



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

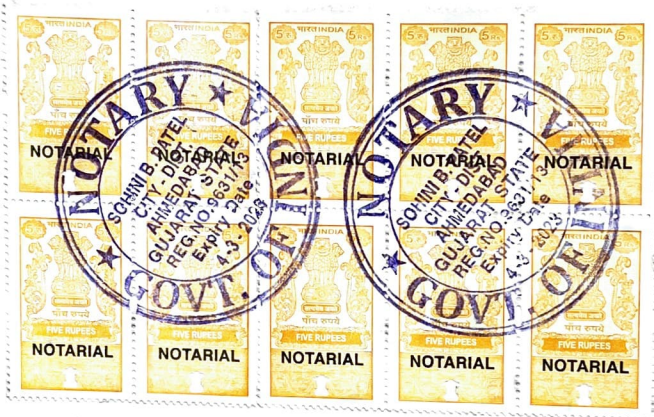
Mailing Address as per record available in Registrar of Companies office:

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



LEASE DEED

This lease deed is made at Ahmedabad on 25 day of February, 2022 by and between;

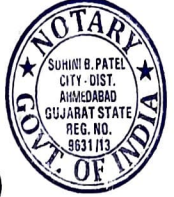
Shah Viral Rajnikant R/o 25-Netaji Park, Near Mukhtanand Bus Stop Karelibaug Padra Vadodara Gujarat 390018 & **Maulik Rohitbhai Golwala** R/o 10, Rajyesh Richmond, Jayantilal Park,

Lessor:

Lessee:

Ambli-Bhopal, Ahmedabad, Gujarat-380058, 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.

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, Designation: Finance Head {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 rights to lessee property situated at Shop no 203, 2nd Floor, Landmark complex, Prahlad Nagar 100ft road, near Seema Hall, Ahmedabad, India described in detail in schedule A below, 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


Lessor:



Lessee:

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 1,700 SQ.FT. Carpet Area at Second 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 3 years or 36 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 deed is not liable to termination / violation by either party during LOCK IN period 3 years.
2. That the lease deed is effective from 25/02/2022 for a period of 5 years and expired on 23/02/2027 with a lock in period of 3 years.

A handwritten signature in black ink, appearing to be 'Hank' followed by a flourish.

A handwritten signature in black ink, appearing to be 'Sud' followed by a flourish.

3. That the monthly charges for the above said agreed premises has been agreed to be Rs.1,10,000/- plus GST. Rent amount is to be paid on or before 10th day of each English calendar month. The rent will be increased after every 12months of last paid rent by 5 %.



4. 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.

5. The commencement of rent for the premises shall commence 30 days after the handover of the property.

6. That the lessee will pay an amount equivalent to three months interest free refundable security (Rs 3,30,000/-) to the Lessor at the time of signing of Lease Deed through 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 lock in period then the lessor is having the right to


Lessor:


Lessee:

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.



7. The Lessee shall use the common facilities such as main gate security, lift, staircase, staircase lighting, water pump, sanitation, drainage, common area housekeeping etc. with Lessor & other tenants occupants of the building. The cost for such maintenance is included in the monthly rent paid by the Lessee. This maintenance includes maintenance of lift, water, common area electricity and cleaning, AC, security guards, common area plantation and maintenance, plumbing maintenance, electrical maintenance, furniture fixtures, lift AMC, common area electricity, site manager and other equipment installed by Lessor in the premises covered under lease deed The lessor shall provide the documents for commercial/trade licence and the lessee will apply for the licence.

8. Lessor will provide fixed electricity load of 18KWA. The electricity Shall be paid by Lessee as per consumption. Lessor will also provide platform for outdoor AC Unit's.

9. The Lessee shall handover the premises to the Lessor at the time of vacating of the deemed premises in proper and sound condition with normal wear and tear of the demised premises.

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 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.

13. 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.

14. 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 a bare Lessee.


Lessor:


Lessee:

15. That the Lessee will be responsible of day-to-day maintenance of his portion of the building and is expected to keep it in good conditions. Lessee is not 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.

16. That the lessee shall abide by the rules and regulations as per Ahmadabad authority 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.

17. 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



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and the time for performance shall be extended accordingly provided that the Party immediately takes all reasonably necessary steps to resume full performance.

18. That this lease deed 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.



19. 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.

20. 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 Lessor and the Lessee.

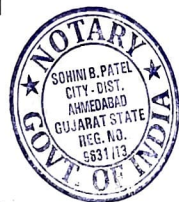
21. That Lessee fails to comply on any of the terms mentioned in this Agreement, Lessor shall offer one chance to Lessee to correct the default and in the event of failure of the part of Lease, the Lessor shall terminate this Agreement by giving two months' notice to the Lessee and the Lease shall be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


Lessor



hand over the vacant and peaceful possession back to the Lessor.

