



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



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19/67
ग्रा मरु
163/10

INDIA NON JUDICIAL

SUB-REGISTRAR-IND

07 JUL 2022

Government of National Capital Territory of Delhi

₹1,29,500

e-Stamp

Certificate No.

: IN-DL46489176175980U

Certificate Issued Date

: 14-Jun-2022 05:19 PM

Account Reference

: NONACC (BK)/ dlprnbbk02/ JANAKPURI/ DL-DLH

Unique Doc. Reference

: SUBIN-DLDPNBBK0276849145008004U

Purchased by

: SHANKAR

Description of Document

: Article 35(iii) Lease with security upto 10 years

Property Description

: PROP NO. 4B/2, BASEMENT AND GROUND FLOOR, TILAK NAGAR, NEW DELHI

Consideration Price (Rs.)

: 0
(Zero)

First Party

: MUKESH KUKREJA AND JOGINDER KUKREJA

Second Party

: REDCLIFFE LIFETECH PVT LTD

Stamp Duty Paid By

: MUKESH KUKREJA AND JOGINDER KUKREJA

Stamp Duty Amount (Rs.)

: 1,29,500
(One Lakh Twenty Nine Thousand Five Hundred only)

सत्यमेव जयते

₹1,29,500 ₹1,29,500 ₹1,29,500 ₹1,29,500

E-STAMP PAPER
LOCKED

05:19 PM '22



Please write or type below this line

IN-DL46489176175980U

Handwritten signature

REDCLIFFE LIFETECH PVT. LTD.
H-55, Sector-63
Noida
Handwritten signature

PU C002588326

Statutory Alert.

1. The authenticity of this Stamp certificate should be verified at 'www.shcllstamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.



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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹1,29,500

e-Stamp

Rectified e-stamp certificate is valid only if base e-stamp certificate is attached.

Base Certificate No.	: IN-DL46489176175980U
Rectified Certificate No.	: IN-DL52249242717344U
Certificate Issued Date	: 27-Jun-2022 04:54 PM
Account Reference	: NONACC (BK)/ dlnbbk02/ JANAKPURI/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDPNBBK028803338437023U
Purchased by	: SHANKAR
Description of Document	: Article 35(iii) Lease with security upto 10 years
Property Description	: PROP NO. 4B/2, BASEMENT AND GROUND FLOOR, TILAK NAGAR, NEW DELHI
Consideration Price (Rs.)	: 0 (Zero)
First Party	: MUKESH KUKREJA AND JOGINDER KUKREJA
Second Party	: REDCLIFFE LIFE IMAGES PVT LTD
Stamp Duty Paid By	: MUKESH KUKREJA AND JOGINDER KUKREJA
Stamp Duty Amount(Rs.)	: 1,29,500 (One Lakh Twenty Nine Thousand Five Hundred only)

₹1,29,500 ₹1,29,500 ₹1,29,500 ₹1,29,500



E-STAMP PAPER LOCKED

Please write or type below this line

IN-DL52249242717344U

Joginder Kukreja

REDCLIFFE PVT. LTD. H-55, Sector-63 Noida

IPU 0002589213

Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at www.shclsestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Base e-Stamp Certificate No. : IN-DL46489176175980U
Rectified e-Stamp Certificate No. : IN-DL52249242717344U

-3-

LESSOR

MUKESH KUKREJA JOGINDER KUKREJA
PAN - AAAPK4884G PAN - AADPK8698K
UID - 5746 4616 7174 UID - 3136 0852 5746



WEST DISTT. DELHI
Total Tenancy Period
Average Monthly Rent

Average Annual Rent
Stamp Duty @ 3% on Average Annual Rent
Additional Stamp Duty for Security Deposit
Total Stamp Duty Payable
Stamp Duty Paid



WEST DISTT. DELHI

LESSEE

REDCLIFFE LIFE IMAGES PRIVATE LIMITED
PAN - AALCR3475L
THROUGH ITS AUTHORIZED SIGNATORY
SUMIT PRATAP SINGH
UID - 3828 4635 3868



