

NPL/BSE/2025-26/79

December 29, 2025

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-Availing of secured loan/ credit facility of Rs.7.45 Crore & Rs.25.00 Lakh

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 today, i.e; Monday, December 29, 2025 has approved availing of secured loan/ credit facility of Rupees 7.45 Crore (Rupees Seven Crore Forty Five Lakhs Only) and Rupees 25.00 Lakh (Rupees Twenty Five Lakh Only) respectively from Aditya Birla Capital Limited:

S. No.	Particulars	Detail of disclosure (For Rs. 7.45 Crore)	Detail of disclosure (For Rs. 25.00 Lakh)
1.	Detail of Lenders	Aditya Birla Capital Limited having its office at D-17, Sector-3, Noida-Uttar Pradesh-201301	Aditya Birla Capital Limited having its office at D-17, Sector-3, Noida-Uttar Pradesh-201301
2.	Purpose of Loans	The facility shall be utilized by Nimbus Projects Limited for General corporate purpose.	The facility shall be utilized by Nimbus Projects Limited for General corporate purpose.
3.	Total amount of loans to be granted	Rs. 7.45 Crore (Rupees Seven Crore Forty Five Lakh Only) in tranches.	Rs. 25 Lakh (Rupees Twenty Five Lakh Only) in tranches.
5.	Nature/duration/ Rate of Interest etc. for Loan	Availing of credit/finance facility of Rs. 7.45 Crore (Rupees Seven Crore Forty Five Lakhs Only) from Aditya Birla Capital Limited, from time to time in various tranches, at interest rate of 12% p.a. floating, for a period of 42 months and to authorize its firm IITL-Nimbus, The Express Park View to act as a co-borrower for availing the above mentioned loan.	Availing of credit/finance facility of Rs. 25 Lakh (Rupees Twenty Five Lakh Only) from Aditya Birla Capital Limited, from time to time in various tranches, at interest rate of 12% p.a. floating, for a period of 42 months and to authorize its firm IITL-Nimbus, The Express Park View to act as a co-borrower for availing the above mentioned loan.
6.	Date of Execution of Loan Agreement/ Sanction Letter	December 27, 2025	December 27, 2025
7.	Details of security provided	<ul style="list-style-type: none"> Primary - Extension of mortgage through equitable mortgage against hotel property Golden Palm" located at Patparganj, Delhi - 110092, Owned by Indogreen International. Primary - Extension of charge through 	<ul style="list-style-type: none"> Primary - Extension of mortgage through equitable mortgage against hotel property Golden Palm" located at Patparganj, Delhi - 110092, Owned by Indogreen International. Primary - Extension of charge through

		hypothecation of hotel cashflow of "Golden Palm" located at Patparganj, Delhi - 110092, Owned by Indogreen International. <ul style="list-style-type: none"> • Additional - Extension of mortgage through Registered mortgage against first and exclusive charge on unsold 91 units having a Saleable area of 1,18,707 Sq. Ft. located at Project "Express Park View" Sector-CHI-V, Greater Noida- 201310.-Owned by IITL Nimbus- The Express Park View • Additional - Extension of charge through hypothecation on sold and unsold receivable of project "Express Park View" of INR 185.60 crores (S/R of 64.68 Crs & unsold receivable Rs. 120.92 Crs) - Owned by IITL Nimbus- The Express Park View. • Personal Guarantee of Mr. Bipin Agarwal. • Corporate Guarantee of M/s Indogreen International and M/s IITL Nimbus- The Express Park View is co-borrower • ISRA of 2 months interest on Loan amount 	hypothecation of hotel cashflow of "Golden Palm" located at Patparganj, Delhi - 110092, Owned by Indogreen International. <ul style="list-style-type: none"> • Additional - Extension of mortgage through Registered mortgage against first and exclusive charge on unsold 91 units having a Saleable area of 1,18,707 Sq. Ft. located at Project "Express Park View" Sector-CHI-V, Greater Noida- 201310.-Owned by IITL Nimbus- The Express Park View • Additional - Extension of charge through hypothecation on sold and unsold receivable of project "Express Park View" of INR 185.60 crores (S/R of 64.68 Crs & unsold receivable Rs. 120.92 Crs) - Owned by IITL Nimbus- The Express Park View. • Personal Guarantee of Mr. Bipin Agarwal. • Corporate Guarantee of M/s Indogreen International and M/s IITL Nimbus- The Express Park View is co-borrower. • ISRA of 2 months interest on Loan amount
8.	Other Details(if any)	Tenure of 42 months	Tenure of 42 months

The same is also available on the website of the Company at www.nimbusprojectsltd.com

Kindly take the above information on record.

Thanking You,

Yours Faithfully

For Nimbus Projects Limited

Ritika Aggarwal

(Company Secretary & Compliance Officer)

M. No: A69712