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PORTFOLIO.

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SYEIKH YUSOFF B. MD GHAUTH MIA

MANAGING DIRECTOR / FOUNDER

Syeikh Yusoff was born on February 1987. He graduate his degree from UiTM in Quantity Surveyor. Throughout his journey, he had failed so many time but he keep moving forward in build his career. Before he starting his own business, he working at Portland Arena Sdn Bhd, Johor. Portland has been established as a construction company under the style of Portland Arena Sdn Bhd to practice and undertake construction, renovation work and interior design consultancy services for educational institution, housing and commercial sector.

Syeikh Yusoff B. Md Ghauth Mia is a result-oriented person with 10 years experience in various construction project in malaysia especially hospital construction and renovation, demonstrate ability to acquire ne knowledge and skills repidly. Exceptional communication skills, both oral and written. Innovative professional with proven ability to identify, analyze and solve probles to increase customer satisfaction.



IDr. MOHD NIZAR MANAF

MIID MALAYSIA INSTITUTE OF
INTERIOR DESIGN MALAYSIA (M 797)

IDr. Mohd Nizar Manaf born in Kuala Lumpur on November 1976. Throughout his life, his interest in interior design and has opened the opportunity to venture into industry, where he has accepted as a resident artist with local designers who were specially invited for the branding project and latest production line.

For the future, IDr. Mohd Nizar plans to expand in the field of art and supply to meet the local and international markets, it can also served architects and interior designers in getting the best possible art for their final work. At the same time it also can provide employment opportunities to new young artist in Malaysia..



EMBUN DESIGN STUDIO

INTRODUCTION

EMBUN Design Studio Sdn Bhd is a Construction Company located in the heart of modern capital city in Shah Alam, Selangor and Johor Bahru. The founder has a long-driven vision, distinguished skills and abilities with vast experience in the respective field to continuously serve and strive for excellence both locally and internationally. Together, the founder and a handful of dedicated employees collaborate as a team with a shared dream and mission of developing a finest corporate culture and industry leading corporation to meet the company's objectives. We are firmly holding the promise to provide outstanding services to our clients. Our technical expertise always ensures and sustains in producing notable quality of work as our main priority in delivering our customer's needs presented in a well professional approach.





**Builders &
Ventures**



**Ligthing &
Decorating**



**Art
Gallery**

EMBUN

GROUP OF COMPANIES



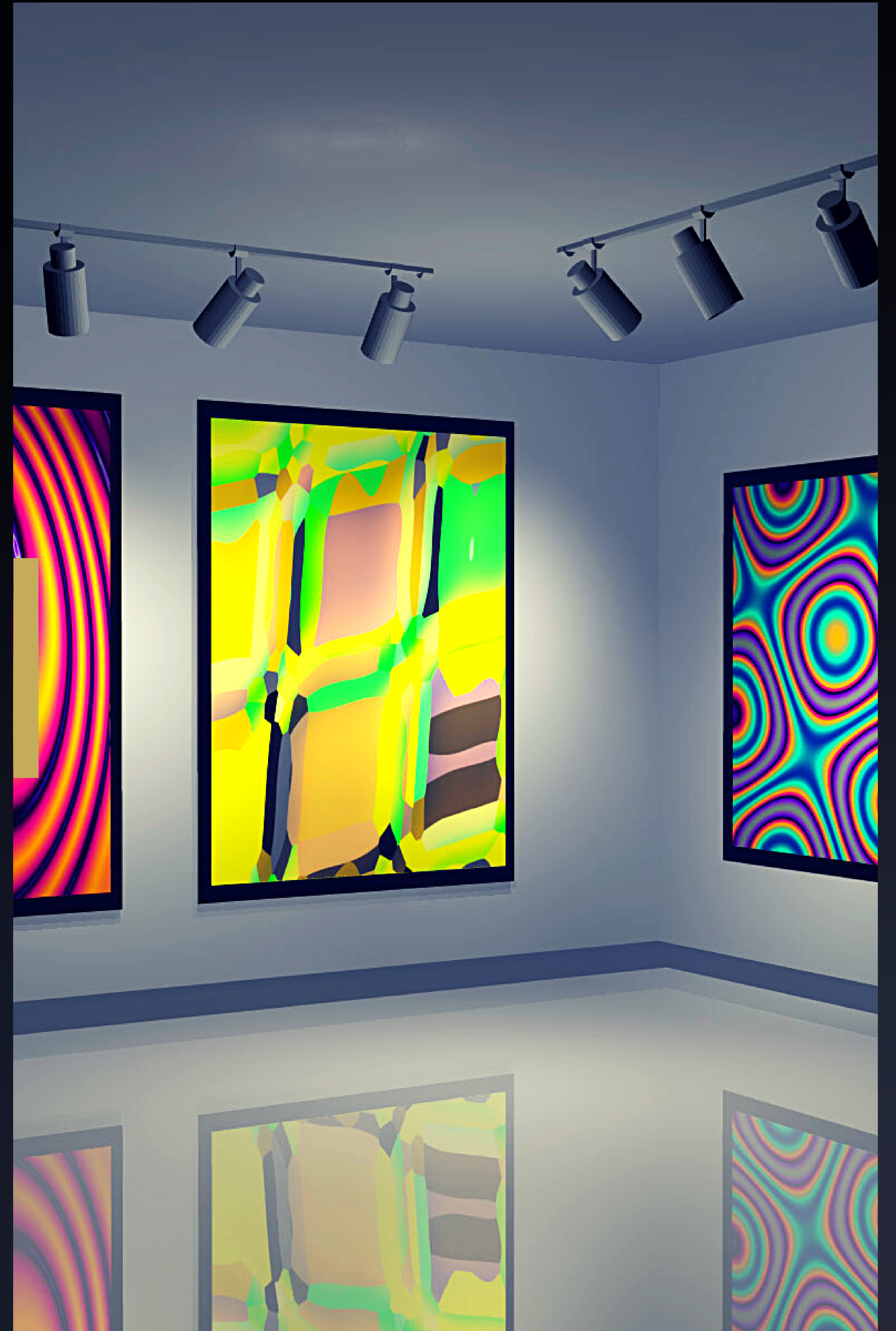
BUILDERS & VENTURES

Embun Builders & Ventures Sdn Bhd, we operate an integrated business model comprising the full spectrum of designing, engineering and construction, delivering single-source solutions across a broad range of infrastructure products. Our **success** is due to the continuous commitments to provide the **best service** for our client by comprehending and transforming their needs into quality products. Our personalized service means serving our clients with sincerity, dedication and ingenuity. With this unwavering approach, we are determined to serve our clients to the **fullest**. We have undertaken a number of projects, ranging from private and commercial to industrial to civil works. Most of these projects are undertaken based on design and build, where we integrate our construction expertise and maintenance experience into our design functions to produce buildings of **excellent quality**. Our vast experience, technical know-how and project management techniques have enabled us to attain distinctions with regard to safety, quality and on time completion.



ART GALLERY

Embun Art Gallery is a specialist in Printing solutions and produced product that will make a space feels like home. Having a bare wall at home? Create a display-worthy to your wall. Our frame line offers a variety of sizes and finishes. Specifically design to make your favourite space look its best while displaying your own framed prints. Choose your favourite image to be printed and guaranteed to be a showstopper in a range of spaces from bedroom and offices, to any living areas. Our most versatile frame, offer the options to add custom print design.