WEST DISTT. DELHI

NINE (09) YEARS
Rs.3,58,584/-

Rs.43,03,008/-
Rs.1,29,091/-
Rs.100/-
Rs.1,29,191/-
Rs.1,29,500/-

LEASE DEED

This Lease Deed is executed at Delhi on this 07th day of July, 2022, by and between :

1) SH. MUKESH KUKREJA S/O SH. RAM LAL KUKREJA R/O HOUSE NO : A-1/200, JANAK PURI, NEW DELHI - 110058 and 2) SH. JOGINDER KUKREJA S/O SH. RAM LAL KUKREJA R/O HOUSE NO : A-1/263, JANAK PURI, NEW DELHI- 110058, owners, hereinafter called the Lessors of Property; (which expression shall mean and include unless repugnant to the context thereof their respective legal heirs, successors, executors, administrators, legal representatives, nominees and assigns etc.) of the First Part.



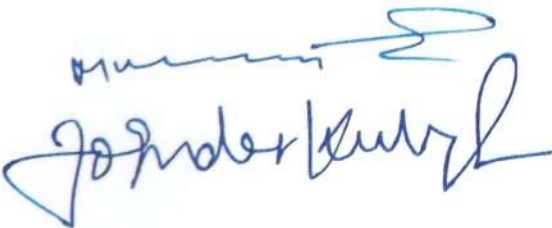
Base e-Stamp Certificate No. : IN-DL46489176175980U
Rectified e-Stamp Certificate No. : IN-DL52249242717344U

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AND

M/s. REDCLIFFE LIFE IMAGES PRIVATE LIMITED, a Company incorporated under the Companies Act 2013, having its Registered Office at H-55, 1ST FLOOR, SECTOR 63, ELECTRONIC CITY, NOIDA-201301, through its Authorized Signatory : **SH. SUMIT PRATAP SINGH S/O SH. VIRENDER SINGH** {duly authorized vide board resolution, dated 28/06/2022} hereinafter called the Lessee (which expression shall mean and include, unless repugnant to the context thereof, its successors, executors, administrators, legal representatives, nominees and assigns etc.) of the Second Part.

- A. The Lessors have represented to the Lessee that they hold the right to lease property situated at House No : 4B/2, Basement and Ground Floor, Tilak Nagar, New Delhi - 110018. The Lessors have provided to the Lessee a copy of all the necessary documents in support of their claim.
- B. The Lessors have represented to the Lessee that they are competent to let the said premises on lease for use by Lessee for the purpose of carrying out medical businesses' activities including but not limited for operations of Clinical Lab in the demised premises.
- C. The Lessors have agreed to grant the said premises on lease to the Lessee on rent and Lessee has agreed to take the above said portion i.e., on Rent / Lease to be used for the purpose of lab / business activities only. Any other activities which are not permissible and done by the lessee then lessee shall be fully responsible for such activities. If any such charges are levied due to non-permissible activities then same would be borne by lessee.



Base e-Stamp Certificate No. : IN-DL46489176175980U
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- D. The Lessors have rented a total carpet area of 1500 square feet approx. each on Basement and Ground Floor to the lessee for the commercial purpose and Lessee will be entitled to use the said premises and Lessors will not disturb the Lessee in day-to-day activities.

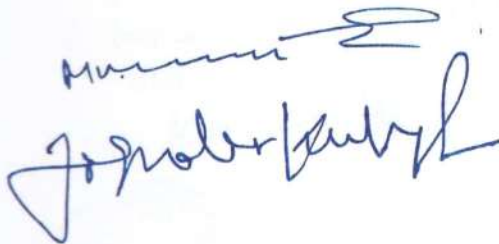
NOW THIS RENT AGREEMENT WITNESSES AS UNDER:

1. The Lessors have granted the said premises to the Lessee on rent for the period initially of 09 (Nine) years. The Lessors and the Lessee have agreed for a lock in period of 02 (Two) years or 24 months in this Lease Deed. The Lessee will use only the said premises and shall have no right on any other part of the building. This Lease Deed shall not be liable to be terminated / violated by either party during LOCK IN period of 02 (Two) years.
2. That the present Lease Deed is effective from 01/06/2022 and expires on 31/05/2031 with a lock in period of 02 (Two) years.
3. That the monthly rental / lease charges for the above said agreed premises has been agreed to be **Rs.3,25,000/- (Rupees Three Lacs and Twenty Five Thousand Only)** plus GST or other taxes as applicable from time to time. This amount is to be paid on or before 10th day of each English calendar month. The rent will be increased after every 03 (Three) years of last rent paid by 10% as under :

a) Monthly Rent w.e.f. 01/06/2022 upto 31/05/2025	:	Rs.3,25,000/-
b) Monthly Rent w.e.f. 01/06/2025 upto 31/05/2028	:	Rs.3,57,500/-
c) Monthly Rent w.e.f. 01/06/2028 upto 31/05/2031	:	Rs.3,93,250/-

Average Monthly Rent : Rs.3,58,584/-

If the rent is not paid within the above said timelines then simple interest of 18% would be applicable from the payment deadline date (after 10th of each month).





Date 07/07/2022

RegNo. 16310

Deed Related Detail

LEASE WITH SECURITY UPTO 10 YEARS

Deed Name LEASE

Land Detail

Tehsil/Sub Tehsil SR IIB Janakpuri

Village/City Tilak Nagar

Place (Segment) Tilak Nagar

Property Type Residential

Property Address House No.: PROP NO-4B/2 BASEMENT AND GF, Road No.: 4, Tilak Nagar

Area of Property 0.00

Money Related Detail

Consideration Value 358,50,000 Rupees

Value of Registration Fee 1,000.00 Rupees

Transfer Duty 0 Rupees

Stamp Duty Paid 129,500.00 Rupees

Pasting Fee 100.00 Rupees

Government Duty 129500 Rupees

This document of LEASE

Presented by: Sh/Smt.

MUKESH KUKREJA

JOGINDER KUKREJA

R/o RAM LAL KUKREJA

R/o RAM LAL KUKREJA

R/o

H.NO-A-1/200, JANAK PURI ND

H.NO-A-1/263 JANAK PURI ND

in the office of the Sub Registrar, Delhi this 07/07/2022 12:00:00 PM on Thursday between the hours of

Signature of Presenter

Execution admitted by the Shri / Ms. MUKESH KUKREJA JOGINDER KUKREJA

and Shri / Ms.

M/S REDCLIFFE LIFE IMAGES PVT LTD THRO ITS AUTHO. SIGNA. SH. SUMIT PRATAP SINGH

Who is represented by Shri/Smt/Km. NAVEET LOMISH S/o W/o D/o LT SH.B.M. LOMISH R/o C-119, FF VIKAS PURI ND

and Shri/Smt/Km K.K.S. BINDRA S/o W/o G/o KULDIP SINGH R/o G-90 G-BLK HARI NAGAR, ND

(Marginal Witness). Witness Not known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Registrar/Sub Registrar SR IIB Janakpuri Delhi/New Delhi

Registrar/Sub Registrar

SR IIB Janakpuri

Delhi/New Delhi

Date 07/07/2022 16:15:19



K. K. S. BINDRA
ADVOCATE
Enrol. No. D/2887/1999
Bar Council of Delhi
Cell No. : 9810178200



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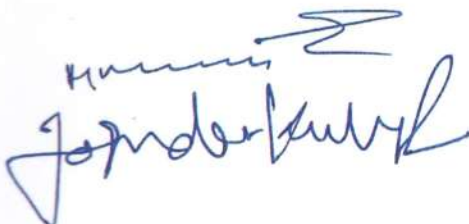
Base e-Stamp Certificate No. : IN-DL46489176175980U
Rectified e-Stamp Certificate No. : IN-DL52249242717344U

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4. The above rent shall be paid to the SH. JOGINDER KUKREJA in the following bank account

Axis Bank
Account Number : 589010100011176
IFSC Code : UTIBOO00589
Account Type : Saving

