COMPANY PROFILE

TEAM VENTURE CREATION SDN. BHD. (1156861-T)





COMPANY INFORMATION

BUSINESS ADDRESS
No. 32-01-01 Jalan 1/101C,
Cheras Business Center,
Batu 5 Jalan Cheras,
53100 Kuala Lumpur

Incorporation Date
25 August 2015

Paid Up Capital
RM 1,000,000.00

Company Registration No.
1156861-T

Board Of Directors
Norfakiah Binti Anwar (Managing Director)

Authorised Capital
RM 1,000,000.00

Registrations
Pusat Khidmat Kontraktor (PKK) – Kelas G7 Bumiputra
Construction Industry Development Board (CIDB) – Sijil Perolehan Kerja Kerajaan G6
Kementerian Kewangan Malaysia (M.O.F) – Bangunan & Kejuruteraan G6

Telephone No.
H/P: 0102084288
Office No.: +603-91346145

Share Holders
Sh Yusmadi Sh Yusof -70%
Aminul Islam – 30%

Main Bankers
Maybank
Team Venture Creation Sdn. Bhd.
514758418636

E-mail
tvcsdn.bhd@gmail.com



INTRODUCTION/ABOUT US

At **Team Venture Creation Sdn. Bhd.** We are not merely transforming land intro blocks and bricks. We believe in the beauty of creation and the power of design. And more importantly, we believe in the realization of your dreams.

Our Company has been an established construction firm, crating homes and offices in different locations. The expertise and experience we offer is based on the industry's standards, all for a reasonably packaged price. As your trusted partner, we are assuring you of an excellent workmanship from start phase of the construction until the turnover of the project.

We are a team of competent engineers who will be your partner in the development of your property. May it be building of new home or a reconstruction of an office building, we are dependable professionals who will render outstanding services from per-construction to cost scheduling, our team will be ready to serve you.



MISSION



Vision, Mission and Values:

We deliver innovative world-class infrastructure and home for our customers through our core businesses in infrastructure development and construction, operation and maintenance of public infrastructure concessions, and large-scale urban property development.



Vision

We aim to lead the region in innovative breakthrough solutions for large scale public infrastructure and property development.



Mission

We reliably deliver innovative word-class infrastructure and premier lifestyle properties for our customers through our core businesses in infrastructure development and construction, operation of infrastructure facilities and property development.

TEAM VENTURE CREATION SDN BHD
CONSTRUCTION
BUILDING TODAY, SHAPING TOMORROW

ORGANISATION CHART





NORFAKIAH BINTI ANWAR
MANAGING DIRECTOR



AMINUL ISLAM
CEO



SH YUSMADI BIN SH YUSOF
DIRECTOR



MOHD NAZRIN BIN MOHD BASRI @ MOHD NOH
DIRECTOR



MUHAMMAD HARIZ BIN MOHAMMAD PAUZI
COMPANY SECRETARY



MOHD NUR HAIDHAR BIN KAMARUDDIN
CHIEF ENGINEER



MUHAMMAD AKRAM SYAHIR
M&E MANAGER



MARIANA BINTI RAMLI
HR MANAGER



MOHD ASAARI BIN TARMIDI
PROJECT MANAGER



MD SHORAB HOSSAN
SUPERVISOR



ABIR HASAN
OFFICE ASSISTANT



SAFETY Our Priority | INTEGRITY Our Foundation | TEAMWORK Our Strength | QUALITY Our Commitment | EXCELLENCE Our Goal

VALUES

Our client's satisfaction is a constant measure of achievement for our team. While there is no doubt that this satisfaction is due to our commitment to out clients, it is also directly related to the values through which **Team Venture Creation Sdn. Bhd.** manages its operation. These include:

- **Leadership**
- **Fairness**
- **Innovation**
- **Reliability**
- **Integrity**
- **Individual Contribution**
- **Honesty**
- **Strong Work Ethics**



SERVICES

Team Venture Creation Sdn. Bhd. Is a full service general contractor specializing in commercial and institutional construction. We offer traditional general contracting services as well as preconstruction, construction management and design/build services. Team Venture Creation Sdn. Bhd. Will perform work on both a negotiated or a competitive bid basis. We provide a complete range of services including:

- **Preconstruction Services**
- **Conceptual Budgeting**
- **Value Engineering**
- **Construction Work**
- **Renovation/Refurbishment**
- **Permit Renewal**
- **Employment Foreign Workers**
- **Interior Design Work**
- **Scheduling**
- **Estimating**
- **Design/Build**
- **Construction Management**
- **General Construction**

Offering a comprehensive range of construction services enable us to tailor a delivery system which matches our client's needs, goals and budget. Team Venture Creation Sdn. Bhd. 's commitment to these services adds value to your project and helps ensure its success.

SAFETY & HEALTH

Team Venture Creation Sdn. Bhd. Has always maintained a strong commitment to health and safety for the protection a strong commitment to health and safety for the protection of our employees and clients. **Team Venture Creation Sdn. Bhd.** Health and safety records are a direct result of a commitment to executing projects in a safe and effective manner. **Team Venture Creation Sdn. Bhd.** Has also assembled an experienced safety staff and developed and implemented a health and safety program to ensure that this commitment is maintained and continuously improved. **Team Venture Creation Sdn. Bhd.** 's injury and illness prevention program focuses on these major areas and can be provided if requested:

- *Health & Safety Organization*
- *Health & Safety Policies*
- *Health & Safety Plans*
- *Employee Safety Training Programs*
- *Health & Safety Audits*
- *Subcontractor Health & Safety*
- *Safety Awareness Programs*

ENVIRONMENT

Environmental management is an essential part of **Team Venture Creation Sdn. Bhd.**'s operations. **Team Venture Creation Sdn. Bhd.** takes a strong stand towards environmental protection as it is our responsibility to ensure the projects we undertake comply with the existing environmental legal framework and do not jeopardize the environment, we operate in. we strive to conduct our business activities in a sustainable manner with minimal impact to the natural surroundings.

In line with our environment-conscious approach, a set of environment-centric programmers will be executed during the financial year for all projects we shall go on with. The programmers will be implemented in a comprehensive manner, in concert with our joint venture partner, contractors and suppliers. The efforts include:



Monitored Project Progress to maintain compliance with legal requirements



Introduced the 3R concept

~ Reduce
~ Reuse
~ Recycle

For non-hazardous construction materials



Implemented control measures for water, air, noise, vibration, erosion and sedimentation



Maintained site ecosystem and biodiversity

SURUHANJAYA SYARIKAT MALAYSIA
COMPANIES COMMISSION OF MALAYSIA

Although all efforts have been carried out to ensure that the information provided is accurate and up to date, the Registrar will not be liable for any losses arising from any inaccurate or omitted information.

