



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

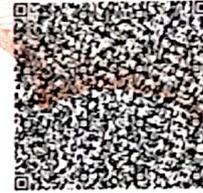
No. H-55, 3rd Floor,, Sector 63,, Noida, Gautam Buddha Nagar, Uttar
Pradesh, India, 201301



* as issued by the Income Tax Department



INDIA NON JUDICIAL Government of Bihar e-Stamp



Certificate No. : IN-BR39039929006158U
 Certificate Issued Date : 08-Aug-2022 04:19 PM
 Account Reference : NONACC (CB)/ brtbscb09/ CHAJJUBAGH/ BR-PAT/ PTC
 Unique Doc. Reference : SUBIN-BRBRTBSCB0960844917436567U
 Purchased by : REDCLIFFE LIFETECH PVT LTD
 Description of Document : Not Applicable
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0 (Zero)
 First Party : Not Applicable
 Second Party : REDCLIFFE LIFETECH PVT LTD
 Stamp Duty Paid By : REDCLIFFE LIFETECH PVT LTD
 Stamp Duty Paid (Rs.) : 22,840(Twenty Two Thousand Eight Hundred And Forty only)
 Reg. fee (Rs.) : 11,800 (Eleven Thousand Eight Hundred only)
 LLR & P Fee (Rs.) : 0 (Zero)
 Miscellaneous Fee (Rs.) : 0 (Zero)
 Discore SC (Rs.) : 1,000 (One Thousand only)
 Total Amount (Rs.) : 35,640 (Thirty Five Thousand Six Hundred And Forty only)



Jyoti Kumar
13/08/22

Serial No. 13679 Deed No. 12824

Govt. of Bihar
 District Registry Office, Patna
 Summary of Endorsement

This document was presented for registration on 23/08/2022 by Hanish Kumar. A Stamp Duty of Rs. 22840/- and other Fees of Rs. 12000/- has been paid in it. The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page. The document has been registered as Deed No. 12824 No. 1, Volume No. 291 on pages from 125 to 134 and has been preserved in total 10 pages in 2022 / Year 2022.

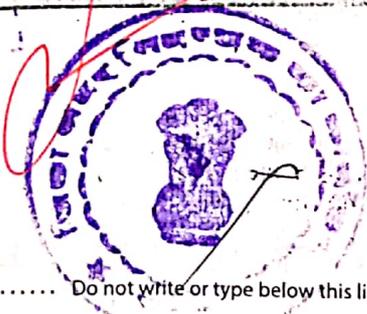
Date: 23/08/2022 Token No: 13738/2022

Signature with Date
 (Dhananjay Kumar Rao)
 Registering Officer, Patna

23 | 8 | 2022

Hanish Kumar
13/8/22

दस्तावेज की जांच किया एवं दिखतावेद में उचित वर्णित निवारणों के अनुसार सही पाया।
 23/08/2022
 (अरुण कुमार महाराज)



SCANNED BY

Do not write or type below this line

JD 0002888471

Statutory Alert

1. The authenticity of this Stamp certificate should be verified at www.shclrestamp.com or using e-Stamp Mobile App of Stock Holding.
2. The status of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

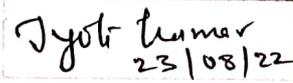
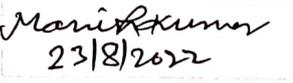
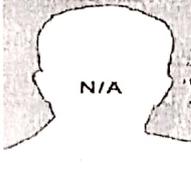
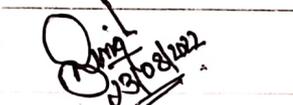
District Registry Office, Patna

Token Number 13738

Reg. Year 2022

Serial Number 13679

Deed Number 12024

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee	Redcliffe Lifetech Pvt. Ltd. Through Jyoti Kumar (Sr. General Manager)						
Sig.	 23/08/22						
Presented By	Manish Kumar						
Sig.	 23/8/2022						
Lessor	Manish Kumar						
Sig.							
Identified By	Nishant Kumar Singh						
Sig.	 23/08/22						



“The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost.”

“Any alteration to this certificate renders it invalid. Use of an altered

SCORE Ver 4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 2800sop133

“This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features.”



