This is an advertisement issued, pursuant to Regulation 30(1) of the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as amended, for information purpose only.

SAMMAAN CAPITAL

Jiyo Sammaan Se

SAMMAAN CAPITAL LIMITED

(formerly known as Indiabulls Housing Finance Limited)

(Please scan this QR Code to view the Tranche II Abridged Prospectus)

Our Company was incorporated as Indiabulls Housing Finance Limited under the Companies Act, 1956 on May 10, 2005, in New Delhi with the Registrar of Companies, Delhi and Haryana at New Delhi ("RoC") and received a certificate for commencement of business from the RoC on January 10, 2006. The CIN of our Company is L65922DL2005PLC136029. Pursuant to the resolution passed by our shareholders at the AGM held on September 25, 2023 and an application filed by the Company to the Reserve Bank of India ("RBI"), the Company has obtained a certificate of registration dated June 28, 2024, bearing registration number N-14.03624, as a non-banking financial company without accepting public deposits by RBI in accordance with Section 45IA of Reserve Bank of India Act, 1934 ("COR"). The RBI also approved the change of name of the Company to "Sammaan Capital Limited" under the COR, which was given effect to on the date of receipt of the COR by the Company (being July 2, 2024). Additionally, the Company has received a fresh certificate of incorporation dated May 21, 2024 from the Ministry of Corporate Affairs pursuant to its change of name to Sammaan Capital Limited. The PAN of our Company is AABCI3612A. For details of changes to the name, certificate of registration and registered office of our Company, see *"History and other Corporate Matters"* on page 199 of the Shelf Prospectus.

Registered Office: 5th Floor, Building No. 27, KG Marg Connaught Place, New Delhi – 110 001, India; Tel: +91 11 4353 2950; Fax: +91 11 4353 2947; **Email:** homeloans@sammaancapital.com

Corporate Office: One International Center, Tower 1, 18th Floor, Senapati Bapat Marg, Elphinstone Road, Mumbai – 400 013, Maharashtra, India and 4th Floor, Augusta Point, Golf Course Road, DLF Phase-5, Sector-53, Gurugram, Haryana-122002, India;
Tel.: +91 22 6189 1400 Fax: +91 22 6189 1416; **Website:** www.sammaancapital.com; **Email:** homeloans@sammaancapital.com; **Company Secretary and Compliance Officer:** Amit Kumar Jain; **Tel:** +91 124 668 1212; **Fax.:** +91 124 668 1213; **E-mail:** ajain@sammaancapital.com

Chief Financial Officer: Mukesh Kumar Garg; **Tel.:** +91 11 4353 2950; **Fax:** +91 11 4353 2947; **Email:** mukesh.garg@sammaancapital.com

Link to download Abridged Prospectus: https://cdn.sammaancapital.com/sammaancapitaltrancheii-abridgedprospectus-e5e742.pdf

THE ISSUE

PUBLIC ISSUE BY SAMMAAN CAPITAL LIMITED (FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED) ("COMPANY" OR "ISSUER") OF UPTO 30,00,000 SECURED, REDEEMABLE, NON-CONVERTIBLE DEBENTURES OF FACE VALUE ₹ 1,000 EACH ("NCDs" OR "DEBENTURES"), AMOUNTING UP TO ₹ 100 CRORE ("BASE ISSUE SIZE") WITH AN OPTION TO RETAIN OVERSUBSCRIPTION OF UPTO ₹ 200 CRORE ("GREEN SHOE OPTION") AGGREGATING UP TO ₹ 300 CRORE ("TRANCHE II ISSUE SIZE" OR "TRANCHE II ISSUE"). THE TRANCHE II ISSUE SIZE IS WITHIN THE SHELF LIMIT OF ₹ 2,000 CRORE AND IS BEING OFFERED BY WAY OF THE TRANCHE II PROSPECTUS DATED DECEMBER 5, 2024 CONTAINING INTER ALIA THE TERMS AND CONDITIONS OF TRANCHE II ISSUE ("TRANCHE II PROSPECTUS"), WHICH SHOULD BE READ TOGETHER WITH THE SHELF PROSPECTUS DATED AUGUST 28, 2024 ("SHELF PROSPECTUS") FILED WITH THE ROC, STOCK EXCHANGES AND SEBI, WHICH SHOULD BE READ TOGETHER WITH THE CORRIGENDUM CUM ADDENDUM TO THE SHELF AND TRANCHE I PROSPECTUS DATED 4 SEPTEMBER 2024 ("CORRIGENDUM"). THE SHELF PROSPECTUS, THE CORRIGENDUM AND THE TRANCHE II PROSPECTUS CONSTITUTES THE PROSPECTUS. THE ISSUE IS BEING MADE PURSUANT TO THE PROVISIONS OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE AND LISTING OF NON - CONVERTIBLE SECURITIES) REGULATIONS, 2021, AS AMENDED (THE "SEBI NCS REGULATIONS"), THE COMPANIES ACT, 2013 AND RULES MADE THEREUNDER AS AMENDED (THE "COMPANIES ACT, 2013") TO THE EXTENT NOTIFIED AND THE SEBI MASTER CIRCULAR, AS AMENDED FROM TIME TO TIME. THE ISSUE IS NOT UNDERWRITTEN.

Credit Ratings: "CRISIL AA/Stable" (pronounced as CRISIL double A rating with stable outlook) by CRISIL Ratings Limited and "[ICRA]AA (Stable)" (pronounced as ICRA double A rating with a stable outlook) by ICRA Limited

Allotment on first come first serve basis#

#Allotment in the Tranche II Issue shall be made on the basis of date of upload of each application into the electronic book of the Stock Exchanges in accordance with the SEBI Master Circular. However, in the event of oversubscription on such date and thereafter, the allotments would be made to the applicants on proportionate basis. For further details, refer section titled *"Issue Related Information"* on page 350 of the Tranche II Prospectus.

ISSUE PROGRAMME*

TRANCHE II ISSUE OPEN

TRANCHE II ISSUE CLOSES ON: FRIDAY, DECEMBER 20, 2024

** The Tranche II Issue shall remain open for subscription on Working Days from 10:00 a.m. to 5:00 p.m. (Indian Standard Time) during the period as indicated in the Tranche II Prospectus. Our Company may, in consultation with the Lead Managers, consider closing the Tranche II Issue on such earlier date or extended date (subject to a minimum period of two working days and a maximum period of ten working days from the date of opening of the Tranche II Issue and subject to not exceeding thirty days from filing of the Tranche II Prospectus with ROC including any extensions), as may be decided by the Board of Directors of our Company or Securities Issuance and Investment Committee thereof, subject to relevant approvals, in accordance with Regulation 33A of the SEBI NCS Regulations. In the event of an early closure or extension of the Tranche II Issue, our Company shall ensure that notice of the same is provided to the prospective investors through an advertisement in all the newspapers in which pre-issue advertisement for opening of this Tranche II Issue has been given on or before such earlier or initial date of Tranche II Issue closure. On the Tranche II Issue Closing Date, the Application Forms will be accepted only between 10:00 a.m. and 3:00 p.m. (Indian Standard Time) and uploaded until 5:00 p.m. (Indian Standard Time) or such extended time as may be permitted by the Stock Exchange. Further, pending mandate requests for bids placed on the last day of bidding will be validated by 5:00 p.m. (Indian Standard Time). on one Working Day post the Tranche II Issue Closing Date. For further details please refer to the section titled "General Information" on page 72 and the section titled "Issue Related Information" on page 350 of the Tranche II Prospectus.*

NOTICE TO INVESTORS
CORRIGENDUM CUM ADDENDUM TO THE TRANCHE II PROSPECTUS DATED DECEMBER 5, 2024 READ WITH SHELF PROSECTUS DATED AUGUST 28, 2024 ("SECOND CORRIGNEDUM")

