



5271
2015

Certificate No.	IN-AP79006572073301X
Certificate Issued Date	02-Apr-2025 10:16 AM
Account Reference	NEWIMPACC (SV)/ ap18053604/ AP-VKP/ AP-VKP/apchamanu
DDO Code	27002308001 O/o IG R
Unique Doc. Reference	SUBIN-APAP1805360444172905941971X
Purchased by	P S VARMA
Description of Document	Article 31 Lease
Property Description	Not Applicable
Consideration Price (Rs.)	0 (Zero)
First Party	AMTZ MEDPOLIS SQUARE 4554 PVT LTD
Second Party	Not Applicable
Paid By (For Whom)	AMTZ MEDPOLIS SQUARE 4554 PVT LTD
Stamp Duty Amount(Rs.)	100 (One Hundred only)



Please write or type below this line

LEASE DEED

This deed of Agreement executed at Visakhapatnam on this 7th Day of April 2025, by and between:

M/s AMTZ MEDPOLIS SQUARE 4554 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 – Operations, Mr. Sudarsana Varma Pinnamaraju, aged 62 years, S/o Sri P. Sita Rama Raju, hereinafter referred to as **PARTY OF THE FIRST PART** or **MEDPOLIS** which expression wherever it occurs, shall mean and include the representatives, administrators, successors in interest and assign.

AND

WTC AMTZ PRIVATE LIMITED, a Company registered under Companies Act, 2013, having its Registered Office at 1st Floor, India Expo City, AMTZ campus, Pragati Maidan, VM Steel Project, S. O., Visakhapatnam – 530031, Andhra Pradesh, India, represented by Mr. Prateek Kumar Agarwal, Director, aged 26 years, S/o Sri Sudesh Kumar Agarwal, hereinafter referred to as **PARTY OF THE SECOND PART** or **WTC AMTZ** which expression wherever it occurs, shall mean and include the representatives, administrators, successors in interest and assign.



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.slicestamp.com or using a Stamp Monitor app of Stock Holder. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.

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PS Varma

5271
2025



Sheet Endorsement

Book No: 1

CS No / Year: 5640 / 2025

Doc No / Year: 5271 / 2025

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Digitally Signed by:
Name:Ranjan Kumar Kanch
Location:PEDAGANTYADA
Reason:endorsementSign
Date:Wed Jul 30 13:32:54 IS

Sub-Registrar, PEDAGANTYADA

Presentation Endorsement

Presented in the Office of the Joint Sub-Registrar, PEDAGANTYADA along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 4753/- paid between the hours of 5PM and 6PM on the 29th day of July, 2025

Execution admitted by (Details of all Executants/Claimants under Sec 32A).

Aadhar Details

FingerPrint

Sign

LE-1-1

Aadhar No: XXXXXXXX8473



Name
Prateek Kumar Agarwal [R] Wtc
Amtz Private Limited



Aadhaar Name Address
Prateek Kumar Flat No.101,Satya
Agarwal Residency Kurmannapalem
Relation Name Vlsakhepatnam
S/O Sudesh Kumar
Agarwal



Digitally Signed by:
Name:Prateek Kumar Agar
Location:PEDAGANTYADA
Reason:endorsementSign
Date:Tue Jul 29 17:26:08 IS

LR-1-1

Aadhar No: XXXXXXXX3933



Name
Pinnamaraju Sudarsana Varma [R]
Amtz Medpolis Square Four Five
Five Four Pvt Ltd



Aadhaar Name Address
Pinnamaraju 50-117-17/2/2, v-5
Sudarsana Varma visakhapatnam
Relation Name seethammndhara
S/O P Sita Rama Raju Visakhapatnam



Digitally Signed by:
Name:Pinnamaraju Sudars
Location:PEDAGANTYADA
Reason:endorsementSign
Date:Tue Jul 29 17:25:08 IS

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MEDPOLIS and WTC AMTZ are hereinafter individually referred to as PARTY and collectively referred to as PARTIES.

