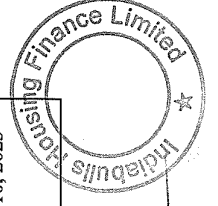


Annexure -A

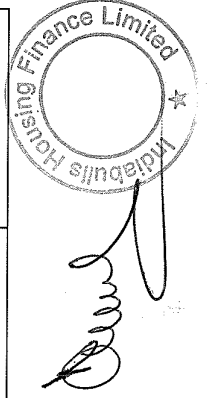
S.No.	Debentures/ Preference Shares/ Warrants	Series I Category I, II	Series I Category III, IV	Series II Category III, IV	Series III Category I, II	Series III Category III, IV	Series IV Category III, IV
1.	Security Description	Secured Redeemable Non-Convertible Debentures	Secured Redeemable Non-Convertible Debentures	Secured Redeemable Non-Convertible Debentures	Secured Redeemable Non-Convertible Debentures	Secured Redeemable Non-Convertible Debentures	Secured Redeemable Non-Convertible Debentures
2.	No. of Securities	3,700	83,541	76,342	20,000	45,848	70,970
3.	Issue Price (Rs.)	37,00,000	8,35,41,000	7,63,42,000	2,00,00,000	4,58,48,000	7,09,70,000
4.	Nominal Value (Rs.)	37,00,000	8,35,41,000	7,63,42,000	2,00,00,000	4,58,48,000	7,09,70,000
5.	Paid up value (Rs.)	37,00,000	8,35,41,000	7,63,42,000	2,00,00,000	4,58,48,000	7,09,70,000
6.	Distinctive Numbers	1 - 3700	1 - 83541	1 - 76342	1 - 20000	1 - 45848	1 - 70970
7.	ISIN Code	INE148I07NS4	INE148I07NT2	INE148I07OF9	INE148I07OE2	INE148I07OD4	INE148I07OB8
8.	Coupon Rate	9.25%	9.65%	9.25%	N.A. (Effective Yield 9.25%)	N.A. (Effective Yield 9.65%)	9.90%
9.	Date of Allotment	23.03.2023	23.03.2023	23.03.2023	23.03.2023	23.03.2023	23.03.2023
10.	Interest Payment Dates	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D
11.	Date(s) of Redemption	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D
12.	Coupon Frequency	Annual	Annual	Monthly	Cumulative	Cumulative	Annual
13.	Redemption Amount	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D
14.	Rating Agency	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited
15.	Rating Date	February 06, 2023 & February 10, 2023	February 06, 2023 & February 10, 2023	February 06, 2023 & February 10, 2023	February 06, 2023 & February 10, 2023	February 06, 2023 & February 10, 2023	February 06, 2023 & February 10, 2023



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16.	Credit Rating	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable
17.	Put/ Call Option	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
18.	Remarks	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

S.No.	Debtures/ Preference Shares/ Warrants	Series V Category III, IV	Series VI Category III, IV	Series VII Category I, II	Series VII Category III, IV	Series VIII Category I, II	Series VIII Category III, IV
1.	Security Description	Secured Redeemable Non-Convertible Debtures	Secured Redeemable Non-Convertible Debtures	Secured Redeemable Non-Convertible Debtures	Secured Redeemable Non-Convertible Debtures	Secured Redeemable Non-Convertible Debtures	Secured Redeemable Non-Convertible Debtures
2.	No. of Securities	55,467	68,186	2,50,000	1,08,828	500	1,33,105
3.	Issue Price (Rs.)	5,54,67,000	6,81,86,000	25,00,00,000	10,88,28,000	5,00,000	13,31,05,000
4.	Nominal Value (Rs.)	5,54,67,000	6,81,86,000	25,00,00,000	10,88,28,000	5,00,000	13,31,05,000
5.	Paid up value (Rs.)	5,54,67,000	6,81,86,000	25,00,00,000	10,88,28,000	5,00,000	13,31,05,000
6.	Distinctive Numbers	1 - 55467	1 - 68186	1 - 250000	1 - 108828	1 - 500	1 - 133105
7.	ISIN Code	INE148107NZ9	INE148107NY2	INE148107NW6	INE148107OH5	INE148107NX4	INE148107NV8
8.	Coupon Rate	9.48%	N.A. (Effective Yield 9.90%)	9.65%	10.15%	9.25%	9.71%
9.	Date of Allotment	23.03.2023	23.03.2023	23.03.2023	23.03.2023	23.03.2023	23.03.2023
10.	Interest Payment Dates	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D
11.	Date(s) of Redemption	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D
12.	Coupon Frequency	Monthly	Cumulative	Annual	Annual	Monthly	Monthly
13.	Redemption Amount	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D	Refer Annexure D
14.	Rating Agency	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited	CRISIL Ratings Limited & ICRA Limited



