



# SWAN DECOR

## COMPANY PORTFOLIO

False Ceiling | Dry Walls | Fit out

The 20<sup>th</sup> Anniversary Edition





# TABLE OF CONTENT

**P: 002** ----- TABLE OF CONTENT.

**P: 003** ----- OUR CLIENTS.

**P: 004** -----SWAN DECOR SERVICES AND WORKS.

**P: 005** -----WHAT IS SWAN DECOR ?.

**P: 006** -----THE COMPANY'S VISION AND GOALS.

**P: 007** -----QUALITY POLICY.

**P: 008** -----SAFETY STANDARDS.

**P: 009-070** -----OUR PROJECTS.

**P: 071-079** ----- LUXURY VILLAS.

**P: 080-085** ----- ACCREDITATIONS.

**P: 086** -----FROM THE OWNER & MANAGING DIRECTOR.

**P: 087** -----Contact Us.

# OUR CLIENTS

EMAAR



بن غاطي  
BINGHATTI



ماجد الفطيم  
MAJID AL FUTTAIM



الوطنية القابضة  
NATIONAL HOLDING

GRANADA EUROPE  
CONSTRUCTION

LACASA  
Architects & Engineering Consultants

innovo



AZIZI  
DEVELOPMENTS



DUBAI  
HOLDING

MERAAS

Object 1



أدنوك  
ADNOC



ARCHITECTURAL  
CONSULTING  
GROUP  
دار الاستشارات المعمارية





# SWAN DECOR SERVICES AND WORKS

*SWAN DECOR covers all commercial and technical aspects of the design, manufacture, supply, installation, and servicing of its products.*

---

*We provide integrated project solutions for:*

- *Gypsum false ceilings.*
- *Dry partition systems.*
- *Aluminum and gypsum tile ceilings.*
- *Decorative gypsum works (cornices, moldings, crowns,..).*
- *Wall cladding and parquet flooring.*

*Our services are delivered to both the private sector and government institutions.*

---

*SWAN DECOR services include:*

- *Design, supply, and installation of interior decoration works.*
- *Full project management for turnkey projects.*





## What is Swan Decor ?.

***Swan Decor** was established over 20 years ago and has since achieved a **strong track record** in the field of interior design.*

---

*One of Swan's core principles is delivering projects in accordance with the **highest standards** of quality and professional expertise, reinforcing the company's **credibility** and earning the **trust** of its clients.*





# THE COMPANY'S VISION AND GOALS

*Swan Decor* aspires to become a **leader** in the field of **interior design** at both the local and **international levels**, by relying on a highly professional **team** and continuously developing its capabilities to achieve outstanding levels of creativity and innovation, in line with the evolving demands of the market.

---





# QUALITY POLICY

Over the years, **Swan Decor** has delivered gypsum maintenance and interior design works to the **highest standards**, supported by a system of continuous **quality improvement** that keeps pace with ongoing challenges and aligns with the **diverse requirements** of each project.

---





## SAFETY STANDARDS

It includes **conducting continuous inspections and periodic monitoring** of all works and equipment used, closely following up on performance indicators for all site personnel, and measuring **customer satisfaction** with the services provided by Swan Decor Company.

In addition, all health, safety, and security measures are strictly implemented to ensure a **safe working environment** for all employees.

---

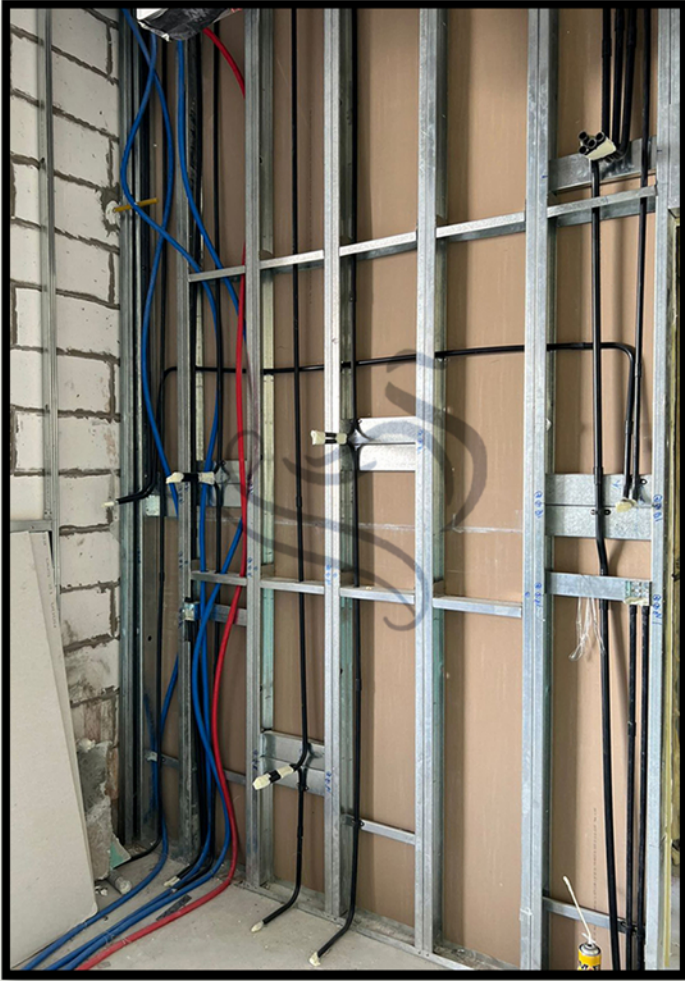




# OUR PROJECTS











# THE RESIDENCE BURJ KHALIFA

## Details:

**Project Name:** The Residence BURJ Khalifa.

---

**Location:** DUBAI, UAE.

---

**Client:** EMAAR.

---

**Consultant:** mirage.

---

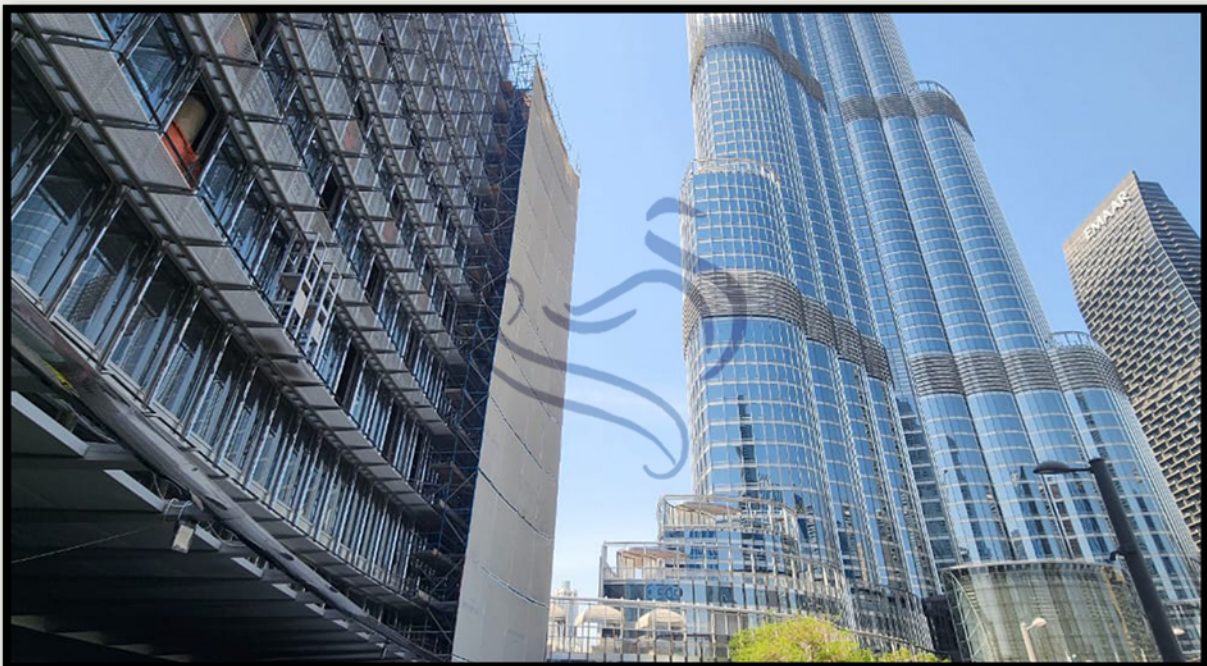
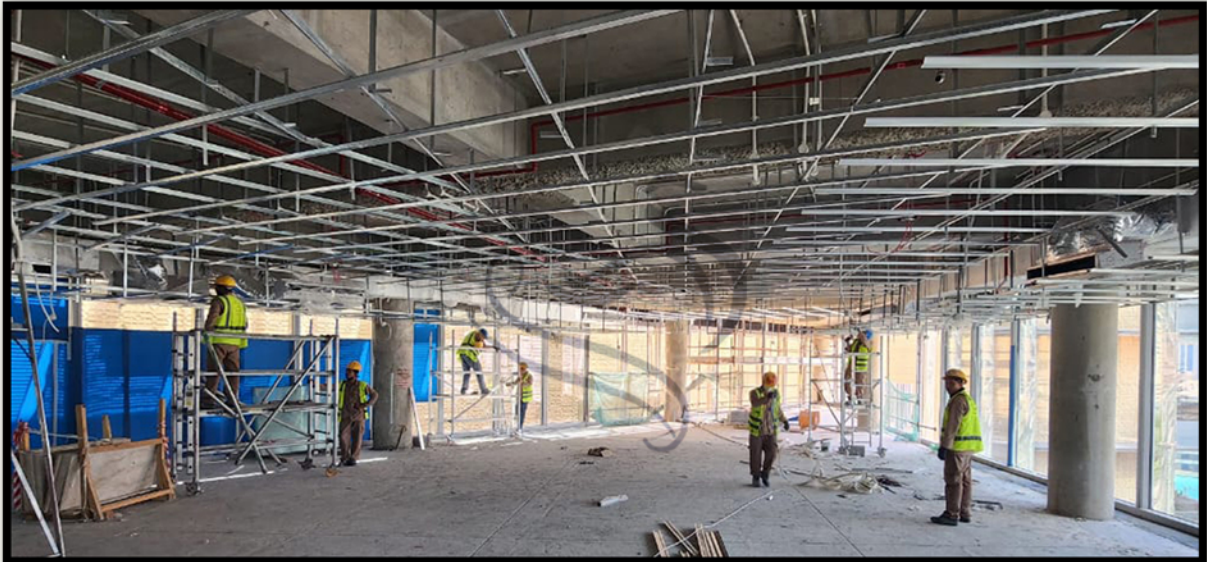
**Main contractor:** PARKWAY INTERNATIONAL CONTRACTING L.L.C. (PIC).

---

**Starting Date:** 2024.

**Status:** Completed.







# NAKHEEL “V1TER” RESIDENCE.

## Details:

**Project Name:** “V1TER” Residential Tower.

---

**Location:** DUBAI, UAE.

---

**Client:** Object 1 Investment.

---

**Consultant:** CVTEC Consultant Engineers.

---

**Main contractor:** DSCA.

---

**Starting Date:** 2024

**Status:** Completed.







# CITY WALK

## Details:

**Project Name:** City walk.

**Location:** Dubai, UAE.

**Client:** MERAAS.

**Consultant:** Dewan.

**Main contractor:** PARKWAY INTERNATIONAL CONTRACTING L.L.C. (PIC).

**Starting Date:** 2025

**Status:** In Progress.



**Dewan** Architects + Engineers  
**PIC**  
**DUBAI HOLDING REAL ESTATE**  
**MERAAS**

**PRE-QUALIFICATION**

Project : B+G+11+R RESIDENTIAL BUILDING Date: 04-02-2023  
 PLOT 5.6 AT CITY WALK DUBAI UAE Engineer Project Number: D22-68  
 Submittal No.: CWS6-DAE-PIC-PO-CIV-008 Revision: 02

TRANSMITTAL To (Engineer): DEWAN Architects + Engineers Name/Sign: *Abdul Fattah*  
 From (Contractor): Parkway International Cont.

