

SUBCONTRACT AGREEMENT (SCA)

This **Agreement** is made on 13th April 2026 by and between

1. **M/s Trojan General Contracting LLC**, P.O. Box 111059, Abu Dhabi, UAE (hereinafter called "**Contractor**") and
2. **M/s YUJ Glass and Aluminum Installation and Maintenance LLC**, Dubai, UAE (hereinafter called "**Subcontractor**")

For the performance of the **SUPPLY AND INSTALLATION OF ALUMINUM FINS / LOUVERS WORKS** for the **PROJECT: MAIN CONSTRUCTION WORKS FOR BALGHAIYLAM, ABU DHABI, UAE** (hereinafter called the "**Subcontract Works**") as per the following terms and conditions:

1. Subcontract Documents

The following documents shall be deemed to form and be read and construed as part of this Subcontract Agreement. The documents forming the Subcontract are to be taken as mutually explanatory of one another, however, in case of any ambiguity or discrepancy in these documents the priority shall be in the sequence listed below:

- The Subcontract Agreement
- The General Conditions of Subcontract Agreement
- The Mandatory Conditions from the Main Contract, if required
- The Scope of Subcontract Works, with Inclusions and Exclusions (as applicable)
- The Subcontractor's Technical Compliance Sheet
- The Responsibility Matrix
- Annexure A - Drawings
- Annexure B - Specifications
- Annexure C - Bill of Quantities (BOQ)
- Annexure D - Program of Subcontract Works
- Annexure E - Subcontractor's Offer
- Annexure F - Safety Violation Schedule
- Annexure G - Form of Bank Guarantee

2. Subcontract Price / Rates

In consideration of the performance of the Subcontract Works in accordance with the Subcontract Agreement, the Contractor shall pay to the Subcontractor a Lumpsum amount **AED 7,078,244.32, excluding VAT** at the times and in the manner prescribed in the Subcontract Agreement. The price breakdown shall be as per the attached BOQ.

3. Payment Terms

Payments shall be made to the Subcontractor within ten (10) days after receipt of the corresponding payment from the Employer by the Contractor, as follows:

- a) Advance Payment – 10% against UAE reputed and rated bank guarantee (strictly as per the format provided in this Agreement) OR maximum AED100,000.00 against undated cheque with signature verification from bank, which shall be valid until / returned after recovery of advance on pro-rata basis from Progress Payments. Advance Payment shall be paid to the Subcontractor within 15calendar days after approval of Subcontractor's Tax Invoice and submission of required security.
In case an expiry date is specified in the advance payment guarantee/security and 28 days prior to the expiry date the advance payment is not fully recovered then the Subcontractor shall be responsible to extend the validity of the guarantee/security.
- b) Progress Payment – on a monthly basis for the work done subject to recovery of advance payment and deduction of Retention, as applicable. Payment certification shall be within 7days of receipt of Subcontractor's Payment Application with supporting documents (including work inspection request approved by the Consultant). The Subcontractor shall issue Tax Invoice following certification and payment shall be made to the Subcontractor within 60days of the receipt of Tax Invoice.

- c) Retention – 10% from progress payments shall be retained. Half (5%) retention shall be released upon Taking Over Certificate and balance (5%) after Defects Notification Period (and rectification of the defects, if any).

4. Performance Security

The Subcontractor shall provide performance security for 10% of Subcontract Price (strictly in the form of UAE reputed and rated bank guarantee), within 10 days after signing of this Subcontract Agreement. The performance security shall be valid until / returned after expiry of the Defects Notification Period and rectification of the defects, if any.

In case the Subcontractor is unable to provide a Bank Guarantee, 10% shall be deducted from each certified Progress Payment as Performance Security, which shall be released to the Subcontractor after expiry of the Defects Notification Period (and rectification of the defects, if any).

5. Time for Completion

The Subcontractor shall proceed diligently and perform the Subcontract Works in accordance with the Contractor's Project / site target program, to be mutually agreed by both Parties – copy of Program of Works attached hereto.

The Parties hereto have caused this Agreement to be executed by their **duly authorized representatives** the day and year first before written:

Accepted & signed for
M/s Trojan General Contracting LLC

Accepted & signed for
M/s YUJ Glass and Aluminum Installation and Maintenance LLC

Engr. Mohamed Mahmoud
Chief Executive Officer

Name:
Position:

THE GENERAL CONDITIONS OF SUBCONTRACT AGREEMENT FOR SUPPLY AND INSTALLATION WORKS

1. Definitions

- 1.1. In this Agreement the capitalized words and expressions shall have the following meaning:
- (a) **“Authority”** means any competent governmental / legal entity, body or department having authority / jurisdiction with regards to the Project / Works.
 - (b) **“Employer”** means the person who has engaged the Contractor to carryout the Project / Works and legal successors in title to, or assignees of such person.
 - (c) **“Consultant” / “Engineer”** means the person appointed (from time to time) for the purpose of the Project / Works.
 - (d) **“Main Contract”** means the contract entered between the Contractor and the Employer for the Project/Works, of which the Subcontract Works is an integral part.
 - (e) **“Contractor”** means the person named in this Agreement, the legal successors in title to this person and any assignee of such person.
 - (f) **“Subcontractor”** means the person named in this Agreement, the legal successors in title to this person, and any permitted assignee of such person.
 - (g) **“Party” / “Parties”** means either the Contractor or the Subcontractor or both as the context requires.
 - (h) **“Subcontract”** means this Agreement together with all other documents as per clause 5.1.
 - (i) **“Subcontract Works”** means the work which the Subcontractor is to carry out under the Subcontract.
 - (j) **“Works”** means the complete scope of works which the Contractor is to carry out in respect of the Project under the Main Contract.
 - (k) **“Defects Notification Period”** means the period for notifying defects (if any) in the Subcontract Works as per clause 8.3.

2. Scope of Subcontract Works

- 2.1. The Subcontractor shall perform the Subcontract Works including design (as applicable), supply, installation, testing & commissioning, handing over on completion, warranty, and rectification of the defects (if any), in accordance with this Agreement and as per the requirements, approval of the Contractor, Consultant/Engineer, Employer and the concerned Authorities.
- 2.2. The Subcontractor shall prepare and submit shop drawings, samples / materials technical submissions, method statements, risk assessment, project quality plan (PQP), as-built drawings, O&M manuals and other necessary documents, for approval of the materials intended to be incorporated and for the execution / completion and handing over of the Subcontract Works.

3. Subcontract Price and Payment Terms

- 3.1. In consideration of the performance of the Subcontract Works in accordance with the Subcontract Agreement, the Contractor shall pay to the Subcontractor an amount and at the times and in the manner prescribed in this Agreement.
- 3.2. The Subcontract Price is inclusive of any taxes (except UAE VAT), duties, fees, insurance, banking charges, accommodation, transportation and any other costs & expenses for the performance of the Subcontract Works.
- 3.3. The Subcontract Price shall account for all the necessary work / obligations / liabilities of the Subcontractor for the Subcontract Works and shall not be subject to adjustment for change in the cost of labour, equipment, materials for the performance of Subcontract Works, except for variations (if any).
- 3.4. Payments shall be made to Subcontractor as described in the Subcontract Agreement. In the event that Variations are approved, an additional advance payment may be made, provided that it is explicitly stated in the Variation Order.
- The submission and acceptance of both the advance payment bank guarantee/security and the performance bank guarantee/security, as applicable, are conditions precedent to the release of any payments under this Agreement. No payment shall be made to the Subcontractor until these guarantees/securities have been duly provided and accepted by the Contractor.
- 3.5. Performance Guarantee/Security: The Subcontractor shall provide performance guarantee/security as per the amount/ percentage and in the manner prescribed in the Subcontract Agreement. The performance guarantee/security shall be valid until / returned after expiry of the Defects Notification Period and rectification of the defects, *if any*.

