



INDIA NON JUDICIAL

Government of Andhra Pradesh

IN-AP29547219857844W

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Certificate No. : IN-AP29547219857844W
Certificate Issued Date : 14-Oct-2024 03:09 PM
Account Reference : NEWIMPACC (SV)/ ap18162804/ AP-VKP/ AP-VKP/appitnagu
DDO Code : 27002308001 O/o IG R
Unique Doc. Reference : SUBIN-APAP1816280446507773283133W
Purchased by : AMTZ MEDPOLIS SQUARE 801 PVT LTD
Description of Document : Article 0 Not Mentioned
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : AMTZ MEDPOLIS SQUARE 801 PVT LTD
Second Party : Not Applicable
Paid By (For Whom) : AMTZ MEDPOLIS SQUARE 801 PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

LEASE AGREEMENT

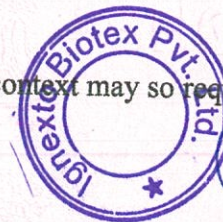
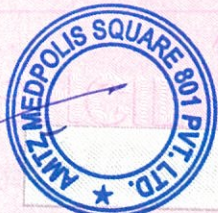
This Lease Agreement executed on this the 13th day of December, 2024, by and between:

M/s. AMTZ Medpolis Square 801 Pvt. Ltd., a company incorporated under the Companies Act, 2013 and having its office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad 500003, Telangana, represented by its Vice President Mr. Sayed Waseem Akhtar, hereinafter referred to as the Lessor.

AND

M/s. Ignexto Biotex Pvt. Ltd., a company incorporated under the Companies Act, 2013, having its registered office at New Town Heights, Garden City, Sector 86, Gurugram, Gurgaon, Haryana, India, 122012 and having its Head office at Unit No. A-230, Plot No. G-6, Silver Spring Complex, Talaja MIDC Road, Talaja MIDC, Raigarh, Navi Mumbai, Maharashtra – 410208, represented by its CEO/Director Mr. Vishwjeet Pandey, hereinafter referred to as the Lessee.

The term Lessor and Lessee shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.



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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shicilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority

1. Whereas the Lessor is engaged in developing of lab spaces and manufacturing facilities in AMTZ campus. The Lessor has taken on long lease land area admeasuring 11,141 sq yds from Andra Pradesh Medtech Zone Limited by way of registered lease deed bearing document no. 6352/2022 dated 18-11-2022. The Lessor has obtained building permit for construction of a RCC block consisting of ground + 2 upper floors along with a PEB building attached to it by way of permit no. 1086/0086/B/Z6/NRU/2023 dated 12-05-2023 from Greater Visakhapatnam Municipal Corporation. The Lessor is developing the land along with structures thereon as per the building permit.
2. The details of the development and site plan are given in Annexure C and E1, respectively. The land along with constructions and developments thereon has been named as AMTZ Medpolis Manufacturing Square 801.
3. The Details of the Lessor and the Lessee are given in Annexure A and Annexure B, respectively.
4. The Lessee has agreed to take on lease a portion of AMTZ Medpolis Manufacturing Square 801. The details of the premises being leased by the Lessor to the Lessee is detailed in Annexure D and hereinafter referred to as the Leased Premises. The plan of the Leased Premises is given in Annexure E2. The commercial terms between the Lessor and the Lessee along with timelines are given in Annexure F. Lessor's scope of works is given in Annexure G. Lessee's scope of work is given in Annexure H. The schedule of payment of security deposit, lease rent and maintenance charges is given in Annexure I.
5. The Lessee has requested the Lessor to grant on lease the Leased Premises for its business use and the Lessor has agreed to give on lease on the terms and conditions given herein.
6. The Lessee shall pay refundable security deposit, details of which are given in Annexure F, which shall be refunded by the Lessor to the Lessee at the time of vacating and satisfactory handing over of the Leased Premises. The Lessee shall not be entitled to any interest on the refundable security deposit lying with the Lessor.
7. The details of period of lease are given in Annexure F. This agreement of lease between the said Lessor and the said Lessee can be terminated by the Lessee with an advance notice, details of which are given in Annexure F. However, the Lessee shall not be entitled to terminate the lease in the middle of the English calendar month. Further, the Lessee shall not be entitled to terminate the lease during the lock-in period, details of which are given in Annexure F.
8. The lease period or duration of lease is given in Annexure F. The lease shall commence from the Lease Commencement Date given in Annexure F. The Lessor agrees to provide a Rent Free Period to the Lessee for completing its fitouts in the Leased Premises, which the Lessor and Lessee have mutually agreed to and that the rent shall commence from the Rent Commencement Date given in Annexure F.
9. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the Lessee.



