



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 : UDAIPUR-I

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 01-10-2021 2:50 PM

Fee Receipt No	: 202102102015183	Receipt Date	: 01/10/2021
Name	: REDCILFFE LIFETECH PVT LTD TH AUTHORIZED SIGNATORY SUNIL SINGH RAWAT,	Document S. No.	: 202101102014903
Address	: H55 ,3RD FLOOR SECTOR 63 ,NOIDA ,GAUTAM BUDDHA NAGAR		
Document Type	: Lease where rent is fixed		
Face Value	: ₹ 0	Evaluated Value	: ₹ 13878900
Ord-Registration Fee	: ₹ 2776	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 4164	Stamp Duty	: ₹ 13879
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 21119
		Total Amount	: ₹ 21119



Mode of Payment (#Mode Number Amount #)

Stamp N.A. ₹ 1300 # e-Gras Challan 54136465 ₹ 3076 # eStamp IN-RJ48667522363562T ₹ 16743

Signature of presenter or applicant for
copy or Search certificate

Cashier

उप-निरीक्षक
Signature of recipient
and date of return receipt

SUB-REGISTRAR

15183



सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No. : IN-RJ48667522363562T
Certificate Issued Date : 01-Oct-2021 02:06 PM
Account Reference : NONACC (SV)/ rj3117904/ UDAIPUR/ RJ-UP
Unique Doc. Reference : SUBIN-RJRJ311790488039088939563T
Purchased by : REDCLIFE LIFETECH PVT LTD
Description of Document : Article 33 Lease Deed excted by St Govt, JAI/JDP/AJM, Dev Auth, UIT, local bodies, Gram Panchayat and other Local Bodies under the RajUrbanAreas(PermissionForUse Of Agri.LandForNon-Agri.Purposes and allotment)Rules2012 and u/s 90A of RLR Act 1956orUnderAnyOther RelevantRulesInFavOfKhatedarHimself. (in fav.of male)
Property Description : UDAIPUR
Consideration Price (Rs.) : 0
 (Zero)
First Party : SHWETA BABEL
Second Party : REDCLIFE LIFETECH PVT LTD
Stamp Duty Paid By : REDCLIFE LIFETECH PVT LTD
Stamp Duty Payable (Rs.) : 12,879
 (Twelve Thousand Eight Hundred And Seventy Nine only)
Surcharge for Infrastructure Development (Rs.) : 1,288
 (One Thousand Two Hundred And Eighty Eight only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 2,576
 (Two Thousand Five Hundred And Seventy Six only)
Stamp Duty Amount(Rs.) : 16,743
 (Sixteen Thousand Seven Hundred And Forty Three only)



Shweta Babel



For REDCLIFFE LIFETECH PRIVATE LIMITED

[Signature]
Authorised Signatory

KC 0004760680

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.echaislaap.com/ or using e-Stamp Mobile App of Stock Holding.
- Any discrepancy in the details on the Certificate, user is advised to on the website / Mobile App renders it invalid.
- In case of seeking the legitimacy to on the users of this certificate.
- In case of any discrepancy please inform the District authority.



RENT AGREEMENT

This Rent agreement is made and executed at Udaipur on the 1st day of October 2021.

BY & BETWEEN

Mrs. Shweta Babel w/o Mr. Amit Babel, PAN: ASIPB1482D, residing at 82-83, New Ahinsapuri, Fatehpura, Udaipur, Rajasthan-313001 (are hereinafter referred to as the **"LESSOR"** which expression shall, unless repugnant to the meaning and context thereof, their heirs, legal representatives, executors and assignee's) of the **FIRST PART**;

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 AUTHORIZED SIGNATORY **MR.SUNIL SINGH RAWAT, DESIGNATION: SENIOR MANAGER PROJECT** (is hereinafter referred to as the **"LESSEE"** which expression shall, unless repugnant to the meaning and context thereof, their heirs, legal representatives, executors and assignee's) of the **SECOND PART**;

RECITALS

The Lessor has represented to the lessee that he holds the right to lease the Second Floor of the property situated at 47, Panchwati, Saheli Marg, Udaipur, Rajasthan-313001, and Comprising of this RENT AGREEMENT.

The Lessor has represented to the lessee that they are competent to let out the above said premises on lease, for the purpose of carrying out medical business activities including but not limited for the operations of Clinical Lab.