Discipline:  Architectural  Structural  AC  Electrical  Plumbing  Landscaping

Title / Description: Applicator for False Ceiling-Gypsum  
 Supplier: Swan Decor

Enclosures/Attachments:  
 Certificates  Licenses  Prequalification  
 Organization Chart  Others;

Submitted for review and approval  Engineer review time included in construction schedule  
 Resubmitted for review and approval  Resubmission-Comment reply sheet attached  
 Submitted for information only

TRANSMITTAL To (Contractor): Parkway International Cont. Attn: *Abdul Fattah* Date Rec'd by Engineer :  
 From (Engineer): DEWAN Name: *Majed AlAhmed* Date Transm'd by Engineer:

Engineer's Comments:  
*1) Full compliance with approved B203, Maximally, MS is required.  
 2) There is already one approved false ceiling applicator, scope of work at site shall be well explained in minutes to EPC, NO DISCUSS.*

Other remarks on above submission/Comments:  One copy retained by sender  
 Name: *Majed AlAhmed* Sign: *[Signature]* Date: *02.02.25*

TRANSMITTAL To (Subcontractor): Date: Date Received by Contractor:  
 From (Contractor): Name/Sign: Date Transm'd by Contractor:

Copies:  Employer     One copy retained by sender

Page 1 of 1 Form F12.3A





# THE VALLEY LILLIA

## Details:

**Project Name:** The Valley Lillia - Town House. | **Total villas in the project:** 406 units.

**Location:** DUBAI, UAE.

**Client:** EMAAR Properties.

**Consultant:** Mirage.

**Main contractor:** PARKWAY INTERNATIONAL CONTRACTING L.L.C. (PIC).

**Starting date:** 2024

**Status:** Completed.



EMAAR		mirage		Chawla		PIC	
PRE-QUALIFICATION SUBMITTAL							
Project: The Valley Development NH06 Lillia -006 No. Townhouses (G+3) + 1 No. Community Center + 1 No. Guard House , Dubai, UAE				Employer: M/s. Emaar Development PJSC			
Engineer: M/s. Mirage Leisure and Development				Contractor: M/s Parkway International Contracting LLC			
Discipline	STR	ARC	MEC	ELE	HVAC	Other:	Submittal Ref. No. NH06-PIC-ARC-PQN-0032 Rev. 01
Location (Specify Phase)	Lillia Project					Unifier Record No.	14 55
						Date	08/04/25
LIST OF SUBMITTED ITEMS:							
Item	Description				No. of Copies	Remarks	
1	Pre-qualification of M/s Swan Decor for the Supply & Installation of Gypsum Board Ceiling and Dry Walls Partition Works				Unifier Record No.		
					Scope of Work	Gypsum Board Ceiling and Dry Walls Partition	
REF. SPEC(S):	REF. DRAW(S):						
COMPLIANCE STATEMENT The Contractor hereby confirms that the submitted items have been reviewed in detail and are correct and in strict conformance with the Contract Documents. (Attach compliance statement)							
QA/QC Engineer <i>[Signature]</i>				Technical Manager <i>[Signature]</i>			
ENGINEER'S COMMENTS							
* REFER COMMENTS ON THE ATTACHED SHEET							
Reviewer's Name: <i>R. Anil</i>				Signature and Date: <i>[Signature]</i>			
Resident Engineer				15 APR 2025			
EMPLOYER'S REPRESENTATIVE COMMENTS							
Refer Consultants Comments							
Name & Signature:				Date:			
<small>Note: The Engineer's approval shall not in any way relieve the Contractor of his obligation under the Contract. The Contractor shall be solely responsible for the soundness and the correctness of the submitted Materials and Documents as per Clauses 5.1 and 17.4 of the Conditions of Contract.</small>							





# OPAL GARDENS.

## Details:

**Name:** Mohammad Bin Rashed Al Maktoum City - District 11 Opal Gardens.

**Total villas in the project:** 428 units.

**Location:** DUBAI, UAE.

**Client:** CRYSTAL THREE L.L.C FZ.

**Consultant:** LACASA.

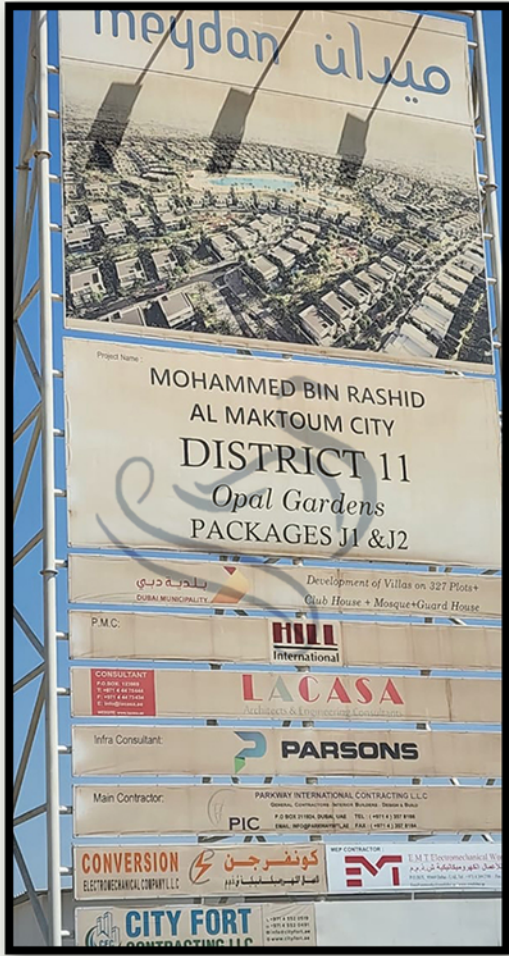
**Main contractor:** PARKWAY INTERNATIONAL CONTRACTING L.L.C. (PIC).

**Starting Date:** 2024

**Status:** Completed.



The Employer CRYSTALTHREE	P.M.C Hill International	Employer's Representative Consultant LACASA Architect & Engineering Consultant	The Contractor PIC
MOHAMMED BIN RASHID AL MAKTUUM CITY - DISTRICT 11 OPAL GARDENS- PARCEL J- PACKAGES J1 & J2 <b>SUBCONTRACTOR / SUPPLIER APPROVAL REQUEST</b>			
Date: 13-03-2025		Reference: PG-ARC-023 Rev-01	
Applicable Packages: J1 & J2 - for Villas and Town House only - Not Applicable on Infrastructure			
Trade Name of The Subcontractor/Supplier: M/s. Swan Decor			
Scope: for False Ceiling & Paint Works			
* Pre-qualification documents should be attached and complete including valid trade license and declaration statement from the Subcontractor/Supplier confirming his awareness and compliance with the project Specification, Drawings, Design Requirements and Safety Regulations and local authority's rules & regulation.			
The Contractor Representative Signature			
FOR CONTRACTOR'S USE ONLY Name: Abdo Al-Hadi Project Director		Date: 14-03-2025	
Employer's Representative Signature			
Refer to Engineer's sketch on attach sheet			
ACTION: (As Marked)			
APPROVED	APPROVED AS NOTED	APPROVED AS NOTED	ADDITIONAL DATA REQUIRED
NOT APPROVED			
Reviewed By:	Employer's Representative		
19.03.25			





# NAKHEEL “RA1N” RESIDENCE.

## Details:

**Project Name:** “RA1N” Residential Tower JVC-12NHRS-004.

**Location:** DUBAI, UAE.

**Client:** Object 1 Investment.

**Consultant:** CVTEC Consultant Engineers.

**Main contractor:** VOCE.

**Starting Date:** 2024

**Status:** Completed.



<b>PROJECT TITLE:</b> RESIDENTIAL BUILDING (5+3P+22-R) + RETAIL @ GF Plot No. JVC12NHRS004 in Jumeirah Village Circle, Dubai, UAE			
<b>THE EMPLOYER:</b> <b>Object 1</b>	<b>THE DEVELOPMENT MANAGER:</b>	<b>THE ENGINEER:</b> CVTEC CONSULTING ENGINEERS	<b>THE CONTRACTOR:</b> VOCE INTERNATIONAL CONSTRUCTIONS LLC
<b>DOCUMENT TRANSMITTAL FORM</b>			<b>DTF. No.</b> DTF/PO/0213-800
			<b>Date:</b> 19-Feb-2024
<b>From:</b> M/ls. VOCE INTERNATIONAL CONSTRUCTIONS LLC		<b>To:</b> M/ls. CVTEC CONSULTING ENGINEERS	
<input checked="" type="checkbox"/> First Submission		<input type="checkbox"/> Further Submission	
<b>Previous DTF Ref:</b> _____ <b>Date:</b> _____			
<b>Sr. No.</b>	<b>Document No.</b>	<b>Description</b>	<b>Rev.</b> <b>Copies</b> <b>Approval Category</b>
01		Prequalification for False Ceiling Work (Supply & Apply) - M/ls. Swan Decor	0 01
<b>CONTRACTOR REVIEW CHECK LIST</b> (✓ Tick as applicable) <input checked="" type="checkbox"/> Civil / Architectural <input type="checkbox"/> Mechanical / Plumbing <input type="checkbox"/> Electrical <input type="checkbox"/> Method of Statement <input type="checkbox"/> Other <b>THIS SUBMITTAL IS INTENDED FOR</b> (✓ Tick as applicable) <input checked="" type="checkbox"/> APPROVAL / COMMENTS <input type="checkbox"/> YOUR INFORMATION / RECORDS <input type="checkbox"/> AS PER YOUR REQUEST <input type="checkbox"/> YOUR NECESSARY ACTION			
<b>NAME:</b> Eng. Majid Al Sakka		<b>DESIGNATION:</b> Project Manager	<b>DATE:</b> 19-Feb-2024
<b>For CLIENT / CONTRACTOR</b>			
<b>Approval Code- (A)</b>	<b>Approval Code- (B)</b>	<b>Approval Code- (D)</b>	
<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Approved with Comments	<input type="checkbox"/> Incorporate Comments, Revises and Resubmit	
<b>Comments:</b> No Objection subject the following : - Subject to the Mock-up approval. - Subject to the performance at the site. - Subject to the Comply with specification of the project.			
<b>NAME:</b> Engineer Madhat Kazaz	<b>DESIGNATION:</b> Resident Engineer	<b>SIGNATURE:</b>	<b>DATE:</b> 21 February 2024