10. The Lessor shall provide a separately metered electric power supply. The Lessee shall pay and bear the electricity consumption charges and other utility charges apart from the rent. The Lessee shall also pay the additional consumption charges that may be levied from time to time by the electricity department. However, the Lessor agrees to refund such additional consumption charges paid by the Lessee upon expiry or termination of this lease.
11. The Lessee shall be liable to pay monthly maintenance charges or common area maintenance charges (CAM) to the Lessor or any other body/company/association/society that the Lessor may direct for maintenance of the common areas. The details of the CAM charges payable by the Lessee are given in Annexure F.
12. The Lessee shall utilize the Leased Premises for its business purposes only but shall not use the said portion for any illegal/immoral activity. The associates/subsidiary of the Lessee shall be entitled to use the Leased Premises; however, the Lessee shall intimate the Lessor about such a use 30 days in advance, in writing. The Lessee shall not be entitled to sub-lease the Leased Premises.
13. The Lessee shall not be entitled to make any major civil or structural changes to the Leased Premises without the prior approval of the Lessor in writing.
14. The Lessee shall enhance the rent periodically as per details given in Annexure F.
15. The Lessee shall permit the Lessor or anyone authorised by it to inspect the Leased Premises at all reasonable hours of the day.
16. The Lessee shall be additionally liable to pay GST on the rent paid to the Lessor. The Lessee shall pay GST and / or any other similar taxes levied or become leviable in future to the Lessor on the Monthly Rent, Monthly Maintenance Charges payable by the Lessee to the Lessor. The Lessor shall be obliged to raise GST invoices for the same.
17. The Lessee shall be entitled to deduct TDS on the rent payable to the Lessor at applicable rates. However, the Lessee shall provide proof of payment of such TDS to the statutory authorities within three months from the due date of payment of Monthly Rent.
18. The Lessor shall pay the property taxes pertaining to the Leased Premises.
19. The Lessor agrees not to cause any hindrance to the Lessee in the enjoyment of the Leased Premises provided the Lessee observes all the covenants without defaults as specified above.
20. The Lessor shall be entitled to terminate this lease in case of breach of terms and conditions by the Lessee including default in payment of rent. However, the Lessor shall give a 30 days notice in writing to the Lessee to cure any such breach or default before terminating the lease.



21. The Lessee shall be entitled to install furniture and fixtures within the Leased Premises at its risk and cost. The Lessor agrees to allow the Lessee to remove the furniture, fixtures, electrical fittings, false ceiling, air conditioning and any other such items that the Lessee may installed at its cost at the time of vacating the Leased Premises on the expiry of the lease or on termination of the lease.
22. The Lessor shall be entitled to raise loans from banks and financial institutions against mortgage/charge/rent discounting of the Leased Premises. The Lessee shall not raise any objections on this count. The Lessee shall provide NOC or letter of confirmations for the said purpose to banks/financial institutions confirming this understanding and/or to deposit rents in a designated bank account.

In witness whereof the Lessee and the Lessor have signed these presents on the date and at the place mentioned above.




