

NPL/BSE/2025-26/80

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- Acting as a co-borrower regarding availing of secured loan/ credit facility of Rs.11.36 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 finalized the terms & conditions for acting as a co-borrower and authorizing its partnership firm (Subsidiary Entity) IITL-Nimbus, The Express Park View regarding availing of secured loan/ credit facility of Rupees 11.36 Crore (Rupees Eleven Crore Thirty-Six 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. 11.36 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. 11.36 Crore (Rupees Eleven Crore Thirty-Six Lakhs Only) in tranches.	Rs. 25 Lakh (Rupees Twenty Five Lakh Only) in tranches.
5.	Nature/duration/ Rate of Interest etc. for Loan	The Company to act as co-borrower and authorize its partnership firm 'IITL-Nimbus, The Express Park View' to avail secured loan/ credit facility of Rs.11.36 Crore (Rupees Eleven Crore Thirty-Six 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.	The Company to act as co-borrower and authorize its partnership firm 'IITL-Nimbus, The Express Park View' to avail secured loan/ credit 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.
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"> <li>Primary - Extension of mortgage through Registered/Equitable 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</li> <li>Primary - 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 &amp; unsold receivable Rs. 120.92 Crs) - Owned by IITL Nimbus The Express Park View.</li> <li>Additional - Extension of mortgage through equitable mortgage against hotel property GoldenPalm" located at Patparganj, Delhi-110092 valuing Rs. 66.81 cr. that already under mortgage with ABCL in existing facility. Owned by Indogreen International.</li> <li>Personal Guarantee of Mr. Bipin Agarwal.</li> <li>Corporate Guarantee of M/s Indogreen International &amp; Nimbus Projects Ltd. is Co Borrower</li> <li>ISRA of 2 months interest on Loan amount</li> </ul>	<ul style="list-style-type: none"> <li>Primary - Extension of mortgage through Registered/Equitable 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</li> <li>Primary - 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 &amp; unsold receivable Rs. 120.92 Crs) - Owned by IITL Nimbus The Express Park View.</li> <li>Additional - Extension of mortgage through equitable mortgage against hotel property GoldenPalm" located at Patparganj, Delhi-110092 valuing Rs. 66.81 cr. that already under mortgage with ABCL in existing facility. Owned by Indogreen International.</li> <li>Personal Guarantee of Mr. Bipin Agarwal.</li> <li>Corporate Guarantee of M/s Indogreen International &amp; Nimbus Projects Ltd. is Co Borrower</li> <li>ISRA of 2 months interest on Loan amount</li> </ul>
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](http://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**