

ATSL/CO/2025-26/5426/CL01716
September 29, 2025

To

Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited)

One International Center

Tower 1, 18th Floor

Senapati Bapat Road

Mumbai – 400 013

Dear Sir/ Madam,

Sub: Proposed public issue by Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited) (the "Company" or the "Issuer") of secured redeemable non-convertible debentures of face value of ₹ 1,000 each (the "NCDs") amounting up to ₹ 2,000 crore (the "Shelf Limit"). The NCDs will be issued in one or more tranches up to the Shelf Limit, on terms and conditions as set out in separate Tranche Prospectus(es) for each Tranche Issue.

We refer to your letter dated September 26, 2025 (the "**Confirmation Letter**") on the captioned subject.

As the existing debenture trustee on behalf of the debenture holders with respect to the outstanding debentures of the Company, as on date of this letter, and as listed down in **Annexure 1** of the Confirmation Letter, we hereby confirm that:

1. There has been no delay or default in redemption of debt securities and interest payable thereon in the last three financial years and the current financial year.
2. There has been no violation of any of the terms and conditions, including any covenants or restrictions imposed on the Company under various documents in relation to the debentures issued by the Company which are outstanding as on date of this letter (the "**Debenture Documents**").
3. No event of default or cross default has occurred or is continuing till date under the Debenture Documents.
4. The Company has maintained the security cover.

Yours sincerely,

Kw NP For Axis Trustee Services Limited



Authorized Signatory

Registered Office:

Axis House, P B Marg, Worli, Mumbai, Maharashtra, India, 400025

Corporate Office:

The Ruby, 2nd Floor, SW 29, Senapati Bapat Marg, Dadar West, Mumbai, Maharashtra, India, 400028

Tel No.: 022-62300451 | Fax No.: 022-6230 0700

Email Id - debenturetrustee@axistrustee.in | Website - www.axistrustee.in

Corporate Identify Number: U74999MH2008PLC182264 | MSME Registered UAN: MH190046029



AXIS TRUSTEE

Annexure 1

Sr. No.	Description (ISIN)	Tenor (in Years)	Coupon Rate	Principal Amount Outstanding (₹ in crores)	Date of Allotment	Date of Redemption	Latest Credit Rating	Interest Payment Frequency	Repayment Schedule
1.	INE894F08095	Perpetual	10.60%	100.00	June 28, 2012	Perpetual	CARE A+/stable & BWR AA/stable	Annual	N.A.
2.	INE148I08199	10	10.10%	8.15	21-Jul-15	21-Jul-25	CARE AA-/stable; BWR AA+/stable & ICRA AA Stable	Annual	Bullet repayment at maturity
3.	INE148I08207	10	10.00%	165.00	3-Aug-15	3-Aug-25	CARE AA-/stable; BWR AA+/stable & ICRA AA Stable	Annual	Bullet repayment at maturity
4.	INE148I08215	10	9.30%	609.70	29-Jun-16	29-Jun-26	CARE AA-/stable; BWR AA+/stable & ICRA AA Stable	Annual	Bullet repayment at maturity
5.	INE148I08306	10	8.80%	1,500.00	27-Mar-18	27-Mar-28	CARE AA-/stable & ICRA AA/stable	Annual	Bullet repayment at maturity
6.	INE148I08298	10	8.35%	900.00	8-Sep-17	8-Sep-27	CARE AA-/stable; BWR AA+/stable & ICRA AA/Stable	Annual	Bullet repayment at maturity
7.	INE894F08087	15	10.65%	110.03	5-Jun-12	5-Jun-27	CARE AA-/stable; BWR AA+/stable & ICRA AA/Stable	Annual	Bullet repayment at maturity
8.	INE894F08103	15	10.25%	100.00	28-Jun-12	28-Jun-	CARE AA-	Annual	Bullet



Sr. No.	Description (ISIN)	Ten or (in Years)	Coupon Rate	Principal Amount Outstanding (₹ in crores)	Date of Allotment	Date of Redemption	Latest Credit Rating	Interest Payment Frequency	Repayment Schedule
						27	/stable; BWR AA+/ stable & ICRA AA/Stable		repayment at maturity
9.	INE894F08137	15	10.65%	32.60	15-Nov-12	15-Nov-27	CARE AA-/stable; BWR AA+/ stable & ICRA AA/Stable	Annual	Bullet repayment at maturity
10	INE894F08111	15	10.65%	49.65	30-Jun-12	30-Jun-27	CARE AA-/stable; BWR AA+/ stable & ICRA AA/Stable	Annual	Bullet repayment at maturity