CORPORATE INFORMATION

Name	:TEAM VENTURE CREATION SDN. BHD.
Last Old Name	:MIR BUZNET SDN. BHD.
Date Of Change	:17-04-2018
Registration No.	**:201501031537(1156861-T)**
Incorporation Date	:25-08-2015
Type	:LIMITED BY SHARES PRIVATE LIMITED
Status	:EXISTING
Registered Address	:LOT 7, GROUND FLOOR, KOMPLEKS KPPMS JALAN RU 3/9A, SEKSYEN 3 SHAH ALAM SELANGOR
Postcode	:40000
Origin	:MALAYSIA
Business Address	:NO. 32-01-01, JALAN 1/101C, CHERAS BUSINESS CENTER BATU 5, CHERAS KUALA LUMPUR WILAYAH PERSEKUTUAN
Postcode	:56100
Nature Of Business	:CONSTRUCTIONS AND ENGINEERING SERVICES; FOREIGN WORKER MAINTENANCE; GARMENTS AND TEXTILE RELATED SERVICES

SURUHANJAYA SYARIKAT MALAYSIA
COMPANIES COMMISSION OF MALAYSIA

SUMMARY OF SHARE CAPITAL

Name : TEAM VENTURE CREATION SDN. BHD.

Registration No. : **201501031537(1156861-T)**

TOTAL
ISSUED
(RM)
1,000,000.0000

	CASH	OTHERWISE THAN CASH
ORDINARY	1,000,000	0
PREFERENCE	0	0
OTHERS	0	0

SURUHANJAYA SYARIKAT MALAYSIA
COMPANIES COMMISSION OF MALAYSIA

DIRECTORS/OFFICERS

NAME : TEAM VENTURE CREATION SDN. BHD.

REGISTRATION NO. : **201501031537 (1156861-T)**

Name/Address	IC/ Foreign National	Designation	Date Of Appointment
MUHAMMAD HARIZ BIN MOHAMMAD PAUZI NO 39, JALAN LENGKUAS 16/21, KEN RIMBA LEGIAN RESIDENCES, SEKSYEN 16, 40200 SHAH ALAM SELANGOR	930319-02-5885	COMPANY SECRETARY	28-03-2018
NORFAKIAH BINTI ANWAR A2-3-3A, HATA SQUARE JLN MEWAH 1/3 PANDAN MEWAH 68000 AMPANG SELANGOR	841127-11-5072	DIRECTOR	06-08-2026
MOHD NAZRIN BIN MOHD BASRI @ MOHD NOH NO 17 JALAN SERENE 4/5 SERENE HEIGHTS 43500 SEMENYIH SELANGOR	820208-10-5447	DIRECTOR	04-09-2026

SURUHANJAYA SYARIKAT MALAYSIA
COMPANIES COMMISSION OF MALAYSIA

SHAREHOLDERS/MEMBERS

NAME : TEAM VENTURE CREATION SDN. BHD.

REGISTRATION NO. : **201501031537 (1156861-T)**

IC/Foreign National/ Registration No	Name/Company Name	Total of share
770121-06-5347	SH YUSMADI BIN SH YUSOF	700,000
EL0778149	AMINUL ISLAM	300,000

SURUHANJAYA SYARIKAT MALAYSIA
COMPANIES COMMISSION OF MALAYSIA

COMPANY CHARGES

NAME : TEAM VENTURE CREATION SDN. BHD.

REGISTRATION NO. : **201501031537 (1156861-T)**

NO INFORMATION

SURUHANJAYA SYARIKAT MALAYSIA
COMPANIES COMMISSION OF MALAYSIA

SUMMARY OF FINANCIAL INFORMATION

Name	:	TEAM VENTURE CREATION SDN. BHD.
Registration No.	:	**201501031537(1156861-T)**
Auditor	:	NIL
Auditor Address	:	
Exempt Private Company (Y/N)	:	N
Financial Year End	:	31-08-2024
Unqualified Reports (Y/N)	:	Y
Consolidated Accounts (Y/N)	:	N
Date of Tabling	:	08-07-2026

BALANCE SHEET ITEMS

Non-Current Assets	:	0.00
Current Assets	:	1,011,022.00
Non-Current Liabilities	:	0.00
Current Liabilities	:	30,634.00
Share Capitals	:	1,000,000.00
Reserve	:	0.00
Retain Earning	:	-19,612.00
Minority Interest	:	0.00

INCOME STATEMENT ITEMS

Revenue	:	98,500.00
Profit/(loss) before tax	:	7,280.00
Profit/(loss) after tax	:	6,188.00
Net dividend	:	0.00
Minority Interest	:	0.00

** END OF REPORT **

This information are from the company's document registered as at 14-09-2026.

Registrar
Dated : 17-09-2026

This information is computer generated. No signature is required.

SURUHANJAYA SYARIKAT MALAYSIA
COMPANIES COMMISSION OF MALAYSIA

COMPANIES ACT 2016
(ACT 777)

CERTIFICATE OF INCORPORATION ON CHANGE OF NAME OF COMPANY

This is to certify that

MIR BUZNET SDN. BHD.
201501031537 (1156861-T)

which was, on the 25th day of August 2015, incorporated under the Companies Act 1965, as a private company, on the 17th day of April 2018 changed its name to

TEAM VENTURE CREATION SDN. BHD.

and that the company is a private company, and is a company limited by shares.

Dated at **SHAH ALAM** this 5th day of March 2026.

DIGITALLY CERTIFIED TRUE COPY
REGISTRAR OF COMPANIES MALAYSIA
Digitally Signed By Suruhanjaya Syarikat Malaysia (SSM)
Digitally Signed On 05/03/2026 04:35:04 PM

MY2603051862338
Scan to verify

DATUK NOR AZIMAH ABDUL AZIZ
REGISTRAR

A copy or extract issued pursuant to Section 601(2).

MYDATA SSM

User Id: TVC1156861

Printing Date: 05/03/2026

This certificate is generated from MYDATA SSM Services as at 05/03/2026 16:35:35.

MENARA SSM@SENTRAL, NO.7, JALAN STESEN SENTRAL 5, KUALA LUMPUR SENTRAL, 50623 KUALA LUMPUR.
TEL : 03-7721 4000 FAX : 03-7721 4001

JABATAN PELESENAN DAN PEMBANGUNAN PERNIAGAAN

Dewan Bandaraya Kuala Lumpur
Tingkat 4, 5 & 9, Menara DBKL 2,
Jalan Raja Laut, 50350 Kuala Lumpur

LESEN

TEAM VENTURE CREATION SDN.BHD.

