



NPL/BSE/2023-24/43

September 29, 2023

To
The Listing Department
BSE Limited
Phiroze Jeejeebhoy Tower
Dalal Street
Mumbai — 400 001

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 Friday, September 29, 2023 has finalized the terms & conditions for acting as a Co-borrower and authorizing its partnership firm IITL-Nimbus The Express Park View availing of secured loan/ credit facility of Rupees 50.00 Crore (Rupees Fifty Crores Only) from Aditya Birla Finance Limited and authorizing its firm Indogreen International for providing guarantee for the above mentioned loan. The following are the other particulars:

S. No.	Particular	Detail of disclosure
1.	Detail of Lenders	Aditya Birla Finance Limited having its registered office at D-17, Sector3, Noida-201301 UP.
2.	Purpose of Loan	The facility shall be utilized by IITL-Nimbus The Express Park View towards the payment to be utilized for General Commercial Purpose (GCP).
3.	Total amount of loan to be granted	Rs. 50,00,00,000/- (Rupees Fifty Crore only) in tranches.
4.	Total amount of Outstanding Loan	N.A.
5.	Nature/duration/ Rate of Interest etc. for Loan	To act as co-borrower and authorize its partnership firm IITL-Nimbus The Express Park View to avail secured loan/ credit facility- 1. Facility I - Rs. 48,00,00,000/- (Rupees Forty Eight Crore only) 2. Facility II- Rs. 2,00,00,000/- (Rupees Two Crore only) from Aditya Birla Finance Limited, from time to time in



		various tranches, at interest rate of 13% per annum for a period of 60 months and to authorize its firm Indogreen International for providing guarantee for availing the above mentioned loan.
6.	Date of Execution of Loan Agreement/ Sanction Letter	29.09.2023
7.	Details of security provided	<ol style="list-style-type: none">1. Interim Collateral against hotel property Golden palms, Located at Patparganj, Delhi valuing Rs. 64.58 Cr.2. First and exclusive charge on unsold and unregistered 273 units having saleable area 359910 sq.ft located at project "Express park View" Sector Chi-V, Greater Noida.3. First and exclusive charge on sold and unsold receivable of project of INR 201.45 Crore4. Personal Guarantee of Mr. Bipin Agarwal5. Guarantee of M/s Indogreen International6. ISRA of 2 months interest on loan amount.
8.	Other Details(if any)	The tenure of 60 months include 12 months moratorium period.

This is for your information and record.

Yours Faithfully

For Nimbus Projects Limited

Nisha

Digitally signed
by Nisha Sarayan
Date: 2023.09.29
18:48:33 +05'30'

Sarayan

Nisha Sarayan

(Company Secretary & Compliance Officer)

M. No: A67145