



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](http://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





ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Mr Redcliff Lifetech Private Limited (Redcliffe Life Diagnostics) rep by Authorised Signatory Mr. Sunil Singh Rawat , ಇವರು 19000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	19000.00	Challan No CR0921003000522104 Rs.19000/- dated 17/Sep/2021
ಒಟ್ಟು :	19000.00	

ಸ್ಥಳ : ಜಯನಗರ

ದಿನಾಂಕ : 17/09/2021

ಉಪನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ  
Senior Sub-Registrar  
(ಜಯನಗರ)  
Jayanagar, Bangalore City

1. **Mr. C R Parthasarathy**, Aged 50 Years, S/o Sh. Ramanuja Iyengar Chakravarthi, R/o #671,6<sup>th</sup> C main 11<sup>th</sup> Cross, J P Nagar 3<sup>rd</sup> Phase, Bangalore South, Bangalore, Karnataka-560078 (M.no. 9844279055) and
2. **Ms. Anupama Parthasarathy**, Aged 45 Years, W/o C R Parthasarathy, R/o #671,6<sup>th</sup> C main 11<sup>th</sup> Cross, J P Nagar 3<sup>rd</sup> Phase, Bangalore South, Bangalore, Karnataka-560078 (is hereinafter Collectively 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. Suni Singh Rawat** Designation: **Lab manager** (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 property situated at **Building No 168, First Floor, SARATHY, 9<sup>th</sup> Main Sector 6, HSR Layout, Bangalore-560102**, 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 various 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 various business activities including but not limited for the operations of Clinical Lab.

The Lessor has rented a total area of **2010 SQFT super area** on above said premises to the lessee for the purpose of carrying out various business activities including but not limited for the operations of Clinical Lab 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 initially 5 years. The Lessor and the lessee agreed that a lock in period of 3 years. The lessee will use the said premise and shall have no right on any other part of the building.
2. That the office service agreement is effective from 01/10/2021 for a period of 5 years and expired on 01/10/2026 with a lock in period of 3 years. *If Renewal through Fresh Lease Deed.*

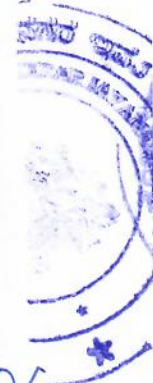
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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3679

ಜಯನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 17-09-2021 ರಂದು 04:06:11 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	9500.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	1000.00
	ಒಟ್ಟು :	10500.00

ಶ್ರೀ Mr Redcliff Lifetech Private Limited (Redcliffe Life Diagnostics) rep by Authorised Signatory Mr. Sunil Singh Rawat ತಂದ Prem Singh ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Mr Redcliff Lifetech Private Limited (Redcliffe Life Diagnostics) rep by Authorised Signatory Mr. Sunil Singh Rawat ತಂದ Prem Singh			

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್  
 Senior Sub-Registrar  
 Jayanagar, Bangalore City

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	Mr Redcliff Lifetech Private Limited (Redcliffe Life Diagnostics) rep by Authorised Signatory Mr. Sunil Singh Rawat . ತಂದ Prem Singh (ಬರೆದುಕೊಂಡವರು)			
2	Mr C R Parthasarathy . ತಂದ Ramanuja lyengar (ಬರೆದುಕೊಡುವವರು)			

Senior Sub-Registrar  
 Jayanagar, Bangalore City

3. That the monthly charges for the above said agreed premises has been agreed to be Rs.90,000/- .This amount is to be paid on or before 10<sup>th</sup> 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.
4. The above said monthly rent will include all the maintenance chargers including power backup charges. The lessee will not pay the lessor any extra amount for maintenance activities.
5. 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. GST as applicable shall be paid extra.
6. That the lessee has given an interest free refundable security deposit of Rs 4,50,000/- through NEFT/RTGS having transact number VAR ICT 242021091509. The Security amount will be adjusted against the rent of the notice period and remaining amount will be refunded within 30 days of the exit.
7. The Lessor has provided sufficient electricity power with separate Electric Meter to the said premises from the Electricity Board that will enable the Lessee to conduct its business without any interruptions or problems. The Lessee shall pay every month electricity charges as per the reading of meter from the day Lessee takes over the possession of the building. The lessee shall pay the electricity charges to the Lessor before the 7 days from the date of the electricity bill due. Any penalty for delay in payment by lessee is to be paid by Lessee.
8. 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.
9. That the Lessor shall provide one car park space in the basement.
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. 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 keeping the premises in good condition, neat and clean. Lessee is not be 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.






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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
3	Mrs Anupama Parthasarathy . ಕೋ C R Parthasarathy (ಬರೆದುಕೊಡುವವರು)			

  
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
Senior Sub-Registrar  
Jayanagar, Bangalore City

14. 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. Any kind of activity which is unlawful in nature of constitution, then 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 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.
17. That this rent agreement can be terminated by either party giving three months notice or rent in advance. But the termination can take place only after completion of LOCK-IN period of 3 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 Seat/ venue of such arbitration shall be Bangalore. In case of Arbitration, the both party will appoint an arbitrator and to refer the matter for adjudication. The expense and cost of arbitration shall be borne by both the parties equally.
19. All Garbage and surgical disposal shall be made diligently as per the requirement of BBMP norms, without causing any health hazards.
20. All necessary protocol required as per COVID norms shall be followed as per the BBMP Guidelines

## 20 INDEMNITY

The Lessee do hereby indemnify and agree to keep the Lessor indemnified, saved, defended and harmless from and against all and any costs, expenses, charges, outgoings damages and risks at all times arising out of any suit, eviction, action, claim or demand whatsoever in relation to the title of the Scheduled Premises and all covenants, representations and warranties made by the Lessee in this Lease Deed.





ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	R S Lakshminarayana Rao House No. 6, Site No. 114/1, 3rd Cross, Kathriguppe, Bangalore.	<i>R Shalika</i>
2	Prashanth No. 106, Ananth Nagar, Electronic City, Bangalore.	<i>Prashanth</i>

Senior Sub-Registrar  
Jayanagar, Bangalore City



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು  
ನಂಬರ JAY-1-03679-2021-22 ಆಗಿ  
ಸಿ.ಡಿ. ನಂಬರ JAYD1050 ನೇ ಧರಲ್ಲಿ  
ದಿನಾಂಕ 17-09-2021 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

Senior Sub-Registrar  
Jayanagar, Bangalore City



The Lessor do hereby indemnify and agree to keep the Lessee indemnified, saved, defended and harmless from and against all and any costs, expenses, charges, outgoing damages and risks at all times arising out of any suit, eviction, action, claim or demand whatsoever in relation to the title of the Scheduled Premises and all covenants, representations and warranties made by the Lessor in this Lease Deed.

## 12 INSURANCE

The Lessee shall insure and keep insured its goods with in the Scheduled B premises at its own cost.

Any consequential Page damages arising out of the equipment's/activities in "B" Scheduled Premises during the tenancy of the Lease, such damages will be compensated by the Lessee, failing which the Lessor shall be entitled to recover such costs from the security deposit.

### "A" SCHEDULE PROPERTY

All that piece and parcel of the premises constructed on the property bearing the Municipal No.168, Katha No.189/168, 9th Main Road, Sector-6, HSR Layout, Bangalore-560102.

Consisting of: Basement Floor, Ground Floor, First Floor, Second Floor, Third Floor and Pent House.

Bounded on:

East by : Property bearing No. 127  
West by : 60 ft Road  
North by : Property bearing No. 169  
South by : Property bearing No. 167

### "B" SCHEDULE PROPERTY

All that piece and parcel of the **FIRST FLOOR** constructed on the property bearing the No.168, Katha No.189/168, 9th Main Road, Sector-6, HSR Layout, Bangalore-560102, Consisting of: An area of 2010 square feet, with attached bathrooms.

Bounded on:

East by : Property bearing No. 127  
West by : 60 ft Road  
North by : Property bearing No. 169  
South by : Property bearing No. 167



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ANNEXURE - A

Flooring: Grey Tiled flooring.

Tiled Bathroom

HE Closet - 1 Nos with healthfaset

Wash Basin - 2 Nos with taps

SHE Closet - 1 No with healthfaset

Partitions

Rolling shutter at the door

Other Part of Schedule "B" - As is where is condition



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 Lessee [Redcliffe Lifetech Private Limited (Redcliffe Life Diagnostics)]

Signed and delivered by and on behalf of Lessor [Mr. C R Parthasarathy & Ms. Anupama Parthasarathy]

Signature Name:

*[Handwritten Signature]*

Sunil Singh Rawat

Signature Name:

*[Handwritten Signature]*

*[C.R. PARTHASARATHY]*

*[Anupama Parthasarathy]*

Designation

Designation:

Witnessess:

1. *[Handwritten Signature]*  
Prashanth  
Plot No. 106, Sri Anmol  
Amul Nagar, E. City, B'k-100  
7795338998

2.

Witnessess:

1. *[Handwritten Signature]*  
R. S. JAYAMIN NADARAO  
H No. 6, 3rd Cross (A5)  
Kaveri Nagar, (Kattigolli)  
Bengaluru - 560021  
9731798730

2.

Self attested  
*[Handwritten Signature]*

*[Handwritten Signatures]*