

13 December 2023

To,

**Dr. N.R.K. Bio-tech Private Limited**

TSIIC Industrial Development Area,  
Plot no. 11, Sy. No. 230 to 243, Turkapally,  
Medchal-Malkajgiri District, Hyderabad,  
Telangana – 500078, India.

Dear Mr. Soham Modi,

**Subject:** Non-binding letter of intent for leasing of laboratory and support space in Nextopolis (“LOI”).

In accordance with our discussion, GV Safety Assessment Platform Private Limited (“GVSAP”) is pleased to confirm its interest to lease laboratory space in floors 1, 2 and 3 at “Nextopolis” situated at Plot no. 11, Sy. No. 230 to 243, Synergy Square 1, Genome Valley, Turkapally, Shameerpet, Hyderabad, Telangana – 500078 (“Nextopolis”) owned by M/s. Dr. N.R.K. Bio-tech Private Limited (“Lessor”), in the manner set out in this LOI.

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposed<br/>Leasable Space</b> | Laboratory Space of approximately 1,26,075 (One Lakh Twenty-Six Thousand and seventy-five) square feet comprising of Suites 101, 201 and 301 admeasuring 42,025 square feet each on the Floors 1, 2 and 3 of Building A, respectively in Nextopolis.<br><br>Support Space of approximately 3,672 (Three Thousand Six Hundred and Seventy-Two) square feet comprising 2,820 (Two Thousand Eight Hundred and Twenty) of Chemical Storage Space and 852 (Eight Hundred and Fifty-Two) square feet of Solvent Storage Space. |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

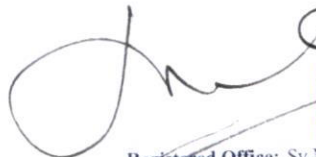
The broad commercial terms governing the lease for the Proposed Leasable Space are set forth in **Annexure A**. The lease shall be formalized upon execution of a mutually agreeable, legally binding lease deed between GVSAP, and the Lessor (“**Lease Deed**”) based on the commercial terms as identified in **Annexure A**. This LOI does not cover or prejudice any potential issues to be dealt with by further negotiations between GVSAP and the Lessor. This LOI shall not be deemed to create any legal rights of whatsoever nature.

This LOI shall be valid till 28 February 2024 unless terminated upon mutual written consent between the Parties. In the event the Lease Deed is not executed by or before 28 February 2024 (“**Validity Period**”), there shall be no binding commitment or obligations from either Parties to lease the Proposed Lease Space and the Lessor shall be entitled to market the Proposed Lease Space for leasing to any other party as it deems fit.

Please sign and return a copy of this LOI along with the annexures to confirm your acceptance of the LOI.



GV Safety Assessment Platform Pvt. Ltd.  
(GSTIN: 36AAICG9895Q1ZB)  
Email: accounts@gvrp.in



Registered Office: Sy.No. 403/1 (Old), 120 (New), 4<sup>th</sup> Floor,  
Niharika Jubilee One, Road No. 1, Jubilee Hills, Hyderabad  
Telangana – 500 033

|                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| For and on behalf of<br><b>GV Safety Assessment Platform Private Limited</b><br><br> | For and on behalf of<br><b>Dr. N.R.K. Bio-tech Private Limited</b><br><br> |
| <b>Name: Kalyan Korisapati</b><br><b>Designation: Authorized Signatory</b>                                                                                                                                                                             | <b>Name: Soham Modi</b><br><b>Designation: Authorized Signatory</b>                                                                                                                                                                             |

**GV Safety Assessment Platform Pvt. Ltd.**

(GSTIN: 36AAICG9895Q1ZB)

Email: [accounts@gvrp.in](mailto:accounts@gvrp.in)

