

NPL/BSE/NSE/2026-27/16

May 27, 2026

<b>To, The Manager BSE limited Corporate Relationship Department Phiroze Jeejeebhoy Tower, Dalal Street, Mumbai- 400001 Scrip Code: 511714</b>	<b>To, The Manager National Stock Exchange of India Limited Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra(E) Mumbai - 400051 Symbol: NIMBSPROJ</b>
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**Subject: Intimation pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015-Availing of term loan facility**

Dear Sir/ Madam,

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, it is hereby informed that Board of Directors in its meeting held on today, i.e; Wednesday, May 27, 2026 has approved availing of term loan facility of Rupees 250 Crore (Rupees Two Hundred Fifty Crore Only) respectively from Piramal Finance Limited and authorized its firm IITL-Nimbus, The Palm Village to act as co-borrower in respect of availing above mentioned loan:

S. No.	Particulars	Detail of disclosure
1.	Detail of Lenders	Piramal Finance Limited having its office at 601, 6 <sup>th</sup> Floor, Amity Building, Agastya Corporate Park, Kamini Junction, Opp. Fire Station, LBS Marg, Kurla (West), Mumbai-400070
2.	Purpose of Loans	The term loan facility shall be utilized by Nimbus Projects Limited for General corporate purpose.
3.	Total amount of loans to be granted	Rs.250 Crore (Rupees Two Hundred Fifty Crore Only) in tranches. Facility 1: Rs.200 Cr. Facility 2: Rs.50 Cr.
5.	Nature/duration/ Rate of Interest etc. for Loan	Availing of term loan facility Rs.250 Crore (Rupees Two Hundred Fifty Crore Only) from Piramal Finance Limited, from time to time in various tranches, at an interest rate of 13.00% p.a. fixed (facility 1) and 11.75% p.a. fixed (facility 2) and , for a period of 48 months and to authorize its firm IITL-Nimbus, The Palm Village to act as a co-borrower for availing the above mentioned loan.
6.	Date of Sanction Letter	May 21, 2026
7.	Details of security provided	<ul style="list-style-type: none"> <li>• Mortgage over leasehold land of underlying project (The Palm Village) spread over 11.8 acres located in Sector 22A, Yamuna Expressway</li> <li>• Hypothecation of project receivables</li> <li>• 100% hypothecation of partnership interest of 'IITL - Nimbus, The Palm Village'</li> </ul>

		<ul style="list-style-type: none"><li>• Personal Guarantee of Mr. Bipin Aggarwal and Mr. Sahil Aggarwal</li><li>• Charge over the Escrow Account as permitted under applicable law</li><li>• Post-dated/ undated cheques for scheduled interest and principal payments</li><li>• Demand Promissory Note</li><li>• Shortfall undertaking from Promoters</li><li>• Any other security/rights as may be stipulated by our committee and/or as may be detailed in Definitive Agreements</li></ul>
8.	Other Details(if any)	Tenure of 48 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**