15.	Rating Date	February 06, 2023 & February 10, 2023	February 06, 2023 & February 10, 2023	February 06, 2023 & February 10, 2023	February 06, 2023 & February 10, 2023	February 06, 2023 & February 10, 2023
16.	Credit Rating	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable	CRISIL AA/Stable, ICRA AA/ Stable
17.	Put/ Call Option	N.A.	N.A.	N.A.	N.A.	N.A.
18.	Remarks	N.A.	N.A.	N.A.	N.A.	N.A.

Date: March 23, 2023

Amit Jain

Amit Kumar Jain
Company Secretary
Indiabulls Housing Finance Limited



ANNEXURE D: ILLUSTRATIVE CASH FLOW AND DAY COUNT CONVENTION

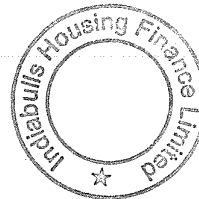
Investors should note that the below examples are solely for illustrative purposes and are not specific to the Tranche V Issue.

Series I

24 Months - Annual Coupon Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post Incentive
Face Value per NCD (in Rs.)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 23 March, 2023	Thursday, 23 March, 2023
Tenor	2 years	2 years
Coupon Rate for all Categories I & II	9.25%	NA
Coupon Rate for all Categories III & IV	9.65%	9.90%
Redemption Date/Maturity Date (assumed)	Sunday, 23 March, 2025	Sunday, 23 March, 2025
Frequency of the interest payment with specified dates	First interest on March 23, 2024 and second interest on March 23, 2025	First interest on March 23, 2024 and second interest on March 23, 2025
Day Count Convention	Actual/Actual	Actual/Actual

Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
Deemed date of allotment	Thursday, 23 March, 2023	Thursday, 23 March, 2023		-1000	-1000	-1000
1st Coupon	Saturday, 23 March, 2024	Monday, 25 March, 2024	366	92.50	96.50	99.00
2nd Coupon	Sunday, 23 March, 2025	Friday, 21 March, 2025	365	92.50	96.50	99.00
Principal / Maturity value	Sunday, 23 March, 2025	Friday, 21 March, 2025		1000	1000	1000



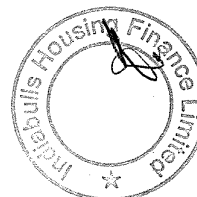
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Series II

24 Months - Monthly Coupon Payment

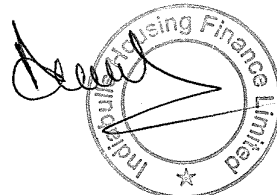
Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post-Incentive
Face Value per NCD (in Rs.)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 23 March, 2023	Thursday, 23 March, 2023
Tenor	2 years	2 years
Coupon Rate for all Categories I & II	8.88%	NA
Coupon Rate for all Categories III & IV	9.25%	9.50%
Redemption Date/Maturity Date (assumed)	Sunday, 23 March, 2025	Sunday, 23 March, 2025
Frequency of the interest payment with specified dates	First interest on April 23, 2023 and subsequently on the 23rd day of every month.	First interest on April 23, 2023 and subsequently on the 23rd day of every month.
Day Count Convention	Actual/Actual	Actual/Actual

Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
Deemed date of allotment	Thursday, 23 March, 2023	Thursday, 23 March, 2023		-1000	-1000	-1000
1st Coupon	Sunday, 23 April, 2023	Monday, 24 April, 2023	31	7.54	7.86	8.07
2nd Coupon	Tuesday, 23 May, 2023	Tuesday, 23 May, 2023	30	7.30	7.60	7.81
3rd Coupon	Friday, 23 June, 2023	Friday, 23 June, 2023	31	7.54	7.86	8.07
4th Coupon	Sunday, 23 July, 2023	Monday, 24 July, 2023	30	7.30	7.60	7.81
5th Coupon	Wednesday, 23 August, 2023	Wednesday, 23 August, 2023	31	7.54	7.86	8.07
6th Coupon	Saturday, 23 September, 2023	Monday, 25 September, 2023	31	7.54	7.86	8.07
7th Coupon	Monday, 23 October, 2023	Monday, 23 October, 2023	30	7.30	7.60	7.81
8th Coupon	Thursday, 23 November, 2023	Thursday, 23 November, 2023	31	7.54	7.86	8.07



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Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
9th Coupon	Saturday, 23 December, 2023	Tuesday, 26 December, 2023	30	7.30	7.60	7.81
10th Coupon	Tuesday, 23 January, 2024	Tuesday, 23 January, 2024	31	7.52	7.83	8.05
11th Coupon	Friday, 23 February, 2024	Friday, 23 February, 2024	31	7.52	7.83	8.05
12th Coupon	Saturday, 23 March, 2024	Monday, 25 March, 2024	29	7.04	7.33	7.53
13th Coupon	Tuesday, 23 April, 2024	Tuesday, 23 April, 2024	31	7.52	7.83	8.05
14th Coupon	Thursday, 23 May, 2024	Thursday, 23 May, 2024	30	7.28	7.58	7.79
15th Coupon	Sunday, 23 June, 2024	Monday, 24 June, 2024	31	7.52	7.83	8.05
16th Coupon	Tuesday, 23 July, 2024	Tuesday, 23 July, 2024	30	7.28	7.58	7.79
17th Coupon	Friday, 23 August, 2024	Friday, 23 August, 2024	31	7.52	7.83	8.05
18th Coupon	Monday, 23 September, 2024	Monday, 23 September, 2024	31	7.52	7.83	8.05
19th Coupon	Wednesday, 23 October, 2024	Wednesday, 23 October, 2024	30	7.28	7.58	7.79
20th Coupon	Saturday, 23 November, 2024	Monday, 25 November, 2024	31	7.52	7.83	8.05
21st Coupon	Monday, 23 December, 2024	Monday, 23 December, 2024	30	7.28	7.58	7.79
22nd Coupon	Thursday, 23 January, 2025	Thursday, 23 January, 2025	31	7.54	7.86	8.07
23rd Coupon	Sunday, 23 February, 2025	Monday, 24 February, 2025	31	7.54	7.86	8.07
24th Coupon	Sunday, 23 March, 2025	Friday, 21 March, 2025	28	6.81	7.10	7.29
Principal / Maturity value	Sunday, 23 March, 2025	Friday, 21 March, 2025		1000	1000	1000



Series III

24 Months - Cumulative Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post-Incentive
Face Value per NCD (in Rs.)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 23 March, 2023	Thursday, 23 March, 2023
Tenor	2 years	2 years
Coupon Rate for all Categories I & II	NA	NA
Coupon Rate for all Categories III & IV	NA	NA
Redemption Date/Maturity Date (assumed)	Sunday, 23 March, 2025	Sunday, 23 March, 2025
Frequency of the interest payment with specified dates	NA	NA
Day Count Convention	Actual/Actual	Actual/Actual

Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
Deemed date of allotment	Thursday, 23 March, 2023	Thursday, 23 March, 2023		-1000.00	-1000.00	-1000.00
Coupon/Interest Payment	Sunday, 23 March, 2025	Friday, 21 March, 2025	731	193.85	202.65	208.20
Principal / Maturity value	Sunday, 23 March, 2025	Friday, 21 March, 2025		1000.00	1000.00	1000.00

