

AL-BARAKAH MARQUEE COMPLEX

PROJECT CONTRACTS, AUDIT & COORDINATION CELL

Sheikhupura / Lahore, Punjab, Pakistan

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

DATE: 04 September 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

FUSION GUARANTEE CHEQUE: PKR 10,000,000.00

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 & GUARANTOR: M/S FUSION DEVELOPERS represented by MUHAMMAD SALEEM / M. USMAN (Project Coordination Cell)
SUPERSESSSION STATUS: This Master Contract Agreement executed on 04 September 2026 precedes and supersedes all prior agreements, MoUs, and interim instruments (including Base Contract FD-SBW-2026-001 dated 28 July 2026 and E-Stamp Deed dated 19 August 2026) and constitutes the final legal document governing remaining works.

1. ALL-INCLUSIVE PRICE PKR 3,700,000.00 Labour, Cranes, Red Oxide & Supplies, Gases, Civil	2. DISBURSED TO DATE PKR 2,710,128.00 17 Bank Txns (2.235M) + K12/13 (475.1k)	3. REMAINING BALANCE PKR 989,872.00 Payable strictly on daily actuals	4. FUSION GUARANTEE PKR 10,000,000.00 Rs. 10M Cheque to Albarakah
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1. Preamble, Ground Baseline Status & Digital Portal Governance

1.1 Sole Labour Contractor Execution: SBW Engineering (Syed Mazhar Abbas) resumes sole 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 and fit-up mismatches. All 20 rafters have been de-rigged to ground level. 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.
1.3 Mandatory Daily Progress Reporting: Both Principal and Labour Contractor are strictly obligated to submit daily site progress reports, worker attendance, crane logbook hours, and delivery challans to Fusion Developers on a daily basis.

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

Disbursement Head / Ledger Category	Payment Mode & 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 (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 DISBURSED TO DATE	17 Bank Transfers + Khata Pages 12 & 13	Total Disbursed Against Contract	PKR 2,710,128.00
REMAINING UNPAID BALANCE	Lump Sum Rs. 3,700,000.00 less Rs. 2,710,128.00 Paid	Available for Daily Actuals	PKR 989,872.00

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

3.1 Structural Steel Erection & Assembly: Ground template rectification of central compression ring and 20 structural rafters; vertical alignment of 20 columns; mobile crane hoisting, positioning, leveling, and high-tensile bolting; installation of Z-Purlins (10 concentric rings), sag rods, tie rods, flange braces, fasteners, and gutters.

3.2 Civil Brickwork Walls (20ft Complete Height): Construction of 20ft height perimeter brickwork walls (approx 7,487 sqft net area) around 40 architectural window openings (6ft × 12ft each) including scaffolding, mortar, lintels, and curing.

3.3 Mobile Cranes & Lifting Machinery: Provision of mobile cranes, hydra cranes, lifting hoists, wire slings, and rigging gear. Crane charges paid on site by Client are deducted from remaining balance.

3.4 Red Oxide Primer Paint & Touch-ups: SBW shall provide Red Oxide Anti-Rust Primer, zinc primer, thinners, and skilled painter labour for complete primer application on joints, splices, weld seams, and raw steel.

3.5 Roof Cladding & Thermal Insulation: Installation of 0.5mm PPGI profiled roof sheets across 165ft dome with 50mm Glasswool insulation and silver sheet.

3.6 Transportation & Custody: As physical custody of vehicle (Honda City LEB-1284-17A) is returned to Syed Mazhar upon signing, vehicle operational logistics and fuel shall be SBW's direct responsibility.

4. Daily Direct Payment & Disbursement Protocol (Remaining PKR 989,872.00)

1. **Zero Direct Cash Advances to SBW:** No bulk advances shall be transferred to SBW's personal or bank accounts.

2. **Direct Daily Worker Wages:** Client (Site Accounts Cell) will disburse daily wages directly to workers, fitters, welders, and painters on site on actual attendance.

