



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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INDIA NON JUDICIAL

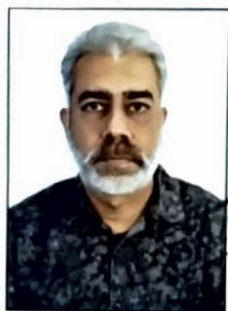
9592 C-2A
11/07/2022

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL56512644225614U
Certificate Issued Date	: 06-Jul-2022 03:05 PM
Account Reference	: SHCIL (FI)/ dl-shcil/ LAJPAT NAGAR/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL-SHCIL96039437211017U
Purchased by	: JAGMOHAN GUPTA
Description of Document	: Article 35(iii) Lease with security upto 10 years
Property Description	: PROP. NO. 48/3. YUSUF SARAI. NEW DELHI
Consideration Price (Rs.)	: 0
	: (Zero)
First Party	: JAGMOHAN GUPTA
Second Party	: REDCLIFFE LIFE IMAGES PVT LTD
Stamp Duty Paid By	: JAGMOHAN GUPTA
Stamp Duty Amount(Rs.)	: 1,77,500
	: (One Lakh Seventy Seven Thousand Five Hundred only)

e-Stamp LOCKED



MR. JAGMOHAN GUPTA
UIDN 627037699759
Pan AAAP64551J

[Signature]

OF
JUSTT.V.A.



MR. SOMIT PRAYAP SINGH
0C02624921
3828 4635 3868
Pan. AALCR3475





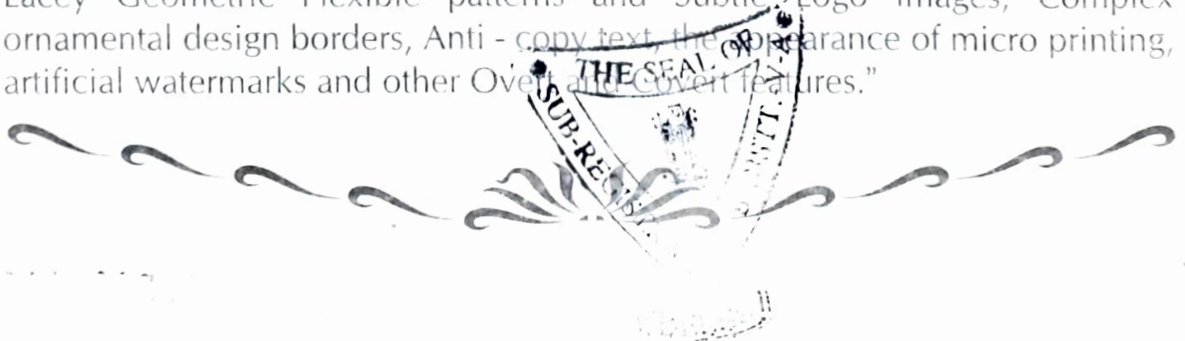
Warning



“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 certificate without all the security features could constitute a criminal offence”

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LEASE DEED

E-Stamp Certificate No.IN-DL56512644225614U

This Lease Deed is executed at Delhi on 11th day of July, 2022 by and between;

SHRI JAGMOHAN GUPTA S/o Shri Chander Prakash Gupta, R/o C-4/138, Safdarjung Development Area, New Delhi, 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 LIFE IMAGES PRIVATE LIMITED (REDCLIFFE LABS) a Company incorporated under the Companies Act 2013, having its Registered Office at H55, Sector 63 Noida, Electronic City, Gautam Buddha Nagar UP-201301, through its authorized signatory **Mr. Sumit Pratap S/o Shri Virender Singh, Assistant Manager-Administration & Operations** {duly authorized vide board resolution, dated- 28.06.2022} 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 he holds the right to lessee property situated MCD No.48/3, Ground Floor and Basement, measuring about 985 Sq. Ft. & 834 Sq. Ft. approx. Comprised in Khasra No.73 AND 74 situated at Moolraj Building, Main Market Yusuf Sarai, New Delhi India by virtue of Sale Deed, vide document No,16 Book No. I, Volume No. I, on page 123 to 131, dated 7/7/1998, in the Office of the Sub Registrar, New Delhi.
- 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 purpose of carrying out medical business activities including but not limited for operations of Clinical Lab in the demised premises.





Duffy



Annul



Duffy



Annul



Reubert



John M.



