



**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

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\*



Digital Signature Certificate

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

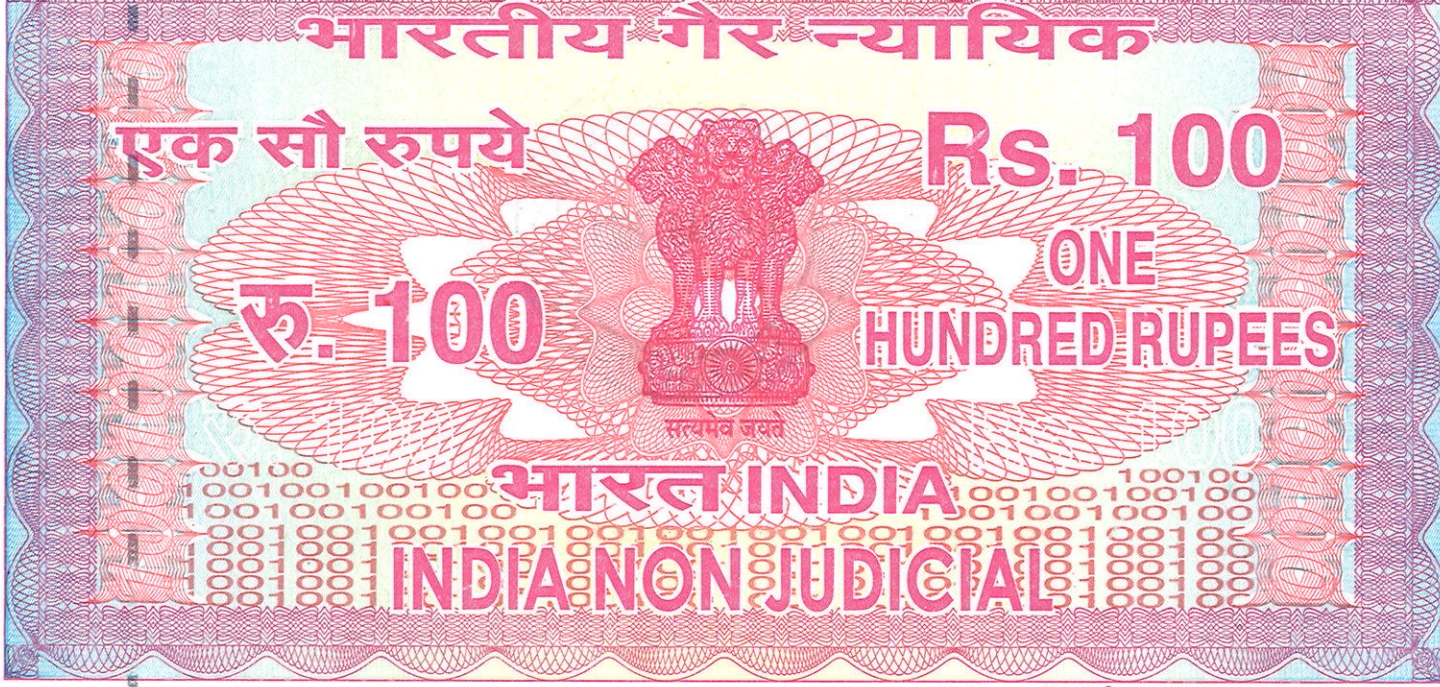
Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever 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



తెలంగాణ తెలంగాణ TELANGANA

S.L. No. 1102 Date. 19/7/21 Value 100/-

Ad To Rohit Gupta

of Chaturbhuj Gupta

for whom self and others

Rd. delhi

G. Raj AG 826632

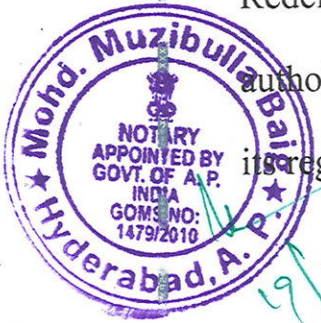
G. RAJASREE  
LICENSED STAMP VENDOR  
L.No.16-10-018/2011  
R.L.No.16-10-050/2020  
H.No. 13-3-690/13, Near Mallanna Temple, Jiyaguda, Hyd.  
Cell: 99591 44466