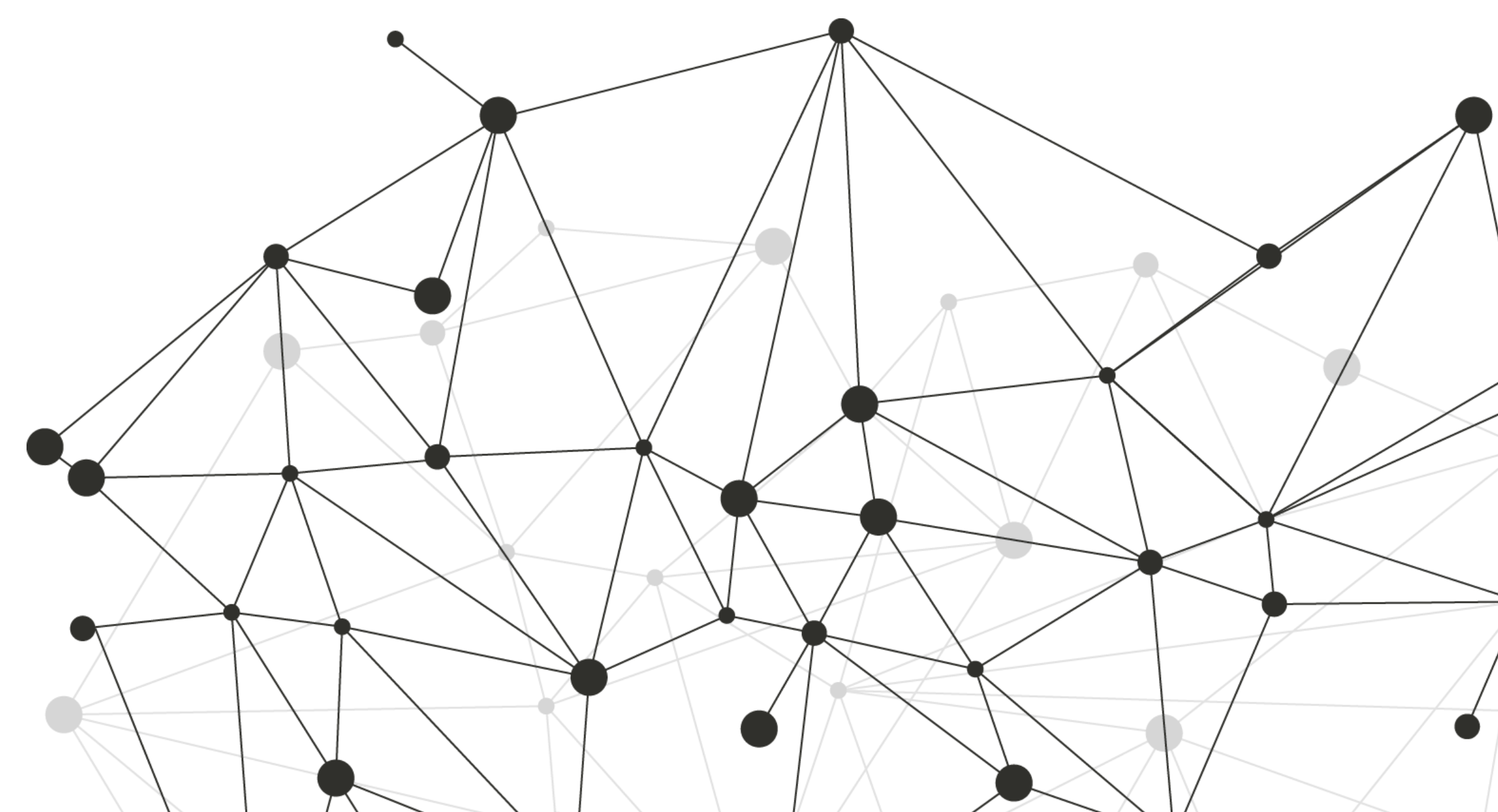


LIGHTING & DECORATION

Embun Lighting & Decorating is a specialist in Lighting solutions and lighten your house make it beautifully.



LICENSE & REGISTRATION.



LICENSE

In order to gain our clients on accomplishing their home renovation and decoration work, the following are among the licenses and registration certificates owned by Embun Design Studio Sdn. Bhd. as well as certificate of qualification owned by our designers, architect and engineers which will ensure the quality of design and work done satisfied our client needs.

CERTIFIED TRUE COPY

Samad 5/01/2022
NORULASHIKIN BINTI ZULKEFLI
Company Secretary
SSM PC NO : 201908001903
MIA 45308



COMPANIES ACT 2016
(ACT 777)

SECTION 17

CERTIFICATE OF INCORPORATION OF PRIVATE COMPANY

This is to certify that

EMBUN DESIGN STUDIO SDN. BHD.
201701024504 (1238670-H)

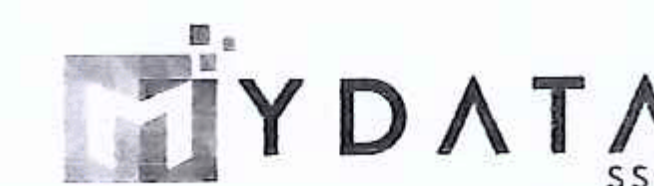
is, on and from the 13th day of July 2017, incorporated under the Companies Act 2016, and that the company is a company limited by shares and that the company is a private company.

Dated at KUALA LUMPUR this 13th day of July 2017.



MY2102078897813
Scan to verify

Nor Azimah
NOR AZIMAH BINTI ABDUL AZIZ
REGISTRAR OF COMPANIES
MALAYSIA



User Id: advanced_ams

Date: Sun Feb 07 11:59:16 2021

Printing Date: 07/02/2021

This certificate is generated from MYDATA SSM Services as at 07/02/2021 11:59:16

1 / 2

MENARA SSM@SENTRAL, NO.7, JALAN STESEN SENTRAL 5, KUALA LUMPUR SENTRAL, 50470 KUALA LUMPUR.

TEL : 03-2299 4400 FAX : 03-2299 4411

L I C E N S E



KEMENTERIAN KEWANGAN MALAYSIA
SIJIL AKUAN PENDAFTARAN SYARIKAT

NO. SIJIL : K10114490152767460
NO. RUJUKAN PENDAFTARAN : 357-0002330832
TEMPOH SAH LAKU : 08/01/2021 - 07/01/2024

Bahawa dengan ini diperakui syarikat :

EMBUN DESIGN STUDIO SDN. BHD. (1238670-H)
NO.21M
JALAN TENGGU AMPUAN ZABEDAH J 9/J
SEKSYEN 9
PETALING
40100 SHAH ALAM
SELANGOR, MALAYSIA

Telah berdaftar dengan Kementerian Kewangan Malaysia dalam bidang bekalan/perkhidmatan di bawah sektor, bidang dan sub-bidang seperti di Lampiran A. Kelulusan ini adalah tertakluk kepada syarat-syarat seperti yang dinyatakan di Lampiran B. Individu yang diberi kuasa oleh syarikat bagi urusan perolehan Kerajaan adalah seperti berikut :

ENCIK SYEIKH YUSOFF BIN MD GHAUTH MIA 870214145467 PENGARAH

t.t

DATO' ZAMZURI BIN ABDUL AZIZ
Perbendaharaan Malaysia Semenanjung
b.p. Ketua Setiausaha Perbendaharaan
Kementerian Kewangan Malaysia

Tarikh Berdaftar Dengan Kementerian Kewangan Malaysia : 08/01/2021

(Sijil ini adalah cetakan komputer dan tidak memerlukan tandatangan)

L I C E N S E



KEMENTERIAN KEWANGAN MALAYSIA

SIJIL AKUAN PENDAFTARAN SYARIKAT BUMIPUTERA

NO. SIJIL : BP10114490153081430
NO. RUJUKAN PENDAFTARAN : 357-0002330832
TEMPOH SAH LAKU : 26/01/2022 - 07/01/2024

Bahawa dengan ini diperakui syarikat :

EMBUN DESIGN STUDIO SDN. BHD. (1238670-H)
NO.23B, TINGKAT 2
JALAN TENGGU AMPUAN ZABEDAH J 9/J
SEKSYEN 9
PETALING
40100 SHAH ALAM
SELANGOR, MALAYSIA

Telah diiktiraf sebagai Syarikat Bumiputera oleh Kementerian Kewangan Malaysia. Taraf Bumiputera bukannya hak dan boleh ditarik balik sekiranya syarikat gagal mematuhi syarat/kriteria yang ditetapkan. Kelulusan ini adalah tertakluk kepada syarat-syarat seperti yang dinyatakan di Sijil Akuan Pendaftaran Syarikat Bumiputera (Lampiran C).

t.t

DATO' ZAMZURI BIN ABDUL AZIZ

Perbendaharaan Malaysia Semenanjung
b.p. Ketua Setiausaha Perbendaharaan
Kementerian Kewangan Malaysia

Tarikh Berdaftar Dengan Kementerian Kewangan Malaysia : 08/01/2021

(Sijil ini adalah cetakan komputer dan tidak memerlukan tandatangan)

L I C E N S E



KEMENTERIAN PEMBANGUNAN
USAHAWAN DAN KOPERASI
MINISTRY OF ENTERPRISE DEVELOPMENT AND COOPERATIVES

PUSAT KHIDMAT KONTRAKTOR

KEMENTERIAN PEMBANGUNAN USAHAWAN DAN KOPERASI
SIJIL TARAF BUMIPUTERA
KONTRAKTOR KERJA

Adalah dengan ini syarikat tuan seperti tercatat di dalam Sijil ini diiktiraf sebagai kontraktor kerja bertaraf Bumiputera. Pemberian pengiktirafan ini adalah tertakluk kepada syarat-syarat termaktub di belakang sijil.

