



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that REDCLIFFE LIFETECH PRIVATE LIMITED is incorporated on this Thirtieth day of January Two thousand twenty-one under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U85100UP2021PTC140992.

The Permanent Account Number (PAN) of the company is **AAKCR7631M** *

The Tax Deduction and Collection Account Number (TAN) of the company is **MRTR08855A** *

Given under my hand at Manesar this First day of February Two thousand twenty-one .

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Digital Signature Certificate
Shri VIKRAM SINGH

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

REDCLIFFE LIFETECH PRIVATE LIMITED
No. H-55, 3rd Floor., Sector 63., Noida, Gautam Buddha Nagar, Uttar
Pradesh, India, 201301



* as issued by the Income Tax Department

Charanjit Singh
Regn. Form No. 2

5198

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ਫਾਰਮ ਨੰ: 2 ਰਜਿਸਟਰੇਸ਼ਨ

ਰਸੀਦ ਬੁੱਕ (ਉ) ਨੰ: 1 ਨੰ: ਸਫਾ

ਨਾਉਂ ਮਹਿਕਮਾ ਸਬ-ਰਜਿਸਟਰਾਰ

ਨੰਬਰ ਸੁਮਾਰ

Di Gaj Singh Bawa

ਨਾਉਂ ਪੇਸ਼ ਕਰਨ ਵਾਲੇ ਦਾ

ਨਾਉਂ ਤਕਮੀਲ ਕਰਨ ਵਾਲੇ ਦਾ
ਅਤੇ ਤਾਰੀਖ ਤਕਮੀਲ ਵਸੀਕਾ

ਤਾਰੀਖ ਪੇਸ਼ ਹੋਣੇ ਵਸੀਕੇ ਦੀ

13/2/2021

ਕਿਸਮ ਦਸਤਾਵੇਜ਼
ਮਾਲੀਅਤ ਵਸੀਕਾ

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ਕੀਮਤ ਅਸਟਾਮ

ਤਕਮੀਲ ਰਕਮ ਵਸੂਲ ਸੁਦਾ

ਫੀਸ ਰਜਿਸਟਰੀ ਉਜਰਤ ਨਬਲ ਮਜ਼ਨ ਤਾਦਾਦ

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P.S.

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ਫੀਸ ਹਿਫ਼ਾਜ਼ਤ

ਐਂਹਦੇਦਾਰ ਰਜਿਸਟਰੀ

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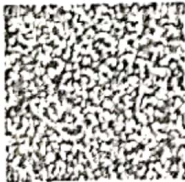


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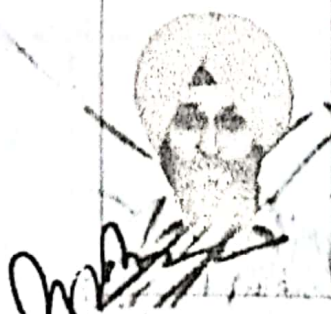
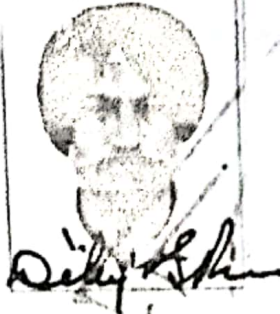
INDIA NON JUDICIAL Chandigarh Administration

e-Stamp

Certificate No.	: IN-CH31821849660898T
Certificate Issued Date	: 09-Dec-2021 03:00 PM
Certificate Issued By	: chswasals
Account Reference	: NONACC (BK)/ chcbibk02/ SECTOR 17B/ CH-CH
Unique Doc. Reference	: SUBIN-CHCHCBIBK0263593708376255T
Purchased by	: GURNEK SINGH BRAR AND OTH TH GPA DILRAJ SINGH BRAR
Description of Document	: Article 35 Lease
Property Description	: SCO 171, FIRST FLOOR, SECTOR 37 C, CHANDIGARH
Consideration Price (Rs.)	: 15,28,843 (FifteenLakh Twenty Eight Thousand Six Hundred And Forty Three only)
First Party	: GURNEK SINGH BRAR AND OTH TH GPA DILRAJ SINGH BRAR
Second Party	: REDCLIFFE LIFETECH PRIVATE LTD
Stamp Duty Paid By	: GURNEK SINGH BRAR AND OTH TH GPA DILRAJ SINGH BRAR
Stamp Duty Amount(Rs.)	: 41,000 (Forty One Thousand only)