NO.32-01-01, CHERAS BUSINESS CENTRE, BATU 5,
JALAN 1/101C CHERAS
KUALA LUMPUR
56100

SSM No. 201501031537
No Fail DBKL.JPPP/00785/09/2018/KM01
Taraf LULUS (TETAP)
Tempoh Sah 14/07/2026 **hingga** 13/07/2027

BIL	NO RESIT	KOD	KETERANGAN	AMAUN(RM)
1	4990260710775	A102	PEJABAT URUSAN (UNIT)	200.00
2	4990260710776	IK01	PAPAN TANDA IKLAN (PREMIS YANG DIKENAKAN LESEN) 3.33*1.11//1 unit	260.00

Jum. Amaun	**460.00**
Tunggakan	**0.00**
Diskaun	**0.00**
JUMLAH BAYARAN (RM)	**460.00**

SYARAT-SYARAT PELESENAN

1. DATUK BANDAR KUALA LUMPUR BERHAK MENGENAKAN SYARAT-SYARAT TAMBAHAN SEBAGAI LANGKAH KAWALAN PERNIAGAAN DARI SEMASA KE SEMASA SERTA MENGAMBIL TINDAKAN BERDASARKAN UNDANG-UNDANG DAN AKTA YANG DIGUNAPAKAI DENGAN JABATAN/AGENSI LUAR YANG BERKAITAN DENGAN AKTIVITI PERNIAGAAN.
2. MEMPERBAHARUI LESEN SETIAP TAHUN 60 HARI SEBELUM TAMAT LESEN TANPA NOTIS DATUK BANDAR KUALA LUMPUR.
3. PEMEGANG LESEN PERNIAGAAN ADALAH DILARANG MENGGUNAKAN POLISTERINA, BEG PLASTIK SEKALI GUNA DAN PENYEDUT MINUMAN PLASTIK (YANG BERKAITAN). PELESEN HENDAKLAH MENGGUNAKAN PRODUK BIODEGRADASI YANG DIBENARKAN (JENIS KLASIFIKASI BIODEGRADASI ATAU COMPOSTABLE) YANG TELAH MENDAPAT PENSIJILAN SIRIM ECO-001:2018 ATAU SIRIM ECO-009:2016 DARIPADA SIRIM BERHAD.

SYARAT-SYARAT SEMENTARA

-

(ARIZA BT IBRAHIM)
PENGARAH
JABATAN PELESENAN DAN PEMBANGUNAN PERNIAGAAN
DEWAN BANDARAYA KUALA LUMPUR
b.p. DATUK BANDAR KUALA LUMPUR

KERAJAAN MALAYSIA

IBU PEJABAT
LEMBAGA HASIL DALAM NEGERI MALAYSIA
MENARA HASIL
PERSIARAN RIMBA PERMAI
CYBER 8, 63000 CYBERJAYA
SELANGOR DARUL EHSAN

LHDN MALAYSIA

SIJIL SETEM

ASAL

STAMP CERTIFICATE

(Sila lekatkan sijil setem ini ke atas surat cara sebagai bukti penyeteman)
Please attach this stamp certificate to the instrument as evidence of stamping

Cara Bayaran *Payment Method* FPX Transactions

No. Adjudikasi *Adjudication No.* L01H146316XW012

Jenis Surat Cara *Type Of Instrument* PERJANJIAN SEWA SURAT CARA UTAMA

Tarikh Surat Cara *Date Of Instrument* 01/10/2025

Balasan *Consideration* RM 0.00

Maklumat Pihak Pertama / Penjual / Pemberi *First Party / Vendor / Transferor / Assignor*

LIEW MEY ENG, (510406015342)

Maklumat Pihak Kedua / Pembeli / Penerima *Second Party / Purchaser / Transferee / Assignee*

TEAM VENTURE CREATION SDN BHD, (1156861T, 201501031537)

Butiran Harta / Suratcara *Property / Instrument Description*

NO 32-1-1, JALAN 1/101C, CHERAS BUSINESS CENTER BATU 5, CHERAS, KUALA LUMPUR, 56100
WILAYAH PERSEKUTUAN KUALA LUMPUR

LHDN MALAYSIA

Dengan ini disahkan surat cara ini disetem dan diindors seperti maklumat di bawah:
This is to certify this instrument is stamped and indorsed as below:

No. Sijil Setem *Stamp Certificate No.*	W0127A261345646
Tarikh Penyeteman *Date of Stamping*	03/12/2025
Duti Setem Dikenakan *Amount of Stamp Duty*	RM 132.00
Penalti *Penalty*	RM 50.00
Pelarasan *Adjustment*	RM 0.00
Jumlah Dibayar *Total Amount Paid*	RM 182.00
Indorsemen *Indorsement (Akta Setem 1949)*	Seksyen 37, Seksyen 48

LEMBAGA HASIL DALAM NEGERI MALAYSIA

Pemungut Duti Setem

No. Kelulusan Perbendaharaan *Treasury Approval No. :* KK/BSKK/10/600-2/1/2(60)

Tarikh Cetak *Printed Date :* ***14/07/2026 03:35:46***

Pengesahan ketulenan Sijil Setem ini boleh dipastikan di stamps.hasil.gov.my atau melalui aplikasi telefon pintar
The authenticity of this Stamp Certificate can be verified at stamps.hasil.gov.my or by mobile app

Ini adalah cetakan komputer dan tidak perlu ditandatangani
This is a computer generated printout and no signature is required

--- tamat/end ---

Tenancy Extension Agreement

This tenancy Extension Agreement is made on this 1st day of Oct 2025 between

1. Liew Mey Eng (NRIC: 510406-01-5342) of 57 Jalan Durian 2 Taman Cheras K.L Malaysia (Hereinafter referred to as "the Landlord" as the one part)

And

2. Team Venture Creation Sdn.Bhd.(1156861-T) & TVC Fashion House Sdn.Bhd. (1359387-P)a company incorporated in Malaysia represented by Yusmadi B SH Yusof (NRIC:770121-06-5347) (Hereinafter to is "the Tenant" a s of the other part)

Where as:

A. The Landlord and Tenant entered into a Tenancy Agreement dated 1st October 2025 for the premises located at NO 32-1-1 Jalan 1/101c CBC Batu 5 Jalan Cheras,56100 K.L(the Premises)
B. The parties wises to extent the tenancy for an additional period is set out below

Now it is Hereby Agreed as follows:

1. Extension Period
   The tenancy shall be extended for a period of two years commencing from 1st Oct 2025 & expiring on 31st Oct 2027 (Extended Term) plus addition of deposit of one thousand (RM1000)
2. Rental
   The monthly rental shall be RM900.00(Ringgit Malaysia nine Hundred only) payable in advanced on or before the 7th day of each calendar month
3. Option to renew
   The Tenant shall have the option to extend the tenancy at a revised rental amount to be mutually agreed upon.
4. Security Deposit and Utilities
   a. The existing security deposit RM800 of the year 2021 (Eight Hundred only) refundable on the completion of the term and not otherwise
   b. Water and electricity deposit of RM800 of the year 2017 (Eight hundred only) shall remain in place used to offset any outstanding utility bill and including Indah Water Bills at the end of the tenancy
5. Continuation of Terms
   Except for the amendments stated in the Agreement, all other term and condition of the original Terms and conditions of the original Tenancy Agreement dated 1st Oct 2023 shall remain in full force & effect.
6. Governing Law
   This Agreement shall be governed by and construed in accordance with the laws of Malaysia in witness whereof, the parties hereto have executed this agreement as of the day & year first above written.