In case an expiry date is specified in the performance guarantee/security and 28 days prior to the expiry date the Defects Notification Period is not completed, then the Subcontractor shall be responsible to extend the validity of the guarantee/security.

The amount of the Performance Guarantee/Security shall be adjusted within 28 days of the written request from the Contractor so that it corresponds to any adjustment in the amount of the Subcontract Price adjusted pursuant to this Agreement and in such circumstances the Subcontractor shall provide an amended Performance Guarantee/Security in the correct amount within such period.

4. Variations

- 4.1. The Subcontractor shall undertake any variation (addition, omission, modification) to the Subcontract Works as may be instructed in writing by the Contractor. The Subcontractor shall proceed with the variation once the technical details have been confirmed by the Contractor and the cost / time impact of such variation shall be finalized, as applicable.
- 4.2. Variation(s) shall be measured and valued at the BOQ rates or pro-rata thereto (as applicable). If the BOQ does not contain any rates or prices applicable to variation works, then suitable rates or prices shall be agreed between the Parties.
- 4.3. Variation submission(s) shall be forwarded by the Consultant / Employer for approval upon timely receipt of Subcontractor's technical & commercial substantiation and time impact, as applicable. Save for the domestic Variations initiated by the Contractor which are not related to the Main Contract, all Variations shall be determined and paid on back-to-back basis.
- 4.4. The Subcontractor shall not be entitled to suspend, defer or modify the performance of the Subcontract Works or any of its other obligations or responsibilities under this Agreement and shall continue to perform or fulfill them pending the resolution of any dispute or difference, including, for the avoidance of doubt, a dispute or difference regarding payment or arising out of or in connection with any Variation Order.

5. Subcontract Documents

- 5.1. The Subcontractor acknowledges and agrees that the documents forming part of this Subcontract shall be as described in the Subcontract Agreement. These documents collectively constitute the entire agreement between the Parties and are to be read as a whole and taken as mutually explanatory. No other document, correspondence, or representation shall form part of the Subcontract unless expressly incorporated in writing and signed by both Parties.
- 5.2. In the event of any ambiguity, inconsistency, or discrepancy among these documents, resolution shall be in accordance with the provisions of the Subcontract Agreement and, where applicable, the conditions of the Main Contract.

6. Time for Completion

- 6.1. The Commencement and Completion Dates shall be as per attached Program of Subcontract Works.
- 6.2. The Subcontractor shall proceed diligently and perform the Subcontract Works in accordance with program of Subcontract Works approved by the Contractor, which shall be in compliance with Project program / milestones (including any revisions thereto).
- 6.3. In case the procurement / supply of materials is delayed by the Subcontractor, then the Contractor may

notify the Subcontractor to take necessary measures within 10 days (or as otherwise agreed). If the Subcontractor fails to meet this condition, then the Contractor would have the option to procure the materials at the risk & cost of the Subcontractor and issue them to Subcontractor for installation / incorporation.

- 6.4. In case the installation / execution of Subcontract Works is delayed by Subcontractor, then the Contractor may notify the Subcontractor to take necessary measures within 10 days (or as otherwise agreed). If the Subcontractor fails to meet this condition, then the Contractor would have the option to provide manpower / equipment for the execution of Subcontract Works at the risk & cost of the Subcontractor.
- 6.5. If the progress of Subcontract Works is at any time behind schedule for reasons attributable to the Subcontractor, then the Subcontractor shall be responsible to take necessary measures at its own cost to recover progress. If the Subcontractor fails to take necessary measures within 10 days (or as otherwise agreed) after notice from the Contractor, then the Contractor may omit any portion of the Subcontract Works and do it himself or through others and recover the additional costs / expenses from the Subcontractor.
- 6.6. In case the Subcontractor is unable to perform / complete the Subcontract Works within the completion time, for reasons attributable to Subcontractor, then the Contractor may charge liquidated damages to the Subcontractor amounting to 10% of the Subcontract Price ÷ 25% of the duration of Subcontract Works for each day of delay, up to a maximum of 10% of the Subcontract Price. The liquidated damages shall also be applicable to the interim milestones identified in the Program of Subcontract Works, if any.

7. Extension of Time for Completion

- 7.1. If the Subcontractor is delayed in the performance of the Subcontract Works (for reasons not attributable to the Subcontractor) then the Subcontractor shall be entitled to claim extension of time for completion of the Subcontract Works, provided the delay is critical and the Subcontractor has taken all reasonable measures to mitigate delays.
- 7.2. The Subcontractor shall notify the Contractor within 7 days of the occurrence of the delay event and submit detailed particulars within 15 days of the occurrence of the delay event. Where the delay event has a continuing effect, the Subcontractor shall submit interim particulars at monthly interval and final particulars within 15 days after the end of the effects of the delay event. If the Subcontractor fails to give notice or submit the claim as described above, then the Subcontractor's claim for extension of time / prolongation cost may not be considered.

7.3. Where the Subcontract Works are delayed due to Consultant / Employer, then the Subcontractor's claim for extension of time / prolongation cost shall be subject to approval of the Employer.

7.4. The Subcontractor shall not be entitled to extension of time or prolongation cost for the period of his concurrent delay. Furthermore, no prolongation cost shall be claimable for extension of time due to Force Majeure.

8. Warranty, Defects Liability, and Indemnity

8.1. The Subcontractor shall exercise reasonable skill, care, and diligence in the performance of the Subcontract Works and upon completion the Subcontract Works shall comply with the requirements of this Agreement and shall be fit for the intended purpose. The Subcontractor shall be liable for any error, omission, defect or insufficiency in the Subcontract Works or default of the Subcontractor.

8.2. Any part of the Subcontract Works that is not complying with this Agreement shall be corrected and/or re-done by the Subcontractor. If the Subcontractor fails to carry out the rectification work within 10 days (or as otherwise agreed) after notice from the Contractor, then the Contractor may carry out the rectification work himself or through others at the risk and cost of the Subcontractor.

8.3. In general, the Subcontractor shall be liable to rectify any defect in the Subcontract Works (which is attributable to the Subcontractor) for a period of 365 days from the date of taking-over of the Subcontract Works by the Employer (the "Defects Notification Period / DNP") or as otherwise specified in the Subcontract Documents.

8.4. The Subcontractor shall be liable for any defect in the Subcontract Works (which is attributable to the Subcontractor) during the warranty period(s) as applicable under this Agreement and/or in accordance with applicable laws. The required warranty(ies) shall be provided by the Subcontractor when requested and in any case upon completion of the Subcontract Works.

8.5. Neither Party shall be liable to the other for any indirect or consequential losses, including inter alia loss of production, loss of use, loss of profit, loss of business etc. under this Agreement except as otherwise may be applicable / enforceable under the law.

8.6. The Subcontractor shall indemnify the Contractor against any claims, damages arising out of or in relation to this Agreement and which are attributable to the Subcontractor including any claims, damages, losses and expenses (including legal fees and expenses) in respect of:

- (a) bodily injury, sickness, disease or death of any person whatsoever (including any person employed by the Subcontractor);

(b) damage to or loss of any property, real or personal;

(c) any breach of the copyrights / intellectual property rights of any third party; and

(d) any insufficiency or default in the Subcontract Works caused by the Subcontractor that may result in a liability for the Contractor under the Main Contract.

arising out of or in the course of or by reason of the Subcontractor's design (as applicable), the execution and completion of the Subcontract Works and remedying of any defects unless attributable to any breach of this Agreement by the Contractor.

8.7. Collateral Warranty: If required by the Employer and within 10 days of the Contractor's request to do so, the Subcontractor shall provide Collateral Warranty (on back-to-back basis with the Main Contract and in the form approved by Employer), in favor of Employer and/or any Third Party (Funder, Purchaser, Tenant, Operator etc.) nominated by the Employer.