22. 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.



23. 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.

24. 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 Ahmedabad, India. In case of Arbitration, the Lessor and Lessee shall have the power to appoint one arbitrator each

Lessor: 

Lessee: 

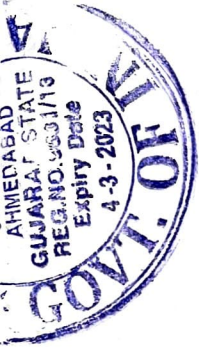
and to refer the matter for adjudication. The expense & cost of

... .. by both the parties equally



भारतीय विशिष्ट ओळखाण प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंधणीनी ओळख / Enrollment No.: 1116/35075/80448



To
શ્રી શ્રી વિરલ રાજનિકાંત
Shah Viral Rajnikant
25- Netaji Park
Near Muktanand Bus Stop Karelbaug
Vadodara
Karelbaug
Padra Vadodara
Gujarat 390018
9376986898

242421422



MP424214222FT



તમારો આધાર નંબર / Your Aadhaar No. :

6244 8018 2201

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
Government of India



શ્રી શ્રી વિરલ રાજનિકાંત
Shah Viral Rajnikant
જન્મ તારીખ / DOB : 08/03/1983
પુરુષ / Male




6244 8018 2201

આધાર - સામાન્ય માણસનો અધિકાર

... by both the parties equally



भारत सरकार
Government of India



मौलिक रोहितभाई गोणवाला
Maulik Rohitbhai Golwala
जन्म तारीख/DOB: 01/01/1975
पुरुष/ MALE

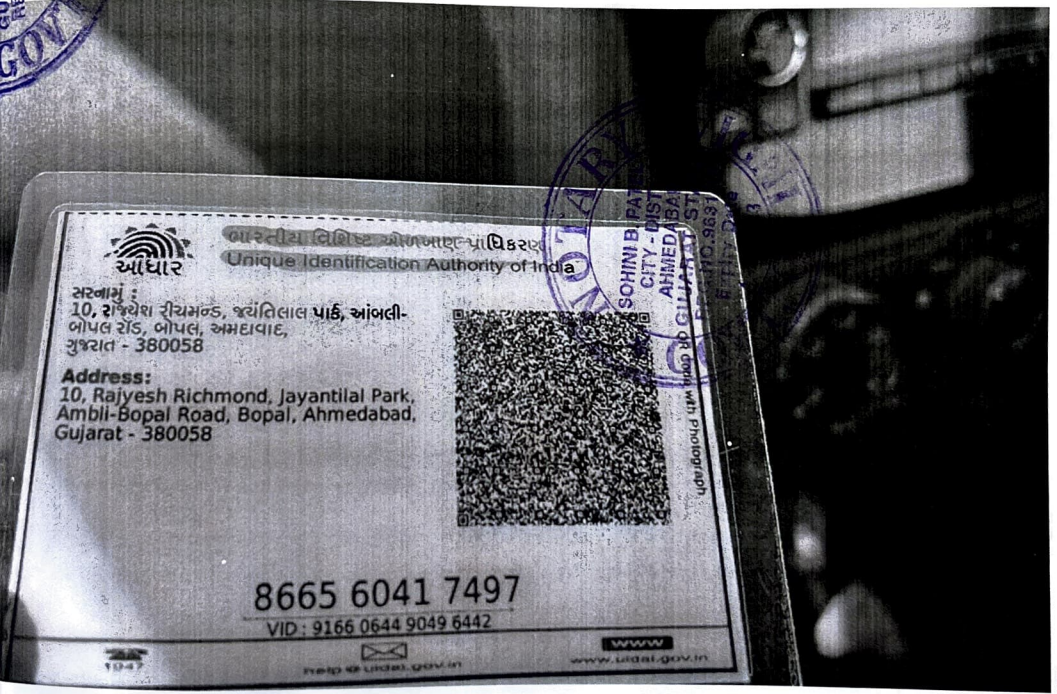
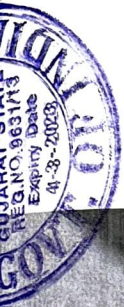
8665 6041 7497
VID: 9166 0644 9049 6442

મારો આધાર, મારી ઓળખ

NOTARY
SOHINI B. PATE
CITY - DIST.
AHMEDABAD
GUJARAT STATE
REG. NO: 9631/13
Expiry Date
3-2023

and to refer the matter for adjudication. The expense & cost of

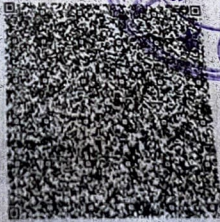
shall be borne by both the parties equally



