



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

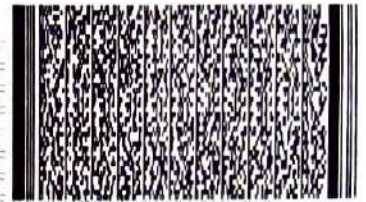
No. H-55, 3rd Floor,, Sector 63,, Noida, Gautam Buddha Nagar, Uttar
Pradesh, India, 201301



* as issued by the Income Tax Department



रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश



स्टाम्प शुल्क का प्रमाण पत्र

ई स्टाम्प विवरण

स्टाम्प कोड 01011807062022008547
स्टाम्प राशि (रुपए) 10167
शासकीय स्टाम्प ड्यूटी (रुपए) 10167
जनपद ड्यूटी (रुपए) 0
छूट दी गई राशि (रुपए) 0
नगर पालिका ड्यूटी (रुपए) 0
उपकर राशि (रुपए) 0
ई स्टाम्प का प्रकार गैर न्यायिक
निर्गमन तिथि एवं समय 07/06/2022 16:47:07
यूजर आईडी / जारीकर्ता ritu shrivastava/SP011840012202000059
एस पी / एस आर ओ AHINSA CHOK JABALPUR जबलपुर जबलपुर
डी आर ओ / एच ओ विवरण

डीड विवरण

विलेख का प्रकार पट्टा
लिखत पट्टा, जिसके अंतर्गत, खनन पट्टा से भिन्न अवर-पट्टा या उप-पट्टा तथा पट्टे या उप-पट्टे पर देने या किसी पट्टे का नवीकरण करने के लिए कोई करार है -जहां कि पट्टा ऐसी अवधि के लिए ताल्परियत है जो एक वर्ष या अधिक है किन्तु पांच वर्ष तक है, - प्रीमियम या अग्रिम दिए गए या अग्रिम दिए जाने वाले धन तथा आरक्षित किए गए औसत वार्षिक माटक की रकम के योग का, या सम्पत्ति के बाजार मूल्य का 0.1 प्रतिशत, इनमें से जो भी अधिक हो।
उद्देश्य किराया नामा

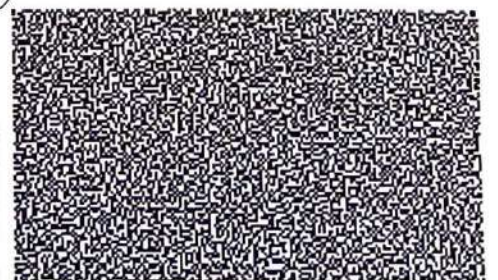
पहले पक्ष के विवरण

नाम KAILASH RAJ GULATI
पता 639, BHAWARTAL GARDEN, NAPIER TOWN, JABALPUR, MADHYA PRADESH
व्यक्तियों की संख्या 1

दूसरे पक्ष के विवरण

संगठन का नाम REDCLIFFE LIFETECH PRIVATE LIMITED
पता 685/686-C GAJIYABAAD U.P. हाल मुकाम जबलपुर
व्यक्तियों की संख्या 1

LEASE DEED





Registration and Stamp Department Madhya Pradesh

This Lease Deed is executed at Jabalpur on 07th day of June, 2022 by and between:
SH. KAILASH RAJ GULATI/S/O LATE DESH RAJ GULATI R/O 639, BHAWARTAL GARDEN, NAPIER TOWN, JABALPUR, MADHYA PRADESH - 482001, AADHAR Card No. 2965 6291 1368 attorney of hereinafter called the Lessor of Property; (which expression shall mean and include, unless repugnant to the context thereof his heirs' legal representatives, executors and assignees etc.) of the First Part.

AND REDCLIFFE LIFETECH PRIVATE LIMITED (REDCLIFFE LABS) a Company incorporated under the Companies Act 2013, having its Registered Office at H55, 01ST FLOOR, SECTOR 63, ELECTRONIC CITY, NOIDA 201301, PAN NO. AAKCR7631M through its authorised signatory Mr. Sunil Singh Rawat, Designation: Assistant General manager (AGM) AADHAR Card No. 6251 2087 6762 {duly authorized vide board resolution, dated- 06/06/2022} 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.

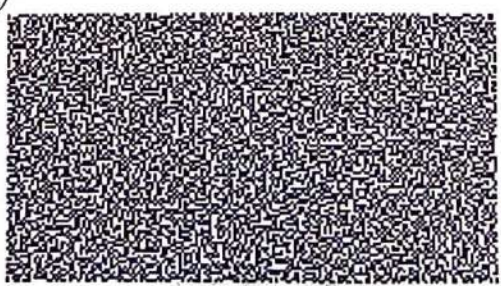
A. The Lessor has represented to the Lessee that he holds the right to lessee property situated at New 639, old 295, Napier, 2250 square meters. approx., First Floor, Town opposite Bhawartal, Garden Jabalpur, India comprising of Lease Rental Deed. The Lessor has provided a copy of all the necessary documents to the Lessee in support of his claim. Property Swami Dayanand Saraswati Ward Jabalpur, Napier Town, Div. Seet no. 256, Div plot no. 878/1A/1 part of plot Shastri Bridge to Jabalpur hospital road.

