

Nextopolis

Genome Valley, Hyderabad

June 2022



1.

Nextopolis: Project Details

Genome Valley's first lake-facing facility, **Nextopolis** epitomizes an inspiring work environment where design meets functionality.

Nextopolis offers flexible and futuristic spaces tailored to meet specialized research needs of Lifesciences companies



Located within
existing Lifesciences hub



All Encompassing
Lifesciences Ecosystem



Research & Innovation



Flexible
Scalability

Locational Advantage (Genome Valley, Hyderabad)

Thriving Lifesciences Ecosystem

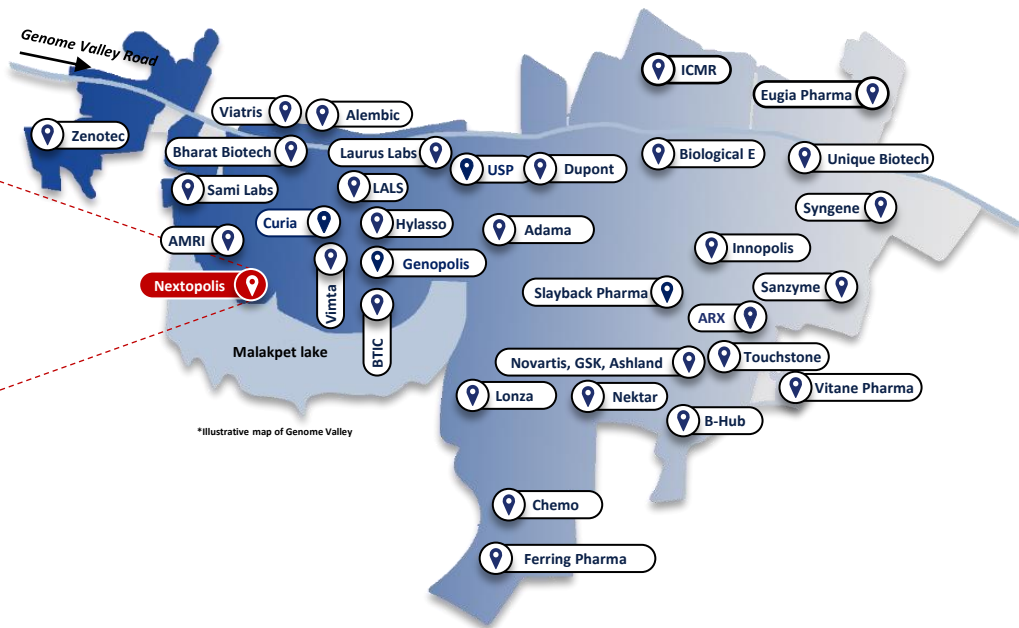
- Home to 200+ companies

Ease of doing business

- Telangana state industrial project approval and self-certification system (TSiPASS)
- Investor friendly policies and public investment

Availability of Skilled workforce

- 15000+ skilled workforce



Excellent Connectivity

- Airport: 1 hr 20 min drive
- Secundrabad Junction: within 33 kms radius
- Outer Ring Road: 13.6 Kms

Social Infrastructure

- Residential cluster: 5-10 min distance
- Hospitals: 10-20 min distance

Support Infrastructure

- Power: Dedicated substations
- Water: Direct supply by HMWSB
- Industrial Waste Management: Dedicated waste management

Asset location (Genome Valley, Hyderabad)



Nextopolis is a pioneer lab facility in Genome Valley, meticulously designed to support life sciences research operations and surrounded by multinational R&D and Pharmaceutical companies along with availability of proficient personnel.