<u>NO. SIJIL PENDAFTARAN</u>	<u>GRED PENDAFTARAN</u>	<u>KATEGORI</u>	<u>TEMPOH SAH LAKU</u>
0120201126-JH062054	G5	B	DARI : 28/03/2022
	G5	CE	HINGGA : 25/11/2022
	G5	ME	
	G5	F	

NAMA DAN ALAMAT BERDAFTAR

EMBUN DESIGN STUDIO SDN. BHD.
NO. 21M, JALAN TENGGU AMPUAN ZABEDAH J 9/J, SEKSYEN 9,
40100 SHAH ALAM
SELANGOR
PETALING

PEGAWAI SYARIKAT YANG DITAUHIAHKAN

NO. K/P

SYEIKH YUSOFF BIN MD GHAUTH MIA

870214145467

(MARLINA BINTI RAMLY)
Pengarah
Pusat Khidmat Kontraktor
Kementerian Pembangunan Usahawan dan Koperasi
Tarikh: 28/03/2022



JADUAL KETIGA

[(subkaedah 5(2)/ subrule 5(2)]

AKTA INDUSTRI PERKHIDMATAN AIR 2006

WATER SERVICES INDUSTRY ACT 2006

KAEDAH-KAEDAH INDUSTRI PERKHIDMATAN AIR (PERMIT) 2007

WATER SERVICES INDUSTRY (PERMIT) RULES 2007

PERMIT IPA JENIS A/B/C/D/E*

IPA TYPE A/B/C/D/E* PERMIT

No. Permit:
Permit Number: SPAN/EKS/(PT)/800-2C/1/21/1634

Nama pemegang permit:
Name of permit holder: EMBUN DESIGN STUDIO SDN. BHD.

Alamat pemegang permit:
Address of permit holder: NO. 21M, JALAN TENGKU AMPUAN ZABEDAH J
9/J, SEKSYEN 9, 40100 SHAH ALAM, SELANGOR
DARUL EHSAN

Tujuan permit:
Purpose of permit: PERMIT IPA JENIS C2 (BEKALAN AIR)

Negeri atau negeri-negeri di mana kerja-kerja boleh diusahakan:
State or states in which the works may be carried out:
SEMENANJUNG MALAYSIA, WILAYAH-WILAYAH PERSEKUTUAN PUTRAJAYA DAN LABUAN

Permit sah dari:
Permit is valid from: 03 MAC 2022

sehingga
to 02 MAC 2023

Permit tertakluk kepada terma dan syarat yang dilampirkan.
Permit subject to terms and conditions as attached.

Fi Permit:
Permit fee: RM 2000.00



Suruhanjaya Perkhidmatan Air Negara

Resit No.: PO040540
*Receipt No.:*Tarikh
pengeluaran/pembaharuan: 23 MEI 2022
Date of issue/renewal

JADUAL KETIGA

[(subkaedah 5(2)/ subrule 5(2)]

AKTA INDUSTRI PERKHIDMATAN AIR 2006

WATER SERVICES INDUSTRY ACT 2006

KAEDAH-KAEDAH INDUSTRI PERKHIDMATAN AIR (PERMIT) 2007

WATER SERVICES INDUSTRY (PERMIT) RULES 2007

PERMIT IPA JENIS A/B/C/D/E*

IPA TYPE A/B/C/D/E* PERMIT

No. Permit: SPAN/EKS/(PT)/800-2C/1/21/1634
Permit Number:

Nama pemegang permit: EMBUN DESIGN STUDIO SDN. BHD.
Name of permit holder:

Alamat pemegang permit: NO. 21M, JALAN TENGGU AMPUAN ZABEDAH J
Address of permit holder: 9/J, SEKSYEN 9, 40100 SHAH ALAM, SELANGOR
DARUL EHSAN

Tujuan permit: PERMIT IPA JENIS C2 (PEMBETUNGAN)
Purpose of permit:

Negeri atau negeri-negeri di mana kerja-kerja boleh diusahakan:
State or states in which the works may be carried out:

SEMENANJUNG MALAYSIA, WILAYAH-WILAYAH PERSEKUTUAN PUTRAJAYA DAN LABUAN

Permit sah dari: 03 MAC 2022
Permit is valid from:

sehingga 02 MAC 2023
to

Permit tertakluk kepada terma dan syarat yang dilampirkan.
Permit subject to terms and conditions as attached.

Fi Permit: RM 2000.00
Permit fee:




Suruhanjaya Perkhidmatan Air Negara

Resit No.: PO040540
Receipt No.:

Tarikh 23 MEI 2022
pengeluaran/pembaharuan: Date of issue/renewal

L I C E N S E

L I C E N S E



Certificate of Achievement

This is to Certify that

EMBUN DESIGN STUDIO SDN. BHD.

0120201126-JH062054

Grade Registered : G5

has been evaluated according to the SCORE criterias set by the Board and

has achieved the rating of



(3 Star)

for the year

2020

(Valid until 17/12/2022)

Good management and technical capabilities, compliance to best practices and good project management.

Ketua Eksekutif

Lembaga Pembangunan Industri Pembinaan Malaysia

18/12/2020



SC051778

Certification No. : 131/2021

RENEWAL OF MEMBERSHIP


This is to certify

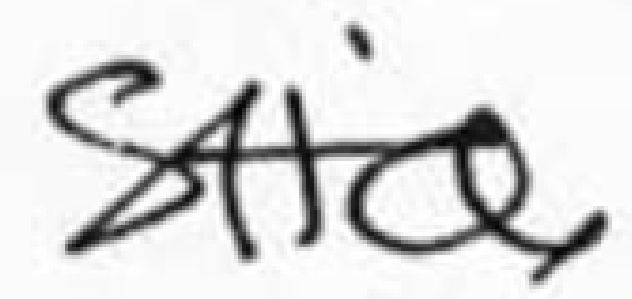
IDr MOHD NIZAR BIN MANAF

Membership No. : M 797 . Corporate Membership
has duly paid subscription for this year.

This certification is valid until 31 December 2021.




IDr Mohamad Faisal Ghazali
PRESIDENT


IDr Sharifah Suzana Syed Hassan
HONOURARY SECRETARY

Date of issuance

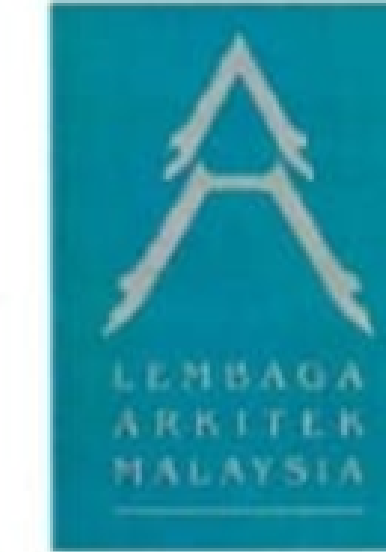
24th November 2020

L I C E N S E

L I C E N S E

AKTA ARKITEK 1967
KAEDAH-KAEDAH ARKITEK 1996

LEMBAGA ARKITEK MALAYSIA



No. Perakuan: 219/2022

PERAKUAN PENDAFTARAN SEBAGAI

PEREKABENTUK DALAMAN

Ini adalah untuk memperakui bahawa

MOHD NIZAR BIN MANAF

No. Pendaftaran: ID/M 75

setelah mematuhi kehendak-kehendak Akta Arkitek 1967 didaftarkan sebagai seorang Perekabentuk Dalaman di bawah dan tertakluk kepada peruntukan Akta.

Perakuan pendaftaran ini habis tempoh pada **31 Disember 2022**.



2022



DATIN Ar. YONG RAZIDAH RASHID

Yang Dipertua

Ar. ABD. SHUKOR ISMAIL

Pendaftar

Tarikh Dikeluarkan: 14/12/2021

L I C E N S E



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 : 0120201126-JH062054
Nama Kontraktor : EMBUN DESIGN STUDIO SDN. BHD.
Alamat Berdaftar : NO. 21M, JALAN TENGKU AMPUAN ZABEDAH J 9/J, SEKSYEN 9,
 40100 SHAH ALAM
 SELANGOR
Daerah : PETALING
Tarikh Mula Berdaftar : 26/11/2020

<u>GRED</u>	<u>KATEGORI</u>	<u>PENGGHUSUSAN</u>
G5	B	B01 B04 B06 B07 B08 B11 B14 B15 B24 B28
G5	CE	CE01 CE02 CE06 CE11 CE13 CE14 CE21 CE40 CE42
G5	ME	E01 E02 E07 E08 E14 M01 M02 M03 M06 M15 M19 M20 M22
G5	F	F01

Tarikh Mula Berkuatkuasa : 28/03/2022

Tarikh Habis Tempoh Perakuan : 25/11/2022

STATUS: BARU

Ketua Eksekutif
 Lembaga Pembangunan Industri Pembinaan Malaysia
 Tarikh: 28/03/2022



L I C E N S E



SIJIL PEROLEHAN KERJA KERAJAAN

Adalah disahkan syarikat/Firma ini adalah berdaftar dengan Lembaga Pembangunan Industri Pembinaan Malaysia dan tertakluk kepada syarat-syarat termaktub bersama sijil ini.

No. Pendaftaran : 0120201126-JH062054
Nama Kontraktor : EMBUN DESIGN STUDIO SDN. BHD.
Alamat Berdaftar : NO. 21M, JALAN TENGKU AMPUAN ZABEDAH J 9/J, SEKSYEN 9,
40100 SHAH ALAM
SELANGOR
Daerah : PETALING
Tarikh Mula Berdaftar : 26/11/2020

<u>GRED</u>	<u>KATEGORI</u>	
G5	B	(Pembinaan Bangunan)
G5	CE	(Pembinaan Kejuruteraan Awam)
G5	ME	(Mekanikal dan Elektrikal)
G5	F	(Fasiliti)

PEGAWAI SYARIKAT YANG DITAUHIAHKAN

SYEIKH YUSOFF BIN MD GHAUTH MIA

NO. K/P

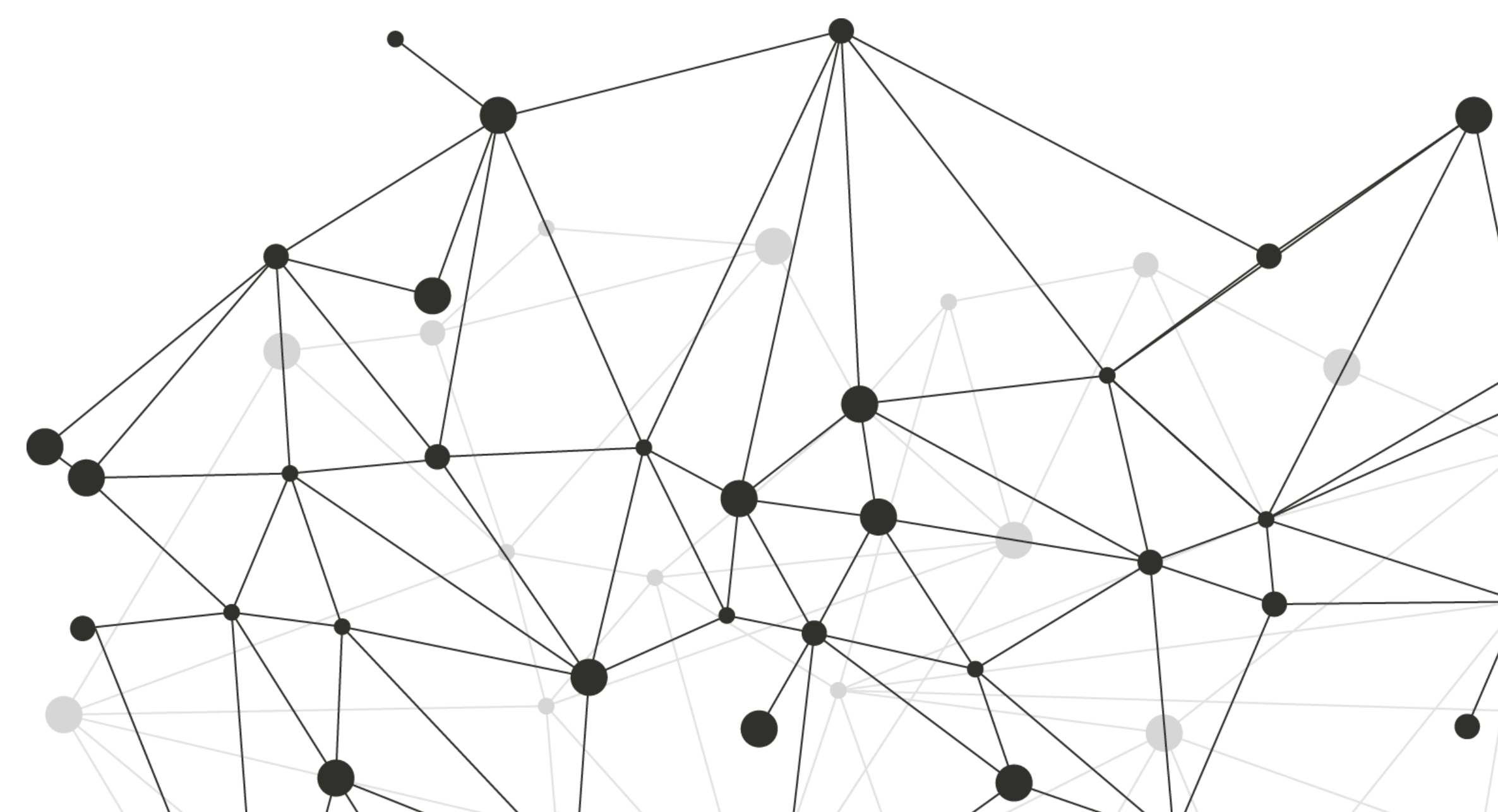
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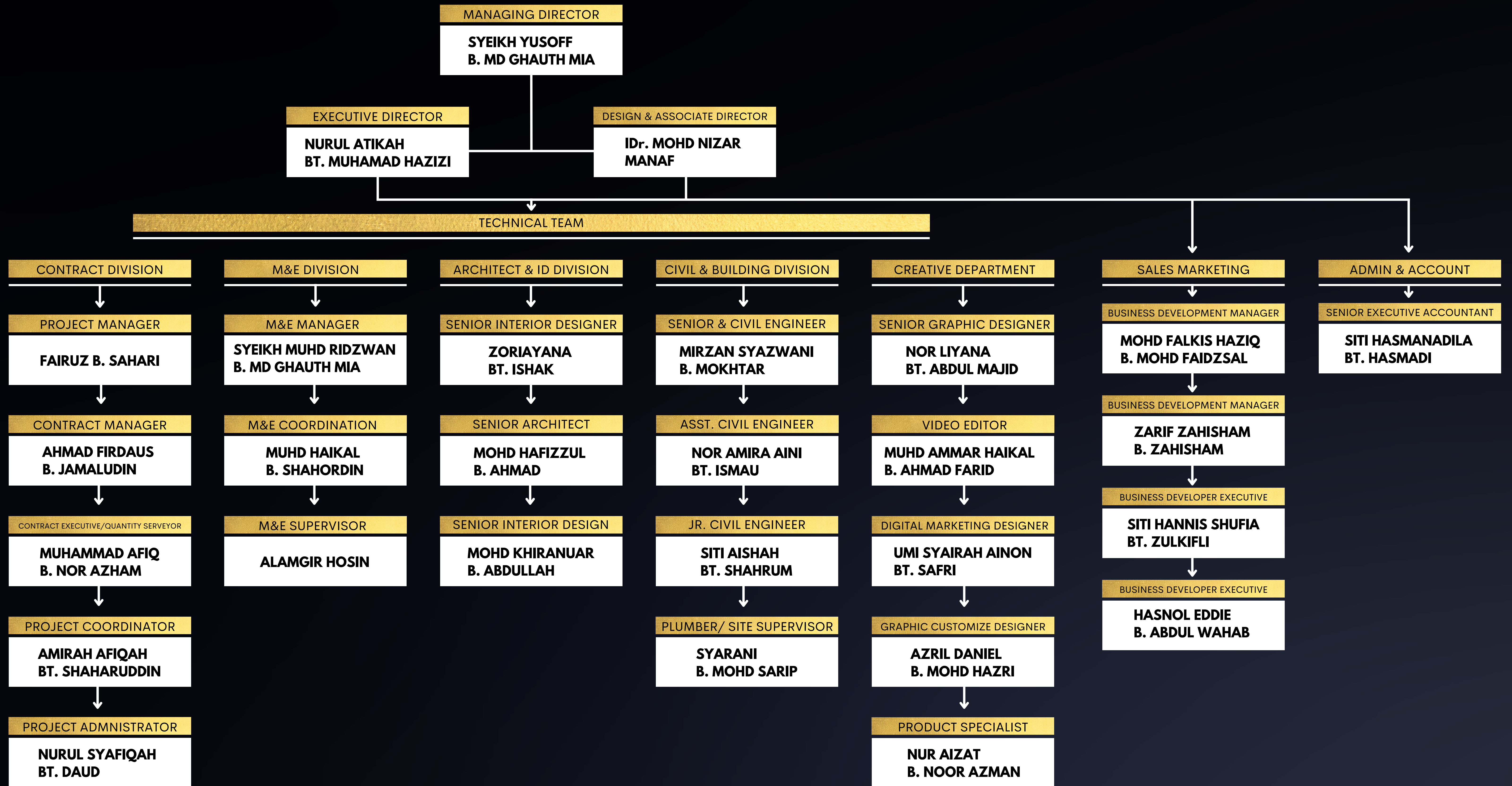
Tarikh Mula Berkuatkuasa : 28/03/2022
Tarikh Habis Tempoh Perakuan : 25/11/2022

Ketua Eksekutif
Lembaga Pembangunan Industri Pembinaan Malaysia
Tarikh: 28/03/2022

