



सत्यमेव जयते

**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 .

DS MINISTRY OF
CORPORATE AFFAIRS 6

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



1402020 2021

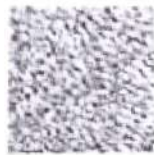
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

ACC Name - Ashish Kumar Baidya
ACC No. - UP14157704
407 APT - Durga Bazar Varanasi
Muzo No. - 14157704
District - VARANASI

Certificate No	IN-UP27256413522527U
Certificate Issued Date	21-Feb-2022 01:06 PM
Account Reference	NEWIMP/ACC /SV/ up14157704/ VARANASI SADAR UP VNS
Unique Doc. Reference	SUBIN /UP/UP14157704445864419070580
Purchased by	RAM PRAKASH YADAV
Description of Document	A sole 30 Lease
Property Description	H NO. B-31 B2A 9-B, 1st FLOOR, RASHMI NAGAR, LANKA WARD, BHELUPUR, VARANASI
Consideration Price (Rs)	
First Party	RAM PRAKASH YADAV
Second Party	REDCLIFFE LIFE TECH PRIVATE LIMITED
Stamp Duty Paid By	RAM PRAKASH YADAV
Stamp Duty Amount (Rs)	1,86,900 (One Lakh Eighty Six Thousand Nine Hundred only)



1402020 2021

Ram Prakash Yadav

For REDCLIFFE LIFE TECH PRIVATE LIMITED



1402020 2021
149072

TNR



Suresh
Authorized Signatory

30/-

0006617951



Ram Prakash Yadav



S



This Lease Deed made at Varanasi on 21st day of February, 2022 by and between:

Ram Prakash Yadav S/o Suman Yadav, resident of B-12/1B-3, Narra, Ward-
Bhabupur, City Varanasi-221005, Mob. No. 9793508217 PAN AATPY5956C,
hereinafter called the Lessor of Property (which expression shall mean and
include unless repugnant to the context thereof his heirs legal executors and
assignees etc) of the First Part.

Ram Prakash Yadav



For REOCLIFFE LIFETECH PRIVATE LIMITED

Authorized Signatory



- AND -

Redcliffe Lifetech Private Limited (PAN AAKCR7631M), (Redcliffe Life Diagnostic) a Company incorporated under the Companies Act 2013, having its Registered Office at H55, 3rd Floor, Sector 63, Electronic City, Noida-201101 through its authorised signatory **Mr. Sunil Singh Rawat son of Prem Singh Rawat, Senior Manger Project**, R/o 685/686-C, Near Aditya Mall, Nyay Khand 2, Indrapuram, Ghaziabad, UP (Aadhar No. 6251 2087-6762) **Mob. NO. 9860311221** (duly authorized vide board resolution dated 21/02/2022) 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.) the **Second Part**.

- A** The Lessor has represented to the Lessee that he holds the right to lessee property situated at 1st Floor, H.No. B-31/B2A-9-B, Rashmi Nagar, Lanka Ward Bholupur, Near BHU Hospital, Varanasi-221005, 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 business activities including operations of Clinical Lab in the demised premises.
- C** The Lessor has agreed to grant the said premises on lease to the lessee on premium and lessee has agreed to take the above said portion or on lease to be used for the purpose of business activity.

For REDCLIFFE LIFE TECH PRIVATE LIMITED

Ram Prakash Yadav

Sunil

Authorized Signatory



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 26A5 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 26A5 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 30 days after the effective date of Lease Deed.
6. That the lessee will pay an amount equivalent to three months interest free refundable security (Rs 3,90,000/-) to the Lessor at the time of signing of Lease Deed through NEFT/RTGS 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 lockin period then the Lessor is having the right to forfeit the interest free refundable security deposit. Any pending payments including Lease premium 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.

For REDCLIFFE LIFETECH PRIVATE LIMITED

Pamprabhar Guler


Authorized Signatory

7. The Lessee shall use the common facilities such as main gate security, staircase, staircase lighting, water pump, sanitation, drainage, common area housekeeping etc. with Lessor & other tenants occupants of the building. The cost for such maintenance is inclusive of the rent paid monthly.
8. Lessor will provide electricity load of 10KWA and will also provide space for DG Setup Lessor may install a generator if required within the demised premises. The lessee shall pay the electricity as per consumption and shall submit the receipt of the electricity to the lessor as and when requested.
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, pillerage etc. Hence the lessee must get its materials insured against fire, theft, pillerage etc.