LESSOR: M/s. AMTZ MEDPOLIS SQUARE 801 PVT. LTD
Represented by Mr. Sayed Waseem Akhtar




LESSEE: M/s. IGNEXTO BIOTEX PVT. LTD.
Represented by Mr. Vishwjeet Pandey

Witness no. 1:

Name:

Address:


Prateek Agarwal
Visakhapatnam

Witness no. 2:

Name:

Address:


MR APPARAO
Visakhapatnam

ANNEXURE A
DETAILS OF THE LESSOR

1.	Name of Company / Firm	AMTZ Medpolis Square 801 Pvt. Ltd.
2.	Address for communication	2 nd floor, 5-4-187/3 and 4, Soham Mansion, M G Road, Secunderabad, Telangana – 500003
3.	Office email	admin@modiproperties.com
4.	Office mobile / landline	040 66335551
5.	Director - Name	Soham Modi
6.	Mobile No.	040 66335556.
7.	Email ID	sohammodi@modiproperties.com
8.	Accounts – Name	Govinda
9.	Designation/ Specialization	Accountant
10.	Mobile No.	+91 99661 98123
11.	Email ID	govinda@modiproperties.com
12.	Admin – Name	Kanaka Rao
13.	Designation/ Specialization	GM- Admin (for coordination related to statutory approvals and liaisoning).
14.	Mobile No.	+91 89781 44447
15.	Email ID	gk Rao@modiproperties.com
16.	Point of Contact	Sayed Waseem Akhtar
17.	Designation	Vice President
18.	Mobile No.	+91 93475 76914
19.	Email ID	waseem@modiproperties.com
20.	PAN No.	AAXCA5638G
21.	GST No.	37AAXCA5638G1Z4
22.	Company/firm registration no.	U45309TG2022PTC166164
23.	Bank Account No.	009763700005025
24.	Bank Name	YES Bank
25.	Bank Branch	S P Road, Secunderabad
26.	Bank IFSC	YESB0000097



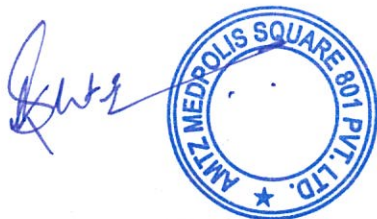
**ANNEXURE B
DETAILS OF THE LESSEE**

1.	Name of Company / Firm	Ignexto Biotex Private Limited
2.	Address for communication	Unit No. A-230, Plot No. G-6, Silver Spring Complex, Talaja MIDC Road, Talaja MIDC, Raigarh, Navi Mumbai, Maharashtra – 410208
3.	Office email	info@igbiotex.com
4.	Office mobile / landline	+91 86556 82002
5.	Managing Director - Name	Vishwjeet Pandey
6.	Mobile No.	+91 98332 35043
7.	Email ID	vishwjeet.pandey@igbiotex.com
8.	Accounts – Name	Vishwjeet Pandey
9.	Designation/ Specialization	CEO/Director
10.	Mobile No.	+91 98332 35043
11.	Email ID	accounts@igbiotex.com
12.	Admin – Name	Deepak Yadav
13.	Designation/ Specialization	Assistant General Manager – Operations/Admin
14.	Mobile No.	+91 86556 82001
15.	Email ID	deepak.yadav@igbiotex.com
16.	PAN No.	AAFCI0091R
17.	GST No.	27AAFCI0091R1Z3
18.	Company/firm registration no.	U24304HR2018PTC075917
19.	Bank Account No.	99999619613600
20.	Bank Name	HDFC Bank Ltd
21.	Bank Branch	Talaja MIDC
22.	Bank IFSC	HDFC0004376



ANNEXURE C
DETAILS OF THE DEVELOPMENT

S No.	Description	Details
1.	Name of Developer	M/s. AMTZ Medpolis Square 801 Pvt. Ltd
2.	Developer's office address	2 nd floor, 5-4-187/3 and 4, Soham Mansion, M G Road, Secunderabad, Telangana – 500003
3.	Project Name	AMTZ Medpolis Manufacturing Square 801.
4.	Site address	AMTZ Campus, Pragati Maidan, VM Steel Project S.O., Visakhapatnam – 530031
5.	Land area	9,315 sq mtrs.
6.	Location	Visakhapatnam, Andhra Pradesh.
7.	Proposed development & Area Statement	
8.	Nature of development	The land is being developed for use as office spaces, lab spaces, manufacturing facilities, etc. An RCC building consisting of ground + 2 upper floors admeasuring about 31,654 sft has been developed. A manufacturing space of about 38,457 sft has been developed. Other common facilities like driveways, compound wall, water supply infrastructure, power & power backup infrastructure, lifts, parking, common areas, fire safety equipment, etc., have been developed.



