



APTUS

APTUS VALUE HOUSING FINANCE INDIA LIMITED

Our Company was incorporated as Aptus Value Housing Finance India Limited at Chennai, Tamil Nadu as a public limited company under the Companies Act, 1956, pursuant to a certificate of incorporation dated December 11, 2009, issued by the Registrar of Companies, Tamil Nadu at Chennai (then known as Registrar of Companies, Tamil Nadu, Chennai, Andaman and Nicobar Islands) and commenced operations pursuant to a certificate for commencement of business dated June 25, 2010, issued by the Registrar of Companies, Tamil Nadu at Chennai (then known as Registrar of Companies, Tamil Nadu, Chennai, Andaman and Nicobar Islands). For details, see “*History and Certain Corporate Matters*” beginning on page 185 of the Prospectus dated August 13, 2021 (“**Prospectus**”). Our Company is registered with the National Housing Bank (“**NHB**”) to carry out the business of a housing finance institution without accepting public deposits (certificate of registration no. 05.0084.10). For details, see “*Government and Other Approvals*” beginning on page 335 of the Prospectus.

Registered Office and Corporate Office: No. 8B, Doshi Towers, 8th Floor, No: 205, Poonamallee High Road, Kilpauk, Chennai 600 010, Tamil Nadu, India. **Telephone:** +91 44 4565 0000; **Contact person:** Sanin Panicker, Company Secretary and Compliance Officer; **E-mail:** cs@aptusindia.com; **Website:** www.aptusindia.com; **Corporate Identity Number:** U65922TN2009PLC073881

PROMOTERS OF OUR COMPANY: M ANANDAN, PADMA ANANDAN AND WESTBRIDGE CROSSOVER FUND, LLC

Our Company has filed the Prospectus dated August 13, 2021 with the Registrar of Companies, Tamil Nadu at Chennai (“**RoC**”), and the Equity Shares are proposed to be listed on National Stock Exchange of India Limited (“**NSE**”) and BSE Limited (“**BSE**”) and trading is expected to commence on August 24, 2021.

BASIS OF ALLOTMENT

INITIAL PUBLIC OFFER OF 78,755,000 EQUITY SHARES OF FACE VALUE OF ₹ 2 EACH (“EQUITY SHARES”) OF APTUS VALUE HOUSING FINANCE INDIA LIMITED (“COMPANY” OR “ISSUER”) FOR CASH AT A PRICE OF ₹ 353 PER EQUITY SHARE (INCLUDING A SHARE PREMIUM OF ₹ 351 PER EQUITY SHARE) (“OFFER PRICE”) AGGREGATING TO ₹ 27,800.52 MILLION COMPRISING A FRESH ISSUE OF 14,164,305 EQUITY SHARES AGGREGATING UP TO ₹ 5,000.00 MILLION BY OUR COMPANY (“FRESH ISSUE”) AND AN OFFER FOR SALE OF 64,590,695 EQUITY SHARES AGGREGATING TO ₹ 22,800.52 MILLION (“OFFERED SHARES”) BY THE SELLING SHAREHOLDERS, COMPRISING 2,500,000 EQUITY SHARES AGGREGATING TO ₹ 882.50 MILLION BY PADMA ANANDAN (“INDIVIDUAL PROMOTER SELLING SHAREHOLDER”), 19,762,495 EQUITY SHARES AGGREGATING TO ₹ 6,976.16 MILLION BY ARAVALI INVESTMENT HOLDINGS, 28,379,135 EQUITY SHARES AGGREGATING TO ₹ 10,017.83 MILLION BY JIH II, LLC, 9,997,855 EQUITY SHARES AGGREGATING TO ₹ 3,529.24 MILLION BY GHIOF MAURITIUS, 3,723,710 EQUITY SHARES AGGREGATING TO ₹ 1,314.47 MILLION BY MADISON INDIA OPPORTUNITIES IV (ARAVALI INVESTMENT HOLDINGS, JIH II, LLC, GHIOF MAURITIUS AND MADISON INDIA OPPORTUNITIES IV COLLECTIVELY REFERRED TO AS THE “INVESTOR SELLING SHAREHOLDERS”), 125,000 EQUITY SHARES AGGREGATING TO ₹ 44.13 MILLION BY KM MOHANDASS HUF*, 75,000 EQUITY SHARES AGGREGATING TO ₹ 26.48 MILLION BY R UMASUTHAN** AND 27,500 EQUITY SHARES AGGREGATING TO ₹ 9.71 MILLION BY SAURABH VIJAY BHAT (KM MOHANDASS HUF, R UMASUTHAN AND SAURABH VIJAY BHAT, COLLECTIVELY REFERRED TO AS THE “OTHER SELLING SHAREHOLDERS”, AND ALONG WITH THE INDIVIDUAL PROMOTER SELLING SHAREHOLDER REFERRED TO AS THE “SELLING SHAREHOLDERS”) (“OFFER FOR SALE” AND TOGETHER WITH THE FRESH ISSUE, THE “OFFER”). THE OFFER CONSTITUTES 15.89% OF THE POST-OFFER PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY.