LOCKED



IVATELIM

0011996427

Signature

13/12/21

LEASE DEED

Period of Lease : 60 Months.
Average Annual Rent: /-Rs. 15,28,643/
Security Amount:Rs.3,30,000/
Stamp Duty : Rs41,000/.
Purchased from:Central Bank of India,
Sector-17,Chandigarh,paid vide E-Stamp
-Certificate,IN-CH31921849660898T dated
09-DEC-2021 at 3:00 pm.

This deed of lease is executed at Chandigarh on this 13th day of December,2021 between:-

1-Mrs.Gurdial Kaur W/o Gurnek Singh Brar, & Gurnek Singh Brar S/o S.Inder Singh Brar, through Dilraj Singh Brar, General Power of Attorney Holder, all residents of House No.101, Sector 23-A, Chandigarh . 2- Sukhwant Kaur wd/o Mukhtiar Singh Brar through her GPA, R P S Brar both r/o house no 3086, Phase 7, Mohali,Punjab. (hereinafter referred to as "The Lessor" which term shall unless repugnant to the context or meaning thereof include their heirs, successors, legal representatives administrators, executors of the one part.

AND

M/s Redcliffe Lifetech Private Ltd (Redcliffe Life Diagnostics) a Company incorporated under the Companies Act 2013, having its registered office at H55, 3rd Floor, Sector 63,Noida,Gautam Buddha Nagar,UP-201301 through its authorised signatory Mr. Sunil Singh Rawat, Senior Manager, Projects, hereinafter referred to as the "Lessee" which term shall where the context so admits include their heirs, assignees, executors, successors, administrators, legal representatives etc of the other part.

WHEREAS the Lessor are the absolute owners in possession of SCO No.171, (three story) Sector 37-C, Chandigarh and the Lessor have agreed to let out the Full First Floor (photocopy of approved plan attached as Annexure-A) of the above mentioned property to the Lessee, both having agreed with each other on the following terms and conditions:-

Dilraj Singh Brar

Amr

For REDCLIFFE LIFETECH PRIVATE LIMITED
[Signature]

- A. The Lessor has represented to the lessee that he is competent to let the said premises for use by lessee for Clinical(Medical) Lab and Diagnostic Centre as per para 5 of this deed
- B. The Lessor has agreed to grant the said premises on lease to the lessee on rent and lessee has agreed to take the above said portion i.e. on lease.
- C. The Lessor has rented a total area of 1,816 SQ.FT. area approx. on First Floor to the Lessee for the above purpose and lessee will be entitled to use the said premises and Lessor will not disturb the lessee in day to day activities.

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. That the period of lease of the premises will be for 60 months commencing from 13th February, 2022 to 12th February, 2027 with a mutual LOCK-IN period of the first 36 months.

2. That the monthly rent of the above tenanted premises will be :-

- i) Rs.1,10,000/- from 13th January, 2022 to 12th January, 2023.
- ii) Rs.1,16,600/- from 13th January, 2023 to 12th January, 2024.
- iii) Rs.1,23,596/- from 13th January, 2024 to 12th January, 2025.
- iv) Rs.1,31,011/- from 13th January 2025 to 12th January, 2026.
- v) Rs.1,38,872/- from 13th January, 2026 to 12th November, 2026.
- vi) Rs.2,40,000/- from 13th November, 2026 to 12th January, 2027.