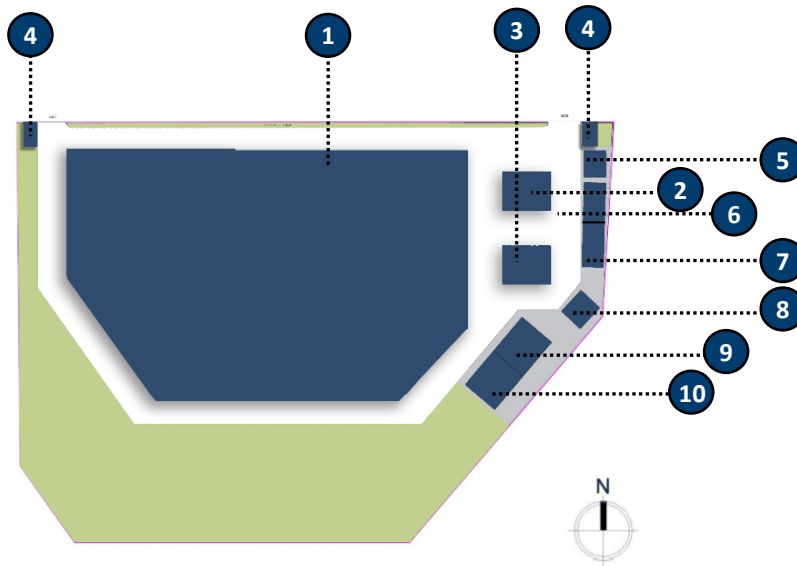


Nextopolis : Asset Illustration

Rear View



Master Plan and Development strategy



2.4 acres
Total Plot Area

~1,30,000 sft
Total Development

Current Development

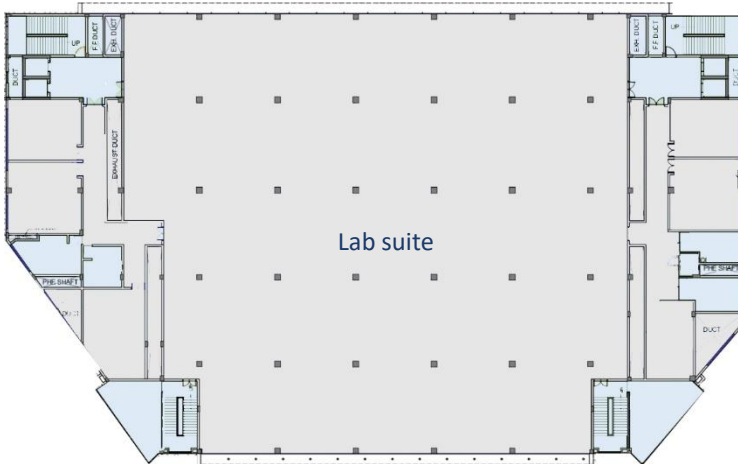
- | | |
|--------------------|----------------------------|
| 1 Lab Suites | 6 Sewage treatment plant |
| 2 Chemical Store | 7 Effluent treatment plant |
| 3 Solvent Store | 8 Transformer Yard |
| 4 Security Kiosk | 9 DG Yard |
| 5 Underground Sump | 10 HSD Yard |



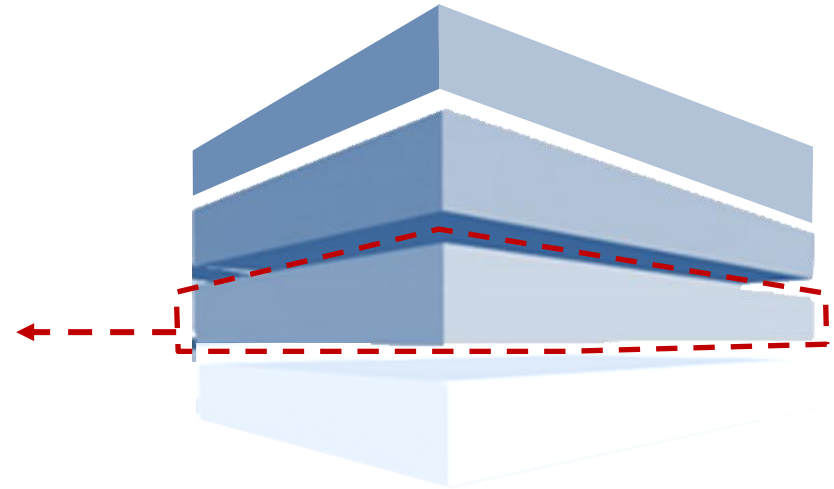
Stilt floor plan

- Parking
- Utilities/Amenities
- Common area
- Service area
- Support infrastructure
- Landscaped area
- Driveway

Design Details | Area statement and Building specifications



Typical floor plan



Particulars	No. of Floors	Super built-up area (sft)
Lab space	First floor	43,630
	Second floor	43,630
	Third floor	43,630
	Total	130,890
Support infrastructure	Chemical stores (G+2)	2,560
	Solvent store (Ground floor)	850
	Parking (stilt floor)	27,660

Stilt + 3
floors

c. 40000 sft
floor plate size



High floor loading based on
equipment needs

5 KN/ Sq. mts. (core labs)
7.5 KN/ Sq. mts. (terrace)

Typical floor-to-floor height

4.9 mts.
floor-to-floor height

About Developers and Partners



Primary business: Development of housing and life sciences parks.

Track Record: 5 decades

Headquarter: Hyderabad

Area of operations: Hyderabad + peripheral areas, Telangana.

www.modiproperties.com



Primary business: Development of housing, plotting layouts.

Track Record: 2 decades.

Headquarter: Hyderabad.

Area of operations: Hyderabad + peripheral areas, Telangana.

www.homelineinfra.com



Primary business: Leasing of life sciences real estate

Track Record: 1 decade

Headquarter: Hyderabad

Area of operations: Hyderabad + peripheral areas, Telangana

www.rxpropellant.in

Thank You!

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