**Registered Office:** Sy.No. 403/1(Old), 120 (New), 4<sup>th</sup> Floor,

Niharika Jubilee One, Road No.1, Jubilee Hills, Hyderabad

Telangana – 500 033

**ANNEXURE A**  
**COMMERCIAL TERMS FOR THE PROPOSED LEASABLE SPACE**

| SN                                                                                                                                                                                                                                                                                                              | ITEM                                                  | PARTICULAR                                                                                                                                                                                                                                                                                                                                 |                                   |                     |                                        |            |                                        |        |                                        |              |              |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------------------|----------------------------------------|------------|----------------------------------------|--------|----------------------------------------|--------------|--------------|-----------------|
| 1.                                                                                                                                                                                                                                                                                                              | Project                                               | ‘Nextopolis’, situated at Plot no. 11, Sy. No. 230 to 243, Synergy Square 1, Genome Valley, Turkapally, Shameerpet, Hyderabad, Telangana – 500078                                                                                                                                                                                          |                                   |                     |                                        |            |                                        |        |                                        |              |              |                 |
| 2.                                                                                                                                                                                                                                                                                                              | Type of Space                                         | Laboratory space, support space, storage space and office area.                                                                                                                                                                                                                                                                            |                                   |                     |                                        |            |                                        |        |                                        |              |              |                 |
| 3.                                                                                                                                                                                                                                                                                                              | Block/ Floor/ Suite Nos of the Proposed Leasable Area | <u>Laboratory Space</u><br>Building known as Nextopolis having a total leasable area of 1,26,075 square feet consisting of Suites 101, 201 and 301 admeasuring 42,025 square feet of laboratory space each on floors 1,2 and 3 of Building, more fully described below:                                                                    |                                   |                     |                                        |            |                                        |        |                                        |              |              |                 |
|                                                                                                                                                                                                                                                                                                                 |                                                       | <table><tr><th>Floor</th><th>Leasable Area (Sft)</th></tr><tr><td>Suite 301 on the 3<sup>rd</sup> floor</td><td>42,025</td></tr><tr><td>Suite 201 on the 2<sup>nd</sup> floor</td><td>42,025</td></tr><tr><td>Suite 101 on the 1<sup>st</sup> floor</td><td>42,025</td></tr><tr><td><b>Total</b></td><td><b>1,26,075</b></td></tr></table> | Floor                             | Leasable Area (Sft) | Suite 301 on the 3 <sup>rd</sup> floor | 42,025     | Suite 201 on the 2 <sup>nd</sup> floor | 42,025 | Suite 101 on the 1 <sup>st</sup> floor | 42,025       | <b>Total</b> | <b>1,26,075</b> |
|                                                                                                                                                                                                                                                                                                                 |                                                       | Floor                                                                                                                                                                                                                                                                                                                                      | Leasable Area (Sft)               |                     |                                        |            |                                        |        |                                        |              |              |                 |
|                                                                                                                                                                                                                                                                                                                 |                                                       | Suite 301 on the 3 <sup>rd</sup> floor                                                                                                                                                                                                                                                                                                     | 42,025                            |                     |                                        |            |                                        |        |                                        |              |              |                 |
|                                                                                                                                                                                                                                                                                                                 |                                                       | Suite 201 on the 2 <sup>nd</sup> floor                                                                                                                                                                                                                                                                                                     | 42,025                            |                     |                                        |            |                                        |        |                                        |              |              |                 |
| Suite 101 on the 1 <sup>st</sup> floor                                                                                                                                                                                                                                                                          | 42,025                                                |                                                                                                                                                                                                                                                                                                                                            |                                   |                     |                                        |            |                                        |        |                                        |              |              |                 |
| <b>Total</b>                                                                                                                                                                                                                                                                                                    | <b>1,26,075</b>                                       |                                                                                                                                                                                                                                                                                                                                            |                                   |                     |                                        |            |                                        |        |                                        |              |              |                 |
| <u>Support Spaces</u><br>a. <u>Chemical Storage Space</u>                                                                                                                                                                                                                                                       |                                                       |                                                                                                                                                                                                                                                                                                                                            |                                   |                     |                                        |            |                                        |        |                                        |              |              |                 |
| <table><tr><th>Floor</th><th>Leasable Area (Sft)</th></tr><tr><td>Suite C3 on 3<sup>rd</sup> floor</td><td>940</td></tr><tr><td>Suite C2 on 2<sup>nd</sup> floor</td><td>940</td></tr><tr><td>Suite C1 on 1<sup>st</sup> floor</td><td>940</td></tr><tr><td><b>Total</b></td><td><b>2,820</b></td></tr></table> | Floor                                                 | Leasable Area (Sft)                                                                                                                                                                                                                                                                                                                        | Suite C3 on 3 <sup>rd</sup> floor | 940                 | Suite C2 on 2 <sup>nd</sup> floor      | 940        | Suite C1 on 1 <sup>st</sup> floor      | 940    | <b>Total</b>                           | <b>2,820</b> |              |                 |
| Floor                                                                                                                                                                                                                                                                                                           | Leasable Area (Sft)                                   |                                                                                                                                                                                                                                                                                                                                            |                                   |                     |                                        |            |                                        |        |                                        |              |              |                 |
| Suite C3 on 3 <sup>rd</sup> floor                                                                                                                                                                                                                                                                               | 940                                                   |                                                                                                                                                                                                                                                                                                                                            |                                   |                     |                                        |            |                                        |        |                                        |              |              |                 |
| Suite C2 on 2 <sup>nd</sup> floor                                                                                                                                                                                                                                                                               | 940                                                   |                                                                                                                                                                                                                                                                                                                                            |                                   |                     |                                        |            |                                        |        |                                        |              |              |                 |
| Suite C1 on 1 <sup>st</sup> floor                                                                                                                                                                                                                                                                               | 940                                                   |                                                                                                                                                                                                                                                                                                                                            |                                   |                     |                                        |            |                                        |        |                                        |              |              |                 |
| <b>Total</b>                                                                                                                                                                                                                                                                                                    | <b>2,820</b>                                          |                                                                                                                                                                                                                                                                                                                                            |                                   |                     |                                        |            |                                        |        |                                        |              |              |                 |
| b. <u>Solvent Storage Space</u>                                                                                                                                                                                                                                                                                 |                                                       |                                                                                                                                                                                                                                                                                                                                            |                                   |                     |                                        |            |                                        |        |                                        |              |              |                 |
| <table><tr><th>Floor</th><th>Leasable Area (Sft)</th></tr><tr><td>Suite S1 on ground floor</td><td>852</td></tr><tr><td><b>Total</b></td><td><b>852</b></td></tr></table>                                                                                                                                       | Floor                                                 | Leasable Area (Sft)                                                                                                                                                                                                                                                                                                                        | Suite S1 on ground floor          | 852                 | <b>Total</b>                           | <b>852</b> |                                        |        |                                        |              |              |                 |
| Floor                                                                                                                                                                                                                                                                                                           | Leasable Area (Sft)                                   |                                                                                                                                                                                                                                                                                                                                            |                                   |                     |                                        |            |                                        |        |                                        |              |              |                 |
| Suite S1 on ground floor                                                                                                                                                                                                                                                                                        | 852                                                   |                                                                                                                                                                                                                                                                                                                                            |                                   |                     |                                        |            |                                        |        |                                        |              |              |                 |
| <b>Total</b>                                                                                                                                                                                                                                                                                                    | <b>852</b>                                            |                                                                                                                                                                                                                                                                                                                                            |                                   |                     |                                        |            |                                        |        |                                        |              |              |                 |
|                                                                                                                                                                                                                                                                                                                 |                                                       | The Suites identified herein shall hereinafter be collectively referred to as “Premises”.                                                                                                                                                                                                                                                  |                                   |                     |                                        |            |                                        |        |                                        |              |              |                 |

GV Safety Assessment Platform Pvt. Ltd.  
(GSTIN: 36AAICG9895G1ZB)  
Email: accounts@gvrp.in

Registered Office: Sy.No. 403/1 Old 120 (New), 4<sup>th</sup> Floor,  
Niharika Jubilee One, Road No. 1, Jubilee Hills, Hyderabad  
Telangana – 500 033

(Highlighted in the layout annexed as **Annexure B**)

4.

Target Lease  
Commencement Date,  
Rent Commencement  
Date and Handover  
Date

The Target Lease Commencement Date (“**Target LCD**”) and the Target Rent Commencement Date (“**Target RCD**”) for each Suite shall be as described in the table below:

| Floor                                  | Target Lease Commencement Date | Target Rent Commencement Date |
|----------------------------------------|--------------------------------|-------------------------------|
| Suite 301 on the 3 <sup>rd</sup> floor | 1 March 2024                   | 1 September 2024              |
| Suite 201 on the 2 <sup>nd</sup> floor | 1 September 2024               | 1 March 2025                  |
| Suite 101 on the 1 <sup>st</sup> floor | 1 March 2025                   | 1 September 2025              |

The Target Handover Date for the Building shall be 1 March 2024. The Lessor shall ensure that:

- The Building is ready for fitouts as on the Target Handover Date.
- The Building is fully operational including MEP works and that the all statutory approvals have been obtained on or before 1 July 2024.

