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DA 317891

S. No. 23269 Date: 01-08-2022. Rs. 100/-

Sold to: Dr. Jitendar Sharma, S/o. Shyam Sunder Sharma, Vizag.

For Whom: Andhra Pradesh Medtech Zone Limited, Vizag.

T. N. SATYANARAYANA

Licensed Stamp Vendor

L. No. 03-11-011/2012, R. L. No. 03-11-015/2021

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Visakhapatnam - 02, Cell No. 9866555323.

Cell No. 9848752160.

LEASE DEED

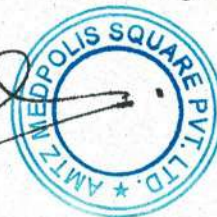
THIS DEED OF AGREEMENT executed at Visakhapatnam on this 19th day of August 2022, by M/s. Andhra Pradesh Medtech Zone Limited, a company incorporated under the Companies Act, 2013, an undertaking of the Government of Andhra Pradesh having its Corporate office at AMTZ Campus, Pragati Maidan, VM Steel Project S.O., Visakhapatnam - 530031, Andhra Pradesh, India represented by Dr. Jitendar Kumar Sharma, S/o Mr. Shyam Sunder Sharma, Managing Director & CEO, hereinafter referred to as "Party of the FIRST PART" or "AMTZ" which expression wherever it occurs, shall mean and include the representatives, administrators, successors in interest and assign;

AND

1. M/s. AMTZ Medpolis Square Pvt. Ltd., , a company incorporated under the Companies Act, 2013 and having its office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, Telangana, represented by its Director Mr. Soham Modi.
2. M/s. AMTZ Medpolis Square 702 Pvt. Ltd., , a company incorporated under the Companies Act, 2013 and having its office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, Telangana, represented by its Director Mr. Sayed Waseem Akhtar.



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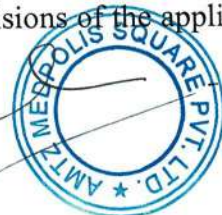


Hereinafter jointly referred to as the “Party of the SECOND PART” and severally as Medpolis Square and Medpolis 702, respectively, which expression, shall mean and include its legal representatives, heirs, executors, administrators, successors in interest, executors and assigns.

Party of the FIRST PART and Party of the SECOND PART are hereinafter individually referred to as “Party” and collectively referred to as “Parties”.

WHEREAS

- A. The Party of the FIRST PART has a mandate to create an industrial park in the 270-Acre of land at Visakhapatnam dedicated for medical device manufacturing that can accommodate over 200 manufacturing units and for formation of this Medical Technology Manufacturing Park (“Zone”), land to an extent of 204.46 acres was transferred by the Revenue Department vide G.O.Ms.No.272 dated July 01, 2016; and the balance 66.25 acres vide G.O.Ms.No.300 dated July 18, 2017 and G.O.Ms.No.395 dated September 05, 2017 in favour of Health Medical and family Welfare (H2) Department.
- B. Subsequently, the Health Medical and family Welfare (H2) Department vide Memo No. 295254/H2/2016 dated August 17, 2016 transferred the land in favour of AMTZ and the following Conveyance Deeds were executed and registered with the Sub-Registrar, Dwarakanagar, Visakhapatnam District in favour of AMTZ: (i) Dated and registered on August 18, 2016 bearing document No. 4011/2016; (ii) Dated and registered on July 22, 2017 bearing document No. 6158/2017 of Book-1; (iii) Dated and registered on December 22, 2017 bearing document No. 6287/2017; (iv) Rectification Deed dated and registered on December 22, 2017 bearing document No. 6288/2017.
- C. The Revenue (REGN. 1) Department also passed the following orders exempting stamp duty and registration fee for AMTZ and the proposed manufacturing and other units within the Zone: (i) G.O.Ms.No.398 dated August 17, 2016; (ii) G.O.MS.No. 169 dated May 17, 2017; (iii) G.O.MS.No. 180 dated May 24, 2017; (iv) G.O.MS.No. 558 dated November 24, 2017. To ensure support to Industries, the Government transferred AMTZ from the Health Medical & Family Welfare Department to the Industries, Infrastructure, Investment and Commerce Department vide G.O.Ms.No. 147 dated November 28, 2019.
- D. The Party of the SECOND PART has approached AMTZ to acquire a developed land measuring 9315 sq mtrs (“ the Plot) in the Zone on lease for the purpose of setting up, operating, managing and maintaining building 9315, Medpolis Square (the Unit”), , in compliance with the provisions of the applicable law and as per



design and building plans sanctioned and approved by appropriate authority, as may be applicable.

- E. The Party of the FIRST PART has agreed to grant the Party of the SECOND PART the exclusive right to use the Plot and the Party of the SECOND PART has agreed to use and occupy the Plot on for setting up, operating, managing and maintaining the Unit, subject to the terms and conditions hereinafter.