8.8. The total liability of the Subcontractor arising under or in connection with this Subcontract Agreement shall be limited to 100% of the Subcontract Price. Notwithstanding anything to the contrary, nothing in this Agreement shall limit or exclude liability resulting from gross negligence, fraud, or any other liability that cannot be limited or excluded under applicable law.

9. Insurance

9.1. The Subcontractor shall be responsible to arrange / maintain insurance as may be required under the applicable Laws and/or as may be necessary to cover its obligations / liabilities under the Subcontract; including Subcontractor's workmen compensation and/or equipment insurance, as applicable (*copy of the insurance shall be provided when requested*).

9.2. The Employer / Contractor shall provide Contractors All Risks & Third Party Liability (CAR/TPL) Insurance (copy of the insurance shall be made available at site office for Subcontractor's review and record).

9.3. In the event of claim / damages attributable to the Subcontractor, the Subcontractor shall be liable for the deductibles and/or any loss, damage which is not covered by the insurance.

10. Termination

10.1. This Agreement may be terminated:

- (a) If the contract of Contractor for the Project is terminated.
- (b) If the approval of Subcontractor to perform the Subcontract Works and/or the Subcontract Works are withdrawn by the Consultant / Employer.
- (c) If suspension / delay due to Force Majeure exceed 90 days.
- (d) If the Subcontractor becomes bankrupt or insolvent or goes into liquidation.

- (e) If the Subcontractor is in breach of Confidentiality provisions of this Subcontract.
- 10.2. Save for Subclause 10.1 above, in case the Subcontractor is in breach of the terms of this Agreement and fails to rectify the breach within 10 days (or as otherwise agreed) after warning / notice from the Contractor, then the Contractor may at its sole option either terminate this Agreement or omit / de-scope any portion of the Subcontract Works and do it himself or through others and recover the additional costs / expenses from the Subcontractor.
- 10.3. In case of termination of the Subcontract, the Subcontractor shall be paid for the Subcontract Works performed up to the date of termination, subject to approval of the Consultant / Employer, minus any damages / charges that may be applicable under this Agreement or at Law.
- 10.4. The Subcontractor acknowledges and agrees that by signing this Subcontract Agreement, it consents to the termination mechanics under this clause without the need to obtain a court order.
- 11. Force Majeure**
- 11.1. "Force Majeure" shall mean an event which is beyond the control of the Party, not foreseeable and unavoidable. Such events shall include war, revolution, riot, natural disasters, fires, floods, epidemics / pandemics, quarantine restrictions, government control and freight embargoes, and the like events.
- 11.2. Neither Party shall be responsible for delay or non-performance of this Agreement in case it is affected by Force Majeure. However, the Parties shall at all times use all reasonable endeavours to minimize any delay in the performance of this Subcontract as a result of Force Majeure.
- 11.3. If the Subcontractor is or shall be prevented from performing any of its obligations due to Force Majeure, then the Subcontractor shall immediately notify the Contractor in writing with details and specify the obligations which are or may be affected. The Subcontractor shall immediately notify the Contractor when it ceases to be affected by Force Majeure.
- 12. Miscellaneous Conditions**
- 12.1. The Subcontractor shall provide necessary supervision, skilled & experienced manpower, tools, equipment (including PPE) and machinery required for the performance of the Subcontract Works. The record of Subcontractor's manpower and equipment at Project site shall be provided to the Contractor.
- 12.2. The Subcontractor shall co-operate / co-ordinate as necessary with others working on the Project. The Subcontractor shall carry out its operations / works with reasonable skill, care and diligence as to cause no delay / disruption, injury, loss / damage to any person, materials, equipment, work or property.
- 12.3. The Subcontractor shall comply with all the applicable HSE rules and regulations at Project site. In case of any violation(s), the Subcontractor may be charged the fines provided in the attached Safety Violation Schedule.
- 12.4. The Subcontractor shall be provided with a designated space or yard at Project site (as available) to store his or the supplied materials for the Subcontract Works. The Subcontractor shall take full responsibility for the proper care, control and protection of the materials and the Subcontract Works from the commencement until the Subcontract Works have been taken over.
- 12.5. Housekeeping, waste disposal related to its activities shall be done by the Subcontractor at all times. The Subcontractor shall leave the area of the completed Subcontract Works perfectly clean and fit for immediate use.
- 12.6. The Contractor may assign / novate this Subcontract or any part thereof. The Subcontractor shall not subcontract any part of the Subcontract Works or assign this Agreement (or any part thereof) without prior written consent of the Contractor. The Subcontractor shall be responsible for its suppliers / subcontractors.
- 12.7. **Confidentiality**
The Subcontractor shall treat the Subcontract, Subcontract documents and any documents and information provided directly or indirectly by the Contractor pursuant to the Subcontract, as private and confidential and, except where strictly necessary for the purpose of this Agreement or as required by applicable Laws, shall not disclose the same to any third party without the prior written consent of the Contractor and only if such third party is placed under identical obligations of confidential and restrictions on use as the Subcontractor. The Subcontractor shall impose an equivalent condition on all his subcontractors/suppliers.
- This obligation of confidentiality shall not apply if:
- The information was known to the Subcontractor (as evidenced by his written record) prior to obtaining the same from the Contractor; or
 - The information was in public domain prior to the time of disclosure to the Subcontractor or at any time thereafter comes into the public domain because of no fault of the Subcontractor; or
 - The information is disclosed to the Subcontractor by a third party who did not receive the same, directly or indirectly, from the Contractor and who has, the best of the Subcontractor's knowledge, no obligation of secrecy with respect thereof.

Any potential press releases and/or information (including photographs, videos, Project Location/Details) to be supplied to news media (which includes for these purposes trade magazine, business journals, social media and/or any other platform) in relation to the Project, this Agreement and/or the Works or any part thereof shall require the Contractor's/Employer's prior written approval. Any incompliance with this provision shall entitle the Contractor to seek remedies of injunction, specific performance or other equitable relief in addition to remedies provided under the Subcontract.

12.8. Additional Provisions (back-to-back with the Main Contract)

The Subcontractor acknowledges and agrees that certain conditions from the Main Contract are mandatory and must be incorporated into all Subcontracts executed by the Contractor. The Subcontractor agrees that these specified conditions shall be deemed included in this Subcontract Agreement *mutatis mutandis* and he shall fully comply with these conditions to enable the Contractor to discharge his obligations under the Main Contract.

13. Condition Precedent

13.1. Notwithstanding anything to the contrary, this Subcontract Agreement shall be rendered null & void should the Subcontractor's prequalification / approval to perform the Subcontract Works is rejected by the Consultant / Employer.

13.2. Upon submitting the signed / stamped Agreement, the Subcontractor shall same time submit copies of the following for review / records of the Contractor (the Subcontractor shall be responsible for keeping these documents in order and renew as the case may be upon expiry):

- Valid Trade / Commercial / Registration License of the Subcontractor;
- Certificate of UAE Tax (VAT) Registration;
- Power of Attorney / Authorization Letter of Subcontractor's Authorized Signatory; and
- Emirates ID and Passport Copy of the Subcontractor's Authorized Signatory.

14. Governing Law and Dispute Resolution

14.1. This Agreement shall be governed by and construed in accordance with the Laws of UAE as applicable in the Emirate where Project is located. The Subcontractor shall comply with all the applicable laws and rules & regulations in the performance of this Agreement / Subcontract Works.

14.2. In case of dispute between the Parties which is not resolved amicably within 30 days (or as otherwise agreed), then it may be referred to the competent Courts for final settlement.

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ANNEXURES TO THIS AGREEMENT

1. ANNEXURE A – DRAWINGS

Project Drawings related to the Subcontract Works (as listed in the attached Subcontract Tender Document and issued to the Subcontractor through TBMS portal) shall form part of this Annexure.

