

#### 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]

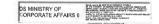
I hereby certify that REDCLIFFE LIFETECH PRIVATE LIMITED is incorporated on this Thirtieth day of January Two thousand twenty-one under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

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 <a href="https://www.mca.gov.in">www.mca.gov.in</a>

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



<sup>\*</sup> as issued by the Income Tax Department

## INDIA NON JUDICIAL



e-Stamp

Stamp Vendor Licence No.-05 E-Stamping Acc. 10 tehsil Sadar DistraGRA

IN-UP82313038328934V

08-Aug-2023 02:49 PM

NEWIMPACC (SV)/ up14412104/ AGRA SADAR/ UP-AGR

SUBIN-UPUP1441210460019394332589V

REDCLIFFE LIFETECH PVT LTD

Article 35 Lease

OFFICE NO.6 SECOND FLOOR SHANTI MADHUVAN PLAZA AGRA

PRADEEP CHAWLA

REDCLIFFE LIFETECH PVT LTD

REDCLIFFE LIFETECH PVT LTD

41,000

(Forty One Thousand only)

Certificate No.

Purchased by

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

Gorificate Issued Date

Unique Doc. Reference

Description of Document

Consideration Price (Rs.)

Property Description

Account Reference

Please write or type below this line



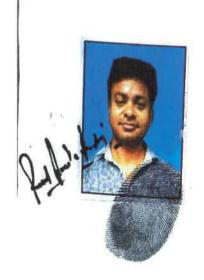
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FOR REDCLIFFE LIFETECH PRIVATE-LIMITED **Authorised Signatory** 

Will.

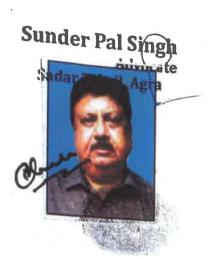
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### LEASE DEED

RENT 25,000/- Rs. PER MONTH

**AVERAGE RENT 3,23,260/- Rs. PER YEAR** 

**LEASE PERIOD - 04 YEARS** 

ADVANCE- 50,000/- Rs. (REFUNDABLE)

STAMP DUTY PAID- 41,000/- Rs. E- STAMP CERTIFICATE No. IN-UP82313038328934V DATE 08-08-2023

This Lease Deed is executed at Agra on 8th day of August, 2023 by and between;



For REDCLIFFE LIFETECH PRIVATE LIMITED

Pradeep Chawla S/o Amolak Ram Chawla (Lessor), Resident of H. No. 13/203A, Mandi Sayeed Khan, Agra Fort, Kiraoli, Agra, Uttar Pradesh - 282003, 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.)

PAN No. ACOPC5370R

AADHAR No. XXXX XXXX 8317

Mo. 9917984304

---- FIRST PARTY

### 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 S/o Prem Singh Rawat R/o 685/686-C Indrapuram Ghaziyabad Designation: GM, Projects {duly authorized vide Authority Letter dated, dated-03/05/2023} 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.

PAN No. AAKCR7631M AADHAR No. XXXX XXXX 6762

Mo. 8860311221

---- SECOND PARTY

FOR REDCLIFFE LIFETECH PRIVATE LIMITED

thorised Signatory

- A. The Lessors have represented to the Lessee that they hold the right to lease property situated at Office No. DC II 06 II Floor Shanti Madhuvan Plaza, Agra 282002 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 Lessor have rented a total area of 480 square feet, approx. carpet area on the Second floor (wherein the building comprises of Lower Ground Floor, Upper Ground Floor, First Floor and Second Floor) to the Lessee for the commercial purpose and Lessee will be entitled to use the said premises and Lessor will not disturb the Lessee in day-to-day activities.

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For REDCLIFFE LIFETECH PRIVATE LIMITED thorised Signatory

## 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 4 years. The Lessors and the Lessee agreed that a lock in period of 1 year or 12 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 1 year.
  - 2. That the present lease deed is effective from 1<sup>st</sup> July, 2023 and expires after the completion of 4 years, with a lock in period of 1 year.
    - 3. That the monthly charges for the above said agreed premises has been agreed to be Rs. 25,000/- (Rupees Twenty Five 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 12 (twelve) months of last paid rent by 5%.