This Second Corrigendum is with reference to the Tranche II Prospectus dated December 5, 2024 ("Tranche II Prospectus") read with Shelf Prospectus dated August 28, 2024 ("Shelf Prospectus") and Corrigendum cum Addendum to the Shelf Prospectus and Tranche I Prospectus dated September 04, 2024 ("Corrigendum"), filed with the Registrar of Companies, Delhi and Haryana at New Delhi ("RoC"), Securities and Exchange Board of India ("SEBI") and BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE" together with BSE "Stock Exchanges"). In this regard, please note that the following:

i. The logo of Sammaan Capital Limited i.e. SAMMAAN CAPITAL as disclosed on the cover page of Tranche II Prospectus read with Shelf Prospectus shall stand replaced with the following:

SAMMAAN CAPITAL
Jiyo Sammaan Se

ii. In the chapter titled, "Forward Looking Statements" on page 19 of the Tranche II Prospectus, the following bullet point shall stand inserted:
- Our Company's trademark is not registered as on date of Tranche II Prospectus. We may be unable to adequately protect our intellectual property. Furthermore, we may be subject to claims alleging breach of third party intellectual property rights.

iii. In the first paragraph of Risk Factor no. 52 under the chapter titled "Risk Factors" on page 54 of the Shelf Prospectus and on page 59 of the Tranche II Prospectus, the following shall include:

We also use SAMMAAN CAPITAL *Jiyo Sammaan Se* trademark for our business operations. Any use of the word "Sammaan Capital" or the logo " SAMMAAN CAPITAL " or " SAMMAAN CAPITAL *Jiyo Sammaan Se* " or similar trade names by third parties may result in loss of our business to such third parties and any potential negative publicity relating to such third parties may adversely affect our reputation, the goodwill of our brand and business prospects.

In the event, Issuer is not able to obtain registration of any trademark including due to opposition by third parties or if any injunctive or other adverse order is issued against Issuer in respect of any trademark, it may amount to our inability to use such trademarks and / or avail the legal protection or prevent unauthorized use of such trademarks by third parties. Any such event may adversely affect our goodwill and business.'

iv. In the section 'Intellectual Property' under the chapter titled "Our Business" on page 172 of the Shelf Prospectus and on page 198 of the Tranche II Prospectus, the following logo shall be inserted after first paragraph:
'Further, we are using the following logo:

SAMMAAN CAPITAL
Jiyo Sammaan Se

A copy of this Second Corrigendum is being filed with RoC in accordance with Section 26 and Section 31 of the Companies Act, 2013. The above changes should be read in conjunction with the Tranche II Prospectus read with Shelf Prospectus and Corrigendum cum Addendum to the Shelf Prospectus and Tranche I Prospectus dated September 04, 2024 ("Corrigendum"). The information in this Second Corrigendum supplements the Tranche II Prospectus read with Shelf Prospectus and updates the information in the Tranche II Prospectus read with Shelf Prospectus, Abridged Prospectus, Application Form and all Issue related Transaction Documents as applicable. All references to the Tranche II Prospectus read with Shelf Prospectus shall also include this Second Corrigendum. All capitalized terms used in this Second Corrigendum shall, unless the context otherwise requires, have the meaning ascribed to them in the Tranche II Prospectus read with Shelf Prospectus. This Second Corrigendum is available on the websites of SEBI, Lead Managers, Stock Exchanges and the Company i.e. www.sebi.gov.in; www.nuvama.com; www.trustgroup.in; www.elaracapital.com; www.bseindia.com, www.nseindia.com and www.sammaancapital.com, respectively.

ASBA* | **Simple, Safe, Smart way of Application!!!** | ***Applications Supported by Blocked Amount ("ASBA") is a better way of applying to issues by simply blocking the fund in the bank account. For further details, check section on ASBA below.**

Mandatory in public issues. No cheque will be accepted.

UPI UNIFIED PAYMENTS INTERFACE

UPI - Now available in ASBA for Retail Individual Investors. Bidders are required to ensure that the bank account used for bidding is linked to their PAN

UPI is now available for Retail Individual Investors submitting bids up to an application value of ₹5,00,000, applying through Designated Intermediaries, SCBSs or through the BSE Direct App/NSEgoBID/ Web interface of stock exchanges or any other permitted methods. For details of the ASBA and UPI Process, refer to the details given in the Application Form and also refer to the section titled *"Issue Procedure"* beginning on page 385 of the Tranche II Prospectus. List of banks supporting UPI is also available on the website of SEBI at www.sebi.gov.in. HDFC Bank Limited has been appointed as Sponsor Bank for the Tranche II Issue, in accordance with the requirement of the SEBI Master Circular dated August 10, 2021 on UPI mechanism, as amended.

NCD ALLOTMENT WILL BE MADE IN DEMATERIALISED FORM ONLY. ALLOTMENT IN CONSULTATION WITH THE LEAD MANAGERS AND THE DESIGNATED STOCK EXCHANGE SHALL BE MADE ON THE BASIS OF THE DATE OF UPLOAD OF EACH APPLICATION INTO THE ELECTRONIC PLATFORM OF THE STOCK EXCHANGES, IN EACH PROPORTION SUBJECT TO THE ALLOCATION RATIO HOWEVER FROM THE DATE OF OVER SUBSCRIPTION AND THEREAFTER, THE ALLOTMENT SHALL BE MADE TO THE APPLICANTS ON PROPORTIONATE BASIS AS INDICATED AT THE SECTION TITLED "*ISSUE PROCEDURE – BASIS OF ALLOTMENT*" AT PAGE 410 OF THE TRANCHE II PROSPECTUS.

INFORMATION REQUIRED UNDER SECTION 30 OF COMPANIES ACT, 2013:

CONTENTS OF THE MEMORANDUM OF ASSOCIATION OF THE COMPANY AS REGARDS ITS OBJECTS: For information on the main objects of our Company, see section titled *"History and Other Corporate Matters"* on page 199 of the Shelf Prospectus and Clause III of the Memorandum of Association of our Company. The Memorandum of Association of the Company is a document for inspection in relation to the Tranche II Issue. For further details, see the section titled "*Material Contracts and Documents for Inspection*" on page 418 of the Tranche II Prospectus.

LIABILITY OF MEMBERS: Limited by shares

AMOUNT OF SHARE CAPITAL OF THE COMPANY AS ON SEPTEMBER 30, 2024: The Authorised Share Capital of the Company is ₹16,00,00,00,000 divided into 3,00,00,00,000 Equity Shares of ₹2 each and 1,00,00,00,000 Preference Shares of ₹10 each. The Issued and Subscribed Capital is ₹148,94,32,954 divided into 73,24,55,111 Equity Shares of ₹2 each and 122,61,366 partly paid up Equity Shares having face value of ₹2 each (₹0.67 each partly Paid-Up). The Paid-up Share Capital is ₹147,31,25,337.22 divided into 73,24,55,111 Equity Shares of ₹2 each and 122,61,366 partly paid up Equity Shares having face value of ₹2 each (₹0.67 each partly Paid-Up).

NAMES OF THE SIGNATORIES AT THE TIME OF SIGNING OF THE MEMORANDUM OF ASSOCIATION OF THE COMPANY AND THE NUMBER OF SHARES SUBSCRIBED BY THEM AT THE TIME OF SIGNING THE MEMORANDUM OF ASSOCIATION: Given are the names of the signatories of the Memorandum of Association of the Company and the number of equity shares subscribed of face value of ₹10 each by them at the time of signing of Memorandum of Association: Indiabulls Financial Services Limited was allotted 49,994 equity shares of ₹10 each and Mr. Rajiv Rattan, Mr. Ashok Sharma, Ms. Aneeta Nagpal, Mr. Sandeep Arora, Mr. Tejinderpal Singh Miglani and Mr. Sanjeev Ranjan were allotted 1 equity share of ₹10 each, respectively.

LISTING: The NCDs offered through the Tranche II Prospectus and the Shelf Prospectus are proposed to be listed on BSE Limited (**"BSE"**) and National Stock Exchange of India Limited (**"NSE"** along with BSE, the **"Stock Exchanges"**). Our Company has received an 'in-principle' approval from BSE vide its letter no DCS/RM/PI-BOND/012/24-25 dated August 5, 2024 and NSE vide its letter no. NSE/LIST/D/2024/0247 dated August 5, 2024.