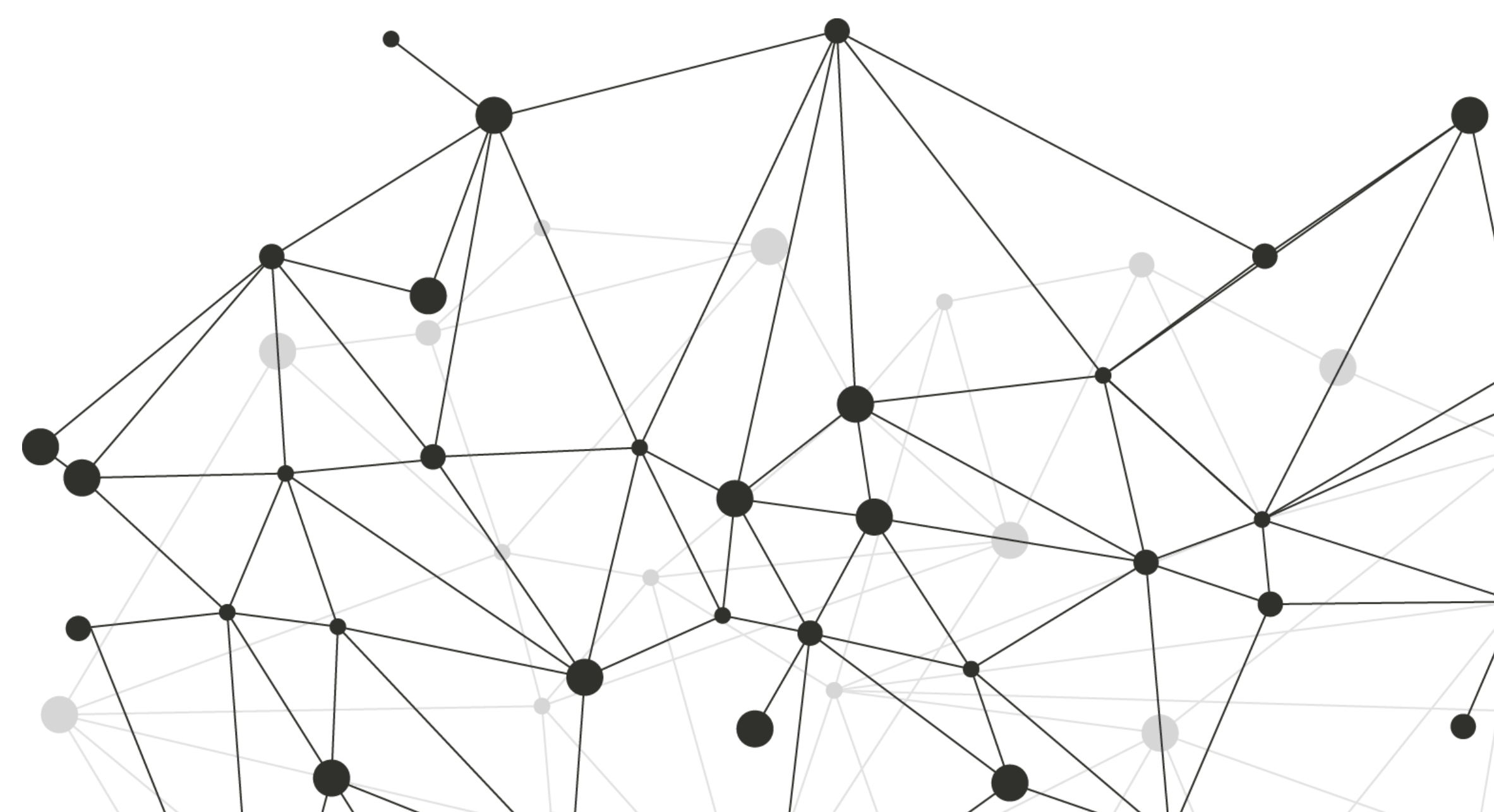


ORGANISATION CHART.





BUSINESS PLAN.



5 YEAR
**BUSINESS
SUMMARY
PLAN**

2020

Commenced Operations

- Recorded Sales of RM1.9 mil in 2020
- Secured G5 Class Contractors Status from CIDB – able to apply for projects worth RM5mil
- Staff No: 12

2021

8 Million Revenue

- The company expected to be awarded with projects worth RM10 mil in 2021
- Staff No: 15

2022

16 Million Revenue

- The company expected to be awarded with projects worth RM20 mil in 2022
- Staff No: 20

2023

Accelerating Business Growth

- The company expected to be awarded with projects worth RM18 mil in 2023
- Creating new business streams to accelerate growth
- Staff No: 30

2024

Business expansion

- The company expected to be awarded with projects worth RM22 mil in 2024
- Staff No: 40

