

AL-BARAKAH MARQUEE COMPLEX

PROJECT CONTRACTS, AUDIT & COORDINATION CELL

Sheikhupura / Lahore, Punjab, Pakistan

MASTER CONTRACT REF: ABM/SBW/MASTER-FINAL-2026/04

DATE: 26 August 2026

LUMP SUM CONTRACT PRICE: **PKR 3,700,000.00**

TOTAL DISBURSED TO DATE: **PKR 2,710,128.00**

REMAINING UNPAID BALANCE: **PKR 989,872.00**

MASTER FINAL CONTRACT AGREEMENT: COMPLETE PEB SHED EXECUTION & DAILY DISBURSEMENT PROTOCOL		
1. PRINCIPAL (CLIENT): M/S ALBARAKAH MARQUEE represented by MR. SOHAIL GONDAL & ASSOCIATES (Owner, Albarakah Marquee)		
2. LABOUR CONTRACTOR: M/S SBW ENGINEERING represented by SYED MAZHAR ABBAS (CEO, SBW Engineering)		
3. PROJECT COORDINATOR: M/S FUSION DEVELOPERS represented by MUHAMMAD SALEEM / M. USMAN (Project Coordination Cell)		
SUPERSESSION STATUS: This Master Contract Agreement precedes and supersedes all prior agreements, MoUs, work orders, and interim instruments (including Base Contract FD-SBW-2026-001 dated 28 July 2026 and E-Stamp Deed PB-LHR-A5F055987D7A2E27 dated 19 August 2026) and constitutes the final, exhaustive legal document governing all remaining works.		
1. ALL-INCLUSIVE CONTRACT PRICE PKR 3,700,000.00	2. DISBURSED TO DATE PKR 2,710,128.00	3. REMAINING BALANCE PKR 989,872.00
Labour, Cranes, Red Oxide & Supplies, Gases, Civil	17 Bank Txns (2.235M) + K12/13 (475.1k)	Payable strictly on daily actuals

- 1. Preamble, Ground Baseline Status & Digital Portal Governance (48-Hour Objection Rule)**
- 1.1 Sole Labour Contractor Execution with Own Workforce:** The temporary third-party erection team has been dismissed. SBW Engineering (Syed Mazhar Abbas) as Labour Contractor resumes sole, undivided operational responsibility to complete the entire remaining fabrication, crane erection, purlins, brickwork, primer painting, and cladding with his own skilled workforce.
- 1.2 Reversal of Failed Erection & Ground Baseline:** It is mutually acknowledged that previous erection attempts failed due to central compression ring sizing, rafter cambers, and template fit-up mismatches. Consequently, **all 20 rafters have been de-rigged and placed back on the ground.** The project is at the initial baseline ground state as of 28 July 2026. All rectification of central compression ring dimensions, rafter straightness, and hole re-drilling shall be carried out by SBW on ground level prior to re-hoisting, at Labour Contractor's sole responsibility and cost.
- 1.3 Digital Financial Portal & 48-Hour Deemed Delivery Rule:** All financial records, banking receipts, vouchers, scale slips, and ledger accounts are systematically uploaded and maintained on the official project portal (<https://albarakah-marquee.pages.dev>). As parties and stakeholders are located in different cities and international locations, **any document or ledger entry published to the portal without formal written objection raised within 48 hours of upload shall be deemed irrevocably delivered, verified, and finalized,** carrying zero financial liability on Fusion Developers.
- 1.4 Mandatory Daily Progress Reporting:** Both Principal (Site Accounts Cell) and Labour Contractor (SBW Engineering) are strictly obligated to submit daily site progress reports, worker attendance, crane logbook hours, and delivery challans to Fusion Developers on a daily basis. Any failure by either party to provide daily updates shall make that defaulting party solely liable for any resulting delays, disputes, or accounting discrepancies.

