



باب القصر لصيانہ البيوت الجاهزه  
**BAB AL QASAR PREFAB**  
**HOUSE MAINT**

**Pre-Qualification**



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## **Quality is Our Commitment**

**Specializes in manufacturing Prefabricated Buildings:  
we can turn architectural inspiration into commercial reality much faster and more cost  
effectively in both types (Temporary and Permanent) such as**

**Schools, Villas, Mosques, Staff Accommodation, Labor Camps, Site Offices  
Ablution Blocks, Flat Pack Houses, Container & Semi Container Houses**



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**BAB AL QASAR PREFAB HOUSE** stands among the pioneers in manufacturing & Refurbishing of prefabricated buildings / cabin / containers which include

- » Site offices,
- » Plan Offices,
- » Mess Units,
- » Labor & Staff Accommodations,
- » Mess Units,
- » Containerized Units,
- » Flat Packs,
- » Mobile Medical Units
- » A60 DNV Marine Units
- » Toilet /Ablution units,
- » Ware houses,
- » Manufacturing sheds,
- » Schools,
- » Villas,
- » Mosques
- » Cafe

& customized steel structure buildings / cabins /containers using latest manufacturing technology/ mechanism with skilled workforce to cater your prefab building requisitions in UAE and MENA region.

We are specialized in manufacturing of Fire rated cabins approved by Dubai/ Abu Dhabi civil defense authority along with the containerized/ Flat Pack units to be used as per the requirement of the clients in construction, Oil & Gas, MEP, Education, Health & Marine operations. We value our clients by providing them not only the buildings but also assist them choosing the right prefabricated solution for their need. Our enthusiastic team of designers work efficiently with all the inquiries to provide the accurate architectural designing with maximum utilization of space provided.

We make possible all the engineering solutions for complex purpose built structures that require fast track turn around and innovative transport solutions. PORTACABIN's success is built on reliability, quality and its ability

# REGISTRATION DOCUMENTS:

GOVERNMENT OF SHARJAH  
Economic Development Department



حكومة الشارقة  
دائرة التنمية الاقتصادية

رخصة مهنية  
Professional License



License Details

تفاصيل الرخصة

Issue Date

2021/01/27

تاريخ الإصدار

License No.

783462

رقم الرخصة

Expiry Date

2022/01/27

تاريخ الانتهاء

Registration No.

195415

رقم السجل

Trade Name

BAB AL QASAR PREFAB HOUSE MAINT

الاسم التجاري

باب القصر لصيانة البيوت الجاهزه

Legal status

Services Agency

الشكل القانوني

وكيل خدمات

License Members

أطراف الرخصة

الخصص	الصفة	رقم الهوية / الجواز	الجنسية	إسم المستثمر	رقم المستثمر
Shares	Type	ID/Passport No.	Nationality	Investor Name	Investor No.
%0	وكيل خدمات	784196908042516	الإمارات	قاسم احمد علي عبدالله المرشدي	4128
%100	المالك	784198110576398	باكستان	محمد البرغسي احمد	4831927

أنشطة الرخصة

صيانة الابنية الجاهزة ( التكرارات )

العنوان

الشارقة-الصجعة الصناعية/الشارقة- خلف شارع البريد -أرض مسورة طابق رقم - ملك ماجد سيف خليفة راشد بن سمحه

رقم الهاتف المتحرك:

0559170643

صندوق البريد:

3872



تاريخ الطباعة

2021/01/27

رقم المستخدم

73389

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## AREA OF ACTIVITY & SPECIALIZATION:

Our range of product can be customized to suit all requirements and construction and housing needs from offices, labour camps, schools, commercial work modules to even residential villas. With the extensive expansion of the UAE through the vision of the ruling family, the need for dynamic production and quality assurance remains a pivotal focal issue for our company, developing new and robust design innovations to cater for the growing needs of our clients.

Modernization and development through the introduction of new technologies and materials have helped bring Portacabin Prefab Houses & Décor LLC to the status of market leaders and continues to grow in stature with each successful completion and delivery of our products to your satisfaction. We fully comprehend environmental issues, as we continue to develop, innovate and deliver to your satisfaction.