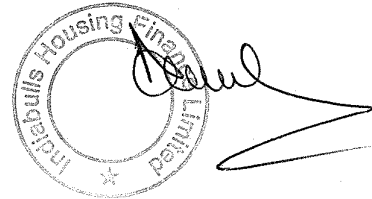


Series IV

36 Months - Annual Coupon Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post Incentive
Face Value per NCD (in Rs.)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 23 March, 2023	Thursday, 23 March, 2023
Tenor	3 years	3 years
Coupon Rate for all Categories I & II	9.40%	NA
Coupon Rate for all Categories III & IV	9.90%	10.15%
Redemption Date/Maturity Date (assumed)	Monday, 23 March, 2026	Monday, 23 March, 2026
Frequency of the interest payment with specified dates	First interest on March 23, 2024, subsequently on the 23rd day of March every year	First interest on March 23, 2024, subsequently on the 23rd day of March every year
Day Count Convention	Actual/Actual	Actual/Actual

Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
Deemed date of allotment	Thursday, 23 March, 2023	Thursday, 23 March, 2023		-1000	-1000	-1000
1st Coupon	Saturday, 23 March, 2024	Monday, 25 March, 2024	366	94.00	99.00	101.50
Principal Payment	Saturday, 23 March, 2024	Friday, 22 March, 2024		333.00	333.00	333.00
2nd Coupon	Sunday, 23 March, 2025	Monday, 24 March, 2025	365	62.70	66.03	67.70
Principal Payment	Sunday, 23 March, 2025	Friday, 21 March, 2025		333.00	333.00	333.00
3rd Coupon	Monday, 23 March, 2026	Monday, 23 March, 2026	365	31.40	33.07	33.90
Principal / Maturity value	Monday, 23 March, 2026	Monday, 23 March, 2026		334.00	334.00	334.00



Series V

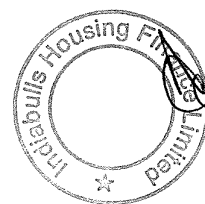
36 Months - Monthly Coupon Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post-Incentive
Face Value per NCD (in Rs.)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 23 March, 2023	Thursday, 23 March, 2023
Tenor	3 years	3 years
Coupon Rate for all Categories I & II	9.02%	NA
Coupon Rate for all Categories III & IV	9.48%	9.73%
Redemption Date/Maturity Date (assumed)	Monday, 23 March, 2026	Monday, 23 March, 2026
Frequency of the interest payment with specified dates	First interest on April 23, 2023 and subsequently on the 23rd day of every month.	First interest on April 23, 2023 and subsequently on the 23rd day of every month.
Day Count Convention	Actual/Actual	Actual/Actual

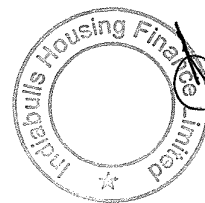
Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
Deemed date of allotment	Thursday, 23 March, 2023	Thursday, 23 March, 2023		-1000	-1000	-1000
1st Coupon	Sunday, 23 April, 2023	Monday, 24 April, 2023	31	7.66	8.05	8.26
2nd Coupon	Tuesday, 23 May, 2023	Tuesday, 23 May, 2023	30	7.41	7.79	8.00
3rd Coupon	Friday, 23 June, 2023	Friday, 23 June, 2023	31	7.66	8.05	8.26
4th Coupon	Sunday, 23 July, 2023	Monday, 24 July, 2023	30	7.41	7.79	8.00
5th Coupon	Wednesday, 23 August, 2023	Wednesday, 23 August, 2023	31	7.66	8.05	8.26
6th Coupon	Saturday, 23 September, 2023	Monday, 25 September, 2023	31	7.66	8.05	8.26
7th Coupon	Monday, 23 October, 2023	Monday, 23 October, 2023	30	7.41	7.79	8.00
8th Coupon	Thursday, 23 November, 2023	Thursday, 23 November, 2023	31	7.66	8.05	8.26