2.(1) That 30 days time, rent free, will be given by the Lessor to the Lessee for setting up the Lab & Diagnostic Center, immediately preceding the commencement of this lease.

2.(2) The monthly rent is exclusive of water/electricity consumption charges, sewerage cess. Proportionate Service Tax, GST, Property Tax imposed by the local authorities from time to time and any other Tax, Levy which may be imposed on the building is payable by the Lessee as per his share (possession) as Lessee in the building. The rent shall be payable in advance by the 10th day of each month by electronic bank transfer to each of the given Bank Accounts of the individual Lessors as per their share. TDS as applicable will be deducted by the Lessee.

3. That the security amount of Rs 3,30,000/- will be refunded to the Lessee on the vacation of the premises on the expiry of the lease after deducting charges on account of unpaid water/electricity charges, property tax or on account of damage and loss caused to the premises by the acts of commission or omission on the part of the Lessee. It can also be adjusted in the 60th month of the lease after deducting dues towards the Lessee.

For REDCLIFFE LIFE TECH PRIVATE LIMITED

3(1) This security amount will be forfeited if the Lessee fails to vacate the premises at the end of the tenancy period.

3(2) In case the Lessee defaults the lock-in period the security amount will be forfeited as per period of default.

4. That the premises is a corner plot. Wide open area on the left and parking on three sides (municipal corporation). The premises are in a state of very good repair. The Lessee will carry out routine maintenance from time to time at his own cost. The Lessors will not be liable to reimburse to the Lessee any cost or expenses of such repairs, on vacation the Lessee will hand over the premises in good condition as he had received it.

5. That the Lessee shall use the said premises for a Medical Laboratory & Diagnostic Center as provided in Chandigarh Estate Rules, 2007 and Notifications Dated 16-05-2002 and 05-06-2002 of the Chandigarh Administration Suvidha Handbook and not for any other purpose or business.

6. That the lessee shall abide by all the applicable provisions, rules, by laws, terms and conditions of the Chandigarh Administration, The Capital of Punjab (Development & Regulations) Act, 1952 and Chandigarh Estate Rules 2007 (as amended from time to time), Chandigarh Building (Amendment) Rules (Urban) 2017 as amended from time to time, Municipal Corporation Rules and regulations as amended / framed from time to time, as well as of this lease deed. That the tenanted premises are as per sanctioned plans of the applicable building bye laws and estate office and municipal corporation rules and regulations. The lessee hereby undertakes not to violate / misuse the same. Interior and exterior planning will be kept by him as per original sanctioned plans and as per applicable rules and regulations of the Chandigarh Administration. In case of any notice issued by the Estate Office or any other Authority regarding violation or misuse or any other breaking of law / rules as applicable, the lessee will strictly abide by and comply with the directions, terms and conditions of the notice forthwith.

7. That the lessee shall be jointly and severally liable for the regular payment of the monthly rent to the lessor and also for any acts of omission or commission of any of them. The lessor shall not be affected/harmed by the internal conflicts/disputes between them.

8. The lessor and the lessee (and the persons signing on their behalf) confirm and warrant that they are authorized and empowered to execute this lease deed.

9. That the said Lessee shall not sublet or part with possession of the said premises or any portion thereof to anybody else during the tenancy period and shall also not make any alterations/ temporary partitions or additions, not provided by applicable rules, in the said premises and without the prior written consent of the Lessor or their authorized agent.

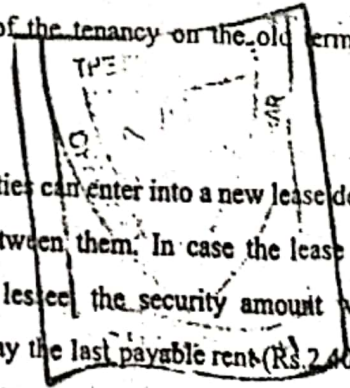
10. That the said Lessor shall have the right to inspect the state of tenanted premises and to see the user thereof.

