



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 .



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

SICIL



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2

UP82313038328934V

Sunder Pal Singh
Advocate
Sadar ... Agra



Sunder Pal Singh
Advocate
Sadar ... Agra



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
Authorised Signatory



3

IN-UP82313038328934V

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 and assignees etc.) of the First Parties

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 Ghaziabad 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






Authorised Signatory

IN-UP82313038328934V

- 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.



For REDCLIFFE LIFETECH PRIVATE LIMITED


Authorised 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 1st 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%.




For REDCLIFFE LIFETECH PRIVATE LIMITED


Authorised Signatory

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.

For REDCLIFFE LIFETECH PRIVATE LIMITED


Authorised Signatory

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



For REDCLIFFE LIFETECH PRIVATE LIMITED



Authorised 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.



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For REDCLIFFE LIFETECH PRIVATE LIMITED

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Authorized Signatory

बही सं०: 1

रजिस्ट्रेशन सं०: 6441

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त पददा दाता: 1

श्री प्रदीप चावला, पुत्र श्री अमोलक राम चावला

निवासी: 13/203आ मंडी सईद खा आगरा

व्यवसाय: अन्य

पददा गृहीता: 1

Pradeep



श्री रेडक्लिफ लाईफटेक प्रा० लि० (रेडक्लिफ लेब्स) के द्वारा सुनील सिंह रावत, पुत्र श्री प्रेम सिंह रावत

निवासी: 685/686-C इंदिरापुरम गाजियाबाद

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

Sunil



श्री राहुल प्रजापति, पुत्र श्री लक्ष्मण प्रजापति

निवासी: 233 सेक्टर 4 आवास विकास कॉलोनी आगरा

व्यवसाय: अन्य

पहचानकर्ता: 2

Rahul



श्री अभिषेक वर्मा, पुत्र श्री हरीश कुमार

निवासी: भोजीपुरा शाहगंज आगरा

व्यवसाय: अन्य

Abhishek Verma



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

इंशा अलम खा प्रभारी
उप निबंधक : सदर पंचम
आगरा
08/08/2023

प्रकाश नारायण
निबंधक लिपिक आगरा
08/08/2023



प्रिंट करें

आवेदन सं०: 202300766047855

पट्टा विलेख/ कबूलियतनामा

बही सं०: 1

रजिस्ट्रेशन सं०: 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 लेब्स) द्वारा
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पुत्र श्री प्रेम सिंह रावत
व्यवसाय: अन्य
निवासी: 685/686-C इंदिरापुरम गाज़ियाबाद

Sunil



श्री, रेडक्लिफ लाईफटेक प्रा० लि० (रेडक्लिफ लेब्स) द्वारा
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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

इंशा अहमद खां प्रभारी
उप निबंधक : सदर पंचम
आगरा

08/08/2023

प्रकाश नारायण
निबंधक लिपिक
08/08/2023

प्रिंट करें