NOW THIS DEED OF AGREEMENT WITNESSETH AS FOLLOWS:

1. The Party of FIRST PART shall provide an infrastructure for the land development, road, electrical, water and effluent infrastructure and excluding the structures and buildings within the Plot..
2. The Party of SECOND PART shall be responsible for all civil structures in the Plot. The Party of SECOND PART shall start the development and construction of facility within 6 (six) months of taking possession of the Plot and undertake to start operations within 24 (twenty-four) months of possession.
3. TERM: The Lease term of this Agreement is for a period of 33 (Thirty-Three) years from the date of signing this Lease Deed.
4. LEASE PREMIUM CHARGES: Lease Premium Charges and other applicable taxes shall be payable by way of Demand Draft / Online Payment to the FIRST PART as mentioned above. The Party in the SECOND PART shall make the non-refundable one-time payment of INR 4,01,06,664/- /- (Rs. 400/- per sq ft) to the FIRST PART, prior to land registration.
5. The Party of SECOND PART shall also pay an annual lease amount of Rs. 1/- per sq. ft. per annum from the date of possession of the Plot. All payments shall be paid by way of Demand Draft / Online Payment to the Party of the FIRST PART.
6. The Party of the SECOND PART shall pay maintenance charges at the rates fixed by Party of the FIRST PART from time to time and the said rate is liable to be enhanced as and when it becomes necessary. The enhancement is a prerogative of the Party of the FIRST PART.
7. The Party of the SECOND PART shall have a separate electric connection for which they shall be liable to pay electricity charges directly to the authorised agency of electricity board as per regular electricity bill. The Party of the FIRST PART shall not be held responsible for the consequences of such non-payments by the Party of the SECOND PART. If any such utilities or services are not separately metered to the Unit or separately billed to the Unit, Party of the SECOND PART shall pay to the Party of the FIRST PART a reasonable proportion determined by



the Party of the FIRST PART of all such charges jointly metered or billed with other premises in the Unit.

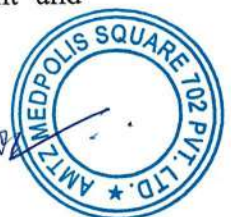
8. The Party of the SECOND PART shall pay water charges directly to the appropriate authority as per regular water bill, failing which it would face the costs and consequences of any action taken by the concerned authorities. If any such utilities or services are not separately metered to the Unit or separately billed to the Unit, Party of the SECOND PART shall pay to the Party of the FIRST PART a reasonable proportion determined by the Party of the FIRST PART of all such charges jointly metered or billed with other premises in the Unit.
9. The Party of the SECOND PART shall also pay the property tax and other public charges to the concerned authorities as and when demanded. If any such taxes or services are not separately charged to the Unit or separately billed to the Unit, Party of the SECOND PART shall reimburse to the Party of the FIRST PART a reasonable proportion determined by the Party of the FIRST PART of all such charges as billed by the statutory authorities.
10. The Party of SECOND PART shall start setting up of building 702, Manufacturing Square as per the approved building/ factory plan, within six months from the date of taking possession of the Plot and subsequently commence operations within 2 (two) years from the date of taking possession of the Plot, failing which the Party of FIRST PART may seek justification for the delay of operations.
11. The Party of the SECOND PART shall not change the purpose for which the property was allotted without prior approval of the Party of the FIRST PART.
12. The Party of SECOND PART shall utilize the property solely for the purpose for which the property was allotted and not for any other purpose without prior approval of AMTZ.
13. The Party of the SECOND PART shall not change the name of the Unit or transfer, assign sub-lease, sell or mortgage the Plot more fully described in the schedule hereunder from the date of allotment without prior intimation to the Party of the FIRST PART. The Party of the FIRST PART shall be entitled either to dissent or impose such conditions as the Party of the FIRST PART may think fit for such a transfer, sub-lease, etc.
14. The Party of the FIRST PART shall have the right of having access into any portion of the Unit at all times for the limited purpose of general maintenance of the Zone.

15. The Party of the SECOND PART shall not close, modify or alter the sewage / water lines inside the allotted Plot without the permission of the Party of the FIRST



PART. The maintenance of the pipes, waterlines etc within the allocated Plot shall be the responsibility of the Party in the SECOND PART.

16. Any modifications/alternations/additions to the building or water/sewage lines in the Plot and digging any well/bore-well shall require prior approval of the concerned authorities and shall not be prejudicial to the interest of the other allottees /unit holders or to the homogeneity or purpose of the Industrial Estate. In the event of such prejudice, the Party of the FIRST PART shall have the liberty to intervene in the matter and, if necessary, to enter upon and inspect the Plot and give such directions as are required so that the homogeneity and purpose of the Industrial Estate is preserved intact and if such directions are violated, the Party of the FIRST PART shall have the power to take necessary action against the Party of the SECOND PART and claim damages.
17. The Party of the SECOND PART shall not, at any time, after the execution of this deed, cause or permit any nuisance in or upon the Unit that violate pollution norms as approved for the Unit.
18. Separate effluent treatment plant and equipment to prevent noise, vibrations and fire, health hazards etc., shall be erected or installed by the party of the SECOND PART within the Plot with approval of FIRST PART in accordance with the standards prescribed by the Andhra Pradesh Pollution Control Board or other authorities concerned.
19. The Party of the SECOND PART shall fully indemnify, defend and hold harmless the Party of the FIRST PART against any and all proceedings, actions and third-party claims arising out of a breach by the Party of the SECOND PART of any of its obligations under this Deed.
20. The Party of the SECOND PART agrees that the violation of any of the terms and conditions contained in this agreement shall entitle the Party of the FIRST PART to discontinue amenities and also entitle to claim damages from the Party of the SECOND PART.
21. Exit Option:
 - a. In the event where the party of the SECOND PART is unable to fulfil its obligations under this Deed due to financial constraints or commercial reasons and if the Party of the SECOND PART claims that it is in his best interest and in the interest of the mandate of AMTZ, that discontinuation of the arrangement with AMTZ would be beneficial for meeting the objectives of the Zone, in such a case, the allottee, with the written consent of AMTZ, may transfer the lease rights of the land and the manufacturing facility including the plant and machinery to the New Allottee



