



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

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JAIPUR-X

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 24-01-2022 12:49 PM

Fee Receipt No	: 202202190001012	Receipt Date	: 24/01/2022
Name	: REDCLIFFE LIFETECH PRIVATE LIMITED THR AUT SIG SUNIL KUMAR RAWAT,	Document S. No.	: 202201190000734
Address	: H55 3RD FLOOR ,SECTOR 63 ,NOIDA ,GAUTAM BUDDHA NAGAR		
Document Type	: Lease where rent is fixed		
Face Value	: ₹ 0	Evaluated Value	: ₹ 7900094
Ord-Registration Fee	: ₹ 1581	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 100
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 2400	Stamp Duty	: ₹ 8002
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 12383
		Total Amount	: ₹ 12383

Mode of Payment (#Mode Number Amount #)

eStamp IN-RJ54774428184016U ₹ 10402 # e-Gras Challan 57983942 ₹ 1981

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR





सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp



Certificate No.	: IN-RJ54774428184016U
Certificate Issued Date	: 24-Jan-2022 12:04 PM
Account Reference	: NONACC (SV)/ rj3063204/ JAIPUR/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJ306320400148678340885U
Purchased by	: REDCLIFFE LIFETECH PRIVATE LIMITED
Description of Document	: Article 33(ii) Lease deed 1 year to 5 year
Property Description	: FIRST FLOOR IN BLOCK NO. B2/9 CHITRAKOOT GANDHI PATH VAISHALI NAGAR JAIPUR
Consideration Price (Rs.)	: 0 (Zero)
First Party	: HANUMAN SAHAI MEENA
Second Party	: REDCLIFFE LIFETECH PRIVATE LIMITED
Stamp Duty Paid By	: REDCLIFFE LIFETECH PRIVATE LIMITED
Stamp Duty Payable (Rs.)	: 8,002 (Eight Thousand And Two only)
Surcharge for Infrastructure Development (Rs.)	: 800 (Eight Hundred only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 1,600 (One Thousand Six Hundred only)
Stamp Duty Amount(Rs.)	: 10,402 (Ten Thousand Four Hundred And Two only)

H. Sahai



For REDCLIFFE LIFETECH PRIVATE LIMITED

[Signature]

Authorised Signat



0004795160

Statutory Alert:

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



Warning

“The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost.”

“Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence”

“This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features.”





e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0057983942



Payment Date: 24/01/2022 12:06:11

Office Name: Sub Registrar X Registration & Stamps Jaipur
Location: JAIPUR (CITY)
Period: 01/04/2021-To-31/03/2022

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अन्य प्राप्तियां	400.00
2	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	1581.00

Commision(-): 0.00

Total/NetAmount: 1981.00

One Thousand Nine Hundred Eighty One Rupees and Zero Paise Only

Payee Details:

Full Name: REDCLIFFE LIFETECH PRIVATE LIMITED	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): jaipur(000000)
Address:jaipur	Remarks:LEASE DEED OF FIRST FLOOR IN BLOCK NO. B2/9 CHITRAKOOT GANDHI PATH VAISHALI NAGAR JAIPUR LESSOR HANUMAN SAHAI MEENA

Payment Details:

Bank: State Bank Of India	Challan No. - 0	Bank CIN No: 000632626839524012022
Date: 24/01/2022 12:06:11	Refrence No: CKS6391980	

Computer generated copy on : 24/01/2022

Courtesy : <https://Egras.raj.nic.in>



For REDCLIFFE LIFETECH PRIVATE LIMITED

Authorised Signatory





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www.redciitee.com



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उप पंजीयक
जयपुर दशर

LEASE DEED

This Lease Deed is made at Jaipur on 24 day of January, 2022 by and between;

HANUMAN SAHAI MEENA S/o JAGDISH PRASAD MEENA, R/o GUJAR GHATI, AMER ROAD, BEHIND AIR FORCE STATION, JAIPUR, RAJASTHAN-302002, India, hereinafter called the Lessor of Property; (which expression shall mean and include unless repugnant to the context thereof his heirs legal representatives, executors end assignees etc.) of the first part