WHEREAS

- A. The Party in the First Part is engaged in developing lab spaces and manufacturing facilities in AMTZ Campus. The Party of the FIRST PART has taken on long lease land area admeasuring 5,813 Sq. Yards from Andhra Pradesh MedTech Zone Limited by way of Registered Lease Deed bearing Document No. 6351/2022, dated 19-08-2022. Subsequently the Party of the FIRST PART has obtained Building Permit from the Greater Visakhapatnam Municipal Corporation for construction of 2 Stilt Floors plus 4 Upper Floors vide Building Permit No. 1086/0087/B/Z6/NRU/2023, dated 18-08-2023. The Party of the FIRST PART is constructing a building per the said Building Permit Order. The building is named as Medpolis Research Square 4554.
- B. The Party of the SECOND PART is establishing a premier hub for innovation, trade, and investment in the medical technology sector. Situated within India's largest medical device manufacturing park, AMTZ, WTC AMTZ serves as a gateway for global collaboration and growth. The center proposes to offer world-class infrastructure, regulatory support, and unparalleled market access for MedTech companies. By fostering strategic partnerships between startups, investors, and industry leaders, WTC AMTZ facilitates accelerated growth through a variety of networking events, trade delegations, and investment screening programs. With a strong focus on advancing healthcare technology and boosting India's self-reliance in medical manufacturing, WTC AMTZ plays a crucial role in shaping the future of the MedTech industry on both a national and international scale.
- C. The Party of the SECOND PART has approached the Party of the FIRST PART with a request to occupy and use an area of 26,400 square feet on the 1st floor and 26,400 square feet on the 2nd floor with a combined office space admeasuring 52,800 square feet situated within Medpolis Research Square 4554 and by virtue of the aforementioned agreements, the Lessor has agreed to sub-let 26,400 square feet on the 1st floor and 26,400 square feet on the 2nd with a combined office space admeasuring 52,800 square feet situated within Medpolis Research Square 4554 to the Party of the SECOND PART on the terms and conditions mentioned hereinafter. The area statement is attached as Annexure -A. The details of the amenities and facilities to be provided by the First Party are given in Annexure -B. The Second Party shall be liable to pay the lease rent from completion of the leased premises.





Sheet Endorsement

Book No: 1

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Name:Rohan Kumar Kancharla
Location:PEDAGANTYADA
Reason:endorsementSign
Date:Wed Jul 30 13:32:54 IST

Sheet 2-12

Sub-Registrar, PEDAGANTYADA

Identified by Witness

Aadhar Details

FingerPrint

Sign

WT - 1

Aadhaar No: XXXXXXXX7795



Name

Chinthalapudi Chandra Sekhar



Address

51-9-19 Nakkavanipalem sivalayam veedhi
Visakhapatnam



Digitally Signed by:
Name:Chinthalapudi Chandra Sekhar
Location:PEDAGANTYADA
Reason:endorsementSign
Date:Tue Jul 29 17:26:47 IST

WT - 2

Aadhaar No: XXXXXXXX9626



Name

Chappa Bhavani



Address

CHEEDIKADA MANDALAM Visakhapatnam



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Name:Chappa Bhavani
Location:PEDAGANTYADA
Reason:endorsementSign
Date:Tue Jul 29 17:27:22 IST

Date:

29/07/2025 17:14:48

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Name:Rohan Kumar Kancharla
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D. The leased premises shall be deemed to be completed only by completion of the following:

- Receipt of occupancy certificate.
- Completion of major works like RCC, civil, installation of lifts, provision of power supply & power backup, provision of HVAC and completion of finishing works.
- Minor finishing works including corrections/modifications as per request of prospective occupant shall not be considered for completion of the leased premises.

NOW THIS DEED OF AGREEMENT WITNESSETH AS FOLLOWS:

