



JTC Corporation
The JTC Summit
8 Jurong Town Hall Road
Singapore 609434

Hotline 1800 568 7000
Main Line (65) 6560 0056
Facsimile (65) 6565 5301

Our Ref: **To be advised**
Allocation No: **To be advised**
Case ID: **To be advised**

Sent via Email

26 November 2021

INTELLIMED HEALTHCARE PTE. LTD.

25 West Coast Rise
04-05 Monterey Park Condominium
Singapore 127468

(Attn : Mr Srinivas (Sri) Bhylahalli)

Offered Tenancy Period:

02 January 2022 to 01 January 2025

Action Required By:

07 December 2021

Dear Sirs

OFFER FOR TENANCY OF JTC PREMISES AT 73 AYER RAJAH CRESCENT #01-01/02 SINGAPORE 139952 ("PREMISES")

1. Thank you for your interest in renting the JTC Premises. This letter, together with the Attachment, comprise our offer to rent the Premises to you ("Offer") for the period from **02 January 2022 to 01 January 2025** ("Term").
2. The terms of your Tenancy are in the Attachment.
3. To accept our Offer, please do the following by **07 December 2021**:

	Action Required for Acceptance
(a)	Prepare the Letter of Acceptance (format enclosed).
(b)	Complete, sign and return by post to us the duly completed and signed Letter of Acceptance , and all additional documents which we have listed in <u>Attachment (Part 2)</u> (if any).
(c)	Make full payment of the required sums (see payment breakdown and method in the <u>Attachment (Part 1)</u>).
(d)	It is compulsory for subsequent payments under the Tenancy to be paid by GIRO deduction. You are required to complete and return by post to us a duly completed original GIRO authorisation form (available for download on Customer Service Portal) by 07 December 2021 .



JTC Corporation
The JTC Summit
8 Jurong Town Hall Road
Singapore 609434

Hotline 1800 568 7000
Main Line (65) 6560 0056
Facsimile (65) 6565 5301

There will be no Tenancy between us if we do not receive by **07 December 2021** -

- (a) your duly signed original Letter of Acceptance;
- (b) full payment;
- (c) your duly completed original GIRO authorisation form, or your written confirmation that all payments under the Tenancy are to be paid from your existing GIRO account with us; and
- (d) all additional documents which we have listed in Attachment (Part 2) (if any).

In such event, all payments (except for the application deposit, which will be forfeited) will be refunded to you (without interest).

- 4. Please login to JTC's Customer Service Portal with CorpPass to access your future [monthly e-statements](#).
- 5. If you have any queries, you may contact Tan Zhao Wei at 6883 3493 or Tan_Zhao_Wei@jtc.gov.sg.

Yours faithfully

f. *Ashley Leow Shin Ghee*

Tan Zhao Wei
Assistant Manager
Start-Up Dept
InfoComm Media & Start-Up Cluster

Attachment: Part 1: Details
 Part 2: Key Terms
 Part 3: Special Terms
 Part 4: Standard Terms
 Part 5: Specific Reinstatement Works Block 73

Enclosed: Format of Letter of Acceptance

PART 1 (Details)

Premises	73 AYER RAJAH CRESCENT #01-01/02 SINGAPORE 139952
Term	02 January 2022 to 01 January 2025
Tenancy Commencement Date	02 January 2022
Possession Date <i>(date the Premises will be handed to you)</i>	01 December 2021
Rent per month	\$723.67
Service Charge per month	\$399.42
Security Deposit Amount <i>(equivalent to 1 month's fixed recurring charges)</i>	\$1,123.09
Standard Rent-Free Period <i>(During the Standard Rent-Free Period, Rent and Service Charge are not payable.)</i>	From Possession Date to 01 January 2022
Authorised Use	SOFTWARE DEVELOPMENT AND R&D
Estimated Area (" <u>Area</u> ")	43.7 m ²
Maximum Floor Loading <i>(Note: You must not exceed the Maximum Floor Loading and must ensure that the permitted load is evenly distributed.)</i>	3.0 kN/m ²
Plan of Premises	As attached
Other Terms and Conditions	See remaining Attachment

Payment required for acceptance of Offer		
	Amount (\$)	GST at prevailing rate (\$)
Rent for one month	723.67	50.66
Service Charge for one month	399.42	27.96
Security Deposit	1,123.09	
Reinstatement Deposit	0	
Stamp Duty	161.00	
Sub-Total Payable (inclusive of GST at prevailing rate)	2,485.80	
<u>Less</u> Application Deposit (if paid)	0	
Total Amount Payable (inclusive of GST at prevailing rate)	2,485.80	

The Total Amount Payable must be paid by bank transfer to our designated bank account, or any other method as indicated on our website at <http://www.jtc.gov.sg>, details of which are as follows:-

Account Name	JTC Corporation
Bank Name	Oversea-Chinese Banking Corporation Limited
Bank Account Number	501104970001
SWIFT code	OCBCSGSG

Please quote the company name in the reference number in your payment and provide us with a copy of the payment advice for our verification. The amount payable should be in Singapore Dollars, exclusive of any bank charges and/or administrative fees which shall be paid by you.