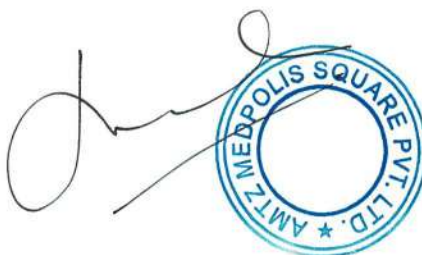
- b. Transfer of lease rights to a third party ("New Allottee"), shall be on a consideration, determined by the Party of the SECOND PART and the New Allottee shall be an undertaking in the med-tech segment competent to utilize such assets for meeting the objectives of the Zone. Party of the FIRST PART reserves its rights to decide on the competence/legibility of such a third party to be part of the Zone.
- c. The Party of the SECOND PART shall ensure that the terms of the said transfer is in compliance with the applicable laws of the land.
- d. The cost associated with exit shall be borne by the Party of the SECOND PART, inter-alia, cost of valuation, legal documentation, stamp duty and other out of pocket expenses.
- e. AMTZ shall continue to be the owner of the Plot and all the terms and conditions shall be decided in consultation with AMTZ.

22. Arbitration:

In the event the Parties are unable to resolve any disagreement, dispute, controversy or claim in accordance with the above Article, such disagreement, dispute, controversy or claim shall be resolved in accordance with the following:

- (a) Submission of Disputes: Any disagreement, dispute, controversy or claim arising out of or relating to this Deed or the interpretation hereof or any arrangements relating hereto or contemplated herein or the breach, termination or invalidity hereof shall be finally settled exclusively and by arbitration in accordance with this Article.
- (b) The Parties shall refer any disputes arising between them, which relate to this Deed or contemplated hereby to a sole arbitrator to be mutually appointed by the Parties.

The arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 and shall be conducted in the English language. The venue of arbitration shall be Visakhapatnam, Andhra Pradesh. Subject to the aforesaid arbitration provision, each Party agrees that the courts at Visakhapatnam, Andhra Pradesh shall have supervisory jurisdiction.



23. It is expressly agreed between the Parties that any dispute arises under this agreement, the court situated in Visakhapatnam shall alone have exclusive jurisdiction.

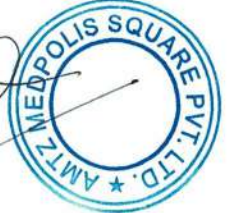
IN WITNESS WHEREOF the Parties hereto have signed this Deed on the day, month and year mentioned hereinbefore.

For and on behalf of AMTZ



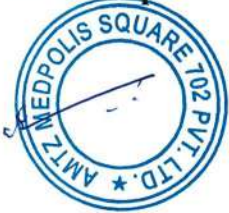
Dr. Jitendar Kumar Sharma
Managing Director & CEO

For and on behalf of AMTZ Medpolis Square Pvt.Ltd.



Mr. Soham Modi
Director

For and on behalf of AMTZ Medpolis 702 Square Pvt.Ltd.



Mr. Sayed Waseem Akhtar
Director

Witness:

K. Hani Ram

Date:

K. Hani Ram
Consultant D
AMTZ

Witness:

P.S. VARMA

Date:

P.S. VARMA

SCHEDULE OF PLOT

All that piece and parcel of the land measuring 9315 sq mtrs or 11141 sq yds (4050 sq mtrs in plot no. D1-95 , 2160.0sqm in plot no. D1-94 part ,2025 sq mtrs in plot no. E2-109 and 1080.00sqm in plot no. E2-110 part) in Andhra Pradesh Medtech Zone Limited at Visakhapatnam, Property Tax Assessment No. 1086509931, Old Revenue Ward No. 54, New Revenue Ward No. 77, Zone VI of GVMC and comprised in Survey No. __, Nadupuru, Pedagantyada Mandal, Visakhapatnam District, bounded by:

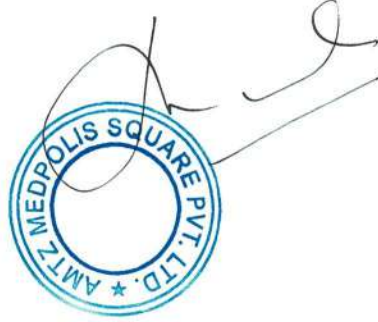
North: Plot D1-96

South: Part of plot D1-94, part of plot E2-110, plot D1-93, plot E2 -111

East: 18 mtr wide road

West: 24 mtr wide road – Uranus

and situated within the Registration District of Visakhapatnam.