Rampodan Yudhan



For REDCLIFFE LIFETECH PRIVATE LIMITED

[Signature]

Authorised Signatory



11. 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.
12. That the Lessee shall not be entitled to sub-let or transfer the lease or occupancy of the premises to any other party.
13. 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.
14. That the lessee shall abide by the rules and regulations as per Varanasi authority and local bodies association. LESSEE also shall abide all rules and regulation 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 their premises vacated. The LESSOR doesn't bear any kind of responsibility to the business of LESSEE.
15. 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

Ram Prakash Yadav

For REDCLIFFE LIFE TECH PRIVATE LIMITED

[Signature]

Authorized Signatory



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

16. That this lease deed can be terminated by either party giving threemonths' notice or rent in advance, that the termination can take place only after completion of LOCK-IN period of 2 years. That in event of non payment of Lease Rent by the Lessee during the lock-in period being for 3 consecutive months despite reminder issued by Lessor on such rent the Lessor shall have the right to terminate the Lease with immediate effect and take back possession of the said Demised Premises

1.1 Any Dispute which arises between the Parties shall be attempted to be resolved by good faith discussions between the Parties. Where the Parties are unable to resolve such Disputes by good faith discussions within a period of thirty (30) Business Days from the date of a written notice by either Party notifying existence of such Dispute, either Party shall be free to refer the Dispute to arbit in accordance with this Clause. 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 or to

Sanjiv Kumar Yadav



For REDCLIFFE LIFETECH PRIVATE LIMITED



[Signature]

Authorized Signatory

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 Varanasi, India. In case of Arbitration, the Lessor and Lessee shall have the power to appoint one arbitrator mutually to refer the matter for adjudication. The Arbitrator shall be retired District Judge or retired Additional District Judge residing in Varanasi; he shall be appointed by the consent of both the parties. The expense & cost of arbitration shall be borne by both the parties equally.

17. 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.
18. After the death of the lessor, his wife Smt. Parvati Devi and his son Ashwan Yadav will be entitled to receive the rent and shall be responsible to perform the part of this contract as a Lessor.

[Handwritten signature]



For REDCLIFFE DIFFTECH PRIVATE LIMITED



[Handwritten signature]
Authorized Signatory

Calculation of Stamp Duty

1.	First Year	130000 x 12	1560000.000
2.	Second Year with 5% inc.	136500 x 12	1638000.000
3.	Third Year with 5% inc.	143325 x 12	1719900.000
4.	Fourth Year with 5% inc.	150491.25 x 12	1805895.000
5.	Fifth Year with 5% inc.	158015.84 x 12	1896190.080
6.	Total		8619985.080
7.	GST	18%	1551598/-
	Total		10171583/-
7.	Average Yearly Rent	10171583/ 5	2034317/-
8.	3 Times of Average Yearly Rent		6102951/-
	3 month Security Deposit	3,90,000/-	6492951/- say 6493000/-
9.	4% stamp duty		259720/-

Rs. 1,86,900/- E-Stamp Certificate No. IN-UP272564135225270, dated 21.02.2022

Rs. 20,000/- E-Stamp Certificate No. IN-UP272642333366630, dated 21.02.2022

Rs. 52,820/- E-Stamp Certificate No. IN-UP277371336036550, dated 21.02.2022

Ram Prakash Yadav



For REDCLIFFE LIETECH PRIVATE LIMITED

Authorized Signatory



IN WITNESS WHEREOF the Parties hereto have duly executed this Agreement as of the date and the place first above written.

Signed and delivered by and on behalf of
Signed and delivered by and on behalf of
behalf of Redcliffe Lifetech Private Limited

(Redcliffe Life Diagnostics)
Mr. Sunil Singh Rawat
son of Prem Singh Rawat.
Designation - Senior Manager
(Lessee)

Ram Prakash Yadav
S/o Sitaram Yadav
(Lessor)

For REDCLIFFE LIFETECH PRIVATE LIMITED



Sunil Singh Rawat
Authorized Signatory

Ram Prakash Yadav



Witnesses

1. Dinesh Pal

दिनेश पाल

s/o Mahagi Pal

R/o Sarai Dagari Kal, Tikari, Varanasi.

Mob. No. 9598310738



2. Manish Bharadwaj

मनीष भारद्वाज

s/o Late Kanchan Bharadwaj

R/o Manduadih, Dihawa, Varanasi.