- The Party of the FIRST PART will handover 26,400 square feet on the 1st floor and 26,400 square feet on the 2nd floor with a combined office space admeasuring 52,800 square feet situated within Medpolis Research Square 4554 as detailed in the Schedule for this Agreement ("Leased Premise").
- TERM:** The Lease term of this agreement shall be for a period of 5 (Five) years from 1st December 2025. However, the rent commencement date shall be 1st January 2026 or as may be mutually agreed. This agreement can be renewed for a further period of 5 years with the option of the Second Party with advance notice of 3 months prior to expiry of the first 5 years term or on mutual agreement.
- LEASE RENTALS:** The Party of the SECOND PART shall pay lease rentals of Rs. 45 (Forty-Five) per square feet plus applicable taxes towards the Leased Premise per month on or before the 5th day of the succeeding month. The rent shall be increased by 5% on the existing rent at the end of each year from the rent commencement date. The Party of the SECOND PART shall pay a refundable deposit of 2 months rentals at the time of signing of this agreement.
- The Party of the FIRST PART shall provide facility management services to the Party of the SECOND PART. The Party of the SECOND PART shall pay monthly maintenance charges at the rates mutually agreed by both the Parties from time to time. The said rate is liable to be enhanced as and when it becomes necessary. The enhancement of a maximum of 5% per annum is a prerogative of the Party in the FIRST PART. The monthly maintenance charges cover the cost of housekeeping, security, gardening, and maintenance personnel, plus AMC costs, plus regular repairs and maintenance charges, plus 15% management fee, and 15% towards sinking funds. The Second Party shall bear the utility charges for the entire leased premises. The PARTIES shall enter into a registered facility management services agreement separately. Alternatively, the Second party shall have the option to provide facility management services at its cost for the entire leased premises.





Sheet Endorsement

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 Name: Rofian Kumar Kancha
 Location: PEDAGANTYADA
 Reason: endorsementSign
 Date: Wed Jul 30 13:32:54 I

Sub-Registrar, PEDAGANTYADA

Desc	Cash Receipt Details In the Form of					
	Online	Stamp Papers	Challan/s 41 of IS Act	Cash	Stock Holding	Total
SD	372000	100	0	0	0	372100
TD		0				0
RF	37200	0	0	0	0	37200
UC	1000	0	0	0	0	1000
TOT	410200	100	0	0	0	410300

NOTE: TD:Transfer Duty, SD:Stamp Duty, RF:Registration Fee ,UC:=User Charges, TOT:Total, Desc:Description



Rs. 372000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 37200/- towards Registration Fees on the chargeable value of Rs. 4753000/- was paid by the party through ONLINE No , 91127338382025, 91127450042025, 91127392642025 dated ,29-JUL-25,29-JUL-25,29-JUL-25

Digitally Signed by:
 Name: Rofian Kumar Kancha
 Location: PEDAGANTYADA
 Reason: endorsementSign
 Date: Wed Jul 30 13:32:54 I

Date:

29th day of July, 2025

Sub-Registrar, PEDAGANTYADA

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 Name: Rofian Kumar Kancha
 Location: PEDAGANTYADA
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5. The Party of the SECOND PART shall have separate electric and water connections for which they shall pay electricity/water charges directly to the authorized agency/electricity board as per monthly utility bills. The Party of the FIRST PART shall not be held responsible for the consequences of such non-payments by the Party of the SECOND PART. If any such utilities or services are not separately metered to the Premises or separately billed to the premises, the Party of the SECOND PART shall pay to the Party of the FIRST PART a reasonable proportion determined by the Party of the FIRST PART of all such charges jointly metered or billed with other premises in the building.
6. The Party of the SECOND PART shall also pay the property tax and other public charges to the concerned authorities as and when demanded. If any such taxes or services are not separately charged to the Premises or separately billed to the Premises, Party of the SECOND PART shall reimburse to the Party of the FIRST PART of all such charges billed by the statutory authorities.
7. The Party of the SECOND PART shall not change the name of the unit or transfer, sell or mortgage the leased premises more successfully described in the schedule herein. However, the Party of the SECOND PART may sub-lease the leased premises for meeting the objects for which it was established.
8. (a) The Party of the FIRST PART shall have the right of always having access into any portion of the leased premises for the limited purpose for general maintenance of the Zone.
 (b) The Party of the SECOND PART shall not tamper with, modify or alter the sewage/water lines inside the allotted property without the permission of the Party of the FIRST PART. The maintenance of the pipes, waterlines, etc., within the allocated property shall be the responsibility of the Party of the SECOND PART.
9. Any modifications/alterations/additions to the building or electricity/water/sewage lines in the Leased Premise shall require prior approval of the concerned authorities and shall not be prejudicial to the interest of the other allottees/unit holders or to the homogeneity or purpose of the Industrial Estate. In the event of such prejudice, the Party of the FIRST PART shall have the liberty to intervene in the matter and enter upon and inspect the Leased Premise or give such directions as are required so that the homogeneity and purpose of the Industrial Estate is preserved intact, the Party of the FIRST PART shall have the power to take necessary action against the Party of the SECOND PART in addition to claiming damages, in case of default.