13/08/22
Jyoti Lifestech Pvt. Ltd.
Patna

LEASE DEED

THIS LEASE DEED made on 13th Day of August, 2022 (Two Thousand Twenty Two).

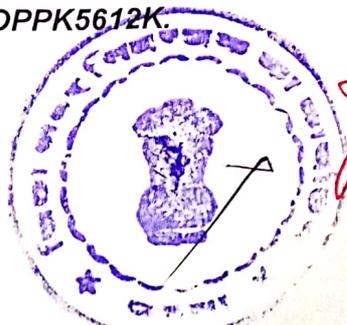
BETWEEN

MR. MANISH KUMAR, aged about 51 Years, Son of Late Yahwant Kumar Singh @ Bachhu Babu, Resident of Village-Purenia, Post-Neora, P.S.-Bihta, Town and District-Patna, and presently residing at Sector-K, Mauza-Malahi Pakri, Kankarbagh, P.O. Lohiya Nagar, P. S.-Patrakar Nagar, Town & District-Patna, in the State of Bihar, Pin-800020, Occupation-Service, Caste-Rajput, Indian Citizen, (hereinafter called "THE LESSOR", which expression shall include his successors/heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART**.

Manish Kumar
13/8/2022

PAN-AOPPK5612K.

Mobile No.-9470649275.



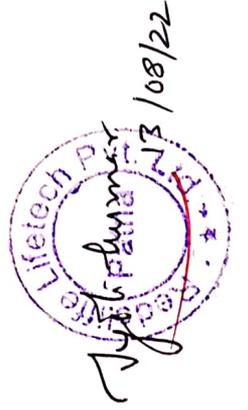
AND

REDCLIFFE LIFETECH PRIVATE LIMITED, having its office at H-55, Electronic City, Sec-63, Nodia, Uttar Pradesh, Pin-201301, through one of its Senior General Manager **SRI JYOTI KUMAR**, aged about 45 years, son of Sri Mohan Singh, Resident of 280 (Next to Vasundhra Apartment) Road No. 3-E, New Patliputra Colony, P.S. Patliputra, Town & District-Patna, in the State of Bihar, Pin-800013, Occupation-Pvt. Job., Caste-Rajput, Indian Citizen, (hereinafter called "THE LESSEE") of the **OTHER PART**.

PAN-AAKCR7631M (Company). **Mobile No.-9804345554.**

PAN-ASGPK0662C (Senior General Manager).

Aadhaar No.424135787030.



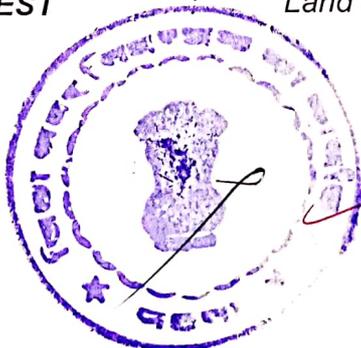
The terms Lessor and Lessee unless repugnant to the context means and include their respective heirs, successors, legal representatives, executors, administrators, assigns and nominees.

Whereas the Lessor is the lawful and absolute owner in possession with full and unfettered rights of the building bearing House No.59, South Opposite of Block-1, **MADHUBAN APARTMENT**, Kailashpuri, Malahi Pakri, P.S.-Patrakar Nagar, Kankarbagh, Patna 800020 (hereinafter called the "Said Premises"), **Mauza-Malahi Pakri (Patna M.V.R. Serial No.-348, Zone-4, Year-2017)** Pargana-Azimabad, Survey Thana-Phulwarisharif, Town and District-Patna, in the state of Bihar, bearing Survey Part Plot No.-222 (Two Hundred Twenty Two), Khata No.86 (Eighty-Six), Thana No.-25 (Twenty Five), Tauzi No.-174 (One Hundred Seventy Four), within the jurisdiction of Sub Registration office and Sadar Registration office and District-Patna, which is bounded as follows:-

Manish Kumar
13.8.2022

BOUNDARY

NORTH : Public Road.
SOUTH : Plot No.-222 (Part).
EAST : Successor of Late Sudarshan Lal.
WEST : Land and Building of Sukhdeo Singh.



And whereas the Lessee has approached the Lessor to let out to the Lessee the said Premises for the business of Pathological Laboratory.