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
9th Coupon	Saturday, 23 December, 2023	Tuesday, 26 December, 2023	30	7.41	7.79	8.00
10th Coupon	Tuesday, 23 January, 2024	Tuesday, 23 January, 2024	31	7.64	8.03	8.24
11th Coupon	Friday, 23 February, 2024	Friday, 23 February, 2024	31	7.64	8.03	8.24
12th Coupon	Saturday, 23 March, 2024	Monday, 25 March, 2024	29	7.15	7.51	7.71
Principal Payment	Saturday, 23 March, 2024	Friday, 22 March, 2024		333.00	333.00	333.00
13th Coupon	Tuesday, 23 April, 2024	Tuesday, 23 April, 2024	31	5.10	5.36	5.50
14th Coupon	Thursday, 23 May, 2024	Thursday, 23 May, 2024	30	4.93	5.18	5.32
15th Coupon	Sunday, 23 June, 2024	Monday, 24 June, 2024	31	5.10	5.36	5.50
16th Coupon	Tuesday, 23 July, 2024	Tuesday, 23 July, 2024	30	4.93	5.18	5.32
17th Coupon	Friday, 23 August, 2024	Friday, 23 August, 2024	31	5.10	5.36	5.50
18th Coupon	Monday, 23 September, 2024	Monday, 23 September, 2024	31	5.10	5.36	5.50
19th Coupon	Wednesday, 23 October, 2024	Wednesday, 23 October, 2024	30	4.93	5.18	5.32
20th Coupon	Saturday, 23 November, 2024	Monday, 25 November, 2024	31	5.10	5.36	5.50
21st Coupon	Monday, 23 December, 2024	Monday, 23 December, 2024	30	4.93	5.18	5.32
22nd Coupon	Thursday, 23 January, 2025	Thursday, 23 January, 2025	31	5.11	5.37	5.51
23rd Coupon	Sunday, 23 February, 2025	Monday, 24 February, 2025	31	5.11	5.37	5.51



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
24th Coupon	Sunday, 23 March, 2025	Monday, 24 March, 2025	28	4.62	4.85	4.98
Principal Payment	Sunday, 23 March, 2025	Friday, 21 March, 2025		333.00	333.00	333.00
25th Coupon	Wednesday, 23 April, 2025	Wednesday, 23 April, 2025	31	2.56	2.69	2.76
26th Coupon	Friday, 23 May, 2025	Friday, 23 May, 2025	30	2.48	2.60	2.67
27th Coupon	Monday, 23 June, 2025	Monday, 23 June, 2025	31	2.56	2.69	2.76
28th Coupon	Wednesday, 23 July, 2025	Wednesday, 23 July, 2025	30	2.48	2.60	2.67
29th Coupon	Saturday, 23 August, 2025	Monday, 25 August, 2025	31	2.56	2.69	2.76
30th Coupon	Tuesday, 23 September, 2025	Tuesday, 23 September, 2025	31	2.56	2.69	2.76
31st Coupon	Thursday, 23 October, 2025	Thursday, 23 October, 2025	30	2.48	2.60	2.67
32nd Coupon	Sunday, 23 November, 2025	Monday, 24 November, 2025	31	2.56	2.69	2.76
33rd Coupon	Tuesday, 23 December, 2025	Tuesday, 23 December, 2025	30	2.48	2.60	2.67
34th Coupon	Friday, 23 January, 2026	Friday, 23 January, 2026	31	2.56	2.69	2.76
35th Coupon	Monday, 23 February, 2026	Monday, 23 February, 2026	31	2.56	2.69	2.76
36th Coupon	Monday, 23 March, 2026	Monday, 23 March, 2026	28	2.31	2.43	2.49
Principal / Maturity value	Monday, 23 March, 2026	Monday, 23 March, 2026		334.00	334.00	334.00



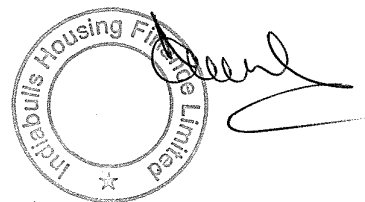
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Series VI

36 Months - Cumulative Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post-Incentive
Face Value per NCD (in Rs.)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 23 March, 2023	Thursday, 23 March, 2023
Tenor	3 Years	3 Years
Coupon Rate for all Categories I & II	NA	NA
Coupon Rate for all Categories III & IV	NA	NA
Redemption Date/Maturity Date (assumed)	Monday, 23 March, 2026	Monday, 23 March, 2026
Frequency of the interest payment with specified dates	NA	NA
Day Count Convention	Actual/Actual	Actual/Actual

Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
Deemed date of allotment	Thursday, 23 March, 2023	Thursday, 23 March, 2023		-1000.00	-1000.00	-1000.00
Coupon/Interest Payment	Monday, 23 March, 2026	Monday, 23 March, 2026	1096	309.70	327.75	336.85
Principal / Maturity value	Monday, 23 March, 2026	Monday, 23 March, 2026		1000.00	1000.00	1000.00