11. That the tenancy shall come to an end on the expiry of lease period by efflux of time. No separate notice of termination or tenancy will be required to be served upon the Lessee.

12. That the Lessee will use the common facilities such as main entrance, staircase etc with other tenants /occupiers of the building. Lessor has provided electricity connection to the Lessee with a connected load of 15 kw.

13. That in case Lessee wants to leave the tenancy premises after the lock-in period, he shall give a clear notice of two months to the Lessor before leaving the premises and in case he fails to do so, then he shall be liable to pay damages in lieu thereof equivalent to the rent of the period by which the notice is short. In case the premises is abandoned by the Lessee or if the premises is locked without occupying the same and the Lessee has failed to pay the rent for a continuous period of two months, the Lessor will be entitled to break open the lock and take possession of the premises in question. In such an event the Lessee will lose the right to reclaim possession of the tenancy on the old terms and conditions.

14. Before the expiry of the tenancy period, the parties can enter into a new lease deed on such terms and conditions as mutually agreed between them. In case the lease is not renewed upon expiry /premises not vacated by lessee, the security amount will be forfeited as provided in para 3. The lessee shall pay the last payable rent (Rs. 2,40,000/- per month) as per the terms of the lease along with future yearly cumulative increase @10% per annum and the lessor reserves his right to re-enter the premises without



15. That in case of breach of any of the terms and conditions of this lease deed by the Lessee, the Lessor can terminate the lease by three months' notice to the Lessee.

16. That the lessee shall not carry on any obnoxious trade in the said premises. The change of trade of the lessee shall be allowed by the lessor only on new terms and conditions thereof.

17. The lessee can display sign board(s) as allowed by the Administration.

18. In case of default of payment of rent of two or more months, the lessee shall lose his right to carry on his business in the demised premises and the lessor will have the right to eject him without notice and to recover the arrears of rent with interest for the defaulted period through a local court of law at the risk and cost of the lessee.

19. That the lessee and Lessor shall abide by all the terms of this agreement. This agreement can be terminated under unavoidable circumstances due to causes beyond the reasonable control of the party invoking this provision, including but not limited to acts of God including but not limited to storm, floods, cyclone, earthquake and other natural calamity, pandemic and epidemic, acts of civil or military authorities, riots or civil disobedience, terror attacks, wars, strikes or labour disputes (other than those limited to the affected party) (each, a "Force Majeure Event"), such party's delayed performance shall be excused and the time for performance shall be extended accordingly provided that the such party immediately takes all reasonable necessary steps to resume full performance.

20. That in case of any dispute or difference may arise between the parties hereto out of or under or in connection with this agreement or as to its construction meaning and/or effect or as to the rights and liabilities of the parties here under the same shall be adjudicated by the Courts at Chandigarh, India as per the prevailing/applicable Rent Law.

21. That both the Lessor and the Lessee have understood and mutually agreed to all the paras and provisions of this deed as above given and this lease deed has been executed in duplicate. It will be registered. Both the parties will bear the expenses of stamp duty and registration charges equally. The original lease deed after registration will be kept by the Lessor and an attested photocopy will be supplied to the Lessee.

For REDCLIFFE LIFETECH PRIVATE LIMITED

IN WITNESS WHEREOF both the parties have set their hands on this deed at Chandigarh, on the day, month and year first above mentioned in the presence of witnesses.

For REDCLIFFE LIFETECH PRIVATE LIMITED

Lessor

Dilraj Singh

Lessee

[Signature]
Authorised Signatory

1. Mrs. Gurdial Kaur W/o Gurnek Singh Brar,
Gurnek Singh Brar S/o S. Inder Singh Brar
Through Dilraj Singh Brar
(Constituted Attorney as per G.P.A.
.5655, Book No.4, Volume No.242 and Date
.2002.