Form No. : CVT/DT/001/01/04





# INNOVO HEAD OFFICE.

## Details:

**Project Name:** INNOVO - Head Office.

---

**Location:** DUBAI, UAE.

---

**Client:** *INNOVO.*

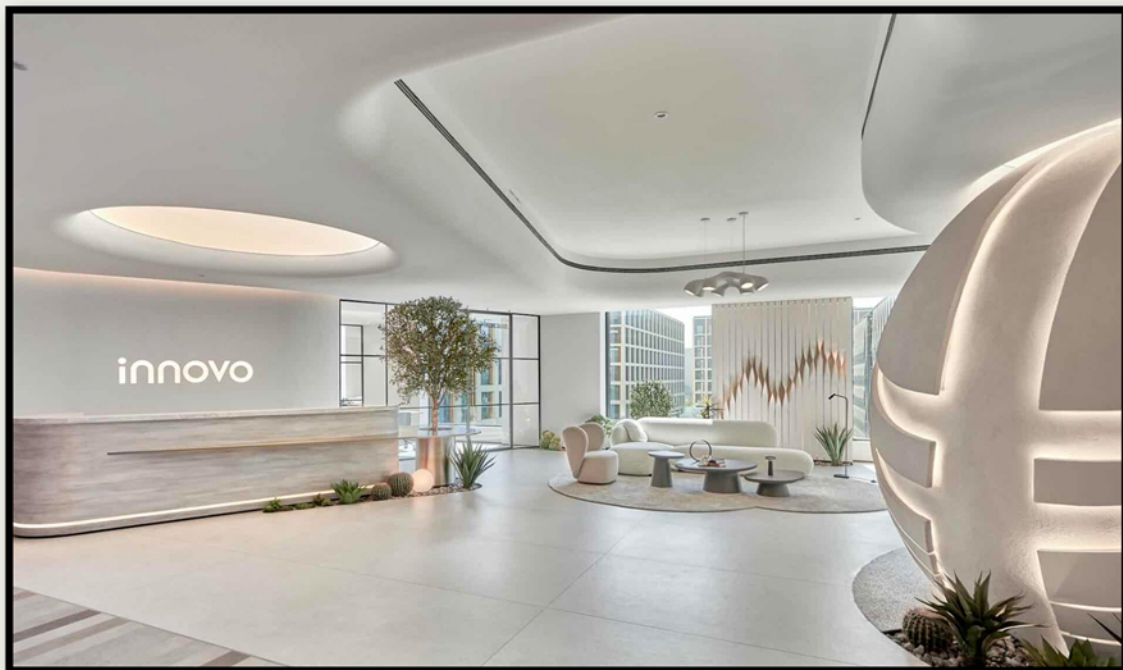
---

**Main contractor:** *INNOVO.*

---

**Starting Date:** 2024

**Status:** Completed.











# AURA 1,2 and AURA GARDENS.

## Details:

**Project Name:** TILAL AL GHAF-AURA-1,2 & AURA GARDEN VILLAS.

**Location:** DUBAI, UAE.

**Client:** MAJID AL FATTIM.

**Consultant:** DSA ARCHITECTS INTERNATIONAL.

**Main contractor:** SHAPOORJI PALLONJI.

**Starting Date:** 2024

**Status:** Completed.



**TILAL AL GHAF-AURA-1,2 & AURA GARDEN VILLAS,  
DUBAI, UNITED ARAB EMIRATES**

**SUB-CONTRACT AGREEMENT FOR SUPPLY AND  
INSTALLATION OF FALSE CEILING WORK - AURA-  
1,2, AND AURA GARDEN VILLAS**

**Employer:** M/s. Majid Al Futtam Tilal Al Ghaf Phase A LLC

**Contract Administrator:** Currie & Brown (C) LTD

**Engineer:** M/s. DSA

**Main Contractor:** M/s Shapoorji Pallonji Mideast LLC

**Sub-Contractor:** M/s Swan Decor



DOCUMENT SUBMITTAL SHEET [DS]			
Project: <b>Aura 1, 2 and Aura Gardens Main Works</b>		Main Contractor: <b>Shapoorji Pallonji</b>	DS No. <b>BAE045-1001-SFMI-AUG1A-AR-FRQ-0108 B0</b>
To: <b>DSA Architects International</b>		Package: <b>AUG1A</b>	Submital Issue Date: <b>11/03/2024</b> / Response Requested By: <b>18/03/2024</b>
<b>Submital Contents Description</b> Prequalification for Supply & Installation of Suspended Gypsum Ceiling System (By Systema) for the applicator M/s. Swan Decor and Star Swan Decor LLC.			
<b>Submital Discipline:</b> <input type="checkbox"/> STR <input checked="" type="checkbox"/> ARCH <input type="checkbox"/> SD <input type="checkbox"/> MEP-EL <input type="checkbox"/> MEP-MECH <input type="checkbox"/> INFRA <input type="checkbox"/> HA <input type="checkbox"/> LS			
<b>Attachment:</b> <input type="checkbox"/> Method Statement <input type="checkbox"/> Revised Document <input type="checkbox"/> Compliance Report <input type="checkbox"/> Others (i. Set Out - Soft copy)			
<b>Contract Specification Clause Ref:</b> TAG AURA TOWNHOUSES ARCHITECTURAL SPECIFICATION ISSUE JUNE 2022 REV B			
We confirm that the drawing / document hereby submitted conforms with the contract specifications and all applicable codes, standards, and statutory requirements. We confirm that no variation in the contract form is implied or claimed by this submittal sheet. Acceptance of the drawing / document submitted does not alter in any way whatsoever our contractual or common obligations and responsibilities. Where the submittal in any way is in compliance with the specifications, such variations must be identified and brought to the attention of the Engineer or Engineer / Client's Representative on this form. The Engineer / Client's Representative acceptance will be established if such variations are not identified.			
<b>S. NO.</b> 1		<b>DOCUMENT REF. NO.</b> SFMI-AUG1A-AR-FRQ-0108	<b>REV.</b> 0
<b>Issued for Review</b> Reviewer Comments:		<b>RETURNED TO CONTRACTOR: DOCUMENT STATUS</b> A. Approved. <input type="checkbox"/> B. Revise and Resubmit. Work may proceed subject to incorporating comments. <input checked="" type="checkbox"/> C. Revise and Resubmit. Work may not proceed. <input type="checkbox"/> D. Rejected. <input type="checkbox"/>	
<b>ALTERNATE SUPPLIER/ INSTALLER</b> - All trade license and certificates shall be kept valid throughout the life cycle of project. - Submit materials in compliance with project specifications. - Area of use shall be specified in material submittal. - Subject to successful performance at site. - SPMI shall use supplier/ installer in different villas only and shall keep and maintain records for each villa. - Workmen Compensation insurance is expired. Provide updated copy		<b>RESIDENT ENGINEER</b> Signature: <i>[Signature]</i> Date: <b>13-03-24</b>	
<b>Company</b> [Reviewing Consultant]		<b>Reviewer's Name</b> Mohammad	<b>Reviewer's Signature</b> <i>[Signature]</i>
<b>Lead Consultant - DSA Architects</b>		<b>Date</b> 13/03/2024	
<b>MAJ FM (if required)</b>		<b>Signature</b> <i>[Signature]</i>	
<b>RETURNED DOCUMENT RECEIVED BY CONTRACTOR (SHAPOORJI PALLONJI)</b>			

P. O. Box 118219, Office No. 101, Westbury Tower, Business Bay, Dubai, United Arab Emirates.  
(T) +971 04 2156222 (F) +971 4 2690335







# VIP Villa.

## Details:

**Project Name:** a Privat Villa to MR. EMAD JAMAL MUSA ABDEL JABER.

**Location:** DUBAI, UAE.

**Client:** MR. EMAD JABER.

**Consultant:** LACASA.

**Main contractor:** CONDOR.

**Starting Date:** 2023

**Status:** Completed.

The Employer <b>MR. EMAD JAMAL MUSA ABDEL JABER</b>	The Engineer <b>LACASA</b> Architects & Engineering Consultants	The Contractor <b>CONDOR</b>
PROPOSED B+G+1 STORY PRIVATE VILLA ON PLOT NO. 6312118 AT DUBAI HILLS ESTATE, DUBAI, UAE		
<b>PRE-QUALIFICATION SUBMITTAL</b>		
Date: 20-01-2024	Reference: VIL-CON-J346-PO-CIV-010-REV-00	
Subject: PRE-QUALIFICATION FOR INSTALLATION OF GYPSUM BOARD CEILING		
Sub-contractor: M/s SWAN DECOR & STAR SWAN DECOR		
The Contractor Representative Signature <i>[Signature]</i>		Date: 20-01-2024
<b>THE ENGINEER COMMENTS</b> NO Objection on the proposed False Ceiling Sub-contractor M/s. Swan is subject to the following: 1) Submission of the False Ceiling system materials for the Engineer review & approval 2) Subject to this performance & quality of works at site 3) Observations & Block up for the Engineer verification <b>THE EMPLOYER COMMENTS</b> 2 approval; taking into account that Blockup should be executed along with Access Panel 4) Submission of Access Panel for LACASA review & approval; taking into account that Access panel should be Heavy line Joint with safety lock		
ACTION: (As Marked)		
APPROVED	APPROVED AS NOTED	APPROVED AS NOTED - RESUBMIT
APPROVED AS NOTED - ADDITIONAL DATA REQUIRED	NOT APPROVED	
Reviewed By: <i>[Signature]</i>	For The Engineer: <i>[Signature]</i>	For The Employer: <i>[Signature]</i>
RECEIVED 27 JAN 2024 PROJECT NO: J0346		

<b>WORK ORDER</b> Ref: WO2300582-R3 Date: 18-11-2023 [REVISED ON 20-12-2023]	 Condor Building Contracting L.L.C. P.O. Box 5690, Dubai, U.A.E. Tel: 04-2399500 Fax: 04-3993605 TRN: 100248372300003
This Work Order is given on the understanding that you (hereinafter referred to as the "Sub-Contractor") accept all the terms and conditions laid down by us (hereinafter referred to as the "Contractor"), which are fully detailed below. The Contractor and the Sub-Contractor shall each be referred to as a "Party" and together as the "Parties".	
<b>Project Name:</b> CONSTRUCTION OF PROPOSED B+G+1 STOREY PVT VILLA ON PLOT 631-2118 (PA-04 VILLA 23 (hereinafter called "the Main Contract"))	
<b>Location:</b> Dubai, United Arab Emirates	
<b>Employer:</b> MR. EMAD JAMAL MUSA ABDEL JABER	
<b>Engineer:</b> LACASA Architects & Engineering Consultants P.O. BOX. 123969 Dubai, United Arab Emirates	
<b>Contractor:</b> Condor Building Contracting L.L.C. P.O. Box 5690 Dubai, United Arab Emirates Tel: 04-2399500, Fax: 04-3993608	
<b>Sub-Contractor:</b> M/s. SWAN DECOR P.O. Box: 85243 Abu Dhabi, United Arab Emirates Tel: 02-6277620 Contact Person: Mr. Adam (055-4404156)	
<b>FWORK ORDER</b>	
<b>1. Scope of Works</b>	(a) The Sub-Contractor hereby agrees and undertakes to execute Supply to site, Installation and Handing over of False Ceiling Works complete with all related necessary accessories, as per the Drawings & Specifications of the Engineer / Employer (hereinafter called the "Sub-Contract Works"), in accordance with the requirements of the Main Contract and to the approval of Employer/Engineer and under the terms and scope of works set out in enclosed Annexures 1, 2 & 3, which shall form an integral part of this Work Order. (b) The following documents shall be deemed to form and be read and construed as part of this Work Order, namely: 1. Sub-Contractor's quotation Ref. SD - CONDOR/Q01-RE Dated: 16-11-2023. The several documents forming this Sub-Contract are to be taken as mutually explanatory of one another and what is required by any one document shall be as binding as if required by all, but in case of ambiguities or discrepancies, the Sub-Contractor shall be deemed to have allowed for the most stringent requirement (Sub-Contractor shall not be responsible for ambiguities or discrepancies done by other Parties). (c) This Work Order is Subject to the Employer's / Engineer's approval on the Sub-Contractor's submittals, Samples, shop drawings and method of statements.