- C. The Lessor has 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 activity.
- D. The Lessor has rented a total area of 985 Sq. Ft. Approx on Ground Floor and 834 Sq. Ft. Approx in Basement 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 on lease/rent for the period of initially 9 years. The Lessor and the Lessee have agreed to a lock in period of 2 years or 24 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 shall not be liable to termination / violation by either party during LOCK IN period of 2 years. Lessor needs to issue a notice to the Lessee incase of default of non-payment of rent for one month, on such issuance of notice if the lessee is not able to cure the breach within 30 days of issuance of notice of the Lessor, the Lessor has all the rights to terminate this agreement.
2. That the Lease Deed is effective from 11/07//2022 for a period of 9 years and expired on 10/07/2031 with a lock in period of 2 years.
3. That the monthly charges for the above said agreed premises has been agreed to be Rs.4,25,000/- (Rupees Four 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 3 years of last paid rent by 15 %.

3.1 Particulars of Rent Per month with subsequent escalations:

Particulars of Rent Per month with subsequent escalations:

Rent from 26th August, 2022 to 10th July, 2025 Rs.4,25000/-, (Rupees Four Lacs and Twenty Five thousand only)

Rent from 11th July, 2025 to 10th July, 2028 Rs.4,88,750/- (Rupees Four Lacs Eighty Eight Thousand Seven hundred and Fifty only)



Deed Related Detail

Deed Name LEASE LEASE WITH SECURITY UPTO 10 YEARS

Land Detail

Tehsil/Sub Tehsil SR V A Hauz Khas
Village/City Yusuf Sarai Building Type
Place (Segment) Yusuf Sarai
Property Type Commercial
Property Address House No.:PROP NO-48/3, Road No.: Yusuf Sarai
Area of Property 1,829.00 Sq Feet 0.00 0.00

Money Related Detail

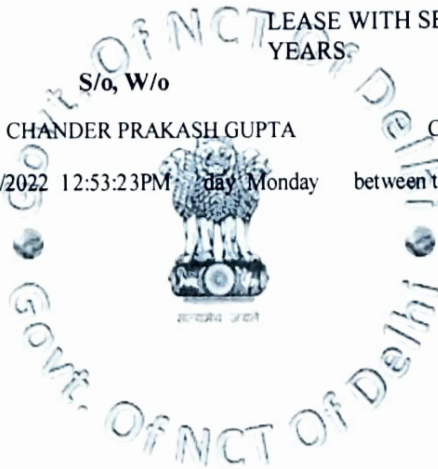
Consideraton Amount 491,937.00 Rupees Stamp Duty Paid 177,500.00 Rupees
Value of Registration Fee 1,000.00 Rupees Pasting Fee 100.00 Ruppes

This document of LEASE LEASE WITH SECURITY UPTO 10 YEARS

Presented by: Sh/Smt. S/o, W/o R/o
JAGMOHAN GUPTA CHANDER PRAKASH GUPTA C-4/138 SDA ND

in the office of the Sub Registrar, Delhi this 11/07/2022 12:53:23PM day Monday between the hours of

Signature of Presenter



Registrar/Sub Registrar
SR V A Hauz Khas
Delhi/New Delhi

Execution admitted by the said: Shri / Ms.
JAGMOHAN GUPTA

and Shri / Ms.
REDCLIFFE LIFE IMAGES PRIVATE LIMITED| SUMIT PRATAP

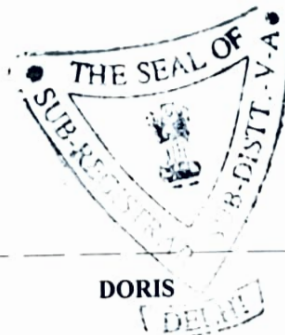
Who is/are identified by Shri/Smt./Km. RAVINDRA PAL S/o W/o D/o MAHENDER PAL R/o A-56 RAJU PARK

and Shri/Smt./Km SOURABH MEHTA S/o W/o D/o SURESH MEHTA R/o NEAR SOCIETY BANK SIWAN KAITHAL HR

(Marginal Witness). Witness No. II is 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.

Date 11/07/2022 13:09:14



Registrar/Sub Registrar
SR V A Hauz Khas
Delhi/New Delhi

Rent from 11th July, 2028 to 10th July, 2031 Rs.5,62,062/- (Rupees Five Lakh Sixty Two Thousand Sixty Two only)

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 after 45 days of handover of the property.
6. That the lessee shall pay a given amount equivalent to three months interest free refundable security amounting to Rs.12,75,000/- (Rupees Twelve Lacs and Seventy Five Thousand Only) to the Lessor post signing of this Lease Deed 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 and the lessee hands over the said premises to the Lessor. Any pending payments including Lease Rent for notice period shall be adjusted from the Security Deposit subject to mutual agreement/understanding between the Parties and remaining amount will be refunded within 30 days of the exit but, in case the lessee defaults the lock in period then the lessor is having the right to forfeit the interest free refundable security deposit.
7. The Lessee shall use the common facilities such as main gate security, sanitation, drainage, common area electricity tenants/occupants of the building. It has been mutually agreed between the Lessor and Lessee that no separate maintenance charges shall be paid by lessee to Lessor for all above said services. If the lessee required more electricity load in that case, Lessee shall apply for enhancement of electricity load of 20 KWA at cost and expenses of lessor.
8. 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.