### RENTAL AGREEMENT

This Rental Agreement is made and executed at Secunderabad on this 19<sup>th</sup> day of July, 2021 by & between Venkata Medhaj Hambi S/O Madhukar Rao Hambi resident at Villa No.3, Jivika at Rajeshwara, opp to TFL QUINN INDIA, Bachupally, Hyderabad -500090 herein after called the Landlord /1st Party (which term shall includes his heirs, successors, representatives, executor and assigns etc).

AND

Redcliffe Lifetech Pvt.Ltd. ( Brand- Redcliffe Life Diagnostics) through its authorized person Mr. Rohit Gupta worked as a Head finance officer having its registered office at H-55 Sector 63 Noida 201301, herein after called the



19/07/2021

Medhaj

Redcliffe Lifetech Private Limited

Director

Tenant/ 2nd Party (which term shall includes his heirs, successors, representatives, executor and assigns etc)

WHEREAS the 1<sup>st</sup> Party is absolutely seized and possessed or otherwise well and sufficiently entitled to the premises at 2nd floor, 1-4-168/4/4/NR, Satya Complex, Loyola college Road, Land Mark Karur Vysya Bank, Old Alwal, Secunderabad 500010, with a total area of 3000 square feet approx.

AND WHEREAS on the request of the 2<sup>nd</sup> party, the 1<sup>st</sup> party has agreed to grant tenancy in respect of the above said premises for a term of 11 months which will be automatically renewed for next 48 months and the 1<sup>st</sup> party is bound to renew the agreement with 2<sup>nd</sup> party.

**NOW THIS DEED WITNESSETH AS FOLLOWS:**

1. That the 2<sup>nd</sup> party have to pay the 1<sup>st</sup> party a security deposit of Rs. 2,32,000/- (Rupees Two Lakh Thirty two thousand only) by Cheque no .....Dated.....which will be refundable/adjustable at the time of vacation with 90 days prior notice by the 2<sup>nd</sup> party. In the event 2<sup>nd</sup> party desires to vacate the premises before 90 days, 2<sup>nd</sup> party will be responsible for adjustment of the rental amount for three months as the case may be without any dispute and the said amount will be deducted from security deposit. The refund is subject to deduction of all dues (rental /electricity water charges) if any from the 2<sup>nd</sup> party including the loss to the amenity's



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fixtures and other property in the rented premises. The security deposit shall not carry any interest

2. The 2<sup>nd</sup> party shall pay monthly rent of Rs 58,000/- (Rupees Fifty Eight Thousand only) and the same shall be paid to the Lessor on or before 7th day of every month. The monthly rent shall be enhanced @ 7% after every 11 months till 60 months in case the rent agreement is renewed between the parties.

3. The 2<sup>nd</sup> party shall pay the Electricity (Power & light) charges, if any due to the concerned authorities without failing before the due date. If due to his failure of payment the power connection is withdrawn by authority, such restoration charges will be bare by the 2<sup>nd</sup> party.

4. All levy, payments, costs, charges will be payable to the 1<sup>st</sup> party to retain possession in the premises. The charges towards water if any, electric charges payable to the Govt. shall be borne by the 2<sup>nd</sup> party and the 2<sup>nd</sup> party shall produce electricity dues clearances before the 1<sup>st</sup> party at the time of leaving the demised premises.

5. The 2<sup>nd</sup> party will carry out the day to day repair works of the demised premises of small nature such as cost of bulbs, tube lights, fuses, leakages in water taps and minor repair work at his own cost .