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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 15 days post execution of Lease Deed, which has been mutually agreed between the Parties

rent shall be start date 7th july-2023

6. That the lessee shall pay a given amount equivalent to two months interest free refundable security amounting to Rs. 50,000/- (Rupees Fifty 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 lock in period then the lessors are having the right to forfeit the interest free refundable security deposit. The Rent of 1 months' 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. 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 maintenance charges at the rate of Rupees 5/sq feet shall be paid by lessee to the building maintenance staff for all above said services. The Lessors shall provide fixed electricity load of 15-18KWA to the Lessee. The Lessee hereby undertakes, and the Lessor acknowledges that the Lessee shall apply for the electricity connection in its own name
  - 8. 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.
  - 9. The Lessee shall make arrangement for detection equipment as per by laws.

That the Lessors or their authorized representative shall be at liberty to inspect the

uthorised Signatory

- 10. premises within working hours' day or night with a prior notice of 24 hours and the lessee shall have No Objection for the same.
- 11. 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.
- 12. 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.
- 13. 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. If the Lessor makes any changes to the premises without permission of the Lessor, the Lessee shall ensure to reverse such changes on its own cost, and shall return the premises to the Lessor in the condition received, subject to normal wear and tear.

andr.

For REDCLIFFE LIFETECH PRIVATE LIMITED horised Signatory

बही स०: 1

रजिस्ट्रेशन स०: 6441

वर्ष: 2023

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

श्री प्रदीप चावला, पुत्र श्री अमोलक राम चावला

निवासी: 13/203आ मंडी सईद खा आगरा

व्यवसाय: अन्य

पदटा गृहीता: 1





श्री रेडक्लिफ लाईफटेक प्रा0 लि0 (रेडक्लिफ लैब्स) के द्वारा सुनील सिंह रावत, पुत्र श्री प्रेम सिंह रावत

निवासी: 685/686-C इंदिरापुरम गाजियाबाद

व्यवसायः अन्य





ने निष्पादन स्वीकार किया । जिनकी पहचान पहचानकर्ताः ।

श्री राहुल प्रजापति, पुत्र श्री लक्ष्मण प्रजापति

निवासी: 233 सेक्टर 4 आवास विकास कॉलोनी आगरा

व्यवसायः अन्य

पहचानकर्ता : 2





श्री अभिषेक वर्मा, पुत्र श्री हरीश कुमार

निवासी: भोजीपुरा शाहगंज आगरा

व्यवसायः अन्य





रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

टिप्पणी:

इंशा अल्बा स्व प्रभारी उप निबंधक : सदर पंचम आगरा

प्रकाश नरायन निबंधक लिपिक आगरा 08/08/2023

प्रिंट करें

## पट्टा विलेख/ कबूलियतनामा

बही स०: 1

रजिस्ट्रेशन स०: 6441

वर्ष: 2023

प्रतिफल- 1021000 स्टाम्प शुल्क- 41000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 10210 प्रतिलिपिकरण शुल्क - 80 योग : 10290

श्री रेडक्लिफ लाईफटेक प्रा० लि० (रेडक्लिफ लैब्स) द्वारा सुनील सिंह रावत अधिकृत पदाधिकारी/ प्रतिनिधि, पुत्र श्री प्रेम सिंह रावत व्यवसाय: अन्य

निवासी: 685/686-C इंदिरापुरम गाज़ियाबाद

श्री, रेडक्लिफ लाईफटेक प्रा0 **लि०** (रेडक्लिफ **लैब्**स) द्वारा

ने यह लेखपत्र इस कार्यालय में दिनाँक 08/08/2023 एवं 04:40:59 PM बजे निबंधन हेतु पेश किया। SI

सुनील सिंह रावत अधिकृत पदाधिकारी/ प्रतिनिधि



रजिस्ट्रीकरण अधिकारी के हस्ता।

इंशा अस्त ख्रा प्रभारी उप निबंधक :सदर पंचम आगरा 08/08/2023

प्रकार नरायन निबंधक लिपिक 08/08/2023

प्रिंट करें