Sign by the Landlord

Liew Mey Eng
(NRIC: 510406-01-5342)

Signed by the Tenant

SH Yusmadi & Sh Yusof
(NRIC: 770121-06-5347)
Tem Venture Creation Sdn.Bhd
(1156861-T) & TVC Fashion House
Snd.Bhd (1359387-P)







OFFICE PHOTOS



PERTUBUHAN KESELAMATAN SOSIAL
(Social Security Organisation)
KEMENTERIAN SUMBER MANUSIA
Menara PERKESO
No.281,Jalan Ampang
50538 Kuala Lumpur
Wilayah Persekutuan Kuala Lumpur

Talian Khidmat Pelanggan :1 300 22 8000
Hotline (Luar Negara) :603-8316 6000
No. Faks :03-42516415
E-mel :perkeso@perkeso.gov.my
Laman Web :www.perkeso.gov.my

Rujukan Tuan : CAN02202300035223
Rujukan Kami : 208/A31/CAN02202300035223
Tarikh : 08/02/2023

KELULUSAN

TEAM VENTURE CREATION SDN. BHD.
NO 32-01-01, JALAN 1/101C,
CHERAS BUSINESS CENTER,
BATU -5,
56100 KUALA LUMPUR
WILAYAH PERSEKUTUAN KUALA LUMPUR

Kod Majikan : A3702038808A

Tuan,

PENGEMASKINIAN BUTIRAN MAJIKAN – PENDAFTARAN PEKERJA BARU

Dengan hormatnya perkara di atas adalah dirujuk.

2. Dimaklumkan bahawa PERKESO telah menerima permohonan pendaftaran pekerja baru tuan pada 08/02/2023.

3. Sukacita dimaklumkan bahawa PERKESO telah meluluskan permohonan ini seperti butiran di bawah:-

Bil	Nama	No. KPPN	Tarikh Mula Kerja
1	MOHD NUR HAIDHAR BIN KAMARUDDIN	870325565907	01/10/2022
2	NUR HAFIZA BINTI RAZALI	840228035480	01/10/2022

4. Sebarang pertanyaan lanjut, sila berhubung dengan pejabat ini dengan menggunakan talian seperti di atas.

Sekian, terima kasih.

“BERKHIDMAT UNTUK NEGARA”

Pekerja Tonggak Keluarga Malaysia Dalam Pemulihan Negara

Saya yang menjalankan amanah,

Pegawai Pendaftaran
b.p : Pengarah Negeri WILAYAH PERSEKUTUAN KUALA LUMPUR
Pertubuhan Keselamatan Sosial

“Surat ini adalah cetakan komputer dan tidak memerlukan tandatangan”

s.k :
Pejabat PERKESO Negeri W.P Kuala Lumpur
Wisma PERKESO
No. 155, Jalan Tun Razak
50400 KUALA LUMPUR
WILAYAH PERSEKUTUAN KUALA LUMPUR

KWSP 19

KWSP
EPF

AKTA KUMPULAN WANG SIMPANAN PEKERJA 1991

KAEDAH-KAEDAH KUMPULAN WANG SIMPANAN PEKERJA 1991

(SEKSYEN 41(1) DAN KAEDAH 9)

SIJIL PENDAFTARAN MAJIKAN

No. Pendaftaran Majikan : 23266024

Majikan : TEAM VENTURE CREATION SDN. BHD.
NO 32-01-01 BLOCK E
CHERAS BUSINESS CENTER
BATU 5 JALAN CHERAS
56100 KUALA LUMPUR
W.PERSEKUTUAN (KUALA LUMPUR)

No. Pendaftaran Perniagaan/Syarikat/Entiti : 1156861T

Dengan ini diperakui bahawa syarikat/perniagaan/entiti sebagaimana butiran di atas telah didaftarkan mengikut peruntukan Akta Kumpulan Wang Simpanan Pekerja 1991 pada **17 NOVEMBER 2021** .

Bertarikh pada **17 NOVEMBER 2021**

KETUA PEGAWAI EKSEKUTIF

KUMPULAN WANG SIMPANAN PEKERJA

PERAKUAN PENDAFTARAN

Adalah dengan ini diperakui bahawa kontraktor yang dinyatakan di bawah ini telah berdaftar dengan Lembaga mengikut Bahagian VI Akta Lembaga Pembangunan Industri Pembinaan Malaysia 1994. Pendaftaran ini adalah tertakluk kepada syarat-syarat yang telah ditetapkan bersama perakuan ini.

No. Pendaftaran	:	0120181126-SL019974
Nama Kontraktor	:	TEAM VENTURE CREATION SDN. BHD.
Alamat Berdaftar	:	LOT 7, GROUND FLOOR, KOMPLEKS KPPMS JALAN RU 3/9A, SEKSYEN 3 40000 SHAH ALAM SELANGOR
Daerah	:	PETALING
Tarikh Mula Berdaftar	:	27/11/2018

GRED	KATEGORI	PENGKHUSUSAN
G6	**B**	**B04**
G6	**CE**	**CE21**
G6	**ME**	**M15**

Tarikh Mula Berkuatkuasa : **24/01/2024**

Tarikh Habis Tempoh Perakuan : **23/01/2027**

STATUS: AKTIF

Ketua Eksekutif

Lembaga Pembangunan Industri Pembinaan Malaysia

Tarikh: 24/01/2024

ore Result

Score Application Number:	**BS0220190124000220**
Company Name / SSM No	**TEAM VENTURE CREATION SDN. BHD. / 1156861**
Grade:	**G7**
Score Application Date:	**24/01/2019 21:10:04**
Score Approval Date:	**25/01/2019 10:22:49**
SCORE Rating :	

SNO	Scope	Score Mark
1	Business Performance	9
2	Financial Capability	5
3	Technical Capability	14
4	Project Management	8
5	Procurement Management	21.6
6	Best Practices	1
7	Management Capability	22
	Total Mark	**80.6**
	Score Percentage	**38.38**

CONTRACT / LETTER OF AWARD

Ruj. kami:DKC1711/TVCSB/AV/LOA()

Ruj. tuan:

Date: 6th November 2017

The Director
Team Venture Creation S/B
E/3/1/C/1(32-1-1), Block E,
No. 32-01-01, Jalan 1/101C,
Cheras Business Center,
Batu 5 Jalan Cheras, 56100
Kuala Lumpur

Attn: En.SH YUSMADI SH YUSOF

Sir,

PROPOSED DEMOLISHING AND REFURBISHMENT OF ROOF FOR 2 BLOCKS APARTMENT FOR ALPHA VILLA APARTMENT AT SEKSYEN 2 WANGSA MAJU KUALA LUMPUR

- ***Letter of Awards -***

We refer the meeting held in our Office on 28th Oct 2017, and the submission of your revised quotation as per your letter dated 30th October 2017, hereby informing you that we have agreed to appoint you for the sub-work of the above mentioned project.

The followings are the scope of work involved as being agreed during the meeting.