Laboratory Space Rent and car parking charges (if any) shall be payable on a monthly basis from the **Target Rent Commencement Date**.

5.

Laboratory Space Rent

INR 55 / square feet / month.

The Laboratory Space Rent for each floor payable for the first month by GVSAP to the Lessor shall be paid in 7 (seven) equal monthly installments starting from the Target LCD for each floor.

Refer to **Annexure C** for Rental schedule.

6.

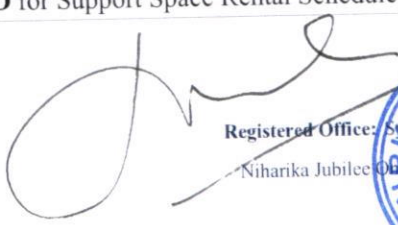
Support Space Rent

INR 35 / square feet / month.

The Support Space Rent shall be payable by GVSAP to the Lessor on the actual date on which they start using the Support Spaces or 1 March 2025, whichever is earlier.

Refer to **Annexure D** for Support Space Rental Schedule.

  
GV Safety Assessment Platform Pvt. Ltd.  
(GSTIN: 36AAICG9895Q1ZB)  
Email: accounts@gvrp.in

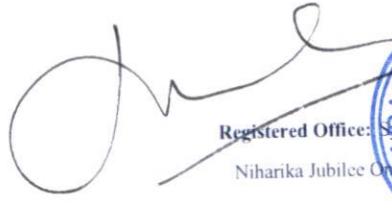
  
Registered Office: Sy. No. 403/1 (Old), 430 (New), 4<sup>th</sup> Floor,  
Niharika Jubilee Club, Road No.1, Jubilee Hills, Hyderabad  
Telangana – 500 033



| 7.                                     | Common Area Maintenance ("CAM") charges             | The rights and obligations pertaining to the Common Area Maintenance shall be mutually decided upon between GVSAP and RXP Facilities Management Private Limited and captured separately in a facility management agreement. (" <b>Facility Management Agreement</b> ")                                                                                                                                                                                                                                                                                                                  |       |                 |                      |                                        |             |                                                                                                                                                                                              |
|----------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------|----------------------|----------------------------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8.                                     | Reimbursable Charges                                | Utilities and services (including without limitation: diesel for generator back-up, water consumption, and electricity, shall be charged in relation to the Premises, at actuals in addition to the minimum demand charges.                                                                                                                                                                                                                                                                                                                                                             |       |                 |                      |                                        |             |                                                                                                                                                                                              |
| 9.                                     | Delay and Penalty                                   | The Lessor agrees and acknowledges the fact that the delivery of the Premises in a time bound manner is mission critical and in the event that the Premises is not delivered to GVSAP within the agreed timelines, it may cause considerable financial loss to GVSAP. In the event of a delay in handover, GVSAP shall have the right to impose a penalty on the Lessor. The formula for arriving at such a penalty shall be mutually agreed upon and captured in the Lease Deed.                                                                                                       |       |                 |                      |                                        |             |                                                                                                                                                                                              |
| 10.                                    | Car parking & rent for additional car parking space | <p>One dedicated car parking space for every 2,000 square feet of leased space shall be provided free of cost to GVSAP.</p> <p>Car parking space shall be chargeable at the rate of INR 2,000/ car park/ month ("<b>Car Parking Charges</b>").</p> <p>The Car Parking Charges shall be subject to applicable escalations on Rent and CAM on Proposed Leasable Space.</p>                                                                                                                                                                                                                |       |                 |                      |                                        |             |                                                                                                                                                                                              |
| 11.                                    | Refundable Security Deposit                         | <p>The refundable security deposit shall be an amount equivalent to 6 months' Rent for the Premises which shall be payable in the following manner:</p> <table border="1"> <thead> <tr> <th>Floor</th><th>Amount (in INR)</th><th>Timeline for Payment</th></tr> </thead> <tbody> <tr> <td>Suite 301 on the 3<sup>rd</sup> floor</td><td>1,38,68,250</td><td> <p>a. INR 23,11,375 being 1 month's Rent for Floor 3 shall be paid upon execution of this LOI.</p> <p>b. INR 46,22,750 being 2 months' Rent shall be paid at the Target LCD for Floor 3.</p> </td></tr> </tbody> </table> | Floor | Amount (in INR) | Timeline for Payment | Suite 301 on the 3 <sup>rd</sup> floor | 1,38,68,250 | <p>a. INR 23,11,375 being 1 month's Rent for Floor 3 shall be paid upon execution of this LOI.</p> <p>b. INR 46,22,750 being 2 months' Rent shall be paid at the Target LCD for Floor 3.</p> |
| Floor                                  | Amount (in INR)                                     | Timeline for Payment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |       |                 |                      |                                        |             |                                                                                                                                                                                              |
| Suite 301 on the 3 <sup>rd</sup> floor | 1,38,68,250                                         | <p>a. INR 23,11,375 being 1 month's Rent for Floor 3 shall be paid upon execution of this LOI.</p> <p>b. INR 46,22,750 being 2 months' Rent shall be paid at the Target LCD for Floor 3.</p>                                                                                                                                                                                                                                                                                                                                                                                            |       |                 |                      |                                        |             |                                                                                                                                                                                              |



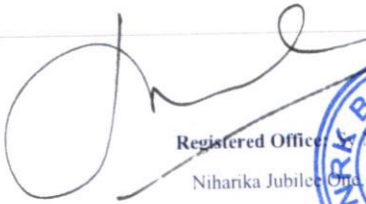

GV Safety Assessment Platform Pvt. Ltd.  
(GSTIN: 36AAICG9895Q1ZB)  
Email: accounts@gvrp.in




