

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.

CONTRACTOR PROPERTY CONTRACTOR CO

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



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नाम

पिता/पति का नाम

पता

Roop Singh Hhadoriya

Bharat Singh Bhadoriya

398, Tansen Nagar, Gird, Gwalfar, ग्वालियर, मध्न प्रदेश, भारत

नाग

विता/पवि का नाम

THE

Mr. Sunit Single Rawat

Gwalior, न्यालियर, मध्य प्रदेश, भारत

Digitally signed by PRASHANT SAHU Date: 2022,03,07 18:17:30 IST



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पड़ा, जिसके अंतर्गत, खनन पड़ा से मित्र अवर-पड़ा या उप-पड़ा तथा पड़े या उप पड़े पर देने या किसी पड़े का नवीकरण करने के लिए कोई करार है -जहां कि पड़ा ऐसी अवधि के लिए तात्पर्यित है जो एक वर्ष या अधिक है किन्तु पांच वर्ष तक है, - प्रीमियम या अग्रिम दिए गए या अग्रिम दिए जाने वाले घन तथा आरक्षित किए गए औसत वार्षिक माटक की रकम के योग का, या सम्पत्ति के बाजार मृत्य का 0.1 प्रतिशत, इनमें से जो भी

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उद्देश्य नाम

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Roop Singh Bhadoriya

पता व्यक्तियों की संख्या

398, Tansen Nagar, Gird, Gwalior

नाम पता

दुसरि पहा के विवरण Mr. Sunil Singh Rawat

Gwalior

व्यक्तियों की संख्या

LEASE DEED



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This lease deed is made at Ahmedabadon 07 day of March, 2022 by and between;

Roop Singh Bhadoriya S/o Bharat Singh Bhadoriya R/o 398; Tansen Nagar, Gird, Gwalior, Madhya Pradesh-474002, 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.

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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, (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.

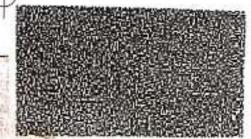
A.The Lessor has represented to the Lessee that they have ownership and possession rightsto lessee property situated at F-82, Ground Floor, Patel Nagar City Centre Gwallor, India, comprising of LEASE DEED. The Lessor has provided a copy of all the necessary documents to the Lessee in support of his claim.

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 i.e. on lease to be used for the purpose of business activity.

D.The Lessor has rented a total area of 1,800SQ.FT.Approx at Ground 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

1. The Lessor has granted the said premises to the lessee as on rent for the period of 5 years, which may be extended later on, on mutual agreement. The Lessor and the Lessee agreed a lock in period of 2 years or 24 months 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 deeds not liable to termination /





पस्तुति मुद्रा :

Roop Singh Bhadoriya

पुत्र/आत्मज Bharat Singh Bhadoriya

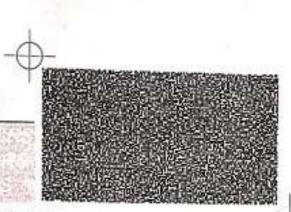






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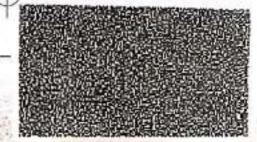
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violation by either party during LOCK IN period 2 years.

1. That the lease deed is effective from 07/03/2022 for a period of 5 years and expired on 06/03/2027 with a lock in period of 2 years.

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- 2.That the monthly charges for the above said agreed premises has been agreed to be Rs.50,000/-plus GST.Rent amount is to be paid on or before 10thday of each English calendar month. The rent will be increased after every 12months of last paid rentby 5 %.
- 3. 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.
- 4. The commencement of rentifor the premises shall commence 30 days after the handover of the property.
- 5. That the lessee will pay an amount equivalent to three months interest free refundable security (Rs 1,50,000/-) to the Lessor postsigning of Lease Deedthrough 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.
- 6. 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





निष्पादन की मुद्रा :

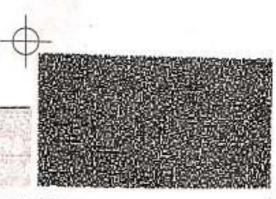
Mr. Sunil Singh Rawat

पताः Gwalior

स्वीकार करते हैं कि कवित पट्टा विलेख का निष्पादन किया गया वा और प्रतिफल के पूर्ण रूपए 50000 प्राप्त हो गये हैं तथा रूपए 0 उन्हें मेरी उपस्थिति में चुकाये गये वे और प्रतिफल की बकाबा रकम रूपए 0 बच गयी है, जो पंजीयन के बाद प्राप्त होगी । तारीख 07/03/2022

> PRASHANT SAHU उप पंजीयक

उप पंजीयक कार्यालय म्वालियर 2





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cost for such maintenance is included in the monthly rent paid by the Lessee This maintenance includes maintenance of water! common area electricity and cleaning, AC security guards, common area plantation and maintenance, plumbing maintenance, electrical maintenance, furniture fixtures, common area electricity, site manager and other equipment installed by Lessor in the premises covered under lease deed The Commercial License to be obtained by the Lessor within 45 days after signing of the Lease Deed.

- 1.Lessor will provide fixed electricity load of 15-18 KWA. The Lessor will also provide space for DG Setup. The electricity Shall be paid by Lessee as per consumption.
- 2. The Lessee shall handover the premises to the Lesson at the time of vacating of the deemed premises in proper and sound condition with normal wear and tear of the demised premises.
- 3. 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.
- 4. 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.
- 5. That the Lessee shall not transfer, assignment mortgage, assign or sub-lease by any other rights or interest, the part or whole of the said premises to anybody during the Lease period.
- 6.The Lessee shall not keep any hazardous items good etc. in the said premises which is prohibited by the law. The Lessee shall not carry out any antisocial activity prohibited under the prevailing Act of law.
- 7. The Lessee shall not to claim any right or any kind of nature whatsoever in the said leased premises or any part thereof save & except to use the same as



गवाह मुद्रा :

HARIBABU SHARMA

पुत्र/आस्त्र JVALA PRASAD

पताः DARPAN COLONY THATIPUT

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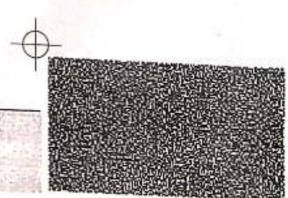
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PRASHANT SAHU

उप पंजीयक

उप पंजीयक कार्यालय ग्वालियर 2



Page 10 of 26



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- 9. That the lessee shall abide by the rules and regulations as per Gwaliorauthority 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.
- 10. 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.
- 11. That this lease deed can be terminated by either party giving threemonths' notice or rent in advance. But the termination can take place only after completion of LOCK-IN period of 2 years. The state of ASB 21 Children Children or Decident
- 12.It is hereby expressly agreed and declared that neither this lease deed nor anything contained herein shall be deemed to create interest or estate in favour of the Lessee in the said leased premises either as tenant or otherwise it being the express intention of the parties that the relationship between the Lessor and the Lessee shall always be that of the Lessor and the Lessee and not that of a LANDLORD and a TENANT. PARTAMES DEPARTME



अंगुष्ठ चिन्ह मुद्रा :



Bul



इस दस्ताबेज के निष्पादक Roop Singh Bhadoriya पुत्र/आत्मज Bharat Singh Bhadoriya के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 07/03/2022 को लिया गया ।



PRASHANT SAHU उप पंजीयक उप पंजीयक कार्यालय व्यालियर 2







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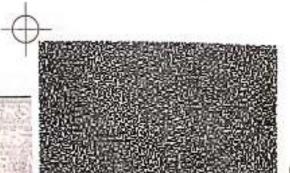
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HARJBABU SHARMA





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13.It being the express intention of the both the parties that this is purely a Lease Deed, and nothing herein contained shall constitute any tenancy or sub tenancy between the Lesson and the Lessee.

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14. That Lessee fails to comply on any of the terms mentioned in this Agreement, Lessor shall offer one chance to Lessee to correct the default and in the event of failure of the part of Lease; the Lessor shall terminate this Agreement by giving two months' notice to the Lessee and the Lease shall be liable to hand over the vacant and peaceful possession back to the Lessor.

15. Upon the expiry of the initial term and if renewed, upon expiry of renewed term or sooner determination of this Agreement or the renewed term the Lessee shall deliver vacant possession of the said premises by removing all the belonging and physically hand over the said premises to the Lessor in the same condition as that at the time of possession and clear all the dues payable as per this Lease Deed.

16.That, any medical waste arises from the business should be disposed off at the cost of Lessee. It is the responsibility and liability that no nuisance/hindrance/encumbrance be arises near by the said property and disturb near-by neighbours.

17. 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 Delhi, India in case of Arbitration, the Lessor and Lessee shall have the power to appoint one arbitrator each and to refer the matter for adjudication. The expense &cost of arbitration shall be borne by both the parties equally.