1. Supply and install of brick layering for the 600mm ht parapet wall c/w concerete stifferner,coping and cement plaster on bothsides of wall
2. Supply and lay damp proof membrane including the angle fillets.
3. Supply and paint on both sides of new parapet wall, and
4. To install and removing the safety bracket, netting and timber platform into 8 zone of construction area.

Therefore you quotation sum for **RM67,010.00 (Ringgit Malaysia: Sixty Seven Thousands and Ten only)** inclusive of the 6% Good and Service Tax are accepted.

The acceptance of your quotation price shall be subject to the following additional terms :-

1. The Date of Commencement of Works shall be **started upon receiving notice of commencement** from us.
   (Subject to the Approval by The Management of Alpha Villa Apartment .)

2. The Date for Completion of Works shall be **45 days** from the above mentioned Date of Commencement.

3. You have confirmed and agreed on the following :-

   I. All items not priced are deemed priced and included in the Contract Sum.

   II. Your Contract Sum is in full compliance to the Specifications in the Contract.

NO. 2772-1 JALAN CHANGKAT PERMATA
TAMAN PERMATA, 53300 KUALA LUMPUR
Tel: +603-41082771 Fax:+603-41082772

III. You shall indemnify us of all claims whatsoever for accommodating your workers on site.

IV. We wish to reiterate that all foreign workers engaged for this project must be of legal entry and with work permits and valid traveling documents. You are required to submit to us a list of foreign workers engaged for our record.

V. You shall be responsible for the repair, maintenance and to upkeep the cleanliness of the existing roadways, footpaths, drains etc. including making good of damages made.

VI. You are required to keep the site in a tidy and clean condition and to be free from mosquito breeding and shall be responsible for offences/summons in relation to this offence.

VII. You are strictly to follow the working hours set by the Digital Kinetic Design

VIII. You shall be responsible and liable to the Digital Kinetic Design as stated in the contract document directly for any breach, acts or omission or non performance by your own sub-workers, your servants or agents of any provision to the Main Contract and shall indemnify us against any claim, loss, damages or expense whatsoever arising out of or in the course of or caused by the carrying out of the Works.

IX. Your obligation, shall upon and subject to this agreement to carry out and complete the works in acordance with the contract document and in compliance therewith provide the materials, goods and standard quality of workmanship.

X. You hereby agreed to rectify and make good for any work that been carried out not in accordance with the contract or standard of quality, damages that occur due to you/your workers negligence as prescribed during this contract is award to you.

XI. All constructional debris shall be disposed off from the site at the dump site provided only.

XII. You are required **before** the **Date of Commencement of Works** to submit to ourselves the following:-

(a) List of your workers name together with valid documentation / permits.

Yours sincerely,

RADZUAN YAAKOB
digital kinetic design

DIGITAL KINETIC DESIGN SDN BHD

ACCPETANCE

Four (2) copies of this letter are sent to you for your agreement and endorsement purposes.
Please return three (1) copy duly signed and witnessed to us for records.

Authorised Personnel Signature	:		Witness Signature	:	
Name	:	SH - [illegible] SH [illegible]	Name	:	[illegible]
Designation	:	DIRECTOR.	Designation	:	[illegible]
I.C. No.	:	770121-06-5347.	I.C. No.	:	841127-11-5072
Company Address & Stamp	:	TEAM VENTURE CREATION SDN. BHD. (1156861-T) No. 32-01-01, Jalan 1/101C Cheras Business Center 56100 Batu 5 Cheras K.Lumpur.	Company Address & Stamp	:	TEAM VENTURE CREATION
Date	:	10/11/17	Date	:	11/11/17
Date			Date		

CLEANING SERVICES AGREEMENT

THIS AGREEMENT IS made this TEAM VENTURE CREATION SDN. BHD. Between NSK TRADE CITY (KL) SDN. BHD. (1258818-P), the address located at: Plaza 393, No.61, Jalan Peel, Taman Maluri Cheras, 55100 Kuala Lumpur. (Called as the "Company") on the One Part and TEAM VENTURE CREATION SDN BHD. Under business Reg. No. Co. No 1156861-T with business address located at E/3/1/C/1 (32-1-1), BLOCK E, No. 32-01-01, Jalan 1/101C, Cheras Business Center, Batu 5 Jalan Cheras, 56100 Kuala Lumpur. (Called as the "Contractor") on the other part.

Now therefore, in consideration of mutual obligations, agreement and other consideration set fourth below, the parties here to agree as follow:

COMMENCEMENT DATE

From the 26/01/2018 until 25/10/2019 , the agreement shall be for a fixed term of 21 months.

- The Contractor shall provide the Company the number of worker in accordance with the criteria set out below
  - (a) No of workers : 50 workers (Bangladesh (Male / Female))
  - (b) (The Contractor is supplying the services to the Company as when required by the Company).
  - (c) Nature of business : Retail and Wholesale
  - (d) Profile of the workers :
    - i. Sex -Male / Female
    - ii. Age -18-30 years old
    - iii. Nationality - Source Country
    - iv. Fitness - Physically fit, passed all medical check
  - (e) Daily Contract rate : RM70.00 / day per worker (as agreed on the meeting between Company and Contractor)
    [The contractor is supplying the services to the Company as when required by the Company.]
    (Failure by workers to perform / work according the hours set as above will render the monthly fee or Consultant fee being reduced proportionately.)
  - (f) Levy / PLKS / Visa / Process / Pass - Full born by the Contractor
  - (g) Insurance - Full born by the Contractor
  - (h) Fomema - Full born by the Contractor

DUTIES OF THE CONTRACTOR

The scope of the duties of the Contractor in relation to the Property shall include cleaning work to entire company under the jurisdiction of company in relation to the property as amplified in job required of this agreement.

NOTICES

Any notice or communication under or is in connection with this agreement shall be in English or Bahasa Malaysia language, in writing, and shall be delivered personally, or by post, telex or cable to the address given in this Agreement or at such other address as the recipient may have notified to the other party in writing.

PERAKUAN DI BAWAH SEKSYEN 46 AKTA SETEM 1949
Disetemkan di bawah Seksyen 47A(1) Penalti sebanyak
RM 25 dijelaskan / diremitkan sepenuhnya

(60K)

Timbalan Pemungut Hasil Setem, Cawangan Cheras
LHDN/01/14C/42/68
Tarikh: 26 JUN 2018

MEDICAL BENEFITS, IMMIGRATION DOCUMENT & GOVERNMENT SECURITY BOND.

For the workers employed for the maintenance and general works, the contractor shall be liable for any medical treatment security bond required in respect for all the foreign workers employed. Besides that, for legalize their employment in this country, the contractor shall ensure that the workers have all the required and necessary legal documents.

INTERPRETATION & TIME

The context allows refer to this agreement as a whole and not to any particulars provisions of this agreement when the words of similar import used in this agreement. In addition, time wherever mentioned shall be of the essence.

CHOICE OF LAW

This agreement is governed by, and shall be construed in accordance with, the law of Malaysia.