GENERAL RISKS : Investment in non-convertible securities is risky, and investors should not invest any funds in such securities unless they can afford to take the risk attached to such investments. Investors are advised to take an informed decision and to read the risk factors carefully before investing in this offering. For taking an investment decision, investors must rely on their examination of the issue including the risk involved in it. Specific attention of investors is invited to statement of risk factors contained under "Risk Factors" on page 21 of the Tranche II Prospectus and to the section *"Material Developments"* on page 212 of the Shelf Prospectus and page 237 of the Tranche II Prospectus respectively, before making an investment in such Tranche II Issue. These risks are not, and are not intended to be, a complete list of all risks and considerations relevant to the non-convertible securities or investor's decision to purchase such securities. The Tranche II Prospectus has not been and will not be approved by any regulatory authority in India, including SEBI, the Reserve Bank of India (**"RBI"**), RoC or any stock exchange in India nor do they guarantee the accuracy or adequacy of this document.

DISCLAIMER CLAUSE OF BSE: It is to be distinctly understood that the permission given by BSE Limited should not in any way be deemed or construed that the Offer Document has been cleared or approved by BSE Limited nor does it certify the correctness or completeness of any of the contents of the Offer Document. The investors are advised to refer to the Draft Offer Document/Offer Document for the full text of the "Disclaimer Clause of BSE Limited."

DISCLAIMER CLAUSE OF NSE: It is to be distinctly understood that the permission given by NSE should not in any way be deemed or construed that the Offer Document has been cleared or approved by NSE nor does it certify the correctness or completeness of any of the contents of the Offer Document. The investors are advised to refer to the Prospectus for the full text of the "Disclaimer Clause of NSE."

DISCLAIMER CLAUSE OF USE OF BSE ELECTRONIC PLATFORM: It is to be distinctly understood that the permission given by the BSE to use their network and software of the Online system should not in any way be deemed or construed as compliance with various statutory requirement approved by the Exchange; nor does it any manner warrant, certify or endorse the correctness or completeness of any of the compliance with the statutory and other requirements; nor does it take any responsibility for the financial or other soundness of the Company, its promoters, its management or any scheme or project of the Company. It is also to be distinctly understood that the approval given by the Exchange is only to use the software for participating in system of making application process.

DISCLAIMER CLAUSE OF USE OF NSE ELECTRONIC PLATFORM: It is distinctly understood by the Issuer that the permission given by NSE to use their Infrastructure should not in any way be deemed or construed as that the compliance with various statutory and other requirements by Indiabulls Housing Finance Limited, BRLM, etc. are cleared or approved by NSE; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the compliance with the statutory and other requirements nor does it take any responsibility for the financial or other soundness of the Issuer, its promoters, its management or any scheme or project of the Issuer.

It is also distinctly understood that the approval given by NSE should not in any way be deemed or construed that the prospectus has been cleared or approved by NSE; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the contents of the prospectus; nor does it warrant that the securities will be listed or will continue to be listed on the Exchange.

CREDIT RATINGS: The NCDs proposed to be issued under this Tranche II Issue have been rated **"CRISIL AA/Stable"** (pronounced as CRISIL double A rating with stable outlook) by CRISIL Ratings Limited vide their letter dated May 31, 2024 and revalidated vide their letter dated July 9, 2024 and further revalidated vide their letter dated October 17, 2024, November 29, 2024 read with rationale dated May 31, 2024 and Credit Bulletin dated November 7, 2024, and "[ICRA] AA (Stable)" (pronounced as ICRA double A rating with a stable outlook) by ICRA Limited vide their letters dated June 27, 2024 and revalidated vide their letter dated July 9, 2024 and further revalidated vide their letter dated November 29, 2024 read with rationale dated June 27, 2024 and updated rationale dated November 26, 2024. For the rationale and press release for these ratings, see "General Information", Annexure A and Annexure B of the Tranche II Prospectus. The rating given by the Credit Rating Agencies is valid as on the date of the Tranche II Prospectus and shall remain valid until the rating is revised or withdrawn. These ratings are not a recommendation to buy, sell or hold securities and investors should take their own decision. Securities with this rating are considered to have high degree of safety regarding timely servicing of financial obligations. Such securities carry very low credit risk. These ratings are subject to suspension, revision or withdrawal at any time by the assigning rating agencies and should be evaluated independently of any other ratings. There are no unaccepted ratings and any other ratings other than as specified in Tranche II Prospectus.

DISCLAIMER CLAUSE FOR CRISIL RATINGS LIMITED: CRISIL Ratings Limited (CRISIL Ratings) has taken due care and caution in preparing the Material based on the information provided by its client and / or obtained by CRISIL Ratings from sources which it considers reliable (Information). A rating by CRISIL Ratings reflects its current opinion on the likelihood of timely payment of the obligations under the rated instrument and does not constitute an audit of the rated entity by CRISIL Ratings. CRISIL Ratings does not guarantee the completeness or accuracy of the information on which the rating is based. A rating by CRISIL Ratings is not a recommendation to buy, sell, or hold the rated instrument; it does not comment on the market price or suitability for a particular investor. The Rating is not a recommendation to invest / disinvest in any entity covered in the Material and no part of the Material should be construed as an expert advice or investment advice or any form of investment banking within the meaning of any law or regulation. CRISIL Ratings especially states that it has no liability whatsoever to the subscribers / users / transmitters/ distributors of the Material. Without limiting the generality of the foregoing, nothing in the Material is to be construed as CRISIL Ratings providing or intending to provide any services in jurisdictions where CRISIL Ratings does not have the necessary permission and/or registration to carry out its business activities in this regard. Sammaan Capital Limited will be responsible for ensuring compliances and consequences of non-compliances for use of the Material or part thereof outside India. Current rating status and CRISIL Ratings' rating criteria are available without charge to the public on the website, www.crisil.com. For the latest rating information on any instrument of any company rated by CRISIL Ratings, please contact Customer Service Helpdesk at 1800-267-1301.

DISCLAIMER CLAUSE OF ICRA LIMITED: ICRA ratings should not be treated as recommendation to buy, sell or hold the rated debt instruments. ICRA ratings are subject to a process of surveillance, which may lead to revision in ratings. An ICRA rating is a symbolic indicator of ICRA's current opinion on the relative capability of the issuer concerned to timely service debts and obligations, with reference to the instrument rated. Please visit our website www.icra.in or contact any ICRA office for the latest information on ICRA ratings outstanding. All information contained herein has been obtained by ICRA from sources believed by it to be accurate and reliable, including the rated issuer. ICRA however has not conducted any audit of the rated issuer or of the information provided by it. While reasonable care has been taken to ensure that the information herein is true, such information is provided 'as is' without any warranty of any kind, and ICRA in particular, makes no representation or warranty, express or implied, as to the accuracy, timeliness or completeness of any such information. Also, ICRA or any of its group companies may have provided services other than rating to the issuer rated. All information contained herein must be construed solely as statements of opinion, and ICRA shall not be liable for any losses incurred by users from any use of this publication or its contents.