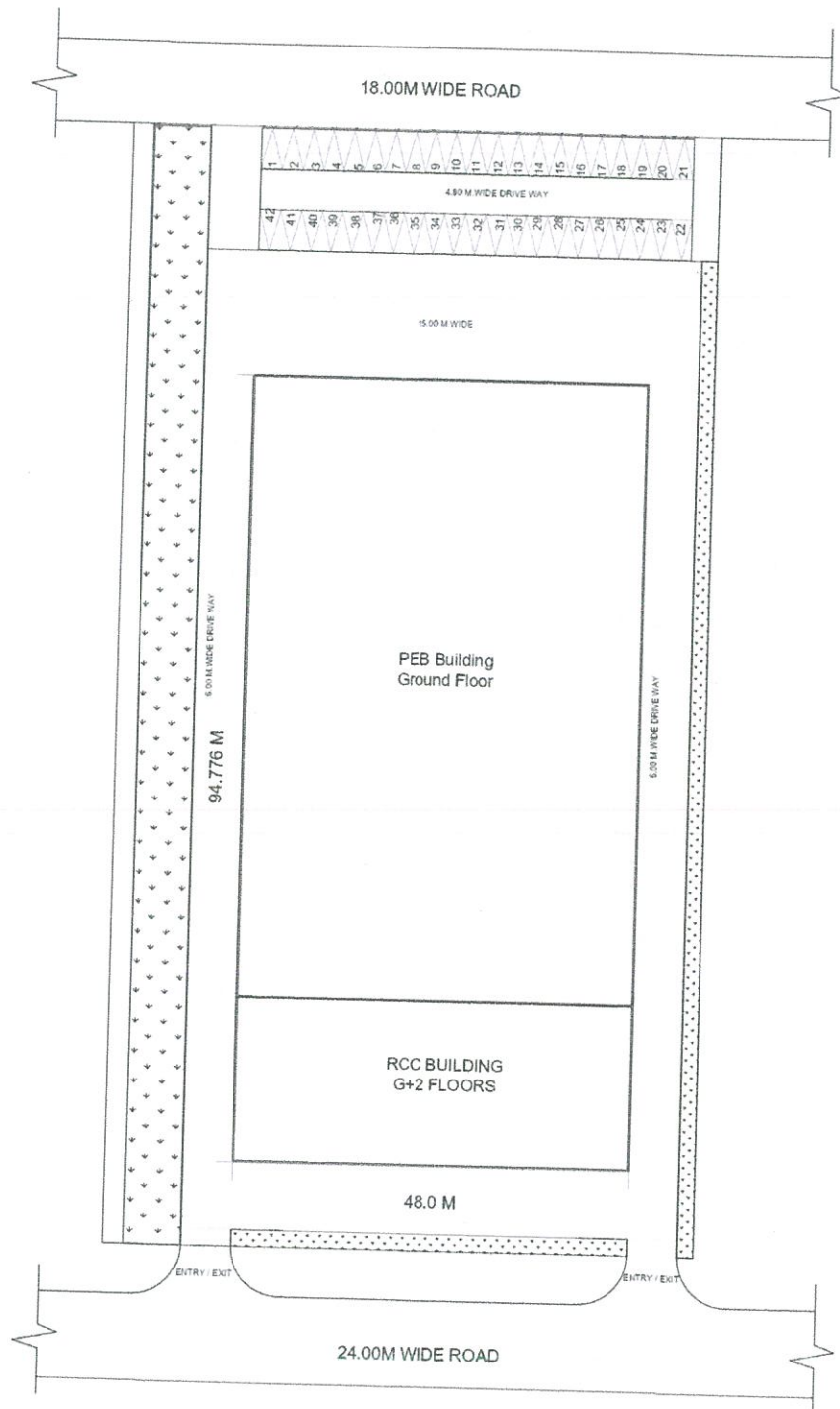
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ANNEXURE D
DETAILS OF THE LEASED PREMISES