The Lessor has agreed to grant the said premises on lease to the lessee on rent and the lessee has agreed to take the above said portion to be used for the purpose of carrying out medical business activities including but not limited for the operations of Clinical Lab.

The Lessor has rented the North side of the second floor of the above said property a total area of **1500SQFT** on above said premises to the lessee for the purpose of carrying out medical business activities including but not limited for the operations of Clinical Lab and Lessor will not disturb the lessee in day-to-day activities.

Shweta Babel

[Signature]
उप पंजीयक
(प्रथम) उदयपुर

For REDCLIFFE LIFETECH PRIVATE LIMITED

[Signature]
Authorised Signatory



NOW THIS DEED OF LEASE WITNESSETH AS UNDER:-

1. The Lessor has granted the said premises to the lessee as on rent for the period of initially 5 years. The Lessor and the lessee agreed to a lock for a period of 3 years, subject to the condition that all the assertion made by the lessor about the ownership and the use of property for the clinical lab purpose is true and if any discrepancy is found with the above said information the lessor shall be liable to pay all monies invested by the lessee along with 12% annual interest. The lessee will use the said premise and shall have no right on any other part of the building.
2. The lessee will use the said premise and shall have no right on any other part of the building.
3. That the lessee shall pay Rs.75,000/- per month rent for the first year from the date of possession. The lessee shall pay Rs.78,750/- per month for the second year. The lessee shall pay Rs.82,690/- per month rent for the third year. Thus, the lessee shall pay a total rent of Rs. 2,83,7280/- (Rupees twenty-eight lakhs thirty seven thousand two hundred and eighty only) for the entire three years of the lock-in period of this lease agreement. Every month the rent will be divided and paid thru advance Cheque or thru bank transfer to the lessor.
4. That the rent agreement is effective for a period of 5 (Five) years from the date of possession handed over to the lessee by lessor with a lock in period of 3 years, where no party can terminate the agreement during this period, except as the condition mentioned in clause 1 of this agreement.
5. That, the monthly charges for the above said premises has been agreed to be Rs. 75000 + 18%GST (Rs. 88,500/-). This amount is to be paid on or before 7th day of each English calendar month. The rent will be increased after one year of the commencement of the rent period by 5 % and thereafter 5 % every year.
6. The above said monthly rent will include all the maintenance charges and the Lessee shall not need to pay maintenance charges, as agreed mutually.
7. 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. The GST will be paid as per the provision of GST Law.
8. That the lessee has given an interest free refundable security deposit equivalent to three months of first years monthly rent which works out as Rs 2,25,000/- out of which 75,000/- Seventy Five Thousand Rupees through NEFT/RTGS having transact number 10158777 on 01/10/2021 and the rest Amount of 1,50,000/- in words Ruppees One Lakh Fifty Thousand through Cheque No-000634 Dated 05/10/2021. The Security amount will be refunded after vacating the premises, on expiring of the agreement period, after deducting for repair of any damages to the premises and also any dues towards maintenance and utilities from the rent of the notice period and remaining amount will be refunded within 30 days of the exit.



Shivak Babal

[Signature]
उप निायक
(उप) उदयपुर

For REDCLIFFE LIFETECH PRIVATE LIMITED

[Signature]
Authorised Signatory



9. It is the responsibility of the Lessee to obtain electricity connection from the Electricity Department as per the need of the Lessee and the connection should be in the name of the Lessee. The Lessee shall pay every month electricity charges, time to time, as per charges imposed by the Electricity Department from the date of possession of the building. The lessee shall pay the electricity charges to the electricity Board directly as per the billing and always pay the bill on or before the due date of bill payment. Any penalty for delay in payment or undue usage etc on this account to be paid by Lessee.
10. That the lessee will be responsible for cleanliness of the said premises and any monthly services charges to be paid by the lessee.
11. That the Lessor will allow the lessee to make alteration and addition in the above said premises as per need of the lessee with prior written approval from lessor and within the regulation of the local municipal corporation.
12. That the Lessee will install the necessary safety appliances and equipment as per the rules and laws of local governing body and will 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 the Lessor shall not 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 men and materials insured against fire, theft, pilferage etc.
13. 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.
14. That the lessee shall not be entitled to sub-let or transfer the lease or occupancy of the premises to any other party.
15. That the lessee will be responsible for keeping the premises in good condition, neat and clean. Lessee is not entitled to make any change, use or any alterations in existing structure of the building or add any structure without written permission of the Lessor.
16. That the lessee shall abide by the rules and regulations as per Municipal 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 and any kind of activity which is unlawful in nature of constitution then the lessor has all-right to get vacate their premises without any notice period. The LESSOR doesn't bear any kind of responsibility to the business of LESSEE .
17. That this rent agreement can be terminated by either party, after completion of the LOCK-IN period of 3 years, giving three month's notice or succeeding three months rent in advance.



