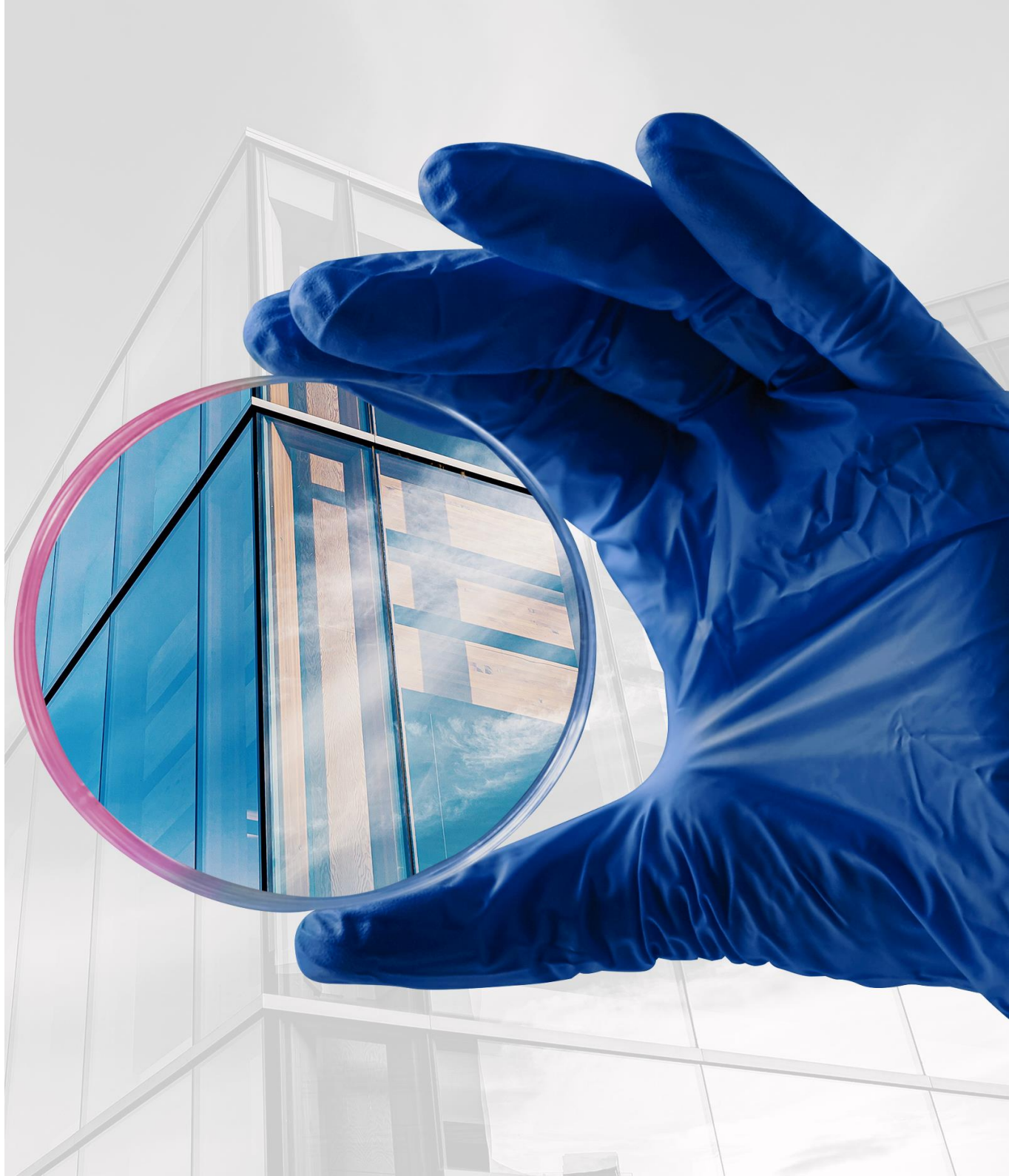




Genome Valley, Hyderabad

December 2023



Genome Valley is India's first systematically developed lifesciences cluster, offering world-class single and multi-tenanted infrastructure.