# HARMONY VILLAS.

## Details:

**Project Name:** TILLAL AL GHAF DEVELOPMENT HARMONY VILLAS PHASE 1, 2&3.

---

**Location:** DUBAI,UAE.

---

**Client:** MAJID AL FATTIM.

---

**Consultant:** ATKINS.

---

**Main contractor:** iBuild (Innovo).

---

**Starting Date:** 2022

**Status:** Completed.





# innovo

Ref. No. : iBUILD-HR1-SD-LT-0036-2024  
Date : 11 November 2024

M/s. Swan Décor  
PO Box-85243  
Abu Dhabi, United Arab Emirates

Attention : Adham Karechi  
Owner

Contract : Main Contract for Tital Al Ghaf Harmony

Subject : TAG Harmony 1,2 & 3 - Notice of Appreciation for Good Work

Dear Sir,

We at M/s Innovo Build LLC would like to extend our sincere appreciation for your hard work and dedication during the execution of the Tital Al Ghaf Project (H1, H2, and H3). Your team's professionalism, commitment to quality, and timely delivery have significantly contributed to the overall success of the project.

Your excellent performance and collaboration have not gone unnoticed. We recognize the valuable role you have played in meeting project milestones and maintaining high standards throughout. It has been a pleasure working with you, and we look forward to continuing our partnership on future projects.

Please note, however, that this letter of appreciation is issued solely to acknowledge your good work and does not imply any liability of any kind on the part of M/s Innovo Build LLC.

Once again, thank you for your contribution to the successful completion of the Tital Al Ghaf Project.

Sincerely,

  
Mohamed Elaraby  
Sr. Project Manager

Innovo Build LLC

Level 2, Emaar Business Park 1, Dubai Hills Estate, PO Box 52930, Dubai, United Arab Emirates

(+971) 4 666 5600

innovogroup.com



Our Ref: IBC/PROC/109/FC/SD/140/22

05<sup>th</sup> January 2023

M/s. Swan Decor  
PO Box 85243  
Abu Dhabi, UAE  
Phone No: 02-6277620

Attention : Mr. Adham Kareshi – General Manager  
Project : Tital Al Ghaf Development – Harmony Villas Phase 1, 2 & 3

Subject : Letter of Award (LOA) – Complete Engineering, Supply, Delivery to Site, Installation, Handover, Warranty & Remedying of Defects therein of the False Ceiling & Partition Works.

Dear Sir,

iBuild Construction LLC (hereinafter referred to as "the Contractor") hereby confirms, subject to your acceptance of the terms of this Letter of Award (LOA) and its attachments, the appointment of M/s. Swan Decor (hereinafter referred to as "the Subcontractor") to carry out complete engineering, supply, delivery to site, installation, handover, warranty and remedying of defects therein during Defects Liability Period of False Ceiling & Partition Works for Harmony 2 (the "Subcontract Works") in accordance with the terms & conditions described in Articles 1 to 23 below.

In this LOA all words and expressions shall have the same meanings assigned to them in the Main Contract (Contract entered into between the Contractor and the Employer) except where the context otherwise requires. The Contractor and the Subcontractor shall be individually referred to as a "Party" or together as the "Parties".

- The above Subcontract shall be executed to the satisfaction and acceptance of Employer's Consultant and Employer's Contract Administrator (M/s. Currie & Brown (C) Ltd) appointed by the Employer (M/s. Majid Al Futtaim Tital Al Ghaf Phase A L.L.C.)
- The Subcontractor hereby confirms and acknowledges that it has received and reviewed the Contract Documents as listed under Article 10 and has fully understood and satisfied itself with its contents.
- If this LOA is terminated for any reason (as mentioned in Article 18 or 19), then the Subcontractor shall have no claims against the Contractor for breach of Subcontract, loss of profit or any consequential costs and the Subcontractor hereby waives all its rights and claims in this respect, without prejudice to the rights of the Subcontractor other than for breach of Contract. The Contractor shall only be liable to pay for all proven costs incurred in complying with the terms contained within this Letter of Award until the date of such termination notice subject to the provision of satisfactory substantiation.
- The Subcontractor shall indemnify and keep the Contractor indemnified against any and all claims for breach of contract, death or personal injury or damages to real or personal property or losses or any other claims of any kind whatsoever arising out of or in connection with or by reason of carrying out the Subcontract works authorized by this LOA.
- The LOA shall be construed in accordance with the Laws of Emirate of Dubai and the Laws of UAE.
- It is inevitable that certain sensitive information (whether of a financial nature and/or related to commercial and/or other relevant matters) will be exchanged between the Contractor and the Subcontractor in the context of the Subcontract works authorized pursuant to this LOA. All such information shall be treated as confidential by the Subcontractor and will not be disclosed to any third party without prior Contractor's written authorization or used for any purposes other than those envisaged by this LOA, all in accordance with Annexure B, Confidentiality Statement.
- This LOA supersedes any previous instructions, requests, correspondence or other agreements and discussions between the Contractor and the Subcontractor in relation to the Subcontract works and represents the entire agreement between the Contractor and the Subcontractor in relation to its subject matter.

8. Prior to placing any order with suppliers, the Subcontractor shall obtain Contractor's and the Employer's Consultant/ Contract Administrator and the Employer's prior written timely approval for equipment and materials to be used in the Subcontract works.

9. Building 13, Bay Squares, Business Bay  
PO Box 12364, Dubai, United Arab Emirates  
Tel: +971 4 425 8000, Fax: +971 4 425 8060

Page 1 of 14

www.aspcgroup.com



The Employer: 	The Contract Administrator: 	The Engineer: 	The Contractor: 
-------------------	---------------------------------	-------------------	---------------------

Project: 5211290-Tital Al Ghaf - Harmony

## Technical Submittal

Ref.No. UAE045-801-IBD-HR2-AR-PRQ-0087

Rev. 01

Date: 10.01.2023

Reqd. By:

Subject of Submittal: TAG Harmony 02&03 - Prequalification of M/s. Swan Decor for False Ceiling and Partition works.

Enclosure:  Pre-Qualification of Subcontractor  Method Statement  Guarantee  Certificate  Test Results  
 Operation & Maintenance Manual  Project Quality Plan  HSE Plan  Calculation  Survey  Others (Specify.....)

Contractor's Sign: \_\_\_\_\_ Date: 10-Jan-2023

ATKINS Received Sign: \_\_\_\_\_ Date: \_\_\_\_\_

Ref No 5211290/R11-

### ATKINS Engineer's Comments:

- Contractor has not complied to the previous comments
- However, based on Gypsemna letter, the subcontractor is accepted.
- Mock up to be done for final approval
- Main Contractor is fully responsible to ensure project program requirements are complied as manpower and resources details not provided
- Gypsemna visit reports certifying the works to be provided (Code B)
- 1- Final approval subject to satisfactory demonstration mockup to allow us to judge the quality of work of the proposed applicator
- 2- routine site report shall be provided by the system provided to prove the proposed applicator following the quality instruction by the manufacture
- 3- the approval is limited to this project scope only

Reviewed By: KRM AMF Date: 12/01/2023

### ATKINS Resident Engineer's Comments

- Code A-Approved
- Code B-Approved with Comments
- Code C-Revise & Resubmit
- Code D-Rejected

ATKINS RE Sign: \_\_\_\_\_ Date: \_\_\_\_\_

Ref.No 5211290/R10-

Contractor Received Sign: \_\_\_\_\_ Date: \_\_\_\_\_

Corrections or comments made relative to submittals during this review do not relieve the contractor from compliance with the contract requirement and specifications. This check is only for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents.

Form No. SGP137M006 Rev.00







# DUBAI CREEK HARBOUR.

## Details:

**Project Name:** DUBAI CREEK HARBOUR DEVELOPMENT Plot A007 CREEK EDGE.

**Location:** DUBAI, UAE.

**Client:** EMAAR.

**Consultant:** ULTRA ARCHITECTURAL CONSULTANCY.

**Main contractor:** AL SHAFAR GENERAL CONTRACTING co.L.L.C. (ASGC)

**Starting Date:** 2022.

**Status:** Completed.



### LETTER OF APPRECIATION

This letter is written to extend M/s Swan Décor towards successful completion of our Project, "Creek Edge in Dubai Creek Harbour". We truly appreciate your company's efforts and professionalism shown towards the completion of Dry Wall Partition and Suspended Ceiling Works.

We would like to extend our gratitude for the hard work and dedication for the quality of works. We wish you that you continue your spirit in your forthcoming and future projects.

*Firas Kassem*  
Firas Kassem  
Project Manager



ASGC Construction L.L.C.  
Level 5, Building 15, Bay Square, Business Bay  
PO Box 1384, Dubai, United Arab Emirates  
Tel +971 4 425 8000, Fax +971 4 425 8060  
www.asgcgroup.com







Our Ref.: ASGC/PROC/P309/FC/SD/137/22

02<sup>nd</sup> March 2022

M/s. Swan Décor  
PO Box 85243  
Abu Dhabi, UAE  
Phone No: 02-6277620

Attention : Mr. Adham Karechi -General Manager  
Project : Dubai Creek Harbour Development, Plot A.007 - Creek Edge  
Subject : Letter of Award - Complete Engineering, Supply, Delivery to Site, Installation, Testing, Handover, Warranty and Remedying of any Defects therein During Defects Liability Period of False Ceiling and Dry Wall Partition Works

Dear Sir,

ASGC Construction L.L.C. ("**the Contractor**") hereby confirms, subject to your acceptance of the terms of this Letter of Award (LOA) and its attachments, the appointment of M/s. **Swan Décor** ("**the Subcontractor**") to carry out the engineering, supply, delivery to site, installation, testing, handover, warranty and remedying of defects therein of False Ceiling and Dry Wall Partition Works ("**the Subcontract Works**"), in accordance with the terms & conditions described in Articles 1 to 22 below;

1. The above Subcontract shall be executed under supervision of M/s. U plus A FZ-LLC ("**the Lead Consultant**") and the **Employer's Representative** appointed by M/s. Lagoons Phase One LLC ("**the Employer**")
2. The Subcontractor hereby confirms and acknowledges that it has received and reviewed the Contract Documents as listed under Article 10 & *Annexure E* and has fully understood and satisfied itself with its contents.
3. If this LOA is terminated for any reason (as mentioned in Article 18 or 19), then the Subcontractor shall have no claims against the Contractor for breach of contract, loss of profit and the Subcontractor hereby waives all its rights and claims in this respect, without prejudice to the rights of the Subcontractor other than for breach of contract. The Contractor shall only be liable to pay for all proven costs incurred in complying with the terms contained within this Letter of Award until the date of such termination notice subject to the provision of satisfactory substantiation.
4. The Subcontractor shall indemnify and keep the Contractor indemnified against any and all claims for breach of contract, death or personal injury or damages to real or personal property or losses or any other claims of any kind whatsoever arising out of or in connection with or by reason of carrying out the Subcontract works authorized by this LOA.
5. The LOA shall be governed by and construed in accordance with the Laws of Dubai in the first instance and the Federal Laws of the UAE.
6. It is inevitable that certain sensitive information (whether of a financial nature and/or related to commercial and/or other relevant matters) will be exchanged between the Contractor and the Subcontractor in the context of the Subcontract works authorized pursuant to this LOA. All such information shall be treated as confidential by the Subcontractor and may not be disclosed to any third party without prior Contractor's written authorization or used for any purposes other than those envisaged by this LOA, all in accordance with *Annexure B*, Confidentiality Statement.
7. This LOA supersedes any previous instructions, requests, correspondence or other discussions between the Contractor and the Subcontractor in relation to the Subcontract works and represents the entire agreement between the Contractor and the Subcontractor in relation to its subject matter.
8. Prior to placing any order with suppliers, the Subcontractor shall obtain Contractor's and the Lead Consultant's/Employer's Representative's and the Employer's prior written timely approval for all equipment's and materials to be used in the Subcontract works.