1. M/s Redcliffe Lifetech Pvt.Ltd
(Redcliffe
Life Diagnostics) through authorised
signatory Sunil Singh Rawat (Senior
Manager, Projects)

[Signature]
2. Sukhwant Kaur wd/o Mukhtiar Singh Brar
ough her GPA R P S Brar

Witness No.1

[Signature]
Bhupinder Singh
Advocate
Estate Office,
Chandigarh

Witness No.2

[Signature]
(AMRINDER PAL SINGH TUNG)
S/O TEJINDER PAL SINGH
R/O H-NO-3224, SECTOR-21D
CHANDIGARH



FOR REDCLIFFE LIFETECH PRIVATE LIMITED

[Signature]
Authorised Signatory

M Gmail

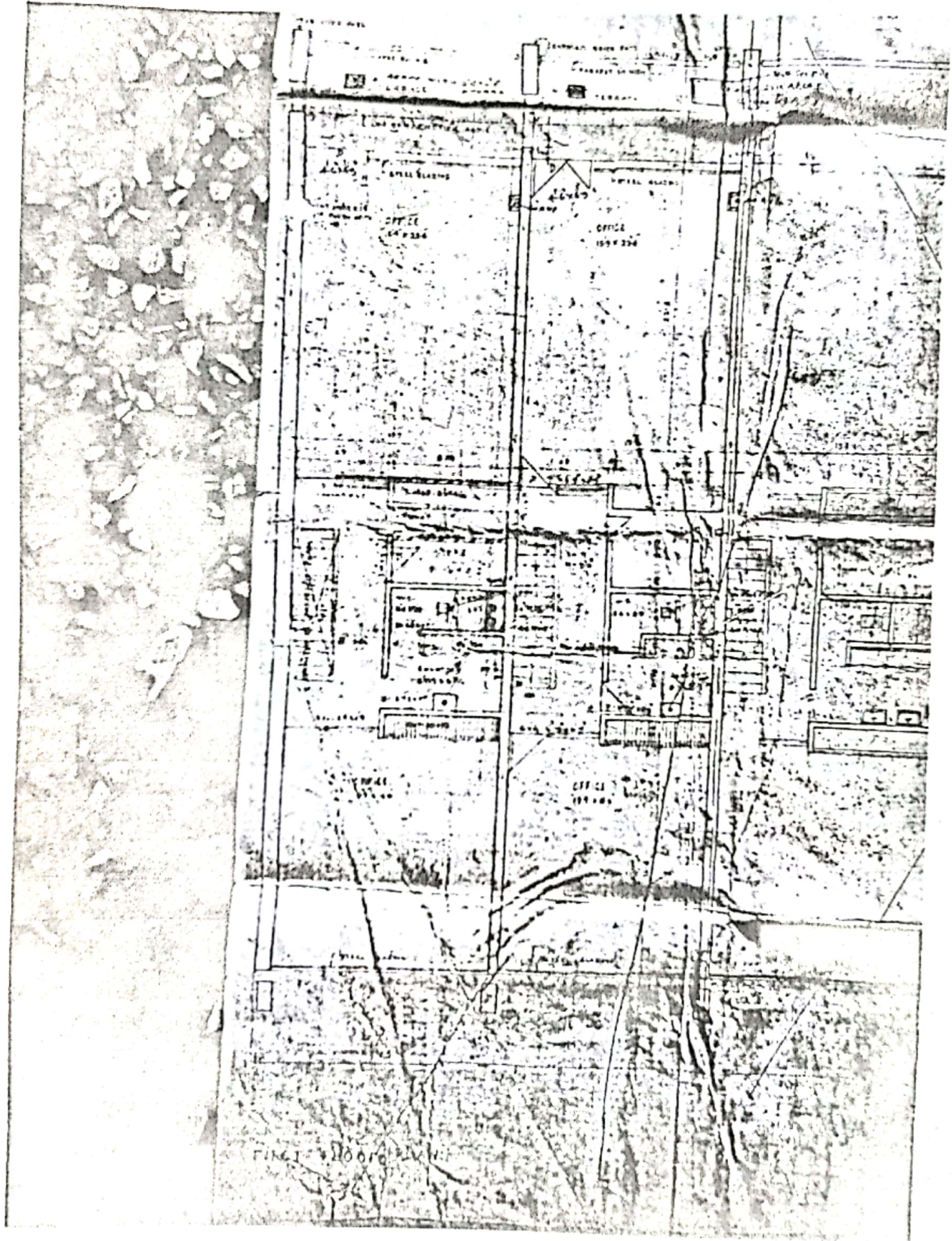
dilraj singh brar <vakilbrar@gmail.com>

1st floor plan 171/37c
1 message

Annexture - A

dilraj singh brar <vakilbrar@gmail.com>
To: vakilbrar@gmail.com

11 December 2021 at 19:59



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A

For REDCLIFFE LIFETECH PRIVATE LIMITED

Deed Endorsement



Deed. No.: 5198

Reg. Year: 2021-2022

Book No.: 1

District: Chandigarh, Village/City: Chandigarh

Type of Deed: PATTANAMA/LEASED 0-5yrs
Transaction Amount Rs.: 1528643
Registration Fees Rs.: 10000

Pasting Fees Rs.: 20
Stamp Duty Rs.: 41000 Challan Rs.: 0



LESSOR :- DILRAJ SINGH BRAR THROUGH GPA Son SH. GURNEK SINGH BRAR, SH. R.P.S. BRAR THROUGH GPA Son NA

LESEE :- M.S. REDCLIFFE LIFE PVT. LTD. THROUGH AUTH. MR. SUNIL SINGH RAWAT SENIOR MANAGER Son SH. PREM SINGH RAWAT