2. ANNEXURE B – SPECIFICATIONS

Project Specifications related to the Subcontract Works (as listed in the attached Subcontract Tender Document and issued to the Subcontractor through TBMS portal) shall form part of this Annexure.

3. ANNEXURE C – BOQ / PRICE BREAKDOWN

As attached hereto.

4. ANNEXURE D – PROGRAM OF SUBCONTRACT WORKS

As attached hereto.

5. ANNEXURE E – SUBCONTRACTOR'S OFFER

The Subcontractor's Offer including Clarifications/Addendums (if any), Specific Tasks Compliance Sheet, and Responsibility Matrix shall form part of this Annexure. However, in case of conflict between the terms and conditions between this Agreement and the Subcontractor's Offer, the terms and conditions of this Agreement shall prevail. Exclusions from Subcontractor's offer, which are not covered under responsibility matrix, Responsibility Matrix, compliance sheets are part of this Agreement.

6. ANNEXURE F – SAFETY VIOLATION SCHEDULE

No.	Safety Violation	Fine
<i>Very High Risk Violations</i>		
1	Working on incomplete scaffold.	AED 5,000
2	Working at height without standard and approved edge protection or safety harness	AED 5,000
3	Improper electrical connections and cables for machines and tools/cable road crossing	AED 5,000
4	Using lifting gears and cranes without valid certificates of equipment and people	AED 5,000
5	Usage of rotating equipment/machineries and electrical tools without guard.	AED 5,000
<i>High Risk Violations</i>		
6	Workmen performing job in a dangerous manner. Likely to cause major or fatal injury to self or others	AED 1,000
7	Failure to provide trench protection for deep excavation.	AED 1,000
8	Driving vehicles and equipment without valid license and certificates	AED 1,000
9	Insufficient lighting for night work	AED 1,000
10	Insufficient distance between trench and road/heavy vehicle movement area	AED 1,000
11	No rebar caps on protruding rebars less than 1.5 meter	AED 1,000
12	No certified riggers	AED 1,000
13	Non compliance with other authority requirements	AED 1,000
14	No proper and approved fire protection system for offices and equipment	AED 1,000
15	Any activity carried out by untrained personnel wherever required by Law	AED 1,000
16	Using unsafe access to trench	AED 500
17	Using non standard ladders	AED 500
18	Waste not kept segregated and not kept in identified place.	AED 500
<i>Medium Risk Violations</i>		
19	DG set at site without containment facility, fire safety measures and metallic shade	AED 500
20	Unhygienic conditions of welfare facilities (rest area, toilets and drinking water cooler)	AED 500
21	Stock pile not covered/not watered to avoid dust	AED 500
22	Discharge of water to sea without sedimentation	AED 500
23	Improper housekeeping on site / spillage of trash	AED 500
24	Working under suspended loads	AED 500
25	Non-compliance of approved HSE plan, method statement and risk assessment	AED 500
<i>Low Risk Violations</i>		
26	Washing of concrete mixer at unauthorized place	AED 250
27	Putting waste/debris/concrete in the unauthorized area	AED 250

No.	Safety Violation	Fine
28	Smoking at work area	AED 250
29	Spillage of diesel / oil in the site	AED 250
30	Usage of machineries at site with abnormal emissions, noise and leakage	AED 250
31	Oil changing/repairing activities at site without any measures for spillage protection	AED 250
32	Shifting of rebars, or non standard handling of heavy loads using JCB (double fine next time)	AED 250
33	Violating alcohol and drug policy	AED 250
34	Not conducting tool box talk by foreman / supervisor	AED 250
35	Working at site before getting HSE induction from Trojan	AED 250
36	Inadequate signage	AED 250
37	PPE violations	AED 100
38	Speeding at site beyond the limit	AED 100
39	Fighting in Project site area	AED 100
40	Littering on site	AED 100
41	Any fine by Employer / Authorities attributable to the Subcontractor	As per actual

7. ANNEXURE G – FORM OF BANK GUARANTEE

FORM OF ADVANCE PAYMENT GUARANTEE

Beneficiary:

Dear Sir,

At the request of M/s, P.O. Box (hereinafter called "Subcontractor"), we (Bank) hereby undertake to guarantee the payment of AED as a maximum which represents the amount of advance payment under Subcontract Ref.

We undertake to pay you any sum up to the amount mentioned above upon your first written demand stating that the advance payment made to the Subcontractor has not been fully recovered, notwithstanding the existence of any dispute whatsoever and/or objections of the Subcontractor.

This guarantee shall come into effect from the date advance payment is made to Account No: of the Subcontractor with us. As and when the advance payment is recovered from the progress payments then this guarantee shall automatically be reduced to the extent of such recovery. This guarantee shall be valid until (date) or until the advance payment has been fully recovered (whichever is the later), after which date our liability shall automatically cease.

Claims, if any, under this guarantee must be presented to us through your bankers with your signature(s) on the claim letter duly verified by them, along with the original guarantee and amendments, if any. This guarantee shall be governed by and interpreted in accordance with the Laws of United Arab Emirates as applicable in the Emirate of Abu Dhabi.

Yours faithfully,
For Bank

FORM OF PERFORMANCE GUARANTEE

Beneficiary:

Dear Sir,

At the request of M/s, P.O. Box (hereinafter called "Subcontractor"), we (Bank) hereby undertake to guarantee the payment of AED as a maximum which represents the amount of performance security under Subcontract Ref.

We undertake to pay you any sum up to the amount mentioned above upon your first written demand stating that the Subcontractor has failed to fulfill the terms and conditions of the Subcontract, notwithstanding the existence of any dispute whatsoever and/or objections of the Subcontractor.

This guarantee shall come into force on the date hereof and shall be valid until (date) or until you advise us in writing that the Subcontractor has fulfilled all its obligations under the Subcontract (whichever is the later), after which date our liability shall automatically cease.

Claims, if any, under this guarantee must be presented to us through your bankers with your signature(s) on the claim letter duly verified by them, along with the original guarantee and amendments, if any. This guarantee shall be governed by and interpreted in accordance with the Laws of United Arab Emirates as applicable in the Emirate of Abu Dhabi.