3. **Crane Machinery on Actual Hours:** Mobile crane rentals will be paid directly to crane rental operator on verified daily logbook hours.

4. **Consumables on Actual Delivery:** Welding gas cylinders, rods, primer paint, and thinners paid directly to vendors on verified delivery challans.

5. **Contract Balance Deduction:** Every daily direct expense is deducted from remaining PKR 989,872.00 balance.

6. **Final Handover Settlement:** Any surplus unspent balance remaining upon 100% full project completion shall be disbursed to SBW Engineering.

5. Guarantees, Cheques & Collateral Security Protocol

5.1 FUSION DEVELOPERS RS. 10,000,000.00 (10 MILLION) PERFORMANCE GUARANTEE CHEQUE:

To provide ironclad completion security to Al-Barakah Marquee and ensure strict adherence to project milestones, **M/S FUSION DEVELOPERS has handed over an unconditional Performance Guarantee Cheque of PKR 10,000,000.00 (Rupees Ten Million / One Crore Only)** in favour of Al-Barakah Marquee. This guarantee cheque shall remain in the secure custody of the Principal until 100% successful project completion and structural handover.

5.2 SBW Performance Guarantee Cheque (PKR 1,490,000.00): SBW Engineering has handed over a Guarantee Cheque of Dubai Islamic Bank (Cheque No. 05608194, Dated 20 Sept 2026) for PKR 1,490,000.00 in favour of Al-Barakah Marquee as security.

5.3 Vehicle Return & Original Registration Documents Collateral: Physical custody of Honda City (LEB-1284-17A) is returned to Syed Mazhar upon signing. In lieu of vehicle custody, Original Registration Smart Card/Book and File are deposited with Al-Barakah Marquee until project completion.

6. Schedule of Work Milestones & Reset Execution Timelines (Signed 04 September 2026)

Phase / Milestone Head	Scope Description & Technical Deliverables	Payment & Verification Mode	Target Date (2026)
Phase 1: Crane Day & Rafters	Ground ring rectification, lifting & bolting center ring, all 20 rafters & 20% purlins	Direct crane rental + daily wages deducted from balance	06 September 2026 (2 Days Duration)
Phase 2: 50% Civil Brickwork	20ft perimeter brickwork walls reaches 50% height (approx 3,740 sqft)	Daily mason & labour wages deducted from balance	13 September 2026 (7 Days Duration)
Phase 3: 100% Civil Brickwork	100% complete 20ft perimeter brickwork walls (approx 7,487 sqft, 40 windows)	Daily mason & labour wages deducted from balance	20 September 2026 (7 Days Duration)
Phase 4: Purlins + Glasswool	100% Z-Purlins (10 concentric rings) + 50mm Glasswool insulation installation	Daily installation labour deducted from balance	22 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	26 September 2026 (4 Days Duration)
Phase 6: Gutters & Full Handover	Rainwater gutters, downpipes, Red Oxide touch-ups, rain testing, and handover	Final settlement + Return Guarantees & Vehicle Docs	30 September 2026 (Final Handover)

7. Mutual Acceptance & Legal Signatures (Executed 04 September 2026)

FIRST PARTY (PRINCIPAL / CLIENT): M/S ALBARAKAH MARQUEE represented by MR. SOHAIL GONDAL & ASSOCIATES Date: 04 / 09 / 2026	SECOND PARTY (LABOUR CONTRACTOR): M/S SBW ENGINEERING represented by SYED MAZHAR ABBAS Date: 04 / 09 / 2026 • Official Stamp
PROJECT COORDINATOR & GUARANTOR: M/S FUSION DEVELOPERS represented by MUHAMMAD SALEEM / M. USMAN (Guarantor of Rs. 10M Cheque) • Date: 04 / 09 / 2026	SITE WITNESS & VERIFICATION: SITE AUDIT CELL Resident Site Engineer Date: 04 / 09 / 2026 • Official Stamp