SUB REGISTRAR
U.T., CHANDIGARH.

This deed of PATTANAMA/LEASED 0-5yrs is presented before me for Registration in the Office of Sub Registrar U.T., Chandigarh by DILRAJ SINGH BRAR THROUGH GPA Son SH. GURNEK SINGH BRAR, SH. R.P.S. BRAR THROUGH GPA Son NA Resident of # 3086 PHASE 7 MOHALI PB on 13/12/2021 at 3:49:00 PM.

Presenter

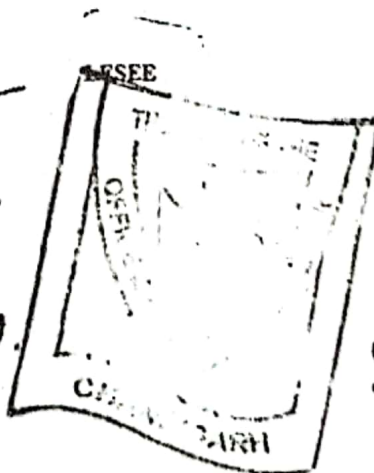
SUB REGISTRAR
U.T., CHANDIGARH.

That the executant of this deed DILRAJ SINGH BRAR THROUGH GPA SH. R.P.S. BRAR THROUGH GPA admit its due Execution and content there in to be true and correct. The Executant is identified by BHUPINDER SINGH ADVOCATE and AMRINDER PAL SINGH TUNG both the witnesses are known to each other and the First witness is known to me as Advocate/ Lambardar/ Gazetted Officer and he identifies second witness.

LESSOR

WITNESS 1 :- BHUPINDER SINGH ADVOCATE
ESTATE OFFICE SECTOR 17 CHD

WITNESS 2 :- AMRINDER PAL SINGH TUNG
3224, SECTOR 21-D, CHANDIGARH



SUB REGISTRAR
U.T., CHANDIGARH.

Date 13/12/2021

CERTIFICATE

It is certified that the signature/L.T.I of Executant under both the endorsement U/S 53,58 were obtained in my presence.

Registered at Serial No.: 5198 Book No.: 1

Volume No.: Page No.: