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**MOU BETWEEN KIDWAI MEMORIAL INSTITUTE OF ONCOLOGY (KMIO)  
BENGALURU AND CONTRACTOR M/S M R CONSTRUCTION FOR THE VARIOUS  
WORKS AT KMIO PREMISES, BENGALURU UNDER THE AEGIS OF INFOSYS  
FOUNDATION.**

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*[Signature]*

DIRECTOR

Kidwai Memorial Institute of Oncology  
BANGALORE-560 029



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## Introduction.

Whereas KIDWAI MEMORIAL INSTITUTE OF ONCOLOGY (KMIO) Bengaluru intends to build Major Operation Theatre at 2<sup>nd</sup> floor, Zindal Block AND Renovation, addition and alteration to Infosys foundation dharmashala in the existing premises at Bengaluru.

Now Infosys Foundation has offered to make a donation to build the major operation Theatre at 2<sup>nd</sup> floor, Zindal Block of approximate area of 12500 sq ft AND Renovation, addition & alteration to Infosys dharmashala as per the drawings (Annexure-A) & specifications listed in Annexure -B to this MOU.

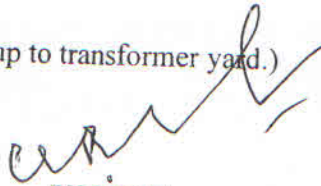
Through this MOU KIDWAI MEMORIAL INSTITUTE OF ONCOLOGY (KMIO) BENGALRU & INFOSYS FOUNDATION have agreed to set out the following conditions upon which the implementation arrangements will be made.

1. Infosys foundation nominates M/S M R CONSTRUCTION as the builder for the construction of Major Operation Theatre at 2<sup>nd</sup> floor, Zindal Block AND Renovation, addition / alteration to Infosys foundation dharmashala. Through this MOU, Infosys Foundation authorizes M/S M R Construction to undertake the said works on behalf of Infosys foundation.
2. This agreement is made at Bengaluru on \_\_\_\_\_ between KMIO-Bengaluru and Infosys Foundation, Bengaluru - for the execution of the projects which is construction of Major Operation Theatre at 2<sup>nd</sup> floor, Zindal Block and Renovation, addition & alteration to Infosys foundation dharmashala.
3. The construction cost will be borne by Infosys Foundation; bills at regular intervals of 2 months, as the building progresses will be submitted for verification by the architects (Protospace) after which the payment due will be processed. Specification are spelt out Annexure B to this agreement. The work encompasses the following:-

### 1. Major operation Theatre at 2<sup>nd</sup> floor, Zindal block.

- a. Building of area 10000 sq. ft. (approximate) consisting of 2<sup>nd</sup> floor only. Including RCC frame works, Masonry, Plastering, Roof finishes, wall finishes, internal finishes & joineries.
- b. Service core area 2500 sq. ft (approximate) consisting of ground + 2 upper floors including RCC foundation/frame works, masonry, plastering, roof finishes, wall finishes, internal finishes & joineries.
- c. False Ceiling
- d. PHE (External & Internal).
- e. Electrical (Internal & External up to transformer yard.)

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- f. HVAC
- g. Lifts

2. **Infosys Foundation Dharmashala- The main works are as below**

- a. Service core area [Lift] consisting of ground+2 floor including RCC foundation works, masonry, plastering, roof finishes, wall finishes, internal finishes.
- b. Redoing of Court yard flooring
- c. Corridor flooring
- d. Staircase flooring
- e. Toilet doors
- f. Flagging concrete
- g. Replacement of main sewerage lines

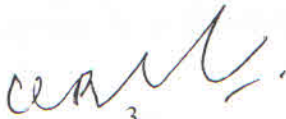
All the above activities will be executed as per the specifications given below in Annexure- B & drawing approved (Annexure -A). Any deviations from this will not be accepted by any of the parties.

4. The duration for construction is approximately 12 months. The building in a functional state as deemed in the specifications will be handed over in a clear, proper & worthy state to the KMIO authorities after approximately 12 months expiry from the date of performing Bhoomi Pooja which will be..... 2016 subject to any additional time taken owing to inclement weather conditions such as during the monsoon or other force majeure conditions.

