



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](http://www.mca.gov.in)

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

**REDCLIFFE LIFETECH PRIVATE LIMITED**

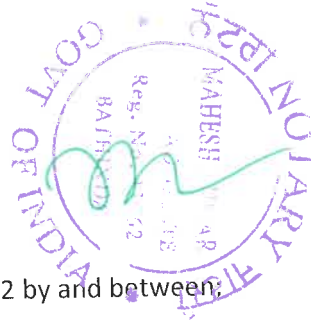
No. H-55, 3rd Floor,, Sector 63,, Noida, Gautam Buddha Nagar, Uttar  
Pradesh, India, 201301



\* as issued by the Income Tax Department



## LEASE DEED



This Lease Deed is executed at Bathinda on 13<sup>th</sup> day of September, 2022 by and between:

**Armeet Singh Bhasin S/o Gurbaksh Singh R/o 9-A, Civil Lines, Bathinda, Punjab-151001** 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 Parties

AND

**REDCLIFFE LIFETECH PRIVATE LIMITED (REDCLIFFE LABS)** a Company incorporated under the Companies Act 2013, having its Registered Office at **H55, SECTOR 63, ELECTRONIC CITY, NOIDA-201301**, through its authorised signatory **Mr. Dipin Kumar , Designation: Deputy Manager Project** {duly authorized vide board resolution, dated- 13/09/2022} 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.

The Lessor have represented to the Lessee that they hold the right to lessee property situated at A-9, Civil Lines, GT Road, Opposite Civil Hospital, Bathinda. The Lessor has provided a copy of all the necessary documents to the Lessee in support of his claim.

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.

The Lessor has agreed to grant the said premises on lease to the lessee and lessee has agreed to take the above said portion i.e., on Lease to be used for the purpose of lab/business activity.

The Lessor has rented a total area of 850 square feet. approx. carpet area to the Lessee, comprising of **Ground Floor** for 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:

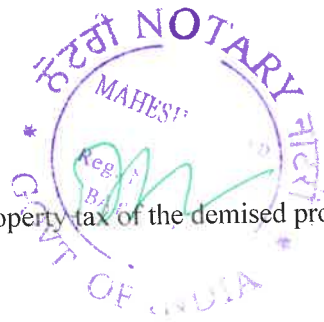
1. The Lessor has granted the said premises to the lessee as on lease for the period of initially 5 years 6 months. The Lessor and the Lessee agreed that a lock in period of 2 years or 24 months in this Lease Deed. The lessee will use the said premise and shall have no right on any other part of the building. This Lease Deed shall not be liable to termination / violation by either party during LOCK IN period of 2 years.
2. That the present lease deed is effective from 13/09/2022 and expires on 13/03/2028 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. 76,000/- (Rupees Seventy Six thousand Only) plus GST or other taxes as applicable from time to time. This amount is to be paid on or before 10<sup>th</sup> day of each English calendar month. The lease amount will be increased after every year of last paid lease amount 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 lease Amount without any TDS deductions for all subsequent months of the agreement.

5. The Lease deed for the premises shall commence on the date of execution of Lease Deed, which has been mutually agreed between the Parties.
6. That the lessee shall pay a given amount equivalent to three month's interest free refundable security amounting to Rs. 2,28,000/- ( Rupees two Lacs and twenty eight thousand only) to the Lessor, out of which the Lessee has already deposited an amount of Rs. 78,000/- (Rupees Seventy eight thousand Only) vide UTR No. **026818349461** and an amount of Rs. 18, 375/- (Rupees Eighteen thousand three hundred and seventy five only) vid UTR No. **026818350011** to the Lessor prior to signing of this Lease Deed. The same is to be kept by Lessor for the entire rent period and will be paid back to Lessee after the expiry of lease period when the lessee hands over the said premises to the Lessor, in case the lessee defaults the lock in period then the Lessor are having the right to forfeit the interest free refundable security deposit. The Rent of 2 month's notice period for the purpose of termination of lease deed post completion of lock-in period shall be adjusted by the Lessor from the security deposit and the remaining amount shall be refunded to the Lessee 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.
8. The Lessor have provided a separate sub meter for electricity and water, 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 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 its materials insured against fire, theft, pilferage etc.
11. The Lessor hereby declares that the said premises and the aforesaid properties are below 15 meters and hereby further declared to the lessee that No Fire NOC is required. If the said declaration is found to be untrue, then the Lessor shall bear the cost for obtaining Fire NOC for the said premises.
12. The Lessee shall make arrangement for detection equipment as per by laws.
13. 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.



14. 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.
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 Lessor have already obtained and furnished all necessary approval/documents with regards to the commercial use of demised premises to the Lessee whenever requested.
17. That the lessee shall abide by the rules and regulations as per Bathinda 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. The lessor does not bear any kind of responsibility to the business of lessee.
18. 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.
19. 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.
20. That this lease deed can be terminated by the lessee by giving three months' notice or rent in advance. But the termination can take place only after completion of LOCK-IN period of 2 years.
21. 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 Bathinda, 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 & cost of arbitration shall be borne by both the parties equally.
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. The Lessor shall pay the property tax of the demised property regularly and in no circumstance shall the Lessee be liable to pay the same.

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 **Redcliffe Lifetech Private Limited**

Signed and delivered by and on behalf of,

Signature   
Name: **VIPIN KUMAR**  
Authorised Signatory

Signature   
Name: **Gurmeet Singh Bhasin S/o Gurbaksh Singh**  
Authorised Signatories

Witnesses:

1.

2.

Witnesses:

1.   
Subdeep Singh S/o Sunderjit  
Singh Ah

2.

**ATTESTED**  
  
MAHESH KUMAR  
Advocate & Notary  
Distt. Courts, Bathinda

Entered in my Notarial Register  
at Sr. No. 1831 Register No. 03  
Dated 13.09.2022

13 SEP 2022