Letter of Intent (LOI)

Date: 19-08-2022

Between:

M/s. Andhra Pradesh Medtech Zone Limited.
Represented by Dr. Jitendar Kumar Sharma,
Managing Director & CEO,
AMTZ Campus, Pragati Maidan,
VM Steel Project S.O.,
Visakhapatnam – 530031
The Party of the First Part.

AND

AMTZ Medpolis Square Pvt. Ltd.,
Represented by Mr. Sayed Waseem Akhtar
5-4-187/3&4,
Soham Mansion, II Floor,
M.G. Road,
Secunderabad – 500 003.

Subject: Development of Medpolis Research Square on about 10 acres of land and Medpolis Manufacturing Square on about 10 acres of land at AMTZ Zone, Vizag.

This letter of intent records understanding between the parties herein and shall be an addendum to the lease deeds to be executed between both the parties.

The Party of the Second Part confirms that it shall take up development activity at AMTZ in order to provide ready to occupy office spaces, lab spaces, manufacturing facilities for undertakings in the field of testing, R&D or manufacturing related to life sciences, pharma, bio-tech, medical equipment/devices, etc.

The understanding between the parties for development of Medpolis Research Square and Medpolis Manufacturing Square are detailed in Annexure A attached herein.

The terms of this LOI shall be binding on both the parties for the period mentioned herein.

Accepted




ANDHRA PRADESH MEDTECH ZONE LIMITED

(An Enterprise of Government of Andhra Pradesh)

Contact: +91 88850 92122/33 CIN – U85190AP2016SGC103153

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AMTZ Campus, Pragati Maidan, VM Steel Project S.O, Visakhapatnam, AP, India - 530 031. www.amtz.in

ANNEXURE – A
ANNEXURE TO LOI

1. Purpose of allotment of the Plot to the Party of the Second Part:

- a. AMTZ is the largest cluster of industries related to Med-tech in India.
- b. Since its inspection in 2016, AMTZ has seen exponential growth and several industries, facilities, companies, manufacturing units, labs, etc., are interested in starting their facilities in AMTZ. However, there is a shortage of ready to occupy vacant office spaces, lab spaces, manufacturing facilities, etc.
- c. AMTZ is scouting for a developer who can provide ready to occupy office spaces, lab spaces and manufacturing facilities to such industries/companies on lease/sub-lease/ sale.
- d. AMTZ has offered for development 2 parcels of 10 acres each to the Party of the Second Part and its associates/subsidiaries for development of such facilities.

2. Project name and details of developer:

- a. AMTZ has proposed to allot 10 acres parcel on the west of 24m road labelled as Uranus, bearing plot nos. B1-52 to 54, D1-55 to 60 and E1-61. The development is hereafter referred to as AMTZ Medpolis Research Square. The details of the said Square along with details of division of land and the company developing each building/structure is attached herein as **Annexure B**. The site plan of the said Square is attached herein as **Annexure C**. The typical floor plan of the proposed building /structures in the said Square is attached herein as **Annexure D**.
- b. AMTZ has proposed to allot another 10 acres parcel on the east of 24m road labelled as Uranus, bearing plot nos. D1-91 to 96, E3-85 to 87, D3-88 to 90, D2-113 and E2-109 to 112. The development is hereafter referred to as AMTZ Medpolis Manufacturing Square. The details of the said Square along with details of division of land and the company developing each building/structure is attached herein as **Annexure E**. The site plan of the said Square is attached herein as **Annexure F**. The typical floor plan of the proposed building /structures in the said Square is attached herein as **Annexure G**.

3. Details of developer:

- a. AMTZ Medpolis Square Pvt. Ltd., shall be the master developer of AMTZ Medpolis Research Square and AMTZ Medpolis Manufacturing Square. It shall be responsible for overall planning, permits, financing, development, sub-leasing, etc., of both the Squares.
- b. The 20 acres shall be divided into 14 Plots. Each plot shall be developed by a special purpose vehicle (a private limited company) wherein the AMTZ Medpolis Square Pvt. Ltd., shall be a shareholder.



- c. Each SPV shall invest in the development of the buildings /structures within each Plot. Each SPV will be the absolute owner of the leasehold rights of the Plot and the buildings/ structures developed thereon.
- d. AMTZ Medpolis Square Pvt. Ltd., shall provide a corporate guarantee to AMTZ for payment of the lease premium charges for all the Plots as given herein.

