

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 2, district 1, phase 4, Sahand new town, East Azarbaijan		
6- Introducing Project Summary: This commercial complex is located on a plot of land with 921 square meters and 1842 square meters in 2 floors in the center of neighborhood 2 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: 921 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 social status of neighborhoods is building residential and commercial units simultaneously.		
9- Capacity forecasting: 2 floors		
10- Property/Contribution of the Project Owner: 186000 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: 24 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	503000	650000	0.77	-	0.77
Working Capital	-	650000	-	-	-
Total Investment	503000	650000	0.77	-	0.77

Net Present Value (NPV): 92000 million Rials

Rate of return (IRR): 34%

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