STATUS OF TEAM VENTURE SDN BHD

During the Period of Engagement TEAM VENTURE CREATION SDN BHD, shall be an independent contractor and not the servant of the company.

CONTRACT FEE PAYMENT

The company shall pay TEAM VENTURE SDN BHD., for cleaning works services rendered during the Period of Engagement hereunder the Contract Fee payable as specified in CONTRACT FEE above within thirty (30) days from the date of invoice.

1. **OBLIGATIONS OF THE CONTRACTOR**

   As part of the service rendered to the Company, the Contractor shall:

   (a) Notwithstanding anything in this agreement, if the Company is set of its reasonable opinion that any of the workers does not satisfy any of the criteria set out as in Clause 1, or is not performing his/her duties in accordance with the Company's requirement, or is otherwise deemed unsuitable to work for any reason whatsoever (including bad behavior, attitude problems, lack as discipline), Company shall entitled to terminate the service of such worker and to notify the Contractor in official writing as soon as practicable of the same day, and the Contractor shall bear all costs and expenses incurred by the Company in and terminating the service of the worker, and if applicable, repatriating the worker and upon Company's request to replace worker at the Contractor's own cost and expenses.
   (b) Provide / rent suitable accommodation with basic amenities and utilities to the workers
   (c) Must take full responsibility on performance and attitude with your service for all workers.
   (d) Responsibilities for obtain and keep in effect workers' compensation insurance coverage, bear for medical benefits and any hospitalization expenses for your workers.
   (e) Must take full responsibility on any police, immigration, KDN etc. issue for the workers.

2. **OBLIGATIONS OF THE COMPANY**

   (a) Provide the workers with suitable workplace and job to do :
   (b) Provide necessary [attire- optional] and safety equipment to the workers during their working hours:
   (c) To report to the Contractor as soon as possible in event of any problems arise regarding the workers during their working hours.

Our Ref : ABSB/CONT/LA/SEMABUT /L2511-001
Date : 17.11.2025

TEAM VENTURE CREATION SDN BHD

NO.32-01-01, JALAN 1/101C,
CHERAS BUSINESS CENTER,
58100 KUALA LUMPUR
ATTN : MR.SH YUSMADI BIN SH YUSOF
TEL : 60122260476
EMAIL: tvcsdn.bhd@gmail.com

Dear Sir/Madam,

CADANGAN PEMBANGUNAN 2 BLOK PANGSAPURI PERKHIDMATAN 40 TINGKAT (1,143 UNIT) YANG MENGANDUNGI:
FASA 3 :
1. BLOK A - 31 TINGKAT YANG MENGANDUNGI RUANG KEMUDAHAN DAN UNIT PANGSAPURI PERKHIDMATAN (453 UNIT) DI ARAS 7 HINGGA ARAS 37.
II. BLOK B - 31 TINGKAT YANG MENGANDUNGI RUANG KEMUDAHAN DAN UNIT PANGSAPURI PERKHIDMATAN (665 UNIT) DI ARAS 7 HINGGA ARAS 37
III. 1 TINGKAT BILIK MEKANIKAL DI ARAS 38 DI BLOK A DAN BLOK B.
IV. 8 TINGKAT PODIUM TEMPAT LETAK KERETA DI ARAS BAWAH TANAH (SUB-BESMEN) HINGGA ARAS 6 YANG MENGANDUNGI RUANG KEMUDAHAN, KEDAI (4 UNIT) DAN UNIT PANGSAPURI PERKHIDMATAN (25 UNIT)
DAN
V. SEBUAH BANGUNAN RUANG PENJAJA 1 TINGKAT DI ARAS TANAH
DI ATAS LOT 81428, JALAN SEGAMBUT, MUKIM BATU, DAERAH KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR UNTUK TETUAN 368 SEGAMBUT SDN BHD

RE : LETTER FOR AWARD FOR SUBCONTRACTOR :- ALUMINIUM FORMWORK & CONCRETE , REBAR , COVENTIONAL FORMWORKS PROJECT AT RIANA DUTAMAS (IJM).

We refer to the above project and we are pleased to award you the works for a Sum of Ringgit Malaysia: ***Eight Million One Hundred Two Thousand Ninety Nine And Cents Ninety Five Only (RM 8,102,099.95)*** including Sales and Services Tax (SST) as enclosed in the Bills of Quantities (as per Appendix A) with a total Completion Period of Sever subject to your agreement and acceptance of the following terms and conditions:

1.SCOPE OF WORKS AND SPECIFICATION

The scope of works to be carried out shall conform in all respect to the Drawings and based on site measuring.
Schedule of Works, Specification and all term and conditions as contained in the Tender.

1.1 General
You are hereby awarded the Sub-Contract Works for Aluminum Formwork for the above-mentioned project. You hereby agree to:
Supply all required labour, tools, equipment, and all necessary site coordination to execute the works

Our Ref : ABSB/CONT/LA/SEMABUT /L2511-001

efficiently, except where expressly stated as provided by the Main Contractor.
Complete all works in accordance with the approved drawings, specifications, construction program, and instructions from the Main Contractor or the Superintending Officer.

Fulfil the works within the timeline committed as per the Baseline Programme.

POSSESSION OF SITE

I. The Date of Possession of Site shall be 20TH NOV 2025.

COMPLETION PERIOD

I. The Date Completeion for the whole of the works shall 26TH OCT 2027

1.2 Labour Scope for Aluminium Formwork Works

You hereby agree to perform and be responsible for, but not limited to, the following:

a) Plan, schedule, and coordinate aluminum formwork systems efficiently. Any failure to manage formwork set circulation or productivity may result in back-charges or deductions.
b) Provide all openings and recesses in formwork for M&E services, dowels, starter bars, tie rods, embedded items, etc., as per drawings — deemed included in contract rates.
c) Install, dismantle, and reassemble formwork accurately ensuring plumbness, vertical, and alignment.
d) Secure props and bracing to prevent formwork failure during casting.
e) Patch, seal, and grout tie-rod holes and alignment voids using approved non-shrink grout — at your own cost.
f) Be on standby during all concrete pours to monitor formwork performance and address any issues immediately.
g) Inspect and rectify any defects (e.g., honeycombing, bulging, misalignment) post-stripping without additional claims.
h) Clean and maintain formwork; remove all residues, slurry, and rust, apply mould oil, and ensure re-usability.
i) Perform progressive housekeeping from three levels below the latest casting level downwards.
j) Conduct touch-up works on exposed/architectural finishes where necessary.
k) Maintain a full-time, competent formwork foreman capable of interpreting drawings and inter-trade coordination.
l) Manage unloading, shifting, stacking, and storage of formwork carefully to prevent damage.
m) Recut and recondition formwork panels for reuse and dimensional modifications.
n) Provide standby manpower during critical activities, including pouring and night works.
o) Demobilize workers, tools, and equipment upon completion or instruction.
p) Contract rates are fixed and based on actual verified quantities. No additional claims shall be entertained without prior written instruction.
q) You shall be responsible to your own labour overheads, including overtime, meals, and related costs unless otherwise instructed.
r) Subletting of works is strictly prohibited without prior written approval.
s) Arrange and manage temporary lighting during night works, ensuring safety.
t) Workers' accommodation will be provided; discipline and compliance are mandatory.
u) Any other necessary works to achieve complete, functional, and defect-free aluminum formwork installation are deemed included in your scope.
v) Obtain our approval to the quality of your works upon completion.