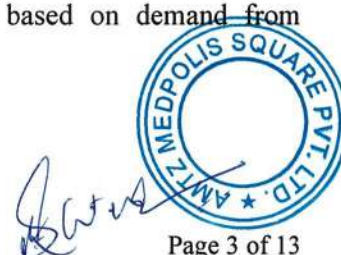
4. Scheme of allotment of Plots:

- a. Lease deed for the 14 Plots of land shall be signed by AMTZ in favour of AMTZ Medpolis Square Pvt. Ltd., and the respective SPV that shall undertake the development of each of the 14 Plots.
- b. The Lease Premium Charges shall be paid in full for each Plot of land 60 days prior to allotment of each Plot.
- c. The possession of each Plot shall be handed over to AMTZ Medpolis Square Pvt. Ltd. and the respective SPV within 15 days of payment of the entire Lease Premium Charges.
- d. Lease Premium Charges for Plot/Unit nos. 702 and 4554 shall be paid in full within 90 days of this LOI. Development work on these Plots shall start immediately thereafter.
- e. Lease Premium Charges for the other 12 Plots shall be paid to AMTZ within a period 6 years from this LOI. Lease Premium Charges shall be paid in full for each Plot.
- f. AMTZ shall reserve the entire 20 acres for development of the proposed Medpolis Research Square and Medpolis Manufacturing Square for a period of 6 years in favour of AMTZ Medpolis Square Pvt. Ltd., i.e., the said land shall not be allotted to any other party.

5. Timelines:

- a. Lease deeds for 2 Plots to be signed on 19th August 2022.
- b. AMTZ shall register the lease deed in favour of the Party of the Second Party within 15 days of receipt of 100% of the Lease Premium Charges.
- c. The Party of the Second Part shall endeavour to complete the development of the first unit (Unit No. 702) in the Manufacturing Square within 12 months from building permit. All units in Manufacturing Square to be completed in 4 years.
- d. First unit (Unit No. 4554) in the Research Square to be ready for occupation in 18 months from building permit. All units in Research Square to be completed in 6 years.
- e. The pace of development shall be increased or decreased based on demand from prospective sub-lessees.

6. Terms of sub-lease:



- a. The Party of the Second Part shall be entitled to sub-lease any part of the buildings /structures developed by it within the Plot to any intending sub-lessee without seeking prior approval from AMTZ, provided the operations of the sub-lessee are in overall conformity with the objects of the Zone. For clarity the sub-lessee's operations shall be related to atleast one of the following:
- Testing related to life sciences, pharma, bio-tech, medical equipment/devices and such related fields.
 - Research and development related to life sciences, pharma, bio-tech, medical equipment/devices and such related fields.
 - Manufacturing related to life sciences, pharma, bio-tech, medical equipment/ devices and such related fields.
- b. The Party of the Second Party shall be free to decide the commercial terms with such a sub-lessee without seeking any prior approval from AMTZ.

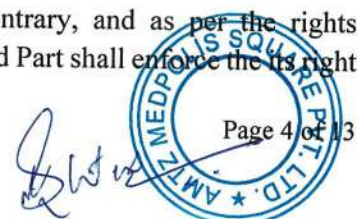
7. Ownership of AMTZ Medipolis Square Pvt. Ltd., and SPVs:

- a. The Party of the Second Part i.e., AMTZ Medipolis Square Pvt. Ltd., and its related SPVs shall have all the rights to modify its capital structure in order to meet its business purposes /objectives and should be allowed to mortgage the Plots along with the buildings/structures raised thereon. For that purpose the companies of the Party of the Second Part have right to issue additional equity, debentures, preference shares, etc., to any intending investor or company. Further, the company shall be free to raise secured/unsecured debt from investors, companies and financial institutions.
- b. The Party of the Second Part i.e., AMTZ Medipolis Square Pvt. Ltd., and its related SPVs shall have a right to transfer their equity and other instruments in the capital stack freely to any third party.

8. Conversion of leasehold interest to freehold interest:

- a. As per clause 8.2 of the Andhra Pradesh Industrial Development Policy 2020-23 ("Policy"), it is stated that: '*land will be given on lease for a period of 33 years, with an option to buy the land after 10 years of successful operations*'.
- b. The Party of the Second Part shall have a right to convert its lease hold interest in the Plot to freehold interest i.e., AMTZ shall execute a sale deed for the said Plot in favour of the Party of the Second Part without requiring payment of any further consideration to AMTZ. The Lease Premium Charges paid to AMTZ shall be deemed to be the sale consideration for the said Plot. However, the Party of the Second Part shall be entitled to such a conversion to freehold only after a period of 10 years from commencement of operations, subject to continuous operations for the said period.

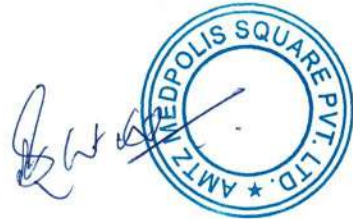
- c. Notwithstanding anything contained herein or to the contrary, and as per the rights provided under clause 8.2 the Policy, the Party of the Second Part shall enforce the its right



to acquire freehold interest of the Plot vide execution and registration of a sale deed, which shall not be affected by any further changes in any industrial policy of the state government in any manner, unless the specific provision mentioned in Clause 8(a) above has been repealed or amended from the Andhra Pradesh Industrial Development Policy 2020-23 with retrospective effect vide a notification in the official gazette by the Government of Andhra Pradesh, prior to exercise of the said right by the Party of the Second Part.