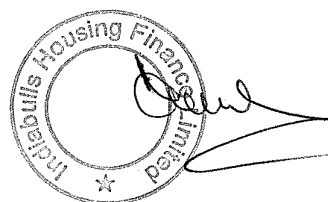


Series VII

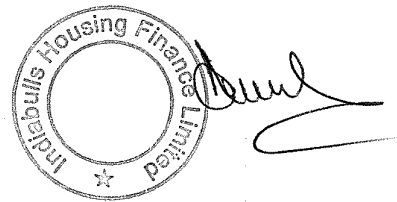
60 Months - Annual Coupon Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post Incentive
Face Value per NCD (in Rs.)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 23 March, 2023	Thursday, 23 March, 2023
Tenor	5 years	5 years
Coupon Rate for all Categories I & II	9.65%	NA
Coupon Rate for all Categories III & IV	10.15%	10.40%
Redemption Date/Maturity Date (assumed)	Thursday, 23 March, 2028	Thursday, 23 March, 2028
Frequency of the interest payment with specified dates	First interest on March 23, 2024, subsequently on the 23rd day of March every year	First interest on March 23, 2024, subsequently on the 23rd day of March every year
Day Count Convention	Actual/Actual	Actual/Actual

Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
Deemed date of allotment	Thursday, 23 March, 2023	Thursday, 23 March, 2023		-1000	-1000	-1000
1st Coupon	Saturday, 23 March, 2024	Monday, 25 March, 2024	366	96.50	101.50	104.00
Principal Payment	Saturday, 23 March, 2024	Friday, 22 March, 2024		200.00	200.00	200.00
2nd Coupon	Sunday, 23 March, 2025	Monday, 24 March, 2025	365	77.20	81.20	83.20
Principal Payment	Sunday, 23 March, 2025	Friday, 21 March, 2025		200.00	200.00	200.00
3rd Coupon	Monday, 23 March, 2026	Monday, 23 March, 2026	365	57.90	60.90	62.40
Principal Payment	Monday, 23 March, 2026	Monday, 23 March, 2026		200.00	200.00	200.00
4th Coupon	Tuesday, 23 March, 2027	Tuesday, 23 March, 2027	365	38.60	40.60	41.60



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
Principal Payment	Tuesday, 23 March, 2027	Tuesday, 23 March, 2027		200.00	200.00	200.00
5th Coupon	Thursday, 23 March, 2028	Thursday, 23 March, 2028	366	19.30	20.30	20.80
Principal / Maturity value	Thursday, 23 March, 2028	Thursday, 23 March, 2028		200	200	200

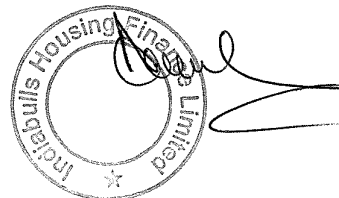


Series VIII

60 Months - Monthly Coupon Payment

Company	Indiabulls Housing Finance Limited	Indiabulls Housing Finance Limited
	Pre-Incentive	Post-Incentive
Face Value per NCD (in Rs.)	1000	1000
Number of NCDs held (assumed)	1	1
Date of Allotment (assumed)*	Thursday, 23 March, 2023	Thursday, 23 March, 2023
Tenor	5 years	5 years
Coupon Rate for all Categories I & II	9.25%	NA
Coupon Rate for all Categories III & IV	9.71%	9.96%
Redemption Date/Maturity Date (assumed)	Thursday, 23 March, 2028	Thursday, 23 March, 2028
Frequency of the interest payment with specified dates	First interest on April 23, 2023 and subsequently on the 23rd day of every month.	First interest on April 23, 2023 and subsequently on the 23rd day of every month.
Day Count Convention	Actual/Actual	Actual/Actual