Registered Office: Plot No. 403/1 (Old), Plot No. 403 (New), 4<sup>th</sup> Floor,  
Niharika Jubilee One, Road No.1, Jubilee Hills, Hyderabad  
Telangana – 500 033

|                                        |                                      | <table><tr><td></td><td></td><td>c. INR 69,34,125 being 3 months' Rent shall be paid at the Target RCD for Floor 3.</td></tr><tr><td>Suite 201 on the 2<sup>nd</sup> floor</td><td>1,38,68,250</td><td>The entire amount shall be paid on the Target RCD for Floor 2</td></tr><tr><td>Suite 101 on the 1<sup>st</sup> floor</td><td>1,38,68,250</td><td>The entire amount shall be paid on the Target RCD for Floor 1.</td></tr><tr><td><b>Total</b></td><td><b>4,16,04,750</b></td><td></td></tr></table>                                                                                                 |       |                | c. INR 69,34,125 being 3 months' Rent shall be paid at the Target RCD for Floor 3. | Suite 201 on the 2 <sup>nd</sup> floor | 1,38,68,250                            | The entire amount shall be paid on the Target RCD for Floor 2 | Suite 101 on the 1 <sup>st</sup> floor | 1,38,68,250                          | The entire amount shall be paid on the Target RCD for Floor 1. | <b>Total</b> | <b>4,16,04,750</b> |  |
|----------------------------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------|------------------------------------------------------------------------------------|----------------------------------------|----------------------------------------|---------------------------------------------------------------|----------------------------------------|--------------------------------------|----------------------------------------------------------------|--------------|--------------------|--|
|                                        |                                      | c. INR 69,34,125 being 3 months' Rent shall be paid at the Target RCD for Floor 3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |       |                |                                                                                    |                                        |                                        |                                                               |                                        |                                      |                                                                |              |                    |  |
| Suite 201 on the 2 <sup>nd</sup> floor | 1,38,68,250                          | The entire amount shall be paid on the Target RCD for Floor 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       |                |                                                                                    |                                        |                                        |                                                               |                                        |                                      |                                                                |              |                    |  |
| Suite 101 on the 1 <sup>st</sup> floor | 1,38,68,250                          | The entire amount shall be paid on the Target RCD for Floor 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |       |                |                                                                                    |                                        |                                        |                                                               |                                        |                                      |                                                                |              |                    |  |
| <b>Total</b>                           | <b>4,16,04,750</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |                |                                                                                    |                                        |                                        |                                                               |                                        |                                      |                                                                |              |                    |  |
|                                        |                                      | GVSAP shall pay an amount of INR 7,71,120 to the Lessor being 6 months' Support Space Rent on the date identified in accordance with clause 6.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |       |                |                                                                                    |                                        |                                        |                                                               |                                        |                                      |                                                                |              |                    |  |
| 12.                                    | Rent Escalation                      | 15% (Fifteen percent) every 3 (three) years on the Laboratory Space Rent and the Support Space Rent calculated from the Target LCD of Suite 301 on the 3 <sup>rd</sup> floor of the Laboratory Space.                                                                                                                                                                                                                                                                                                                                                                                                      |       |                |                                                                                    |                                        |                                        |                                                               |                                        |                                      |                                                                |              |                    |  |
| 13.                                    | Lease term & Lock-in Period          | <p>The lease term shall be for a period of 10 (Ten) years commencing from the Target Lease Commencement Date of Suite 301 ("<b>Lease Term</b>").</p> <p>The Lock-In Period for each Suite shall be as follows:</p> <table><tr><th>Floor</th><th>Lock-In Period</th></tr><tr><td>Suite 301 on the 3<sup>rd</sup> floor</td><td>60 months from Target LCD of Floor 3</td></tr><tr><td>Suite 201 on the 2<sup>nd</sup> floor</td><td>66 months from Target LCD of Floor 3</td></tr><tr><td>Suite 101 on the 1<sup>st</sup> floor</td><td>72 months from Target LCD of Floor 3</td></tr></table>               | Floor | Lock-In Period | Suite 301 on the 3 <sup>rd</sup> floor                                             | 60 months from Target LCD of Floor 3   | Suite 201 on the 2 <sup>nd</sup> floor | 66 months from Target LCD of Floor 3                          | Suite 101 on the 1 <sup>st</sup> floor | 72 months from Target LCD of Floor 3 |                                                                |              |                    |  |
| Floor                                  | Lock-In Period                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |                |                                                                                    |                                        |                                        |                                                               |                                        |                                      |                                                                |              |                    |  |
| Suite 301 on the 3 <sup>rd</sup> floor | 60 months from Target LCD of Floor 3 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |                |                                                                                    |                                        |                                        |                                                               |                                        |                                      |                                                                |              |                    |  |
| Suite 201 on the 2 <sup>nd</sup> floor | 66 months from Target LCD of Floor 3 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |                |                                                                                    |                                        |                                        |                                                               |                                        |                                      |                                                                |              |                    |  |
| Suite 101 on the 1 <sup>st</sup> floor | 72 months from Target LCD of Floor 3 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |                |                                                                                    |                                        |                                        |                                                               |                                        |                                      |                                                                |              |                    |  |
| 14.                                    | Right to Assign                      | <p>GVSAP shall be permitted to assign or sub-lease the Premises or any portions thereof during the Initial Term or Renewal Term only to an affiliate or group company. Such assignment or sub-lease shall be the prior written permission of the Lessor.</p> <p>In the event that GVSAP exercises its right to assign or sub-lease, such arrangement shall be formalized by executing a separate agreement which shall be appropriately stamped and registered at the cost of the intended assignee. Such assignment or sub-lease shall be at terms no less favorable than the terms contained herein.</p> |       |                |                                                                                    |                                        |                                        |                                                               |                                        |                                      |                                                                |              |                    |  |

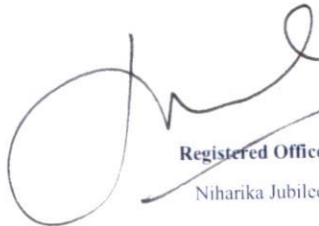
  
 GV Safety Assessment Platform Pvt. Ltd.  
 (GSTIN: 36AAICG9895Q1ZB)  
 Email: accounts@gvrp.in