***KANDHERI MUNUSWAMY MOHANDASS, THE KARTA OF KM MOHANDASS HUF AND THE REGISTERED OWNER OF THE EQUITY SHARES HELD BY KM MOHANDASS HUF, IS A NON-EXECUTIVE INDEPENDENT DIRECTOR ON OUR BOARD**
****R UMASUTHAN IS AN INDEPENDENT DIRECTOR ON THE BOARD OF DIRECTORS OF OUR SUBSIDIARY**

OFFER PRICE: ₹ 353 PER EQUITY SHARE OF FACE VALUE OF ₹ 2 EACH	
ANCHOR INVESTOR OFFER PRICE: ₹ 353 PER EQUITY SHARE	
THE OFFER PRICE IS 176.50 TIMES OF THE FACE VALUE	
Risks to Investors:	
- The four BRLMs associated with the Offer have handled 34 public issues in the past three years, out of which 10 issues closed below the issue price on listing date. - Weighted Average Return on Net Worth for Fiscals 2021, 2020 and 2019 is 13.52%. - Average Cost of acquisition of Equity Shares for the Selling Shareholders, namely Padma Anandan, JIH II, LLC, Aravali Investment Holdings, Madison India Opportunities IV, GHIOF Mauritius, KM Mohandass HUF, Saurabh Vijay Bhat and R Umasuthan is ₹ 8.74, ₹ 105.62, ₹ 70.36, ₹ 70.31, ₹ 6.50, ₹ 2.00, ₹ 6.00 and ₹ 57.00, respectively and the Offer Price at the upper end of the Price Band is ₹ 353 per Equity Share.	
BID/OFFER PROGRAMME	
BID/OFFER OPENED ON TUESDAY, AUGUST 10, 2021	
BID/OFFER CLOSED ON THURSDAY, AUGUST 12, 2021	
ANCHOR INVESTOR PERIOD WAS MONDAY, AUGUST 9, 2021	

This Offer was made in terms of Rule 19(2)(b) of the Securities Contracts (Regulation) Rules, 1957, as amended (“**SCRR**”) read with Regulation 31 of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended (“**SEBI ICDR Regulations**”). The Offer was made in accordance with Regulation 6(1) of the SEBI ICDR Regulations and through a book building process wherein not more than 50% of the Offer shall be available for allocation on a proportionate basis to Qualified Institutional Buyers (“**QIBs**”), and such portion, the “**QIB Portion**”). Our Company, the Individual Promoter Selling Shareholder and the Investor Selling Shareholders, in consultation with the Book Running Lead Managers, allocated up to 60% of the QIB Portion to Anchor Investors on a discretionary basis in accordance with the SEBI ICDR Regulations (“**Anchor Investor Portion**”), out of which at least one-third was reserved for allocation to domestic Mutual Funds only, subject to valid Bids being received from the domestic Mutual Funds at or above the Anchor Investor Allocation Price, in accordance with the SEBI ICDR Regulations. Further, 5% of the Net QIB Portion was available for allocation on a proportionate basis to Mutual Funds only, and the remainder of the QIB Portion was available for allocation on a proportionate basis to all QIB Bidders other than Anchor Investors, including Mutual Funds, subject to valid Bids being received at or above the Offer Price. Further, not less than 15% of the Offer shall be available for allocation on a proportionate basis to Non-Institutional Bidders and not less than 35% of the Offer was available for allocation to Retail Individual Bidders (“**RIBs**”) in accordance with SEBI ICDR Regulations, subject to valid Bids being received at or above the Offer Price. All potential Bidders, other than Anchor Investors, were required to mandatorily utilise the Application Supported by Blocked Amount (“**ASBA**”) process by providing details of their respective bank account (including UPI ID (as defined in the Prospectus) in case of RIBs) in which the corresponding Bid Amounts were blocked by the SCSBs, or under the UPI Mechanism (as defined in the Prospectus), as applicable to participate in the Offer. Anchor Investors were not permitted to participate in the Anchor Investor Portion through the ASBA process. For details, see “*Offer Procedure*” beginning on page 361 of the Prospectus.