Hanuman

For REDCLIFFE LIFETECH PRIVATE LIMITED

Sund

Authorised Signatory



AND

Redcliffe Lifetech Private Limited (Redcliffe Life Diagnostics) a Company incorporated under the Companies Act 2013, having its Registered Office at H55, 3rd Floor, Sector 63, Electronic City, Noida-201301, through its authorised signatory **Mr. Sunil Singh Rawat, Designation: Senior Manager Project** {duly authorized vide board resolution, dated- 20/04/2021} herein called the Lessee (which expression shall mean and include, unless repugnant to the context thereof, his heirs, administrators, legal representatives, executors and assignees etc.) of the Second part.

- A. The Lessor has represented to the Lessee that he holds the right to lessee property situated at 1st Floor, Block No-B-2/9, Chitrakoot, Gandhi Path, Vaishali Nagar, Jaipur, 302021 India Comprising of Lease Deed. The Lessor has provided a copy of all the necessary documents to the Lessee in support of his claim.
- B. The Lessor has represented to the lessee that he is competent to let the said premises of lease for use by lessee for the purpose of carrying out medical businesses activities including but not limited for operations of Clinical Lab in the demised premises.
- C. 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 rent /Lease to be used for the purpose of lab/business activity.
- D. The Lessor has rented a total area of 1,800 SQ.FT. Super area on First Floor to the lessee for the commercial purpose and lessee will entitle to use the said premises and Lessor will not disturb the lessee in day to day activities.

NOW 'THIS RENT AGREEMENT WITNESSED AS UNDER

H. Singh


For REDCLIFFE LIFETECH PRIVATE LIMITED
Sunil
Authorised Signatory



Presentation Endorsement

आज दिनांक 24 माह 01 सन् 2022 को 12:40 PM बजे
श्री/श्रीमती/सुश्री HANUMAN SAHAI MEENA पुत्र/पुत्री/पत्नि श्री JAGDISH
PRASAD MEENA
उम्र 70 वर्ष, जाति 0-MEENA, व्यवसाय Retired Person
निवासी House No.:0, Colony: GUJER GHATI, Area: AMER ROAD,
City: JAIPUR, Pin code: 302001, District: JAIPUR, State:
RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202201190000734

Lease deed 1 year to 5 year

हस्ताक्षर उप पंजीयक,
JAIPUR-X

उप पंजीयक
जयपुर दस्तावेज

Fees Receipt Endorsement

रसीद नं.	202202190001012
दिनांक	24-01-2022
पंजीयन शुल्क ₹	1581
प्रतिलिपि शुल्क ₹	100
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	8002
कमी सरचार्ज शुल्क ₹	2400
कुल योग	12383