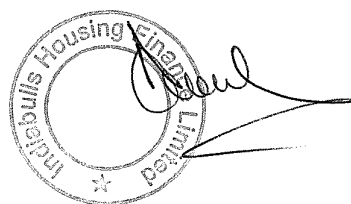
Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
Deemed date of allotment	Thursday, 23 March, 2023	Thursday, 23 March, 2023		-1000	-1000	-1000
1st Coupon	Sunday, 23 April, 2023	Monday, 24 April, 2023	31	7.86	8.25	8.46
2nd Coupon	Tuesday, 23 May, 2023	Tuesday, 23 May, 2023	30	7.60	7.98	8.19
3rd Coupon	Friday, 23 June, 2023	Friday, 23 June, 2023	31	7.86	8.25	8.46
4th Coupon	Sunday, 23 July, 2023	Monday, 24 July, 2023	30	7.60	7.98	8.19
5th Coupon	Wednesday, 23 August, 2023	Wednesday, 23 August, 2023	31	7.86	8.25	8.46
6th Coupon	Saturday, 23 September, 2023	Monday, 25 September, 2023	31	7.86	8.25	8.46
7th Coupon	Monday, 23 October, 2023	Monday, 23 October, 2023	30	7.60	7.98	8.19
8th Coupon	Thursday, 23 November, 2023	Thursday, 23 November, 2023	31	7.86	8.25	8.46



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
9th Coupon	Saturday, 23 December, 2023	Tuesday, 26 December, 2023	30	7.60	7.98	8.19
10th Coupon	Tuesday, 23 January, 2024	Tuesday, 23 January, 2024	31	7.83	8.22	8.44
11th Coupon	Friday, 23 February, 2024	Friday, 23 February, 2024	31	7.83	8.22	8.44
12th Coupon	Saturday, 23 March, 2024	Monday, 25 March, 2024	29	7.33	7.69	7.89
Principal Payment	Saturday, 23 March, 2024	Monday, 25 March, 2024		200.00	200.00	200.00
13th Coupon	Tuesday, 23 April, 2024	Tuesday, 23 April, 2024	31	6.27	6.58	6.75
14th Coupon	Thursday, 23 May, 2024	Thursday, 23 May, 2024	30	6.07	6.37	6.53
15th Coupon	Sunday, 23 June, 2024	Monday, 24 June, 2024	31	6.27	6.58	6.75
16th Coupon	Tuesday, 23 July, 2024	Tuesday, 23 July, 2024	30	6.07	6.37	6.53
17th Coupon	Friday, 23 August, 2024	Friday, 23 August, 2024	31	6.27	6.58	6.75
18th Coupon	Monday, 23 September, 2024	Monday, 23 September, 2024	31	6.27	6.58	6.75
19th Coupon	Wednesday, 23 October, 2024	Wednesday, 23 October, 2024	30	6.07	6.37	6.53
20th Coupon	Saturday, 23 November, 2024	Monday, 25 November, 2024	31	6.27	6.58	6.75
21st Coupon	Monday, 23 December, 2024	Monday, 23 December, 2024	30	6.07	6.37	6.53
22nd Coupon	Thursday, 23 January, 2025	Thursday, 23 January, 2025	31	6.28	6.60	6.77
23rd Coupon	Sunday, 23 February, 2025	Monday, 24 February, 2025	31	6.28	6.60	6.77
24th Coupon	Sunday, 23 March, 2025	Monday, 24 March, 2025	28	5.68	5.96	6.11
Principal Payment	Sunday, 23 March, 2025	Monday, 24 March, 2025		200.00	200.00	200.00