9. Other Terms:

- a. The Party of the Second Part shall deem to have commenced the operations when the buildings/structures proposed to be developed on each Plot are fully completed and occupancy or completion certificate is obtained from relevant statutory authorities. Subsequently the Unit shall be deemed to be in continuous operations as long as the occupancy or completion certificate continues to be valid.
- b. The Party of the Second Part shall be free to design /redesign the buildings / structures proposed to be developed on the said Plots. It shall be free to make RCC/civil structures, sheds, underground tanks/sumps or any such buildings/structures on the said Plots of land after obtaining the required statutory permits. However, they shall be in overall conformity with the purpose of the Zone.
- c. The term AMTZ /Party of the First Part shall mean Andhra Pradesh Medtech Zone Limited, the Party of the Second Part shall mean and include AMTZ Medtech Square Pvt. Ltd., and its associated SPVs, wherever the context so requires. The parties herein are jointly referred to as Parties.
- d. Lease Premium Charges are payable as a onetime charge to AMTZ @ Rs. 400/- per sq ft for the purposes of allotment of land in the Zone for a long lease of 33 years.



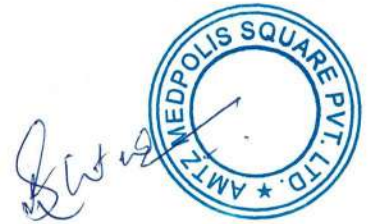
ANNEXURE B
ANNEXURE TO LOI
DETAILS OF MEDPOLIS RESEARCH SQUARE

1. The said 10 acres land is sub-divided into 9 plots as given under.
2. Proposed development is about c.1.20 Mn sq ft.
3. Out of these 9 plots, 8 plots shall be dedicated towards development of buildings for lab spaces, offices, manufacturing facilities, etc. These buildings have been designed to accommodate requirements of R&D labs in the field of medical technology, life sciences, pharma, bio-tech, etc.
4. Broad specifications of these buildings are as follows:
 - a. 2 service/parking floors with a total built-up area of c. 45,000 sq ft and about 3m height. Amenities like parking, cafeteria, ETP, electrical room, generator, etc., shall be accommodated in the said space.
 - b. 4 upper floors of about 5.4m height with a total built-up area of 1 lakh sq ft each.
 - Each floor is about 25,000 sq ft and can be sub-divided into 4 units of c. 6,250 sq ft each.
 - Provision for toilets, AHU, electrical rooms, fire towers, specialized infrastructure like clean rooms, etc., has been made. Additionally, ducts along the exterior of the building have been provided for air handling of fume hoods.
5. The remaining 1 Plot (Unit no. 6336) will be dedicated towards separate chemical store, hydrogenation room and solvent store. The said Plot will ideally be in the centre of the 8 plots.
6. 9m open space has been provided on the western side to accommodate transformers, generators, ETP, STP, etc.
7. The above is subject to change from time to time based on requirement of prospective sub-lessees/ occupants of these buildings.
8. Details of each plot along with details of developer:

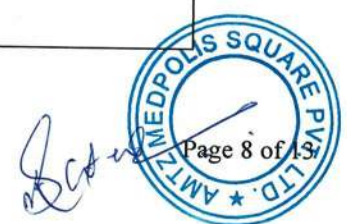
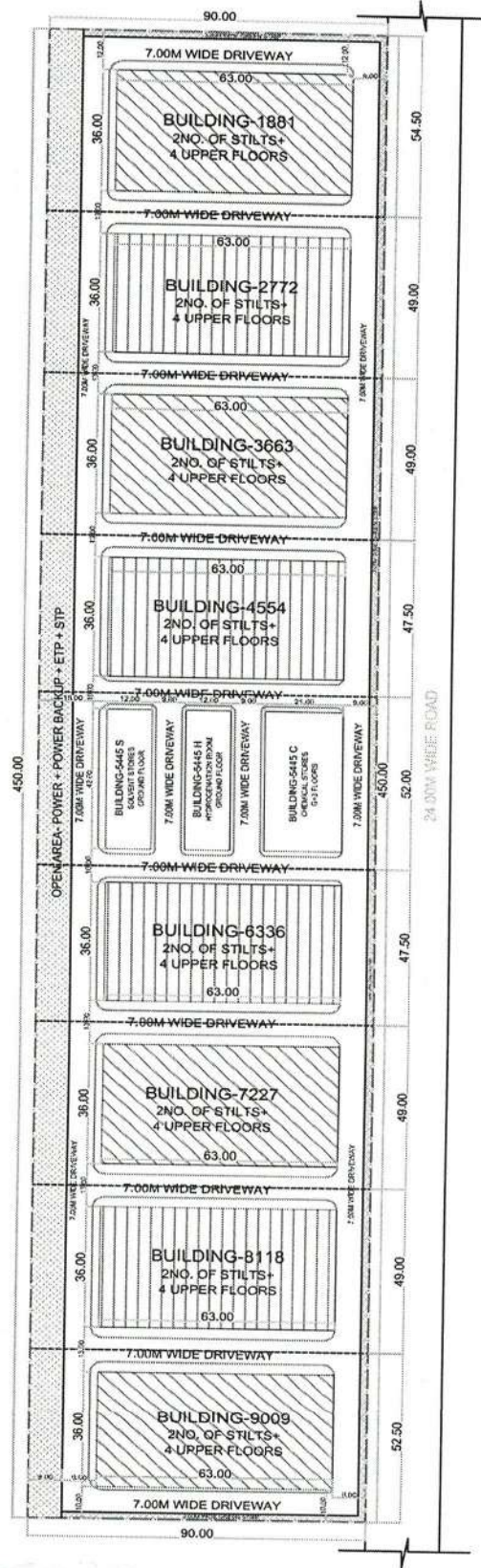
Sl. No.	Building name/Unit no.	Area of Plot in sq mtrs	Corelation with plot nos of AMTZ master plan	Developer/Allottee / Lessee
1.	Building 1881	4905	4050 sq mtrs in Plot No. B1-52, 855 sq mtrs in Plot No. B1-53 (P)	AMTZ Medpolis Square 1881 Pvt. Ltd.
2.	Building 2772	4410	3195 sq mtrs in Plot No. B1-53 (P), 1215 sq mtrs in Plot No. B1-54 (P)	AMTZ Medpolis Square 2772 Pvt. Ltd.
3.	Building 3663	4410	2835 sq mtrs in Plot No. B1-54 (P), 1575 sq mtrs in Plot No. D1-55 (P)	AMTZ Medpolis Square 3663 Pvt. Ltd.