200+

COMPANIES

60+

START-UPS
INCUBATED

3.2

MN SQ FT WORLD-
CLASS LAB SPACE

3

INCUBATION
CENTERS

20,000+

WORKFORCE



Why Genome Valley?



Ecosystem

- Spread over 25 sq. kms, Genome Valley is a **highly networked and sustainable ecosystem** that enables the companies to achieve success at both national and international level.
- The purpose-built cluster is home to **200+** major domestic and global including leading Contract Research Organizations (CROs), vaccine manufacturers and world renowned R&D organizations.
- Over the years, Genome Valley has emerged as a **CRO hub, vaccine hub** and a preferred destination for **R&D companies**.



Why Telangana?

- The **investor friendly policies**, public investment and availability of skilled talent has played a critical role in the growth of lifesciences companies in Telangana.
- Hyderabad as a lifesciences hub is projected to become a **\$50 billion** industry by 2030.
- The city has **readily available workforce**, with 45% of the total employed workforce in the Pharma, MedTech and Biotechnology GIC sector



Government Policies

- In January 2015, the state announced The Telangana State Industrial Project Approval and Self-Certification System (**TSiPASS**), a super-quick industrial clearance system which attracted increased investments in lifesciences sector.
- Genome Valley has been accorded with the status of **Industrial Area Local Authority (IALA)** by Govt. of Telangana in 2018
- The cluster has excellent support infrastructure for R&D activities, created by the Telangana State Industrial Infrastructure Corporation (**TSIIC**) through public-private partnerships with major partners

Infrastructure



Connectivity

The cluster benefits from excellent transport connections

- Rajiv Gandhi International Airport is **60 minutes** away and is easily accessible for domestic and international flights
- Genome Valley is well connected to the rest of the city through **Outer Ring Road** encircling Hyderabad



Support
Infrastructure

Power

- Fully operational dedicated sub stations in Genome Valley for uninterrupted power supply.

Water Supply

- Direct supply by Hyderabad Metropolitan Water Supply and Sewerage Board (HMWSB)
- Storage Capacity of > 5,000 KL per day within Genome Valley

