NPL/BSE/2024-25/100 **February 10, 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

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 the Board of Directors in its meeting held on Monday, February 10, 2025 has finalized the terms & conditions for availing of secured loan/ credit facility of Rupees 150.00 Crore (Rupees One Hundred Fifty Crores Only) from Bajaj Housing Finance Limited(BHFL).

The following are the other particulars:

S. No.	Particular	Detail of disclosure
1.	Detail of Lenders	Bajaj Housing Finance Limited having its branch office at Unit No. 451, 4th Floor, Aggarwal Millenium Tower-1, Netaji Subhash Place , Pitampura Delhi -110034, Delhi
2.	Purpose of Loan	The facility shall be utilized by Nimbus Projects Limited for the purpose of Construction and anciliary expenses related to the project “Sunworld Arista Phase-II.
3.	Total amount of loan to be granted	Rs. 150,00,00,000/- (Rupees One Hundred Fifty 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. 150.00 Crore (Rupees One Hundred Fifty Crore Only) from Bajaj Housing Finance Limited, from time to time in various tranches for a period of 84 months (Including Principal standstill period of 36 months from date of first disbursement of Facility). Present Reference rate of BHFL-CF-FRR is 18% p.a. , spread is- 6.50% p.a. and the applicable rate is 11.30 % p.a.

6.	Date of Execution of Loan Agreement/ Sanction Letter	i) Sanction letter dated 04.02.2025 ii) Agreement to be executed
7.	Details of security provided	1. Exclusive second charge (first charge with the NOIDA Authority) by way of equitable mortgage of project land including UDS and unsold units in the project; 2. Exclusive charge by way of Hypothecation of scheduled receivables and receivables from unsold units of the project and all insurance proceeds, both present and future cash flows of the project; 3. Exclusive charge on the Escrow A/c of the project and all monies credited/deposited therein (in all forms); 4. Personal guarantee of Mr. Bipin Agarwal and Mr. Sahil Agarwal; 5. Guarantee of M/s IITL - Nimbus, The Palm Village; 6. Complete chain of tittle documents of the projects to be furnished to the BHFL.
8.	Other Details(if any)	1. Facility will be utilized towards construction cost and/ or ancillary expenses related to the project; 2. Borrower to open Escrow A/c with the designated bank; 3. In case the Escrow Account is not opened within 210 days, BHFL reserves the right to recall the loan; 4. Borrower to submit monthly MIS report providing details of sales, collections and cancellation latest by 10th of the succeeding month.

This is for your information and record.

The same will be available on the website of the Company at https://www.nimbusprojectsltd.com/.

Yours Faithfully
For Nimbus Projects Limited
Ritika Aggarwal Digitally signed by Ritika Aggarwal Date: 2025.02.10 21:13:16 +05'30'
Ritika Aggarwal
(Company Secretary & Compliance Officer)
M. No.: A69712

Encl: As above