



**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]

The Corporate Identity Number of the company is

\*

\*



Digital Signature Certificate

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)

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Mailing Address as per record available in Registrar of Companies office:



\* as issued by the Income Tax Department

## RENT AGREEMENT

This Rent agreement is made and executed at Lucknow on this 28<sup>th</sup> day of September 2021

### BY & BETWEEN

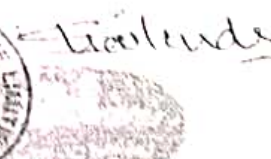
UMEED REHABILITATION CENTRE L.L.P, having its registered office at 6A/F-01, Vrindavan Yojna, R B Road Lucknow Uttar Pradesh, 226012, through its authorized signatory MR. SIDDHANT KUMAR, SON OF MUKESH KUMAR, DESIGNATION (DIRECTOR), (is hereinafter referred to as the "LESSOR" which expression shall unless 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. SHAILENDRA VIKRAM MISHRA, DESIGNATION: AREA SALES 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 Second Floor of the property situated at 6A/F-01, Vrindavan Yojna,





सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP81583660059102T
Certificate Issued Date	: 28-Sep-2021 12:36 PM
Account Reference	: SERCH (E) 00000001 CAJSEHBAGH UP/UPM
Circle/Div. Code	: 00000001/00000001/00000001
Purchaser/s	: UMED REHABILITATION CENTRE LLP
Description of Document	: Article 35 Lease
Property Description	: 1000 SQFT OF SECOND FLOOR OF BUILDING KNOWN AS UMED GATE AT VRINDAVAN YOJNA, LUCKNOW
Consumption Fee (Rs.)	
Stamp Duty	
Stamp Duty Paid By	: UMED REHABILITATION CENTRE LLP
Stamp Duty Amount (Rs.)	: 49,500 (Forty Nine Thousand Five Hundred only)


60



0004105891

DETAILS OF INSTRUMENT IN SHORT

Ward	Ibrahimpur (V Code 0012)	
Mohalla	Sector 63, Vrindavan Yojna, Lucknow	
Details of Property	1000 square feet of Second Floor of Building known as "Umeed" 6A/F-01, Vrindavan Yojna, R.B. Road, Lucknow	
1. Period of Lease	60 months	
5. Average Monthly Rent	Rs.34,260/-	
6. Average Annual Rent	Rs. 4,11,120/-	
7. Three Years Average Annual Rent	Rs. 12,33,360/-	
8. Stamp Duty	Rs 49,500/-	
	Nos. of Lessor(1)	Nos. of Lessee(1)
	<p><b>UMEED REHABILITATION CENTRE L.L.P.</b>, having its registered office at 6A/F-01, Vrindavan Yojna, R.B. Road, Lucknow, Uttar Pradesh, 226012, through its authorized signatory <b>MR. SIDDHANT KUMAR, SON OF MUKESH KUMAR,</b> DESIGNATION <b>(DIRECTOR)</b></p> <p>Pan-AAEFU2817M Mobile No.9839336227</p>	<p><b>REDCLIFFE PRIVATE (REDCLIFFE DIAGNOSTICS)</b> 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 <b>MR. SHAILENDRA MISHRA, SON OF RAJENDRA VIKRAM MISHRA,</b> DESIGNATION: <b>AREA SALES MANAGER</b></p> <p>Pan-APCPM5421J Mobile No.8808055504</p>


**Redcliffe Private Limited**

unlawful in nature of constitution then the lessor has all-right to get vacate their premises. The LESSOR doesn't bear any kind of responsibility to the business of LESSEE.

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 the lessee shall pay rent by the first week of month in advance to the lessor. If due to any reason the lessee shall fail to pay rent of any two months to the lessor, then in that case the lessor can terminate the lease by thirty days notice and will be entitled to eject the lessee even before the expiry of period of lease.
19. That on the expiry of the period of the lease the lessee or his transferee or sub lessee shall hand over vacant possession of the premises to the lessor.
20. Biomedical waste charges will be borne by the Lessee on monthly basis and will be stored inside the lessee premises until disposed off.
21. Flooring and wall putty will be provided by the Lessor at its own cost
22. That the Lessee and Lessor shall abide by all the terms of this agreement. This agreement can be terminated under

*Indira K...*

*Millston C.*



*Trailend*

unlawful in nature of constitution then the lessor has all-right to get vacate their premises. The LESSOR doesn't bear any kind of responsibility to the business of LESSEE

*[Handwritten signature]*

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- 22. That the Lessee and Lessor shall abide by all the terms of this agreement. This agreement can be terminated under

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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 endemic, acts of civil 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 executed and the time for performance shall be extended accordingly provided that the party immediately takes all reasonably necessary steps to resume full performance

23. That in case of any dispute or difference may arise between the parties then the same shall be subject to Lucknow Jurisdiction only.

24. That the rent of the building shall be as under -

- (I) Rent from 15.10.2021 to 14.10.2022 @ Rs.31,000/- per month comes to Rs.3,72,000/-
- (II) Rent for the period from 15.10.2022 to 14.10.2023 @ Rs.32,550/- per month comes to Rs.3,90,600/-
- (III) Rent for the period from 15.10.2023 to 14.10.2024 @ Rs.34,178/- per month comes to Rs.4,10,136/-
- (IV) Rent for the period from 15.10.2024 to 14.10.2025 @ Rs.35,887/- per month comes to Rs.4,30,644/-
- (V) Rent for the period from 15.10.2025 to 14.10.2026 @ Rs.37,682/- per month comes to Rs.4,52,184/-



*Induljit Kumar*



*Trail ends*



DETAILS OF INSTRUMENT IN SHORT

1	Ward	Ibrahimpur (V Code 0012)
2	Mohalla	Area No. 56, Vrindavan Yojna Lucknow
3	Details of Property	1000 square feet of Second Floor of Building known as "Umeed" 6A/F-01, Vrindavan Yojna, R B Road Lucknow
4	Period of Lease	60 months
5	Average Monthly Rent	Rs 34,250/-
6	Average Annual Rent	Rs 4,11,120/-
7	Three Years Average Annual Rent	Rs 12,33,360/-
8	Stamp Duty	Rs 49,500/-
	Nos. of Lessor(1)	Nos. of Lessee(1)
	<p><b>UMEED REHABILITATION CENTRE L.L.P.</b>, having its registered office at 6A/F-01, Vrindavan Yojna, R B Road, Lucknow, Uttar Pradesh, 226012, through its authorized signatory <b>MR. SIDDHANT KUMAR, SON OF MUKESH KUMAR, (DIRECTOR)</b></p> <p>Pan-AAEFU2817M Mobile No. 9839336227</p>	<p><b>REDCLIFFE PRIVATE (REDCLIFFE DIAGNOSTICS) A COMPANY INCORPORATED UNDER THE COMPANIES ACT 2013</b> HAVING ITS REGISTERED OFFICE AT H55, 3RD FLOOR, SECTOR 63, ELECTRONIC CITY, NOIDA-201301, THROUGH ITS AUTHORIZED SIGNATORY <b>MR. SHAILENDRA VIKRAM MISHRA, SON OF RAJENDRA VIKRAM MISHRA, DESIGNATION: AREA SALLS MANAGER</b></p> <p>Pan-APCPM5421J Mobile No. 8808055504</p>

TECH PRIVATE LTD



1  
Lucknow, Uttar Pradesh 226012, Comprising of this RENT  
EMENT

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  
medicalbusiness 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 medicalbusiness activities including  
but not limited for the operations of Clinical Lab.

OWR

The Lessor has rented the second floor of the above said property a  
total area of 1000SQFT on above said premises to the lessee for the  
purpose of carrying out medicalbusiness 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 DEED OF LEASE WITNESSETH 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 lessee shall pay Rs.31,000/- per month rent for the  
period from 15.10.2021 to 14.10.2022. The lessee shall pay  
Rs.32,550/- per month rent for the period from 15.10.2022 to  
14.10.2023. The lessee shall pay Rs 34,178/- per month rent  
for the period from 15.10.2023 to 14.10.2024. The lessee

*Indira Kumar*



*Chaitandi*

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pay Rs.35,887/- per month rent for the period from 15/10/2024 to 14/10/2025. This lessee shall pay Rs. 37,682/- per month rent for the period from 15/10/2025 to 14/10/2026 to the lessor

6  
That the rent agreement is effective from 15/10/2024 for a period of 5 years and expired on 14/10/2026 with a lock in period of 3 years.

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4. That the monthly charges for the above said agreed premises has been agreed to be Rs. 31 per sqft + 18%GST (Rs. 36580/-) 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.

5. The above said monthly rent will exclude all the maintenance charges and the Lessee shall pay maintenance charges to the Lessor on monthly basis and power backup will be charged at Rs.25 per unit(subject to Diesel rates) and the sub meter will be provided for that

6. 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. The GST will be paid as per the provision of GST Law



*Instrument K...*



*Trailudu*





that the lessee has given an interest free refundable security deposit of Rs 31,000/- through NEFT RTGS having transact number 25045041631DC on 22/09/2021 and will pay Rs.31,000/- at the time of physical possession latest by 15/10/2021. 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.

- 8. The Lessor has provided as per actual electricity power with Sub 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 charges imposed by the Electricity Department from the date of 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.
- 9. That water tax and sewer tax shall be paid by the lessee, but if the lessor has to pay service tax then its liability of payment will be of the lessee.
- 10. 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.
- 11. That the Lessor shall provide adequate car parking spaces, along with adequate bike parking facility to the lessee without any charge.

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पुणे जिल्हा न्यायालय  
अधिवेशनाच्या निमित्ताने  
दिलेले आदेशाचे प्रत  
दि. 28.09.2021 रोजी

श्री. वि. वि. वि.  
श्री. वि. वि. वि.  
श्री. वि. वि. वि.

संजयजीराव अशिकाजी अ. शिंदे

मा. न्या. म. न्या. म. न्या. म.  
34 न्यायालय, मुंबई

दि. 28.09.2021

श्री. वि. वि. वि.  
श्री. वि. वि. वि.

श्री १०१

विशेषज्ञता सेवा

पृष्ठ १

निष्पादन लेखापत्र काट सुनने व समझने मजसूम व बापत धनराशि र पतेनुसार उचित  
बट्टा देना ।

श्री उमेश विहादि की टेशन सान्टो एच एच की अकाउन्टिंट्स के  
निष्पादन कुमार पुत्र श्री सुकेश कुमार

जिलासी ४२ एफ-०१ कुन्दावन गाँव, भाग्यवी रोड लखनऊ

बादमाय अकटर

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बट्टा नुहीगा ।



श्री अशोक कपूरजी के बापुजी विमोद, श्री अशोक कपूर  
अकाउन्टिंट्स के द्वारा हीरापुर विधान विभाग पुत्र श्री राजेश  
विश्व मिश्र

जिलासी हाउस नं० ३४१, सेक्टर २२, निकट एमिटी इण्डस्ट्रियल  
एरिया इन्दावन गाँव, लखनऊ

बादमाय अकटर

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२ निष्पादन तरीकात किया जिनकी बट्टा  
बचतानकली ।

श्री अशोक विमोद पुत्र श्री अशोक एच एच विमोद

जिलासी १०१, सेक्टर १०, अलीगढ़ बजार

बादमाय अकटर

बादमाय अकटर

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श्री श्री श्री आर सुकेश पुत्र श्री अकाउन्ट के सुकेश

जिलासी ४२ एफ-०१ गाँव देह भेत लखी लखनऊ

बादमाय अकटर

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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मे की । बादमाय अकटर काटिमी के निरान अगुडे निष्पादननुसार देना  
गाँव ।  
जिलासी

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श्री अशोक विमोद

श्री अशोक विमोद  
निष्पादन विभाग







सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

Certificate No. : IN-UP81583660059102T  
 Certificate Issued Date : 25-Sep-2021 12:35 PM  
 Account Reference : SHGRI/11/2021/01-DA/SEPBAGH/UP/EN  
 Unique ID : 81583660059102T  
 Purchaser(s) : UMEED REHABILITATION CENTRE LLP  
 Description of Document : Article 35 Lease  
 Property Description : 1000 SQFT OF SECOND FLOOR OF BUILDING KNOWN AS UMEED GATE IN VINDAVAN YOUNA,LUCKNOW  
 Consideration (Rs.) :  
 First Party : UMEED REHABILITATION CENTRE LLP  
 Second Party : REPCITECH PRIVATE LIMITED  
 Stamp Duty Paid By : UMEED REHABILITATION CENTRE LLP  
 Stamp Duty Amount (Rs.) : 49,500  
 (Forty Nine Thousand Five Hundred only)



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XXXXX 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 said premises or if any loss 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.

- 13 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
- 14 That the lessee shall not be entitled to sub-let or transfer the lease or the occupancy of the premises to any other party
- 15 That the lessee will be responsible of keeping the premises in good condition, neat and clean. 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 Lessor
- 16 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



*Handwritten signature*

...office, otherwise your authorization may be revoked.

14231287

Dated: 22/12/2021

copy To:  
Chief Environment Officer Circle 5 UPPCB TCV 12 B Vibhuti Khand, Gomti Nagar, Lucknow

Dr Ram Karan  
Digitally signed by  
Dr Ram Karan  
Date: 2021.12.23  
16:19:29 +05:30  
**Dr Ram Karan**  
Regional officer

That rent for 5(five) years comes to Rs 20 55 564/-

Average monthly rent comes to Rs 34 265/-

Three years average annual rent comes to Rs 12 33,350/-

on which a stamp duty of Rs 49,500/- has been paid

through E-Stamp Certificate No IN-..... dated 28.09.2021.

INWITNESS WHEREOF the LESSOR and the LESSEE have put their respective hands and signatures and have put thumb marks on the day month and year first above written

**WITNESSES:**



*Akhil Dikshit*  
Akhil Dikshit  
S/o Late RC Dikshit,  
R/o A1/2, Sector-B,  
Aliganj, Lucknow.  
Mobile-9452159077



*Sudhanshu Kumar*  
LESSOR



*V.R. Shukla*  
2. (V.R. Shukla)  
Advocate  
S/o Late N.K. Shukla  
41/555 Ganga Dei Lane,  
Narhi, Lucknow  
Mobile-9450377195

*V.R. Shukla*  
LESSEE

Typed & Drafted in my Chamber.

*Sudhanshu Kumar*  
*V.R. Shukla*

CONSIN