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
25th Coupon	Wednesday, 23 April, 2025	Wednesday, 23 April, 2025	31	4.71	4.95	5.08
26th Coupon	Friday, 23 May, 2025	Friday, 23 May, 2025	30	4.56	4.79	4.91
27th Coupon	Monday, 23 June, 2025	Monday, 23 June, 2025	31	4.71	4.95	5.08
28th Coupon	Wednesday, 23 July, 2025	Wednesday, 23 July, 2025	30	4.56	4.79	4.91
29th Coupon	Saturday, 23 August, 2025	Monday, 25 August, 2025	31	4.71	4.95	5.08
30th Coupon	Tuesday, 23 September, 2025	Tuesday, 23 September, 2025	31	4.71	4.95	5.08
31st Coupon	Thursday, 23 October, 2025	Thursday, 23 October, 2025	30	4.56	4.79	4.91
32nd Coupon	Sunday, 23 November, 2025	Monday, 24 November, 2025	31	4.71	4.95	5.08
33rd Coupon	Tuesday, 23 December, 2025	Tuesday, 23 December, 2025	30	4.56	4.79	4.91
34th Coupon	Friday, 23 January, 2026	Friday, 23 January, 2026	31	4.71	4.95	5.08
35th Coupon	Monday, 23 February, 2026	Monday, 23 February, 2026	31	4.71	4.95	5.08
36th Coupon	Monday, 23 March, 2026	Monday, 23 March, 2026	28	4.26	4.47	4.58
Principal Payment	Monday, 23 March, 2026	Monday, 23 March, 2026		200.00	200.00	200.00
37th Coupon	Thursday, 23 April, 2026	Thursday, 23 April, 2026	31	3.14	3.30	3.38
38th Coupon	Saturday, 23 May, 2026	Monday, 25 May, 2026	30	3.04	3.19	3.27
39th Coupon	Tuesday, 23 June, 2026	Tuesday, 23 June, 2026	31	3.14	3.30	3.38
40th Coupon	Thursday, 23 July, 2026	Thursday, 23 July, 2026	30	3.04	3.19	3.27
41st Coupon	Sunday, 23 August, 2026	Monday, 24 August, 2026	31	3.14	3.30	3.38



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
42nd Coupon	Wednesday, 23 September, 2026	Wednesday, 23 September, 2026	31	3.14	3.30	3.38
43rd Coupon	Friday, 23 October, 2026	Friday, 23 October, 2026	30	3.04	3.19	3.27
44th Coupon	Monday, 23 November, 2026	Monday, 23 November, 2026	31	3.14	3.30	3.38
45th Coupon	Wednesday, 23 December, 2026	Wednesday, 23 December, 2026	30	3.04	3.19	3.27
46th Coupon	Saturday, 23 January, 2027	Monday, 25 January, 2027	31	3.14	3.30	3.38
47th Coupon	Tuesday, 23 February, 2027	Tuesday, 23 February, 2027	31	3.14	3.30	3.38
48th Coupon	Tuesday, 23 March, 2027	Tuesday, 23 March, 2027	28	2.84	2.98	3.06
Principal Payment	Tuesday, 23 March, 2027	Tuesday, 23 March, 2027		200.00	200.00	200.00
49th Coupon	Friday, 23 April, 2027	Friday, 23 April, 2027	31	1.57	1.65	1.69
50th Coupon	Sunday, 23 May, 2027	Monday, 24 May, 2027	30	1.52	1.60	1.64
51st Coupon	Wednesday, 23 June, 2027	Wednesday, 23 June, 2027	31	1.57	1.65	1.69
52nd Coupon	Friday, 23 July, 2027	Friday, 23 July, 2027	30	1.52	1.60	1.64
53rd Coupon	Monday, 23 August, 2027	Monday, 23 August, 2027	31	1.57	1.65	1.69
54th Coupon	Thursday, 23 September, 2027	Thursday, 23 September, 2027	31	1.57	1.65	1.69
55th Coupon	Saturday, 23 October, 2027	Monday, 25 October, 2027	30	1.52	1.60	1.64
56th Coupon	Tuesday, 23 November, 2027	Tuesday, 23 November, 2027	31	1.57	1.65	1.69



Cash Flows	Due Date	Date of Payment	No. of days in Coupon Period	Coupon For Categories I & II of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Pre-Incentive)	Coupon For Categories III & IV of Investors (in Rs.) (Post-Incentive)
57th Coupon	Thursday, 23 December, 2027	Thursday, 23 December, 2027	30	1.52	1.60	1.64
58th Coupon	Sunday, 23 January, 2028	Monday, 24 January, 2028	31	1.57	1.64	1.69
59th Coupon	Wednesday, 23 February, 2028	Wednesday, 23 February, 2028	31	1.57	1.64	1.69
60th Coupon	Thursday, 23 March, 2028	Thursday, 23 March, 2028	29	1.47	1.54	1.58
Principal / Maturity value	Thursday, 23 March, 2028	Thursday, 23 March, 2028		200	200	200



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