### 1- Prefab Buildings

- a- Site Offices
- b- Labour Accommodations
- c- Staff Accommodations
- d- Villas
- e- Educational Building
- f- Gym
- g- Social Activity Building
- h- Customized Buildings



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## **2- Prefab Cabins / Units**

- a- Office Cabin
- b- Consultant Cabin
- c- Contractors Cabin
- d- Labour Residence cabin
- e- Toilet Cabin
- f- Security Cabin
- g- Mosque
- h- Class Rooms
- i- Kitchen / Mess / Dinning Cabin
- j- Laboratory units

## **3- Containerized Units**

- a- Skid mounted Containers
- b- Storage Containers
- c- Office Containers
- d- Containerized Blocks Office / Accommodation
- e- A60-DNV
- f- Toilet / Shower units
- g- Accommodation units
- h- Medical Units

## **4- Flat Packs**

- a- Single Office Cont.
- b- Site Office Cont / Block
- c- Accommodation Cont / Block
- d- Double story Cont
- e- Toilet Cont

## **5- Steel Structures**

- a- Ware House Sheds
- b- Manufacturing Sheds
- c- Parking Sheds
- d- Customized Structures



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## CRCC / Abu Dhabi



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## Villa & Majlis / Ajman



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## SEWA Project / Sharjah



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## Recent Project



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## VSL Project / Fujairah



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## Container Work



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# QUALITY ASSURANCE AND QUALITY CONTROL MANUAL



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# SECTION 1

## QUALITY POLICY AND AUTHORITY

**BAB AL QASAR PREFAB HOUSE** recognizes that in today's competitive marketplace effective, quality systems are essential when providing quality cost effective services to our clients. Management is totally committed to providing Commercial & Industrial Prefabricated Services that comply fully with the specifications and expectations of our valued clients. Therefore, it is the policy of **BAB AL QASAR** to adhere strictly to this quality control program and to insure that this program and the requirements of our customers are met on each and every project we execute.

Full authority for the implementation and administration of the quality controls described in this manual has been delegated to the Quality Control Department "QCD". The QCD has the responsibility and organizational freedom to identify quality control problems, stop work, recommend solutions and verify resolution of such problems. The QCD shall also have the responsibility of documenting the established Quality Assurance / Quality Control Programs in a manner that strives to comply with applicable Quality Systems. The ultimate objective of this company's QA/QC program is to comply fully or surpass the quality standards established by applicable Quality System.

Production Managers are responsible for their assigned project's QA/QC activities. They may delegate the performance of their assigned duties to qualified individuals, but they shall retain full responsibility for completing their projects in strict accordance with established quality control policies and the client's specifications. The quality of all supervisors and foreman's shall be the joint responsibility of the QCD and the applicable Production Manager. All projects will be executed in a manner that emphasizes safety, quality, schedule and maximum cost effectiveness.

Any commitment, conflicts, or non-conformance issues not resolved using current established Quality Assurance / Quality Control Procedures shall be brought to the attention of the management for final resolution.

## SECTION 2

### MANAGEMENT'S RESPONSIBILITY

#### RESPONSIBILITY

Management has the responsibility to define and document its policy and objectives for, and commitment to, quality. Management will ensure that its policy is understood, implemented, and maintained at all levels of the organization.

All employees have the responsibility and authority for implementation of established QA/QC activities. Resolution of conflicts in QA/QC policies shall flow through the organizational chain of command as follows:

1. Site Engineers
2. General Supervisors
3. General Foreman
4. Site supervisors
5. Site Foreman
6. Project QA/QC Manager
7. Project Manager
8. Quality Control Department
9. Management

It is the responsibility of any employee that manages, performs, or verifies work affecting quality to:

- a. Initiate action to prevent the occurrence of work or service non conformity;
- b. Identify and record any quality problems;
- c. Initiate, recommend, or provide solutions through designated channels;
- d. Verify the implementation of solutions;
- e. Control further processing, delivery, or installation of non-conforming work until the deficiency or unsatisfactory condition has been corrected.

#### ALLOCATION OF RESOURCES AND PERSONNEL:

Management shall identify in-house requirements and provide adequate resources and trained personnel as needed to support required QA/QC verification activities. Verification activities shall include inspection, testing and monitoring of the construction / installation processes and audits of the quality systems. These activities shall be carried out by personnel independent of those having direct responsibility for the project being executed.



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#### MANAGEMENT REVIEW:

The established QA/QC policies and procedures shall be reviewed at appropriate intervals by management to ensure continuing suitability and effectiveness. These reviews will include assessment of the results of internal audits and shall assess overall conformance to client's requirements and expectations. Records of such reviews and audits shall be maintained.

## SECTION 3

### QUALITY SYSTEMS

**BAB AL QASAR PREFAB HOUSE** staff has established and shall maintain and document this QA/QC system as a means of ensuring that the services we provide our clients conform to specified requirements. This QA/QC system shall include:

- a) Documented quality system procedures and instructions to ensure that all activities are performed in accordance with established requirements;
- b) Effective management support to ensure compliance and the use of the QA/QC procedures and instructions.

All employees of **BAB AL QASAR** shall strive to improve the quality of our services to our clients. The QA/QC program is a process of continuous improvement which requires input from everyone in our organization. Everyone in our organization shall comply and endeavor to improve the process where possible. An effective QA/QC program consists of the following key components;

- a) Established QA/QC procedures and instructions that comply with generally accepted industry standards, Federal, State, and Local regulating authorities, and the project specifications and standards established by the client;
- b) The identification and timely issuance to the project team any required controls, processes, inspection equipment, fixtures, tools, materials and labor skills needed to properly execute the project;
- c) Updating, as necessary, of quality control, inspection, and testing techniques, including the development of new methods and procedures;
- d) Identification of any commitments made which exceeds available resources in sufficient time to properly acquire the required resources;



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- e) Clarification of the standards of acceptability as required to support the overall QA/QC program and our client's objectives;
- f) Review of the project process, construction, installation, inspection, and test procedures to ensure that applicable documentation reflects how activities are actually performed;
- g) Effective maintenance of quality records to document and track performance and improvement.

The QA/QC manual is not a controlled document. A copy is available to all employees through their immediate supervisor. The QA/QC manual is designed to convey basic QA/QC procedures and instructions that must be followed by all employees and subcontractors of **BAB AL QASAR PREFAB HOUSE**

Specific QA/QC procedures and instructions for individual activities are maintained by the QCM and issued to Production Manager as controlled documents. It is the Production Manager's responsibility to ensure specific activity QA/QC procedures and instructions are conveyed to the individuals or subcontractors performing the specified activities.

## SECTION 4

### PROJECT REVIEW and SETUP

#### PROPOSAL SUBMISSION AND RESPONSIBILITY ASSIGNMENT:

Upon receipt of a Request for Proposal (RFQ) from a client, management will review the requirements of the RFQ and determine if a proposal will be submitted to perform the work. If management decides to submit a proposal for the work, a Production Manager is assigned the responsibility of generating the proposal to perform the work. The proposal must include all costs related to completing the work in accordance with the client's specifications.

#### RFQ and CONTRACTUAL REVIEW:

The Project Manager shall review the contract documents contained in the RFQ and establish and maintain procedures to ensure that:

- a) The requirements and acceptance specifications of the client are adequately defined and documented;
- b) Any requirements differing from those included in the proposal are resolved or clarified in the proposal;
- c) That **BAB AL QASAR** has the capability to meet all contractual requirements of the RFQ and any ensuing contract;
- d) Records of such contract reviews shall be maintained for future reference.

The RFQ and contract review activities, interfaces, and communication shall be coordinated with the client as required to clarify all issues and to ensure that the responsibilities of both parties are well defined and documented.

#### PROPOSAL PREPARATION

The Production Manager shall set up the project structure as the proposal for the work is generated. It is the responsibility of the Project Manager to ensure that all costs related to executing the work in accordance with established QA/QC procedures and the contract requirements are included.

The process of identifying all material and subcontractor requirements shall be in accordance with established QA/QC procedures. Proper sourcing during the proposal stage will make actual purchasing and subcontracting activities much more efficient after award of the work.

Once all costs have been identified and execution/staffing plan has been developed, the Production Manager shall schedule a meeting with management to review the proposal's risks and contingencies. Final decisions concerning proposal pricing and clarifications shall be management's responsibility.