AVAILABILITY OF APPLICATION FORM: Application Forms can be obtained from: **SAMMAAN CAPITAL LIMITED - Tel:** +91 11 4353 2950; **Fax:** +91 11 4353 2947; **Lead Managers : Nuvama Wealth Management Limited - Telephone No.:** +91 22 4009 4400; **Elara Capital (India) Private Limited - Telephone No.:** +91 22 6164 8599 and **Trust Investment Advisors Private Limited, Telephone No.:** +91 22 4084 5000 and the offices of Consortium Members, Trading Members, Designated Intermediary(ies) and Designated Branches of the SCSBs. Electronic Application Forms will be available on the websites of the SCSBs that permit submission of ASBA Application electronically. Application Forms may be downloaded from the websites of Stock Exchanges, Lead Managers and Consortium Members. Additionally, UPI Investor making an application in the Issue can also make bid through online (app / web) interface/ platform of the BSE i.e. "BSE Direct" and of NSE i.e "NSE goBID". Further, BSE Direct platform can be accessed at https://www.bsedirect.com and NSE goBID at www.nseindiaipo.com or can be accessed through mobile app. Further, Application Forms will also be provided to Designated Intermediaries at their request

AVAILABILITY OF SHELF PROSPECTUS AND TRANCHE II PROSPECTUS : Investors are advised to refer to the Shelf Prospectus and Tranche II Prospectus and the *"Risk Factors"* on page 21 of the Tranche II Prospectus, before applying to the Tranche II Issue. Physical copy of the Shelf Prospectus and Tranche II Prospectus may be obtained from the Registered Office of the Company and the Lead Managers. Full copies of the Shelf Prospectus and Tranche II Prospectus will also be available on the website of the Issuer at www.sammaancapital.com, of the Lead Managers at www.nuvama.com, www.elaracapital.com and www.trustgroup.in, of BSE at www.bseindia.com, of NSE at www.nseindia.com and of SEBI at www.sebi.gov.in.

PUBLIC ISSUE ACCOUNT BANK, SPONSOR BANK AND REFUND BANK: HDFC Bank Limited.

CONSORTIUM MEMBERS: Nuvama Wealth and Investment Limited, Elara Securities (India) Private Limited, Trust Financial Consultancy Services Private Limited and Trust Securities Services Private Limited.

Note: All Capitalised terms used herein and not specifically defined shall have same meaning as ascribed in the Prospectus.

For further details, please refer the Shelf Prospectus and the Tranche II Prospectus.

LEAD MANAGERS TO THE ISSUE

NUVAMA WEALTH MANAGEMENT LIMITED
801-804, Wing A, Building No 3 Inspire BKC,
G Block Bandra Kurla Complex
Bandra East, Mumbai – 400 051
Tel.: +91 22 4009 4400
Email: scl.ncd@nuvama.com
Contact Person: Saili Dave

ELARA CAPITAL (INDIA) PRIVATE LIMITED
One International Center Tower 3, 21st Floor,
Senapati Bapat Marg, Elphinstone Road West
Mumbai – 400 013, India
Tel: +91 22 6164 8599
Email: scl.ncd@elaracapital.com
Contact Person: Astha Daga

TRUST INVESTMENT ADVISORS PRIVATE LIMITED
109/110, Balarama, Bandra Kurla Complex
Bandra East, Mumbai – 400 051
Tel.: +91 22 4084 5000
Email: ihfl.ncd@trustgroup.in
Contact Person: Hani Jalan

REGISTRAR TO THE ISSUE

KFIN TECHNOLOGIES LIMITED
Selenium Tower B, Plot No – 31 & 32 Financial District, Nanakramguda
Serilingampally, Hyderabad Rangareddi - 500 032, Telangana, India
Tel: +91 40 6716 2222
Fax: +91 40 6716 1563
Email: scl.ncdipo@kfintech.com
Website: www.kfintech.com

CREDIT RATING AGENCIES

CRISIL RATINGS LIMITED
(A subsidiary of CRISIL Limited)
CRISIL House, Central Avenue Hiranandani
Business Park, Powai, Mumbai – 400 076
Tel: +91 22 3342 3000
Email: crisilratingdesk@crisil.com
Contact Person: Ajit Velonie

ICRA LIMITED
Electric Mansion 3rd Floor,
Appasaheb Marathe Marg,
Prabhadevi, Mumbai – 400 025
Tel: +91 22 6114 3406
Email: shivakumar@icraindia.com
Contact Person: L Shivakumar

STATUTORY AUDITORS

NANGIA & CO LLP
Chartered Accountants
4th Floor, Iconic Tower, Urmi Estate, 95 Ganpatrao Kadam Marg,
Lower Parel (West), Mumbai - 400013, India
Tel.: + 91 22 4474 3400; **Email:** Info@nangia.com
Contact Person: Rakesh Nangia / Jaspreet Singh Bedi

M VERMA & ASSOCIATES
Chartered Accountants
1209, Hemkunt Chambers, 89, Nehru Place,
New Delhi- 110019. **Tel:** +91 11 41078098
Email: info@mvermaassociates.com
Contact Person: Mohender Gandhi

DEBENTURE TRUSTEE*

IDBI TRUSTEESHIP SERVICES LIMITED
Universal Insurance Building, Ground Floor, Sir P.M. Road, Mumbai – 400 001; **Tel.:** +91 22 4080 7073
Email: itsl@idbitrustee.com/ ashishnaik@idbitrustee.com; **Investor Grievance Email:** response@idbitrustee.com
Contact Person: Ashish Naik, **Website:** www.idbitrustee.com

COMPANY SECRETARY AND COMPLIANCE OFFICER

Amit Kumar Jain, Company Secretary and Compliance Officer
4th Floor, Augusta Point, Golf Course Road, DLF Phase-5, Sector-53, Gurugram, Haryana-122002; **Tel:** +91 124 668 1212; **Fax:** +91 124 668 1213
Email: ajain@sammaancapital.com

Investors may contact the Registrar to the Issue or the Company Secretary and Compliance Officer in case of any pre-issue or post Issue related issues such as non-receipt of Allotment advice, demat credit of alloted NCDs, refund orders, transfers, or interest on application amount etc.

*** IDBI Trusteeship Services Limited under Regulation 8 of SEBI NCS Regulations has by its letter dated December 3, 2024 and July 23, 2024 has given its consent for its appointment as Debenture Trustee to the Issue and for its name to be included in Offer Document and in all the subsequent periodical communications sent to the holders of the Debentures issued pursuant to this Tranche II Issue. For further details, please see Annexure C of the Tranche II Prospectus.*

A copy of the Shelf Prospectus and this Tranche II Prospectus have been filed with the Registrar of Companies, Delhi and Haryana at New Delhi, in terms of section 26 and 31 of the Companies Act, 2013, along with the endorsed/certified copies of all requisite documents. For further details, please see "Material Contracts and Documents for Inspection" on page 418 of the Tranche II Prospectus.

Disclaimer of the Issuer: Sammaan Capital Limited (formerly Indiabulls Housing Finance Limited) (**"Company"**), subject to market conditions, and other considerations, is proposing a public issue of secured redeemable non-convertible debentures (**"NCDs"**) and has filed Tranche II prospectus dated December 5, 2024 (**" Tranche II Prospectus"**) which should be read together with the Shelf Prospectus dated August 28, 2024 (the **"Shelf Prospectus"**), the Corrigendum cum Addendum to the Shelf and Tranche I Prospectus dated September 04, 2024 (**"Corrigendum"**) (together with the Tranche II Prospectus, the **"Prospectus"**) with the Registrar of Companies, Delhi and Haryana at New Delhi (**"RoC"**), BSE Limited (**"BSE"**), National Stock Exchange of India Limited ("NSE" along with "BSE", the Stock Exchanges) and Securities and Exchange Board of India (**"SEBI"**). The Tranche II Prospectus is available on the website of the Company at www.sammaancapital.com, on the website of BSE at www.bseindia.com, on the website of NSE at www.nseindia.com, on the website of the lead managers at www.nuvama.com, www.elaracapital.com,www.trustgroup.in and on the website of SEBI at www.sebi.gov.in. Investors proposing to participate in the Issue should invest only on the basis of the information contained in the Shelf Prospectus and Tranche II Prospectus. Investors should note that investment in the NCDs involves a high degree of risk and for details in relation to the same, refer to the Tranche II Prospectus, including the section titled "Risk Factors" on page 21 and "Material Developments" on page 237 of the Tranche II Prospectus.

For **SAMMAAN CAPITAL LIMITED**
Sd/-
Mr. Gagan Banga
Vice Chairman, Managing Director and CEO
DIN: 00010894

Place : Mumbai
Date : December 10, 2024

CONCEPT

This is an advertisement issued, pursuant to Regulation 30(1) of the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as amended, for information purpose only.

SAMMAAN CAPITAL

Jiyo Sammaan Se

SAMMAAN CAPITAL LIMITED

(formerly known as Indiabulls Housing Finance Limited)

(Please scan this QR Code to view the Tranche II Abridged Prospectus)

Our Company was incorporated as Indiabulls Housing Finance Limited under the Companies Act, 1956 on May 10, 2005, in New Delhi with the Registrar of Companies, Delhi and Haryana at New Delhi ("RoC") and received a certificate for commencement of business from the RoC on January 10, 2006. The CIN of our Company is L65922DL2005PLC136029. Pursuant to the resolution passed by our shareholders at the AGM held on September 25, 2023 and an application filed by the Company to the Reserve Bank of India ("RBI"), the Company has obtained a certificate of registration dated June 28, 2024, bearing registration number N-14.03624, as a non-banking financial company without accepting public deposits by RBI in accordance with Section 45IA of Reserve Bank of India Act, 1934 ("COR"). The RBI also approved the change of name of the Company to "Sammaan Capital Limited" under the COR, which was given effect to on the date of receipt of the COR by the Company (being July 2, 2024). Additionally, the Company has received a fresh certificate of incorporation dated May 21, 2024 from the Ministry of Corporate Affairs pursuant to its change of name to Sammaan Capital Limited. The PAN of our Company is AABCI3612A. For details of changes to the name, certificate of registration and registered office of our Company, see *"History and other Corporate Matters"* on page 199 of the Shelf Prospectus.

Registered Office: 5th Floor, Building No. 27, KG Marg Connaught Place, New Delhi – 110 001, India; Tel: +91 11 4353 2950; Fax: +91 11 4353 2947; **Email:** homeloans@sammaancapital.com

Corporate Office: One International Center, Tower 1, 18th Floor, Senapati Bapat Marg, Elphinstone Road, Mumbai – 400 013, Maharashtra, India and 4th Floor, Augusta Point, Golf Course Road, DLF Phase-5, Sector-53, Gurugram, Haryana-122002, India;
Tel.: +91 22 6189 1400 Fax: +91 22 6189 1416; **Website:** www.sammaancapital.com; **Email:** homeloans@sammaancapital.com; **Company Secretary and Compliance Officer:** Amit Kumar Jain; **Tel:** +91 124 668 1212; **Fax.:** +91 124 668 1213; **E-mail:** ajain@sammaancapital.com
Chief Financial Officer: Mukesh Kumar Garg; **Tel.:** +91 11 4353 2950; **Fax:** +91 11 4353 2947; **Email:** mukesh.garg@sammaancapital.com
Link to download Abridged Prospectus: https://cdn.sammaancapital.com/sammaancapitaltrancheii-abridgedprospectus-e5e742.pdf

THE ISSUE

PUBLIC ISSUE BY SAMMAAN CAPITAL LIMITED (FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED) ("COMPANY" OR "ISSUER") OF UPTO 30,00,000 SECURED, REDEEMABLE, NON-CONVERTIBLE DEBENTURES OF FACE VALUE ₹1,000 EACH ("NCDs" OR "DEBENTURES"), AMOUNTING UP TO ₹100 CRORE ("BASE ISSUE SIZE") WITH AN OPTION TO RETAIN OVERSUBSCRIPTION OF UPTO ₹200 CRORE ("GREEN SHOE OPTION") AGGREGATING UP TO ₹300 CRORE ("TRANCHE II ISSUE SIZE" OR "TRANCHE II ISSUE"). THE TRANCHE II ISSUE SIZE IS WITHIN THE SHELF LIMIT OF ₹2,000 CRORE AND IS BEING OFFERED BY WAY OF THE TRANCHE II PROSPECTUS DATED DECEMBER 5, 2024 CONTAINING INTER ALIA THE TERMS AND CONDITIONS OF TRANCHE II ISSUE ("TRANCHE II PROSPECTUS"), WHICH SHOULD BE READ TOGETHER WITH THE SHELF PROSPECTUS DATED AUGUST 28, 2024 ("SHELF PROSPECTUS") FILED WITH THE ROC, STOCK EXCHANGES AND SEBI, WHICH SHOULD BE READ TOGETHER WITH THE CORRIGENDUM CUM ADDENDUM TO THE SHELF AND TRANCHE I PROSPECTUS DATED 4 SEPTEMBER 2024 ("CORRIGENDUM"). THE SHELF PROSPECTUS, THE CORRIGENDUM AND THE TRANCHE II PROSPECTUS CONSTITUTES THE PROSPECTUS. THE ISSUE IS BEING MADE PURSUANT TO THE PROVISIONS OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE AND LISTING OF NON - CONVERTIBLE SECURITIES) REGULATIONS, 2021, AS AMENDED (THE "SEBI NCS REGULATIONS"), THE COMPANIES ACT, 2013 AND RULES MADE THEREUNDER AS AMENDED (THE "COMPANIES ACT, 2013") TO THE EXTENT NOTIFIED AND THE SEBI MASTER CIRCULAR, AS AMENDED FROM TIME TO TIME. THE ISSUE IS NOT UNDERWRITTEN.

Credit Ratings: "CRISIL AA/Stable" (pronounced as CRISIL double A rating with stable outlook) by CRISIL Ratings Limited and "[ICRA]AA (Stable)" (pronounced as ICRA double A rating with a stable outlook) by ICRA Limited

Allotment on first come first serve basis#

#Allotment in the Tranche II Issue shall be made on the basis of date of upload of each application into the electronic book of the Stock Exchanges in accordance with the SEBI Master Circular. However, in the event of oversubscription on such date and thereafter, the allotments would be made to the applicants on proportionate basis. For further details, refer section titled *"Issue Related Information"* on page 350 of the Tranche II Prospectus.

ISSUE PROGRAMME*

TRANCHE II ISSUE OPEN

TRANCHE II ISSUE CLOSES ON: FRIDAY, DECEMBER 20, 2024

** The Tranche II Issue shall remain open for subscription on Working Days from 10:00 a.m. to 5:00 p.m. (Indian Standard Time) during the period as indicated in the Tranche II Prospectus. Our Company may, in consultation with the Lead Managers, consider closing the Tranche II Issue on such earlier date or extended date (subject to a minimum period of two working days and a maximum period of ten working days from the date of opening of the Tranche II Issue and subject to not exceeding thirty days from filing of the Tranche II Prospectus with ROC including any extensions), as may be decided by the Board of Directors of our Company or Securities Issuance and Investment Committee thereof, subject to relevant approvals, in accordance with Regulation 33A of the SEBI NCS Regulations. In the event of an early closure or extension of the Tranche II Issue, our Company shall ensure that notice of the same is provided to the prospective investors through an advertisement in all the newspapers in which pre-issue advertisement for opening of this Tranche II Issue has been given on or before such earlier or initial date of Tranche II Issue closure. On the Tranche II Issue Closing Date, the Application Forms will be accepted only between 10:00 a.m. and 3:00 p.m. (Indian Standard Time) and uploaded until 5:00 p.m. (Indian Standard Time) or such extended time as may be permitted by the Stock Exchange. Further, pending mandate requests for bids placed on the last day of bidding will be validated by 5:00 p.m. (Indian Standard Time). on one Working Day post the Tranche II Issue Closing Date. For further details please refer to the section titled "General Information" on page 72 and the section titled "Issue Related Information" on page 350 of the Tranche II Prospectus.*

NOTICE TO INVESTORS
CORRIGENDUM CUM ADDENDUM TO THE TRANCHE II PROSPECTUS DATED DECEMBER 5, 2024 READ WITH SHELF PROSECTUS DATED AUGUST 28, 2024 ("SECOND CORRIGNEDUM")