  
 Registered Office: No. 403/1 (Old) 920 (New), 4<sup>th</sup> Floor,  
 Niharika Jubilee One, Road No.1, Jubilee Hills, Hyderabad  
 Telangana – 500 033

|     |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15. | Renewal Term                  | The Lease Deed may be renewed for a further period of 10 (Ten) years from the expiry of Lease Term or as per mutually agreed terms (" <b>Renewal Term</b> "). Such renewal shall be recorded by executing a new lease deed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 16. | Notice Period & Termination   | <p>a. Neither Party shall have the right to terminate the Lease Deed during the Lock-in Period subject to: (i) default of either Party as identified in the Lease Deed; or (ii) GVSAP's right to terminate as captured in 16(c).</p> <p>b. Subject to the Lock-in Period as defined in Clause 15 above, GVSAP shall be entitled to terminate the Lease Deed by providing a prior written notice of 12 (Twelve) months. At any point during the Lease Term, the Lessor shall be entitled to terminate the Lease Deed in case of non-payment of Rent by GVSAP.</p> <p>c. Notwithstanding anything captured in this LOI, GVSAP may terminate the lease for Floor 1 at any time prior to the Target LCD for Floor 1 by giving a 6-month prior written notice. It is clarified that GVSAP shall possess this right only with respect to Floor 1. This right to terminate the lease for Floor 1 shall extinguish on the Target LCD for Floor 1. If GVSAP is desirous of terminating the Lease Deed post the abovementioned date, then it shall be bound by Clause 16(a) and (b).</p> <p>d. In the event that GVSAP exercises its right under clause 16(c), the Lessor agrees that during the Term and the Renewal Term, if any, no portion of the Building shall be leased to an entity intending to utilize the space for lab animal breeding or testing purposes.</p> <p>GVSAP shall issue a renewal notice at least 12 (Twelve) months prior to the expiry of the Lease Deed if it wishes to renew the lease for the Renewal Term.</p> |
| 17. | Utility Capacity of Equipment | The planned utility capacity for the Building including but not limited to capacity pertaining to power, water and chiller shall be adjusted in accordance with the occupancy and utilization of the Laboratory Space by GVSAP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 18. | Tenant Improvement            | <p>The Lessor shall carry out tenant improvements for Suite 301 on the third floor for which an amount of INR 4,275 per square feet amounting to approximately INR 18,00,00,000 is expected to be incurred.</p> <p>This investment towards tenant improvements will be amortized at 14.5% return per annum over a period of 9 years in equal monthly installments.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |




GV Safety Assessment Platform Pvt. Ltd.  
(GSTIN: 36AAICG9895Q1ZB)  
Email: accounts@gvrp.in



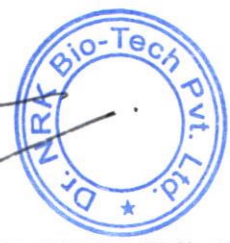

Registered Office: S.No. 403/1 (Old), 120 (New), 4<sup>th</sup> Floor,  
Niharika Jubilee One Road No.1, Jubilee Hills, Hyderabad  
Telangana – 500 033



|     |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                      | <p>The additional rent payable by GVSAP to the Lessor for the tenant improvements is about INR 77 per sft amounting to approximately INR 32,35,925 per month exclusive of GST.</p> <p>The details of tenant improvements shall be finalized before execution of the lease deed. An expenditure of about INR 16,00,00,000 shall be incurred by an open book method wherein the expenditure shall be made after finalizing the detailed specification of each work at rates mutually agreed by both the parties. An additional sum of INR 2,00,00,000 shall be deemed to be expenditure incurred by the Lessor for executing the said tenant improvements, which shall include the cost of supervision and civil works, which shall not be charged separately.</p> |
| 19. | Definitive Agreements                | <p>GVSAP and the Lessor shall execute and register the following:</p> <ol style="list-style-type: none"> <li>Lease Deed;</li> <li>Any other document as may be mutually agreed between the Parties.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 20. | Stamp Duty and Registration Charges  | The Parties shall bear the stamp duty and registration charges equally.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 21. | Confidentiality                      | All terms and conditions of this LOI and Lease Deed shall be kept confidential by the Parties, their respective agents, employees, and representatives and will not be disclosed in any manner whatsoever, in whole or in part, irrespective of the continuity hereof, save & except where either Party needs to disclose such information under an order of a competent court exercising jurisdiction over the LOI.                                                                                                                                                                                                                                                                                                                                             |
| 22. | Governing Law and Dispute Resolution | <p>This LOI and the Lease Deed shall be governed in accordance with the Indian laws.</p> <p>Any dispute arising out of or in connection hereof shall be resolved by way of arbitration in accordance with the Arbitration and Conciliation Act, 1996 and any subsequent amendments or re-enactments thereof. The courts in Hyderabad shall have exclusive jurisdiction over the matter.</p>                                                                                                                                                                                                                                                                                                                                                                      |
| 23. | Survival                             | The clauses pertaining to Validity Period, Confidentiality and Governing Law & Dispute resolution shall survive the expiry of this LOI and be binding over the Parties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |




**GV Safety Assessment Platform Pvt. Ltd.**  
(GSTIN: 36AAICG9895Q1ZB)  
Email: accounts@gvrp.in

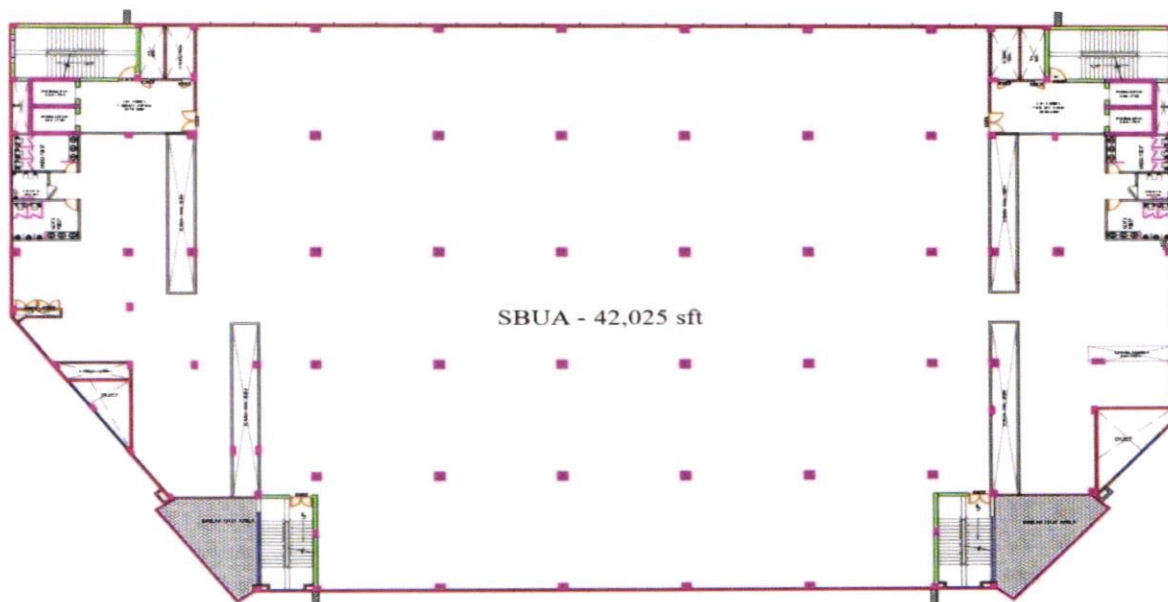



**Registered Office:** Sy.No. 403/1 (Old), 120 (New), 4<sup>th</sup> Floor,  
Niharika Jubilee One, Road No.1, Jubilee Hills, Hyderabad  
Telangana – 500 033



## Annexure B – Layout of the Proposed Leasable Space

### Typical Floor Plan of the Laboratory Space



Typical Floor Plan

*[Handwritten Signature]*

**DR. N. R. K. Bio-Tech Pvt. Ltd.**



**GV Safety Assessment Platform Pvt. Ltd.**

(GSTIN: 36AAICG9895Q1ZB)

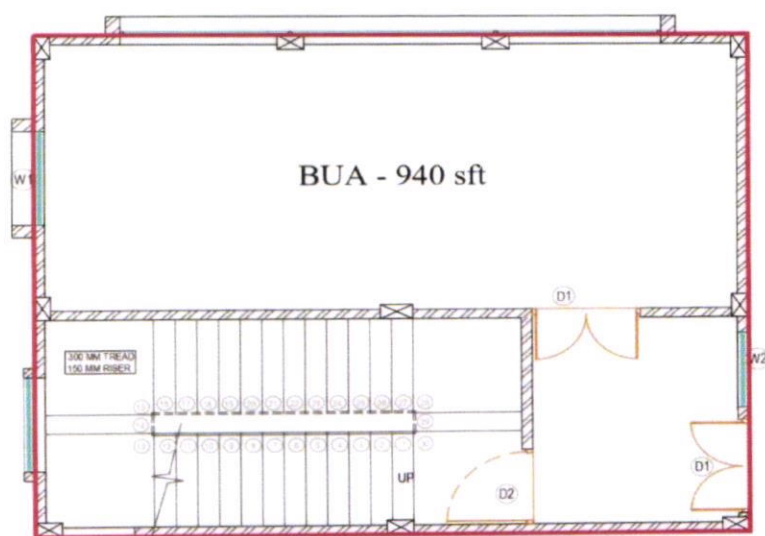
Email: accounts@gvrp.in

**Registered Office:** Sy.No. 403/1(Old), 120 (New), 4<sup>th</sup> Floor,

Niharika Jubilee One, Road No.1, Jubilee Hills, Hyderabad

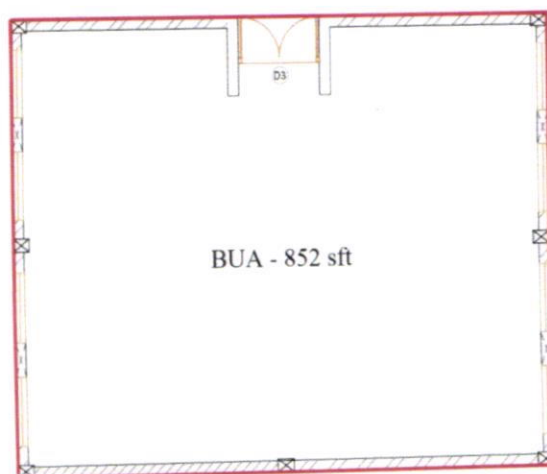
Telangana – 500 033

### Typical Floor Plan of the Chemical Storage Space



Chemical Stores - Typical Floor Plan

### Typical Floor Plan of Solvent Storage Space



Solvent Stores - Typical Floor Plan

## Annexure C – Laboratory Space Rental Schedule

Note for numbers which have Red colour font:

The Laboratory Space Warmshell rent for each floor payable for the first month shall be paid in seven equal installments starting from the target LCD of each floor

| GV SAFETY ASSESSMENT PLATFORM - LABORATORY SPACE RENT SCHEDULE / LABORATORY SPACE - THIRD FLOOR |                              |                              |                              |                              |                              |                              |                              |                              |                              |                              |                              |               |  |
|-------------------------------------------------------------------------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|---------------|--|
| Precise Period                                                                                  | 01-Mar-24<br>to<br>30-Sep-24 | 01-Oct-24<br>to<br>28-Feb-25 | 01-Mar-25<br>to<br>28-Feb-26 | 01-Mar-26<br>to<br>28-Feb-27 | 01-Mar-27<br>to<br>29-Feb-28 | 01-Mar-28<br>to<br>28-Feb-29 | 01-Mar-29<br>to<br>28-Feb-30 | 01-Mar-30<br>to<br>28-Feb-31 | 01-Mar-31<br>to<br>29-Feb-32 | 01-Mar-32<br>to<br>28-Feb-33 | 01-Mar-33<br>to<br>28-Feb-34 |               |  |
| Months                                                                                          | 7                            | 5                            | 12                           | 12                           | 12                           | 12                           | 12                           | 12                           | 12                           | 12                           | 12                           |               |  |
| Total Leasable Space                                                                            | 42,025 SF                    |                              |                              |                              |                              |                              |                              |                              |                              |                              |                              |               |  |
| Laboratory Space Warm Shell Rent (Per SF per month)                                             | ₹ 7.86                       | ₹ 55.00                      | ₹ 55.00                      | ₹ 55.00                      | ₹ 63.25                      | ₹ 63.25                      | ₹ 63.25                      | ₹ 63.25                      | ₹ 72.74                      | ₹ 72.74                      | ₹ 72.74                      | ₹ 83.65       |  |
| Laboratory Space Warm Shell Rent (Per month)                                                    | ₹ 3,30,196                   | ₹ 23,11,375                  | ₹ 23,11,375                  | ₹ 23,11,375                  | ₹ 26,58,081                  | ₹ 26,58,081                  | ₹ 26,58,081                  | ₹ 26,58,081                  | ₹ 30,56,793                  | ₹ 30,56,793                  | ₹ 30,56,793                  | ₹ 35,15,312   |  |
| Laboratory Space Warm Shell Rent (Per annum)                                                    | ₹ 23,11,375                  | ₹ 1,15,56,875                | ₹ 2,77,36,500                | ₹ 2,77,36,500                | ₹ 3,18,96,975                | ₹ 3,18,96,975                | ₹ 3,18,96,975                | ₹ 3,18,96,975                | ₹ 3,66,81,521                | ₹ 3,66,81,521                | ₹ 3,66,81,521                | ₹ 4,21,83,749 |  |