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 businesses' activities including but not limited for operations of Clinical Lab in the demised premises.

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 2150 square ft. approx. area on first 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





Registration and Stamp Department
Madhya Pradesh



Presentation Seal:

KAILASH RAJ GULATI

S/O LATE DESH RAJ
GULATI



Gulati



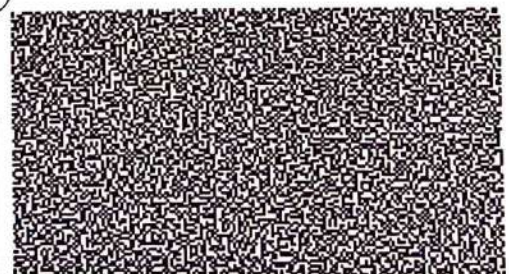
के द्वारा उप जिला जबलपुर जिला जबलपुर के उप पंजीयक कार्यालय में तारीख 07/06/2022 को मध्याह्न पूर्व/मध्याह्न पश्चात 06:19:17 बजे प्रस्तुत किया गया।

MANOJ KUMAR BORKAR
वरिष्ठ उप पंजीयक
उप पंजीयक कार्यालय, जबलपुर-1



Registration and Stamp Department Madhya Pradesh

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 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.
2. That the office service agreement is effective from 07/06/2022 for a period of 5 years and expired on 06/06/2027 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.85,000/- (Rupees Eighty - 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 12 month or 1 years 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 one month after the handover of the property.
6. That the lessee paid a given amount equivalent to three months interest free refundable security amounting to Rs2,55,000/- (Rupees Two Lakh Fifty Fivethousand Only) to the Lessor prior to 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 the lessee hands over the said premises to the Lessor, in case the lessee defaults the lockin period then the lessor is having the right to forfeit the interest free refundable security deposit. Any pending payments including Lease Rent may be adjusted from the Security Deposit subject to mutual agreement between the parties and remaining amount will





Registration and Stamp Department
Madhya Pradesh



Admission Seal:

KAILASH RAJ GULATI

S/O LATE DESH RAJ GULATI

Address: 639, BHAWARTAL GARDEN,
NAPIER TOWN, JABALPUR, MADHYA
PRADESH

REDCLIFFE LIFETECH
PRIVATE LIMITED

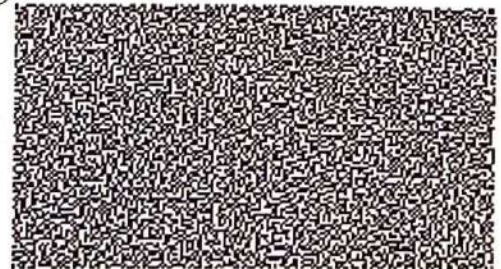
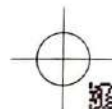
Represented By:-

SUNIL SINGH RAWAT

Address: 685/686-C GAJIYABAAD U.P. हाल
मुकाम जबलपुर

स्वीकार करते हैं कि कथित पट्टा विलेख का निष्पादन किया गया था और प्रतिफल के पूर्ण रूप 0 प्राप्त हो गये हैं तथा रूप 0 उन्हें मेरी उपस्थिति में चुकाये गये थे और प्रतिफल की बकाया रकम रूप 0 बच गयी है, जो पंजीयन के बाद प्राप्त होगी। तारीख 07/06/2022

MANOJ KUMAR BORKAR
वरिष्ठ उप पंजीयक
उप पंजीयक कार्यालय, जबलपुर-1





Registration and Stamp Department Madhya Pradesh

GARDEN,
MADHYA

be refunded within 30 days of the exit

7. 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 Lessor & other tenants' occupants of the building. It has been mutually agreed between the Lessor and Lessee that no separate maintenance charges to be paid by lessee to Lessor for all above said services. The maintenance is included in the monthly rent paid by the Lessor to the Lessee. The Lessor shall provide fixed electricity load of 15KWA to the Lessee.

8. The Lessor will provide NOC for a separate meter for water and electricity and all expenses will be beared by the lessee, the actual charges as per consumption shall be paid by the lessee. Lessor shall provide space for DG set. The Lessee shall be liable to obtain any kinds of approvals / certificates for the same.

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 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 fire NOC and its materials insured against fire, theft, pilferage etc.

