



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)

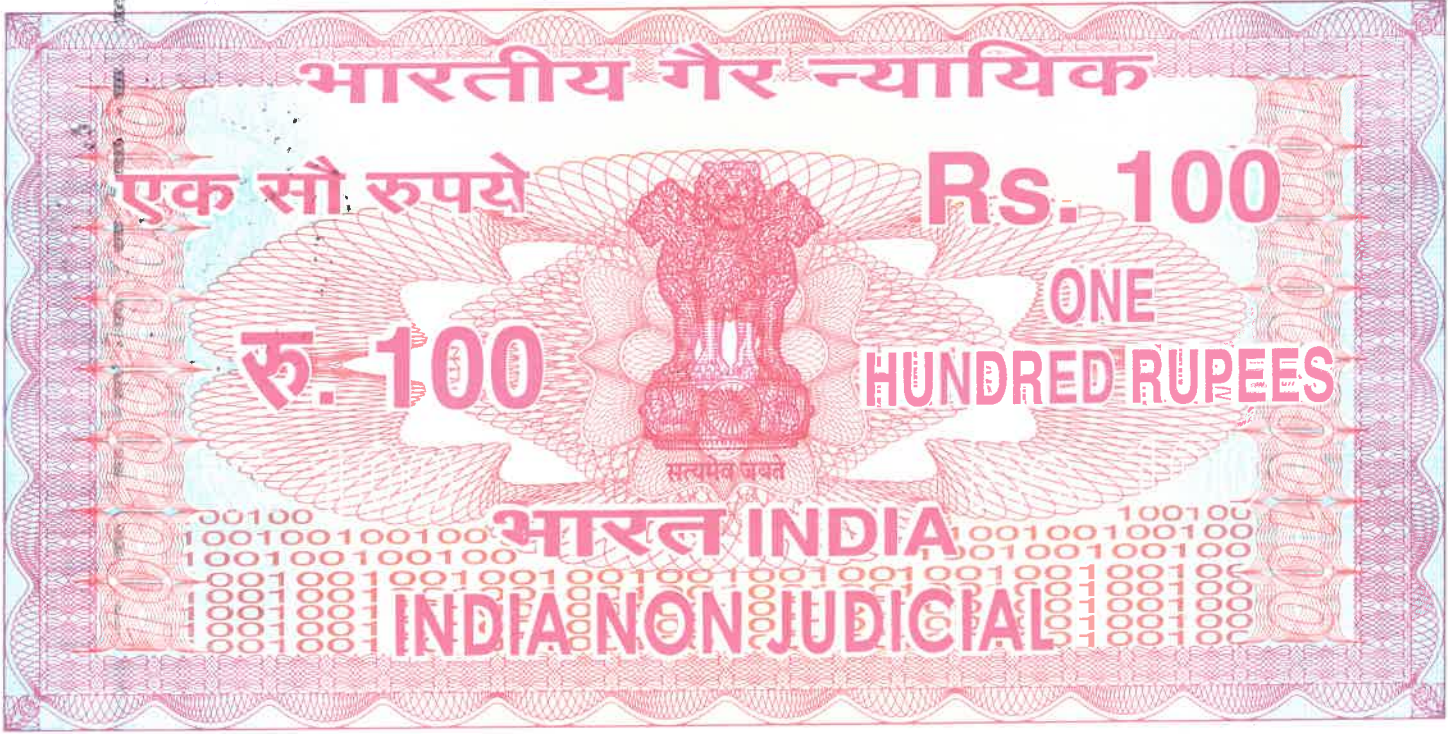
Mailing Address as per record available in Registrar of Companies office:

**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



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SL No. 9147 Dt 13.09.2022

Sold to Sunil Singh Rawat s/o Prem Singh Rawat

Where sold

DA 355714

M.V.S. VISWESWARA RAO  
Licenced Stamp Vendor  
U. 03-11-013/2012, RI No. 03-11-01  
# 10-7-85, Opp. Lane Sita Resid  
Rammagar, VISAKHAPATNAM-52  
Cell: 9949221876

### LEASE DEED

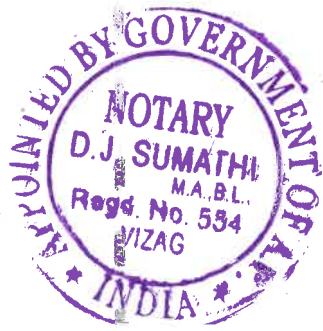
This Lease Deed is executed at Delhi on 16<sup>th</sup> day of September, 2022 by and between;

Penmesta Poornima, D/o Satyanarayana Raju Penmetsa, resident of House No.39-6-12/1, Murali Nagar, Beside Maharashtra Bank, Sector -6 Industrial Estate, Vishakapatnam, Andhra Pradesh-530007 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-201301, through its authorised signatory Mr. SUNIL SINGH RAWAT, Designation: AGM PROJECT {duly authorized vide board resolution, dated.15-09-2022 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 Lessor has represented to the Lessee that they hold the right to lessee property situated at 14-37-38, Krishna Nagar, Maharanipeta, Vishakapatnam, Andhra Pradesh- 530002 comprising of this Lease Deed. The Lessor has provided a copy of all the necessary documents to the Lessee in support of his claim.