5. M/S M R Construction will ensure that all compliance of statutory needs like ESI/PF etc. of its employees is followed and any commission and omission in its entirety is the responsibility of M/S M R CONSTRUCTION and KMIO, BANGALORE and INFOSYS FOUNDATION hereby declare that they are unequivocally removed from any such acts of M/S M R Construction and will not be a party to it.

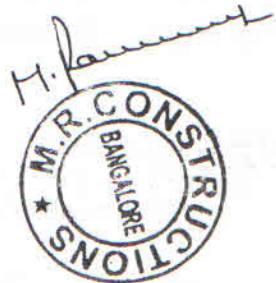
6. Site precautions will be adhered to by M/S M R Construction like:

- a) Wearing of helmets
- b) Proper lighting in the site area
- c) Proper signage.
- d) Proper & effective barricade, where likelihood of accident occurrence is there.
- e) Fire prevention by Fire fighting equipment.
- f) Frequent safety inspection checks, rehearsals will be conducted and a log maintained.
- g) Medical facility of First aid nature will be made available in the site.
- h) Proper shelters will be provided for the wage earners / employees at the construction site.
- i) Proper health care and hygiene will be followed.
- j) Debris removal will be done regularly and periodically and the area will not reflect a bad image.
- k) Effective & proper control & security at the labour camp & adherence to labour laws as in vogue & statutory compliance what ever there off. Ensure that sanitation, lighting, perimeter control & effective discipline is enforced



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7. Water and power required for construction will be provided by KMIO authorities at one point inside the site and cost towards necessary distribution and maintenance will be borne by M/S M R Construction

8. Senior Engineer will be posted for the duration of the project by M/S M R Construction

9. All drawings, test reports of materials used, bar bending schedules, work order books, all the necessary documents as deemed necessary will be maintained at the site.

10. Measurement of quantities previous to preparation of bills will be done in the presence of the deputed quantity surveyor of the architect.

11. Architects protospace will certify the running account bills; then only payment in cheque in the name of M/S M R Construction will be made.

12. Quality of workmanship will be of the highest order, if found below acceptable limits, Redoing will be at the cost of the M/S M R Construction. No representations will be entertained. Following Particular quality checks are absolutely mandatory.

- a. Foundation castings
- b. Reinforcement checks and quality of steel used; quality of cement used.
- c. Roof casting curing etc., and ensure proper and effective water proofing is provided and no seepage / leakage later is acceptable, non negotiable and May not lead to unnecessary embarrassment to both the parties.
- d. Proactive action needed and where doubts of technical nature exist, architects will be consulted along with KMIO authorities & a favourable solution will be arrived at.

13. The above agreement is deemed to be enforced from the commencement date after the "Bhoomipooja" dated.....2016 and will run concurrently till the project closes as per the virtual completion report rendered by the architect to the effect that the building with all its services as mentioned above are fully, wholly, properly and correctly functional by..... [date]

14. The Donor of this project, Infosys Foundation will make the payments directly to M/S M R Construction after due certification from architects on progress and quality.

15. Infosys Foundation will manage the entire process of implementation and completion of the said works in entirety through their appointed architects & contractors without any interference from KMIO authorities or any other departments in view of the smooth functioning and completion of the said building

#### 16. Functions of parties

- Infosys Foundation will only finance the project
- Infosys Foundation has authorized architects Protospace to effectively manage the project from design, monitor, Quality control, quality check specifications, evaluate the progress and pass bills for payment
- M/S M R Construction will construct and hand over as per the design and quality standards as prescribed by protospace in all respects to the satisfaction of the end user

  
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Infosys Memorial Institute of Technology  
BANGALORE





namely KMIO, Bangalore. They will deliver the project in 12 months starting from .....[date] & ending on .....[date].