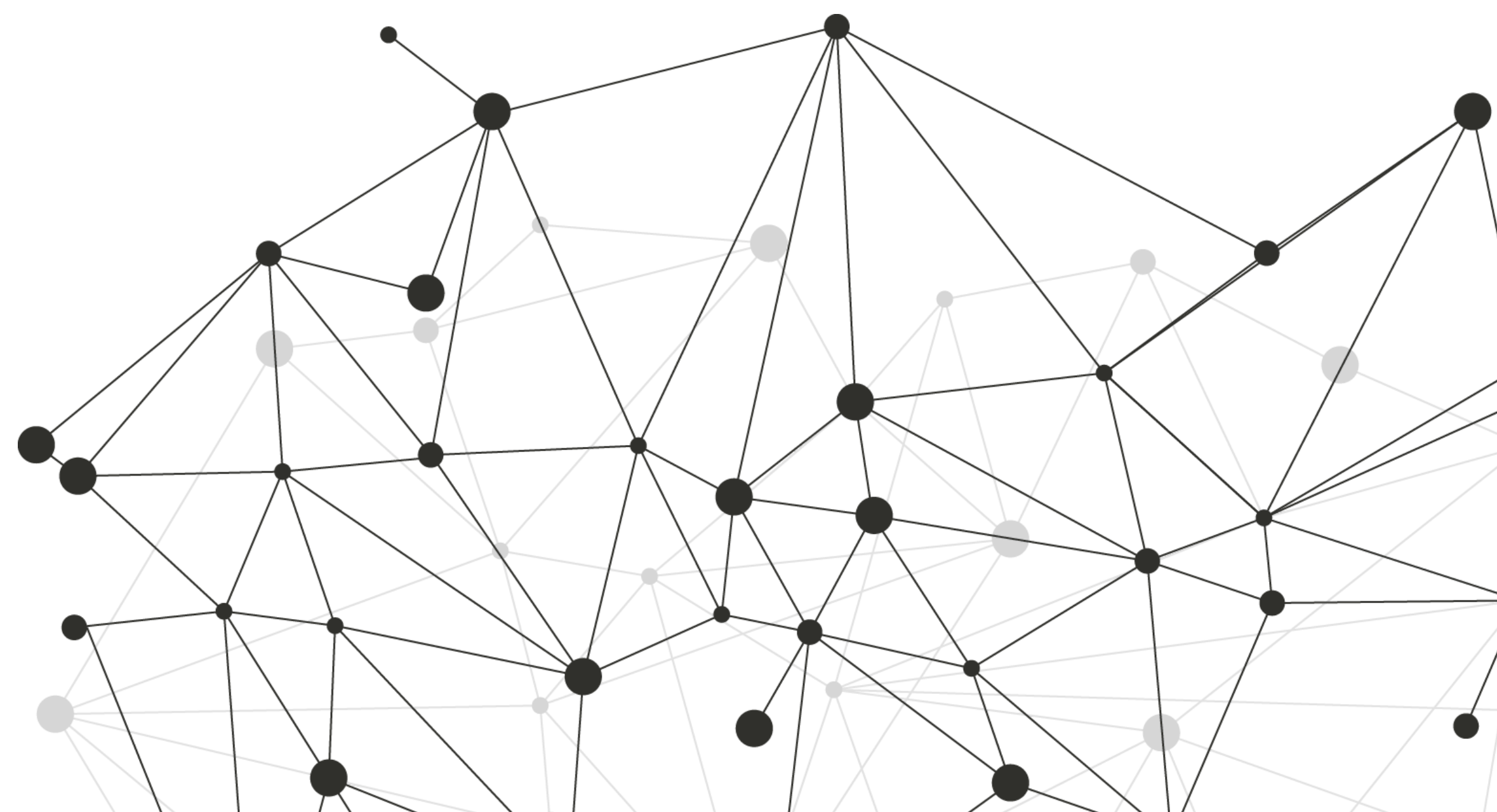
2025

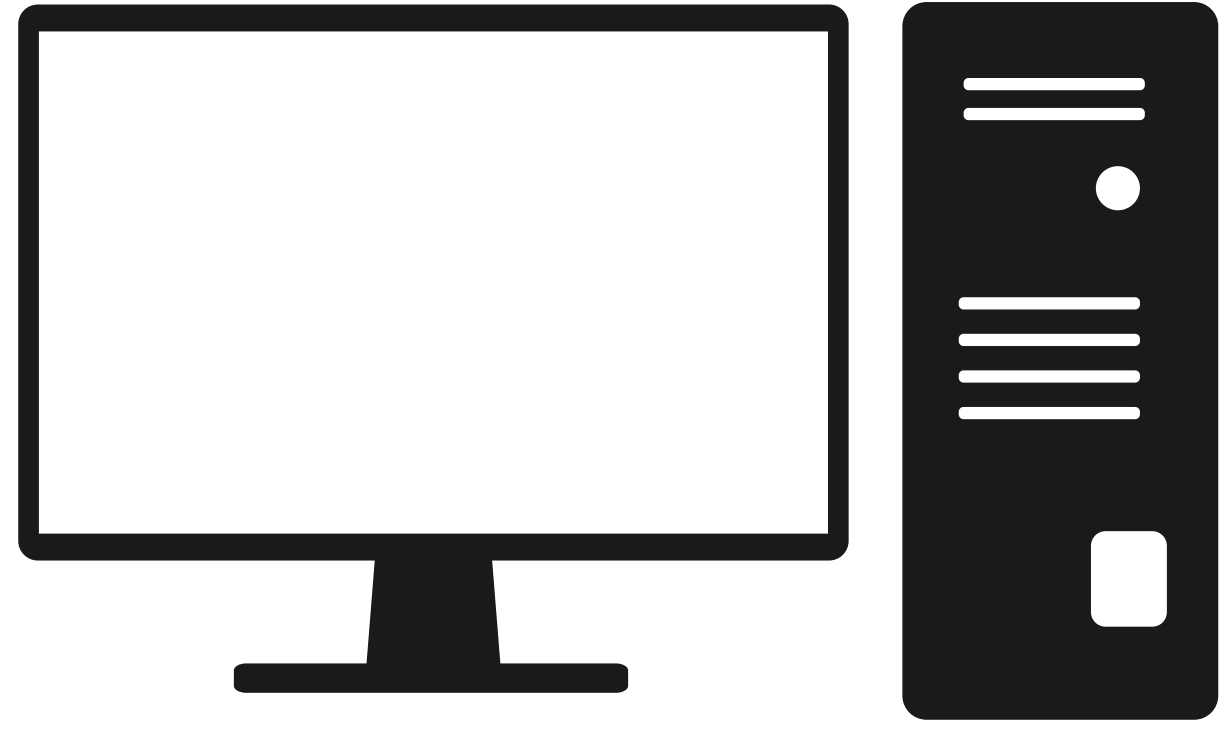
To be the best boutique ID & Construction firm that serves local and international market

- The company expected to be awarded with projects worth RM25 mil in 2025
- Staff No: 50

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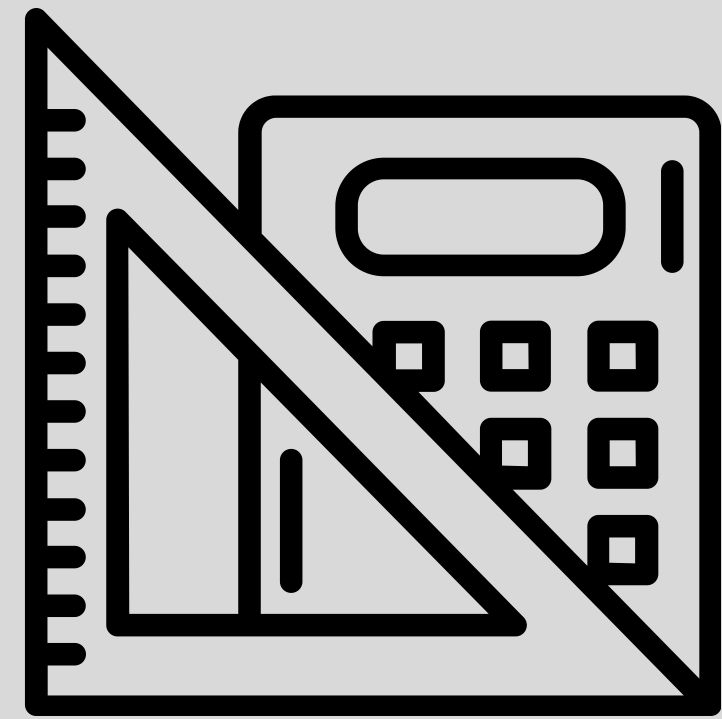
SERVICE.





BASE BUILDING AND LEASE ANALYSIS.

WE PROVIDE ARCHITECTURAL CONSULTATION FOR BASE BUILDING AND LEASE ANALYSIS.



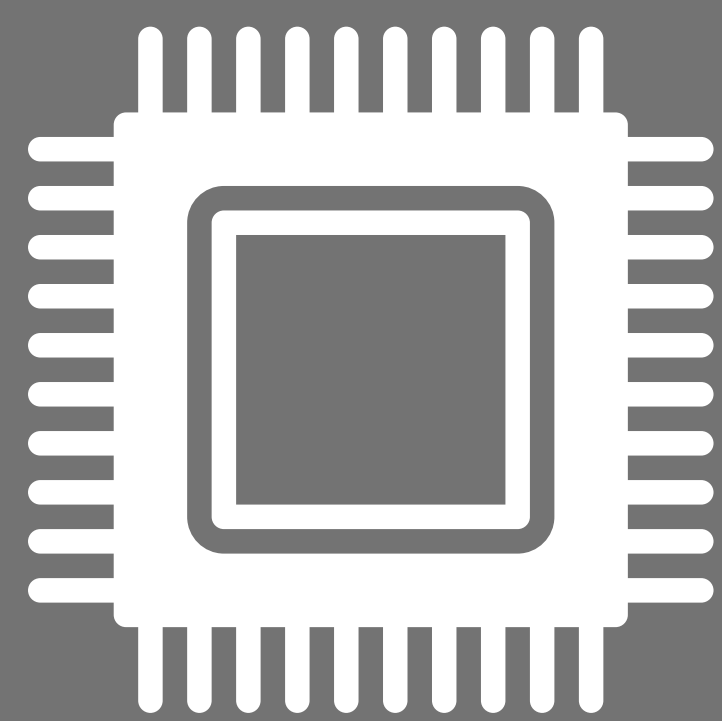
CONSTRUCTION DRAWINGS AND SPECIFICATION.

OUR ARCHITECTS ARE ABLE TO PRODUCE CONSTRUCTION DRAWINGS ACCORDING TO THE SPECIFICATIONS GIVEN BY THE CLIENT.



DESIGN CONCEPT DEVELOPMENT AND PLANNING.

WE PROPOSED 3D DESIGN TO DEVELOP CONCEPTS FOR OUR CLIENT'S HOME AND SPACE.



ELECTRICAL, VOICE/DATA AND AUDIO VISUAL COORDINATION.

MOVING IN LINE WITH TECHNOLOGICAL ADVANCES, WE ALSO DESIGN HOUSES WITH SMART HOME FEATURES.



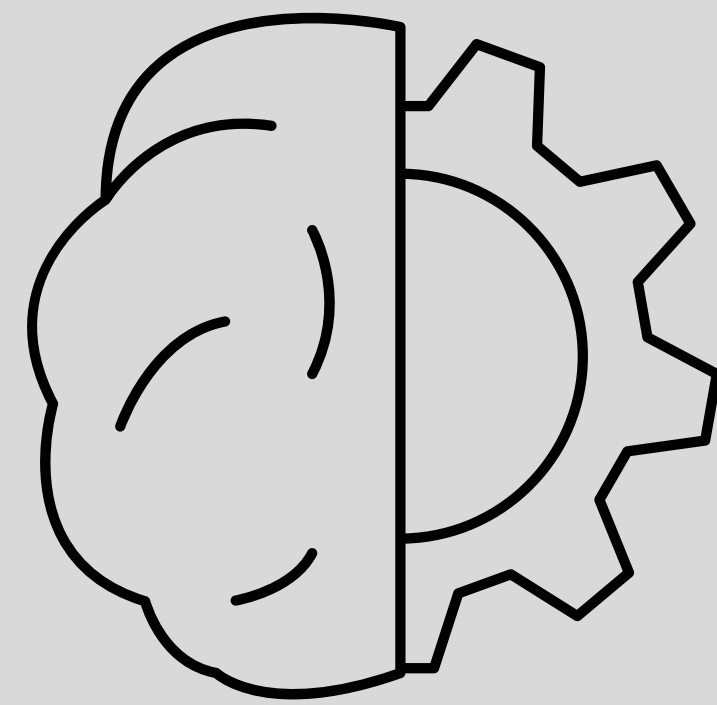
FEASIBILITY STUDIES AND REPORTS.

TO DETERMINE THE PROJECT'S COST, INCLUDING LABOR MATERIALS, PROJECTION AND COMPLETION DATE WITH DAILY AND MONTHLY REPORT.



