



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

**Indian-Non Judicial Stamp  
Haryana Government**


Date : 21/03/2023


Certificate No.    GOU2023C2584    \*GOU2023C2584\*    Stamp Duty Paid : ₹ 101  
(Rs Only)

GRN No.            99626684            \*99626684\*            Penalty :            ₹ 0  
(Rs Zero Only)

**Deponent**

Name :            Mrs Surender Kaur  
H.No/Floor : M16            Sector/Ward : 14            Landmark : Near sbi bank  
City/Village : Gurugram            District : Gurugram            State : Haryana  
Phone :            99\*\*\*\*\*90





Purpose : LEASE DEED to be submitted at Others

The authenticity of this document can be verified by scanning this CrCode Through smart phone or on the website <https://egrashry.nic.in>



**LEASE DEED**

This Lease Deed is executed at Delhi on 21<sup>st</sup> day of March, 2023 by and between:

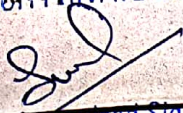
Mrs. Surender Kaur W/o Harjit Singh (LESSOR), Resident of House Number 225c/7, Ward No 18, Gandhi Dham, Jagadhri, Yamunanagar, Yamuna Nagar, Jagadhri, Haryana, 135001, hereinafter called the Lessor of Property; (which expression shall mean and include unless repugnant to the context thereof their heirs' legal representatives, executors end assignees etc.) of the First Parties

AND

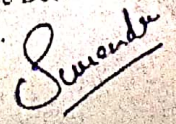
REDCLIFFE LIFETECH PRIVATE LIMITED (REDCLIFFE LABS) a Company incorporated under the Companies Act 2013, having its Registered Office at H - 55, SECTOR 63, ELECTRONIC CITY, NOIDA-201301, through its authorised signatory Sunil Singh Rawat, Designation: AGM {duly authorized vide board resolution, dated- 07/03/2023} 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 lease property situated at M-16 Ground floor, Old DLF Market Near SBI Bank, Sector 14 Gurgaon-122001, comprising of Lease Deed. The Lessors have provided a copy of all the necessary documents to the Lessee in support of his claim.

REDCLIFFE LIFETECH PRIVATE LIMITED



Authorised Signatory



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 1000squarefeet. approx.carpet area on the Ground Floorfloor to the Lessee for the commercial purpose and Lessee will be entitled to use the said premises and Lessors will not disturb the lessee in day-to-day activities.

**NOW THIS LEASE DEED WITNESSED AS UNDER:**

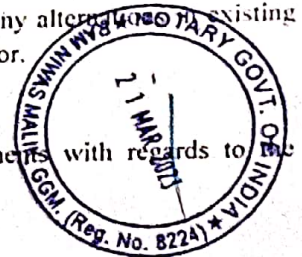
1. The Lessors have granted the said premises to the lessee as on rent for the period of initially 5 years. The Lessors and the Lessee agreed that a lock in period of 2 years or 24 months in this Lease Deed. The lessee will use the said premise and shall have no right on any other part of the building. 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 the date of signing of this Lease deed and expires after the completion of 5 years, with a lock in period of 2 years.
3. That the monthly rent for the above said agreed premises has been agreed to be Rs.45,000/- (Rupees Thirty thousand Only) plus GST or other taxes as applicable from time to time. This amount is to be paid on or before 04<sup>th</sup> day of each English calendar month. The rent will be increased after every 12 (twelve) months 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.
6. That the lessee shall pay a given amount equivalent to two months interest free refundable security amounting to Rs. 90,000/- (Rupees Ninty Thousand Only) to the Lessors prior to signing of this Lease Deed which is to be kept by Lessors for the entire lease 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 lockin period then the lessors are having the right to forfeit the interest free refundable security deposit. Security will be refunded within 30 days of the exit after cutting all the expenses.
7. The Lessee shall use the common facilities such as main gate security, staircase, staircase lighting, 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 water charges if any will be paid by all the parties using the building and the cost of such charges shall be distributed evenly among all the users.



For REDCLIFFE LIFEPOINT PRIVATE LIMITED

Authorised Signatory

8. The Lessors have provided a separate sub meter for electricity and water, the charges of the same shall be Rupees 10/unit consumed to be paid by the lessee. Lessors shall provide space for DG set in front of the building. 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 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 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 lessors hereby declares that the said premises and the aforesaid property is below 15 meters.
12. The Lessee shall make arrangement for detection equipment as per by laws.
13. 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.
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 alteration to the existing structure of the building or add any structure without written permission of the Lessor.
16. That Lessorshave already obtained and furnished all necessary approval/document 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 the relevant District/State authority and local bodies association. Lesseeshall also abide by all rules and regulation as per mentioned as per constitution of India, lessee shall only use this premises for the lawful activities If any kind of activity which is unlawful in nature of constitution is undertaken by the Lessee, then the lessor has all right to get their premises vacated. The lessor doesnot bear any kind of responsibility to the business of lessee.
18. The Lessors are entitled to issue a 15 days' notice in case of default of rental on the part of Lessee. Subject to the Lessee not being able to rectify the same within 7 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



REDCLIFFE LIFETECH PRIVATE LIMITED

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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 either Party by giving two months' notice or 2 month's advance rent. But the termination can take place only after completion of LOCK-IN period of 2 years.
21. That in case of any dispute or differences that 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 hereunder the same shall be adjudicated by Arbitration. Such arbitration shall be conducted in accordance with the provisions 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.
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.

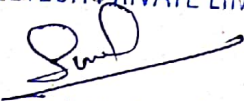
Signed and delivered by and on behalf of Redcliffe Lifetech Private Limited (Redcliffe Labs), Lessee

Signed and delivered by and on behalf of Mrs. Surender Kaur W/o Harjit Singh (LESSOR)

Signature

Name: Name: Surender Singh Rawal

Authorised Signatory



Authorised Signatory

Signature



Authorised Signatories

ATTESTED

RAM NIWAS MALIK, ADVOCATE  
NOTARY, GURUGRAM (HR.) INDIA

Witnesses:

1. VEERENDRA KUMAR S/O RAJESH SINGH

H-48, Saydamba Colony  
Delhi - 110094

2.

ASHISH SHARMA S/O

Beekam Singh Colony


Street No-6

MUZAFFAR NATHAR

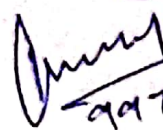
MOB - 9560123470

Witnesses:

1.

 8821682430

2.

 9971685990