भारतीय विभिन्न अभिलेख पाठ्यक्रम
Unique Identification Authority of India

सदनाम :
10, राजेश रिचमंड, जयंतिलाल पार्क, अंबली-
बोपल रोड, बोपल, अहमदाबाद,
गुजरात - 380058

Address:
10, Rajyesh Richmond, Jayantilal Park,
Ambli-Bopal Road, Bopal, Ahmedabad,
Gujarat - 380058



8665 6041 7497

VID: 9166 0644 9049 6442

1047

help@uidai.gov.in

www.uidai.gov.in



and to refer the matter for adjudication. The expense & cost of arbitration shall be borne by both the parties equally

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAKCR7631M

Name
REDCLIFFE LIFETECH PRIVATE LIMITED

गठन की तारीख
Date of Incorporation / Formation
30/01/2021



Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand and tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ ले)। मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।

Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)

Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.

एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।

The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card."

संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAKCR7631M



नाम / Name
REDCLIFFE LIFETECH PRIVATE
LIMITED

गठन की तारीख
Date of Incorporation/Formation
30/01/2021

इस कार्ड के खोने/पाने पर कृपया सूचित करें/तैयार करें:

आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मनी स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नैर डीप बंगला चौक,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: fininfo@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

and to refer the matter for adjudication. The expense & cost of arbitration shall be borne by both the parties equally



भारत सरकार
GOVERNMENT OF INDIA



सुनील सिंह रावत
Sunil Singh Rawat

:
:

जन्म वर्ष / Year of Birth : 1977
पुरुष / Male

6251 2087 6762



आधार - आम आदमी का अधिकार

[Handwritten signature]



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता : S/O प्रेम सिंह रावत,
६८५/६८६-सी, समीप आदित्य माल,
न्याय खंड-२, इंदिरापुरम, गाज़ियाबाद,
उत्तर प्रदेश, २०१०१०

Address: S/O Prem Singh
Rawat, 685/686-C, NEAR
ADITYA MALL, NYAY
KHAND-2, INDIRAPURAM,
Ghaziabad, Uttar Pradesh,
201010



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in




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

Swati

and to refer the matter for adjudication. The expense & cost of arbitration shall be borne by both the parties equally.



भारत सरकार
 Government of India
 निकुलकुमार मगनभाई रवारी
 Nikulkumar Maganbhai Rabari
 जन्म वर्ष / Year of Birth : 1993
 पुरुष / Male