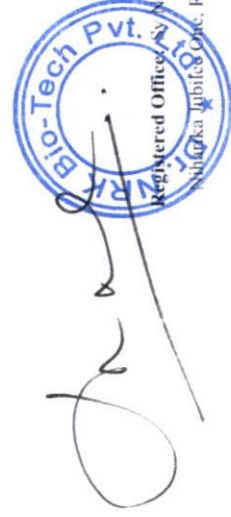
| GV SAFETY ASSESSMENT PLATFORM - LABORATORY SPACE RENT SCHEDULE / LABORATORY SPACE - SECOND FLOOR |                              |                              |                              |                              |                              |                              |                              |                              |                              |                              |               |  |  |
|--------------------------------------------------------------------------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|---------------|--|--|
| Precise Period                                                                                   | 01-Sep-24<br>to<br>31-Mar-25 | 01-Apr-25<br>to<br>28-Feb-26 | 01-Mar-26<br>to<br>28-Feb-27 | 01-Mar-27<br>to<br>29-Feb-28 | 01-Mar-28<br>to<br>28-Feb-29 | 01-Mar-29<br>to<br>28-Feb-30 | 01-Mar-30<br>to<br>28-Feb-31 | 01-Mar-31<br>to<br>29-Feb-32 | 01-Mar-32<br>to<br>28-Feb-33 | 01-Mar-33<br>to<br>28-Feb-34 |               |  |  |
| Months                                                                                           | 7                            | 11                           | 12                           | 12                           | 12                           | 12                           | 12                           | 12                           | 12                           | 12                           |               |  |  |
| Total Leasable Space                                                                             | 42,025 SF                    |                              |                              |                              |                              |                              |                              |                              |                              |                              |               |  |  |
| Laboratory Space Warm Shell Rent (Per SF per month)                                              | ₹ 7.86                       | ₹ 55.00                      | ₹ 55.00                      | ₹ 63.25                      | ₹ 63.25                      | ₹ 63.25                      | ₹ 63.25                      | ₹ 72.74                      | ₹ 72.74                      | ₹ 72.74                      | ₹ 83.65       |  |  |
| Laboratory Space Warm Shell Rent (Per month)                                                     | ₹ 3,30,196                   | ₹ 23,11,375                  | ₹ 23,11,375                  | ₹ 26,58,081                  | ₹ 26,58,081                  | ₹ 26,58,081                  | ₹ 26,58,081                  | ₹ 30,56,793                  | ₹ 30,56,793                  | ₹ 30,56,793                  | ₹ 35,15,312   |  |  |
| Laboratory Space Warm Shell Rent (Per annum)                                                     | ₹ 23,11,375                  | ₹ 2,54,25,125                | ₹ 2,77,36,500                | ₹ 3,18,96,975                | ₹ 3,18,96,975                | ₹ 3,18,96,975                | ₹ 3,18,96,975                | ₹ 3,66,81,521                | ₹ 3,66,81,521                | ₹ 3,66,81,521                | ₹ 4,21,83,749 |  |  |

| GV SAFETY ASSESSMENT PLATFORM - LABORATORY SPACE RENT SCHEDULE / LABORATORY SPACE - FIRST FLOOR |                              |                              |                              |                              |                              |                              |                              |                              |                              |                              |               |  |  |
|-------------------------------------------------------------------------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|---------------|--|--|
| Precise Period                                                                                  | 01-Mar-25<br>to<br>30-Sep-25 | 01-Oct-25<br>to<br>28-Feb-26 | 01-Mar-26<br>to<br>28-Feb-27 | 01-Mar-27<br>to<br>29-Feb-28 | 01-Mar-28<br>to<br>28-Feb-29 | 01-Mar-29<br>to<br>28-Feb-30 | 01-Mar-30<br>to<br>28-Feb-31 | 01-Mar-31<br>to<br>29-Feb-32 | 01-Mar-32<br>to<br>28-Feb-33 | 01-Mar-33<br>to<br>28-Feb-34 |               |  |  |
| Months                                                                                          | 7                            | 5                            | 12                           | 12                           | 12                           | 12                           | 12                           | 12                           | 12                           | 12                           |               |  |  |
| Total Leasable Space                                                                            | 42,025 SF                    |                              |                              |                              |                              |                              |                              |                              |                              |                              |               |  |  |
| Laboratory Space Warm Shell Rent (Per SF per month)                                             | ₹ 7.86                       | ₹ 55.00                      | ₹ 55.00                      | ₹ 63.25                      | ₹ 63.25                      | ₹ 63.25                      | ₹ 63.25                      | ₹ 72.74                      | ₹ 72.74                      | ₹ 72.74                      | ₹ 83.65       |  |  |
| Laboratory Space Warm Shell Rent (Per month)                                                    | ₹ 3,30,196                   | ₹ 23,11,375                  | ₹ 23,11,375                  | ₹ 26,58,081                  | ₹ 26,58,081                  | ₹ 26,58,081                  | ₹ 26,58,081                  | ₹ 30,56,793                  | ₹ 30,56,793                  | ₹ 30,56,793                  | ₹ 35,15,312   |  |  |
| Laboratory Space Warm Shell Rent (Per annum)                                                    | ₹ 23,11,375                  | ₹ 1,15,56,875                | ₹ 2,77,36,500                | ₹ 3,18,96,975                | ₹ 3,18,96,975                | ₹ 3,18,96,975                | ₹ 3,18,96,975                | ₹ 3,66,81,521                | ₹ 3,66,81,521                | ₹ 3,66,81,521                | ₹ 4,21,83,749 |  |  |