Shweta Babel

[Signature]

राजेश कुमार
[Signature] उदयपुर

For REDCLIFFE LIFETECH PRIVATE LIMITED

[Signature]

Authorised Signatory



18. That the lessee shall pay rent by the first week of month in advance to the lessors. If due to any reason the lessee shall fail to pay rent of any two months to the lessor, then in that case the lessor can terminate the lease by thirty days' notice and will be entitled to eject the lessee even before the expiry of the period of lease. In such a situation, and as per the Lock-in period conditions, the lessors shall have a right to recover the rent amount from lessee for the entire remaining period of Lock-in period.
19. That, on the expiry of the 5 years period of the lease agreement the lessee shall hand over vacant possession of the premises to the lessor in the intact condition and without any damages etc .
20. That the lessee should take full responsibility and make necessary for collection, storing and disposal of all kinds of Biomedical wastes and shall bear all the necessary and applicable charges in this regard. All Biomedical wastes should be disposed of as per the prescribed frequency defined by the local governing bodies on a regular basis. No Biomedical wastes should be stored outside the leased premises and should be stored inside the lessee premises until disposed off.
21. Flooring and wall putty, is already provided by the Lessor at its own cost in the initial stage, hereafter, any damages or periodical maintenance shall be undertaken by the lessee at their cost.
22. That the Lessee and Lessor shall abide by all the terms of this agreement. This agreement can be terminated under unavoidable circumstances, affecting the operations of lessee, 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 endemic, acts of civil , military authorities, riots or civil disobedience, terror attacks, wars, (other than those limited to the affected party) ("each Force Majeure Event"), such Party's non-performance or delayed performance shall be executed and the time for performance shall be extended accordingly provided that the party immediately takes all reasonable and necessary steps to resume full performance.
23. In case, any difference and/ or dispute could not be resolved through mutual discussion then such difference and/ or dispute between the Parties shall be referred to the sole Arbitrator appointed by both the Parties in accordance with the Indian Arbitration and Conciliation Act, 1996. The Seat/venue of the arbitration shall be Udaipur Rajasthan and the language to be used in the arbitration proceedings shall be English.



24. That the rent of the building shall be as under: -

Shweta Babel



उद्योगिक
(प्रथम) उदयपुर

For REDCLIFFE LIFETECH PRIVATE LIMITED


Authorised Signatory




- (I) Rent from 01 /10/ 2021 to 30/ 09/ 2022 @ Rs.75,000/- per month comes to Rs.9,00,000/- per year.
- (II) Rent from 01 / 10/ 2022 to 30/ 09/ 2023 @ Rs.78,750/- per month comes to Rs.9,45,000/- per year.
- (III) Rent from 01/ 10/ 2023 to 30 /09/ 2024 @ Rs.82,688/- per month comes to Rs.9,92,280/- per year.
- (IV) Rent from 01/ 10/ 2024 to 30/ 09/ 2025 @ Rs.86,825/- per month comes to Rs.10,41,900/- per year.
- (V) Rent from 01/ 10/ 2025 to 30/ 09/ 2026 @ Rs.91,167/- per month comes to Rs.10,94,004/- per year.

INWITNESS WHEREOF the **LESSOR** and the **LESSEE** have put their respective hands and signatures and have put thumb marks on the day, month and year first above written.

Signed and delivered by and on behalf of Lessee [REDCLIFFE LIFETECH PRIVATE LIMITED (REDCLIFFE LIFE DIAGNOSTICS)]
For REDCLIFFE LIFETECH PRIVATE LIMITED

Signature Name:



Sunil Singh Rawat
Authorised Signatory

For REDCLIFFE LIFETECH PRIVATE LIMITED
Designation


Senior Manager Project
Authorised Signatory

Date:-01/10/2021
Place:-Udaipur (Raj.)