The Offer received 604,245 applications for 955,264,002 Equity Shares resulting in 12.13 times subscription as disclosed in Prospectus. The details of the applications received in the Offer from Retail Individual Bidders, Non-Institutional Bidders and QIBs are as under (before technical rejections):

Sl. no	Category	No. of Applications applied	No. of Equity Shares	Shares Reserved as per Prospectus	No. of times Subscribed	Amount (₹)
A	Retail Individual Bidders	602,662	29,357,790	27,564,250	1.07	10,362,056,460
B	Non Institutional Bidders	1,447	391,301,106	11,813,250	33.12	138,129,118,638
C	Qualified Institutional Bidders (excluding Anchor Investors)	100	510,235,152	15,751,000	32.39	180,113,008,656
D	Anchor Investors	36	24,369,954	23,626,500	1.03	8,602,593,762
	Total	604,245	955,264,002	78,755,000	12.13	337,206,777,516

Final Demand

A summary of the final demand as per BSE and NSE as on the Bid/Offer Closing Date at different Bid prices is as under:

Sl. No	Bid Price	No. of Equity Shares	% to Total	Cumulative Total	Cumulative % of Total
1	346	355,950	0.04	355,950	0.04
2	347	36,120	0.00	392,070	0.04
3	348	36,120	0.00	428,190	0.05
4	349	49,770	0.01	477,960	0.05
5	350	191,604	0.02	669,564	0.07
6	351	94,836	0.01	764,400	0.08
7	352	101,598	0.01	865,998	0.09
8	353	919,046,058	96.72	919,912,056	96.81
9	CUTOFF	30,295,356	3.19	950,207,412	100.00
	TOTAL	950,207,412	100.00		

The Basis of Allotment was finalized in consultation with the Designated Stock Exchange, being NSE on August 18, 2021.

A. Allotment to Retail Individual Bidders (After Technical Rejections) (including ASBA Applications)

The Basis of Allotment to the Retail Individual Bidders, who have bid at cut-off or at the Offer Price of ₹ 353 per Equity, was finalized in consultation with NSE. This category has been subscribed to the extent of 1.0369 times. The total number of Equity Shares Allotted in Retail Individual Bidders category is 27,564,250 Equity Shares to 587,117 successful Retail Individual Bidders. The category-wise details of the Basis of Allotment are as under:

Category	No. of Applications Received	% of Total	Total No. of Equity Shares Applied	% to Total	No. of Equity Shares Allotted per Bidder	Ratio	Total No. of Equity Shares Allotted
42	556,207	94.74	23,360,694	81.73	42	1 : 1	23,360,694
84	17,095	2.91	1,435,980	5.02	73	1 : 1	1,247,935
					1	43 : 416	1,767
126	4,717	0.80	594,342	2.08	104	1 : 1	490,568
					1	37 : 179	975
168	1,894	0.32	318,192	1.11	135	1 : 1	255,690
					1	31 : 100	587
210	1,580	0.27	331,800	1.16	166	1 : 1	262,280
					1	31 : 75	653
252	657	0.11	165,564	0.58	197	1 : 1	129,429
					1	15 : 29	340
294	650	0.11	191,100	0.67	228	1 : 1	148,200
					1	18 : 29	403
336	230	0.04	77,280	0.27	259	1 : 1	59,570
					1	8 : 11	167