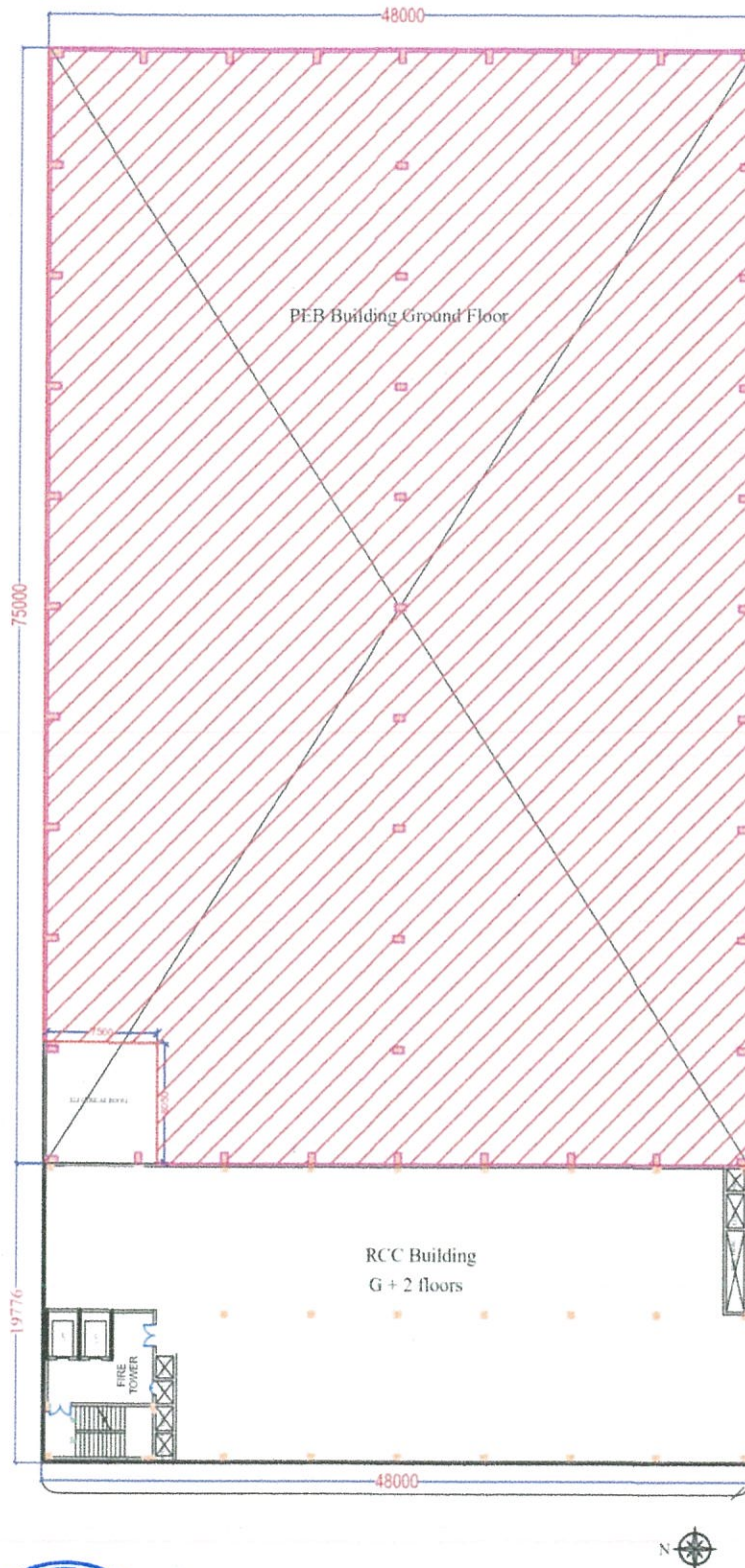
Sl. No.	Description	Details
1.	Extent of the Leased Premises.	PEB building manufacturing space admeasuring 38,457 sft (leasable area) on ground floor.
2.	Location	Andhra Pradesh Medtech Zone, Pragati Maidan, VM Steel Project S.O., Visakhapatnam – 530031
3.	Boundaries	North: Driveway South: Driveway East: Driveway West: RCC building of ground + 2 upper floors.
4.	Parking:	Open to sky car parking on the ground floor. Reserved car parkings: 20 nos. (1 to 20).