4.	Building 4554	4275	2475 sq mtrs in Plot No. D1-55 (P), 1800 sq mtrs in Plot No. D1-56 (P)	AMTZ Medpolis Square 4554 Pvt. Ltd.
5.	Building 5445	4680	2250 sq mtrs in Plot No. D1-56 (P), 2430 sq mtrs in Plot No. D1-57 (P)	AMTZ Medpolis Square 5445 Pvt. Ltd.
6.	Building 6336	4275	1620 sq mtrs in Plot No. D1-57 (P), 2655 sq mtrs in Plot No. D1-58(P)	AMTZ Medpolis Square 6336 Pvt. Ltd.
7.	Building 7227	4410	1395 sq mtrs in Plot No. D1-58(P), 3015 sq mtrs in Plot No. D1-59 (P)	AMTZ Medpolis Square 7227 Pvt. Ltd.
8.	Building 8118	4410	1035 sq mtrs in Plot No. D1-59 (P), 3375 sq mtrs in Plot No. D1-60 (P)	AMTZ Medpolis Square 8118 Pvt. Ltd.
9.	Building 9009	4725	675 sq mtrs in Plot No. D1-60 (P), 4050 sq mtrs in Plot No. E1-61	AMTZ Medpolis Square 9009 Pvt. Ltd.



ANNEXURE C
ANNEXURE TO LOI
SITE PLAN OF AMTZ MEDPOLIS RESEARCH SQUARE





ANNEXURE E
ANNEXURE TO LOI
DETAILS OF MEDPOLIS MANUFACTURING SQUARE

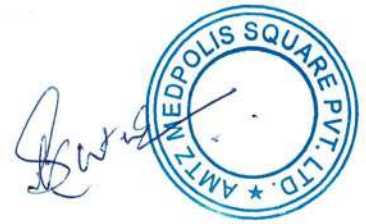
1. The 10 acres land is sub-divided into 4 parcels of about 2.25 acres each. One acre land on the northern side has been kept vacant for future requirement like hydrogenation room, solvent stores, chemical stores, parking, etc.
2. 4 buildings/structures are proposed to be developed in the 4 parcels of land which are specialized for manufacturing facilities.
3. These buildings have been designed to accommodate requirements of hi-tech manufacturing facilities. Salient features of these buildings are:
 - a. Each building consists of office/lab space on 3 floors with a height of about 4m each with a total built-up area of about 31,000 sq ft.
 - b. The office space overlooks the manufacturing facility of about 41,000 sq ft on the ground floor with a height of 9m.
 - c. The office/lab space can be sub-divided into 4 offices of about 2,000 sq ft each on each floor.
 - d. The manufacturing facility can be sub-divided into 8 units of about 24m x 24m with a floor area of about 6,200 sq ft each.
 - e. 18m open space has been provided between each manufacturing facility to accommodate movement of trucks with 40ft containers.
4. The total proposed development is about 0.29 million sq ft.
5. 15m open space has been provided on the east side to accommodate transformers, generators, boilers, heavy equipment, ETP, STP, etc.
6. The above is subject to change from time to time based on requirement of prospective sub-lessees/ occupants of these buildings.
7. Details of each plot along with details of developer:

Sl. No.	Building name/Unit no.	Area of Plot in sq mtrs	Corelation with plot nos of AMTZ master plan	Developer/Allottee / Lessee
1.	Building 801	4050	4050 sq mtrs in Plot No. D1-96	AMTZ Medpolis Square 801 Pvt. Ltd.
2.	Building 702	9315	4050 sq mtrs in Plot No. D1-95, 2160 sq mtrs in Plot No. D1-94 (P), 2025 sq mtrs	AMTZ Medpolis Square 702 Pvt. Ltd.