ASGC Construction L.L.C.  
Leads Building 13, Bay Square, Business Bay  
PO Box 13164, Dubai, United Arab Emirates  
Tel +971 4 425 8000, Fax +971 4 425 8060

[www.asgcgroup.com](http://www.asgcgroup.com)





# MAG City

## Details:

**Project Name:** MAG City Maydan phase - 1.

**Location:** DUBAI, UAE.

**Client:** MAG Group-F.Z.E.

**Consultant:** PARSONS.

**Main contractor:** China National Chemical Engineering Dubai L.L.C.

**Starting Date:** 2021

**Status:** Completed.



تشانبا ناشيونال كيميكال انجينيرنج دبي ش.ذ.م.م.  
CHINA NATIONAL CHEMICAL ENGINEERING DUBAI LLC

Reference Number: CNC-MAG-SCA/153/2021

### SUB-CONTRACT AGREEMENT

This Agreement made this 20<sup>th</sup> December 2021 between M/s. CHINA NATIONAL CHEMICAL ENGINEERING DUBAI LLC, a limited liability company registered under the laws of the United Arab Emirates with Commercial License No. CN-1139690 issued by the Abu Dhabi Department of Economic Development, having its registered office at P.O. Box 47607, Dubai, United Arab Emirates. (Hereinafter referred to as "the Contractor") on the one part.

AND

M/s. Swan Décor L.L.C a Limited Liability Company registered under the laws of the United Arab Emirates with Commercial License No. CN-1139690 issued by the Abu Dhabi Department of Economic Development, having its registered office at P.O. 85243 Abu Dhabi, United Arab Emirates (hereinafter referred to as "Sub-Contractor").

WHEREAS The Contractor has entered into a contract with MAG Eye Real Estate Development FZ, "the Employer" to undertake the Construction, Completion, Testing & Commissioning, Handing over and defect liability period services of Phase I of MAG city "Project" on plot No.6310140 MBR district 7 at Meydan Dubai-UAE, "the Site".

WHEREAS The Employer has appointed M/s VX Studio Engineering firm to undertake the design, approval, co-ordination, supervision of the project construction, completion, testing, commissioning and taking over of the Project MAG city, the consultant known as "the Engineer".

WHEREAS The M/s. Swan Décor L.L.C is desirous to work as a Sub-contractor for the following scope of works:

01. False Ceiling Works for buildings and townhouses including scope of works supplying, installation of suspended ceiling with two coats of putty for joints only without (skim coat, paint and sanding) and coordination, including but not limited to, site survey, setting out, fixing of wall angles, fixing of hangers, framework, framework inspection and clearance, cutting for opening works, taping and jointing for gypsum board ceilings final check-up, cleaning and handover to the main contractor etc.), moreover, obtaining all authorities approvals and handing over of False ceiling works on back to back basis with the Main Contract, fully compliance to the project documents, specifications, drawings and full compliance with the local authorities / developer's requirements, regulations or ordinance issued in UAE and.
02. Supply and installation of 9mm cement board cistern enclosure for building and townhouses as per the satisfaction to the Engineer and the Contractor.

The above scope of works hereinafter referred to as "the Works"

The Contract amount as determined in Clause "3" hereunder referred to as "Contract Sum", in accordance with the contract conditions, specification and drawings which amount includes all equipment's, workmen, materials, and consumables and tools to complete the Works, to the satisfaction of the Employer, Engineer, Contractor and local authorities.

And whereas the Sub-contractor agrees to execute and complete the works in accordance with the Terms and Conditions hereof







# RESIDENTIAL BUILDINGS

## Details:

**Project Name:** CONSTRUCTION & COMPLETION OF 9 RESIDENTIAL BUILDINGS.

**Location:** DUBAI, UAE.

**Client:** AZIZI DEVELOPMENTS.

**Consultant:** 360 DEGREES ARCHITECTURAL DESIGN CONSULT.

**Main contractor:** PROGRESS Constructions.

**Starting Date:** 2021

**Status:** Completed.



Ref. No.: PC/P4051-018/SC/AG/0321/009

**SUBCONTRACTOR AGREEMENT FOR SUPPLY AND FIX OF FALSE CEILING WORKS**

**PROJECT :** CONSTRUCTION & COMPLETION OF RESIDENTIAL BUILDINGS  
[34/4991, CP-01-018] at Meydan District 1, Dubai, United Arab Emirates  
For : **M/S. Azizi Developments**

This Agreement is made on 22<sup>nd</sup> March 2021 between the following parties:

**FIRST PARTY:**

**M/S. PROGRESS CONSTRUCTIONS LLC** (Hereinafter called "The main Contractor")  
P.O. Box: 20976, Dubai, UAE. Tel: 04 3340033, Fax: 04 3340433  
Email add: pcc@eim.com

**SECOND PARTY:**

**M/S. SWAN DÉCOR** (Hereinafter called "The Sub Contractor")  
P.O. Box: 85243, Abu Dhabi, UAE. Tel: +971 2 5551297  
Email: [swandecor@gmail.com](mailto:swandecor@gmail.com)

Contractor hereby authorize subcontractor to carry out the following works in accordance with the general terms and conditions, duties and responsibilities.

**1. SCOPE OF WORK:**

The Subcontractor has agreed to carry out the Supply, Fix and maintenance of False Ceiling and decoration work as per IFC Drawings, Approved Shop drawings, Particular and general specifications, S.O.Q, Civil Defense, Local Authorities, and Green Building regulations and requirements.

**2. CONTRACT AMOUNT:**

The Contract is re-measurable, the total amount will be as per site measurement approved by First Party.

Note:

- The below rates are excluding VAT.

First Party: **M/S. Progress Constructions LLC**

Second Party: **M/S. Swan Décor**

13/1  
22/3/2021



Subcontractor Agreement of False Ceiling works. join (P.01-018) (P.015)





# The Gate Tower

## Details:

**Project Name:** The Gate Tower, 50 Floors, Plot NO.140, At Al Khan, Sharjah.

**Location:** Sharjah, UAE.

**Client:** Sharjah Gate Trading L.L.C.

**Consultant:** Khatib & Alami.

**Main contractor:** Al Qabdah Global Building Contracting L.L.C.

**Starting Date:** 2019

**Status:** Completed.



**AL-QABDAH**  **القبضة**  
GLOBAL BUILDING CONTRACTING L.L.C. العالمية لمقاولات البناء ذ.م.م

Ref: GBC-SA 1144/9237/1120  
Date: 08/11/2020

Project : 1144, Gate Tower, Sharjah  
Location : Plot No 140 of Al Khan - Sharjah,  
Client : M. Sharjah Gate Tr. LLC

**SUB-CONTRACT AGREEMENT**

**THIS AGREEMENT made in the Month of November 2020..... BETWEEN Two parties**

First Party: **M/S Al Qabdah Global Building Contracting LLC** Represented By **Engr. Abdulraheem Almasri (MD)**  
PO Box: 28912 Phone: 06-5507787 Fax: 04-4434116

Second Party: **M/S Swan Decor** Represented By **Mr. Adham Ebrahim Kareem (GM)**  
PO Box: 8533 Phone: 02-4277620

**1. Scope of work: False Ceiling works**

**1. Type of Contract**

This contract is **lump-sum** type contract and works shall be executed as per actual site conditions and to the entire satisfaction and acceptance of Employer, Engineer and Main Contractor and also having regards to the requirements of concerned Regulatory Authorities as applicable. This agreement subject to Engineer approval for Sub-contractor, technical/Engineering document submissions.

**2. Contract Amount**

WHEREAS the Main contractor is desirous that certain works should be executed viz. Supply and installation of False Ceiling for the above mentioned project, and has accepted a fixed rate by the Sub-contractor as below.

S/N	Description	Unit	Unit Rate / Qty
1	Supply & Installation of 12.5mm thick Regular Gypsum Board suspended ceiling including Colorized Steel Furring System	M2	
2	Supply & Installation of 12.5mm thick Moisture Resistance Gypsum Board Suspended Ceiling including Colorized Steel Furring System	M2	
3	Supply & Installation of Regular Gypsum Board Bulkhead from 1-20cm	LM	
4	Supply & Installation of Moisture Resistance Gypsum Board Bulkhead from 1-40cm	LM	
5	Supply & Installation of RGMR board Bulkhead from 21-40cm	LM	
5a	Option 1 - Supply & Installation of 60x60x12mm 5mm Gypsum Ceiling Tiles with 115 Grid - <b>TMI System Suspension System</b>	M2	
5b	Option 2 - Supply & Installation of 60x60x12mm 5mm Gypsum Ceiling Tiles with T24 Grid concealed suspension system knurd dome/line contour Demountable 1-Grid Ceiling - <b>TMI System Suspension System</b>	M2	
5c	Option 3 - Supply & Installation of 60x60x12mm 5mm Gypsum Ceiling Tiles Lay in system (Flat) - <b>TMI System Suspension System</b>	M2	
6	Option 1 - Supply & Installation of 60x60x12mm 7.5mm Gypsum Ceiling Tiles with 115 Grid (As per approved system)	M2	
6a	Option 2 - Supply & Installation of 60x60x12mm 7.5mm Gypsum Ceiling Tiles with T24 Grid concealed suspension system knurd dome/line contour Demountable 1-Grid Ceiling (As per approved system)	M2	
6b	Option 3 - Supply & Installation of 60x60x12mm 7.5mm Gypsum Ceiling Tiles Lay in system (Flat) (As per approved system)	M2	
7	Supply & Installation of Gypsum Ceiling Design of Living Room + Gypsum Ceiling	M2	
8	Supply & Installation of Shadow Gap 10-20mm	M2	Included
8a	Option 1a- Supply & Installation of Acoustic Panel 30x30cm	NOS	
8b	Option 1b- Supply & Installation of Acoustic Panel 40x40cm	NOS	

Dubai : Tel: 04-4434115, Fax: 04-4434116, P.O. Box: 92388  
Sharjah : Tel: 06-5507787, Fax: 06-5507787, P.O. Box: 28912

دبي : هاتف: 04-4434115، فاكس: 04-4434116، صندوق بريد: 92388  
الشارقة : هاتف: 06-5507787، فاكس: 06-5507787، صندوق بريد: 28912

www.alqabdah.com





# Residential Buildings in the pulse.

## Details:

**Project Name:** 1194, Residential Buildings in the pulse.

**Location:** Dubai,UAE.

**Client:** Dubai South Properties DWC-L.L.C.

**Consultant:** Atkins.

**Main contractor:** Al Qabdah Global Building Contracting L.L.C.

**Starting Date:** 2019

**Status:** Completed.



**AL-QABDAH** GLOBAL BUILDING CONTRACTING L.L.C.  **القبضة** العالمية للمقاولات البناء ذ.م.م

Ref: QBC-SA-1194/7901/0919  
Date: 22/09/2019

**SUBCONTRACT AGREEMENT**

Project : 1194, Residential Buildings in the Pulse  
Location : Pulse of Residential District of Dubai South  
Project Owner : Dubai South Properties DWC-LLC

**THIS AGREEMENT made in the Month of September 2019, BETWEEN Two parties**

First Party <b>M/s Al Qabdah Global Building Contracting LLC</b> Represented By Engr. Abdulraheem Almasri (MD) PO Box: 92388 Phone: 06-4434115 Fax: 04-4434114	Second Party <b>M/s Swan Decor</b> Represented By Mr. Adham Ibrahim Kareem (GM) PO Box: 8523 Phone: 02-6277420
--	---

Scope of work: False Ceiling works

1. **Type of Contract**  
This contract is Re-measured type contract and works shall be executed as per actual site conditions and to the entire satisfaction and acceptance of Employer, Engineer and Main Contractor. This agreement Subject to Engineer approval for Sub-contractor, technical/engineering document submissions.