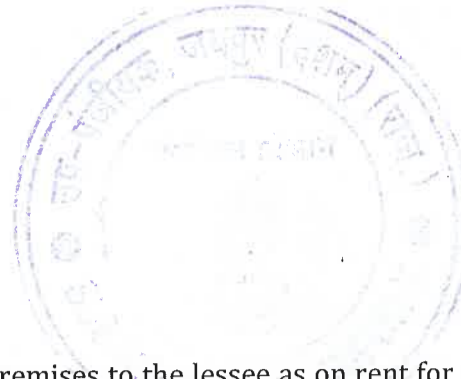
202201190000734

Lease deed 1 year to 5 year

उप पंजीयक, JAIPUR-X

उप पंजीयक
जयपुर दस्तावेज





1. The Lessor has granted the said premises to the lessee as on rent for the period of initially 5years. The Lessor and the Lessee agreed that a lock in period of 2 years or 24months in this Lease Deed. The lessee will use the said premise and shall have no right on any other part of the building. This Lease Deed shall not be liable to termination / violation by either party during LOCK IN period 2 years.
2. That the office service agreement is effective from 01/02/2022 for a period of 5years and expired on 30/01/2027with a lock in period of 2years.
3. That the monthly charges for the above said agreed premises has been agreed to be Rs.72,000/- plus GST or other taxes as applicable from time to time. This amount is to be paid on or before 10th day of each English calendar month. The rent will be increased after every 12th month of last paid rent by 5 %.
4. Wherever applicable, TDS is to be deducted by the Lessee from the monthly service charges due. The TDS so deducted is to be deposited with the Government against the PAN provided by the Lessor so that it reflects in Lessor, Form 26AS on quarterly basis of a particular Financial Year, for the quarters ending June, September, December and March respectively of that Financial Year. If TDS amount is not reflecting in our 26AS for any quarter/year, the Lessee has to pay the TDS amount so deducted but not deposited along with the Rent Amount without any TDS deductions for all subsequent months of the agreement.
5. The commencement of rent for the premises shall commence one month after the handover of the property.
6. That the lessee has already given an amount equivalent to three months interest free refundable security to the Lessor prior to signing of this Lease Deed which is to be kept by Lessor for the entire rent period and will be paid back to Lessee after the expiry of lease period the lessee hands over the said premises to the Lessor, in case the lessee defaults the lock-in period then the lessor is having the right to forfeit the interest free refundable security deposit. Any pending payments including Lease Rent may be adjusted from the Security Deposit subject to mutual agreement between the Parties and remaining amount will be refunded within 30 days of the exit.

H. Srinivas



For REDCLIFFE LIFETECH PRIVATE LIMITED

[Signature]

Authorised Signatory





Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री HANUMAN SAHAI MEENA, पुत्र/पुत्री/पत्नि श्री JAGDISH PRASAD MEENA, व्यवसाय Retired Person जाति 0-MEENA House No.:0, Colony: GUJER GHATI, Area: AMER ROAD, City: JAIPUR, Pin code: 302001, District: JAIPUR, State: RAJASTHAN			Executant Age : 70 Signature :
2	श्री/श्रीमती/सुश्री REDCLIFFE LIFETECH PRIVATE LIMITED THR AUT SIG SUNIL KUMAR RAWAT, पुत्र/पुत्री/पत्नि श्री PREM SINGH RAWAT, व्यवसाय Service जाति 0-HINDU House No.:H55 3RD FLOOR, Colony: SECTOR 63, Area: ELECTRONIC CITY NOIDA, City: NOIDA, Pin code: 201301, District: GAUTAM BUDDHA NAGAR, State: UTTAR PRADESH			Claimant Age : 44 Signature :

ने लेख्यपत्र Lease deed 1 year to 5 year को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रु 0/- पूर्व में / मेरे समक्ष / में से रु 0/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है, जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए हैं।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री SAURABH BAINDADA, पुत्र/पुत्री/पत्नि श्री MUKESH KUMAR MEENA जाति MEENA Age: 23 Add: House No.:89, Colony: GURJAR GHATI, Area: AIRFORCE STATION AMER, City: JAIPUR, Pin code: 302002, District: JAIPUR, State: RAJASTHAN			Signature
2	Name: श्री/श्रीमती/सुश्री MANOHAR SINGH, पुत्र/पुत्री/पत्नि श्री RATAN LAL जाति HINDU Age: 33 Add: House No.:118, Colony: PARVATI COLONY, Area: NAHARI KA NAKA, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN			Signature

