

Information Summary of Investment Plans for Urban Development, Transportation and Tourism			
1- Project title: Commercial Complex 4 (center of neighborhood 2, phase 4)			
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: Neighborhood 3, district 1, phase 4, Sahand new town, East Azarbaijan			
6- Introducing Project Summary: This commercial complex is located on a plot of land with 1391 square meters and 3220 square meters in 3 floors in the center of neighborhood 3, phase 4 of Sahand new town, neighborhood commercial shops functions and suitable for the operation of service providers such as government and private service offices, etc.			
7- Project specifications: Land area: 1391 m ² Total construction area: 1842 m ²			
8- Project features and access: One of the methods suggested by the consultant engineer to supplement neighborhoods centers and increase the cultural and social status of neighborhoods is building cultural centers and residential and commercial units simultaneously.			
9- Capacity forecasting: 3 floors			
10- Property/Contribution of the Project Owner: 283000 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"/> require / <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	832000	650000	1.28	0	1.28
Working Capital	-	650000	-	0	-
Total Investment	832000	650000	1.28	0	1.28

Net Present Value (NPV): 240000 million Rials

Rate of return (IRR): 32%

Payback period: 3 years

17- Employee:

employee	available	required	total
persons			

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