Yours faithfully,
For Bank

---END OF ANNEXURES---

BOQ BREAKDOWN

S/I	DESCRIPTION	QTY	UNIT	AREA (M2) / NR	RATE / M2	RATE / NR	AMOUNT
	ALUMINIUM WORKS FOR FAÇADE FINS / BATTENS						
	Supply and installation of Fins/Battens Work. The work involves the supply of equipment, materials and labors in order to effectively install Aluminum works to areas as per design and updated items as per VE. (Cluster 01, 02, and 03)						
	Cluster 01 and 02						
1	Villa type A3 size (1000x 4835) & (1080 x 4835)	63	nr	10.06	605.70	6,091.40	383,758.20
2	Villa type A3+2 size (1000 x 4835) & (1080x 4835)	8	nr	10.06	605.70	6,091.40	48,731.20
3	Villa type A4 size (1600 x 4835)	13	nr	7.74	605.70	4,685.70	60,914.10
4	Villa type A5 size (1850 x 4835)	47	nr	8.94	605.70	5,417.84	254,638.48
5	Villa type B4 size (1140 x 4800) & (1080 x 4800)	83	nr	10.66	605.70	6,454.34	535,710.22
6	Villa type B4 size (2400 x 4800)	83	nr	11.52	605.70	6,977.66	579,145.78
7	Villa type B5 size (600 x 4800) & (1830 x 4800)	119	nr	11.66	605.70	7,064.88	840,720.72
8	Villa type B5 size (2420 x 4800)	119	nr	11.62	605.70	7,035.81	837,261.39
9	Villa type B6 size (2700 x 4380)	80	nr	11.83	605.70	7,163.01	573,040.80
10	Villa type B6 size (870 x 4380)	80	nr	3.81	605.70	2,308.08	184,646.40
11	Villa type B6 size (1610 x 3200)	80	nr	5.15	605.70	3,120.57	249,645.60
12	Villa type C5 size (900 x 5005)	40	nr	4.50	605.70	2,728.38	109,135.20
13	Villa type C6 size (900 x 5005)	84	nr	4.50	605.70	2,728.38	229,183.92
	Cluster 03						
14	Villa type A4 size (1600 x 4835)	1	nr	7.74	605.70	4,685.70	4,685.70
15	Villa type A5 size (1850 x 4835)	17	nr	8.94	605.70	5,417.84	92,103.28
16	Villa type B4 size (1140 x 4800) & (1080 x 4800)	20	nr	10.66	605.70	6,454.34	129,086.80
17	Villa type B4 size (2400 x 4800)	20	nr	11.52	605.70	6,977.66	139,553.20
18	Villa type B5 size (600 x 4800) & (1830 x 4800)	17	nr	11.66	605.70	7,064.88	120,102.96
19	Villa type B5 size(2420 x 4800)	17	nr	11.62	605.70	7,035.81	119,608.77
20	Villa type B6 size (2700 x 4380)	100	nr	11.83	605.70	7,163.01	716,301.00
21	Villa type B6 size (870 x 4380)	100	nr	3.81	605.70	2,308.08	230,808.00
22	Villa type B6 size (1610 x 3200)	100	nr	5.15	605.70	3,120.57	312,057.00
23	Villa type C5 size (900 x 5005)	67	nr	4.50	605.70	2,728.38	182,801.46
24	Villa type C6 size (900 x 5005)	53	nr	4.50	605.70	2,728.38	144,604.14
							=====
	TOTAL AMOUNT EXCLUDING VAT (AED)						7,078,244.32

Subcontract Tender Document



Tender No: 18,811

Project: TG2145-Main Construction Works for Balghaiylam

Draft Contract Agreement

- 1 PP2_Installation Works_08012026082039.pdf

Drawings

- 1 BAGVL~1_07012026042206.DWG
- 2 A32FI~1_07012026041436.XLS
- 3 BAGVL~1_07012026041434.PDF
- 4 BAGVL~1_07012026041432.DWG
- 5 BAGVL~2_07012026041428.PDF
- 6 BAGVL~2_07012026041426.DWG
- 7 BAGVL~1_07012026041422.PDF
- 8 BAGVL~1_07012026041420.DWG
- 9 BA7C64~1_07012026041417.PDF
- 10 BAF8E4~1_07012026041413.DWG
- 11 BAGVL~4_07012026041409.PDF
- 12 BAGVL~4_07012026041406.DWG
- 13 BAGVL~3_07012026041403.PDF
- 14 BAGVL~3_07012026041401.DWG
- 15 BAGVL~2_07012026041357.PDF
- 16 BAGVL~2_07012026041354.DWG
- 17 BAGVL~1_07012026041351.PDF
- 18 BAGVL~1_07012026041347.DWG
- 19 BAGVL~1_07012026041706.DWG
- 20 BAGVL~2_07012026041703.PDF
- 21 BAGVL~2_07012026041700.DWG
- 22 BAGVL~1_07012026041656.PDF
- 23 BAGVL~1_07012026041653.DWG
- 24 BAB387~1_07012026041650.PDF
- 25 BA6AB6~1_07012026041646.DWG
- 26 BAGVL~4_07012026041642.PDF
- 27 BAGVL~4_07012026041638.DWG
- 28 BAGVL~3_07012026041635.PDF
- 29 BAGVL~3_07012026041632.DWG
- 30 BAGVL~2_07012026041629.PDF
- 31 BAGVL~2_07012026041625.DWG
- 32 BAGVL~1_07012026041622.PDF
- 33 BAGVL~1_07012026041616.DWG
- 34 C5FINS~1_07012026043356.XLS
- 35 BAGVL~1_07012026043354.PDF
- 36 BAGVL~1_07012026043350.DWG
- 37 BAGVL~1_07012026043347.PDF
- 38 BAGVL~1_07012026043344.DWG
- 39 BA0AE1~1_07012026043341.PDF
- 40 BACF7B~1_07012026043338.DWG
- 41 BAGVL~1_07012026042211.PDF
- 42 BAGVL~2_07012026042215.DWG
- 43 BAGVL~2_07012026042218.PDF
- 44 BAGVL~3_07012026042222.DWG
- 45 BAGVL~3_07012026042224.PDF
- 46 BAGVL~4_07012026042227.DWG
- 47 BAGVL~4_07012026042230.PDF
- 48 BA84D9~1_07012026042234.DWG

49 BA70E2~1_07012026042237.PDF
50 BAA3FE~1_07012026042239.PDF
51 BAGVL~1_07012026042242.DWG
52 BAGVL~1_07012026042244.PDF
53 BAGVL~2_07012026042248.DWG
54 BAGVL~2_07012026042250.PDF
55 BAGVL~1_07012026042254.DWG
56 BAGVL~1_07012026042258.PDF
57 B4FINS~1_07012026042300.XLS
58 BAGVL~1_07012026043435.DWG
59 BAGVL~1_07012026043439.PDF
60 BAGVL~2_07012026043442.DWG
61 BAGVL~2_07012026043446.PDF
62 BAGVL~3_07012026043449.DWG
63 BAGVL~3_07012026043452.PDF
64 BAGVL~4_07012026043455.DWG
65 BAGVL~4_07012026043457.PDF
66 BA21E1~1_07012026043500.DWG
67 BA4477~1_07012026043504.PDF
68 BAGVL~1_07012026043508.DWG
69 BAGVL~1_07012026043510.PDF
70 BAGVL~1_07012026043514.DWG
71 BAGVL~1_07012026043518.PDF
72 C6FINS~1_07012026043519.XLS
73 BAD83B~1_07012026042026.PDF
74 BABE36~1_07012026042029.DWG
75 BA4676~1_07012026042031.PDF
76 BAGVL~1_07012026042035.DWG
77 BAGVL~1_07012026042037.PDF
78 BAGVL~1_07012026042040.DWG
79 BAGVL~1_07012026042043.PDF
80 A5FINS~1_07012026042045.XLS
81 BAGVL~1_07012026042451.PDF
82 BAGVL~1_07012026042449.DWG
83 BA47EF~1_07012026042445.PDF
84 BABDCC~1_07012026042443.DWG
85 BA879D~1_07012026042440.PDF
86 BA3ECC~1_07012026042437.DWG
87 BAGVL~4_07012026042434.PDF
88 BAC98F~1_07012026042431.DWG
89 BAGVL~3_07012026042427.PDF
90 BAGVL~4_07012026042423.DWG
91 BAGVL~3_07012026042420.DWG
92 BAGVL~2_07012026042416.PDF
93 BAGVL~2_07012026042413.DWG
94 BAGVL~1_07012026042410.PDF
95 BAGVL~1_07012026042406.DWG
96 BA0DBA~1_07012026042022.DWG
97 BAGVL~4_07012026042018.PDF
98 BAGVL~4_07012026042015.DWG
99 BAGVL~3_07012026042012.PDF
100 BAGVL~3_07012026042010.DWG
101 BAGVL~2_07012026042007.PDF
102 BAGVL~2_07012026042004.DWG
103 BAGVL~1_07012026042001.PDF
104 BAGVL~1_07012026041956.DWG
105 A4FINS~1_07012026041902.XLS
106 BAGVL~1_07012026041900.PDF

