



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:

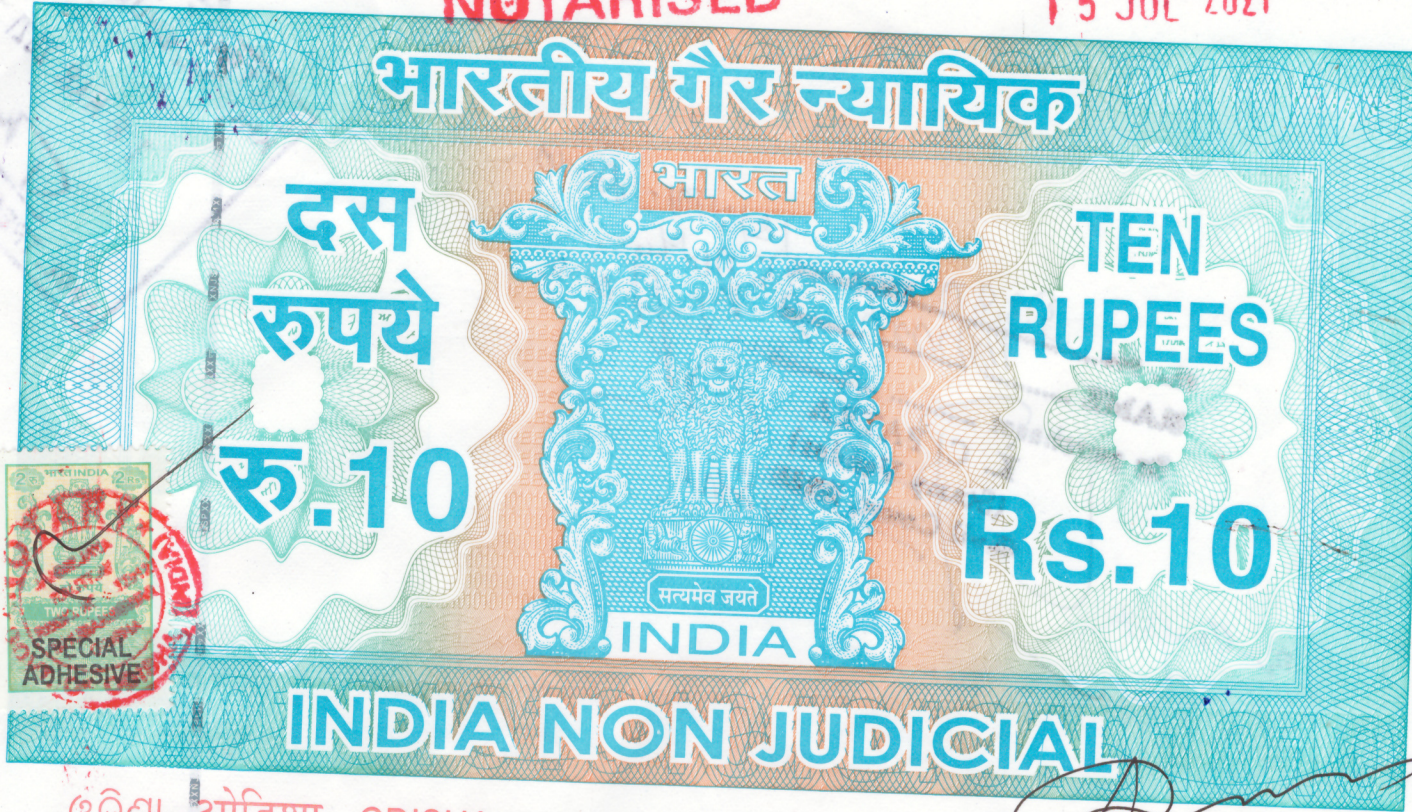
REDCLIFFE LIFETECH PRIVATE LIMITED
No. H-55, 3rd Floor., Sector 63., Noida, Gautam Buddha Nagar, Uttar
Pradesh, India, 201301



* as issued by the Income Tax Department

NOTARISED

15 JUL 2021



ଓଡ଼ିଶା ओडिशा ODISHA

5544-022/284
JANMEJAYA RAUTRAY
NOTARY, BHUBANESWAR
REGD. NO. ON 86/2012
GOVT. OF ODISHA
PH: 9337121273

TENANCY AGREEMENT

THIS DEED OF AGREEMENT IS MADE ON THIS 15TH DAY OF JULY 2021

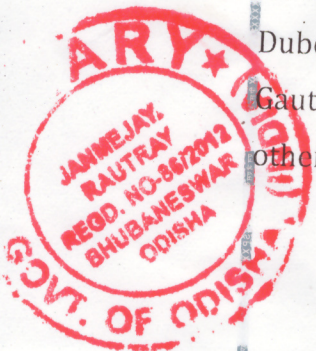
BETWEEN

Bharati Tripathy, aged about 56 years, w/o- Late Narayan Tripathy, Qr. No.IV, N-23, Unit- IV, Near MLA Colony, PO- GPO, PS- Kharavel Nagar, Bhubaneswar, Dist- Khurda, herein after called the **LANDLADY** (which term shall include her heirs, successors representatives and assigns of the one part/1st part.