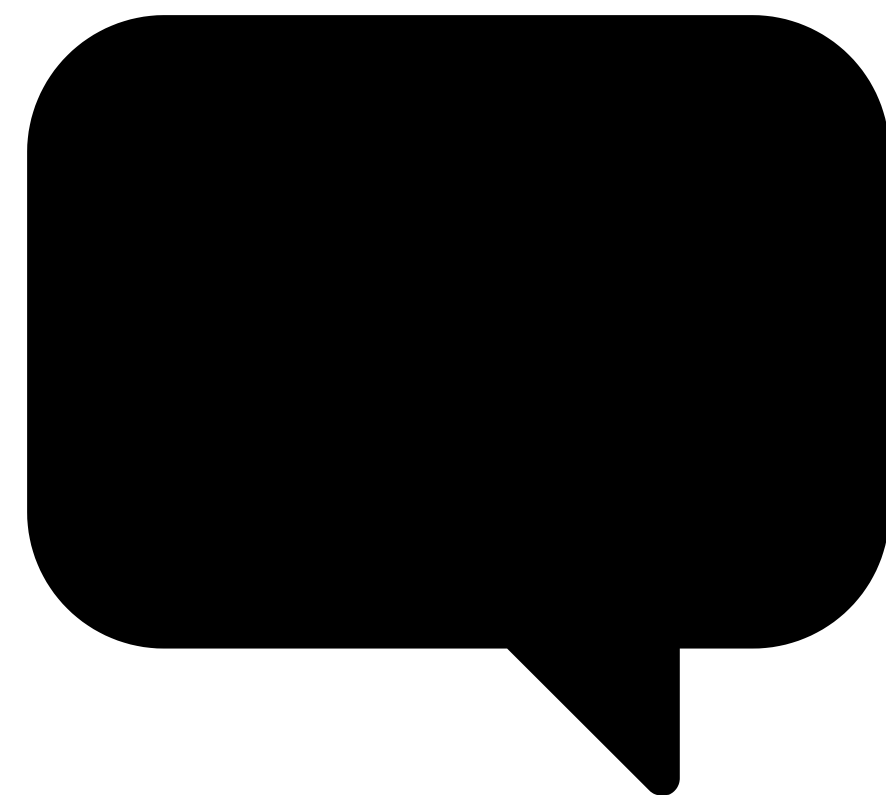
FINISHES AND MATERIAL SELECTION.

SPECIAL RESEARCH IS DONE THOROUGHLY IN THE SELECTION OF FINISHES AND MATERIALS SO THAT THE DESIGN AND RENOVATION WE WORKED ON CAN PROVIDE SATISFACTION FOR OUR CLIENT.



FURNITURE EVALUATION AND SPECIFICATION

IN ACCORDANCE WITH THE SPECIFICATIONS DESIRED BY THE CLIENT, EVALUATIONS WILL BE DONE TO SELECT HIGH QUALITY FURNITURE.



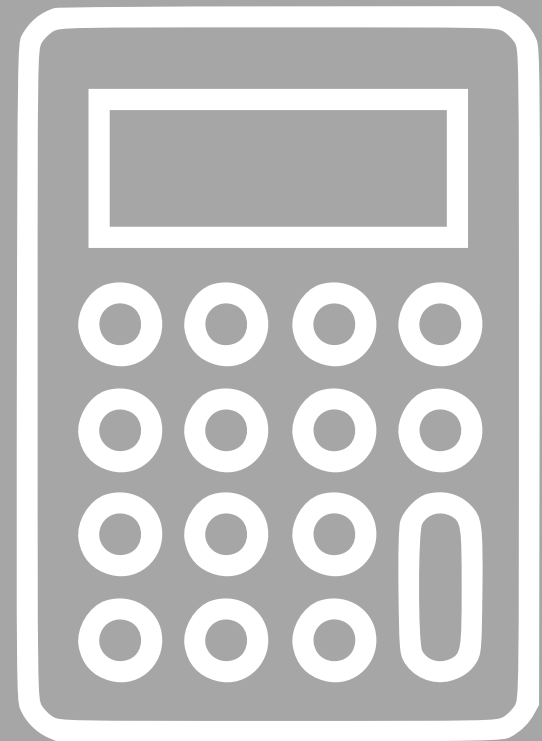
MOVE MANAGEMENT.

WE COORDINATE THE DELIVERY PROCESS FROM A TO Z.



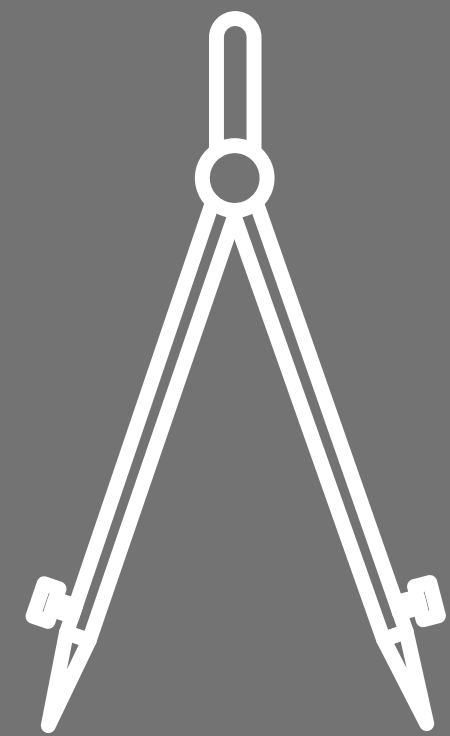
REFLECTED CEILING PLANS AND LIGHTING LAYOUTS.

WE PROVIDE VARIOUS TYPES OF CEILING PLAN AND DESIGN ACROSS THE ELECTRICAL PLAN FOR OUR CLIENT TO SEE AND DECIDE ON THE LIGHTING LAYOUTS DONE BY OUR DESIGNERS.



SCHEDULE AND BUDGETS.

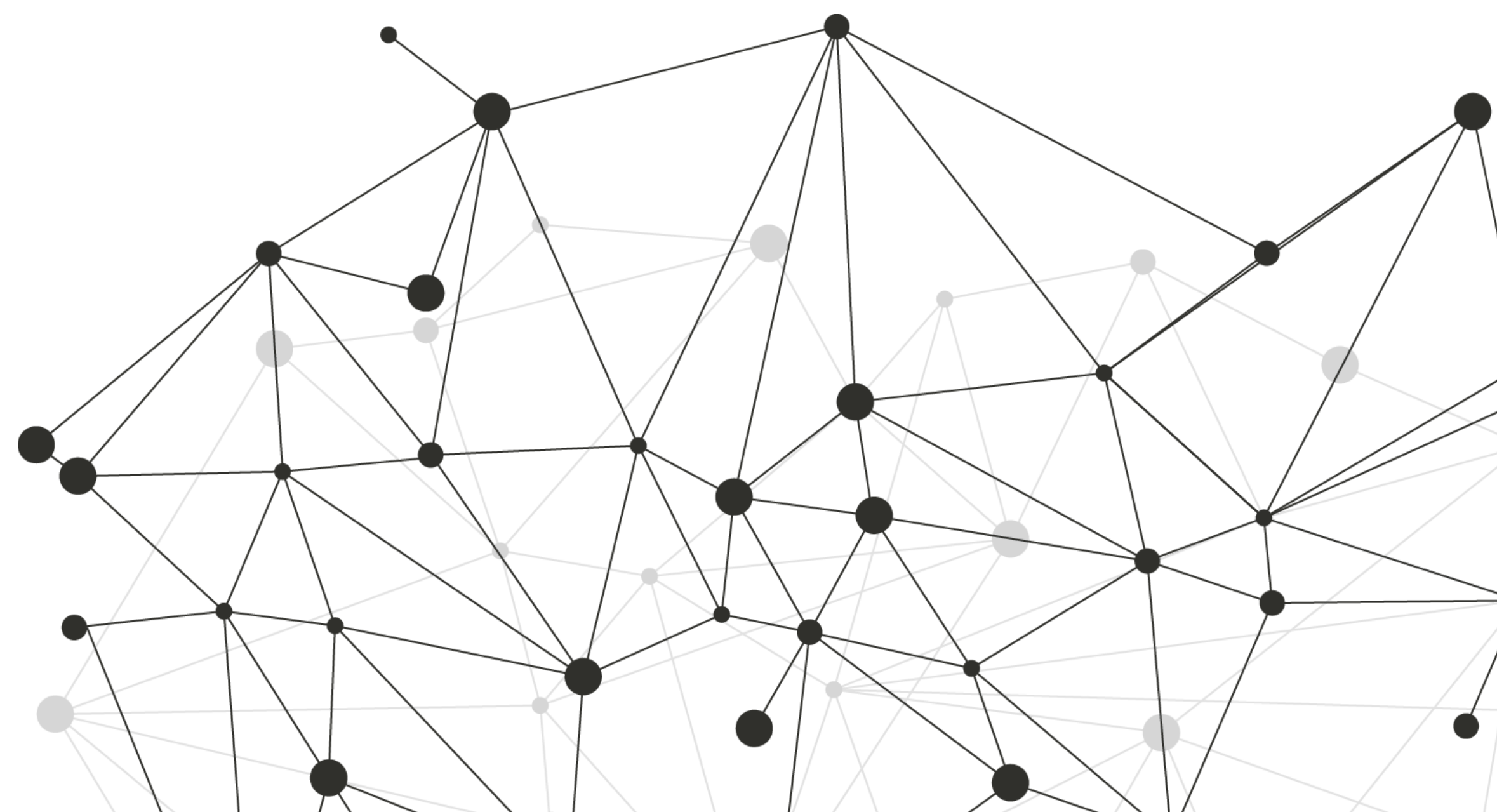
WE PLAN AND MANAGE OUR SCHEDULE WELL SO THAT THE PROJECT WILL RUN SMOOTHLY AS WELL AS BE ABLE TO REDUCE AND CONTROL THE BUDGET GIVEN TO COMPLETE THE PROJECT.



