



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 8

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

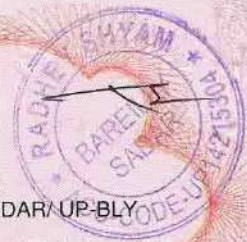
No. H-55, 3rd Floor,, Sector 63,, Noida, Gautam Buddha Nagar, Uttar
Pradesh, India, 201301



* as issued by the Income Tax Department

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP73527965734603U
Certificate Issued Date : 23-Aug-2022 12:34 PM
Account Reference : NEWIMPACC (SV)/ up14215304/ BAREILLY SADAR/UP-BLY
Unique Doc. Reference : SUBIN-UPUP1421530439376983555992U
Purchased by : REDCLIFFE LIFETECH PRIVATE LIMITED
Description of Document : Article 35 Lease
Property Description : LOWER GROUND FLOOR AT SARVODAYA NAGAR UDAYPUR KHAS BAREILLY
Consideration Price (Rs.) :
First Party : SUNIL BHASIN AND DAZY BHASIN
Second Party : REDCLIFFE LIFETECH PRIVATE LIMITED
Stamp Duty Paid By : REDCLIFFE LIFETECH PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 1,03,000
(One Lakh Three Thousand only)

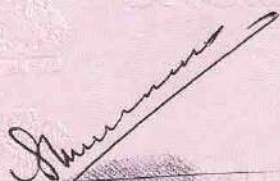



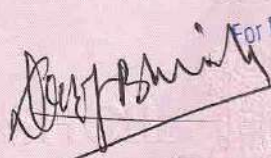


VERIFIED BY

निबन्धन सहायक,
सदर द्वितीय, बरेली

LOCKED

उप निबन्धक द्वितीय
सदर, बरेली


For REDCLIFFE LIFETECH PRIVATE LIMITED

Authorised Signatory


PU 0003324226



बा० नम्बर 200

200

बा० नम्बर 200

LEASE DEED

- Rent Rs. 60000/-per month, Lease Period 05 Years, E-Stamp 1,03,000/-
- Certificate NO. IN-UP73527965734603U Date 23/08/2022.
- AARV Value RS 7,96,000/-

This Lease Deed is executed at Bareilly on 23rd day of August, 2022 by and between;

SUNIL BHASIN (PAN- ABWPB8819R) S/O MADAN LAL BHASIN (Lessor No. 1) and DAZY BHASIN (PAN- ACVPB1079K) W/O SUNIL BHASIN (Lessor No. 2), Both residents of HIG 17, Tibri Nath, B D A Colony, Bareilly, Uttar Pradesh, 243003 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 Part.

AND

REDCLIFFE LIFETECH PRIVATE LIMITED (REDCLIFFE LABS) (PAN- AAKCR7631M) 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 S/o Prem Singh Rawat R/o 685/686-C Near, Aditya Moul, Nyay Khand-2 Indrapuram, Ghaziabad, Uttar Pradesh-201010, Designation AGM projects** {duly authorized vide board resolution, dated-20/04/2021} herein called the Lessee (which expression shall mean and include, unless repugnant to the context thereof, their heirs, administrators, legal representatives, executors and assignees etc.) of the Second part.

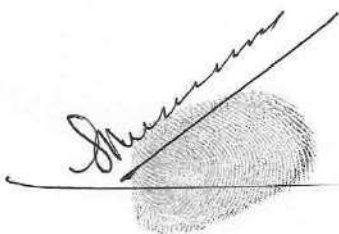
- The Lessors have represented to the Lessee that they hold the right to lease property situated at House No. 2, [DAZY HOUSE] Udaypur Khas Sarvodaya Nagar, Bareilly, Uttar Pradesh-243001 -comprising of Lease Deed. The Lessors have provided a copy of all the necessary documents to the Lessee in support of their claim.
- The Lessors have represented to the lessee that they are competent to let the said premises on 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.

For REDCLIFFE LIFETECH PRIVATE LIMITED

- 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 1380 square feet. approx. super area each on Lower Ground 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 3 years or 36 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 3 years.
2. That the present lease deed is effective from 23/09/2022 and expires on 22/09/2027 with a lock in period of 3 years.
3. That the monthly charges for the above said agreed premises has been agreed to be Rs. 60,000/- (Rupees Sixty thousand Only) plus GST or 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 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.