AND

Redcliffe Lifetech Private Ltd at H-55 Sector 63 Noida 201301 through its authorized person Mr Ashish Kumar Dubey s/o Mr Mukti Nath Dubey R/o B-1107 Stellar Mi City Homes Omricon -3 Greater Noida, Gautam Budh Nagar UP-201310, herein after called the **TENANT** of the other part/2nd part.

Redcliffe Lifetech Private Limited
Authorized Signatory



Handwritten signature: Anupama Tripathy

12 JUL 2021

NOTARISED

DISTRICT TREASURY
KHURDA, BHUBANESHWAR
18 MAR 2021
ADDL. T...

Sl. No. 5330
NAME Bhoosh
By purchaser K. C. PATRA
(Stamp Vendor)
Civil Court, Bhub.
15/7/21

By [Signature]

NOTARY CHUBANESWAR
REGD. NO. OR 881013
GOVT. OF ODISHA
24/03/2021

TENANCY AGREEMENT

THIS DEED OF AGREEMENT IS MADE ON THIS 15TH DAY OF JULY 2021

BETWEEN

Blasat Tripathy, aged about 50 years, w/o Late Narayan Tripathy, Of
Kaly N-23 Unit IV, Near MIA Colony, PO- GPO, CS- Kharavel Nagar,
Bhubaneswar, Dist- Khurda herein after called the LANDLORD (which
name shall include his heirs, successors representatives and assigns of
the one part)

AND

Redcliffe Litech Private Limited
through authorized signatory the Ashish Kumar Tripathy, w/o Late Narayan
Tripathy, K/o B-1107, Shree Mt. Ch. Housing, Gm. No. 3, Sector No. 10,
Bhubaneswar, Dist- Khurda herein after called the TENANT of the
other part

Authorized Signatory
Redcliffe Litech Private Limited

GOVT. OF ODISHA
DISTRICT TREASURY
KHURDA, BHUBANESHWAR
18 MAR 2021

JANMEJAYA RAUTRAY
NOTARY, BHUBANESWAR
REGD. NO. 36/2012
GOVT. OF ODISHA
4: 933711272

WHEREAS, the landlady is the absolute lawful owner of the house, which more fully described in schedule of property having her exclusive right, title, interest and possession over the same.

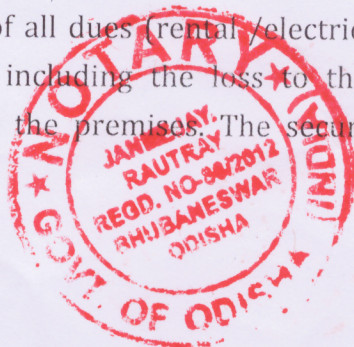
AND WHEREAS, the tenant/2nd party was in search of a suitable place for running his Lab Company in the name and style "RedCliffe Lab", approached the landlady to take the schedule property on monthly rent basis. The tenant after properly verifying the ownership of the landlady over the schedule property and being fully satisfied with the right, title and possession of the landlady/1st party over the same, decided to enter into this tenancy agreement.

AND WHEREAS, the landlady has let out and the tenant has taken the schedule premises on monthly tenancy basis on terms and condition hereunder contained.

AND WHEREAS, in order to avoid future complicity, the parties hereto have decided to execute this written tenancy agreement, which shall have effect from the date of induction of the 2nd party/tenant into the schedule/tenanted premises i.e. on

IT IS FURTHER agreed, declared by and between the parties that the house will be used and occupied on the following conditions: -

1. The period of tenancy shall be for 60 (Sixty) months only. In case of further renewal of tenancy, it shall be on mutual consent of both the parties in writing and new tenancy agreement shall be executed to that effect. For the purpose of this clause the period of 60 months shall be counted from the date of induction of the tenant into the schedule premises.
2. That the tenant has paid to the landlady a security deposit of Rs. 70,000/- (Rupees Seventy thousand only) Reference transition Id (NF/NEFT/024537667751/SBIN0012025) which will be refundable/adjustable at the time of vacation with 60 days' prior notice by the tenant whichever is earlier. The refund is subject to deduction of all dues (rental /electricity /water charges) if any from the tenant including the loss to the amenity's fixtures and other property in the premises. The security deposit shall not carry any interest.