2. Financial Reconciliation of Payments Disbursed to Date (PKR 2,710,128.00 Paid)

Disbursement Head / Ledger Category	Payment Mode & Banking Verification Proof	Scope Classification	Amount Paid (PKR)
1. Prior Direct Bank Transfers to SBW	17 Direct IBFT / Meezan Bank Transfers to Syed Mazhar Abbas	Fabrication & Initial Erection Labour	Rs. 2,235,008.00
2. Khata Page #12 (Direct Site Ledger)	Crane Machines (337k) + Zinc Paint (13.95k) + Gas & Welding Rod (24.17k)	Crane Rentals, Prior Paint & Welding Supplies	Rs. 375,120.00
3. Khata Page #13 (Direct Site Labour)	Cash disbursements paid directly to site labour workers	Direct Site Labour Wages	Rs. 100,000.00
TOTAL LABOUR, CRANE & CONSUMABLES DISBURSED TO DATE	17 Bank Transfers + Khata Pages 12 & 13	Total Disbursed Against Contract	PKR 2,710,128.00
REMAINING UNPAID CONTRACT BALANCE (TOTAL RS. 3.70M CONTRACT)	Lump Sum Rs. 3,700,000.00 less Rs. 2,710,128.00 Paid	Available for Daily Actuals	PKR 989,872.00

COMPREHENSIVE RECONCILIATION & FINAL ADJUSTMENT CLAUSE: It is mutually agreed between Principal and Labour Contractor that all previously claimed workshop consumables, site supplies (primer paint, welding gases, electrical accessories, material shifting, and cartage), mobile crane rentals, and client direct material hardware purchases shall be comprehensively audited and reconciled upon 100% project completion, with all net adjustments finalized in the final contract closeout settlement.

3. Comprehensive Scope of Works (All-Inclusive under Lump Sum Price)

The Labour Contractor (SBW Engineering) shall provide all skilled/unskilled labour, supervision, technical services, cranes, tools, welding consumables, and Red Oxide primer paint materials & labour required to complete the 165ft Diameter Round PEB Shed. **The Lump Sum Contract Price of PKR 3,700,000.00 is all-inclusive of the following comprehensive scope heads:**

3.1 Structural Steel Erection & Assembly:

- Ground template rectification and precise fit-up of central compression crown ring and all 20 structural rafters.
- Complete erection and vertical alignment of all 20 main columns (verifying 18ft vertical height, base-plate leveling, and anchor bolting).
- Mobile crane hoisting, positioning, leveling, and high-tensile bolting of all 20 main structural rafters to the central compression ring.
- Full installation of Z-Purlins across 10 concentric rings, including all sag rods, tie rods, flange braces, and purlin cleats.
- Complete installation of all structural nuts, bolts, hardened washers, fasteners, and gutter drainage connection brackets.

3.2 Civil Brickwork Walls (20ft Complete Height):

- Construction of 20ft complete height perimeter brickwork walls above foundation level (approx. 7,487 sqft total net wall area).
- Masonry construction around 40 architectural window openings (6ft x 12ft each), including staging scaffolding, mortar, lintels, and curing labour.

3.3 Mobile Cranes & Lifting Machinery (Labour Contractor Scope):

- Provision and deployment of all mobile cranes, hydra cranes, lifting hoists, certified wire slings, and rigging gear required for rafter lifting and ring positioning. Daily crane rental charges paid on site by the Client will be deducted from the remaining contract balance.

3.4 Red Oxide Primer Paint Materials & Labour (Labour Contractor Scope):

- **Red Oxide Primer Supply & Application:** SBW Engineering shall provide all Red Oxide Anti-Rust Primer paint materials, zinc primer paint, thinners, rollers, brushes, and skilled painter labour to execute complete primer touch-ups on joints, splices, weld seams, and raw steel surfaces.
- **Exclusion of Decorative Finish Paint:** SBW is completely excluded from applying enamel topcoats, weather-shield, epoxy, or decorative finish paints. All decorative/finish painting labour and materials are strictly Al-Barakah's separate scope.

3.5 Structural Welding & Gases (Labour Contractor Scope):

- Proper structural welding on all splices, purlin cleats, and bracing connections in accordance with standard engineering practices.
- Provision of all standard quality welding electrodes, rods, oxygen, LPG, CO2 gases, cutting nozzles, grinding discs, and welding equipment.

3.6 Roof Cladding & Thermal Insulation Installation:

- Installation and fastening of 0.5mm PPGI profiled roof cladding sheets across the entire 165ft dome.
- Installation of 50mm Glasswool thermal insulation with aluminum silver backing sheet, including ridge capping and weather sealants.

