



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

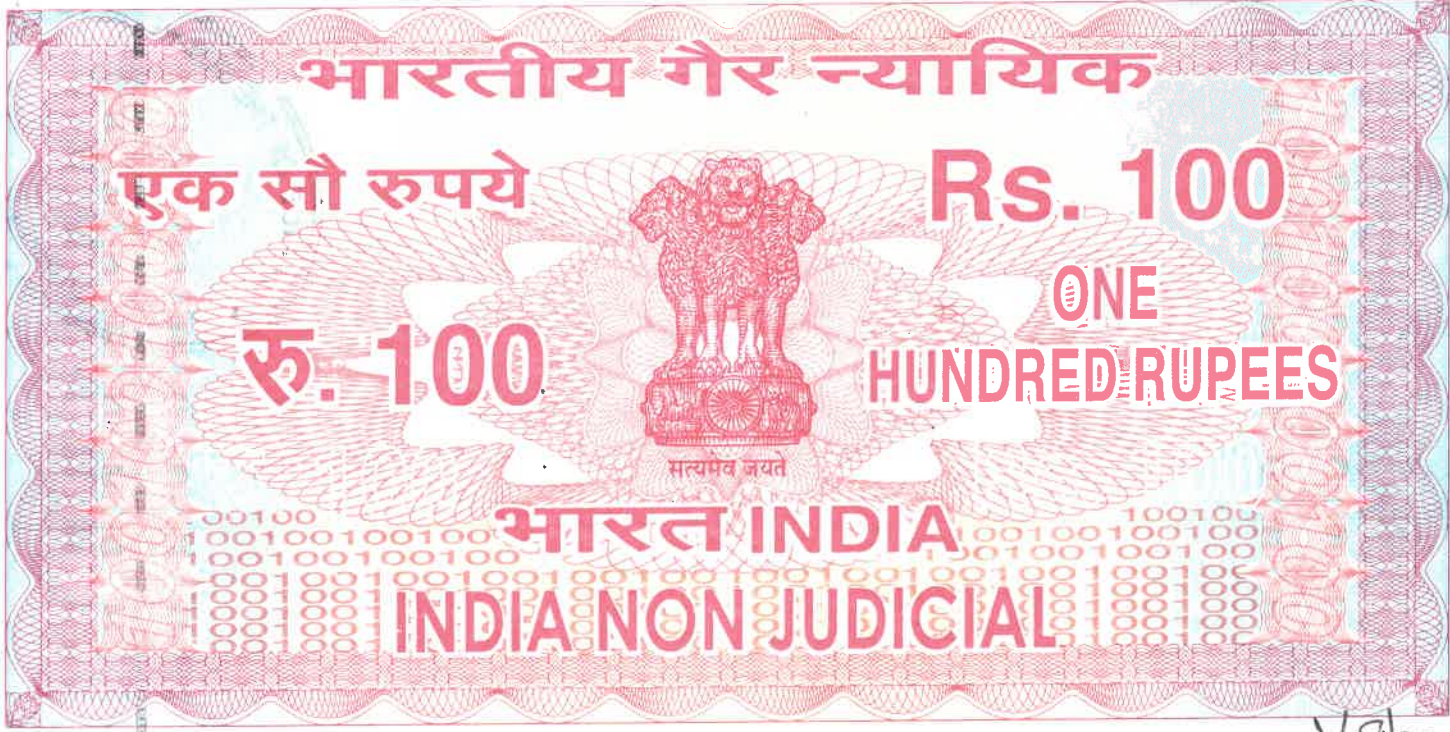
Mailing Address as per record available in Registrar of Companies office:

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



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S.No. 9543 Date 13/09/2022 Rs. 100/-

Sold to Srf: M. SUNIL SINGH RAWAT S/O P. S RAWAT
REP BY

For Whom: REDCLIFFE LIFETECH PRIVATE LIMITED, NOIDA
(REDCLIFFE LABS)

V.S.P.
CU 280849
VALLABHANENI.SII
LICENSED STAMP VEND
O.L.No.08/2013
R.L.No.06-21-017/20
D.No. 60-20-4, Ashok Nag
Vijayawada-10. Cell:9491755

LEASE DEED

This Lease Deed is executed at Vijayawada on 13th day of September, 2022 by and between;