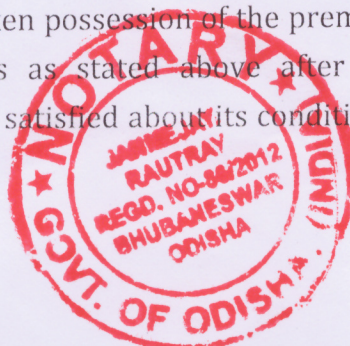
Redcliffe Lifetech Private Limited

Page 2 of 4
Authorized Signatory

Sant. Bhawan / 1st party

3. The tenant shall pay a monthly rent of Rs. 35,000/- (Rupees ^{thirty-five} thousand) only per month and the same shall be paid to the landlady on or before 5th day of every month. The rent should be paid in full until vacation of the premises by the tenant without requesting for adjustment from the security deposit.
4. The monthly rent shall be enhanced @ 5% every succeeding year.
5. The tenant will pay the Electricity (Power & light) charges, if any due to the respective supply authorities without fail before the due date. If due to his failure of such payment the power connection is withdrawn by such authority, such restoration charges are to be borne by the tenant.
6. All levy, payments, costs, charges are payable to the landlady to retain possession in the premises. The charges towards water if any, electric and other charges payable to the Govt. shall be borne by the tenant and the tenant shall produce electricity dues clearances before the landlady at the time of leaving the tenanted premises.
7. The tenant will carry out the day to day repair works of the schedule premises/tenanted premises of small nature such as cost of bulbs, tube lights, fuses, leakages in water taps and minor repair work at his own cost.
8. The tenant will bear all the maintenance costs for upkeep of the premises as agreed between the parties.
9. The tenancy can be terminated on one-month prior notice on either side by the landlady or tenant and in case the premises is vacated by tenant without such prior notice, the tenant shall pay to the landlady one month rent in lieu thereof, failing which the landlady has the right to adjust the same out of the security deposit held by her. After expiry of the tenancy, the tenant shall be treated as a trespasser/rank trespasser into the tenanted premises
10. The tenant will take all reasonable efforts to maintain the premises clean and presentable and will ensure all the amenities like electricity, water, sanitary, drainage connections are kept in good stead.
11. The tenant/2nd party shall allow the landlady/1st party into the schedule/tenanted premises once in a month for inspection of the same, if required by the landlady.
12. The tenant has taken possession of the premises from date of induction into the premises as stated above after proper inspection of the property and fully satisfied about its condition and therefore freely and

Smt. Bhanoti Tripathy



JANMEJAYA RAUTRAY
NOTARY, BHUBANESWAR
REGD. NO. GN/86/2012
GOVT. OF ODISHA
PH: 9337121273

voluntarily agreed to the terms of tenancy hereunder provided and shall not hereafter make any grievance on any account whatsoever.

10. The Tenant shall use the schedule property for her commercial purpose only as mentioned supra and shall not transfer the tenancy or sublet the whole or any portion thereof not store any inflammable or combustible goods except in small quantities required for domestic consumption and shall not make any damage and alteration to the said premises. Further the tenant shall not do any act or deed which is restricted under any provision of law.
11. If the tenant fails or neglect to pay rent as here-in-before stated or otherwise commits any breach of the covenants, conditions and stipulation hereunder imposed or is adjudicated an insolvent, it shall be lawful on the part of the landlady to determine the tenancy hereunder created, by appropriate notice and therefore the tenant is bound to quit the tenanted premises by giving voluntary vacant possession of the same to the landlady.
12. If any dispute arises out of this contract, the civil court of Bhubaneswar shall have the only jurisdiction to adjudicate the same.

Govt. Bhandari Tripathy

SCHEDULE OF PROPERTY

Ground floor of the building standing over Plot No.144/C, Drawing No.B/1185 of Mouza- Chandrasekharpur, Distt- Khurda, Tehsil- Bhubaneswar

IN WITNESSES WHEREAS OF, the above-named parties have signed this agreement on this day as mentioned above in presence of following witnesses.

WITNESSES:

1. Bhadrachari Das

Biripatny
Landlady

2.

Redcliffe Lifetech Private Limited
[Signature]
Authorised Signatory
Tenant

IDENTIFIED BY ME
ADVOCATE, BHUBANESWAR

JANMEJAYA RAUTRAY
REGD. NO-86/2012
BHUBANESWAR
ODISHA
GOVT. OF ODISHA (INDIA)

JANMEJAYA RAUTRAY
NOTARY, BHUBANESWAR
REGD. NO. GN/86/2012
GOVT. OF ODISHA
PH: 9337121273