Category	No. of Applications Received	% of Total	Total No. of Equity Shares Applied	% to Total	No. of Equity Shares Allotted per Bidder	Ratio	Total No. of Equity Shares Allotted
378	138	0.02	52,164	0.18	290	1 : 1	40,020
					1	19 : 23	114
420	645	0.11	270,900	0.95	321	1 : 1	207,045
					1	40 : 43	600
462	132	0.02	60,984	0.21	353	1 : 1	46,596
					1	5 : 132	5
504	210	0.04	105,840	0.37	384	1 : 1	80,640
					1	29 : 210	29
546	2,962	0.50	1,617,252	5.66	415	1 : 1	1,229,230
					1	13 : 54	713
TOTAL	587,117	100.00	28,582,092	100.00			27,564,250

Please Note : 1 additional Share has been allocated to categories from 84 to 546 in the ratio of 43 : 416, 37 : 179, 31 : 100, 31 : 75, 15 : 29, 18 : 29, 8 : 11, 19 : 23, 40 : 43, 5 : 132, 29 : 210, 13 : 54

B. Allotment to Non Institutional Bidders (After Technical Rejections) (including ASBA Applications)

The Basis of Allotment to the Non-Institutional Bidders, who have bid at the Offer Price of ₹ 353 per Equity Share or above, was finalized in consultation with NSE. This category has been subscribed to the extent of 32.7148 times. The total number of Equity Shares allotted in this category is 11,813,250 Equity Shares to 1,270 successful Non Institutional Bidders. The category-wise details of the Basis of Allotment are as under: (Sample)

Category	No. of Applications Received	% of Total	Total No. of Equity Shares Applied	% to Total	No. of Equity Shares Allotted per Bidder	Ratio	Total No. of Equity Shares Allotted
588	143	10.14	84,084	0.02	42	61 : 143	2,562
630	29	2.05	18,270	0.00	42	13 : 29	546
672	9	0.64	6,048	0.00	42	4 : 9	168
714	12	0.85	8,568	0.00	42	1 : 2	252
756	2	0.14	1,512	0.00	42	1 : 2	42
2,646	1	0.07	2,646	0.00	81	1 : 1	81
2,688	1	0.07	2,688	0.00	82	1 : 1	82
2,730	3	0.21	8,190	0.00	83	1 : 1	249
2,772	3	0.21	8,316	0.00	85	1 : 1	255
2,814	32	2.27	90,048	0.02	86	1 : 1	2,752
2,856	7	0.50	19,992	0.01	87	1 : 1	609
2,940	7	0.50	20,580	0.01	90	1 : 1	630
2,982	1	0.07	2,982	0.00	91	1 : 1	91
3,024	4	0.28	12,096	0.00	93	1 : 1	372
3,108	5	0.35	15,540	0.00	95	1 : 1	475
7,082,124	2	0.14	14,164,248	3.67	216,481	1 : 1	432,962
9,348,402	1	0.07	9,348,402	2.42	285,754	1 : 1	285,754
12,747,840	1	0.07	12,747,840	3.30	389,665	1 : 1	389,665
21,076,482	1	0.07	21,076,482	5.45	644,249	1 : 1	644,249
TOTAL	1,409	100	386,468,460	100			11,813,250

C. Allotment to QIBs (After Technical Rejections)

Allotment to QIBs, who have bid at the Offer Price of ₹ 353 per Equity Share or above, has been done on a proportionate basis in consultation with NSE. This category has been subscribed to the extent of 32.3938 times of Net QIB portion. As per the SEBI ICDR Regulations, Mutual Funds were allotted 5% of the Equity Shares of Net QIB portion available i.e. 787,550 Equity Shares and other QIBs and unsatisfied demand of Mutual Funds were allotted the remaining available Equity Shares i.e. 14,963,450 Equity Shares on a proportionate basis. The total number of Equity Shares allotted in the QIB category is 15,751,000 Equity Shares, which were allotted to 100 successful QIBs.

Category	FIs/Banks	FIs/FPIs	IC	MFs	NBFC	OTHS	Total
QIB	2,092,912	10,757,787	55,202	881,713	-	1,963,386	15,751,000

D. Allotment to Anchor Investors (After Technical Rejections)

The Company, the Individual Promoter Selling Shareholder and the Investor Selling Shareholders, in consultation with the BRLMs, have allocated 23,626,500 Equity Shares to 31 Anchor Investors through 36 Applications (including 3 Domestic Mutual Funds through 7 schemes) at the Anchor Investor Offer Price of ₹ 353 per Equity Share in accordance with the SEBI Regulations. This represents 60% of the QIB Portion.