Polavarapu Poorna Srinivas, S/o Polavarapu Poorna Chander Rao (Lessor No. 1), Aadhaar No. 8421 2220 3217 and **Polavarapu Mani Radha**, W/o Polavarapu Poorna Srinivas (Lessor No. 2), Aadhaar No. 5149 8863 5245, Both residents of 8-7-160/2, R R Nagar, Road No. 11 Old Bowenpally, Kukatpally, Hyderabad, Andhra Pradesh-500011 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 end 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-

P. Poorna
P. Mani Radha



For REDCLIFFE LIFETECH PRIVATE LIMIT

[Signature]
Authorised Signa

Xerox Copy of the Original,
Attested

201301, through its authorised signatory **Mr. Sunil Singh Rawat**, S/o Prem Singh Rawat, Designation: Assistant General Manager, Aadhaar No. 6251 2087 6762 {duly authorized vide board resolution, dated 12-09-2022 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.

A. The Lessors have represented to the Lessee that they hold the right to lessee property situated at 34-2-45, A.S. RAMA RAO STREET, KASTURIBAI PET, VIJAYAWADA, ANDHRA PRADESH, PIN: 520 010 - comprising of Lease Deed. The Lessors have provided a copy of all the necessary documents to the Lessee in support of his claim.

B. The Lessors have represented to the lessee that they are 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 Lessors have 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 Lessors have rented a total area of 1450 square(feet). approx. Super area on First floor to the lessee for the commercial purpose and lessee will entitle to use the said premises and Lessors will not disturb the lessee in day-to-day activities.

NOW THIS RENT AGREEMENT WITNESSED AS UNDER:

1. The Lessors have granted the said premises to the lessee as on rent for the period of initially 5 years. The Lessors 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 12/09/2027 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.50,000/- (Rupees Fifty thousand Only) plus GST or

P. Pooranjini
P. Mani Reddy



For REDCLIFFE LIFETECH PRIVATE LIMI

Sunil Singh Rawat
Authorised Signat

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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 year of last paid rent by (10%)

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 rent for the premises shall commence 30 days post execution of Lease Deed, which has been mutually agreed between the Parties.

6. It has been mutually agreed between the parties that the Lessors shall provide, prior to the handover of the aforesaid premises vitrified tile flooring, false ceiling, one toilet, security guard and parking at (1/3rd portion of area at stilt floor) to the Lessee.

7. That the lessee shall pay a given amount equivalent to six months interest free refundable security amounting to Rs. 3,00,000/- (Rupees Three Lakhs Only) to the Lessors prior to signing of this Lease Deed which is to be kept by Lessors 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 Lessors, in case the lessee defaults the lock in period then the lessors 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 Lessors from the security deposit and the remaining amount shall be refunded to the Lessee within 30 days of the exit.

8. It has been mutually agreed that the Lessors shall provide The Lessor has agreed to provide lights in the leased premises and free parking facility up to 1/3rd portion of area for parking at stilt floor for the cars and vehicles of the Lessee.

P. Maus Madhu
P. Maus Madhu



For REDCLIFFE LIFETECH PRIVATE LIMIT

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9. 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 Lessors & other tenants' occupants of the building. It has been mutually agreed between the Lessors and Lessee that an amount of Rs. 5,000/- (Rupees five thousand only) per month shall be paid by lessee to Lessors for all above said services. The maintenance charges will be increased after every year of last paid rent by (10%). The maintenance shall be included in the monthly rent paid by the Lessors to the Lessee. The Lessors shall provide fixed electricity load of 18KWA to the Lessee.---

10. The Lessors have represented that the aforesaid demised property has Lift facility and the Lift NOC for the same has been provided to the Lessee by the Lessors.

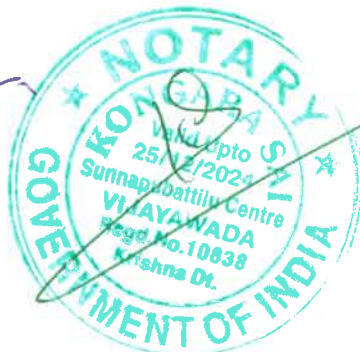
11. The Lessors have provided a separate sub meter for electricity and water, the actual charges as per consumption shall be paid by the lessee. Lessors shall provide space for DG set. The Lessee shall be liable to obtain any kinds of approvals/ certificates for the same.

12. 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.