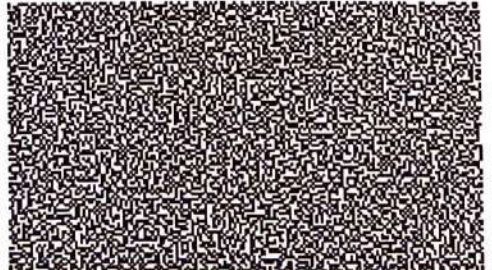
11. The Lessee shall make arrangement for detection equipment as per by laws.

12. 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.

13. That the Lessee shall be entitled to sub-let or transfer the lease or occupancy of the premises to any other party with the written consent from the Lessor.

14. 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.

15. That Lessor has already obtained and furnished all necessary





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश



गवाह मुद्रा :
PRATYUSH GULATI

पुत्र/आत्मज SANJEEV

पता: 639 NAPIER TOWN JABALPUR

SANJEEV GULATI

पुत्र/आत्मज K R GULATI

पता: 639 NAPIER TOWN JABALPUR

की जांच पूर्वोक्त निष्पादक / निष्पादकों की शिनाख्त के विषय में की गयी है । तारीख 07/06/2022

MANOJ KUMAR BORKAR
वरिष्ठ उप पंजीयक
उप पंजीयक कार्यालय, जबलपुर-1

Registration and Stamp Department

Madhya Pradesh



JABALPUR
MP

approval/documents with regards to the commercial use of demised premises to the Lessee whenever requested

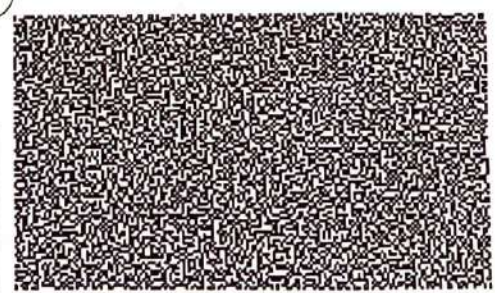
16 That the lessee shall abide by the rules and regulations as per Statutory authority and local bodies association. LESSEE also shall abide all rules and regulation as per mentioned as per constitution of India, LESSEE shall only use this premises for the lawful activities any kind of activity which is unlawful in nature of constitution them the Lessor has all right to get vacate their premises. The LESSOR doesnot bear any kind of responsibility to the business of LESSEE.

17 The Lessor in entitled to issue a 15 days' notice in case of default of rental for a continuous period of 2 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 Lessor shall have the right to terminate the Lease deed with immediate effect.

17 A. 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 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 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.

19 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 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 Lessor and Lessee shall have the power to appoint one arbitrator mutually and to refer the matter for adjudication. The expense &



रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश



अंगुष्ठ चिन्ह मुद्रा :



Gulati



इस दस्तावेज के निष्पादक KAILASH RAJ GULATI पुत्र/आत्मज LATE DESH
RAJ GULATI के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 07/06/2022 को
लिया गया ।

Manoj

MANOJ KUMAR BORKAR
वरिष्ठ उप पंजीयक
उप पंजीयक कार्यालय, जबलपुर-1



Sunil



इस दस्तावेज के निष्पादक SUNIL SINGH RAWAT के अंगूठे का निशान मेरे द्वारा/मेरी
उपस्थिति में दिनांक 07/06/2022 को लिया गया ।

Manoj

MANOJ KUMAR BORKAR
वरिष्ठ उप पंजीयक
उप पंजीयक कार्यालय, जबलपुर-1

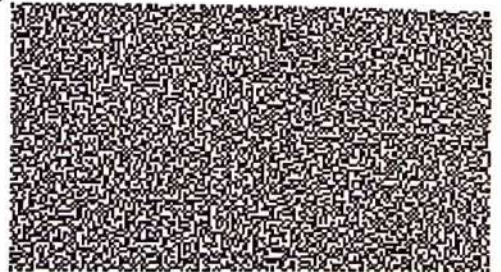
गवाह मुद्रा :



Pratyush



PRATYUSH GULATI





Registration and Stamp Department Madhya Pradesh

cost of arbitration shall be borne by both the parties equally.

20. 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.

Signed and delivered by and on behalf of,
by and on behalf of,

Signed and delivered

REDCLIFFE LIFETECH PRIVATE LIMITED KAILASH RAJ GULATI S/o DESH RAJ GULATI,
(Redcliffe Labs), Lessee/Lessor

Signature

Name: Sunil Singh Rawat

Name: Kailash Raj Gulati

Signature

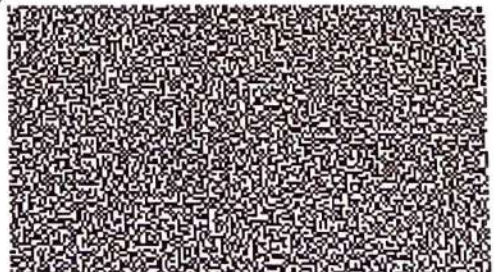
Designation: AGM Designation: Proprietor

Witnesses:

- 1.
- 2.