2. TERMINATION CLAUSE

ARCHISTRUCT BUILDER SDN BHD
603-58897017
archistructbuilder@gmail.com
NO.21-3(THIRD FLOOR), JALAN 1/4, BANDAR PUTERI,47100 PUCHONG , SELANGOR

We reserve the right to terminate this Sub-Contract at any time, with or without cause, via written notice. Upon termination, payments may be suspended, withheld, or set off if where:
i. You suspend or abandon works without reasonable cause or consent.
ii. You fail to progress works in accordance with the program or instructions.
iii. You refuse or neglect to rectify defective work after written notice.
iv. You engage in direct dealings with the Main Contractor and/or Developer of this project without our consent or fail to report site incidents. A penalty of RM200,000.00 will apply, and the contract shall be terminated with immediate effect. The penalty may be deducted from any outstanding payments.

3. LIQUIDATED AND ASCERTAINED DAMAGES (LAD)

Should you fail to complete the works by the agreed date without our written approval for extension of time you hereby agree to pay the agreed Liquidated Ascertained Damage assessed at RM2,000.00 per calendar day, for the period during which the works remain or have remained incomplete and we shall have the right to deduct such sum from payment due or becoming due to you.

4. MISCELLANEOUS CONDITIONS

a) You shall perform all necessary tasks required to achieve a complete installation, even if not expressly stated.
b) You are deemed to have inspected the site and accepted all conditions; no claims shall be entertained for lack of knowledge.
c) You are responsible for rectifying any defects, shrinkage, or faults in your work. In the event, the rectification of defects works remain incomplete and/or are lack of quality of works upon our inspection, we shall have the right to appoint any third-party contractor without the need of your consent to rectify such defects where you shall be liable to bear all the costs incurred from the rectification of such defects.
d) We reserve the right to deduct any liabilities from your payment.
e) Housekeeping is to be done progressively and upon completion. Failure will result in others being engaged at your cost.
f) Your work scope may be adjusted as necessary; no claims for additional preliminaries or profits will be accepted.
g) You shall register with CIDB immediately upon award.
h) You must ensure your workers are equipped with full PPE at your cost. Penalties will apply for non-compliance.
i) You bear full liability for all accidents or incidents caused by your actions or omissions.
j) Open burning is strictly prohibited; violations may incur fines of up to RM200,000 or as determined by authorities.
k) You must coordinate with other sub-contractors to avoid disruption or delays.
l) You are responsible for procuring adequate insurance coverage for your scope. Proof of coverage must be submitted prior to commencement; failure to do so renders you fully liable for any losses or damages.

4(A) All information in relation to this sub-contract, including this Letter of Acceptance shall be treated in the strictest confidence. You shall not divulge or communicate any information in respect thereof to third parties save with prior written consent of **ARCHISTRUCT BUILDER SDN BHD.**

Our Ref : ABSB/CONT/LA/SEMABUT /L2511-001

4(B)This letter is sent to you in duplicate. Please acknowledge receipt of this letter and confirm your agreement to the terms and conditions stated herein by signing and returning the duplicate copy of this letter to us for our record.

5. CONFIDENTIALITY

All details relating to this subcontract and this Letter of Award are strictly confidential. No disclosure shall be made to third parties without prior written consent from Archistruct Builder Sdn. Bhd.
Remark: Any materials purchased by Archistruct Builder Sdn. Bhd. on your behalf will incur a 3% administrative fee, which will be back-charged accordingly.
All information in relation to this subcontract, including this Letter of Acceptance, shall be treated in the strictest confidence. You shall not divulge or communicate any information in respect thereof to third parties save with prior written consent of **ARCHISTRUCT BUILDER SDN BHD.**

6.TERMS OF PAYMENT AND RETENTION

a) Progress Claim every month 25th Monthly submission shall be verified by Contractor authorized personnel upon submission to Contractor's head office; the Contractor's Interim Certificate of Payment shall be issued within next month 30 DAYS processing and not late then 15days payment release .(REMARK 75DAYS）
b) Suspension of Works or any form of stop of work is strictly not allowed, in the event where you are to stop work, you shall need to notify us in writing at least 2 weeks in advance for our approval, if we do not get any notice and/or you suspend and/or stop work without our written approval, your salary and/or payment will be withheld
c) You shall be responsible to the payment of wages to your workers, in the event your workers suspend and/or stop work due to non-payment of wages by you, we reserve the right to terminate your company and we shallbe direct liaised with your workers , and the back-charge shall be borne by your company.
d) You as the SUBCONmust delivery a copy of ''Bar schedule'' & taking off for our QS to inspect the QTY on site.
e) ALL Progress Payment made to Sub-Contractor shall subject to the deduction of 5% Retention sum whichlimit to 5% of sub-Contract Sum shallbe deducted From Sub-Contractor monthly Progress claim.
f) ANY ABSENCE OF WORKERSand/or sick issue , SUBCON must replace the sufficient workers immediately, and you should inform such issue to our site manager or our authorized person in charge immediately.,
g) The total amount retained for retention above shall be released in 2 stages. The First moiety in 2.5% will be release upon receipt of the "Certificate of Practical Completion (CPC)" and the balance 2.5% shall be released upon receipt of "Certification of Making Good Defect (CMGD)" subject to all defects have been rectified by the Sub-Contractor.

7.WORK PROGRESS

a) You shall liaise closely with our Project Manager, or his representative, on technical matters, overall project co-ordination, extent and timely completion of the work.
b) Your works schedule and progress shall follow strictly to our Construction Works Programme.
c) You shall provide a full time competent Representative personal on site who is capable of receiving and carrying out instruction issued by us.
d) Time is the essence of this contract and if necessary, you are required to work overtime or

ARCHISTRUCT BUILDER SDN BHD
603-58897017
archistructbuilder@gmail.com
NO.21-3(THIRD FLOOR), JALAN 1/4, BANDAR PUTERI,47100 PUCHONG , SELANGOR

alternatively provide additional workers at any time as and when instructed by our Project Manager, or his representative, at no additional cost to us, unless it is necessary to do so due to your own fault or a compression of our work programme.