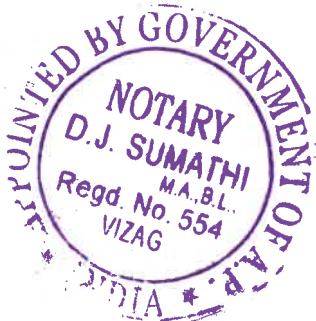
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INDIA

- B. The Lessor has represented to the lessee that she is incompetent 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 1500 square(feet). approx. superarea 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.

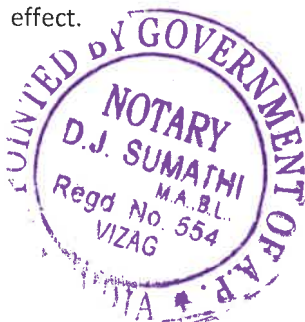
**NOW THIS RENT AGREEMENT WITNESSED AS UNDER:**

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 has 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 16/09/2022 and expires on 15/09/2027 with a lock in period of 5 years. Rent will be started from 30<sup>th</sup> day from lease deed.
3. That the monthly charges for the above said agreed premises has been agreed to be Rs.1,20,000/- (Rupees One thousand Only) plus GST + Rs.2,000 monthly maintenance charges 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 rent will be increased after every year 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 rent for the premises shall commence 30 days post execution of Lease Deed, which has been mutually agreed between the Parties. The Lessor shall hand over the aforesaid premises to the Lessee from the date of execution of the present Lease Deed.
6. It has been mutually agreed between the parties that the Lessor shall provide, prior to the handover of the aforesaid premises **vitriified tile flooring, car parking at ground floor and maintenance lift** to the Lessee.
7. That the lessee shall pay a given amount equivalent to four month's rent as interest free refundable security amounting to Rs. 4,80,000/- (Rupees Four Lakhs and Eighty thousand 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 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.



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8. 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. The aforesaid monthly rent amount is inclusive of maintenance charges of the leased premises. The Lessor shall provide fixed electricity load of 18KWA to the Lessee.
9. The Lessor has represented that the aforesaid demised property has Lift facility and the Lift NOC for the same has been provided to the Lessee by the Lessor.
10. The Lessor has 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.
11. 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.
12. 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.
13. The Lessee shall make arrangement for detection equipment as per by laws.
14. 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.
15. 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.
16. That the Lessee will be responsible for the 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.
17. That Lessor has already obtained and furnished all necessary approval/documents with regards to the commercial use of demised premises to the Lessee whenever requested.
18. That the lessee shall abide by the rules and regulations as per Delhi authority and local bodies association. lessee also shall abide by 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.
19. The Lessor is 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.



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20. 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.
21. The Lessor shall have the sole responsibility of procuring/ renewing any licence or certificate for the aforesaid premises including but not limited to property tax, municipal tax, water permit, fire NOC, lift NOC, etc. Under no circumstances shall the Lessee be responsible for obtaining the same.
22. 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.
23. That in case 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 & cost of arbitration shall be borne by both the parties equally.
24. 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 has duly executed this Agreement as of the date and the place first above written.**

Signed and delivered by and on behalf of Lessee



Signature  
Name: Sunil Singh Rawat  
S/o. Prem Singh Rawat  
Authorised Signatory  
Redcliffe Lifetech Private Limited

Signed and delivered by and on behalf of Lessor



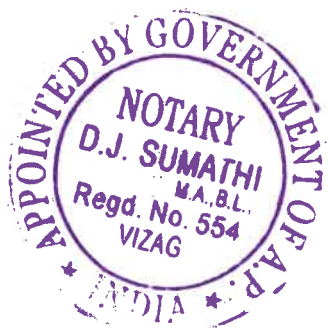
Signature  
Name: Penmesta Poornima,  
D/o Satyanarayana Raju Penmetsa  
Authorised Signatories



Witnesses:

1.

2.



Witnesses:

1.

2.

**D.J. SUMATHI, M.A., B.L.**  
ADVOCATE & NOTARY  
# 9-35-8, Pithapuram Colony  
Near Kala Bharathi Auditorium  
VISAKHAPATNAM-530 003  
Cell: 9848432607 8074961916

**ATTESTED**

*Sumathi*  
**NOTARY**  
**VISAKHAPATNAM**  
**ANDHRA PRADESH**  
**INDIA**