202201190000734

Lease deed 1 year to 5 year

उप पंजीयक, JAIPUR-X

उप पंजीयक
जयपुर दशम





7. The Lessee shall use the common facilities such as main gate security, staircase, staircase lighting, water pump, sanitation, drainage, common area electricity housekeeping & cleaning charges etc. with Lessor & other tenants occupants of the building. The cost for such maintenance shall be Rs. 2500/- to be paid by lessee, on monthly basis to Lessor for all above said services. The Lessor shall provide 18 KWA fixed load to the Lessee.
8. The Lessor has provided a separate sub meter for electricity and water, the actual charges as per consumption shall be paid by the lessee. DG set space shall be provided as per requirement on the terrace.
9. The Lessee shall handover the same to the Lessor at the time of vacating of the deemed premises in proper and sound condition with normal wear and tear of the demised premises.
10. That the Lessor shall not be responsible for the safety of goods machines, equipment or any other material articles belonging to the lessee or any other person content with or visiting the Lessee nor shall the Lessor be liable for any loss or damage or injury to the property lying at the time in or around the said premises by reason of theft, fire, pilferage etc. Hence the lessee must get its materials insured against fire, theft, pilferage etc.
11. The Lessee shall make arrangement for detection equipment as per by laws.
12. That the Lessor or their authorized representative shall be at liberty to inspect the premises within working hours' day or night with a prior notice of 24 hours and the lessee shall have No Objection for the same.
13. That the Lessee shall be entitled to sub-let or transfer the lease or occupancy of the premises to any other party.
14. That the Lessee will be responsible of day to day maintenance of his portion of the building and is expected to keep it in good conditions. Lessee is not entitled to make any change of use or any alternations in existing structure of the building or add any structure without written permission of the Lessor.

Handwritten signature



For REDCLIFFE LIFETECH PRIVATE LIMITED

Handwritten signature

Authorised Signatory





Registration Endorsement

आज दिनांक 28/01/2022 को
पुस्तक संख्या 1 जिल्द संख्या 214 में
पृष्ठ संख्या 129 क्रम संख्या 202203190100828 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 855 के
पृष्ठ संख्या 477 से 491 पर चस्पा किया गया।

202201190000734

Lease deed 1 year to 5 year

उप पंजीयक, JAIPUR-X

उप पंजीयक
जयपुर दस्तावेज



- 15 That the lessee shall abide by the rules and regulations as per Jaipur authority and local bodies association. LESSEE also shall abide all rules and regulation as per mentioned as per constitution of India, LESSEE shall only use this premises for the lawful activities any kind of activity which is unlawful in nature of constitution them the lessor has all right to get vacate their premises. The LESSOR doesn't bear any kind of responsibility to the business of LESSEE.
- 16 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 non-performance or delayed performance shall be excused and the time for performance shall be extended accordingly provided that the Party immediately takes all reasonably necessary steps to resume full performance.


उप पजीयक्र
जयपुर दशम

- 17 That this lease deed can be terminated by the lessee by giving threemonths' notice or rent in advance. But the termination can take place only after completion of LOCK-IN Period of 2 years.
- 18 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 or to the rights and liabilities of the parties here under the same shall be adjudicated by Arbitration. Such" arbitration shall be conducted in accordance with the provision of the Indian Arbitration Conciliation Act 1996 including any statutory modifications thereof, if any. The venue of such arbitration shall be Jaipur, India. In case of Arbitration, the Lessor and Lessee shall have the power to appoint one arbitrator mutually and to refer the matter for





For REDCLIFFE LIFETECH PRIVATE LIMITED


Authorised Signatory



adjudication. The expense & cost of arbitration shall be borne by both the parties equally.

19. The stamp duty, registration charges and other miscellaneous expenses payable for registration of the Lease Deed shall be borne by the LESSEE and the LESSOR equally, i.e., the LESSEE shall pay 50% (fifty per cent) and the LESSOR shall pay the balance 50% (fifty per cent). The LESSOR agrees to do all such acts necessary to enable the LESSEE to register this Lease Deed.

IN WITNESS WHEREOF the Parties hereto have duly executed this Agreement at the place first above written.

Signed and delivered by and on behalf of

behalf of Redcliffe Lifetech Private Limited Lessor

(Redcliffe Life Diagnostics)

For REDCLIFFE LIFETECH PRIVATE LIMITED



Authorised Signatory
Signature




Signature


Witnesses:


1.


सौरभ बैवाडा 310
मुकेश कुमार मीना
89 गुजर घाटी, एमए फोर्स
स्टेशन के पीछे, अमिर रोड
ब्रह्मपुरी

Witnesses

2


मनीहर सिंह 310
रतन लाल
118 पूर्वतीर्थ कॉलोनी
आर टेसीपाडावी नाहरी
का नाका, जयपुर


उप पंजीयक
जयपुर इलाका