This Second Corrigendum is with reference to the Tranche II Prospectus dated December 5, 2024 ("Tranche II Prospectus") read with Shelf Prospectus dated August 28, 2024 ("Shelf Prospectus") and Corrigendum cum Addendum to the Shelf Prospectus and Tranche I Prospectus dated September 04, 2024 ("Corrigendum"), filed with the Registrar of Companies, Delhi and Haryana at New Delhi ("RoC"), Securities and Exchange Board of India ("SEBI") and BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE" together with BSE "Stock Exchanges"). In this regard, please note that the following:

i. The logo of Sammaan Capital Limited i.e. SAMMAAN CAPITAL as disclosed on the cover page of Tranche II Prospectus read with Shelf Prospectus shall stand replaced with the following:

SAMMAAN CAPITAL
Jiyo Sammaan Se

ii. In the chapter titled, "Forward Looking Statements" on page 19 of the Tranche II Prospectus, the following bullet point shall stand inserted:
- Our Company's trademark is not registered as on date of Tranche II Prospectus. We may be unable to adequately protect our intellectual property. Furthermore, we may be subject to claims alleging breach of third party intellectual property rights.

iii. In the first paragraph of Risk Factor no. 52 under the chapter titled "Risk Factors" on page 54 of the Shelf Prospectus and on page 59 of the Tranche II Prospectus, the following shall include:

We also use SAMMAAN CAPITAL *Jiyo Sammaan Se* trademark for our business operations. Any use of the word "Sammaan Capital" or the logo " SAMMAAN CAPITAL " or " SAMMAAN CAPITAL *Jiyo Sammaan Se* " or similar trade names by third parties may result in loss of our business to such third parties and any potential negative publicity relating to such third parties may adversely affect our reputation, the goodwill of our brand and business prospects.
In the event, Issuer is not able to obtain registration of any trademark including due to opposition by third parties or if any injunctive or other adverse order is issued against Issuer in respect of any trademark, it may amount to our inability to use such trademarks and / or avail the legal protection or prevent unauthorized use of such trademarks by third parties. Any such event may adversely affect our goodwill and business.'

iv. In the section 'Intellectual Property' under the chapter titled "Our Business" on page 172 of the Shelf Prospectus and on page 198 of the Tranche II Prospectus, the following logo shall be inserted after first paragraph:
'Further, we are using the following logo:

SAMMAAN CAPITAL
Jiyo Sammaan Se

A copy of this Second Corrigendum is being filed with RoC in accordance with Section 26 and Section 31 of the Companies Act, 2013. The above changes should be read in conjunction with the Tranche II Prospectus read with Shelf Prospectus and Corrigendum cum Addendum to the Shelf Prospectus and Tranche I Prospectus dated September 04, 2024 ("Corrigendum"). The information in this Second Corrigendum supplements the Tranche II Prospectus read with Shelf Prospectus and updates the information in the Tranche II Prospectus read with Shelf Prospectus, Abridged Prospectus, Application Form and all Issue related Transaction Documents as applicable. All references to the Tranche II Prospectus read with Shelf Prospectus shall also include this Second Corrigendum. All capitalized terms used in this Second Corrigendum shall, unless the context otherwise requires, have the meaning ascribed to them in the Tranche II Prospectus read with Shelf Prospectus. This Second Corrigendum is available on the websites of SEBI, Lead Managers, Stock Exchanges and the Company i.e. www.sebi.gov.in; www.nuvama.com; www.trustgroup.in; www.elaracapital.com; www.bseindia.com, www.nseindia.com and www.sammaancapital.com, respectively.

ASBA* | **Simple, Safe, Smart way of Application!!!** | ***Applications Supported by Blocked Amount ("ASBA") is a better way of applying to issues by simply blocking the fund in the bank account. For further details, check section on ASBA below.**
Mandatory in public issues. No cheque will be accepted.

UPI UNIFIED PAYMENTS INTERFACE

UPI - Now available in ASBA for Retail Individual Investors. Bidders are required to ensure that the bank account used for bidding is linked to their PAN

UPI is now available for Retail Individual Investors submitting bids up to an application value of ₹5,00,000, applying through Designated Intermediaries, SCBSs or through the BSE Direct App/NSEgoBID/ Web interface of stock exchanges or any other permitted methods. For details of the ASBA and UPI Process, refer to the details given in the Application Form and also refer to the section titled *"Issue Procedure"* beginning on page 385 of the Tranche II Prospectus. List of banks supporting UPI is also available on the website of SEBI at www.sebi.gov.in. HDFC Bank Limited has been appointed as Sponsor Bank for the Tranche II Issue, in accordance with the requirement of the SEBI Master Circular dated August 10, 2021 on UPI mechanism, as amended.

NCD ALLOTMENT WILL BE MADE IN DEMATERIALISED FORM ONLY. ALLOTMENT IN CONSULTATION WITH THE LEAD MANAGERS AND THE DESIGNATED STOCK EXCHANGE SHALL BE MADE ON THE BASIS OF THE DATE OF UPLOAD OF EACH APPLICATION INTO THE ELECTRONIC PLATFORM OF THE STOCK EXCHANGES, IN EACH PROPORTION SUBJECT TO THE ALLOCATION RATIO HOWEVER FROM THE DATE OF OVER SUBSCRIPTION AND THEREAFTER, THE ALLOTMENT SHALL BE MADE TO THE APPLICANTS ON PROPORTIONATE BASIS AS INDICATED AT THE SECTION TITLED *"ISSUE PROCEDURE – BASIS OF ALLOTMENT"* AT PAGE 410 OF THE TRANCHE II PROSPECTUS.

INFORMATION REQUIRED UNDER SECTION 30 OF COMPANIES ACT, 2013:

CONTENTS OF THE MEMORANDUM OF ASSOCIATION OF THE COMPANY AS REGARDS ITS OBJECTS: For information on the main objects of our Company, see section titled *"History and Other Corporate Matters"* on page 199 of the Shelf Prospectus and Clause III of the Memorandum of Association of our Company. The Memorandum of Association of the Company is a document for inspection in relation to the Tranche II Issue. For further details, see the section titled *"Material Contracts and Documents for Inspection"* on page 418 of the Tranche II Prospectus.

LIABILITY OF MEMBERS: Limited by shares

AMOUNT OF SHARE CAPITAL OF THE COMPANY AS ON SEPTEMBER 30, 2024: The Authorised Share Capital of the Company is ₹16,00,00,00,000 divided into 3,00,00,00,000 Equity Shares of ₹2 each and 1,00,00,00,000 Preference Shares of ₹10 each. The Issued and Subscribed Capital is ₹148,94,32,954 divided into 73,24,55,111 Equity Shares of ₹2 each and 122,61,366 partly paid up Equity Shares having face value of ₹2 each (₹0.67 each partly Paid-Up). The Paid-up Share Capital is ₹147,31,25,337.22 divided into 73,24,55,111 Equity Shares of ₹2 each and 122,61,366 partly paid up Equity Shares having face value of ₹2 each (₹0.67 each partly Paid-Up).

NAMES OF THE SIGNATORIES AT THE TIME OF SIGNING OF THE MEMORANDUM OF ASSOCIATION OF THE COMPANY AND THE NUMBER OF SHARES SUBSCRIBED BY THEM AT THE TIME OF SIGNING THE MEMORANDUM OF ASSOCIATION: Given are the names of the signatories of the Memorandum of Association of the Company and the number of equity shares subscribed of face value of ₹10 each by them at the time of signing of Memorandum of Association: Indiabulls Financial Services Limited was allotted 49,994 equity shares of ₹10 each and Mr. Rajiv Rattan, Mr. Ashok Sharma, Ms. Aneeta Nagpal, Mr. Sandeep Arora, Mr. Tejinderpal Singh Miglani and Mr. Sanjeev Ranjan were allotted 1 equity share of ₹10 each, respectively.

LISTING: The NCDs offered through the Tranche II Prospectus and the Shelf Prospectus are proposed to be listed on BSE Limited (**"BSE"**) and National Stock Exchange of India Limited (**"NSE"** along with BSE, the **"Stock Exchanges"**). Our Company has received an 'in-principle' approval from BSE vide its letter no DCS/RM/PI-BOND/012/24-25 dated August 5, 2024 and NSE vide its letter no. NSE/LIST/D/2024/0247 dated August 5, 2024.

GENERAL RISKS : Investment in non-convertible securities is risky, and investors should not invest any funds in such securities unless they can afford to take the risk attached to such investments. Investors are advised to take an informed decision and to read the risk factors carefully before investing in this offering. For taking an investment decision, investors must rely on their examination of the issue including the risk involved in it. Specific attention of investors is invited to statement of risk factors contained under "Risk Factors" on page 21 of the Tranche II Prospectus and to the section *"Material Developments"* on page 212 of the Shelf Prospectus and page 237 of the Tranche II Prospectus respectively, before making an investment in such Tranche II Issue. These risks are not, and are not intended to be, a complete list of all risks and considerations relevant to the non-convertible securities or investor's decision to purchase such securities. The Tranche II Prospectus has not been and will not be approved by any regulatory authority in India, including SEBI, the Reserve Bank of India (**"RBI"**), RoC or any stock exchange in India nor do they guarantee the accuracy or adequacy of this document.

DISCLAIMER CLAUSE OF BSE: It is to be distinctly understood that the permission given by BSE Limited should not in any way be deemed or construed that the Offer Document has been cleared or approved by BSE Limited nor does it certify the correctness or completeness of any of the contents of the Offer Document. The investors are advised to refer to the Draft Offer Document/Offer Document for the full text of the "Disclaimer Clause of BSE Limited."

DISCLAIMER CLAUSE OF NSE: It is to be distinctly understood that the permission given by NSE should not in any way be deemed or construed that the Offer Document has been cleared or approved by NSE nor does it certify the correctness or completeness of any of the contents of the Offer Document. The investors are advised to refer to the Prospectus for the full text of the "Disclaimer Clause of NSE."

DISCLAIMER CLAUSE OF USE OF BSE ELECTRONIC PLATFORM: It is to be distinctly understood that the permission given by the BSE to use their network and software of the Online system should not in any way be deemed or construed as compliance with various statutory requirement approved by the Exchange; nor does it any manner warrant, certify or endorse the correctness or completeness of any of the compliance with the statutory and other requirements; nor does it take any responsibility for the financial or other soundness of the Company, its promoters, its management or any scheme or project of the Company. It is also to be distinctly understood that the approval given by the Exchange is only to use the software for participating in system of making application process.

DISCLAIMER CLAUSE OF USE OF NSE ELECTRONIC PLATFORM: It is distinctly understood by the Issuer that the permission given by NSE to use their Infrastructure should not in any way be deemed or construed as that the compliance with various statutory and other requirements by Indiabulls Housing Finance Limited, BRLM, etc. are cleared or approved by NSE; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the compliance with the statutory and other requirements nor does it take any responsibility for the financial or other soundness of the Issuer, its promoters, its management or any scheme or project of the Issuer.
It is also distinctly understood that the approval given by NSE should not in any way be deemed or construed that the prospectus has been cleared or approved by NSE; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the contents of the prospectus; nor does it warrant that the securities will be listed or will continue to be listed on the Exchange.

CREDIT RATINGS: The NCDs proposed to be issued under this Tranche II Issue have been rated **"CRISIL AA/Stable"** (pronounced as CRISIL double A rating with stable outlook) by CRISIL Ratings Limited vide their letter dated May 31, 2024 and revalidated vide their letter dated July 9, 2024 and further revalidated vide their letter dated October 17, 2024, November 29, 2024 read with rationale dated May 31, 2024 and Credit Bulletin dated November 7, 2024, and "[ICRA] AA (Stable)" (pronounced as ICRA double A rating with a stable outlook) by ICRA Limited vide their letters dated June 27, 2024 and revalidated vide their letter dated July 9, 2024 and further revalidated vide their letter dated November 29, 2024 read with rationale dated June 27, 2024 and updated rationale dated November 26, 2024. For the rationale and press release for these ratings, see "General Information", Annexure A and Annexure B of the Tranche II Prospectus. The rating given by the Credit Rating Agencies is valid as on the date of the Tranche II Prospectus and shall remain valid until the rating is revised or withdrawn. These ratings are not a recommendation to buy, sell or hold securities and investors should take their own decision. Securities with this rating are considered to have high degree of safety regarding timely servicing of financial obligations. Such securities carry very low credit risk. These ratings are subject to suspension, revision or withdrawal at any time by the assigning rating agencies and should be evaluated independently of any other ratings. There are no unaccepted ratings and any other ratings other than as specified in Tranche II Prospectus.

DISCLAIMER CLAUSE FOR CRISIL RATINGS LIMITED: CRISIL Ratings Limited (CRISIL Ratings) has taken due care and caution in preparing the Material based on the information provided by its client and / or obtained by CRISIL Ratings from sources which it considers reliable (Information). A rating by CRISIL Ratings reflects its current opinion on the likelihood of timely payment of the obligations under the rated instrument and does not constitute an audit of the rated entity by CRISIL Ratings. CRISIL Ratings does not guarantee the completeness or accuracy of the information on which the rating is based. A rating by CRISIL Ratings is not a recommendation to buy, sell, or hold the rated instrument; it does not comment on the market price or suitability for a particular investor. The Rating is not a recommendation to invest / disinvest in any entity covered in the Material and no part of the Material should be construed as an expert advice or investment advice or any form of investment banking within the meaning of any law or regulation. CRISIL Ratings especially states that it has no liability whatsoever to the subscribers / users / transmitters/ distributors of the Material. Without limiting the generality of the foregoing, nothing in the Material is to be construed as CRISIL Ratings providing or intending to provide any services in jurisdictions where CRISIL Ratings does not have the necessary permission and/or registration to carry out its business activities in this regard. Sammaan Capital Limited will be responsible for ensuring compliances and consequences of non-compliances for use of the Material or part thereof outside India. Current rating status and CRISIL Ratings' rating criteria are available without charge to the public on the website, www.crisil.com. For the latest rating information on any instrument of any company rated by CRISIL Ratings, please contact Customer Service Helpdesk at 1800-267-1301.

DISCLAIMER CLAUSE OF ICRA LIMITED: ICRA ratings should not be treated as recommendation to buy, sell or hold the rated debt instruments. ICRA ratings are subject to a process of surveillance, which may lead to revision in ratings. An ICRA rating is a symbolic indicator of ICRA's current opinion on the relative capability of the issuer concerned to timely service debts and obligations, with reference to the instrument rated. Please visit our website www.icra.in or contact any ICRA office for the latest information on ICRA ratings outstanding. All information contained herein has been obtained by ICRA from sources believed by it to be accurate and reliable, including the rated issuer. ICRA however has not conducted any audit of the rated issuer or of the information provided by it. While reasonable care has been taken to ensure that the information herein is true, such information is provided 'as is' without any warranty of any kind, and ICRA in particular, makes no representation or warranty, express or implied, as to the accuracy, timeliness or completeness of any such information. Also, ICRA or any of its group companies may have provided services other than rating to the issuer rated. All information contained herein must be construed solely as statements of opinion, and ICRA shall not be liable for any losses incurred by users from any use of this publication or its contents.

