	8.22	8.44
10th Coupon	Monday, 27 May, 2024	Monday, 27 May, 2024	30	7.58	7.96	8.16
11th Coupon	Thursday, 27 June, 2024	Thursday, 27 June, 2024	31	7.83	8.22	8.44
12th Coupon	Saturday, 27 July, 2024	Monday, 29 July, 2024	30	7.58	7.96	8.16
Principal Payment	Saturday, 27 July, 2024	Friday, 26 July, 2024		200.00	200.00	200.00
13th Coupon	Tuesday, 27 August, 2024	Tuesday, 27 August, 2024	31	6.27	6.58	6.75
14th Coupon	Friday, 27 September, 2024	Friday, 27 September, 2024	31	6.27	6.58	6.75
15th Coupon	Sunday, 27 October, 2024	Monday, 28 October, 2024	30	6.07	6.37	6.53
16th Coupon	Wednesday, 27 November, 2024	Wednesday, 27 November, 2024	31	6.27	6.58	6.75
17th Coupon	Friday, 27 December, 2024	Friday, 27 December, 2024	30	6.07	6.37	6.53
18th Coupon	Monday, 27 January, 2025	Monday, 27 January, 2025	31	6.28	6.60	6.77
19th Coupon	Thursday, 27 February, 2025	Thursday, 27 February, 2025	31	6.28	6.60	6.77
20th Coupon	Thursday, 27 March, 2025	Thursday, 27 March, 2025	28	5.68	5.96	6.11
21st Coupon	Sunday, 27 April, 2025	Monday, 28 April, 2025	31	6.28	6.60	6.77
22nd Coupon	Tuesday, 27 May, 2025	Tuesday, 27 May, 2025	30	6.08	6.38	6.55
23rd Coupon	Friday, 27 June, 2025	Friday, 27 June, 2025	31	6.28	6.60	6.77
24th Coupon	Sunday, 27 July, 2025	Monday, 28 July, 2025	30	6.08	6.38	6.55
Principal Payment	Sunday, 27 July, 2025	Friday, 25 July, 2025		200.00	200.00	200.00
25th Coupon	Wednesday, 27 August, 2025	Wednesday, 27 August, 2025	31	4.71	4.95	5.08
26th Coupon	Saturday, 27 September, 2025	Monday, 29 September, 2025	31	4.71	4.95	5.08



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
27th Coupon	Monday, 27 October, 2025	Monday, 27 October, 2025	30	4.56	4.79	4.91
28th Coupon	Thursday, 27 November, 2025	Thursday, 27 November, 2025	31	4.71	4.95	5.08
29th Coupon	Saturday, 27 December, 2025	Monday, 29 December, 2025	30	4.56	4.79	4.91
30th Coupon	Tuesday, 27 January, 2026	Tuesday, 27 January, 2026	31	4.71	4.95	5.08
31st Coupon	Friday, 27 February, 2026	Friday, 27 February, 2026	31	4.71	4.95	5.08
32nd Coupon	Friday, 27 March, 2026	Friday, 27 March, 2026	28	4.26	4.47	4.58
33rd Coupon	Monday, 27 April, 2026	Monday, 27 April, 2026	31	4.71	4.95	5.08
34th Coupon	Wednesday, 27 May, 2026	Wednesday, 27 May, 2026	30	4.56	4.79	4.91
35th Coupon	Saturday, 27 June, 2026	Monday, 29 June, 2026	31	4.71	4.95	5.08
36th Coupon	Monday, 27 July, 2026	Monday, 27 July, 2026	30	4.56	4.79	4.91
Principal Payment	Monday, 27 July, 2026	Monday, 27 July, 2026		200.00	200.00	200.00
37th Coupon	Thursday, 27 August, 2026	Thursday, 27 August, 2026	31	3.14	3.30	3.38
38th Coupon	Sunday, 27 September, 2026	Monday, 28 September, 2026	31	3.14	3.30	3.38
39th Coupon	Tuesday, 27 October, 2026	Tuesday, 27 October, 2026	30	3.04	3.19	3.27
40th Coupon	Friday, 27 November, 2026	Friday, 27 November, 2026	31	3.14	3.30	3.38
41st Coupon	Sunday, 27 December, 2026	Monday, 28 December, 2026	30	3.04	3.19	3.27
42nd Coupon	Wednesday, 27 January, 2027	Wednesday, 27 January, 2027	31	3.14	3.30	3.38
43rd Coupon	Saturday, 27 February, 2027	Monday, 1 March, 2027	31	3.14	3.30	3.38
44th Coupon	Saturday, 27 March, 2027	Monday, 29 March, 2027	28	2.84	2.98	3.06



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
45th Coupon	Tuesday, 27 April, 2027	Tuesday, 27 April, 2027	31	3.14	3.30	3.38
46th Coupon	Thursday, 27 May, 2027	Thursday, 27 May, 2027	30	3.04	3.19	3.27
47th Coupon	Sunday, 27 June, 2027	Monday, 28 June, 2027	31	3.14	3.30	3.38
48th Coupon	Tuesday, 27 July, 2027	Tuesday, 27 July, 2027	30	3.04	3.19	3.27
Principal Payment	Tuesday, 27 July, 2027	Tuesday, 27 July, 2027		200.00	200.00	200.00
49th Coupon	Friday, 27 August, 2027	Friday, 27 August, 2027	31	1.57	1.65	1.69
50th Coupon	Monday, 27 September, 2027	Monday, 27 September, 2027	31	1.57	1.65	1.69
51st Coupon	Wednesday, 27 October, 2027	Wednesday, 27 October, 2027	30	1.52	1.60	1.64
52nd Coupon	Saturday, 27 November, 2027	Monday, 29 November, 2027	31	1.57	1.65	1.69
53rd Coupon	Monday, 27 December, 2027	Monday, 27 December, 2027	30	1.52	1.60	1.64
54th Coupon	Thursday, 27 January, 2028	Thursday, 27 January, 2028	31	1.57	1.64	1.69
55th Coupon	Sunday, 27 February, 2028	Monday, 28 February, 2028	31	1.57	1.64	1.69
56th Coupon	Monday, 27 March, 2028	Monday, 27 March, 2028	29	1.47	1.54	1.58
57th Coupon	Thursday, 27 April, 2028	Thursday, 27 April, 2028	31	1.57	1.64	1.69
58th Coupon	Saturday, 27 May, 2028	Monday, 29 May, 2028	30	1.52	1.59	1.63
59th Coupon	Tuesday, 27 June, 2028	Tuesday, 27 June, 2028	31	1.57	1.64	1.69
60th Coupon	Thursday, 27 July, 2028	Thursday, 27 July, 2028	30	1.52	1.59	1.63
Principal / Maturity value	Thursday, 27 July, 2028	Thursday, 27 July, 2028		200	200	200