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Sheet Endorsement

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Name: Rohan Kumar Kancharana
Location: PEDAGANTYADA
Reason: endorsement/Sign
Date: Wed Jul 30 13:32:54 I

Sub-Registrar, PEDAGANTYADA

Certification of Registration

Registered as document no. 5271 of 2025 of Book-1 and assigned the identification number 1 - 317 - 5271 - 2025 for Scanning on 29-JUL-25.

Digitally Signed by:
Name: Rohan Kumar Kancharana
Location: PEDAGANTYADA
Reason: endorsement/Sign
Date: Wed Jul 30 13:32:54 I

Rohan Kumar Kancharana



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10. The Party of the SECOND PART shall not, at any time after the execution of this deed, cause or permit any nuisance in or upon the Leased Premise that violate pollution norms as approved for the property.
11. The Party of the SECOND PART agrees that the violation of any of the terms and conditions contained in this agreement shall entitle the Party of the FIRST PART to discontinue amenities and also entitle to claim damages from the Party of the SECOND PART.
12. The Party of the SECOND PART shall fully indemnify, defend and hold harmless the Party of the FIRST PART against any and all proceedings, actions and third party claims arising out of a breach by the Party of the SECOND PART of any of its obligations under this Deed.
13. On the expiration of the said terms or period of the lease or earlier termination thereof, the Party of the SECOND PART shall handover vacant and peaceful possession of the Leased Premises to the Party of the FIRST PART in the same condition in which the premises now exists subject to normal wear and tear.

14. CONFIDENTIALITY

Except as otherwise contemplated by this Deed, each Party (the "receiving party") undertakes that in order to protect the proprietary interest of the other Party (the "disclosing party") in the disclosing Party's confidential information, it will not during the term of this Deed nor at any time thereafter, either use or exploit in any manner, or directly or indirectly divulge or disclose to others any of the disclosing party's confidential information. The receiving party shall treat all confidential information disclosed to it as strictly confidential and only use such confidential information for the purpose of this Deed. Each Party shall ensure that its directors, officers, employees, agents, representatives, students, faculty, Affiliates and attorneys comply at all times with this confidentiality undertaking. This clause does not apply to (i) information that is public other than because of this clause; (ii) disclosure require by law; or (iii) disclosure to Party's related Companies, auditor, banker or advisors.

15. AMENDMENTS TO THIS AGREEMENT

This Deed may be amended with the mutual consent of both the Parties through an exchange of correspondence. No Amendment or Addendum shall be effective unless it is in writing and signed by the authorized representatives of both Parties hitherto.



PS Valma



Sheet Endorsement

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16. TERMINATION OF AGREEMENT

- (a) The Party of the SECOND PART shall not be entitled to terminate this Agreement for a period of 5 years from the rent commencement date, that is, the first 5 years shall be considered as "lock-in period".
- (b) The Party of the FIRST PART may terminate the engagement under this Deed on 30 (Thirty) day's calendar notice, or if prior to such action, the Party of the SECOND PART materially breaches any of the Terms of this Deed.
- (c) Except as may be otherwise provided in this Deed, any breach by the Party of the SECOND PART will result in the Party being responsible to reimburse the non-defaulting party for all costs incurred directly as a result of the breach of this deed and shall be subject to such damages as may be allowed by law including all attorney's fees and costs for enforcing this Deed.
- (d) In addition to the reasons for termination as set forth above, this Deed may be terminated forthwith if the Party of the SECOND PART voluntarily or involuntarily enters into composition, bankruptcy or similar re-organization proceedings or if applications invoking such proceedings have been filed.