SPACE PLANNING.

TO PROVIDE OPTIMAL AND COMFORTABLE FLOOR SPACE FOR THE CLIENT, OUR DESIGNERS ARE PRECISE IN DOING SPACE PLANNING THAT WILL UTILIZE EVERY CORNER OF SPACE AND FUNCTION.

PROJECT EXPERIENCE.



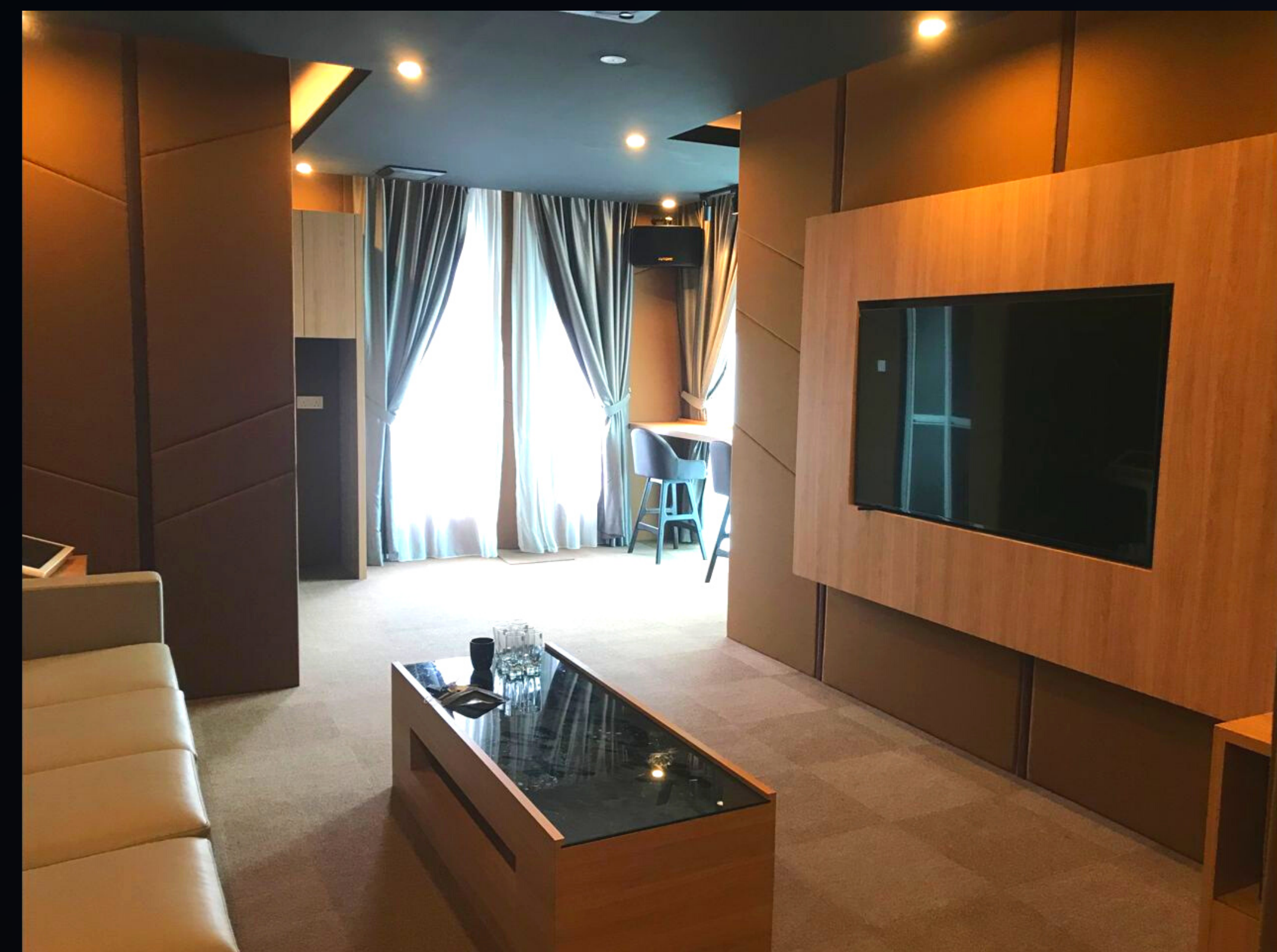
RESIDENTIAL

**DOUBLE STOREY TERRACE
(CORNER LOT)**



RESIDENTIAL

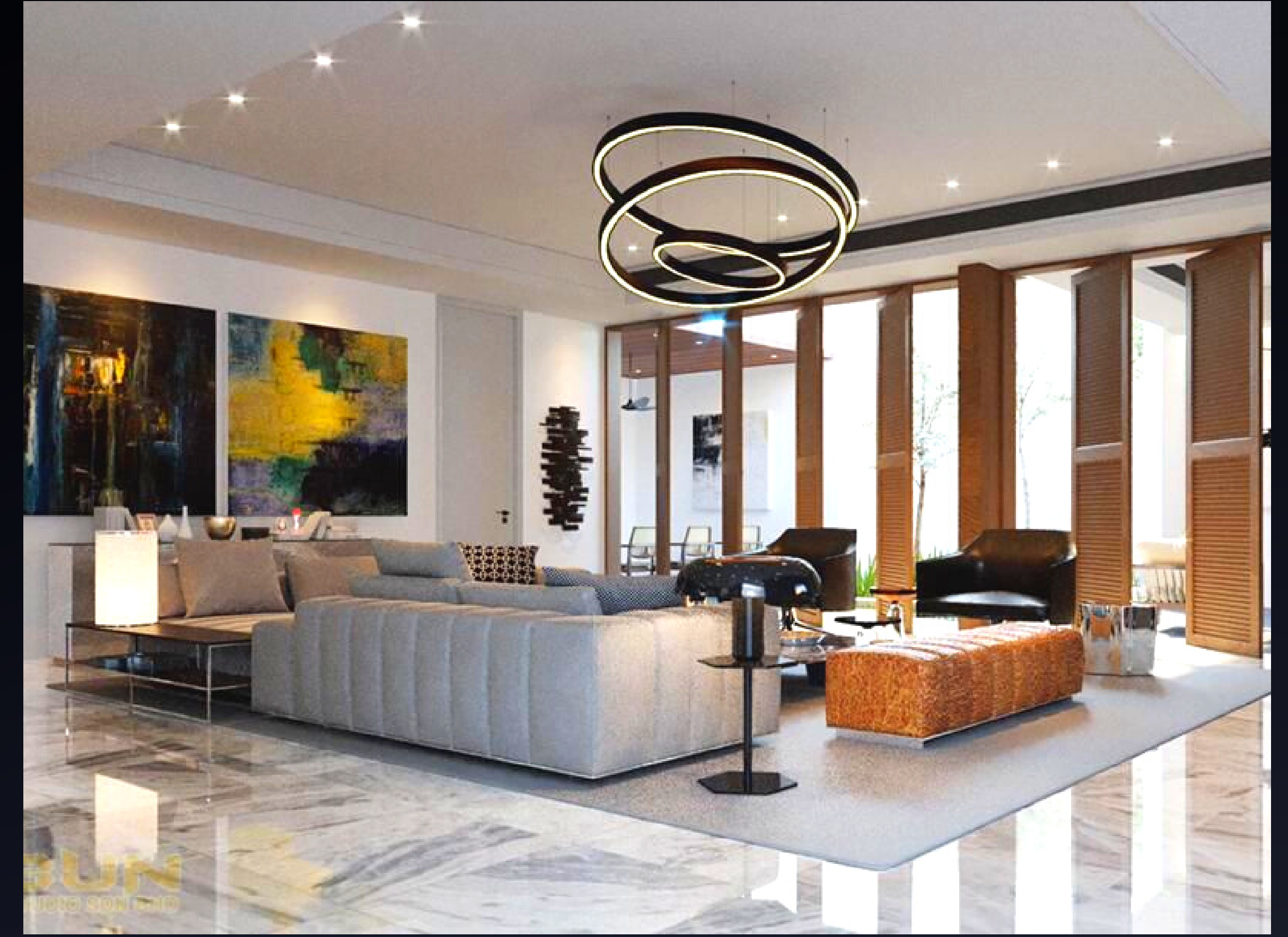
**DOUBLE STOREY TERRACE
(CORNER LOT)**



RESIDENTIAL

ECO WORLD

E
DS
SB



COMMERCIAL

BSN LEARNING CENTRE



COMMERCIAL TERRACE CAFE



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GLENEAGLES MEDINI HOSPITAL (GMH)



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