ANNEXURE E1 SITE PLAN

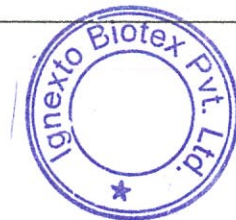


ANNEXURE E2
LEASED PREMISES
PEB Building (Ground Floor)



**ANNEXURE F
COMMERCIAL TERMS**

Sl. No.	Description	Details
1.	Monthly rent payable by Lessee to Lessor:	a. Rs.28/- per sft per month i.e., Rs. 10,76,796 per month + GST. b. Rent for parking area – Nil.
2.	Refundable Security Deposit (RSD) payable by Lessee to Lessor	a. Rs. 32,30,388 being equal to 3 months rent. b. Rs. 10,76,796 being equal to 1 month rent shall be paid on signing this Lease Agreement. c. Rs. 21,53,592 being equal to 2 months rent shall be paid on or before 31 st March 2025.
3.	Due date for payment of rent	a. Before the 15 th of each month in advance.
4.	Rental enhancement	a. 15% every 3 years. First such increase shall be 3 years from rent commencement date. Such an enhancement shall be on the then existing rent.
5.	Lease period	a. The Lease term of this agreement shall be for a period of 9 (Nine) Years from the rent commencement date.
6.	Extension of lease period:	a. This agreement can be renewed for a further period of 9 years at the option of the Lessee with an advance notice of 3 months prior to expiry of the lease agreement.
7.	Notice period for termination of lease	a. The Lessee can terminate this lease with an advance notice of three month in writing. However, the Lessee cannot terminate this lease during the lock-in period. b. The Lessor shall not be entitled to terminate this lease, unless the Lessee is in breach of terms and conditions of this lease.
8.	Lease Commencement Date (LCD):	a. The lease shall commence from 1 st February, 2025. b. However, the LCD shall be subject to completion of works by the Lessor as mentioned in Annexure G.
9.	Rent free period:	a. 4 months from LCD.
10.	Rent Commencement Date (RCD):	a. 4 months from LCD i.e., 1 st June, 2025.
11.	Lock-in period	a. 3 years from RCD.
12.	Monthly maintenance charges/common area maintenance charges/CAM	a. Rs. 4.50 per sft per month i.e., Rs. 1,73,056 per month + GST.
13.	Due date for payment of maintenance charges	a. Before the 15 th of each month in advance.
14.	Commencement of CAM charges	a. From date of RCD.

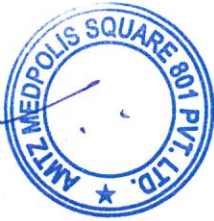


15.	CAM details	a. A separate CAM/Facility Management Agreement (FMA) to be executed within 60 days of this Lease Agreement (before commencement of LCD). The broad terms of the FMA are given under. b. The common area maintenance shall include maintenance of all common areas like driveways, footpaths, security kiosk, electrical room, passages, staircases, terrace, infrastructure for fire safety equipment in common areas, lifts, DG, water supply infrastructure like sumps/OHT/pumps, common area lighting, infrastructure for power supply like transformer/ panels and utility charges for common areas. It shall also include the cost of manpower like supervisors, housekeeping staff, gardening staff, security staff, technical personnel, etc. c. It shall include the general upkeep of the buildings including repair of leakages/seepages, periodic painting, repairs, etc. d. It shall also include payment of AMC charges for maintenance of lifts, DGs and other equipment. e. Part of CAM charges shall be deposited as sinking fund for replacement of equipment. f. Part of CAM charges shall be reserved on a monthly basis for regular repairs and maintenance. g. It shall exclude maintenance within the premises of leased to occupants of the building. h. Preferably the CAM charges shall be collected in a separate entity which may be a company, society, association, etc.
16.	Enhancement of CAM charges	a. Typically, CAM charges shall be enhanced by 5% at the end of every calendar year on the then existing charges. b. The first enhancement shall be on 1st January, 2026. c. The CAM charges shall be based on actuals. CAM charges shall be reviewed at the end of every 3 years. The CAM charges shall be enhanced/reduced based on actuals. The first such review shall be on or before 31st January, 2028.