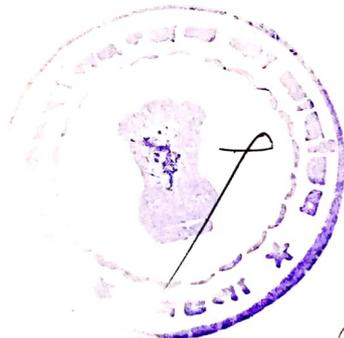
And whereas the Lessor has agreed to let out the First-Floor measuring about **1,350 sq.ft.** of said Premises and the Lessee has agreed to take on Lease the said Premises, on the terms and conditions for a period of **5 years with effect from 1st of August, 2022 and ending on 31st of July, 2027** as hereinafter contained.

NOW THEREFORE, THIS DEED WITNESSETH AS FOLLOWS:

1. That the Lessor represents and warrants that she is fully empowered, authorized and able to make this Deed that she will hold the Lessee free, harmless and indemnified of any demands, claims, actions of proceedings by any authority or other person(s) in respect of ownership or possession of the Demised Premises.
2. That the **monthly rent (excluding maintenance payable towards common facilities in the building complex) for the said Premises will be Rs. 56,000/- per month payable in advance on a Monthly basis on or before 07th of each English Calendar month w.e.f. August, 2022.** The rent would be subject to tax deducted at source but exclusive of any other Government levies.
3. That the Lessee will pay three months security deposit in advance i.e. **Rs.1,68,000/- only.**
4. That the said premises are being leased exclusively for the purpose of business of Pathological Laboratory. That on the termination of the Lease the Lessee shall hand over peacefully the vacant possession of the said premises, in the same condition in which the said premises was let out to the Lessee, normal wear and tear accepted.

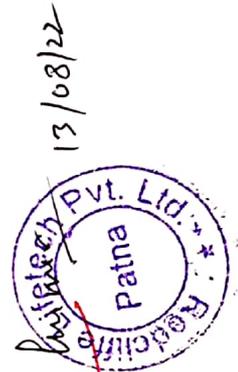
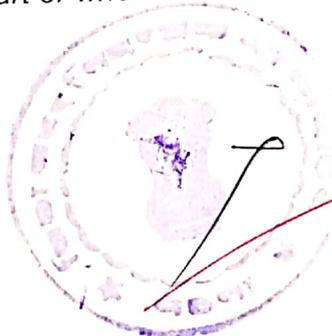
13/08/22
 Redcliffe Pvt. Ltd. Patna
 Jyoti Reddy

Manish Kumar
 13/8/2022



Manish Kumar
 13/8/2022

5. That besides rent, the Lessee shall regularly pay the charges for electricity/water/telephone/gas consumed at the said premises in accordance with the bills as raised by the authorities (inclusive of service tax) from time to time and hand over the original bills and receipt to the Lessor, The Lessee will ensure that electricity meter is in working condition and the lessee also undertake that in any situation otherwise the Lessor cannot be held responsible or liable to any fine, penalty interest levied by the authority.
6. The Lessee shall not carry out any structural additions or alterations in the said premises or any part thereof goods of any combustible or hazardous nature and to take all care to prevent any damage to the building or injury to any person. The Lessee shall not cause any obstruction of any kind in common areas, stairways, etc. of the Premises. The Lessee shall not remove any fittings, furniture and fixtures. However, the Lessee is allowed to construct/redesign the construction for the purpose of having attached bathrooms with every room and to alter it for installation of Western Commodities.
7. That the Lessee shall use the said premises along with its fixtures and fitting in careful and responsible manner and shall handover the premises to the Lessor in working condition (reasonable wear and tear and loss or damage by fire, flood, rains, accidents, irresistible force or act of God excepted).
8. That the Lessee shall not carry out any structural additions in the said Premises. However minor additions and/or alterations can be made by the Lessee subject to the express written permission of the Lessor in this regard. The Lessee shall however, be at liberty without any such consent of the Lessor as aforesaid, to have normal fixtures, fittings and electrical appliances installed in the said premises for the better comfortable stay.
9. That the Lessee shall not sublet, assign or part with the possession of any part or whole of the said premises and shall allow the Lessor or his agents



Manish Kumar
(13) 8/22

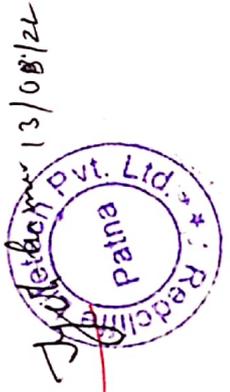
after giving due notice to Lessee to inspect the said Premises at reasonable time.