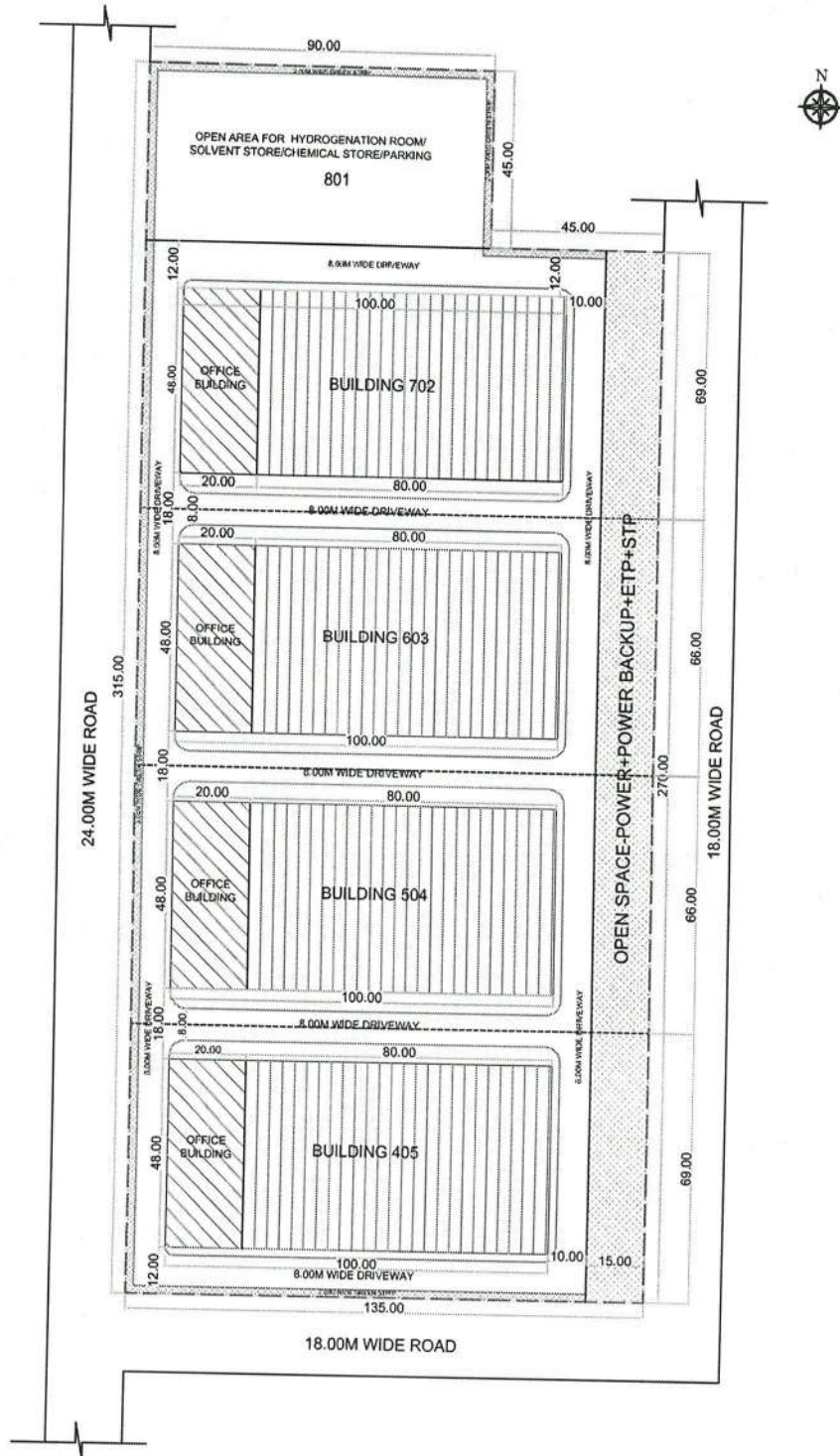




			in Plot No. E2-109, 1080 sq mtrs in Plot No. E2-110 (P)	
3.	Building 603	8910	1890 sq mtrs in Plot No. D1-94 (P), 945 sq mtrs in Plot No. E2-110 (P), 4050 sq mtrs in Plot No. D1-93, 2025 sq mtrs in Plot No. E2-111	AMTZ Medpolis Square 603 Pvt. Ltd.
4.	Building 504	8910	4050 sq mtrs in Plot No. D1-92, 2025 sq mtrs in Plot No. E2-112, 1890 sq mtrs in Plot No. D1-91 (P), 945 sq mtrs in Plot No. D2-113 (P)	AMTZ Medpolis Square 504 Pvt. Ltd.
5.	Building 405	9315	2160 sq mtrs in Plot No. D1-91 (P), 1080 sq mtrs in Plot No. D2-113 (P), 2025 sq mtrs in Plot No. D3-89. D3-90, 2025 sq mtrs in Plot No. E3-87. D3-88, 2025 sq mtrs in Plot No. E3-85, E3-86	AMTZ Medpolis Square 405 Pvt. Ltd.



ANNEXURE F
ANNEXURE TO LOI
SITE PLAN OF AMTZ MEDPOLIS MANUFACTURING SQUARE



ANNEXURE G
ANNEXURE TO LOI
AMTZ MEDPOLIS MANUFACTURING SQUARE - TYPICAL FLOOR PLAN