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## SECTION 5

### DOCUMENT CONTROL

#### CONTROL OF QA/QC MANUALS, PROCEDURES and INSTRUCTIONS:

Specific QA/QC procedures and instructions for individual activities are maintained by the QCM and issued to Project Managers as controlled documents. It is the Project Manager's responsibility to ensure specific activity QA/QC procedures and instructions are conveyed to the individuals or subcontractors performing the specific activities. Revisions to the QA/QC documents shall be by section and approved for adequacy by authorized personnel prior to issue. A revised table of contents indicating the newly issued approved and accepted revision shall accompany the revised sections. In the case of sample forms a revised "Listing of Exhibits" shall indicate the latest exhibit revisions. The QCM shall ensure that:

- a) All pertinent issues of appropriate QA/QC documents are available at all locations where operations essential to the effective functioning of the quality system are performed;
- b) All obsolete documents are promptly removed from all points of issue or use.

A master list or equivalent document control procedure shall be established to identify the current revision of documents in order to preclude the use of nonapplicable documents. Documents shall be re-issued after a practical number of changes have been made.

#### APPROVAL OF DRAWINGS & CONFIRMATION OF PROJECT & DELIVERY SCHEDULE:

Upon award, each project is assigned a JOB number and the Sales Manager establishes a "Project Job File". This file shall contain a complete set of all project related contract documents, specifications, approved drawings, etc. All information generated during the life of the project shall be maintained in this job file.

A listing shall be made of all drawings, specifications, vendor data, etc. that are to be submitted to the client for review and approval. A copy of all documents returned by the client approved, or approved as noted, shall be maintained in the job file.

Any revisions to the contract documents shall be date stamped on the date received and reviewed by the Sales Manager for any possible impact to the project. All changes after contract award shall be properly documented and any associated addition or deduction to the contract price shall be immediately identified and submitted to the client for review and approval.



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## SECTION 6

### **PURCHASING and MATERIAL CONTROL**

#### **GENERAL PURCHASING REQUIREMENTS:**

The Procurement Manager has the overall responsibility to ensure that all materials and Services purchased are in accordance with the established QA/QC procedures, the project specifications, and drawings.

#### **ESSENTIAL REQUIREMENTS:**

All suppliers shall be selected on the basis of their ability to meet supplier's contract requirements, including established quality requirements. **BAB AL QASAR** has established a list of qualified suppliers for products typically ordered. Award of a supplier to a company not on the approved supplier's list requires written approval of the QCM. The selection of supplies, and the type and extent of control exercised by the Procurement Manager shall be dependent upon the type of products, client requirements, and, where appropriate, on records of suppliers' previously delivered products quality and performance. The Procurement Manager shall ensure that applicable QA/QC procedures are followed by all suppliers performing services for **BAB AL QASAR**. Applicable client contract requirements and liabilities shall be agreed upon in writing by all suppliers.



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# SECTION 7

## PROCESS CONTROLS

### MANAGEMENT OF PROCESS CONTROLS & REPORTING

During project setup the Production Manager develops the project QA/QC plan covering all manufacturing activities and applicable processes which directly affect quality. The Production Manager shall ensure that these processes are carried out under controlled conditions and the process control reports may be sent to the client if required

The controlled conditions shall include the following:

- a) Documented work instructions defining the manner of executing the work to ensure that an acceptable level of quality is maintained at all times. The instructions shall also specify equipment, materials, skills and working environments required to comply with applicable standards, codes, and quality plans and the same may be submitted to the client's office for review and reference.
- b) Monitoring and control of suitable process and work characteristics during execution of the work.
- c) Clear identification of the required approval of processes.
- d) Criteria for workmanship which shall be stipulated, to the greatest practicable extent, in written standards or by means of representative samples.

### SPECIFIC REQUIREMENT PROCESS CONTROLS:

Specific requirement Process Controls are for change in installed products, applications reviewed after award of the project where the results cannot be fully verified by subsequent inspection and testing. Accordingly, continuous monitoring and / or compliance with documented procedures are required to ensure that the specified requirements are met.

Management shall continue review of established QA/QC procedures to ensure ongoing suitability and effectiveness. As the need for new activity QA/QC process procedures is identified they will be created and implemented. Records shall be maintained for qualified processes, equipment, and personnel, as appropriate.

The following Specific Activity QA/QC Procedures shall be followed when performing applicable activities:

- a- Project Acquisition, Estimating and Proposal Preparation
- b- Purchasing, Material Control and Subcontracting
- c- Project Management and Cost\Document Control
- d- Process work flow control / Work schedule Report
- e- Inspection / Testing of the project (Stage Wise)
- f- Invitation of Inspection Notification
- g- Partial & Final Delivery Schedule Report



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# SECTION 8

## INSPECTION & TESTING

### INSPECTION AND TESTING OF PRODUCT IN PROCESS AND AT COMPLETION WITH REPORTS

All the work Flow chart has quality inspection stages to ensure maximum quality standards of the product, the inspection stages are as follows:

**Stage 1**

a- Excavation and Foundation works if required.