107 BAGVL~1_07012026041857.DWG
108 BAGVL~1_07012026041854.PDF
109 BAGVL~1_07012026041851.DWG
110 BA4212~1_07012026041848.PDF
111 BA17BE~1_07012026041846.DWG
112 A3FINS~1_07012026041711.XLS
113 BAGVL~1_07012026041710.PDF
114 BA9AD1~1_07012026041843.PDF
115 BAE3A2~1_07012026041840.DWG
116 BAGVL~4_07012026041836.PDF
117 BAGVL~4_07012026041833.DWG
118 BAGVL~3_07012026041830.PDF
119 BAGVL~3_07012026041828.DWG
120 BAGVL~2_07012026041824.PDF
121 BAGVL~2_07012026041821.DWG
122 BAGVL~1_07012026041818.PDF
123 BAGVL~1_07012026041814.DWG
124 BAGVL~4_07012026043335.PDF
125 BAGVL~4_07012026043332.DWG
126 BAGVL~3_07012026043330.PDF
127 BAGVL~3_07012026043328.DWG
128 BAGVL~2_07012026043324.PDF
129 BAGVL~2_07012026043321.DWG
130 BAGVL~1_07012026043318.PDF
131 BAGVL~1_07012026043313.DWG
132 B6FINS~1_07012026042832.XLS
133 BAGVL~2_07012026042830.PDF
134 BAGVL~2_07012026042827.DWG
135 BAGVL~1_07012026042823.PDF
136 BAGVL~1_07012026042820.DWG
137 BAGVL~2_07012026042816.PDF
138 BAGVL~2_07012026042814.DWG
139 BAGVL~1_07012026042811.PDF
140 BAGVL~1_07012026042808.DWG
141 BA39D0~1_07012026042805.PDF
142 BA909C~1_07012026042803.DWG
143 BAC6CB~1_07012026042800.PDF
144 BA109C~1_07012026042757.DWG
145 BABE18~1_07012026042754.PDF
146 BA27DD~1_07012026042751.DWG
147 BAGVL~4_07012026042747.PDF
148 BAGVL~4_07012026042744.DWG
149 BAGVL~3_07012026042741.PDF
150 BAGVL~3_07012026042739.DWG
151 BAGVL~2_07012026042736.PDF
152 BAGVL~2_07012026042733.DWG
153 BAGVL~1_07012026042729.PDF
154 BAGVL~1_07012026042725.DWG
155 B5FINS~1_07012026042506.XLS
156 BAGVL~1_07012026042504.PDF
157 BAGVL~1_07012026042501.DWG
158 BAGVL~2_07012026042457.PDF
159 BAGVL~2_07012026042455.DWG

Project Brief

- 1 Subcontract Collateral Warranty - Schedule 6 Part 2_29032024112012_07012026041102.pdf
- 2 Section 018113 - Sustainability Design Requirement_29032024111959_07012026041046.pdf
- 3 Marine and Professional Indemnity Insurance - Schedule 11 - Part 1_29032024111939_07012026040944.pdf

Tender No: 18,811

Project: TG2145-Main Construction Works for Balghaiylam

- 4 Major Parts Warranty - Schedule 12_29032024111928_07012026040903.pdf
- 5 BAG Villa - List of Spare parts_29032024111906_07012026040658.pdf
- 6 Main Contract subclause 29.5.6 (back-to-back with Subcontractor Agreement)_29032024111922_07012026040758.pdf
- 7 BAGVL- Sustainability & Estidama Report_29032024111914_07012026040746.pdf

Responsibility Matrix

- 1 ALUMIN~1_07012026040605.PDF

Specification

- 1 VENDOR~1_07012026040641.PDF
- 2 DIVISI~1_07012026040638.PDF

Authorized Signature & Company Stamp

Ba Al Ghaiylum Development

Glazing Doors Program



Cluster	Start Date	Finish Date
Cluster 04 (432 Villa)	30-Jan-26	15-Aug-26
Cluster 06 (200 Villa)	08-Jun-26	30-Sep-26
Cluster 05 (221 Villa)	17-Jul-26	30-Oct-26
Cluster 03 (320 Villa)	30-Jan-26	30-Jul-26
Cluster 02 (267 Villa)	15-Sep-26	30-Dec-26
Cluster 01 (303 Villa)	15-Aug-26	30-Nov-26

Ref: **TG2145-LOI-004**

Date: 13 January 2026

M/s Yuj Glass & Aluminum Installation & Maintenance L.L.C
Dubai, UAE

Project: MAIN CONSTRUCTION WORKS FOR BALGHAIYLAM
ABU DHABI, UAE

Subject: LETTER OF INTENT (LOI) for the SUPPLY, FABRICATION & INSTALLATION OF ALUMINUM
FINS / LOUVERS

Dear Sir,

This is in reference to your Quotation ref. YUJ-AD-2504-001-1 dated 24 December 2025 submitted for the above works/Project.

We, **Trojan General Contracting LLC** (hereinafter called "**Main Contractor**") intend to enter into a Subcontract Agreement with **M/s Yuj Glass & Aluminum Installation & Maintenance L.L.C** (hereinafter called "**Subcontractor**"). We are issuing this LOI to authorize the Subcontractor to promptly commence the aforementioned works as per Project requirements, all subject to the approval by the Main Contractor/Engineer/Employer

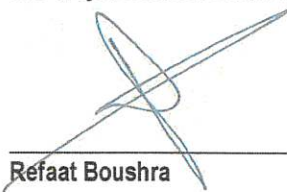
Subcontract Lumpsum amount of **AED7,078,243.00** as per the attached details.

All other terms and conditions shall be as per TGC Standard Subcontract Agreement.

Kindly acknowledge your acceptance within two (2) days of receiving this LOI by returning a signed and stamped copy for further processing.

Yours truly,

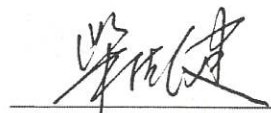
For and on behalf of
M/s Trojan General Contracting LLC



Refaat Boushra
Procurement Director

ACCEPTANCE TO THE LOI

Accepted and signed for
M/s Yuj Glass & Aluminum Installation & Maintenance L.L.C



Name: Chai Dejian
Position: General Manager



TG2145-Main Construction Works for Balghaiylam-(Aluminium Fins/Battens works)
For M/s. YUJ Glass&Aluminium Installation&maintenance LLC

	Villa Type									
	Type C-6B	Type C-5B	Type C-4B	Type B-6B	Type B-5B	Type B-4B	Type A-5B	Type A-4B	Type A-3B	Type A-3+2B
Cluster 1 (No of villa)	8			50	67	47	47	13	63	8
Cluster 2 (No of villa)	76	40	33	30	52	36	0	0	0	0
Total No. of villas	84	40	33	80	119	83	47	13	63	8

A CLUSTER 1 & 2		Unit	Qty.	AREA M2	Rate/NR	RATE/M2	TOTAL AMOUNT
Description							
Supply and installation of Aluminum works for Facade Fins/ Battens. The work involves the supply of equipment, materials and labors in order to effectively install Aluminum works to areas as per design and updated items as per VE. (Cluster 01 and 02)							
1	Villa type A3 size (1000x 4835) & (1080 x 4835)	nr	63	10.06	6,091.40	605.70	383,758
2	Villa type A3+2 size (1000 x 4835) & (1080x 4835)	nr	8	10.06	6,091.40	605.70	48,731
3	Villa type A4 size (1600 x 4835)	nr	13	7.74	4,685.70	605.70	60,914
4	Villa type A5 size (1850 x 4835)	nr	47	8.94	5,417.84	605.70	254,638
5	Villa type B4 size (1140 x 4800) & (1080 x 4800)	nr	83	10.66	6,454.34	605.70	535,710
6	Villa type B4 size (2400 x 4800)	nr	83	11.52	6,977.66	605.70	579,146
7	Villa type B5 size (600 x 4800) & (1830 x 4800)	nr	119	11.66	7,064.88	605.70	840,721
8	Villa type B5 size (2420 x 4800)	nr	119	11.62	7,035.81	605.70	837,261
9	Villa type B6 size (2700 x 4380)	nr	80	11.83	7,163.01	605.70	573,041
10	Villa type B6 size (870 x 4380)	nr	80	3.81	2,308.08	605.70	184,646
11	Villa type B6 size (1610 x 3200)	nr	80	5.15	3,120.57	605.70	249,646
12	Villa type C5 size (900 x 5005)	nr	40	4.5	2,728.38	605.70	109,135
13	Villa type C6 size (900 x 5005)	nr	84	4.5	2,728.38	605.70	229,184
Total for Fins/Battens							4,886,532