- KMIO, Bangalore to provide External Electrical source to tap [in the campus near the building] for servicing of the building
- KMIO, Bangalore to provide main water supply source near building for servicing of water supply system.
- KMIO, Bangalore to permit the contractor to connect the sewerage & waste water lines from the building to nearest existing man hole & service lines
- KMIO, Bangalore to provide approach road to the building post construction of the building.
- KMIO, Bangalore to help M/S M R Construction to get temporary water and power [if required] for construction purpose.
- KMIO, Bangalore to handover the proposed Construction site to M/S M R Construction without any encumbrances for the due course of construction.
- KMIO, Bangalore to obtain necessary approvals, sanctions required from statutory bodies before starting construction work.
- KMIO, Bangalore to bear all the cost towards necessary fee/deposits to statutory bodies for approval or NOC.
- KMIO ATHORITIES to make arrangements to demolish the existing buildings in the backside of Jindal block, which are fouling with the proposed new building and handover the site free of debris before start of construction including re-routing of service lines which are fouling with construction activity.
- KMIO, Bangalore to provide space and permit M/S M R Construction to stack and keep the construction materials with security at his risk during the course of construction.
- KMIO, Bangalore to extend full support and cooperation for timely completion of the said building.

#### 17. Acceptance certificate

KMIO- Bangalore after completion of the project will provide a certificate to the effect that the project has been accepted by them which is as per the intended design & concept. Now it shall behove on us to ensure that the Major Operation Theatre at 2<sup>nd</sup> floor, Zindal Block addition & alteration to Infosys foundation dharmashala thus completed will be maintained well & no alteration or additions to this building donated by Infosys Foundation will be effected in isolation. Infosys Foundation in general prohibits any additions without explicit permission from the chairperson of Infosys Foundation.

17. KMIO-Bangalore must take prior approval of the Infosys Foundation before any information related to the Project is published or presented to any other party/parties or on any online medium. The building must be called 'INFOSYS FOUNDATION OT BLOCK.' KMIO will prominently display - 'Supported by Infosys Foundation' - in all publications relating to the building (either in the text or the footnote) on its website, event programs, marketing materials and in other places.

18. Infosys Foundation or Infosys will not be responsible for maintenance of the, Major Operation Theatre at 2<sup>nd</sup> floor, Zindal Block AND addition & alteration to Infosys foundation dharmashala for any minor or major repair, once it is handed over to KMIO-Bangalore after being operational.

  
**DIRECTOR**  
Kidwal Memorial Institute of Oncology -  
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## SPECIFICATIONS, ANNEXURE - B.

### 1. Major operation Theatre at 2<sup>nd</sup> floor, Zindal block.

#### A. CIVIL

##### **Shell & Core**

- RCC foundation for lift shaft/ Service core.
- RCC frame work
- Brick or CC Block masonry for walls
- External & internal plastering
- Water proofing to terrace (membrane or equivalent)
- Flagging Concrete

##### **Flooring Finishes**

- Granite Flooring in staircase, lift lobby, entrance etc.,
- Vitrified tiles flooring in inside area except OT.
- Epoxy flooring in OT
- Ceramic digital tiles' dadoing in all toilets
- Vitrified matt finish tiles flooring toilets.
- Granite cladding in lift core area

##### **Wall finishes**

- Apex paint for external surfaces for lift shaft
- Plastic emulsion paint for internal walls & ceilings.
- Enamel paint for all doors

##### **Joinery**

- Sal wood frame & 32mm thk GRP sandwich composite doors shutter with SS hardware & vision panel inside doors
- SS doors in ground floor [2 nos].
- MS doors for lift room & head room
- Sal wood frame & 32mm thk PF doors shutters with hardware for toilets.
- UPVC / Aluminium sliding windows & ventilators
- MS grills for windows



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- MS railing for staircase

## **B. Electrical**

- PVC conduits
- Internal wiring & electrical fixtures with distribution boards & panels
- FRLSH PVC Insulated Wires
- ELCBs / ELMCBs (excludes AMF panel)
- Light fittings and fixtures External Lighting around building. (except main OT lighting)
- Ceiling & exhaust Fans.
- Connection to existing source or feeder line near the building
- Earthing
- Provision for UPS (UPS excluded).

