

Information Summary of Investment Plans for Urban Development, Transportation and Tourism		
1- Project title: Niayesh Commercial Complex		
2- Progress status : <input type="checkbox"/> New <input type="checkbox"/> Development and Expansion <input checked="" type="checkbox"/> No progress <input type="checkbox"/> Less than 50% <input type="checkbox"/> More than 50%		
3- Economic sector: <i>Urbanization</i>		Economic subsector: <i>Construction</i>
4- Products: commercial		
5- Location address: center of neighborhood 5, phase 3 of Sahand new town, East Azarbaijan		
6- Introducing Project Summary: This project is located in a land area of 7151 square meters in 6 structural floors with a density of 248.33% and occupancy level of 65.16% and 92 commercial units as well as an administrative space with an area of 1300 square meters, a food court with an area of 3500 square meters, and a hypermarket with an area of 1100 square meters not to mention the allocation of a space to children's playground and facilities in the center of neighborhood 5, phase 3, adjacent to educational, cultural, sports, and religious spaces and in the middle of residential apartment complexes.		
7- Project specifications: Land area: 7151 m ² Office:1300 m ² Food court: 3500 m ² Hypermarket: 3500 m ²		
8- Project features and access: The purpose of commercial centers is the extension of welfare to the residents of Sahand new town and provision the daily needs of the people. Building such places as supermarkets, delicatessens, fruit shops, pharmacies, hairdressers, computer services, laundry and other service providers will contribute to the fulfilment of people's daily needs.		
9- Capacity forecasting: 6 floors and 92 units		
10- Property/Contribution of the Project Owner: 1688000 Million Rials		
11- Investment/Assignment method: <input type="checkbox"/> Full assignment <input type="checkbox"/> Joint venture <input type="checkbox"/> public/private partnership <input checked="" type="checkbox"/> Others: Civil Engagement		
12- Construction Period: 36 months		
13- Special points: <input checked="" type="checkbox"/> land prepared <input checked="" type="checkbox"/> Relevant legal permission <input type="checkbox"/> Environmental license <input type="checkbox"/> Purchase agreement for machinery, equipment and know- how concluded <input type="checkbox"/> Ability to obtain banking loan <input checked="" type="checkbox"/> Infrastructural utilities (electricity, water supply, telecommunication, fuel, road, etc.) procured <input type="checkbox"/> Product / service sales contract Investment Announcement: <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Required <input type="checkbox"/> Done <input type="checkbox"/> Not Done		
Others advantages (Technology, innovation, rank of industry, market specific privilege, intellectual property, etc.):		
14- Feasibility study Status: <input type="checkbox"/> Updated Feasibility study <input checked="" type="checkbox"/> Pre-Feasibility study <input type="checkbox"/> No Feasibility study		

15- Value of equipment/machinery & technical know-how

Value of local equipment/machinery : -

Value of foreign equipment/machinery: -

Value of local technical know-how: -

Value of foreign technical know-how: -

16- Financial Table:

Description	Local Currency Required			Foreign Currency Required In Million EUR	Total In Million EUR
	Million Rials	Exchange Rate	Equivalent in Million EUR		
Fixed Capital	2703000	650000	4.16	0	4.16
Working Capital	-	650000	-	0	-
Total Investment	2703000	650000	4.16	0	4.16

Net Present Value (NPV): 2737 million Rials**Rate of return (IRR):** 55%**Payback period:** 5 years**17- Employee:**

employee	available	required	total
person			

18- Company Profile:**Name (individual or entity):** Omran Shahr Jadid Sahand Co.**Name of Contact Person/ CEO:** Mr. Saeedi (CEO)**Activity background:****Legal structure of the company:** ☐Private ☐government ☐Public**Tel:** +98- 41- 33437701-04**Fax:****phone number****Web site:****Email:****P.O. Box:****Office Address:** Omran sq., Imam Khomeini Blv., Phase 3, Sahand new town, East Azarbaijan**Please attach the following documents if available:**

- ☐ Feasibility study
- ☐ Legal permissions and ownership documents
- ☐ Company Contracts
- ☐ Aerial photos, local access, surrounding urban context
- ☐ Location in the city, Split map, Municipality district
- ☐ Brochure and catalogue of project