	Type C-6B	Type C-5B	Type C-4B	Type B-6B	Type B-5B	Type B-4B	Type A-5B	Type A-4B
Cluster 3 (No of villa)	53	67	45	100	17	20	17	1
B CLUSTER 3								
Supply and installation of Aluminum works for Facade Fins/ Battens. The work involves the supply of equipment, materials and labors in order to effectively install Aluminum works to areas as per design and updated items as per VE. (Cluster 03)								
1	Villa type A4 size (1600 x 4835)	nr	1	7.74	4,685.70	605.70	4,686	
2	Villa type A5 size (1850 x 4835)	nr	17	8.94	5,417.84	605.70	92,103	
3	Villa type B4 size (1140 x 4800) & (1080 x 4800)	nr	20	10.66	6,454.34	605.70	129,087	
4	Villa type B4 size (2400 x 4800)	nr	20	11.52	6,977.66	605.70	139,553	
5	Villa type B5 size (600 x 4800) & (1830 x 4800)	nr	17	11.66	7,064.88	605.70	120,103	
6	Villa type B5 size(2420 x 4800)	nr	17	11.62	7,035.81	605.70	119,609	
7	Villa type B6 size (2700 x 4380)	nr	100	11.83	7,163.01	605.70	716,301	
8	Villa type B6 size (870 x 4380)	nr	100	3.81	2,308.08	605.70	230,808	
9	Villa type B6 size (1610 x 3200)	nr	100	5.15	3,120.57	605.70	312,057	
10	Villa type C5 size (900 x 5005)	nr	67	4.5	2,728.38	605.70	182,801	
11	Villa type C6 size (900 x 5005)	nr	53	4.5	2,728.38	605.70	144,604	
Total for Fins/Battens							2,191,711	

CLUSTER	AMOUNT (AED)
CLUSTER 1&2	4,886,532
CLUSTER 3	2,191,711
Grand Lumpsum Total	7,078,243



RESPONSIBILITY MATRIX			
STANDARD RESPONSIBILITY MATRIX (Aluminum SUBCONTRACT)			
FOR PROVISION OF SITE FACILITIES / BUILDERS WORKS			
SI#	Description	Main Contractor (MC)	Aluminum Subcontractor (SC)
A. Site Establishment			
1	All offices including all necessary requirements / connections and facilities (electricity, water, power, drainage, sewage, ADCD Requirements of Installation and approvals) and security arrangement for safeguarding Maintenance of project offices A/C	Space only	✓
2	Stores, laydown, workshop, labors rest areas with all necessary requirements / connections and security arrangement for safeguarding including ADCD Requirements of Installation and approvals/ site fire points (fire extinguishers, etc.)	Space only	✓
3	Power & Water Supply for construction works (number of provisions / small generators to be agreed as per project program of works)		✓
4	Perimeter and site access control	✓	
5	On site traffic management & Marshall	✓	✓
6	Provision of Access Passes to the Sub Contractors personnel		✓
7	Provision of first aid facilities (onsite medical practitioner, male Nurse etc. Sub contractor provide first aiders & HSE Staff as per Sub Contractors HSE project plan		✓
8	Material & Assets Security and Protection		✓
9	Project wide document control system (software, license & training) for the project documentations and transactions with Contractor and Engineer	✓	(Only implementation)
10	Provision of Temporary Fire Fighting System in-site (Fire Blanket, Fire Extinguisher, etc..)		✓
11	BIM Facilities and all necessary softwares		✓
B. Temporary Services			
1	Power, water, tools and machinery for Testing and commissioning as per project program of works		✓
3	General lighting - access to workspace, safety lighting	✓	✓
4	Task lighting and specialist/supplementary Lighting		✓
5	Drinking water at designated locations (not including bottled water, water dispenser, kitchen and pantry items)	✓	
6	Ablution/welfare facilities	✓	
7	Compressed Air supply, hoses and tools for Sub Contractor works		
8	Fuel, Oil & Gas for site Vehicles for Sub Contractor's works		
9	All Kitchen, pantry items, bottled drinking water, refreshments, office consumables, stationeries, IT consumables, office furnitures, white goods, air conditioning system, PPE, IT equipments, softwares, hard wares		



STANDARD RESPONSIBILITY MATRIX (Aluminum SUBCONTRACT)			
FOR PROVISION OF SITE FACILITIES / BUILDERS WORKS			
SI#	Description	Main Contractor (MC)	Aluminum Subcontractor (SC)
C. Site Execution and Protection			
1	S/C is responsible to assure successful coordination and provision insertion requirement by precast.		✓
2	Fall protection equipment (Safety Harnesses where applicable.		✓
3	Storage and removal(if required) of hazardous materials for Sub Contractors work		✓
4	Complete protection of Sub Contractor works until Completion of the project.		✓
5	All necessary caution and protection for other works during any precast abortive works		✓
D. Cranage & Hoisting			
1	Any Works need Mobile crane		✓
2	Use of External Hoists.	✓ if applicable	
3	Standing and mobile scaffolding above 3m height to carry out the works.		✓
4	Mobile scaffolding below 3m height for subcontractor (precast) works		✓
5	Special platforms, mobile scaffold towers and Access equipment (scissors lift / cherry pickers / ladders) for the SC works above 3 meter height.		✓
6	Use of internal lifts (once the external hoists have been removed).		Duty of care for the lifts for transporting / shifting of his own materials / items
7	Temporary Lifting Equipment		✓
8	Lifting Accessories for vertical Transportation.		✓
9	Banks man and Rigging of lifts for mobile cranes.		✓
10	Transport and delivery of Subcontractor materials to / from site and handling / protection of materials on Site		✓
11	Offloading the Sub Contractor provided materials from delivery lorries to Sub Contractor storage areas/buildings.		✓
12	Loading out Sub Contractor materials to place of installation.		✓
E. Rubbish Removal (As per Project requirements / Specification)			
1	Transporting subcontractor generated rubbish / waste to centrally designated rubbish/ waste collection points at every level of the building or in designated areas outside the villas		✓
2	Removal of subcontractor generated rubbish / waste from the designated rubbish / waste collection areas and then from site	✓	
3	Removal of waste water (discharge water).	✓	
4	Removal of hazardous material used oil generated by subcontractor works.		✓
F. Welfare & Transportation of Personnel			
1	Transport of Subcontractor Staff / Labour to/from site		✓
2	Accommodation and meals		✓
G. Setting Out			
1	Provision of adequate datum line/ benchmarks (control points only) primary setting out and survey control	✓ shared	✓
2	All other setting out for Sub Contract Works.	✓ shared	✓
H. Working Hours & Shift Patterns			
1	The Sub Contractor will be required to work site hours and patterns to meet the agree SC contract programme.		✓
2	Summer time working and Ramadan hours considered by Sub contractor and necessary arrangement for its subcontract works		✓