AVAILABILITY OF APPLICATION FORM: Application Forms can be obtained from: **SAMMAAN CAPITAL LIMITED - Tel:** +91 11 4353 2950; **Fax:** +91 11 4353 2947; **Lead Managers : Nuvama Wealth Management Limited - Telephone No.:** +91 22 4009 4400; **Elara Capital (India) Private Limited - Telephone No.:** +91 22 6164 8599 and **Trust Investment Advisors Private Limited, Telephone No.:** +91 22 4084 5000 and the offices of Consortium Members, Trading Members, Designated Intermediary(ies) and Designated Branches of the SCSBs. Electronic Application Forms will be available on the websites of the SCSBs that permit submission of ASBA Application electronically. Application Forms may be downloaded from the websites of Stock Exchanges, Lead Managers and Consortium Members. Additionally, UPI Investor making an application in the Issue can also make bid through online (app / web) interface/ platform of the BSE i.e. "BSE Direct" and of NSE i.e "NSE goBID". Further, BSE Direct platform can be accessed at https://www.bsedirect.com and NSE goBID at www.nseindiaipo.com or can be accessed through mobile app. Further, Application Forms will also be provided to Designated Intermediaries at their request

AVAILABILITY OF SHELF PROSPECTUS AND TRANCHE II PROSPECTUS : Investors are advised to refer to the Shelf Prospectus and Tranche II Prospectus and the *"Risk Factors"* on page 21 of the Tranche II Prospectus, before applying to the Tranche II Issue. Physical copy of the Shelf Prospectus and Tranche II Prospectus may be obtained from the Registered Office of the Company and the Lead Managers. Full copies of the Shelf Prospectus and Tranche II Prospectus will also be available on the website of the Issuer at www.sammaancapital.com, of the Lead Managers at www.nuvama.com, www.elaracapital.com and www.trustgroup.in, of BSE at www.bseindia.com, of NSE at www.nseindia.com and of SEBI at www.sebi.gov.in.

PUBLIC ISSUE ACCOUNT BANK, SPONSOR BANK AND REFUND BANK: HDFC Bank Limited.

CONSORTIUM MEMBERS: Nuvama Wealth and Investment Limited, Elara Securities (India) Private Limited, Trust Financial Consultancy Services Private Limited and Trust Securities Services Private Limited.

Note: All Capitalised terms used herein and not specifically defined shall have same meaning as ascribed in the Prospectus.
For further details, please refer the Shelf Prospectus and the Tranche II Prospectus.

LEAD MANAGERS TO THE ISSUE

NUVAMA WEALTH MANAGEMENT LIMITED
801-804, Wing A, Building No 3 Inspire BKC,
G Block Bandra Kurla Complex
Bandra East, Mumbai – 400 051
Tel.: +91 22 4009 4400
Email: scl.ncd@nuvama.com
Contact Person: Saili Dave

ELARA CAPITAL (INDIA) PRIVATE LIMITED
One International Center Tower 3, 21st Floor,
Senapati Bapat Marg, Elphinstone Road West
Mumbai – 400 013, India
Tel: +91 22 6164 8599
Email: scl.ncd@elaracapital.com
Contact Person: Astha Daga

TRUST INVESTMENT ADVISORS PRIVATE LIMITED
109/110, Balarama, Bandra Kurla Complex
Bandra East, Mumbai – 400 051
Tel.: +91 22 4084 5000
Email: ihfl.ncd@trustgroup.in
Contact Person: Hani Jalan

REGISTRAR TO THE ISSUE

KFIN TECHNOLOGIES LIMITED
Selenium Tower B, Plot No – 31 & 32 Financial District, Nanakramguda
Serilingampally, Hyderabad Rangareddi - 500 032, Telangana, India
Tel: +91 40 6716 2222
Fax: +91 40 6716 1563
Email: scl.ncdipo@kfintech.com
Website: www.kfintech.com

CREDIT RATING AGENCIES

CRISIL RATINGS LIMITED
(A subsidiary of CRISIL Limited)
CRISIL House, Central Avenue Hiranandani
Business Park, Powai, Mumbai – 400 076
Tel: +91 22 3342 3000
Email: crisilratingdesk@crisil.com
Contact Person: Ajit Velonie

ICRA LIMITED
Electric Mansion 3rd Floor,
Appasaheb Marathe Marg,
Prabhadevi, Mumbai – 400 025
Tel: +91 22 6114 3406
Email: shivakumar@icraindia.com
Contact Person: L Shivakumar

STATUTORY AUDITORS

NANGIA & CO LLP
Chartered Accountants
4th Floor, Iconic Tower, Urmi Estate, 95 Ganpatrao Kadam Marg,
Lower Parel (West), Mumbai - 400013, India
Tel.: + 91 22 4474 3400; **Email:** Info@nangia.com
Contact Person: Rakesh Nangia / Jaspreet Singh Bedi

M VERMA & ASSOCIATES
Chartered Accountants
1209, Hemkunt Chambers, 89, Nehru Place,
New Delhi- 110019. **Tel:** +91 11 41078098
Email: info@mvermaassociates.com
Contact Person: Mohender Gandhi

DEBENTURE TRUSTEE**

IDBI TRUSTEESHIP SERVICES LIMITED
Universal Insurance Building, Ground Floor, Sir P.M. Road, Mumbai – 400 001; **Tel.:** +91 22 4080 7073
Email: itsl@idbitrustee.com/ ashishnaik@idbitrustee.com; **Investor Grievance Email:** response@idbitrustee.com
Contact Person: Ashish Naik, **Website:** www.idbitrustee.com

COMPANY SECRETARY AND COMPLIANCE OFFICER

Amit Kumar Jain, Company Secretary and Compliance Officer
4th Floor, Augusta Point, Golf Course Road, DLF Phase-5, Sector-53, Gurugram,
Haryana-122002; **Tel:** +91 124 668 1212; **Fax:** +91 124 668 1213
Email: ajain@sammaancapital.com

Investors may contact the Registrar to the Issue or the Company Secretary and Compliance Officer in case of any pre-issue or post Issue related issues such as non-receipt of Allotment advice, demat credit of alloted NCDs, refund orders, transfers, or interest on application amount etc.

*** IDBI Trusteeship Services Limited under Regulation 8 of SEBI NCS Regulations has by its letter dated December 3, 2024 and July 23, 2024 has given its consent for its appointment as Debenture Trustee to the Issue and for its name to be included in Offer Document and in all the subsequent periodical communications sent to the holders of the Debentures issued pursuant to this Tranche II Issue. For further details, please see Annexure C of the Tranche II Prospectus.*

A copy of the Shelf Prospectus and this Tranche II Prospectus have been filed with the Registrar of Companies, Delhi and Haryana at New Delhi, in terms of section 26 and 31 of the Companies Act, 2013, along with the endorsed/certified copies of all requisite documents. For further details, please see "Material Contracts and Documents for Inspection" on page 418 of the Tranche II Prospectus.

Disclaimer of the Issuer: Sammaan Capital Limited (formerly Indiabulls Housing Finance Limited) (**"Company"**), subject to market conditions, and other considerations, is proposing a public issue of secured redeemable non-convertible debentures (**"NCDs"**) and has filed Tranche II prospectus dated December 5, 2024 (**" Tranche II Prospectus"**) which should be read together with the Shelf Prospectus dated August 28, 2024 (the **"Shelf Prospectus"**), the Corrigendum cum Addendum to the Shelf and Tranche I Prospectus dated September 04, 2024 (**"Corrigendum"**) (together with the Tranche II Prospectus, the **"Prospectus"**) with the Registrar of Companies, Delhi and Haryana at New Delhi (**"RoC"**), BSE Limited (**"BSE"**), National Stock Exchange of India Limited ("NSE" along with "BSE", the Stock Exchanges) and Securities and Exchange Board of India (**"SEBI"**). The Tranche II Prospectus is available on the website of the Company at www.sammaancapital.com, on the website of BSE at www.bseindia.com, on the website of NSE at www.nseindia.com, on the website of the lead managers at www.nuvama.com, www.elaracapital.com, www.trustgroup.in and on the website of SEBI at www.sebi.gov.in. Investors proposing to participate in the Issue should invest only on the basis of the information contained in the Shelf Prospectus and Tranche II Prospectus. Investors should note that investment in the NCDs involves a high degree of risk and for details in relation to the same, refer to the Tranche II Prospectus, including the section titled "Risk Factors" on page 21 and "Material Developments" on page 237 of the Tranche II Prospectus.

For **SAMMAAN CAPITAL LIMITED**
Sd/-
Mr. Gagan Banga
Vice Chairman, Managing Director and CEO
DIN: 00010894

Place : Mumbai
Date : December 10, 2024

CONCEPT

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