June 27, 2018

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 20, 2018 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. 480 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. 480 crore, as per following details:

Sl. No	Particulars	NCDs	
1	Issue size (Rs. in crore)	**Series I**	**Series II**
		Rs. 240 Crores (Rupees Two Hundred Forty Crores Only)	Rs. 240 Crores (Rupees Two Hundred Forty 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	27th June, 2018	
6	Tenor	24 months	36 months
7	Date of Maturity	27th June, 2020	27th June, 2021
8	Coupon Rate	9.50% 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 *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	

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 Quarterly	Payable Quarterly
15	Details of redemption of debentures	Redemption Date: 27th June, 2020	Redemption Date: 27th June, 2021

Cash Flows per Non-Convertible Debenture (Series - I):

Cash flow	Date
1st Coupon	27-09-2018
2nd Coupon	27-12-2018
3rd Coupon	27-03-2019
4th Coupon	27-06-2019
5th Coupon	27-09-2019
6th Coupon	27-12-2019
7th Coupon	27-03-2020
8th Coupon	26-06-2020
Principal	26-06-2020

Cash Flows per Non-Convertible Debenture (Series - II):

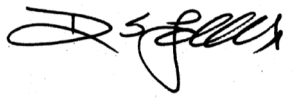
Cash flow	Date
1st Coupon	27-09-2018
2nd Coupon	27-12-2018
3rd Coupon	27-03-2019
4th Coupon	27-06-2019
5th Coupon	27-09-2019
6th Coupon	27-12-2019
7th Coupon	27-03-2020

Cash flow	Date
8th Coupon	26-06-2020
9th Coupon	28-09-2020
10th Coupon	28-12-2020
11th Coupon	29-03-2021
12th Coupon	25-06-2021
Principal	25-06-2021

Please take the above information on record.

Thanking you,

Yours truly,
for **Indiabulls Real Estate Limited**



Ravi Telkar
Company Secretary