**Stage 2**

b- Floor Base Frame with Floor decking

**Stage 3**

c- Wall Framing

**Stage 4**

d- Electrical Wiring, plumbing & drainage piping.

**Stage 5**

e- Structure completion with fixation of Trusses and Purlins.

**Stage 6-**

f- Implication of cement Board and Gypsum board on the Ext and Internal Walls.

**Stage 7-**

g- Installation of electrical, sanitary and kitchen equipment with testing.

**Stage 8-**

h- Fixation of External & Internal doors with windows.

**Stage 9-**

I- External and Internal Paint.

**Stage 10-**

i- Levy of vinyl flooring sheet / ceramic tiles/ GRP flooring as per customer's requirement.



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### **Quality Inspection & Testing:**

According to our Q/A, Q/C process manual, once the product is ready, it requires a final quality inspection & testing by our quality manager, which report is sent to the production manager and one copy is sent from his desk to the customer. Then the customer is requested to conduct the inspection or asked for an approval to initiate delivery schedule of the same.

### **INSPECTION AND TESTING DURING Manufacturing**

During actual manufacturing of a project, the Project Manager shall ensure that:

- a) All inspection and testing activities are performed in accordance with the quality plan and documented procedures;
- b) Ensure specification and drawing conformance by the use of established process monitoring and control methods;
- c) Ensure that all required inspections and tests have been completed and necessary reports have been received and verified before the finished work is released to the client.
- d) Identify and correct any nonconforming work.

### **FINAL INSPECTION AND TESTING**

The quality plan or documented procedures for final inspection and testing require that all specified inspection and tests, including those specified either by established quality procedures or the client, are carried out and that the work meets specified requirements. The Production Manager shall ensure that all final inspections and testing activities are in accordance with the quality plan and documented procedures. Upon completion, all associated data and documentation shall be properly filed in the project QA/QC file and submitted to the client as required.

### **INSPECTION AND TEST RECORDS**

The Project Manager shall ensure that all records which give evidence that the work has passed specified inspection and / or testing acceptance criteria are maintained in the project QA/QC file for future reference.

## INSPECTION AND TEST STATUS

The inspection and test status of the work shall be identified by using markings, authorized stamps, tags, labels, routing cards, inspection records, test software, physical location, or other suitable means, which indicate the conformance or nonconformance of work with regard to inspections and tests performed. The identification of inspection and test status shall be maintained, as necessary, throughout the project to ensure that all work has passed the required inspections and testing specified.

Records shall identify the inspection authority responsible for the release of conforming work.

## DELIVERY & HAND OVER

Once the project / product has been cleared from customer's final inspection, the project / product is ready to hand over / deliver. The notification is sent to the client for the arrangement and the project hand over / delivery report is sent for approval from the customer

**1.**  
DELIVERS  
ON TIME

**2.**  
INTERNATIONAL  
EXPERIENCE

**3.**  
HIGH  
QUALITY



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# **LIST OF MACHINERY, TOOLS & EQUIPMENT**

- 1. Combind Machine 7 Operations**
- 2. Band Saw**
- 3. Bench Drill**
- 4. Cut-Off Machine**
- 5. Mitre Saw**
- 6. Thickner Planner**
- 7. Angle Grinder**
- 8. Circular Saw**
- 9. Impact Wrench**
- 10. Jig Saw**
- 11. Sander**
- 12. Air Compressor**
- 13. Gas Cutting Machine**
- 14. Welding Machine**
- 15. Door Press**
- 16. Panel Press**
- 17. Chain Pulley Block**
- 18. Compactor**
- 19. Generator**
- 20. Mobile Crane**
- 21. Trailer**



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## PREVIOUS PROJECTS:



BQP



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## PREVIOUS PROJECTS:



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# **We Don't Sell We Serve!**

**Location : Al Sajaa Industrial Area Sharjah U.A.E.**

**Best Regards:  
General Manager**

**M. Andleeb Akhtar**

**Mob: +971 52 4755394**

**Email : babalqasarprefab@gmail.com**

**&**

**Team Bab Al Qasar Prefab House Maint**



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