Indiabulls
REAL ESTATE

June 29, 2017

Scrip Code: 532832 **IBREALEST/EQ**

BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
MUMBAI – 400 001

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 letter of June 22, 2017 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. 500 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 Operations Committee of the Board of Directors of the Company has allotted NCDs aggregating Rs. 500 crore, as per following details:

Sl. No	Particulars	NCDs
1	Issue size (Rs. in crore)	500
2	Type of Issue	Private Placement
3	Proposed to be listed	On BSE Limited
4	Date of Allotment	June 29, 2017
5	Tenor	36 Months
6	Date of Maturity	28 June 2019 – 50% 29 June 2020 – 50%
7	Coupon Rate	9.00% per annum
8	Details of coupon/interest offered, Schedule of payment of coupon/interest and principal	Refer to the Cash Flows table below
9	Charge/security, if any, created over the assets	To be secured by *pari passu* charge by way of mortgage over immovable assets of the Company, and first *pari passu* charge over immovable assets of its certain subsidiaries/SPVs, in favour of the Debenture Trustee, with a minimum security cover of 1.5x times on the outstanding amount of the Debentures
10	Special right / interest / privileges attached to the instrument, and changes thereof	None

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11	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	None
12	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	None

Cash Flows per Non-Convertible Debenture (NCD):

Cash flows	Date
1st coupon	29-09-2017
2nd Coupon	29-12-2017
3rd Coupon	29-03-2018
4th Coupon	29-06-2018
5th Coupon	01-10-2018
6th Coupon	31-12-2018
7th Coupon	29-03-2019
8th Coupon	28-06-2019
1st Principal	28-06-2019
9th Coupon	30-09-2019
10th Coupon	30-12-2019
11th Coupon	30-03-2020
12th Coupon	29-06-2020
2nd Principal	29-06-2020

Please take the above information on record.

Yours truly
for **Indiabulls Real Estate Limited**

Ravi Telkar
Company Secretary

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