## **C. PHE [Water Supply & Sanitary]**

- UPVC pipes for soil & waste line.
- CPVC pipes for all water lines.
- Indian W.C /EWC for general toilets as per requirement.
- CP fitting for all toilet and wash.
- Urinals and granite partitions.
- External sewer lines with inspection chambers up to the nearest existing manhole in the premises which is connected to the existing STP or public sewer.
- Wash basins in toilets.
- Pump
- PVC Over head tank as per design.

## **D. HVAC (as per design requirement)**

- AC as per design to OT (2<sup>nd</sup> Floor).
- Mechanical ventilation to toilets.

**E. lifts** - As per design/ Drawing.

## **F. Misc**

- SS storage units
- SS wall panelling for OT

## **2. INFOSYS FOUNDATION DHARMASHALA**

### **A. CIVIL**

**Shell & Core- Lift core only.**

- RCC foundation to for staircase & lift shaft
- RCC frame work
- Brick or CC Block masonry for walls
- External & internal plastering
- Water proofing to terrace (membrane or equivalent)
- Flagging Concrete

  
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T. T. Swal Memorial Institute of Oncology  
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### Flooring Finishes

- Sadarahalli Granite Flooring in staircase.
- Vitrified Matt finish flooring in corridors.
- Granite Cladding to service core in all floors.
- Correction & re doing of existing Paver block flooring in court yard

### Wall finishes

- Apex paint for external surfaces[Lift core area]
- Enamel paint for inside wall [Lift core area].

### Joinery

- Sal wood frame with PF coated panel doors for all toilets.

### B. Electrical (Lift Core).

- PVC conduits at all levels for lift core area
- Internal wiring & electrical fixtures with distribution boards & panels- Lift core.
- FRLSH PVC Insulated Wires
- ELCBs / ELMCBs
- Connection to existing source or feeder line in nearest point in the building
- Earthing

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DIRECTOR  
M.R. Const. Projects  
Bangalore

*[Handwritten Signature]*





C. PHE (Water supply & Sanitary)

- Replacement of existing External UPVC pipes for soil & waste line.
- External sewer lines with inspection chambers up to the nearest existing manhole in the premises which is connected to the existing STP public sewer.

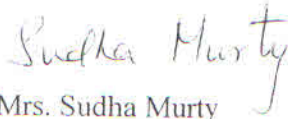
D. Lift-As per design / Drawing



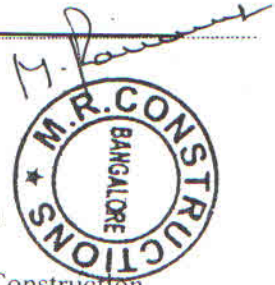
Dr.K.B. Lingegowda  
Director  
KIDWAI MEMORIAL  
INSTITUTE OF ONCOLOGY

