



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]

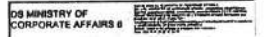
I hereby certify that REDCLIFFE LIFETECH PRIVATE LIMITED is incorporated on this Thirtieth day of January Two thousand twenty-one under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

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 .



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

5770

5166



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 419c26576647b392eab2

Receipt Date : 16-Aug-2022 09:21:08 pm

Receipt Amount : 66750/-

Amount In Words : Sixty Six Thousands Seven Hundred And Fifty Rupees Only

Token Number : 20220000100666

Office Name : SRO - Ranchi

Document Type : Lease

Payee Name : REDCLIFFE LIFETECH PRIVATE LIMITED  
REDCLIFFE LABS ( Vendee )

GRN Number : 2212827402



For Office Use :-

17/08/2022

HUSSAINT Farooque  
Mudassar Farooque

For REDCLIFFE LIFETECH PRIVATE LIMITED

17/8/22

Authorised Signatory

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट का अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

stamp 66750  
 included 5 years  
 yearly average rent 729884  
 Advance 3300000  
 1059884

G.M.A. No. 1718/22



Bhajya Anand Kumar  
 Adv. or. etc.  
 En No. 4-17105



Left Thumb      Left Index      Left Middle      Left Ring      Left Little



Bhajya  
 En No. 4-17105



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FOR REDCLIFFE LIFETECH PRIVATE  
 Authorised Signatory

Mudassar Farooque  
 1718/22  
 Hussain Farooque

**LEASE DEED**

This Lease Deed is executed at Ranchi on 17<sup>th</sup> day of August, 2022 by and between;

- (1) HUSSAIN FAROOQUE (PAN No. AALPF 8891K) (Aadhar No. xxxx xxxx 6978) (Mobile No. 79799-04960) (date of birth 08.10.1985), son of Tajuddin Farooque and grandson of Ramzan Ali, by occupation Business, by faith Islam, by caste General,
- (2) MUDASSAR FAROOQUE (PAN No. AALPF 9371N) (Aadhar No. xxxx xxxx 8663) (Mobile No. 90312-75366) (date of birth 07.04.1984), son of Tajuddin Farooque and grandson of Late Ramzan Ali, by occupation Business,

संयोजक वन भूमि  
 1718

खता... 14... प्लॉट... 780  
 का मिलावट किया राज नदी प्रया  
 1718

by faith Islam, by caste General, both resident of Near Ramzan Colony, Old H.B. Road, Kantatoli, P.O. G.P.O., District Ranchi, Jharkhand- 834001, hereinafter jointly called the Lessors (which expression shall mean and include unless repugnant to the context thereof their 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, SECTOR 63, ELECTRONIC CITY, NOIDA-201301**, through its authorised signatory **Mr. SUNIL SINGH RAWAT, AGM PROJECT HEAD (Aadhar No. xxxx xxxx 6762) (Mobile No. 88603-11221) (Date of birth 16.03.1977)**, son of Sri Prem Singh Rawat and grandson of Late Sri Shiv Singh Rawat, by occupation Service, by caste General, by faith Hindu, resident of 685-686-C, Near Aditya Mill, Nuay Khand-2, Indirapuram, Ghaziabad, U.P.-201010, herein called the Lessee (which expression shall mean and include, unless repugnant to the context thereof, its heirs, administrators, legal representatives, executors and assignees etc.) of the Second part. (PAN AAKCR 7631M).

- A. The Lessors have represented to the Lessee that they hold the right to lessee property situated at **1<sup>st</sup> Floor, Shop No.1, Nile Complex, Old Hazaribagh Road, Kantatoli, Ranchi, Jharkhand**, India 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 2000 sq. ft, approx. super area on the 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.

HUSSEIN FAROQUE Mudassar Farooque

For REDCLIFFE LIFETECH PRIVATE LIMITED

  
Authorised Signatory

**NOW THIS RENT/LEASE 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 agree that a lock in period of 2 years (24 months) in this Lease Deed. The lessee will use the said premise and shall have no right on any or 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 17/08/2022 for a period of 5 years and expired on 16/08/2027 with a lock in period of 02 years.
3. That the monthly charges for the above said agreed premises has been agreed to be a consolidated amount of Rs.55,000/- (Rupees Fifty five 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 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 Lessors so that it reflects in Lessors, 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 had 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 after 45 days of after the handover of the property, which shall be done after the exhaustion of rent free/fitout period of 45 days, as mutually agreed by the Parties.
6. That the lessee shall pay a given amount equivalent to six months interest free refundable security amounting to Rs. 3,30,000/- (Rupees Three Lacs and Thirty Thousand 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

For REDCLIFFE LIFETECH PRIVATE LIMITED


  
Authorised Signatory

HUSNATI Farooque  
Proprietor/Manager

paid back to Lessee after the expiry of lease period the lessee hands over the said premises to the Lessors, in case the lessee defaults the lock-in-period then the Lessors shall have 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 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 Lessors & other tenants' occupants of the building. It has been mutually agreed between the Lessors and Lessee that no separate maintenance charges to be paid by lessee to Lessors for all above said services. The maintenance is included in the monthly rent paid by the Lessors to the Lessee. The Lessee shall get fixed electricity load as required by the Lessee in the aforesaid leased property, and shall be responsible for the payment of charges as per the consumption.
8. The Lessors have provided a separate sub meter for water, the actual charges as per consumption shall be paid by the lessee. It has been further agreed that the Lessors shall provide with DG setup for the premises and the Lessee shall pay the respective charges as per the consumption. The Lessors shall be liable to obtain any kinds of approvals/certificates for the same.
9. The Lessee shall handover the premises to the Lessors 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 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 Lessors 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.

For REDCLIFFE LIFETECH PRIVATE LIMITED


  
Authorised Signatory

Hussain Feroze Nudsen Feroze

11. The Lessee shall make arrangement for detection equipment as per by laws.
12. That the Lessors or their authorized representatives 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 its sister-concerned companies with the written consent from the Lessors.
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 Lessors.
15. That Lessors have already obtained and furnished all necessary 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 Ranchi Authority and local bodies association. The 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 Lessors has all right to get vacate their premises. The LESSORS do not bear any kind of responsibility of the business of LESSEE.
17. The Lessors 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 Lessors shall have the right to terminate the Lease deed with immediate effect.

*HARSH JAIN*

For REDCLIFFE LIFETECH PRIVATE LIMITED

  
Authorized Signator

18. That the lessee and Lessors 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.
19. That this lease deed can be terminated by the lessee by giving two months' notice or rent in advance. The termination can take place only after completion of LOCK-IN PERIOD of 2 years.
20. The Lessors shall provide with Fire NOC of the demised property to the Lessee and shall be liable for the payment of property tax as and when it is required to be paid; and under no circumstance shall the Lessee be held responsible for the payment of the same.
21. It has been mutually agreed by the parties that the Lessors shall provide with area for signage set up on the sub leased premises measuring 30' x 2'6" on the designated area as mentioned in **Annexure 1**.
22. 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 Lessors 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.

For REDCLIFFE LIFETECH PRIVATE LIMITED

  
Authorised Signatory

Hussain Farooq  
Mudassar Farooq



23. The stamp duty, registration charges and other miscellaneous expenses payable for registration of the Lease Deed shall be borne by the LESSEE and the LESSORS equally, i.e., the LESSEE shall pay 50% (fifty per cent) and the LESSORS shall pay the balance 50% (fifty per cent). The LESSORS agrees to do all such acts necessary to enable the LESSEE to register this Lease Deed.

**SCHEDULE PROPERTY**

**ALL THAT PIECE AND PARCEL of Shop No.01 on 1<sup>st</sup> Floor, having constructed area 2000 Sq. Ft. approx. of multi storied building complex namely Nile, standing R.S. Plot No. 280, under Khata No.14 situated at Village Lalpur, Old H.B. Road, P.S. Lower Bazar, Thana No.197, District Ranchi corresponding to Municipal Holding No. 0100009896000X4, in ward no.10 of Ranchi Municipal Corporation, Ranchi, butted and bounded is as follows:-**

North : Ramzan Colony Road.  
South : Timber.  
East : Old H.B. Road.  
West : Basudeo Nagar.

**CERTIFICATE**

CERTIFIED that the land in schedule according to entries in records of right is neither Government land nor has been acquired by the Government for Defence or Civil purposes, CERTIFIED FURTHER that the land in schedule has not been given in Bhudan and is outside of the forest area and does not belong to BCCL or ECL. THIS IS FURTHER CERTIFIED that the land is not a tribal land nor is it connected with any tribal. It is not in ceiling and it does not belong to Math, Temple, Mosque or Church.

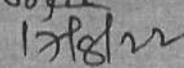
For REDCLIFFE LIFETECH PRIVATE LIMITED

*[Signature]*  
Authorized Signatory

*Hussain Farooque m. Doss or for...*

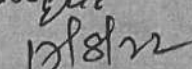
IN WITNESS WHEREOF the Parties hereto have duly executed this Agreement as of the date and the place first above written.


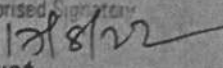
Signed and delivered by and on behalf of, Signed and delivered by and on behalf of,

Hussain Farooque  
(Signature)   
Hussain Farooque  
Lessor No. 1

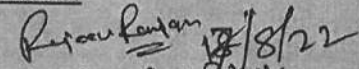
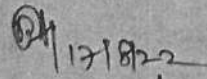
REDCLIFFE LIFETECH PRIVATE LIMITED  
(Redcliffe Labs), Lessee

For REDCLIFFE LIFETECH PRIVATE LIMITED

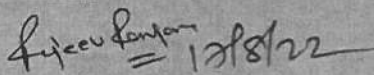
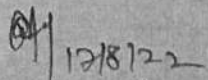
Mudassar Farooque  
(Signature)   
Mudassar Farooque  
Lessor No. 2

  
(Signature) <sup>Authorised Signatory</sup>   
Name: Sunil Singh Rawat  
Authorised Signatory  
Designation-AGM Project Head

Witnesses:

1.   
S/o Sri P.K. Pathak  
Ranchi
2.   
(Bhaiya Anand Kumar)  
S/o late Bhanu Lal  
R/o Ratan Road,  
Ranchi

Witnesses:

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