Industrial Waste Management

- Dedicated waste management for safe disposal of waste



Social
Infrastructure

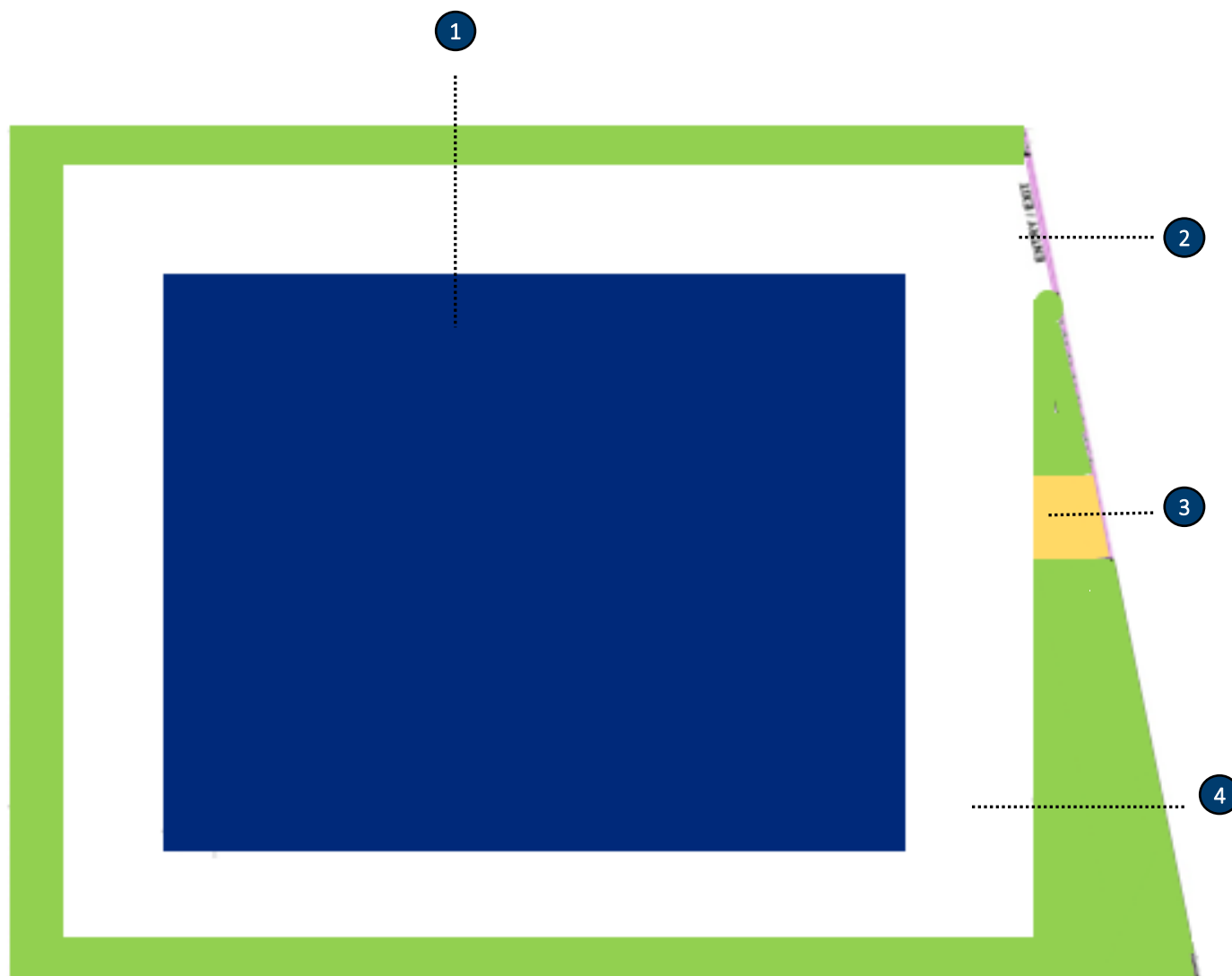
Residential Clusters

- Turkapally – 5 to 10 minutes distance
- Alwal and Kompally – 25 to 30 minutes distance

Hospitals

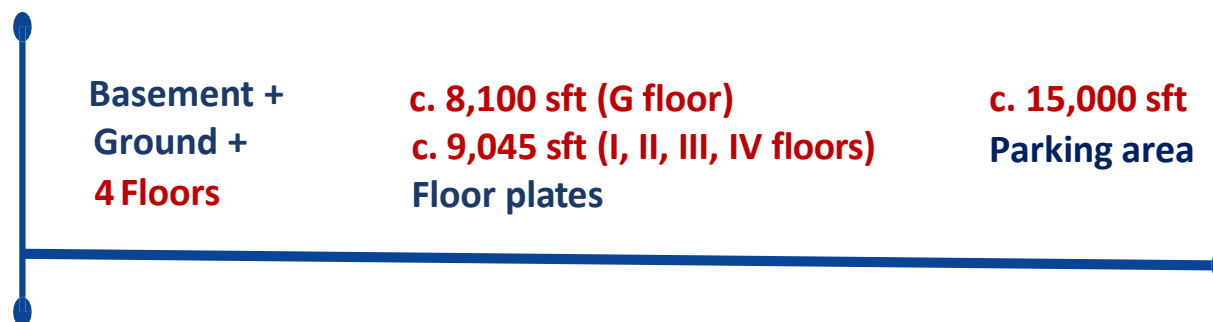
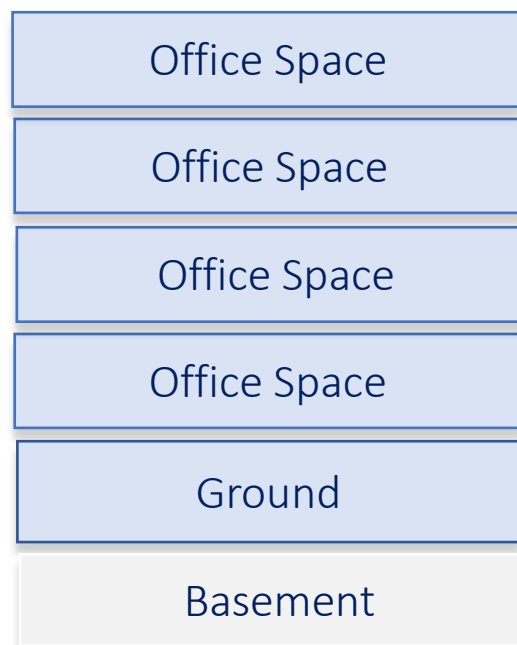
- RVM institute of Medical Sciences - 10 minutes
- Medciti Institute of Medical Sciences - 20 minutes