DIRECTOR

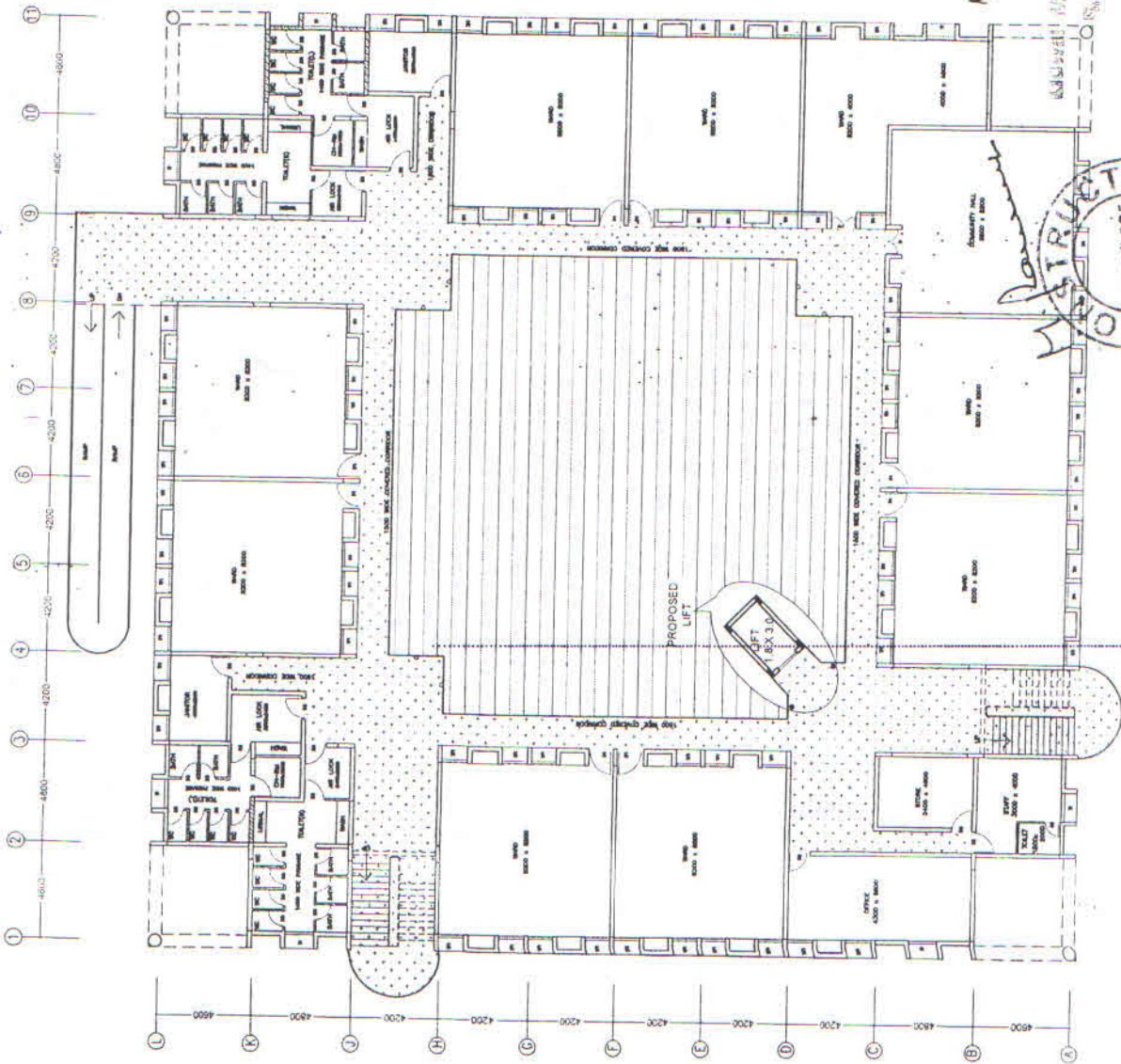
Kidwai Memorial Institute of Oncology  
BANGALORE-560 029.



Mrs. Sudha Murty  
Chairperson  
INFOSYS FOUNDATION



M.Ramesh  
Proprietor  
M/S M R Construction



SCOPE OF WORK :