9. 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 personal 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.
10. 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.
11. That the Lessee will be responsible for 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 only minor or partition of the building or add any structure with consent / permission of the Lessor.
12. That the lessee shall abide by the rules and regulations as per Delhi 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 vacate their premises.
13. 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,, acts of civil or military authorities, terror attacks, wars, strikes (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 to 30 days accordingly provided that the Party immediately takes all reasonably necessary steps to resume full performance.
14. That the lessor hereby assures to the lessee the said premises is falls under commercial street notified by the Ministry of Urban Development, Govt. of India, vide Notification No.F.13/46/2006-UD/16071, dated 15.09.2006. Any type of business can be run in the above street





after depositing the requisite conversion, FAR and parking charges to the competent authority. Hence the Lessor is not required to get the no-objection from the competent authority.

15. 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 2 years.
16. That Lessee shall have the right to forthwith terminate this Agreement with immediate effect during the Lock In Period if the Lessor commits a material breach of the terms of this Agreement.
17. 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 amicably settled between the parties, if the parties fail to settle the same within 15 days, it shall be adjudicated as per laws of India and the courts at New Delhi shall have the exclusive jurisdiction in respect of any matter or dispute connected with this Agreement.
18. It has been explained and shown the concern documents by the lessor about the commercial use of premises. The conversation charges to MCD has already been paid necessary approvals/licenses with regards to commercial use of the demised premises. And for the purpose of carrying out medical business activities by the Lessee including but not limited for the operations of Clinical Lab in the demised premises must be obtained if required by the Lessee himself at its own cost. The Lessor is also bound to clear all the outstanding bills if any as on the date of execution of this Lease Deed. The Lessor is bound to submit the Property Tax and furnish the submission receipt to the Lessee if required for any documentation purpose while applying for licenses for setting up a lab.
19. The Lessee specifically undertakes that if he locks threatened premises for than one month continuously (time period) without paying rent, the lessor is free to take the help of local police under whose presence and with the help, the locks can be broken (by Lessor) and the belongings of the lessee will be handed over to the police for which the Lessor will not be responsible at all.
20. In case of non-availability of any parties mentioned -above, his/her their representatives, heirs, successors, in interest shall be deemed to be the party in place of original part to this agreement.
21. That the terms and conditions of this agreement as stated above shall be binding on both the parties. The Terms of this agreement are final and are irrevocable.





22. 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 and original lease deed shall be kept with lessor and the copy with the lessee.

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;
Jagmohan Gupta, Lessor

Signed and delivered by and on behalf of;
REDCLIFFE LIFE IMAGES PRIVATE LIMITED Lessee;

Mr. Sumit Pratap Singh
Assistant Manager-Administration & Operations



Witnesses: 

Witnesses 

1. **RAVINDRA PAL**
81. **MAHENDER PAL**
A-56, RAJY PARK STREET No.2
DUSHPA BHAWAN NEW DELHI
UIDN. 8908 2805 2252

2. **SOHRAB MEHTA**
86. **SHRESH MEHTA**
NEAR SOCIETY BANK SIWAN
KAITHAL HARYANA
UIDN. 6686 156 6167

Reg. No.
6805

Reg. Year
2022-2023

Book No.
1



Ist Party



IInd Party



Witness

Ist Party JAGMOHAN GUPTA

IInd Party REDCLIFFE LIFETECH PVT L ID TH SUMIT PRAIAP

Witness RAVINDRA PAL. SOURABH MEHTA

Certificate (Section 60)

Registration No.6,805 in Book No.1 Vol No 4,780
on page 81 to 88 on this date 14/07/2022 3:59:22PM
and left thumb impressions has/have been taken in my presence.

day Thursday

Date 14/07/2022 19:00:00



Sub Registrar
SE V A Hauz Khas
New Delhi/Delhi



2297294806805



Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No DL1177081926483
Issue Date 11-JUL-2022 11:13
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No IN-DL56512644225614U
Purchased By JAGMOHAN GUPTA
Registration Fees Paid By JAGMOHAN GUPTA
Property Description PROP. NO. 48/3, YUSUF SARAI, NEW DELHI
Purpose Article 35(iii) Lease with security upto 10 years

Particulars	Amount (Rs.)
Registration Fee	₹ 1,000.00
Copying Fees	₹ 100.00
Service Charges	₹ 15.00
CGST @ 9 % *	₹ 1.00
SGST @ 9 % *	₹ 1.00
Total Amount	₹ 1,117.00

(Rupees One Thousand One Hundred Seventeen Only)

e-Stamp LOCKED

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be be verified at website i.e.
<https://www.shcilestamp.com/Registration/> .



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

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