17. FORCE MAJEURE

Neither Party shall be held responsible for non-fulfillment of their respective obligations under this Deed due to the exigency of one or more of the force majeure events such as but not limited to the acts of God, war, flood, earthquake, strikes, lockouts, epidemics, riots, civil commotions, etc., provided on the occurrence or cessation of any such event, the affected party thereby shall give a notice in writing to the other party within one month of such occurrence or cessation. If the force majeure conditions continue beyond six (6) months, the Parties shall jointly decide about the future course of action.

18. ASSIGNMENT OF AGREEMENT

The rights, obligations and/or liabilities arising to any Party under this Agreement shall not be assigned except with the written consent of the other Party and subject to such terms and conditions as may be mutually agreed upon.





Sheet Endorsement

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Name: Raghun Kumar Kancha
Location: PEDAGANTYADA
Reason: endorsementSign
Date: Wed Jul 30 13:32:54 I

Sub-Registrar, PEDAGANTYADA



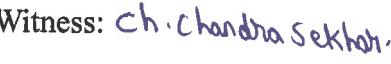
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19. JURISDICTION AND ARBITRATION

- (a) All disputes and differences in relation to the applicability, interpretation, rights and obligations of the Parties hereunder or arising under these presents, shall be referred to a sole arbitrator nominated mutually by the Parties.
- (b) The arbitration proceedings shall be governed by the Arbitration and Conciliation Act 1996 and shall be conducted in the English language. The Jurisdiction for arbitration shall be Visakhapatnam, Andhra Pradesh and the Parties agree that, the arbitral award shall be binding and enforceable against them.
- (c) During the arbitration, the Parties shall continue to fulfil their respective obligations under this Deed except for such obligations, which are the subject of the arbitration.

IN WITHNESS WHEREOF the parties herein have signed this Deed on the day, month and year mentioned hereinbefore.

For and behalf of WTC AMTZ	For and on behalf of AMTZ Medpolis Square 4554 Pvt Ltd
 A circular purple ink stamp with the text "WTC AMTZ PRIVATE LIMITED" around the top and "VISAKHAPATNAM" at the bottom. In the center, the name "Prateek" is handwritten over the original text.	 A circular purple ink stamp with the text "AMTZ MEDPOLIS SQUARE 4554 PVT LTD" around the top and "VISAKHAPATNAM" at the bottom. To the right of the stamp is a handwritten signature "PSV".
Mr. Prateek Kumar Agarwal Director	Mr. Sudarsana Varma Pinnamaraju Vice President – Operations
Witness:  A handwritten signature in blue ink.	Witness:  A handwritten signature in blue ink.
Date:	Date:



Sheet Endorsement

Sheet 7-12

Digitally Signed by:
Name: Ronin Kumar Kancha
Location: PEDAGANTYADA
Reason: endorsementSign
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SCHEDULE OF THE TOTAL PROPERTY

All that piece and parcel of the office space admeasuring 26,400 square feet on the 1st floor and 26,400 square feet on the 2nd floor with a combined office space admeasuring 52,800 square feet situated within Medpolis Research Square 4554 in the Andhra Pradesh MedTech Zone (AMTZ) Campus in Old Revenue Ward No. 54, New Revenue Ward No. 77, comprised in Survey No. 480/2, Nadupuru, Pedagantyada Mandal, Visakhapatnam District (for the purposes of determining stamp duty and registration charges for registration of this Lease Deed the appurtenant undivided share of land proportionate to the office space of 52,800 sft being leased is 2,145.26 sq yds) and the total property bounded by:

North : Part of Plot D1-55
South : Part of Plot D1-56
East : 24 Meters Road -- URANUS
West : Barbed wire fencing

Boundaries of the Leased Premises in the 1st and 2nd Floor:

North : Open to sky
South : Open to sky
East : Open to sky
West : Open to sky



B. Mahma





Sheet Endorsement

Sheet 8-12

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Name:Rajan Kumar Kancha
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Date:Wed Jul 30 13:32:54 R

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ANNEXURE A – AREA STATEMENT

Company: AMTZ 4554 Medpolis Square 4554 Pvt. Ltd.,

Project: Medpolis Research Square 4554.