3.7 Tools, Scaffolding, Contractor Mobility & Transportation (Labour Contractor Scope):

- Provision of all erection tools, certified welding plants, steel scaffolding, ladders, safety harnesses, and on-site rigging equipment.
- **Syed Mazhar Abbas Transportation & Fuel (Contractor Scope):** As physical custody of the vehicle (Honda City LEB-1284-17A) is returned to Syed Mazhar Abbas upon signing, all vehicle operational logistics, site visit travel, and fuel expenses shall be the direct responsibility of SBW Engineering.

3.8 Client Responsibility — Labour Accommodation & Daily Food (Al-Barakah Scope):

- **Labour Accommodation & Lodging:** Provision of suitable residential room/hall accommodation and basic utilities for the on-site erection labour workforce shall be the direct responsibility of Al-Barakah Marquee (Principal / Client).
- **Labour Daily Food & Messing:** Daily meals, tea, and messing arrangements for the active on-site labour workforce shall be provided and funded directly by Al-Barakah Marquee.

4. Daily Direct Payment & Disbursement Protocol

To ensure project execution security, speed, and transparent accounting, **the remaining balance of PKR 989,872.00 shall be disbursed strictly under the following rules:**

- 1. Zero Direct Cash Advances to SBW:** No bulk advances shall be transferred into SBW Engineering's personal or bank accounts.
- 2. Direct Daily Worker Wages:** The Client (Site Accounts Cell) will disburse daily wages directly to workers, fitters, welders, and painters on site on daily actual attendance.
- 3. Crane Machinery on Actual Hours:** Mobile crane rentals for rafter lifting and ring positioning will be paid directly to the crane rental operator based on verified daily logbook hours.
- 4. Consumables on Actual Delivery:** Welding gas cylinders, rods, red oxide primer paint, and thinners will be paid directly to vendors on verified site delivery challans.
- 5. Contract Balance Deduction:** Every daily expense paid directly by the Client will be recorded in the official site settlement register and deducted from the remaining **PKR 989,872.00** contract balance.
- 6. Final Handover Settlement:** Any surplus unspent balance remaining upon 100% full project completion, structural testing, and handover shall be disbursed to SBW Engineering as the final contract closeout.

5. Performance Guarantee Cheque & Vehicle Documents Collateral Protocol

- 5.1 Bank Guarantee Cheque Handover (PKR 1,490,000.00):** Pursuant to the settlement executed on E-Stamp Deed Ref: **PB-LHR-A5F055987D7A2E27 (PSID: 40172608193981835 dated 19 August 2026)**, SBW Engineering (Syed Mazhar Abbas) has handed over a Guarantee Cheque of **Dubai Islamic Bank (Cheque No. 05608194, Dated: 20 September 2026) for PKR 1,490,000.00 (Rupees Fourteen Lakh Ninety Thousand Only)** in favour of Al-Barakah Marquee. This cheque remains in the secure custody of the Principal as security for timely completion.
- 5.2 Encashment & Loss Recovery Right:** If the Labour Contractor fails to resume work on 01 September 2026, abandons the site, or fails to complete the structural shed within the agreed milestone schedule, Al-Barakah Marquee holds the unconditional right to encash this PKR 1.49 Million Dubai Islamic Bank cheque as recovery for uncompleted works and project financial losses.
- 5.3 Immediate Vehicle Return & Original Registration Documents Collateral Protocol:** To ensure operational mobility for site management and technical execution, physical custody of Syed Mazhar Abbas's personal vehicle (**Honda City, Reg No. LEB-1284-17A**) is released and returned to him upon the execution and signing of this Master Agreement. **In lieu of physical vehicle custody, the Original Vehicle Registration Smart Card / Registration Book and File shall be deposited and retained in the secure collateral custody of Al-Barakah Marquee** alongside the Guarantee Cheque until project completion.
- 5.4 Final Return of Cheque & Registration Documents:** Upon 100% full project completion, structural safety certificate delivery, and final financial closeout, both the uncashed Dubai Islamic Bank cheque (Rs. 1,490,000.00) and the Original Vehicle Registration Documents (Honda City LEB-1284-17A) shall be safely returned to Syed Mazhar Abbas / SBW Engineering.