10. That day-to-day repairs arising out of normal course of use and minor damages ue notice to Lessee to inspect the said Premises at reasonable tibe carried out by the Lessee at his own cost. This also includès electrical shall repairs and fittings. However, if there is any damage to the electric wiring inside the walls other than overloading, water seepage etc. the Lessor will attend to the same.

11. That payment of the property tax or any other Government Tax present and future will be the exclusive responsibility and liability of the Lessor

12. That the Lessee shall always abide, during the period of the Lease of the said Premises, by all the Rules, Regulation, Laws, and Bye-Laws of the Local authority having jurisdiction over the said premises and directions if any issued by them to the Lessee. The Lessee shall bear all consequential losses to Lessor including cost of litigation, penalty, fine and resultant penalties because of any breach or violation of any such Rule or Regulation. Notwithstanding this, the Lessor in such circumstances also reserves its rights to terminate this lease after giving two months' notice to the Lessee and the tenancy will stand terminated and Lessee shall hand over the vacant, physical possession to the Lessor in a peaceful manner.

13. That the Lessor shall always abide, during the period of the lease of the said premises, by all rules, regulations, Laws and bye-lays of the local authority having jurisdiction over the said premises and direction if any issued by them will be promptly complied with the Lessor, any violation and direction if any issued by them to the Lessor, who shall bear all consequence including cost litigation, penalty, fine and resultant penalties. Notwithstanding this, lessee in such circumstances also reserves his right to terminate this lease after giving two months' notice to the Lessor and the



Manish Kumar
13.8.2022

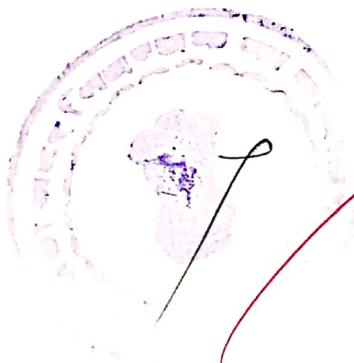


tenancy will stand terminated and Lessor shall refund the rental money for the balance months.

14. The lease shall be renewed for another five years with an increment of rent, on the expiry of the Lease period of 5 (Five) years, on 31st July, 2027 after mutual consent and an agreement with the lessor.
15. That the Lessee shall enjoy his stay in the said premises in such a manner as not to cause any nuisance for the neighborhood and other occupants in the building.
16. That the Lessee will pay all bills prior to handing over vacant possession upon completion of lease period and the Lessor will refund all security amounts, after deduction of dues, if any.
17. That the Lessor will obtain no-objection from the society for running the business of guest house or will isolate the said tower completely from the society.
18. That the Lessor will have no objection if the Lessee displays hoardings/board on the terrace or visible part of the building.
19. Any notice required to be served under this agreement shall be sufficiently served on the Lessor if sent by Registered Post with acknowledgement due or hand delivery to the Lessor's Address at Sector-K, Mauza- Malahi Pakri, Kankarbagh, P.O.-Lohiya Nagar, P. S.-Patrakar Nagar, Town & District-Patna, in the State of Bihar, and in case of the Lessee at the above-mentioned addresses.
20. Disputes if any shall be subject to the jurisdiction of the courts in Patna (BIHAR) only.



Manish Kumar
15.8.2022



IN WITNESS WHEREOF the Lessor and the Lessee have hereunto subscribed their respective hands on the Deed, in presence of witness on the day, month and year mentioned above.