**2. Contract Amount**

WHEREAS the Main contractor is desirous that certain works should be executed viz. Supply and fixing of False Ceiling works for the above mentioned project, and has accepted a fixed rate by the Subcontractor as mentioned in Appendix A mentioned below:

ITEM	ITEM DESCRIPTION	UNIT	UNIT RATE / QMS
1	<b>Regular Plain Gypsum Board Ceiling (1 layer)</b> Brand: Regular - Gyplasma - 12.5mm, thick Standard GI Fixing Accessories, C Channel, Furring Channel, Shadow Wall Angle. Apply Joint Tape & Joint Compound only, without sanding	M2	
2	<b>Regular Plain Gypsum Board Ceiling (2 layer)</b> Brand: Regular - Gyplasma - 12.5mm, thick Standard GI Fixing Accessories, C Channel, Furring Channel, Shadow Wall Angle. Apply Joint Tape & Joint Compound only, without sanding	M2	
3	Drop Bulk Head Gypsum Board including Corner Tape	LM	
4	<b>Cement Fiber Board: 12mm thick</b> Standard GI Fixing Accessories, C Channel, Furring Channel, Shadow Wall Angle. Apply Joint Tape & Joint Compound only, without sanding	M2	
5	Cove (0-25 H cm)	LM	
6	Staircase covering of podium	M2	
7	Access Panels (40x40 cm) and (30x30cm)	NOS	
8	Access panels (40x40 cm)	NOS	
9	Light opening for spots, down lights or anything else	No.	
10	Standard Glass wool 60x120cmx5cm black beige for ceiling	M2	

For the execution and maintenance of such scope of work show THIS AGREEMENT WITNESSETH as follows:  
The rate is inclusive of all equipment, accessories, fittings, supports, roofslut etc, and all that is required to complete the job in accordance with the requirements of Contract documents, details, specifications, drawings, bills of quantities.



Dubai : Tel: 04-4434115, Fax: 04-4434116, P.O. Box: 92388 92388 : هاتف: 04-4434115 فاكس: 04-4434116  
Sharjah : Tel: 06-5507787, Fax: 06-5507797, P.O. Box: 28912 28912 : هاتف: 06-5507787 فاكس: 06-5507797  
www.alqabdah.com



**AL-QABDAH**  
GLOBAL BUILDING CONTRACTING L.L.C.



**القبضة**  
العالمية لتقنيات البناء ذ.م.م

Date: 30/12/2020

**Project:** Construction of Parcels 1,2,3,4,6,10, & 12  
Residential Building City – The Pulse at the  
Residential District of Dubai Gouth

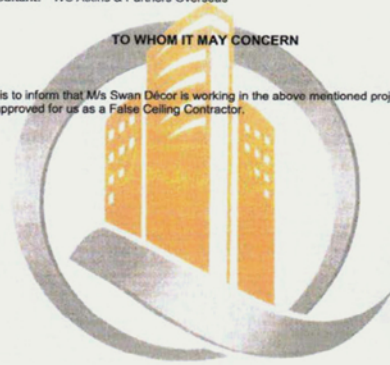
**Contractor:** Al Qabdah Global Building Contracting LLC

**Client:** Dubai South

**Consultant:** WS Atkins & Partners Overseas

**TO WHOM IT MAY CONCERN**

This is to inform that M/s Swan Décor is working in the above mentioned project, they are approved for us as a False Ceiling Contractor.



Mohammad Al Sari  
Sr. Project Manager



Dubai : Tele :04-4434115 FAX: 04-4434116 P.O.Box: 52388 92388 : هاتف : 04-4434115 فاكس : 04-4434116  
Sharjah : Tele :06-5507787 FAX: 06-5507787 P.O.Box: 28912 28912 : هاتف : 06-5507787 فاكس : 06-5507787  
Ajman : Tele :06-7467441 FAX: 06-7467452 P.O.Box: 19963 19963 : هاتف : 06-7467441 فاكس : 06-7467452

www.alqabdah.com



# PARKVIEW TOWER.

## Details:

**Project Name:** PARKVIEW TOWER.

---

**Location:** Saadiyat, Abu Dhabi, UAE.

---

**Consultant:** Bloom Properties.

---

**Main contractor:** NATIONAL HOLDING AND AK MOJIL L.L.C.

---

**Starting Date:** 2018

**Status:** Completed.







# EDUCATION & CULTURE SCHOOL.

## Details:

**Project Name:** EDUCATION & CULTURE SCHOOL.

**Location:** YAS-ISLAND, Abu Dhabi, UAE.

**Consultant:** MZ Architects.

**Main contractor:** Darwish Engineering Emirates.

**Starting Date:** 2016

**Status:** Completed.

EDUCATION & CULTURE SCHOOL L.L.C.		MZ ARCHITECTS	TAGinteriors		
CONTRACTOR SUBMITTAL FIDIC Clause 2					
PROJECT NAME	Education & Culture School Yas Island, Abu Dhabi, U.A.E		CLIENT	Ms. EDUCATION & CULTURE SCHOOL L.L.C.	
PROJECT NO.	12-1101		ENGINEER	Ms. MZ Architects	
			CONTRACTOR	Ms. Darwish Engineering Emirates	
DATE: 17/04/2016	SUBMITTAL NO.		ECS-DEE-AR-PQS-00022 Rev : 00		
SUBMITTAL DESCRIPTION	STRUCTURAL	MECHANICAL	ELECTRICAL	CIVIL	ARCHITECTURAL
					X
MATERIAL SUBMITTAL	SHOP DRAWINGS/CALCS	METHOD STATEMENT	CLAUSE 14 PROGRAMME	SUBCONTRACTOR SUPPLIER	TEST RESULTS
					X
LOCATION: False Ceiling, Suspension system, Ceiling panels and Partition works - Project wide					
LIST OF SUBMITTED ITEM: (ONE ITEM PER SHEET)					
Item	Description	No. of Copies	Remarks		
1.	Pre-Qualification & Company Profile for Supply & Installation of False Ceiling (suspension system, Ceiling panels, Partitions, Gypsum board, Gypsum Tie) for entire project	1 Set Hard copy	<b>Installer &amp; Supplier:</b> M/S SWAN DECOR & SWAN GENERAL MAINTENANCE & A/C WORKS LLC (SGMAC) P. O. Box: 85243, Abu Dhabi, UAE Tel: 02 5511 247 Fax: 02 5511 287 Mob: 055 4404 156 E-mail: info@swandecor.com		
REF. SPEC(S)	1-BB-12(VVU-01)				
COMPLIANCE STATEMENT	The Contractor hereby states that the submitted items have been reviewed in detail and are correct and in strict compliance with the Contract documents except otherwise stated.				
For and on behalf of the Contractor					
Ms. Darwish Engineering Emirates Name: Eng. Ahmed Saad -Project Manager Date: 17/04/2016					
ENGINEER'S REVIEW & COMMENTS					
<input type="checkbox"/> Code 1 Approved	<input checked="" type="checkbox"/> Code 2 Approved As Noted	<input type="checkbox"/> Code 3 Revise And Resubmit	<input type="checkbox"/> Code 4 Revised	<input type="checkbox"/> Code 5 For Information Only	
* approval for installation of all materials of false ceiling (suspension system, ceiling panels, Partitions, Gypsum board / Gypsum tile / Gypsum Board) must comply with standard specifications.					
Name: Tony Abi Gebrael, Managing Partner Date: 19-04-2016					
CLIENT'S COMMENTS					
Name: _____ Date: _____					
Note: The Engineer's approval shall not in any way relieve the Contractor of its obligations under the Contract. The Contractor shall be solely responsible for the accuracy and the correctness of its submissions and representations.					
Distribution: <input type="checkbox"/> Client <input type="checkbox"/> Engineer <input type="checkbox"/> O&M/Commissioning <input type="checkbox"/> Contractor <input type="checkbox"/> File					
File/Version   1203-007-02-16   Contractor Submittal   Rev   1   Date   17/04/2016					





# Madinat zayed.

## Details:

**Name:** CMW\_13047\_Madinat Zayed.

**Location:** Abu Dhabi West Region, Abu Dhabi, UAE.

**Client:** General Command of The Armed Forces of The United Arab Emirates.

**Main contractor:** The Contractors Company L.L.C.

**Starting Date:** 2014

**Status:** Completed.



Ref: CPL/2014/LET/075  
Date: 12<sup>th</sup> May, 2014

TO WHOM SO EVER IT MAY CONCERN

We confirm that M/s. Sawan Decor PO Box: 85243 , Abu Dhabi, U.A.E. is one of our approved applicators to carry out All Products works for CMW-13047-C001, Military School Beda Zayed, Western Region. (Granito 50,000 m2).

M/s. Sawan Decor has the necessary expertise and manpower to carry out any such works that may be assigned to them. Please contact Mr. Adham, Mobile No: 050 3118566.

Best regards,

  
Martin Rosocha  
General Manager







# Majlis AlBateen.

## Details:

**Project Name:** Majlis AlBateen

---

**Location:** Abu Dhabi, UAE.

---

**Main contractor:** Ghantoot General Contracting

---

**Starting Date:** 2013

**Status:** Completed.







# Ruwais Housing Complex Expansion.

## Details:

**Project Name:** Ruwais Housing Complex Expansion construction of renovation and upgrading of existing center.

**Location:** AL Ruwais, Abu Dhabi, UAE.

**Client:** ADNOC

**Consultant:** AL Ewan Engineering Consultants.

**Main contractor:** MEDMAC General Contracting Company.

**Starting Date:** 2013

**Status:** Completed.







# ADNOC Ladies Recreation Center.

## Details:

**Project Name:** Construction of additional facilities for the existing *RUWAIS* recreation center.

**Location:** AL Ruwais, Abu Dhabi, UAE.

**Client:** ADNOC

**Consultant:** AL Ewan Engineering Consultants.

**Main contractor:** CONDOR Building contracting.co.L.L.C.

**Starting Date:** 2013

**Status:** Completed.



**CONDOR**  
العقاب لتقانات البناء ذ.م.م  
CONDOR BUILDING CONTRACTING CO. LLC

13WO - 0025 (Revised on 27-02-2013)  
Job No. 2285

To: **Mr. SWAN DECOR (02-5511247)** Attn: Mr. Adham (055-4691154)

1 Supply and Application of External Wall Stone Painting (Capex System), see all required tools / accessories, as per the approved block-up & specifications / requirements of Mr. Adham Engineering Consultants (M/s. ADNOC (The Client))

2 Coat - Primer Sealer  
3 Coat - Texture  
4 Coat - Top Coat

Approximate Quantity: 2000 Sq. Mts.

No.	Description	Quantity	Unit	Unit Price	Amount
1	Supply and Application of External Wall Stone Painting (Capex System), see all required tools / accessories, as per the approved block-up & specifications / requirements of Mr. Adham Engineering Consultants (M/s. ADNOC (The Client))				
<b>Net Order Value</b>					

Payment Terms: 10% against delivery of material to site (ECC)  
25% Upon submission of your progressive certified invoices (PDC-30 Days)  
35% Upon completion of works and handing over of the project (PDC-30 Days)  
Balance 30% Upon successful completion of Defects Liability Period of One (1) year from the date of handing over of the project (PDC-30 Days)

Approved by:   
Permanence Engineer





# MEDICLINIC HOSPITAL

## Details:

**The Project:** Mediclinic airport road hospital (previously "Al-Nour Hospital").

---

**Location:** Al Ain, Abu Dhabi, UAE.

---

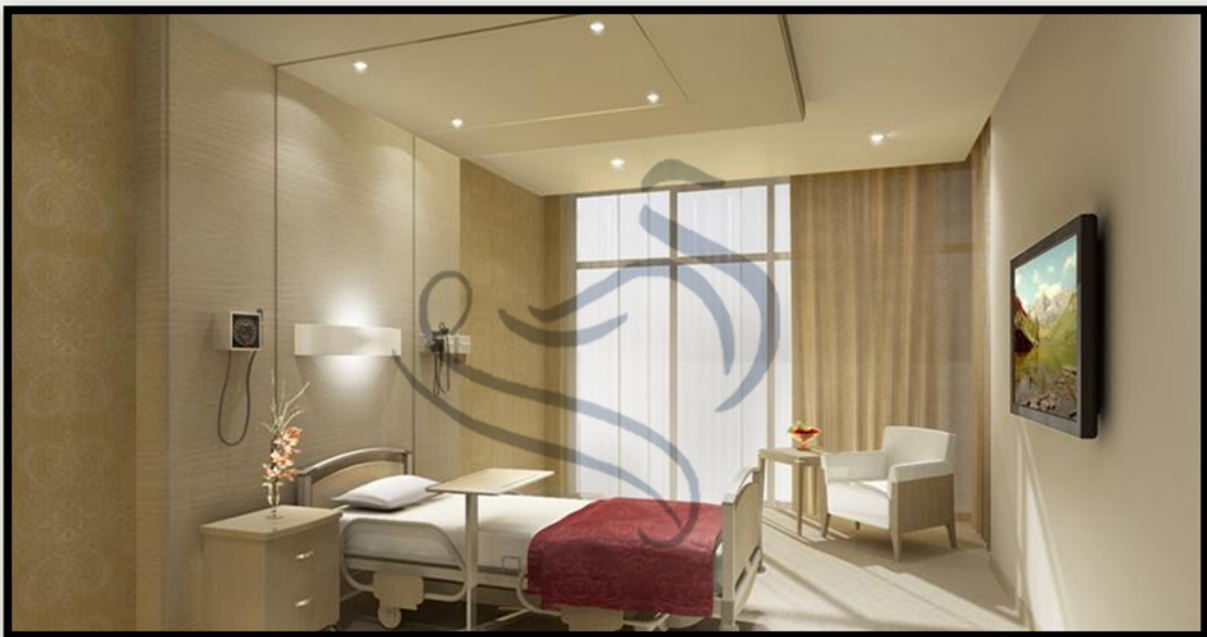
**Contracting:** Directly with Owner "Mediclinic Hospital"

---

**Starting Date:** 2013

**Status:** Completed.







# Mushrif Mall Abu Dhabi.

## Details:

**The Project:** Mushrif Mall, Fish Market Abu Dhabi.

---

**Location:** Abu Dhabi, UAE.

---

**consultant:** ACG.

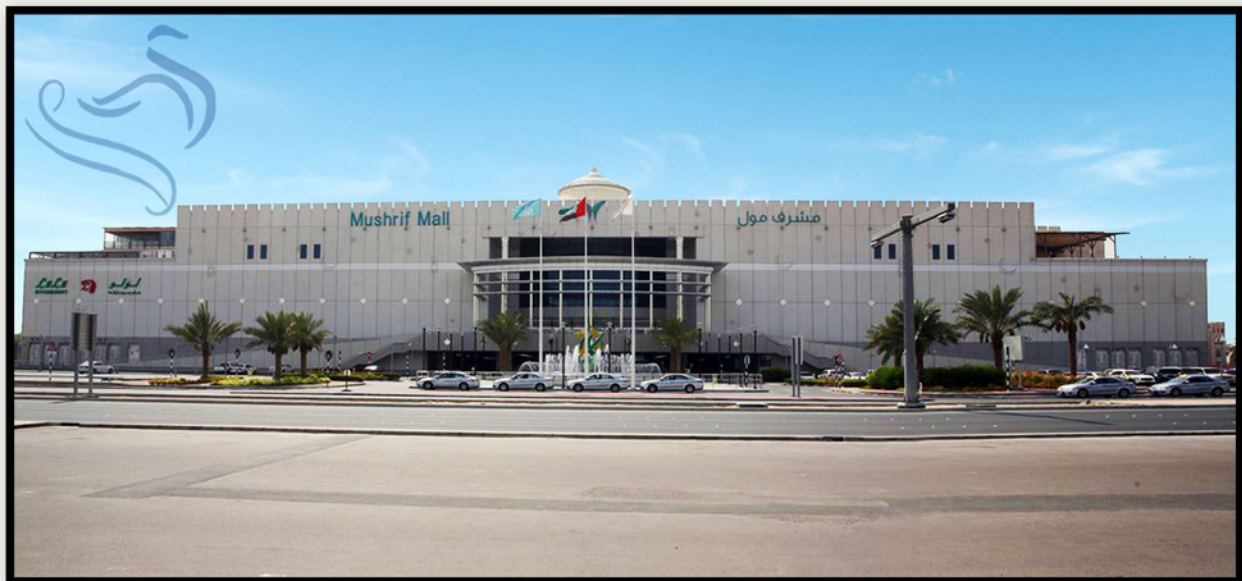
---

**Main contractor:** AL FARA'A GEN .CONT.co.L.L.C

---

**Starting Date:** 2009

**Status:** Completed.







# ABRAJ AL RAHA

## Details:

**The Project:** Abraj Al Raha, Khalifa city.

---

**Location:** Abu Dhabi, UAE.

---

**consultant:** *Architecture & Planning Group.*

---

**Main contractor:** *AL FARA'A GEN .CONT.co.L.L.C*

---

**Starting Date:** 2008

**Status:** Completed.







## More Projects:

<b>Project Name</b>	<b>Consultant.</b>	<b>Main Contractor.</b>
Fairmont Hotel & Serviced Apartment Abu Dhabi.	<i>Khatib &amp; Alami.</i>	<i>Arabtec Contractor L.L.C.</i>
Louver Abu Dhabi.	<i>AGN Manaement Turner Consulting Group.</i>	ASO
Four Seasons Hotel Abu Dhabi.		<i>AL Futtaim Carilion L.L.C.</i>
Private Villa, Mohammed Bin Zayed City.	<i>Roots Eng. Consultant.</i>	<i>Super Class Contracting &amp; Maint</i>
Private Building.	<i>American Consultant Office.</i>	<i>Alpha Eng &amp; Contracting</i>
Private villa, Khalifa City.	<i>Arch Design Center.</i>	<i>The Technical Center.</i>
Private villa, Al Nahayan compound, Abu Dhabi.	<i>East Consult.</i>	<i>Naseej Al Amara GEN. CONT. EST</i>
Private villa, Khalifa City.	<i>The Lebanese Consultant.</i>	<i>Al Shaden GEN. CONT</i>
Private Villa, Mohammed Bin Zayed City.	<i>Arch Design Center.</i>	<i>Al Mahrajan GEN &amp; Maint CONT</i>
BEIN AL JESRAIN Cooperative.	<i>Outcad Consultant.</i>	<i>ALFA Engineering</i>

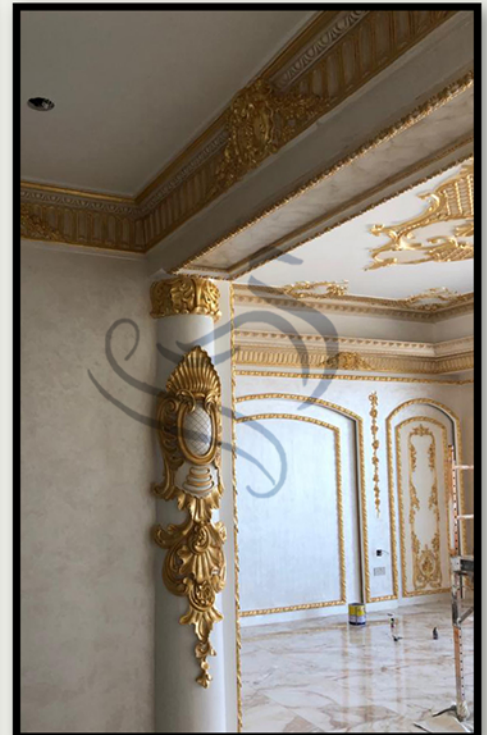


# Luxury Villas



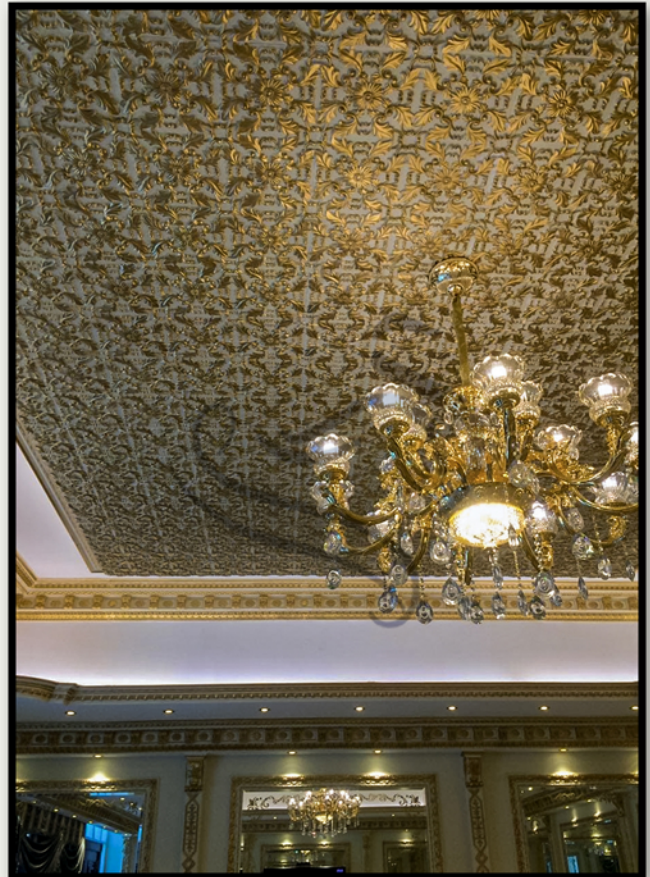
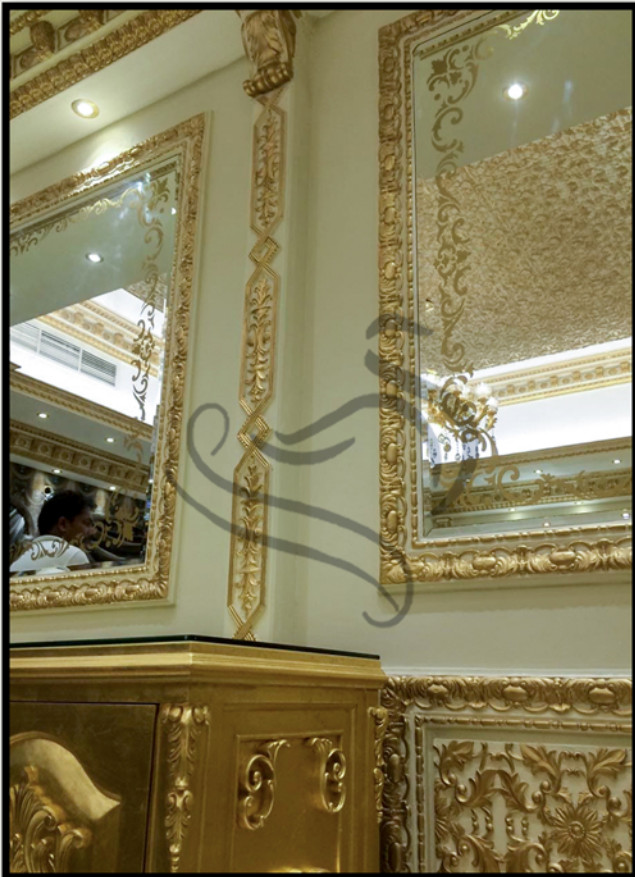