Site Plan



- ① Office Space
- ② Entry / Exit Gate
- ③ Transformer Yard
- ④ Driveway

Development



0.5 acres

Total Master
Planned Campuses



44k sft.

Total Planned
Development

Enhanced Warm-shell

Design

Build

Lease

Maintain



Building Core and Shell



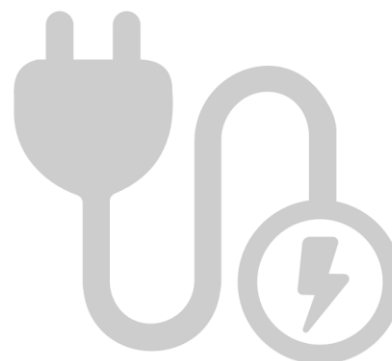
Electrical System



FAS & Campus Surveillance



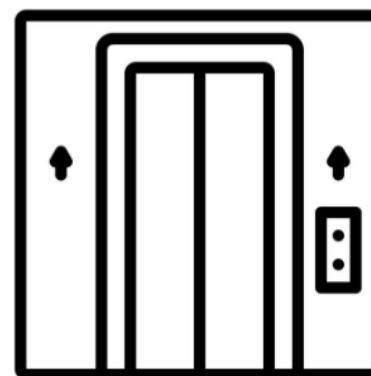
Passenger Elevators



Power Supply



Power Back-up



Passenger Lifts

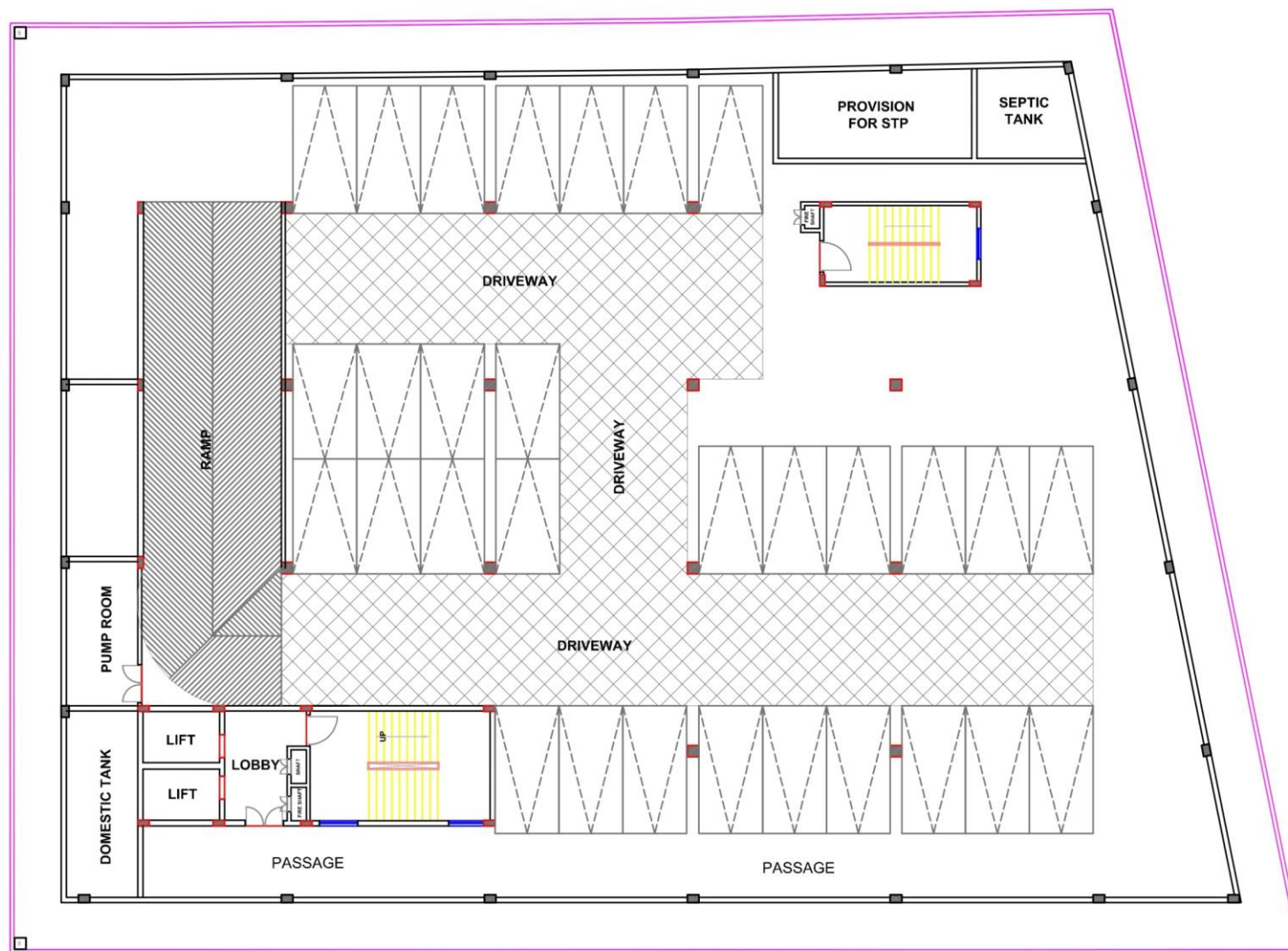


Water Supply

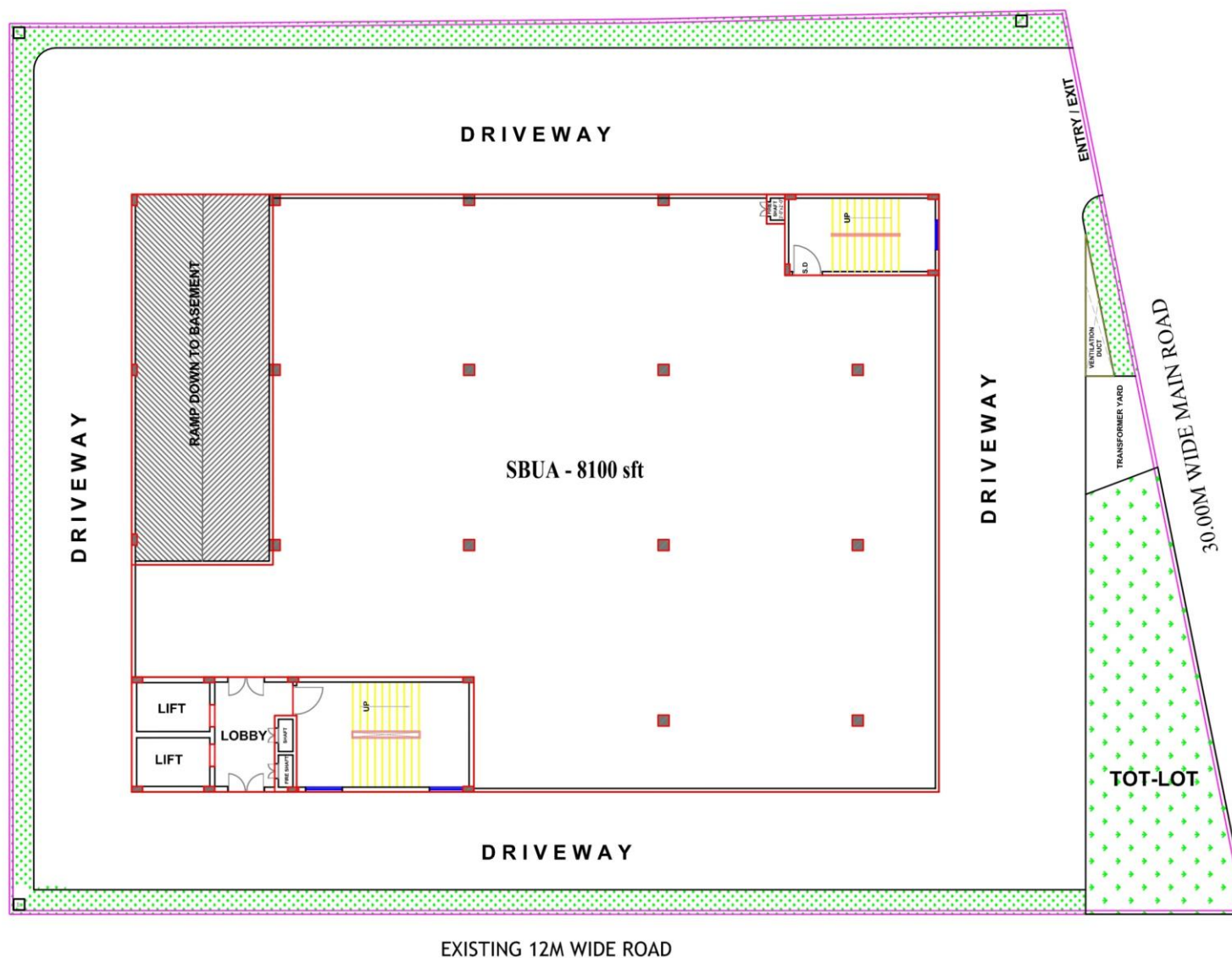
Lease Terms – Enhanced Warm Shell

Project Name	Vivopolis
Project Handover	Facility ready-for-fit outs by Dec 2024. Completion by Mar 2025.
Type of Space	Corporate Workspaces.
Space Offered	c. 44,280 Sq. ft.
Lease Commencement Date	Apr '25
Lease & Lock-in Term	9 years Lease Term with 3 years Lock-in <i>from</i> rent commencement date.