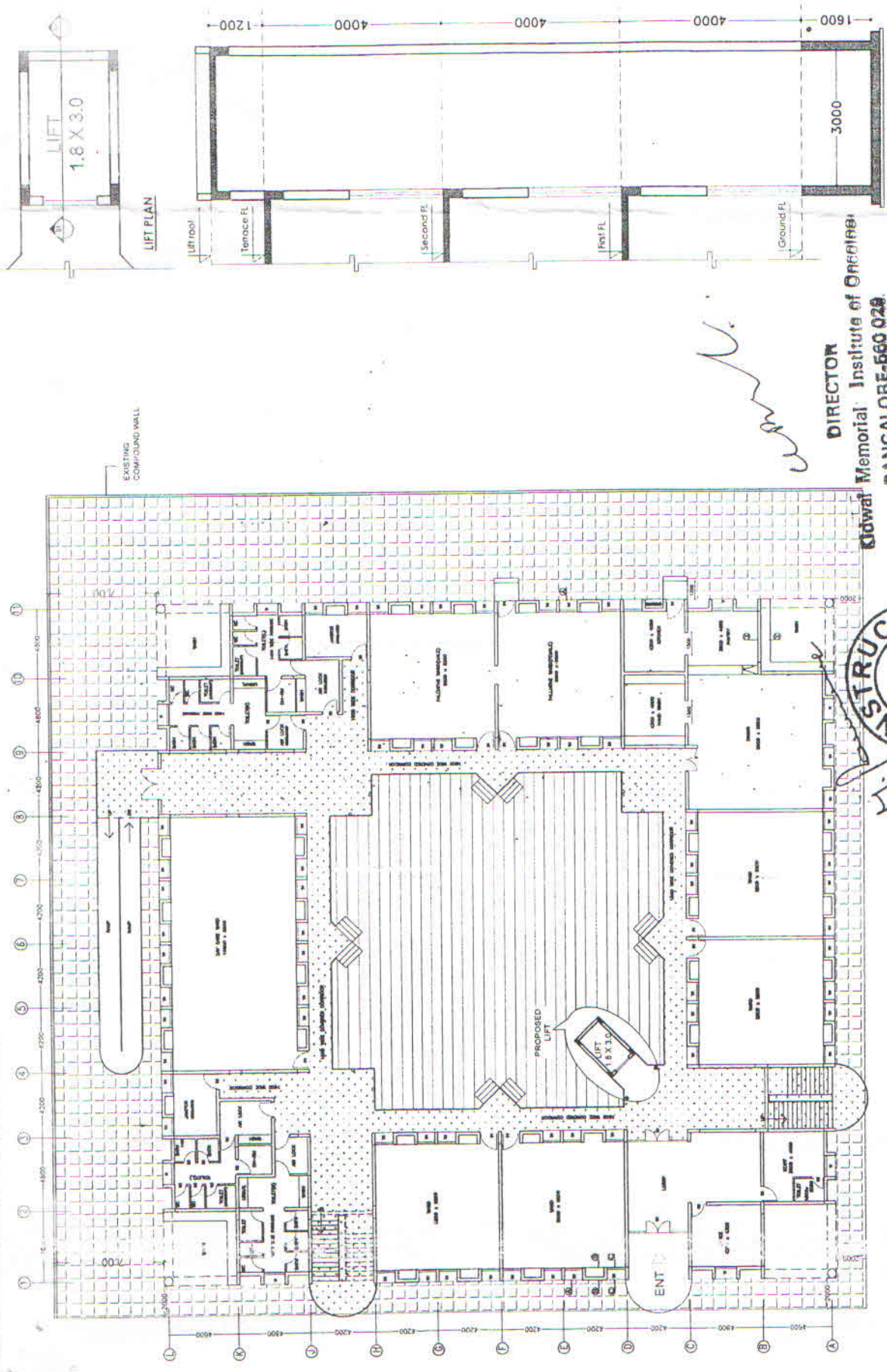
- FLOGGING CONCRETE OUT SIDE
- GRANITE FLOORING CORRIDOR & STAIRCASE
- RELAYING OF COURTYARD PAVEMENT BLOCK
- TOILET DOORS
- LIFT & LIFT SHAFT (15 P

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 DIPANKAR  
 Memorial Building of Oncotom  
 BANGALORE



DRAWING - 2 ( ANNEXURE -A )  
 TYPICAL SECOND FLOOR PLAN  
**ADDITION & ALTERATION TO INFOSYS FOUNDATION DHARMASHALA @ KIDWAI COMPLEX BANGALORE.**





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DIRECTOR  
Kidwai Memorial Institute of Oncology  
BANGALORE-560 028



SECTION - S I S I

FLOOR PLAN

DRAWING 2 (ANNEXURE - A)

**ADDITION & ALTERATION TO INFOSYS FOUNDATION DHARMASHALA @ KIDWAI  
COMPLEX BANGALORE.**