Witnesses:

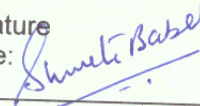

1. 

Amit Babel
S/O - Yashwant Singh Babel
Add - 82-83 Ahimsapuri Udaipur (Raj.)

Signed and delivered by and on behalf of Lessors

I. MRS. Shweta Babel

Signature Name:


Shweta Babel


Witnesses:

2. 

Satyansh Patil
S/O - Ramchandrar Patil
Add - Chikalwas Lohra
Udaipur.

DRAFT FOR EVALUATION
DETAILS OF INSTRUMENT IN SHORT

1.	City and State	:	Udaipur, Rajasthan
2.	Village/Mohalla	:	47, Panchwati, Saheli Marg, Udaipur-313001
3.	Details of Property	:	2 nd floor, 47, Panchwati, Saheki Marg, Udaipur-313001
4.	Period of Lease	:	60 months
5.	Monthly Rent / Annual Rent for first year	:	Rs.75,000/- and Rs.9,00,000/-
	Monthly Rent / Annual Rent for Second year	:	Rs. 78,750/- and Rs. 9,45,000/-
	Monthly Rent / Annual Rent for Third year	:	Rs. 82,688/- and Rs. 9,92,250/-
7.	Three Years Annual Rent	:	Rs. 28,37,250/-
8.	Stamp Duty	:	Rs. _____/-
	Nos. of Lessor (1)		Nos. of Lessee (1)
	Mrs. Shweta Babel w/o Mr. Amit Babel PAN: ASIPB1482D Aadhaar No.610140655839		M/S 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 AUTHORIZED SIGNATORY MR. SUNIL SINGH RAWAT, DESIGNATION:SENIOR MANAGER PROJECT(Aadhaar No.625120876762 CompanyPAN No AAKCR7631M Mobile No.8860311221



For REDCLIFFE LIFETECH PRIVATE LIMITED

[Signature]

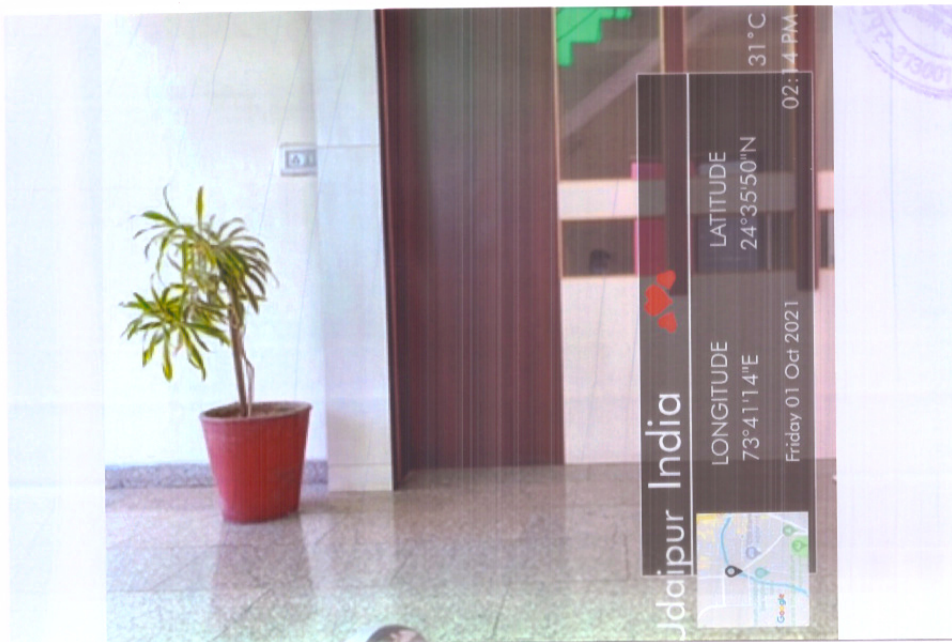
Authorised Signatory

[Signature: Shweta Babel]



[Signature]
उप पंजीयक
(प्रथम) उदयपुर





Shweta Babel



[Signature]
 उप पंजीयक
 (प्रथम) उदयपुर

For REDCLIFFE LIFETECH PRIVATE LIMITED

[Signature]
 Authorised Signatory