Sign. Of LESSOR

Sign. Of LESSEE

~~Manish Kumar
13/8/2022~~

~~Jyoti Kumar 13/08/22
Reddive Lifestyle Pvt. Ltd.
Patna~~

1. WITNESS

~~Mishant Kumar Singh
S/o. Prem Kumar Singh
R/o. Laloniya
Patna Singh
13/08/2022~~

2. WITNESS

~~Alok Raj
S/o Hira Prasad
R/o Dibern Moulana
Goyal town Patna.
City Patna.
13/08/22~~



Total Rent for Five Years

First Floor Area-1350 Sq.ft. x 8000/- Per Sq.ft. =
Rs.1,08,00,000/- x 5 % i.e. Rs.5,40,000/- (Govt. Value)

&

56,000/- Per Months x 12 x 5 Years i.e. Rs.33,60,000/- (Total Rent)

&

Security Deposit Rs. 1,68,000/-

Stamp 0.5% + 1000/- i.e.

Rs.17,800/-

Security Deposit Rs. 1,68,000/- of 3% i.e. Rs.5,040/-

Rs.22,840/-

Court Fee 5% x 2% + 1000/-

Rs. 11,800/-

Scanning

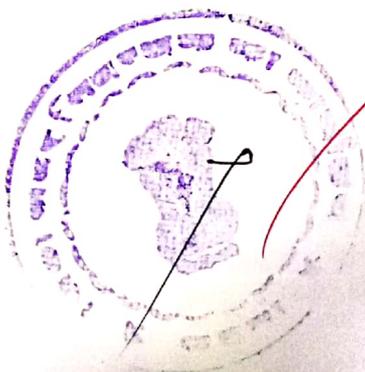
Rs. 1,000/-

Total

Rs.35,640/-



Manish Kumar
13.8.2022



Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I-A, No. '35' A. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs. 22840/-	Amt. Paid By N.J Stamp Paper	Rs. 0/-
Addl. Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 35640/-

Registration Fee										LLR + Proc Fee		Service Charge		
FEE PAID	A1	10800	C	0	H1b	0	K1a	0	Lii	0	LLR	0	1000	
	AS	0	D	0	H2	0	K1b	0	Liii	0	Proc. Fee	0		
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0		
	A10	0	E	1000	J1	0	K2	0	Na	0				
	B	0	H1a	0	J2	0	Li	0						
	TOTAL-										11800			
	Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										12800			


Registering Officer
Patna

Date: 23/08/2022

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 13th August 2022 by Manish Kumar Late Yahwant Kumar Singh Urf Bachhu Babu by profession Others. Status - Lessor


23/8/2022
Signature/L.T.I. of Presentant

Date: 23/08/2022


Registering Officer
Patna

Endorsement under section 58

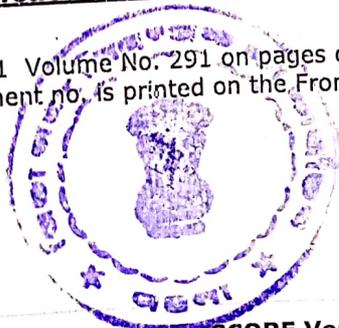
Execution is admitted by those Executants and Identified by the person (Identified by 'Nishant Kumar Singh' age '33' Sex 'M', 'Prem Kumar Singh', resident of 'Ram Niwas Singh Katra, South Of Buddh Murti, Kadamkuan, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

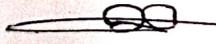
Date : 23/08/2022


Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna In Book 1 Volume No. 291 on pages on 125 -134, for the year 2022 and stored in CD volume No. CD-44 year 2022 .The document no. is printed on the Front Page of the document.




Registering Officer
Patna

Date : 23/08/2022

Token No. : 13738

Year : 2022

S.No. :

13679

SCORE Ver.4.1

Deed No. : d No. : 12824



भारत सरकार
GOVERNMENT OF INDIA



निशांत कुमार सिंह
Nishant Kumar Singh
जन्म वर्ष / Year of Birth : 1989
पुरुष / Male



2506 8488 0606

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O प्रेम कुमार सिंह, गम निवास
सिंह कटरा, बुद्ध मूर्ति के दक्षिण, कदमकुआं,
पश्चिमी लोहानीपुर, कदमकुआं, पटना,
बिहार, 800003

Address: S/O Prem Kumar Singh,
Ram Niwas Singh Katra, South Of
Buddh Murti, Kadamkuan, West
Lohanipur, Kadamkuan, Patna,
Bihar, 800003



1947
1800 180 1947



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P.O. Box No.1947,
Bengaluru-560 001

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