



NPL/BSE/2024-25/07

April 13, 2024

To
The Listing Department
BSE Limited
Phiroze Jeejeebhoy Tower
Dalal Street
Mumbai — 400001

Ref: Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Scrip Code: 511714
Scrip ID: NIMBSPROJ

Dear Sir,

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that Board of Directors in its meeting held on Saturday, April 13, 2024 has finalized the terms & conditions for availing of secured loan/ credit facility of Rupees 35.00 Crore (Rupees Thirty Five Crores Only) from Aditya Birla Finance Limited and authorizing its firm Indogreen International to act as a co-borrower and its firm IITL-Nimbus The Express Park View to act as a gaurantor for the same. The following are the other particulars:

S. No.	Particular	Detail of disclosure
1.	Detail of Lenders	Aditya Birla Finance Limited having its office at D-17, Sector3, Noida-201301 UP.
2.	Purpose of Loan	The facility shall be utilized by Nimbus Projects Limited to be utilized for GCP, ISRA and transaction charges.
3.	Total amount of loan to be granted	Rs. 35,00,00,000/- (Rupees Thirty Five Crore only) in tranches.
4.	Total amount of Outstanding Loan	N.A.
5.	Nature/duration/ Rate of Interest etc. for Loan	Availing of credit/finance facility of Rs. 35 Crore (Rupees Thirty Five Crore Only) from Aditya Birla Finance Limited, from time to time in various tranches, at interest rate of 12.00% p.a. upfront and reduced to 11.75% p.a. ROI on opening of Escrow Account of Golden Palms Hotel, Delhi, owned by M/s Indogreen International, for a period of 60 months (Including 12 Months Moratorium) and to authorize its firm IITL-Nimbus The Express Park View to act as a Guarantor for availing the above mentioned loan.



6.	Date of Execution of Loan Agreement/ Sanction Letter	To be executed
7.	Details of security provided	<ol style="list-style-type: none">1. First and exclusive charge on Golden Palms Hotel, owned by M/s Indogreen International, situated at Patparganj, Delhi, having Market Value of Rs. 64 Cr.2. Hypothecation on cash flows of Indogreen International and IITL-Nimbus the Express Park View Project (through cross linking) along with cross collateralization on existing projects.3. Personal Guarantee of Mr. Bipin Agarwal4. Guarantee of M/s IITL-Nimbus The Express Park View5. ISRA of 2 months interest on loan amount.
8.	Other Details(if any)	The tenure of 60 months (including 12 months moratorium period).

This is for your information and record.

Yours Faithfully

For Nimbus Projects Limited

Bipin Agarwal
(Managing Director)
DIN:00001276