6. Schedule of Work Milestones & Reset Execution Timelines (Calendar Dates)

Phase / Milestone Head	Scope Description & Technical Deliverables	Payment & Collateral Milestone	Target Completion Date
Phase 1: Crane Day & Rafters	Ground ring rectification, lifting & bolting center compression ring, all 20 rafters & 20% purlins	Direct crane rental + daily wages deducted from balance	01 September 2026 (2 Days / Immediate)
Phase 2: 50% Civil Brickwork	20ft perimeter brickwork walls construction reaches 50% height (approx 3,740 sqft net area)	Daily mason & labour wages deducted from balance	08 September 2026 (7 Days Duration)
Phase 3: 100% Civil Brickwork	100% complete 20ft perimeter brickwork walls (approx 7,487 sqft total net area with 40 windows)	Daily mason & labour wages deducted from balance	15 September 2026 (14 Days Total)
Phase 4: Purlins + Glasswool	100% Z-Purlins (10 concentric rings) + 50mm Glasswool insulation with silver sheet installation	Daily installation labour deducted from balance	17 September 2026 (2 Days Duration)
Phase 5: PPGI Roof Sheeting	Installation and fastening of 0.5mm PPGI profiled roof cladding sheets	Daily installation labour deducted from balance	23 September 2026 (4 Days Duration)
Phase 6: Gutters & Full Handover	Rainwater gutters, downpipes, Red Oxide touch-ups, rain testing, and full project handover	Final settlement + Return DIB Cheque & Vehicle Documents	25 September 2026 (Final Handover)

7. Structural Drawings Submission, Safety Certification & Quality Standards

- 7.1 Immediate Submission of Structural Engineering Drawings:** Upon signing this Master Contract, SBW Engineering shall immediately submit the complete, approved structural engineering drawings (plans, elevations, column connections, rafter splicing, central compression ring details, purlin layouts, and anchor bolt coordinates) to Al-Barakah Marquee in both **official printed hard-copy format and high-resolution electronic format (PDF / CAD / DWG)**.
- 7.2 Final Structural Fabrication & Erection Safety Certificate:** Upon 100% project completion and structural handover, SBW Engineering shall issue and deliver an official **Structural Fabrication & Erection Safety Certificate** confirming structural integrity, proper welding quality, and load stability in accordance with standard approved structural practices.

8. Mutual Acceptance & Legal Signatures

FIRST PARTY (PRINCIPAL / CLIENT): M/S ALBARAKAH MARQUEE represented by MR. SOHAIL GONDAL & ASSOCIATES (Owner, Albarakah Marquee) Date: 26 / 08 / 2026	SECOND PARTY (LABOUR CONTRACTOR): M/S SBW ENGINEERING represented by SYED MAZHAR ABBAS (CEO, SBW Engineering) Date: 26 / 08 / 2026 • Official Stamp:
PROJECT COORDINATOR: M/S FUSION DEVELOPERS represented by MUHAMMAD SALEEM / M. USMAN Project Coordinator • Date: 26 / 08 / 2026	SITE WITNESS & VERIFICATION: SITE AUDIT CELL Resident Site Engineer Date: 26 / 08 / 2026 • Official Stamp:
SPECIAL COGNIZANCE, LIMITED LIABILITY & INDEMNITY CLAUSE REGARDING PROJECT COORDINATOR: 1. Disbursements Executed Solely on Principal's Discretion: All banking disbursements, cash tranches, and vendor payments facilitated or recorded by M/s Fusion Developers were executed solely upon the explicit instruction, authorization, and discretion of the Principal (Albarakah Marquee / Mr. Sohail Gondal & Associates). 2. Zero Material Custody & Complete Exclusion from Site Losses: All physical construction materials (primary steel, HR plates, girders, fasteners, purlins, paint, and consumables) were delivered directly to the project site at Sheikhpura and placed into the physical possession and custody of the Principal and Labour Contractor. Fusion Developers holds zero physical custody of site assets and is strictly and unconditionally excluded and indemnified from any claims regarding on-site theft, pilferage, misplacement, material loss, weather damage, structural defects, civil deviations, or execution delays. 3. Digital Portal Publication & 48-Hour Finality Rule: The legal responsibility of Fusion Developers is strictly limited to providing verified banking proofs and maintaining the digital financial ledger on the project portal (https://albarakah-marquee.pages.dev). All entries and proofs published to the portal without written objection raised within 48 hours of upload are considered irrevocably verified, accepted, and finalized. Fusion Developers stands fully, unconditionally, and irrevocably discharged and held harmless from all financial, operational, and performance liabilities.	