ANNEXURE G
LESSOR'S SCOPE OF WORKS

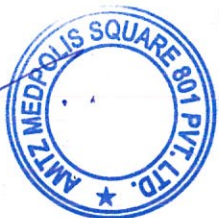
Works to be completed before LCD:	a. Completion of PEB structure. b. Completion of all civil works including walls, flooring, compound wall, driveways, etc. c. Provision of 10KVA power supply for fitouts. d. Completion of infrastructure for power supply, power backup, water supply upto battery limits. e. Connection upto battery limits for STP. f. Completion of amenities like street lighting, security kiosk, lifts, common areas, common toilets, etc.
Works to be completed before RCD:	a. Occupancy Certificate. b. Fire NOC. c. Power supply of 300KVA. d. Power backup of 300KVA through common generator of 500 KVA. e. Water supply through borewell.
Other works to be completed by Lessor:	a. Completion of toilets. b. Water supply through AMTZ.




ANNEXURE H
LESSEE'S SCOPE OF WORKS

Lessee's Scope of Works	a. Power distribution within the Leased Premises. b. Lighting within the Leased Premises. c. Partitions, Fixtures and furniture within the Leased Premises. d. HVAC e. Access control within the Leased Premises. f. False ceiling and lighting within the Leased Premises. g. Building management system within the Leased Premises. h. Fire fighting equipment within the Leased Premises. i. All other works within the Leased Premises.
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ANNEXURE I

Schedule of payment of security deposit, rent and CAM charges.

Schedule for payment of Refundable Security Deposit:

S No.	Due-date	Amount
1	On signing this lease agreement	Rs. 10,76,796
2	On or before 31 st March 2025	Rs. 21,53,592

Schedule for payment of rent:

S No.	Period	Monthly rent exclusive of GST
1	1 st June, 2025 to 31 st May, 2026	Rs. 10,76,796
2	1 st June, 2026 to 31 st May, 2027	Rs. 10,76,796
3	1 st June, 2027 to 31 st May, 2028	Rs. 10,76,796
4	1 st June, 2028 to 31 st May, 2029	Rs. 12,38,315
5	1 st June, 2029 to 31 st May, 2030	Rs. 12,38,315
6	1 st June, 2030 to 31 st May, 2031	Rs. 12,38,315
7	1 st June, 2031 to 31 st May, 2032	Rs. 14,24,062
8	1 st June, 2032 to 31 st May, 2033	Rs. 14,24,062
9	1 st June, 2033 to 31 st January, 2034	Rs. 14,24,062

Schedule for payment of CAM charges:

S No.	Period	Monthly charges exclusive of GST
1	1 st June, 2025 to 31 st December, 2025	Rs. 1,73,057
2	1 st January, 2026 to 31 st December, 2026	Rs. 1,81,710
3	1 st January, 2027 to 31 st December, 2027	Rs. 1,90,796
4	1 st January, 2028 to 31 st December, 2028	Rs. 2,00,336
5	1 st January, 2029 to 31 st December, 2029	Rs. 2,10,353
6	1 st January, 2030 to 31 st December, 2030	Rs. 2,20,871
7	1 st January, 2031 to 31 st December, 2031	Rs. 2,31,915
8	1 st January, 2032 to 31 st December, 2032	Rs. 2,43,511
9	1 st January, 2033 to 31 st January, 2034	Rs. 2,55,687