GV Safety Assessment Platform Pvt. Ltd.  
(GSTIN: 36AAICG9895Q1ZB)

Email: accounts@gvrip.in



Registered Office: No. 403/1 (Old), 120 (New), 4<sup>th</sup> Floor,  
Jubilee Hills, Hyderabad  
Telangana – 500 033

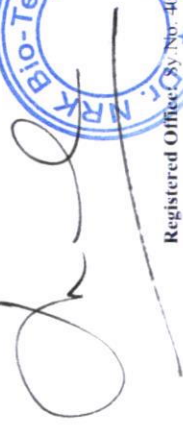


## Annexure D – Support Space Storage Rental Schedule

| GV SAFETY ASSESSMENT PLATFORM - SUPPORT SPACE RENT SCHEDULE   CHEMICAL STORAGE SPACE |                              |                              |                              |                              |                              |                              |                              |                              |                              |             |  |  |
|--------------------------------------------------------------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|-------------|--|--|
| Precise Period                                                                       | 01-Mar-25<br>to<br>28-Feb-26 | 01-Mar-26<br>to<br>28-Feb-27 | 01-Mar-27<br>to<br>29-Feb-28 | 01-Mar-28<br>to<br>28-Feb-29 | 01-Mar-29<br>to<br>28-Feb-30 | 01-Mar-30<br>to<br>28-Feb-31 | 01-Mar-31<br>to<br>29-Feb-32 | 01-Mar-32<br>to<br>28-Feb-33 | 01-Mar-33<br>to<br>28-Feb-34 |             |  |  |
| Months                                                                               | 12                           | 12                           | 12                           | 12                           | 12                           | 12                           | 12                           | 12                           | 12                           |             |  |  |
| Total Leasable Space                                                                 | 2,020 SF                     |                              |                              |                              |                              |                              |                              |                              |                              |             |  |  |
| Chemical Storage Space Warm Shell Rent (Per SF per month)                            | ₹ 35.00                      | ₹ 35.00                      | ₹ 40.25                      | ₹ 40.25                      | ₹ 40.25                      | ₹ 46.29                      | ₹ 46.29                      | ₹ 46.29                      | ₹ 46.29                      | ₹ 53.23     |  |  |
| Chemical Storage Space Warm Shell Rent (Per month)                                   | ₹ 98,700                     | ₹ 98,700                     | ₹ 1,13,505                   | ₹ 1,13,505                   | ₹ 1,13,505                   | ₹ 1,30,531                   | ₹ 1,30,531                   | ₹ 1,30,531                   | ₹ 1,30,531                   | ₹ 1,50,110  |  |  |
| Chemical Storage Space Warm Shell Rent (Per annum)                                   | ₹ 11,84,400                  | ₹ 11,84,400                  | ₹ 13,62,060                  | ₹ 13,62,060                  | ₹ 13,62,060                  | ₹ 15,66,369                  | ₹ 15,66,369                  | ₹ 15,66,369                  | ₹ 15,66,369                  | ₹ 18,01,324 |  |  |

| GV SAFETY ASSESSMENT PLATFORM - SUPPORT SPACE RENT SCHEDULE   SOLVENT STORAGE SPACE |                              |                              |                              |                              |                              |                              |                              |                              |                              |            |  |  |
|-------------------------------------------------------------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------|--|--|
| Precise Period                                                                      | 01-Mar-25<br>to<br>28-Feb-26 | 01-Mar-26<br>to<br>28-Feb-27 | 01-Mar-27<br>to<br>29-Feb-28 | 01-Mar-28<br>to<br>28-Feb-29 | 01-Mar-29<br>to<br>28-Feb-30 | 01-Mar-30<br>to<br>28-Feb-31 | 01-Mar-31<br>to<br>29-Feb-32 | 01-Mar-32<br>to<br>28-Feb-33 | 01-Mar-33<br>to<br>28-Feb-34 |            |  |  |
| Months                                                                              | 12                           | 12                           | 12                           | 12                           | 12                           | 12                           | 12                           | 12                           | 12                           |            |  |  |
| Total Leasable Space                                                                | 852 SF                       |                              |                              |                              |                              |                              |                              |                              |                              |            |  |  |
| Solvent Stores Space Warm Shell Rent (Per SF per month)                             | ₹ 35.00                      | ₹ 35.00                      | ₹ 40.25                      | ₹ 40.25                      | ₹ 40.25                      | ₹ 46.29                      | ₹ 46.29                      | ₹ 46.29                      | ₹ 46.29                      | ₹ 53.23    |  |  |
| Solvent Stores Space Warm Shell Rent (Per month)                                    | ₹ 29,820                     | ₹ 29,820                     | ₹ 34,293                     | ₹ 34,293                     | ₹ 34,293                     | ₹ 39,437                     | ₹ 39,437                     | ₹ 39,437                     | ₹ 39,437                     | ₹ 45,352   |  |  |
| Solvent Stores Space Warm Shell Rent (Per annum)                                    | ₹ 3,57,840                   | ₹ 3,57,840                   | ₹ 4,11,516                   | ₹ 4,11,516                   | ₹ 4,11,516                   | ₹ 4,73,243                   | ₹ 4,73,243                   | ₹ 4,73,243                   | ₹ 4,73,243                   | ₹ 5,44,230 |  |  |

  
**GV Safety Assessment Platform Pvt. Ltd.**  
 (GSTIN: 36AAICG9895Q7ZB)  
 Email: accounts@gvpr.in

  
**GV Bio-Tech Pvt. Ltd.**  
 Registered Office: Sy No. 409, H.Old, 120 (New), 4<sup>th</sup> Floor,  
 Niharika Jubilee One, Road No.1, Jubilee Hills, Hyderabad  
 Telangana – 500 033