18. 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



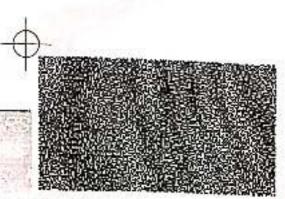
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Page 14 of 26



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such acts necessary to enable the LESSEE to register this Lease Deed:

IN WITNESS WHEREOF the Partieshereto have duly executed this Agreement as of the date and the place first above written ship of payment of the date and the place first above written ship of payment of the date and the place first above written ship of payment of the date and the place first above written ship of the date and the place first above written ship of the date and the place first above written ship of the date and the place first above written ship of the date and the place first above written ship of the date and the place first above written ship of the date and the place first above written ship of the date and the place first above written ship of the date and the place first above written ship of the date and the place first above written ship of the date and the place first above written ship of the date and the place first above written ship of the date and the place first above written ship of the date and the place first above written ship of the date and the place first above written ship of the date and the place first above written ship of the date and the place first above written ship of the date and th

Signed and delivered by and on. Signed and delivered by and on behalf of behalf of Redcliffe Lifetech Private Limited Lesson Parkers Care Lin (Redcliffe Life Diagnostics)

WARTHENLY CARP

Signature Name: Sunil Singh Singh Bhadoriya

Signature Name: Roop

Designation: Senior Manager Project.

Signature

Name: Mr. Sunil Singh Rawat,

(Senior Manager Project)

Witnessess:

1.



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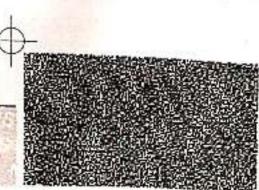


स्टाम्म शुल्क मुद्राः

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PRASHANT SAHU उप पंजीयक उप पंजीयक कार्यालय म्वालियर 2





संपत्ति विवरण अनुलग्नक

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क्षेत्र प्रकार	नगरीय क्षेत्र			
अधिशासी नगरीय निव	जय : नगर निगम ग्वालियर			
वार्ड : वार्ड 30	जना गार गाम ग्यालयर			
ग्राम / मोहल्ला / काले	नी : प्रदेश राप			
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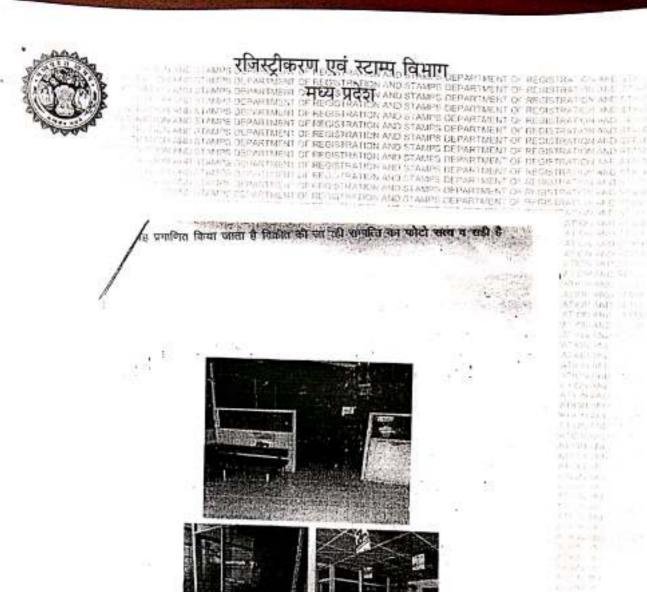
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सम्पन्ति स्वामी : Roop Sing's Bhadoriya S/a Bharat Sing's Bhadoriya

Mr. Suail Singh Rewet, (Senior Manager Project) किरावदार :

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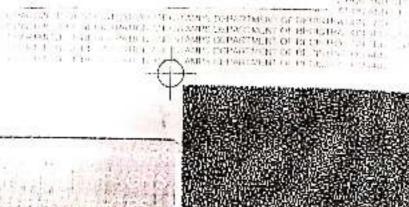
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इस दस्तावेज का इलेक्ट्रानिक पंजीयन दिनांक 07/03/2022 को क्रमांक MP142592022A1240280 दे कर किया गया है। जिसमें 26 पृष्ठ समाविष्ट हें

स्टाम्य शुल्क 7110

पंजीधन झुल्क 5333 प्रतिक्रिपि झुल्क 0 अधिक 0 योग 5333

> PRASHANT SAHU उप पंजीवक

उप पंजीयक कार्यालय ग्वालियर 2