Rentals for Office Space	• INR 26 per Sq. ft. per Month from the Rent Commencement Date (RCD) for the first 6 months. • INR 27 per Sq. ft. per Month for the next 6 months. • INR 28 per Sq. ft. per Month for the next 6 months. • INR 29 per Sq. ft. per Month for the next 6 months. • INR 30 per Sq. ft. per Month for the next 6 months.
Lease rent for parking and terrace floor	Nil.
Common Area Maintenance (CAM) Charges	Nil in case entire building is being leased. CAM to be taken care by the Lessee.
Annual Escalations on Enhanced Warm Shell Rent, Common Area Maintenance and Car Parking Charges	4.7% every year. First such increase shall be 30 months from RCD. Such an enhancement shall be on then existing rent.
Security Deposit (Refundable, Interest Free on Lease Commencement)	• Equivalent to 6 month's rent. • One month payable on signing terms sheet. • 3 months payable on signing lease within 30 days of obtaining permit. • Balance on obtaining Occupancy Certificate.
Scope of work – Lessor & Lessee	Lessor: a. Permits + completion of RCC and civil works. b. Finishing works - bathrooms painting, granite flooring of lift and lobbies, vitrified flooring in selfie units. c. Power supply. d. Power backup up. e. Water supply - borewell & municipal connection. f. Lifts. g. Fire fighting & fire alarm system. h. False ceiling - lift lobby, bathrooms. i. Lighting - lift lobby, staircase, basement and driveways. j. Sewage treatment - septic tank of 50KLD. Lessee: a. Fixtures and furniture. b. HVAC. c. Access control. c. False ceiling and lighting. d. Painting within the floors. g. Cabling for data/internet.
Land Owner's share & Developer's share	Land Owner's share: Ground floor with 7,780 sft BUA & 8,100 sft SBUA, First floor with 8,688 sft BUA & 9,045 sft SBUA, 12 nos. car parkings in the basement floor. Undivided share of land 822.80 sq yds. Terrace floor 3,475 sft. Developer's share: Second floor with 8,688 sft BUA & 9,045 sft SBUA, third floor with 8,688 sft BUA & 9,045 sft SBUA, fourth floor with 8,688 sft BUA & 9,045 sft SBUA, 18 nos. car parkings in the basement floor. Undivided share of land 1,234.20 sq yds. Terrace floor 5,213 sft.