6. The 2<sup>nd</sup> party will bear maintenance costs monthly for upkeep of the premises as agreed between the parties. This amount is subject to change based on fluctuations in maintenance costs and the 2<sup>nd</sup> party will be entitled



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to share equally the increased maintenance cost with all the occupant of the main building in which the demised premises is situated.

7. The 2<sup>nd</sup> party will share maintenance and used electricity charge of common lift with all the occupant of the main building in which the demised premises is situated.

8. The 1<sup>st</sup> party will allow basement parking to 2<sup>nd</sup> party without any additional cost.

9. The 1<sup>st</sup> party will give 20 days of rent free fit out period to 2<sup>nd</sup> party before this agreement start date.

10. 1<sup>st</sup> Party will bear property tax of the demised premises till this agreement period.

11. 1<sup>st</sup> Party will allow 2<sup>nd</sup> party to use existing furniture (glass partition) without any additional cost, and 2<sup>nd</sup> Party will hand over the same in good condition when leaving this property.

12. The tenancy can be terminated on three-months prior notice on either side by the 1<sup>st</sup> party or by the 2<sup>nd</sup> party and in case the premises is vacated by 2<sup>nd</sup> party without such prior notice, the 2<sup>nd</sup> party shall pay to the 1<sup>st</sup> party three month rent in lieu thereof, failing which the 1<sup>st</sup> party has the right to adjust the same out of the security deposit held by him, and if the 1<sup>st</sup> party wants to evict the 2<sup>nd</sup> party from the premises without the 3 months notice in

advance, the 1<sup>st</sup> party will be liable for loss suffered to 2<sup>nd</sup> party due to trespasser/rank trespasser into the demised premises. After expiry of the tenancy, the 2<sup>nd</sup> party shall be treated as a

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13. The 2<sup>nd</sup> party will take all reasonable efforts to maintain the premises clean and presentable and will ensure all the amenities like electricity, water, sanitary, drainage connections are kept in good stead.

14. The 2<sup>nd</sup> party shall allow the 1<sup>st</sup> party into the demised premises once in a month for inspection of the same, if required by the 1<sup>st</sup> party and the 1<sup>st</sup> party will not enter the demised premises without giving prior information to the 2<sup>nd</sup> party.

15. The 2<sup>nd</sup> party shall use the demised property for her commercial purpose only and shall not transfer the tenancy or sublet the whole or any portion to anyone.

16. The 2<sup>nd</sup> party would not store any inflammable or combustible goods except in small quantities required for domestic consumption and shall not make any damage and alteration to the demised premises.

17. The 2<sup>nd</sup> party shall not do any act or deed which is prohibited under the law of the land.

18. If any dispute arises out of this contract, the civil court of Secunderabad shall have the only jurisdiction to adjudicate the same.

19. The Lessee will deduct TDS as per standard government rules from the monthly leased payment



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**The Demised property is provided with:**

20. Three Phase Electricity meters are provided for the floor bearing No.....must be taken care to protect the meter. Tempering of Meter or any illegal usage of electricity is strictly prohibited

21. The demised Property consist with a total area of 3000 square feet at 2nd floor, 1-4-168/4/4/NR, Satya Complex, Loyola college Road, Land Mark Karur Vysya Bank, Old Alwal, Secunderabad 500010.

**IN WITNESSES WHEREAS OF,** the above-named parties have signed this agreement on this day as mentioned above in presence of following witnesses.

**Venkata Medhaj Hambi**

**Rohit Gupta**

*Medhaj*

Redcliffe Lifetech Private Limited

*[Signature]*

Director

Signature

Signature

(1<sup>st</sup> Party)

(2<sup>nd</sup> Party)

**WITNESSES:**

1. *[Signature]*

2.



**ATTESTED**  
**Mohd. Muzibulla Baig**  
ADVOCATE  
HIGH COURT OF A. P.  
NOTARY  
(Appointed by Govt. of A. P)  
GOMS NO: 1479/2010  
Tolichowki, Hyderabad - 500 008  
*19/07/2024*