5277 5497 0034

आधार - सामान्य मापसन्दी अधिकार

N.M. Rabari



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

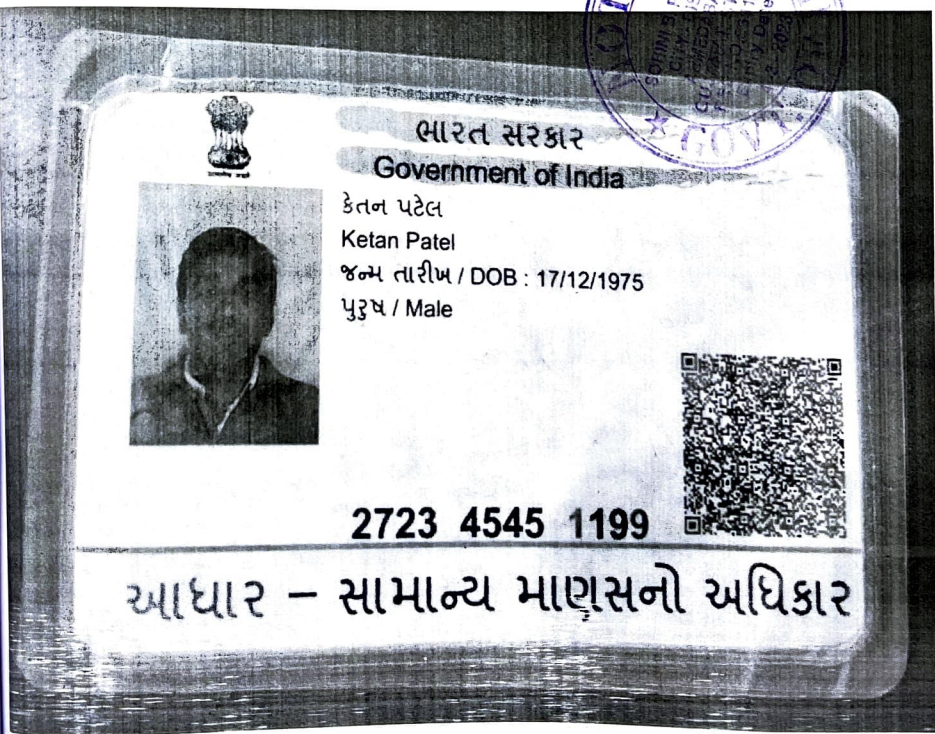
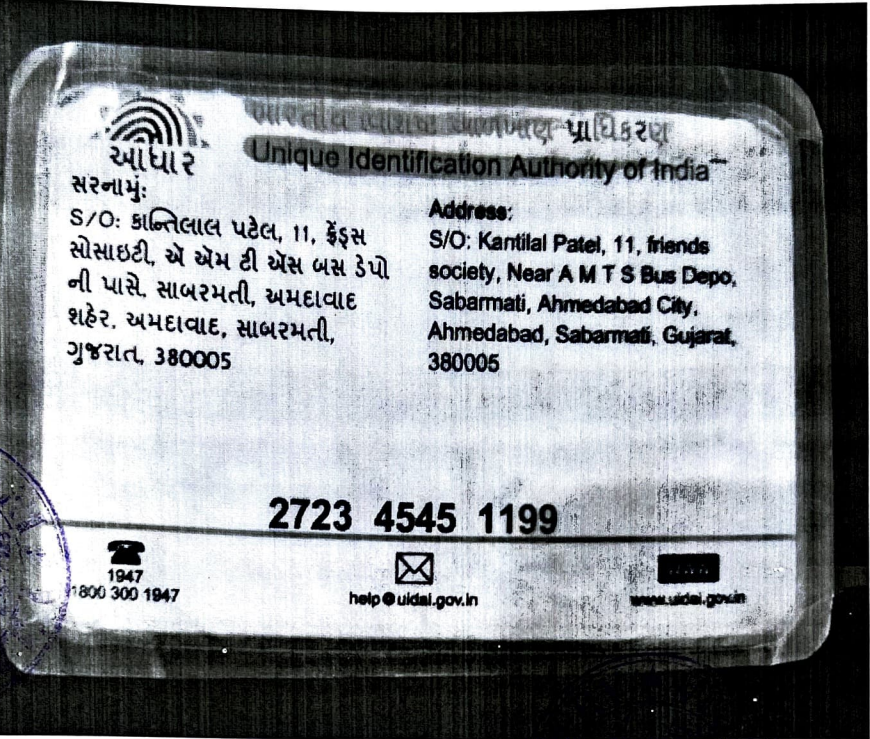
संरचना: रवारीवास, सिहोरी, सिहोरी, सिहोरी, बानासकांठा, कंक्रेज, गुजरात, 385550

Address: rabarivas, shihori, Shihori, Sihori, Banaskantha, Kankrej, Gujarat, 385550

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and to refer the matter for adjudication. The expense & cost of arbitration shall be borne by both the parties equally.



and to refer the matter for adjudication. The expense & cost of arbitration shall be borne by both the parties equally.



25. 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 such acts necessary to enable the LESSEE to register this Lease Deed.

IN WITNESS WHEREOF the Parties hereto have duly executed this Agreement as of the date and the place first above written.



<p>LESSOR:-</p> <p>(1) <u>Viral R. Shah</u> Shah Viral Rajnikant</p> <p>(2) <u>Maulik Rohitbhai Golwala</u> Maulik Rohitbhai Golwala</p>	<p>Witness-1</p> <p>Name: Address:</p> <p><u>N. Mr. Patel</u></p>
<p>LESSEE:-</p> <p>For Redcliffe Lifetech Private Limited (Redcliffe Life Diagnost ics)</p> <p><u>For REDCLIFFE LIFETECH PRIVATE LIMITED</u></p> <p><u>Sunil Singh Rawat</u> Authorized Signatory Sunil Singh Rawat (Authorized Signatory)</p>	<p>Witness-2</p> <p>Name: Address:</p> <p><u>N. Mr. Patel</u></p>



SIGNED BEFORE ME IDENTIFIED BY ME

Sohini B. Patel
SOHINI B. PATEL
NOTARY
GOVT. OF INDIA
25/10/2022

Sohini B. Patel
Name: Sohini B. Patel
Emp. No. CA 11111111

Sunil Singh Rawat
Lessor:

Sunil Singh Rawat
Lessee:



: Schedule Under Section 32 (A) of The Registration Act :

LESSOR:-

PHOTO

THUMB

Viral Rshl

(1) Shah Viral Rajnikant



Maulik Rohitbhai Golwala

(2) Maulik Rohitbhai Golwala



LESSEE:-

**For Redcliffe Lifetech Private Limited
(Redcliffe Life Diagnost ics)**

For REDCLIFFE LIFETECH PRIVATE LIMITED

Sunil Singh Rawat

Authorised Signatory

.....
Sunil Singh Rawat