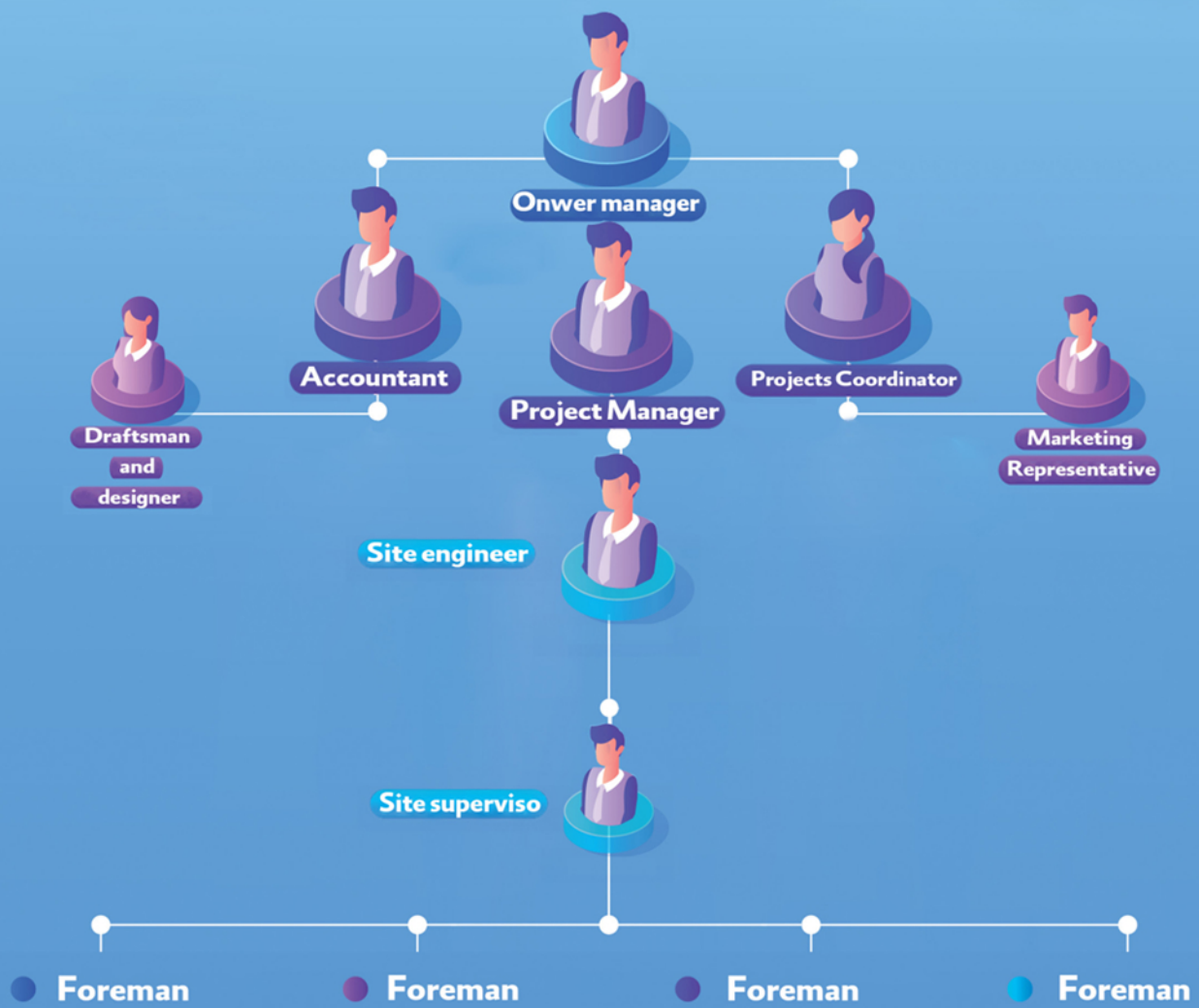








# ORGANIZATIONAL CHART INFOGRAPHIC





# ACCREDITATIONS

**CAPAROL**

Ref: CPL/2014/LET/075  
Date: 12<sup>th</sup> May, 2014

**TO WHOM SO EVER IT MAY CONCERN**

We confirm that M/s. Sawan Decor PO Box: 85243 , Abu Dhabi, U.A.E. is one of our approved applicators to carry out All Products works for CMW-13047-C001, Military School Beda Zayed, Western Region. (Granito 50,000 m2).

M/s. Sawan Decor has the necessary expertise and manpower to carry out any such works that may be assigned to them. Please contact Mr. Adham, Mobile No: 050 3118566.

Best regards,

**Martin Rosocha**  
**General Manager**





# AL WASEEF INDUSTRIES LLC

DIC, Phase 3, Block B, DUBAI, U.A.E.

PHONE: 04-3474348 FAX: 04-3474394

E: [sales@alwaseefind.ae](mailto:sales@alwaseefind.ae) W: [www.alwaseefind.ae](http://www.alwaseefind.ae)



DATE: 30<sup>th</sup> NOV 2021

## TO WHOM IT MAY CONCERN

**Subject: AWI Approved Subcontractor,**

This is to inform you that **M/S.SWAN DECOR LLC** .is qualified as an installation contractor for **AL WASEEF CEILING & PARTITIONS** Systems.

**M/S. SWAN DECOR LLC., His Team is experienced with AL WASEEF INDUSTRIES** products and has performed properly in fixing our system in several prestigious projects.

**AL WASEEF INDUSTRIES LLC Ceiling Suspension systems & partitions products.**

- False Ceiling System  
(Furring Channel & Main Channel & GI L- angle)
- Partition System (GI Stud & GI Track)
- Access Panel
- T24 Suspension system with Gypsum tiles

For further notice, please don't hesitate to contact us.

**Yours sincerely  
FOR AL WASEEF INDUSTRIES LLC**

**Faruq Ahmed Mangera  
General Manager**




**GYPSEMNA**

**Date: November 24, 2022,**  
**Ref: GYP/TD/253 /2022**

**Page 1 / 1**

**Project : TILAL AL GHAF, HARMONY1**

**To whom it may concern**

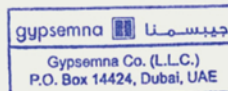
**Subject: GYPSEMNA APPROVED INSTALLER**

We hereby confirm that **M/s. SWAN DECOR** is an approved installer for Gypsemna Co LLC. They are capable of installing Gypsemna Ceiling systems for the above-mentioned project. Moreover, we would support **M/s. SWAN DECOR** on site with training & technical support for satisfactory installation of Gypsemna systems.


Above statement is given considering that **M/s. SWAN DECOR** will install Mockup on site as per Gypsemna set standards and it's subject to Gypsemna's inspection & approval.

**With regards,**

**Gypsemna Co LLC**





 شركة تصنيع المعادن الفنية ذ.م.م.  
Technical Metal Industrial Co. L.L.C.

Date : 05<sup>th</sup> Dec 2022  
Ref : TMI/T619/MA/2022

To Whom it May Concern :

Subject : Approved Sub-Contractor

This is to inform that M/s. SWAN DECOR is qualified as an installation Contractor for TMI Ceiling & Partitions Systems.

M/s. SWAN DECOR Team is experienced with TMI products and has performed properly in fixing our system in several prestigious projects.

For further notice, please don't hesitate to contact us.

Best Regards,  
For Technical Metal Industrial Co. (TMI)

**Milad Aoun**  
Division Manager  
Ceiling Suspension System & Partitions  
Mobile No : 050-6115025  
Email : milad@tmico.ae





20 November 2024

**To Whom It May Concern**

**Project: City Walk Phase 5.6**  
**Main Contractor: Parkway**  
**Consultant: Dewan**  
**Sub Contractor: Swan Décor L.L.C. SP**

Subject: Confirmation of Approved Installer Status

We are pleased to inform you that Swan Decor L.L.C. SP Company has been officially approved by Gyproc as an authorized installer for gypsum work.

This approval is a recognition of your expertise, professionalism, and commitment to quality installation practices in the gypsum industry.

As an approved installer, you are now eligible to work with Gyproc products, ensuring compliance with all technical standards and specifications.

We look forward to a successful partnership with your team in delivering high-quality gypsum installations to our clients.

Should you require any further assistance or information, please do not hesitate to contact us.

Best regards,

**Wissam Issa**  
 Project Sales Manager  
 Saint-Gobain Gyproc Middle East  
 M: +971 565478198



Saint-Gobain Gyproc Middle East FZE  
 TRN 100229891500003  
 Lic No. 4882, Reg No. 886, Duns No. 851045880, Plot No. S10817  
 P.O.Box No. 261107, Jebel Ali Free Zone, Dubai, U.A.E.  
 Tel: +971 4 880 6851, Fax: + 971 4 889 4905

www.gyproc.ae

سنت جوبان جيپروك الشرق الاوسط م ح  
 رقم التسجيل الضريبي ١٠٠٢٢٩٨٩١٥٠٠٠٣  
 ترخيص رقم: ٤٨٨٢، رقم التسجيل: ٨٨٦، بيانات عالمية نظام ترقيم: ٨٥٩٠٤٥٨٨٠  
 القطعة رقم: ايس ١٠٨١٧، ص ب: ٢٦١١٠٧، جبل علي المنطقة الحرة، دبي الإمارات العربية المتحدة  
 هاتف: ٨٨٠ ٦٨٥١ +٩٧١، فاكس: ٨٨٩ ٤٩٠٥ +٩٧١



*“In light of our experience in design,  
manufacturing, supplying and installation of  
interior decoration works. we are confident  
that you will consider our participation in  
your future projects”*

**Owner Manager**  
**MR. ADHAM KARECHI**



## CONTACT US

**E-mail:** [info@swandecor.ae](mailto:info@swandecor.ae)

**Instagram:** [swan.decor.uae](https://www.instagram.com/swan.decor.uae)

**Facebook:** [swan.decor.uae](https://www.facebook.com/swan.decor.uae)

**Linkedin:** [swan.decor.uae](https://www.linkedin.com/company/swan.decor.uae)

**Threads:** [swan.decor.uae](https://www.threads.com/swan.decor.uae)

**[www.swandecor.ae](http://www.swandecor.ae)**

## THANK YOU