Witnesses:

- 1.
- 2.





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश



गवाह मुद्रा :

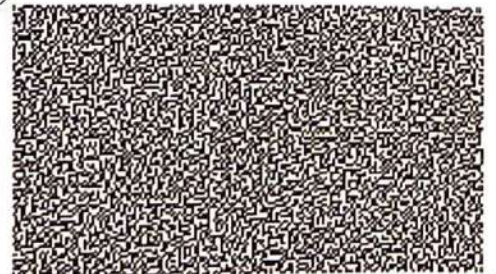
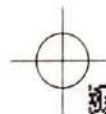


Sanjeev Gulati



SANJEEV GULATI

संपत्ति आदेश
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संपत्ति



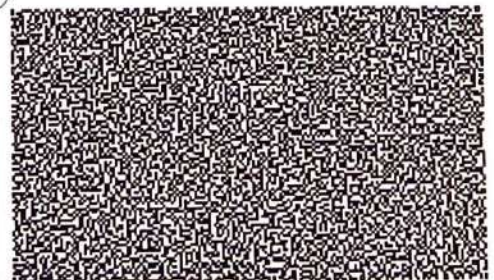


संपत्ति विवरण अनुलक्षक

संपत्ति आईडी	18100202207402055						
संपत्ति का प्रकार	बिल्डिंग						
संपत्ति का सीमा चिन्ह : --							
संपत्ति का पता : मौजा सुभाषनगर नम्बर बंदोबस्त 773, प. ह. नं. 31, शीट नं. 256 डायवर्शन प्लॉट नं. 878/1ए/1, नेपियर टाउन जबलपुर							
विकास खण्ड (विकास खंड) : --							
राजस्व निरीक्षक वृत्त : --							
लेआउट का विवरण : --							
नजूल / शीट क्रमांक : --							
भूखण्ड क्रमांक : --							
खसरा का विवरण और चतुर्सीमा का विवरण							
खसरा क्रमांक	खसरा क्षेत्रफल	लगान / भूमि राजस्व (रूपये)	कृण पुस्तिका क्रमांक	उत्तरी सीमा	दक्षिण सीमा	पूर्व सीमा	पश्चिम सीमा
प्लॉट नं. 878/1ए/1	199.81	0	0	शालीब्रिज से जबलपुर हास्पिटल जाने वाला मार्ग,	मकान मालिक की स्वयं की संपत्ति	डॉ. सचिन लूथरा व अन्य की संपत्ति	श्री मदन लाल गुलाटी की संपत्ति
अतिरिक्त अपलोड							
aulater_0_0.jpg							
kh_1_1.jpg							
kh_2_2.jpg							
rasid_3_3.jpeg							

संपत्ति विवरण - बहुमंजिला भवन - व्यवसायिक

जिला	जबलपुर
तहसील	जबलपुर
क्षेत्र प्रकार	नगरीय क्षेत्र
अधिशायी नगरीय निकाय : नगर निगम जबलपुर	





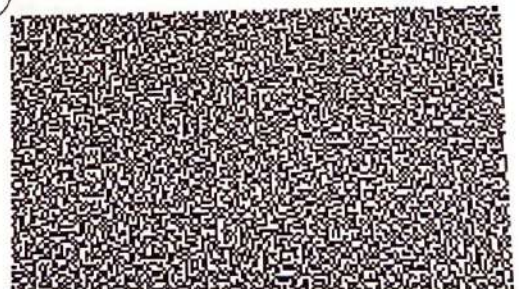
रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

स्टाम्प शुल्क मुद्रा:

स्टाम्प शुल्क	10167
नगरीय शुल्क	0
जनपद पंचायत शुल्क	0
उपकर	0
अतिरिक्त शुल्क	0
चुकाया गया स्टाम्प शुल्क	10167

MANOJ KUMAR BORKAR
वरिष्ठ उप पंजीयक
उप पंजीयक कार्यालय, जबलपुर-1

Registration and Stamp Department Madhya Pradesh





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

पंजीकरण मुद्रा :

इस दस्तावेज का इलेक्ट्रॉनिक पंजीयन दिनांक 07/06/2022 को क्रमांक
MP182542022A1605137 दे कर किया गया है। जिसमें 24 पृष्ठ समाविष्ट हैं

स्टाम्प शुल्क 10167

पंजीयन शुल्क 7626

प्रतिलिपि शुल्क 0

अधिक 0

योग 7626



MANOJ KUMAR BORKAR
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