STANDARD RESPONSIBILITY MATRIX (Aluminum SUBCONTRACT)			
FOR PROVISION OF SITE FACILITIES / BUILDERS WORKS			
SI#	Description	Main Contractor (MC)	Aluminum Subcontractor (SC)
I. General			
1	Prototypes/Samples/Mock ups until final approval of Engineer / Client / Authority		✓
2	Cleaning of subcontractor works		✓
3	Attendant Labour		✓
4	Small Plant and Tools		✓
J. Scope of Work (site activities)			
1	Cleaning of aluminum and glass after installation prior to start snagging activities		✓
2	All sealant termination between aluminum sections and walls + floors		✓
3	All EPDM materials and installation (if its required in drawings)		✓
4	Checking and verifying all openings after precast installation with clearance signing		✓
5	All protection work for aluminum sections and glass		✓
K. Others			
1	Subcontract Collateral Warranty as per Main Contract (Back to back with Main Contract)		✓
2	Any types / kinds of Third Party Inspection, Testing (Lab and Field)		✓
3	Professional Indemnity Insurance (Back-to-back with Main Contract)		✓
4	Major parts warranty (back-to-back with Main Contract)		✓
5	BoQ items (Back to Back as per Main Contract)		✓
6	Any kind of Authority Fees related to Subcontract Works		✓
7	Spare parts (Back-to-back as per Main Contract)		✓
8	Warranty - As per Project specification		✓
9	Workmen Compensation Insurance, Employer's Liability Insurance, Contractor's Plant and Machinery Insurance, Motor Vehicle Insurance, Marine Cargo Insurance		✓





YUJ GLASS & ALUMINUM INSTALLATION & MAINTENANCE L.L.C

Date: December 24, 2025

Ref: YUJ-AD-2504-001-1

To: Trojan Construction Group

Project: TG2145 -RESIDENTIAL VILLAS, BALGAIYLAM, ABU DHABI

Attn: Refaat Boushra Gendy

Procurement Director

Subject: Compliant Quotation of ACP+FINS for Cluster 1-7

Dear sirs,

Thank you for giving us the opportunity to participate on the above mentioned project, here we are pleased to submit our revised Lump sum quotation of ACP+FINS for Cluster 1-7, the total amount is AED 23,373,151.84.

Please do not hesitate to contact us if any queries.



Chai Dejian

General Manager



SNo.	BOQ Item	BOQ Description	Quantity	Unit	W	H	AREA/VILLA	TOTAL AREA	RATE/M 2	Unit Price	Total
1	1	Supply and installation of Aluminum works for Facade Fins/ Battens. The work involves the supply of equipment, materials and labors in order to effectively install Aluminum works to areas as per design and updated									
2	2	Villa type A4 size (1600 x 4835)	1	nr	1.600	4.835	7.74	7.74	605.70	4,685.70	4,685.70
3	3	Villa type A5 size (1850 x 4835)	17	nr	1.850	4.835	8.94	152.06	605.70	5,417.84	92,103.20
4	4	Villa type B4 size (1140 x 4800) & (1060 x 4800)	20	nr	1.140	4.800	5.47	109.44	605.70	3,314.39	66,287.81
			20		1.080	4.800	5.18	103.68	605.70	3,139.95	62,798.98
5	5	Villa type B4 size (2400 x 4800)	20	nr	2.400	4.800	11.52	230.40	605.70	6,977.66	139,553.28
6	6	Villa type B5 size (600 x 4800) & (1830 x 4800)	17	nr	1.830	4.800	8.78	149.33	605.70	5,320.47	90,447.97
			17		0.600	4.800	2.89	48.96	605.70	1,744.42	29,655.07
7	7	Villa type B5 size(2420 x 4800)	17	nr	2.420	4.800	11.62	197.47	605.70	7,035.81	119,608.79
8	8	Villa type B6 size (2700 x 4380)	100	nr	2.700	4.380	11.83	####	605.70	7,163.01	716,300.82
9	9	Villa type B6 size (870 x 4380)	100	nr	0.870	4.380	3.81	381.06	605.70	2,308.08	230,808.04
10	10	Villa type B6 size (1610 x 3200)	100	nr	1.610	3.200	5.15	515.20	605.70	3,120.57	312,056.64
11	11	Villa type C5 size (900 x 5005)	67	nr	0.900	5.005	4.50	301.80	605.70	2,728.38	182,801.17
12	12	Villa type C6 size (900 x 5005)	53	nr	0.900	5.005	4.50	238.74	605.70	2,728.38	144,603.91
1	1	Supply and installation of Aluminum works for Composite Panel. The work involves the supply of equipment, materials and labors in order to effectively install Aluminum works to areas as per design and updated									
2	2	Villa type C4	397.89	m2						580.63	231,024.88
3	3	Villa type C5	934.72	m2						580.63	542,720.06
4	4	Villa type C6	1,030.90	m2						580.63	598,568.05
											3,564,024.36



SNo.	BOQ Item	BOQ Description	Quantity	Unit	W	H	AREA/VILLA	TOTAL AREA	RATE/M 2	Unit Price/VILLA	Total
1	1	Supply and installation of Aluminum works for Facade Fins/ Battens. The work involves the supply of equipment, materials and labors in order to effectively install Aluminum works to areas as per design and updated items as per VE. (Cluster 01									
2	2	Villa type A3 size (1000x 4835) & (1080 x 4835)	63	nr	1.080	4.835	5.22	328.97	605.70	3,162.84	199,259.19
			63		1.000	4.835	4.84	304.61	605.70	2,928.56	184,499.25
3	3	Villa type A3+2 size (1000 x 4835) & (1080x 4835)	8	nr	1.080	4.835	5.22	41.77	605.70	3,162.84	25,302.75
			8		1.000	4.835	4.84	38.68	605.70	2,928.56	23,428.48
4	4	Villa type A4 size (1600 x 4835)	13	nr	1.600	4.835	7.74	100.57	605.70	4,685.70	60,914.04
5	5	Villa type A5 size (1850 x 4835)	47	nr	1.850	4.835	8.94	420.40	605.70	5,417.84	254,638.25
6	6	Villa type B4 size (1140 x 4800) & (1080 x 4800)	83	nr	1.140	4.800	5.47	454.18	605.70	3,314.39	275,094.40
			83		1.080	4.800	5.18	430.27	605.70	3,139.95	260,615.75
7	7	Villa type B4 size (2400 x 4800)	83	nr	2.400	4.800	11.52	956.16	605.70	6,977.66	579,146.11
8	8	Villa type B5 size (600 x 4800) & (1830 x 4800)	119	nr	1.830	4.800	8.78	1,045.30	605.70	5,320.47	633,135.79
			119		0.600	4.800	2.88	342.72	605.70	1,744.42	207,585.50
9	9	Villa type B5 size (2420 x 4800)	119	nr	2.420	4.800	11.62	1,382.30	605.70	7,035.81	837,261.53
10	10	Villa type B6 size (2700 x 4380)	80	nr	2.700	4.380	11.83	946.08	605.70	7,163.01	573,040.66
11	11	Villa type B6 size (870 x 4380)	80	nr	0.870	4.380	3.81	304.85	605.70	2,308.08	184,646.43
12	12	Villa type B6 size (1610 x 3200)	80	nr	1.610	3.200	5.15	412.16	605.70	3,120.57	249,645.31
13	13	Villa type C5 size (900 x 5005)	40	nr	0.900	5.005	4.50	180.18	605.70	2,728.38	109,135.03
14	14	Villa type C6 size (900 x 5005)	84	nr	0.900	5.005	4.50	378.38	605.70	2,728.38	229,183.55
1	1	Supply and installation of Aluminum works for Composite Panel. The work involves the supply of equipment, materials and labors in order to effectively install Aluminum works to areas as per design and updated items as per VE. (Cluster 01									
2	2	Villa type C4	291.79	m2						580.63	169,418.25
3	3	Villa type C5	558.04	m2						580.63	324,011.98
4	4	Villa type C6	1,633.88	m2						580.63	948,673.90