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 Lessors so that it reflects in Lessors, 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 the Lessors' 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.
6. The commencement of rent for the premises shall be after 60 days of the Fit out period of the property, which shall start post execution of Lease Deed.
7. That the Lessee have given amount equivalent to three months interest free refundable security amounting to **Rs.9,75,000/- (Rupees Nine Lakh Seventy Five Thousand Only)** to the Lessors prior to signing of this Lease Deed through NEFT vide Ref. No. INF/NEFT/027734568611/CNRB0001762 dated 25/05/2022, which is to be kept by Lessors for the entire rent / lease period and will be paid back to Lessee after the expiry of lease period when the Lessee hands over the said premises to the Lessors, in case the Lessee defaults the lock in period then the Lessors shall have the right to forfeit the interest free refundable security deposit. The Rent of 02 (Two) month's notice period for the purpose of termination of Lease Deed post completion of lock-in period shall be adjusted by the Lessors from the security deposit and the remaining amount shall be refunded to the Lessee within 30 days of the exit.

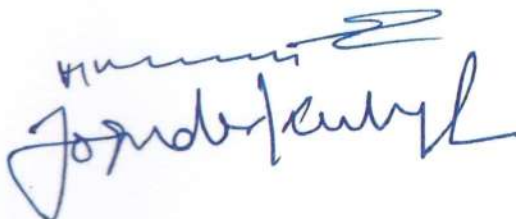




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8. The Lessee shall use the common facilities such as main gate security, staircase, staircase lighting, water pump, sanitation, drainage, common area electricity housekeeping & cleaning charges etc. with Lessors & other tenants' / occupants of the building. It has been mutually agreed between the Lessors and Lessee that no separate maintenance charges to be paid by Lessee to Lessors for all above said services. The maintenance is included in the monthly rent paid by the Lessors to the Lessee
9. The Lessors shall provide fixed electricity load of 45KWA to the Lessee, total charges for enhancement will be borne by the Lessee.
10. The Lessors have provided a separate meter for electricity and water, the actual charges as per consumption shall be paid by the Lessee. Water charges would be divided between three occupants of the building in equal proportions which comprises of Occupant A - Basement and Ground Floor, Occupant B - First and Second floor and Occupant C - on Terrace. The Lessors shall provide space for DG set. The Lessee shall be liable to obtain any kinds of approvals / certificates for the same. That the water charges of Rs.3,500/- with respect to water pump shall be borne by the Lessee and shall be paid on monthly basis to the Lessors by the Lessee.
11. The Lessee shall handover the premises to the Lessors at the time of vacating of the deemed premises in proper and sound condition subject to normal wear and tear of the demised premises.
12. That the Lessors shall not be responsible for the safety of goods machines, equipment or any other material articles belonging to the Lessee or any other personal content with or visiting the Lessee nor shall the Lessors 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.

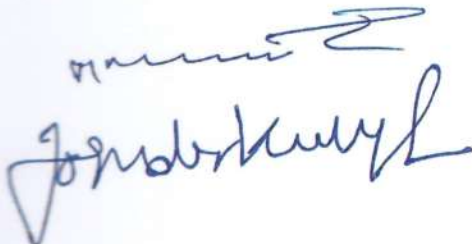




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13. That a signage board shall be placed by the Lessee on the premises and on top of the building as mutually agreed between the parties.
14. The Lessors hereby declare that the said premises and the aforesaid properties are below 15 meters height and hereby further declare to the Lessee that No Fire NOC is required. If the said declaration is found to be untrue, then the Lessors shall bear the cost for obtaining Fire NOC for the said premises.
15. The Lessee shall make arrangement for detection equipment as per by laws.
16. That the Lessors 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.
17. That the Lessee will be responsible of day-to-day maintenance of their portion of the building and is expected to keep it in good condition. The Lessee is not entitled to make any change of use or any alterations in existing structure of the building or add any structure without written permission of the Lessors.
18. That the Lessors have already obtained and furnished all necessary approvals /documents with regard to the commercial usage of demised premises to the Lessee whenever requested.
19. That the Lessee shall abide by the rules and regulations as per Delhi Authority and local bodies association. The Lessee also shall abide by all rules and regulation as mentioned in 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 Lessors shall have all rights to get their premises vacated. The Lessors do not bear any kind of responsibility to the business of Lessee.