Category	FIs/Banks	MFs	ICs	VCF	AIFs	FPI/FIIs	OTHS	Total
Anchor	-	1,954,806	210,252	-	1,345,500	20,115,942	-	23,626,500

The IPO Committee of the Board of Directors of our Company at its meeting held on August 18, 2021 has taken on record the basis of allotment of Equity Shares approved by the Designated Stock Exchange, being NSE and has allotted the Equity Shares to various successful applicants. The Allotment Advice Cum Refund Intimation are being emailed or dispatched to the email id or address of the investors as registered with the depositories. Further, instructions to the SCSBs have been issued for unblocking of funds and transfer to the Public Offer Account on August 18, 2021 and the payments to non-syndicate brokers have been issued on August 19, 2021. In case the same is not received within ten days, investors may contact the Registrar to the Offer at the address given below. The Equity Shares allotted to the successful allottees have been uploaded on August 20, 2021 for credit into the respective beneficiary accounts subject to validation of the account details with the depositories concerned. The Company has filed the listing application with the Stock Exchanges on August 19, 2021. The Company has received the listing and trading approval from the Stock Exchanges, and trading is expected to commence on August 24, 2021.

Note: All capitalized terms used and not defined herein shall have the respective meanings assigned to them in the Prospectus.

INVESTORS PLEASE NOTE

These details of the Allotment made has been hosted on the website of Registrar to the Offer, KFin Technologies Private Limited at www.kfintech.com.

All future correspondence in this regard may kindly be addressed to the Registrar to the Offer quoting full name of the First/ Sole applicant, Serial number of the ASBA form, number of Equity Shares bid for, name of the Member of the Syndicate, place where the bid was submitted and payment details at the address given below:



KFin Technologies Private Limited[†]

Selenium, Tower B, Plot No. - 31 and 32, Financial District, Nanakramguda, Serilingampally, Hyderabad, Rangareddi 500 032 Telangana, India.

Tel: +91 40 6716 2222; **E-mail:** aptus.ipo@kfintech.com; **Website:** www.kfintech.com

Investor grievance e-mail: einward.ris@kfintech.com; **Contact person:** M. Murali Krishna

SEBI Registration Number: INR000000221

**Formerly known as Karvy Fintech Private Limited*

For APTUS VALUE HOUSING FINANCE INDIA LIMITED

On behalf of the Board of Directors

Place : Chennai
Date : August 23, 2021

Company Secretary and Compliance Officer

THE LEVEL OF SUBSCRIPTION SHOULD NOT BE TAKEN TO BE INDICATIVE OF EITHER THE MARKET PRICE OF THE EQUITY SHARES ON LISTING OR THE BUSINESS PROSPECTS OF APTUS VALUE HOUSING FINANCE INDIA LIMITED.

APTUS VALUE HOUSING FINANCE INDIA LIMITED has filed the Prospectus with the RoC and thereafter with SEBI and the Stock Exchanges. The Prospectus is available on the website of the SEBI at www.sebi.gov.in as well as on the websites of the BRLMs, i.e. ICICI Securities Limited at www.icicisecurities.com, Citigroup Global Markets India Private Limited at www.online.citibank.co.in/rhtml/citigroupglobalscreen1.htm, Edelweiss Financial Services Limited at www.edelweissfin.com and Kotak Mahindra Capital Company Limited at www.investmentbank.kotak.com. Investors should note that investment in equity shares involves a high degree of risk and for details relating to such risks, see “*Risk Factors*” on page 25 of the Prospectus.

The Equity Shares offered in the Offer have not been and will not be registered under the U.S. Securities Act of 1933, as amended (“**U.S. Securities Act**”) or any state securities laws in the United States, and unless so registered may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state securities laws. Accordingly, such Equity Shares are being offered and sold (i) outside of the United States in offshore transactions in reliance on Regulation S under the U.S. Securities Act and the applicable laws of the jurisdiction where those offers and sales occur; and (ii) in the United States, to “qualified institutional buyers” (as defined in Rule 144A under the U.S. Securities Act), pursuant to Section 4(a) of the U.S. Securities Act.

CONCEPT

Size 24 x 41 cm