13. That the Lessors 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.

14. The lessors 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.

P. Manoj Kumar
P. Manoj Kumar



For REDCLIFFE LIFETECH PRIVATE LIMITED

[Signature]
Authorised Signator

[Signature]
Attested

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

16. That the Lessors 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.

17. 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.

18. 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.

19. 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.

20. 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 them the Lessor has all right to get vacate their premises. The Lessor does not bear any kind of responsibility to the business of lessee.

21. 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.

P. Manoj Kumar
P - Manoj Kumar



For REDCLIFFE LIFETECH PRIVATE LIMITED

[Signature]
Authorised Signatory

Exact Copy of the Original
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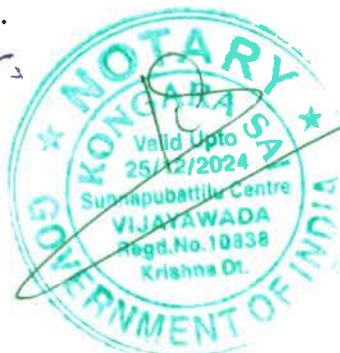
22. That the lessee and Lessor shall abide by all the terms of this agreement. This agreement can be terminated under unavoidable circumstances due to causes beyond the reasonable control of the Party invoking this provision, including but not limited to acts of God including but not limited to storm, 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.

23. 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.

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 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 & 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. 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.

P. Manoj Kumar
P. Manoj Kumar



For REDCLIFFE LIFETECH PRIVATE LIMITED

[Signature]
Authorised Signatory

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Attested

SCHEDULE-A

ITEM-I

All that part and parcel of site measuring an extent of 84.0 Sq. Yds. vacant land with ACC shed situated in NTS No. 797/6, Old Revenue Ward No. 22, New Revenue Ward No. 9, Block No. 18, D No. 32-2-45, Plot No. 122, Kasturibaipeta, Vijayawada, Vijayawada Municipal Corporation Area, Gundala Sub Registrar Office, NTR District being bounded by:

East	:	Property of Plot No. 122A
South	:	Property of Plot No. 123
West	:	Others Property
North	:	Road

In this four boundaries an extent of 84.0 Sq. Yds or 70.23 Sq. Mtrs along with RCC building First Floor.

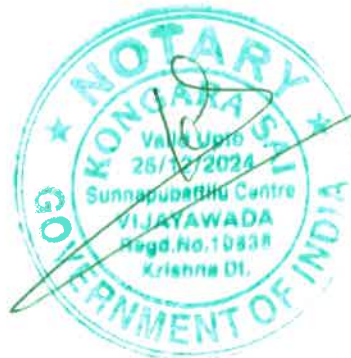
ITEM-II

All that part and parcel of site measuring an extent of 89.0 Sq. Yds. vacant land with ACC shed situated in NTS No. 797/6, Old Revenue Ward No. 22, New Revenue Ward No. 9, Block No. 18, D No. 32-2-45, Plot No. 122A, Kasturibaipeta, Vijayawada, Vijayawada Municipal Corporation Area, Gundala Sub Registrar Office, NTR District being bounded by:

East	:	Property of Plot No. 124A
South	:	Property of Plot No. 123
West	:	Property of Plot No. 122
North	:	Road

In this four boundaries an extent of 89.0 Sq. Yds or 74.41 Sq. Mtrs along with RCC building First Floor.

P. Manoj Kumar
P. Poonjira



For REDCLIFFE LIFETECH PRIVATE LIMITED

[Signature]
Authorised Signatory

True Copy of the Original.
Attested

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,

Signature

Redcliffe Lifetech Private Limited
(Redcliffe Labs),

Lessee

Authorised Signatory

For REDCLIFFE LIFETECH PRIVATE LIMITED

Authorised Signatory

Signed and delivered
by and on behalf of,

Signature

Polavarapu Poorna Srinivas,
S/o Polavarapu Poorna
Chander Rao

(Lessor No. 1)

Signature

Polavarapu Mani Radha
W/o Polavarapu Poorna
Srinivas

(Lessor No. 2)

Witnesses:

1.

P. Muralidhar Rao

2.

Witnesses:

1.

2.



KONGARA SAI
Com., M.A. Sociology, M.A. History, B.Ed., B.A.
Advocate/Notary Govt. of A.P.
#60-70-4, Abhinaya Apartments,
No: T-2, Sunnapubattilu Centi-
VIJAYAWADA- 520 010.A.P

Xerox Copy of the Original
Attested

13/9/2022