Mob. No. 9307628102



Ram Prasad Yadav



For REDCLIFFE LIFE TECH PRIVATE LIMITED




Authorized Signatory

Drafted By -



Girish Chandra Upadhyay, Advocate
Civil Court, Varanasi
Mob. No. 9839044781

Typed By -



Anand Kumar
Collectorate Court, Varanasi

Prakash Yadav

For REDCLIFFE LITTECH PRIVATE LIMITED




Authorized Signatory



कमीशन पुष्टि विलेख - धारा-52

आवेदन नं०. 2022009960066-11

पत्रा अनुबंध विलेख

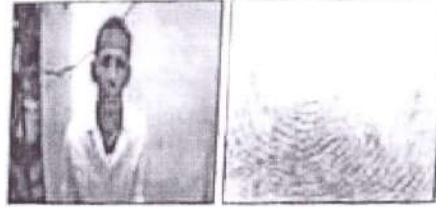
पृष्ठ नं०. 1

रजिस्ट्रेशन नं०. 1490

वर्ष: 2022

प्रतिकूल 300000 स्टाम्प शुल्क - 25000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 649.10 प्रतिनिधिकरण शुल्क
80 घंटा 65010

घाघेना पत्र कमीशन दिनांक दफतर
श्री रामधरकाश घाटव के काम में
में उप निबंधक हरीश चतुर्वेदी
जनपद सुंदर द्वितीय वाराणसी



श्री रामधरकाश घाटव
पुत्र श्री शैलराम घाटव
व्यवसाय अन्य
मिवासी की (2) (K.V.) नरिया, वारी मेंतपुर
वाराणसी।

पत्र उपस्थित हुआ। उक्त श्री रामधरकाश घाटव द्वारा यह लेखपत्र निबंधन हेतु मेरे समक्ष
समय 21/02/2022 एब 05:55:40 PM बजे उक्त मिवास अन्य स्थान पर प्रस्तुत किया गया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी
उप निबंधक सुंदर द्वितीय
वाराणसी

21/02/2022

पिंट की

पृष्ठ सं: 1

रजिस्ट्रेशन सं: 1490

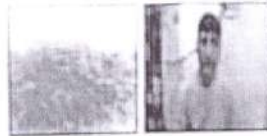
दि 2022

निम्नलिखित लेखक व पत्र सुनते व समझने मजबूत व पत्र धनराशि व पत्रेखानुसार उक्त पत्र टाता ।

श्री रामचन्द्रावत यादव पुत्र श्री सीताराम यादव
निवासी श्री 12/18-3, नरीमा गार्ड मैनपुरा वाराणसी।
व्यवसाय अन्य
पत्र मूहता ।

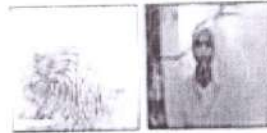


श्री रेडकितफ साइकल का-नि- जरीव शीनिषर मीनेजर पीकेके
के द्वारा सुनील सिंह यादव पुत्र श्री पेम सिंह यादव
निवासी 685-686-सी निकट आदित्य मान न्याय खण्ड-2,
इन्दापुरम काजिकाबाट।
व्यवसाय नौकरी



मे निम्नलिखित स्वीकार किया । जिसकी पहचान
पहचानकर्ता ।

श्री दिनेश यादव पुत्र श्री महेश यादव
निवासी सराय इमरी कला टिकरी वाराणसी।
व्यवसाय अन्य
पहचानकर्ता ।



श्री मजीब आरदवाज पुत्र श्री स्व- कचन आरदवाज
निवासी मण्डुवाडीह टिकरी वाराणसी।
व्यवसाय अन्य



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

हरिश चतुर्वेदी

उप निबंधक सहायक दफ्तरीय
वाराणसी

इसका अहमद
निबंधक निषिक्त

मे की । पत्रेखाने भद्र साक्षित्री के निशान प्रकृत निषिक्तानुसार
लिपि गए हैं ।
दिप्यनी

पिंट की

सम्पत्तियों अथवा प्राप्ति द्वारा रखा जाने वाला

सदर दृष्टाय
कराजस्त

संम संख्या 2022350004731

संवत् का आरंभ एवं समाप्त करने का दिनांक 21/02/2022

सम्पत्तियों का प्राप्ति का नाम राम प्रकाश यादव

संवत् का प्रकार कमीशन

सम्पत्तियों की धुनाएँ

1. सिकिरीकरण शुल्क
2. इतिवृत्तिका शुल्क
3. निर्दिष्ट या कमाश शुल्क
4. मुद्रण के अधिभारणीकरण शुल्क
5. कमीशन शुल्क 5100
6. विविध
7. शक्ति भत्ता

सं 6 तक का योग

5100

शुल्क समाप्त करने का दिनांक

21/02/2022

दिनांक एवं संवत् इतिवृत्तिका या कमाश

21/02/2022

समाप्त एवं समाप्त करने के लिए तैयार किया

सिकिरीकरण अधिकारी के हस्ताक्षर