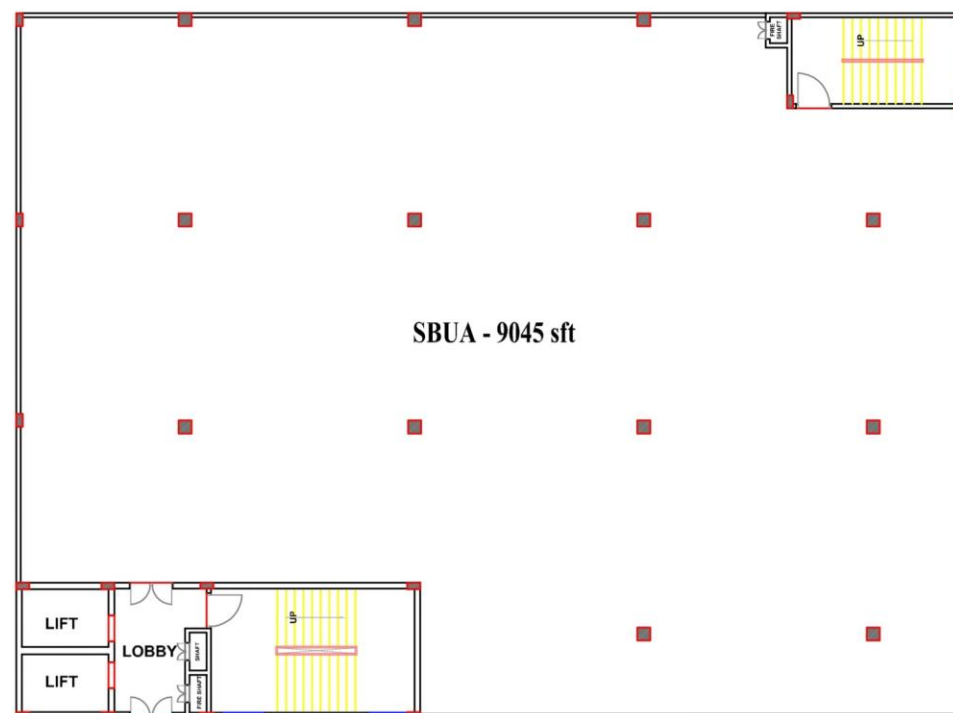
Floor Plans



Description	Direction	Owners & Developers :	Date :	18.12.2023	Promoted by
BASEMENT FLOOR PLAN		Modi GV Ventures LLP	Prepared By :	Nagalaxmi	Modi Properties Pvt Ltd Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		Vivopolis	Scale :	N.T.S	



Description	Direction	Owners & Developers :	Date :	18.12.2023	Promoted by
GROUND FLOOR / SITE PLAN		Modi GV Ventures LLP	Prepared By :	Nagalaxmi	Modi Properties Pvt Ltd Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		Vivopolis	Scale :	N.T.S	



Description	Direction	Owners & Developers :	Date :	18.12.2023	Promoted by
TYPICAL FLOOR PLAN (FIRST TO FOURTH FLOOR)		Modi GV Ventures LLP	Prepared By :	Nagalaxmi	Modi Properties Pvt Ltd Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		Vivopolis	Scale :	N.T.S	

Conceptual Layouts

First Floor



Typical Floor (Second to Fourth Floor)





Contact details for leasing :



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