8. WORKERS UNDERTAKING CIDB/GREEN CARD ISSUED

a) You are responsible to ensure that the workersemployed under your company and are assigned to construction projects are registered with CIDB Malaysia.

b) All necessary permits, visas, and employment documentation for foreign workers shall be in compliance with the requirements and rules set out by relevant authorities.

c) You shall ensure the safety, welfare, and compliance of these workers with all CIDB regulations and applicable laws.

d) You take full responsibility for the workers' conduct and performance on-site and shall notify CIDB of any changes in employment status.

e) You shall comply with all requirements of CIDB Malaysia regarding worker registration, training, and site access.

f) If you are referring to workers who do not have a CIDB Green Card (i.e., not registered with CIDB), and you shall be responsible to prepare an Undertaking Letter for them (often for temporary site access or during the application process),UNDERTAKING LETTER for workers without CIDB Green Cards — along with key rules and responsibilities the company must declare and we shall not be responsible for any of your workers and/or your in-compliance and misconducts

ARCHISTRUCT BUILDER SDN BHD
603-58897017
archistructbuilder@gmail.com
NO.21-3(THIRD FLOOR), JALAN 1/4,
BANDAR PUTERI,47100 PUCHONG ,
SELANGOR

APPENDIX A – APPROVED RATES FOR BELOW WORKS : ONE BLOCK

We are awarding the quotation for SUPPLY ALUMNIUM FORMWORK

Term & Coordination rate as below:

1.TYPICAL ALUMINIUM	**RM 10.00/M2 MIN 4 FLOOR PER MONTH**	
2.SETTING OUT ALUMINIUM	**RM 12.50/M2**	
3.CONCRETE	**RM 15.00/M3**	**(INCLUDED MACHINERY)**
4.REBAR	**RM 400.00/TON**	**INCLUDED DAWAI &MACHINERY CUTTER**
5.BRC	**RM 1.50/M2**	
6.CONVENTION FORMWORK	**RM 20.00/M2**	**INCLUDED PAKU**
7.ALUMINIUM FORMWORK CARPARK	**RM 12.50/M2**	

Deposit: RM30,000.00 (12 MONTH PROJECT COMPLETED :- refundable after the period.

Remark: Any materials purchased by Architstruct Builder Sdn. Bhd. on your behalf will incur a 3% administrative fee, which will be back-charged accordingly.

We look forward to you joining our team and trust that our association will be mutually rewarding.

Yours faithfully
ARCHISTRUCT BUILDER SDN BHD

THICK MING
DIRECTOR

We, the undersigned hereby confirm our acceptance of the Sub-Contract Works **as below** and agree to the above stipulated terms and conditions.



.....
Authorised Signature & Company Chop

Full Name : SH YUSMADI BIN SH YUSOF

(DIRECTOR TEAM VENTURE CREATION SDN BHD)

IC No : 770121-06-5347

Date : 18-11-2025
Our Ref : ABSB/CONT/LA/SEMABUT /L2511-001



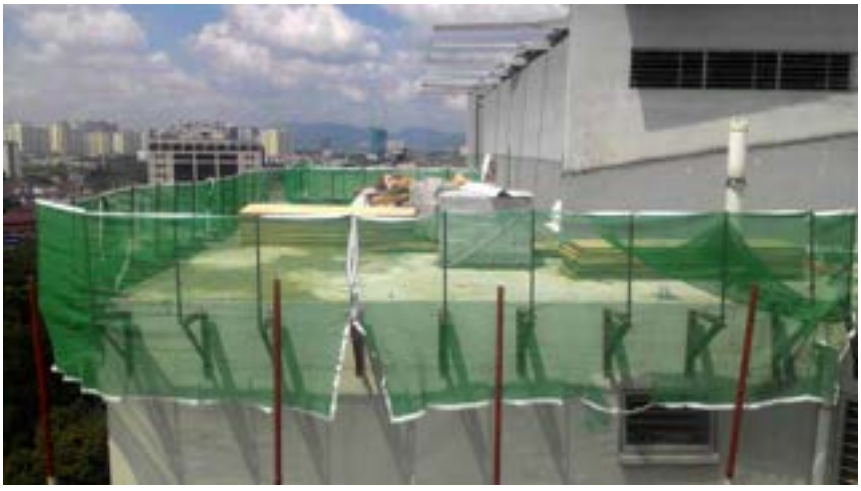




PROPOSED CONSTRUCTION OF REATREAT HOUSE AT LOT PT 3414 MUKIM PASIR PANJANG, PORT DICSON, N.S







REFURBISHMENT AND RENOVATION WORK AT ALPHA VILLA APARTMENT WANGSA MAJU, KUALA LUMPUR















PROPOSED RENOVATION WORK AT REGALIA SUITES AND HOTEL, KUALA LUMPUR









PROPOSED CONSTRUCTION OF 1 BLOCK TERRACE AND TWO UNIT BUNGLOW AT SG. RASAU, SELANGOR









PROPOSED RENOVATION WORK AT PPA1M BUKIT JALIL
KUALA LUMPUR











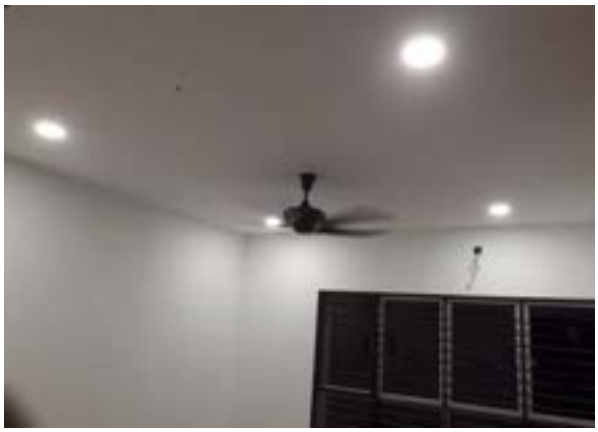


PROPOSED DESIGN AND BUILT FOR DOUBLE STOREY HOUSES AT KG. PERWIRA JAYA, SELANGOR DARUL EHSAN.

















PROPOSED RENOVATION WORK AT SERENE HEIGHT, BANGI, SELANGOR

















PROPOSED DEVELOPMENT AT TAMAN JENGKA INDAH, PAHANG D.M













PROPOSED DAIRY COMPLEX FOR ECER

- **SUB TRADE**

PHOTO INTERIOR DESIGN WORK



reception area

office

ESRI MALAYSIA @ PJX TOWER


reception area


general office


reception area

office

KOPERASI PERMODALAN FELDA BERHAD


director's office


meeting room



reception area

office

DIGITAL HILL@ SUNWAY PUTRA



general office



coffeehouse

hospitality

PUTERI PACIFIC HOTEL, JOHOR BAHRU



coffeehouse



overall view

cafe/restaurant

DAPUR PENYET OUTLET, IOI CITY MALL



cashier counter



open dining area

cafe/restaurant

DAPUR PENYET OUTLET, GIANT BATU CAVES



indoor dining area



overall view

retail/boutique

SIMPLYSITI OUTLET CONCEPT



entrance

PHOTO INFRA WORK







CONSTRUCT INTERCEPTOR DRAIN – WCE SECTION 11 PROJECT







CONSTRUCT BERM DRAIN – WCE SECTION 11 PROJECT







CONSTRUCT BOX CULVERT – WCE SECTION 11 PROJECT