REDCLIFFE LIFETECH PRIVATE LIMITED



आवेदन सं०: 202200787035063

पट्टा अनुबंध विलेख

बही सं०: 1

रजिस्ट्रेशन सं०: 11963

वर्ष: 2022

प्रतिफल- 180000 स्टाम्प शुल्क- 103000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 25680 प्रतिलिपिकरण शुल्क - 60 योग : 25740

श्री सुनील भसीन,
पुत्र श्री मदन लाल भसीन
व्यवसाय: अन्य
निवासी: एचआईजी 17 टीबरीनाथ बीडीए कालोनी बरेली



ने यह लेखपत्र इस कार्यालय में दिनांक 23/08/2022 एवं 03:09:52 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



रमेन्द्र श्रीवास्तव

उप निबंधक : सदर द्वितीय

बरेली

23/08/2022

रानी सक्सेना


निबंधक लिपिक

23/08/2022

प्रिंट करें



6. That the lessee shall pay a given amount equivalent to three months interest free refundable security amounting to Rs. 1,80,000/- (Rupees One Lakh and Eighty 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 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.
7. Its has been mutually agreed that the Lessors shall provide The Lessor has agreed to provide lights in the leased premises and free parking facility for the cars and vehicles of the Lessee.
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 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 Lessors shall provide fixed electricity load of 15KWA to the Lessee.
9. The Lessors have provided a separate 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.
10. 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.
11. 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






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For REDCLIFFE LIFETECH PRIVATE LIMITED

Authorized Signatory


आवेदन सं०: 202200787035063

बही सं०: 1

रजिस्ट्रेशन सं०: 11963

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

पट्टा दाता: 1

श्री सुनील भसीन, पुत्र श्री मदन लाल भसीन

निवासी: एचआईजी 17 टीबरीनाथ बीडीए कालोनी बरेली

व्यवसाय: अन्य

पट्टा दाता: 2



श्रीमती डेजी भसीन, पत्नी श्री सुनील भसीन

निवासी: एचआईजी 17 टीबरीनाथ बीडीए कालोनी बरेली

व्यवसाय: अन्य

पट्टा गृहीता: 1



श्री रेडक्लीफ लाइफटेक प्रा० लि० के द्वारा सुनील सिंह रावत, पुत्र श्री प्रेम सिंह रावत

निवासी: मकान नं० 685/686-सी नियर आदित्य मॉल नया खण्ड २ इन्दिरापुरम गाजियाबाद

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री बिजेन्द्र गिरि, पुत्र श्री करन गिरि

निवासी: 232 सिठौरा बरेली

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री अतुल कन्नोजिया, पुत्र श्री प्रकाश बाबू

निवासी: 118 सिठौरा बरेली

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रमेश्वर श्रीवास्तव

उप निबंधक: सदर द्वितीय

बरेली

23/08/2022

रानी सक्सेना

निबंधक लिपिक बरेली

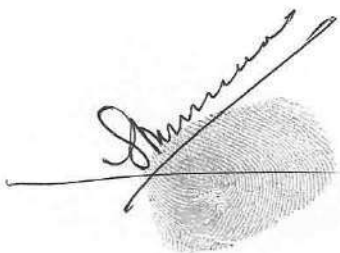
23/08/2022

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी:

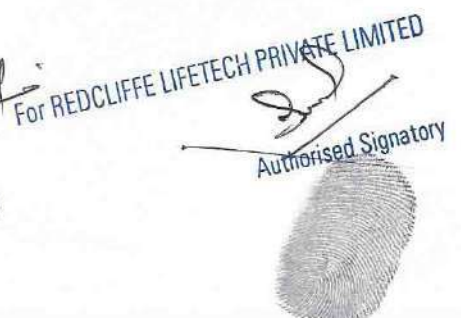
प्रिंट करें

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.

12. 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.
13. The Lessee shall make arrangement for detection equipment as per by laws.
14. 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.
15. That the Lessee shall not be entitled to sub-let or transfer the lease or occupancy of the premises to any other party .
16. 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.
17. 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.
18. That the lessee shall abide by the rules and regulations as per Bareilly 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.




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For REDCLIFFE LIFETECH PRIVATE LIMITED
Authorized Signatory

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.
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. 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 3 years.
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 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 Bareilly, 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.
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 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




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For REDCLIFFE LIFETECH PRIVATE LIMITED

Authorised Signatory