Area in sft

Lab Space					A	B	C = A + B
S No.	Description	Floor	Load bearing capacity (kN/m²)	Floor to Floor height in meters	Lab Space Built-up-area	Common Area of Bldg. on Terrace & Parking Floors	Super Built-up Area (SBUA)
1	Lift & Lobby Area	Stilt 1 floor	NA	3.00		2,804	
2	Lift & Lobby Area	Stilt 2 floor	NA	3.00		1,609	
3	Cafeteria + Toilets	Stilt 2 floor	NA	3.00		3,091	
4	Research Square 4554	First floor	7.5	5.40	24,122		26,400
5	Research Square 4554	Second floor	7.5	5.40	24,122		26,400
6	Research Square 4554	Third floor	7.5	5.40	24,122		26,400
7	Research Square 4554	Fourth floor	7.5	5.40	24,122		26,400
8	Research Square 4554	Terrace floor	10	3.00		1,609	
9	Research Square 4554	Total			96,488	9,112	1,05,600



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Sheet Endorsement

Sheet 9-12

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Name: Roman Kumar Kancha
Location: PEDAGANTYADA
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ANNEXURE - B

DETAILS OF AMENITIES & FACILITIES TO BE PROVIDED IN THE LEASED PREMISES

Sl No.	Description	Details
1.	Flooring	600x600mm vitrified tiles flooring shall be provided on first to fourth floors and cafeteria. Cement concrete smooth finish flooring shall be provided in the parking floor and terrace.
2.	False ceiling	600x600mm grid false ceiling shall be provided on first to fourth floors and cafeteria.
3.	Lighting	Appropriate lighting with LED lights upto 150 lux shall be provided in office/lab/manufacturing spaces. LED lights in passages, lift, lobbies would be between 50 and 100 lux. LED lights in parking area would be between 25 and 50 lux.
4.	Finishing in lobbies	Flooring granite. Staircase granite. Dado upto false ceiling level with vitrified tiles.
5.	Toilets	One bank of toilets shall be provided on first to fourth floors on the north east side. An other bank of toilets shall be provided on first to fourth floors on the south west side upon request. A bank of toilets shall be provided for the cafeteria.
6.	Partitions	Limited partitions shall be provided in the first to fourth floors in glass or brick work as per request of the Second Party.
7.	Specifications	Unless otherwise mentioned the specifications of the lease premises shall be similar to the I-Hub building in the AMTZ campus.
8.	Parking	Parking will be provided for about 35 cars and about 25 two wheelers on the 2 stilt floors.



DS Channa



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Sheet 10-12

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Name: Rajan Kumar Kancha
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Common amenities for Medpolis Research Square 4554.

Sl No.	Description	Details
1.	Lift	4 nos. 13 to 15 passenger lifts shall be provided.
2.	Power supply	1600KVA transformer with suitable LT & HT panels. 12 nos per floor separately metered electric power feeders shall be provided for the upper 4 floors. Separately metered electric power feeders shall be provided for common areas, lifts, lobbies, cafeteria, parking, etc.
3.	Power backup	500KVA DG power backup shall be provided for first and second floors. 500KVA DG power backup shall be provided for third and fourth floors. 125KVA DG power backup shall be provided for common areas.
4.	Elevation	A combination of ACP, texture paint and structural glazing shall be provided.
5.	Driveways	CC driveway of 6mtr width shall be provided on all sides.
6.	Compound wall & security kiosk	5ft compound wall shall be provided on all sides with 2 security kiosk and 2 gates.
7.	Cafeteria	Flooring, false ceiling, lighting and partition walls shall be provided for the cafeteria space.
8.	Electrical room	HT & LT panels shall be placed in the electrical room.
9.	Terrace space	Terrace space may be used by the occupants of the building for placing equipment like AHUs, scrubbers, blowers, etc.
10.	HVAC	400TR of HVAC shall be provided for the entire building. Part of the first part shall be at liberty to choose appropriate technology i.e., chillers or ductable ACS or VRF, etc.
11.	Fire fighting system	Firefighting system shall be provided as per provisional fire NOC.
12.	ETP	Shall be provided only upon request.
13.	STP	STP of about 35 KLD shall be provided.



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Location: PEDAGANTYADA
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Typical Floor plan
(First & Second Floors)





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