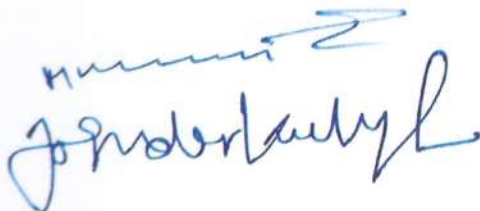




Base e-Stamp Certificate No. : IN-DL46489176175980U
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20. The Lessors are entitled to issue a 15 days' notice in case of default of rental for a continuous period of 02 (Two) months on the part of Lessee. Subject to the Lessee not being able to rectify the same within 15 days from the date of issue of the notice, the Lessors shall have the right to terminate the Lease Deed with immediate effect.
21. That the Lessee and Lessors 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 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.
22. That this Lease Deed can be terminated by the Lessee by giving two months' notice or rent in advance. But the termination can take place only after completion of lock in period of 02 (Two) years or payment of balance period of 02 (Two) years.
23. That in case of any dispute or difference which 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 Lessors and Lessee shall have the power to appoint one arbitrator mutually agreed and to refer the matter for adjudication. The expense & cost of arbitration shall be borne by both the parties equally.





Base e-Stamp Certificate No. : IN-DL46489176175980U
Rectified e-Stamp Certificate No. : IN-DL52249242717344U

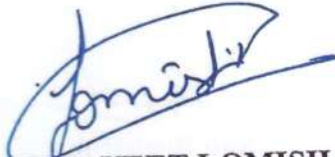
-10-

24. The stamp duty, registration charges and other miscellaneous expenses payable for registration of the Lease Deed shall be borne by the Lessee and the Lessors equally, i.e., the Lessee shall pay 50% (Fifty percent) and the Lessors shall pay the balance 50% (Fifty percent). The Lessors agree to do all such acts necessary to enable the Lessee to get registered this Lease Deed.


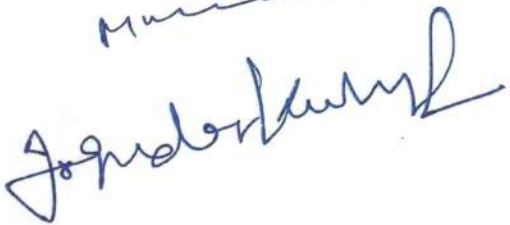
IN WITNESS WHEREOF both the parties i.e. the Lessors and the Lessee have set their respective hands on this Lease Deed at Delhi on the date mentioned here above in the presence of the following witnesses.

WITNESSES

1.


(SH. NAVEET LOMISH)
S/O LATE SH. B.M. LOMISH
R/O C-119, FIRST FLOOR,
VIKAS PURI, NEW DELHI-110018

UID - 3780 2033 4875

LESSORS

2.


K. K. S. BINDRA
ADVOCATE
Enrol. No. D/2887/1999
Bar Council of Delhi
Cell No. : 9810178200
UID - 4982 6580 8114




LESSEE

Reg. No.
16310

Reg. Year
2022-2023

Book No.
1



1st Party



2nd Party



Witness

1st Party

MUKESH KUKREJA , JOGINDER KUKREJA

2nd Party

M/S REDCLIFFE LIFE IMAGES PVT LTD THRO ITS AUTHO. SIGNA. SH. SUMIT PRATAP SINGH

Witness

NAVEET LOMISH, K.K.S. BINDRA

Certificate (Section 60)

Registration No.16,310 in Book No.1 Vol No 7,781
on page 97 to 106 on this date 07/07/2022 3:38:08PM
and left thumb impressions has/have been taken in my presence.

day Thursday

Date 07/07/2022 16:15:21



Sub Registrar
SR IIB Janakpuri
New Delhi/Delhi



2283887916310