

Information Summary of Investment Plans for Urban Development, Transportation and Tourism	
1- Project title: Atlas commercial-service project	
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 4, District 2, Phase 3, Sahand new town, East Azarbaijan	
6- Introducing Project Summary: This project is located in the main road of Sahand new town with commercial, service and residential functions, prioritizing commercial function on the ground and the first floor and service functions on the second and third floor, approved in the plan of action for Sahand new town, offering a distinctive aspect for the promotion of social interactions.	
7- Project specifications: Land area: 4979 m ² Total construction area: 14500 m ²	
8- Project features and access: In addition to visual features, the city and urban spaces contain other tangible features that can stimulate the people's senses and become the source of arousing emotions and forming memories. One way to enhance the quality of urban spaces is increasing the sensory richness of the environment in order to use all the senses with the aim of creating appeal, increasing inclusiveness and the possibility of activities for all social classes. Combined urban spaces that offer residential, commercial and service functions play a valuable role in providing the required urban spaces.	
9- Capacity forecasting: 6 floors and 250 units	
10- Property/Contribution of the Project Owner: 1221000 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	4538000	650000	6.98	0	6.98
Working Capital	-	650000	0	0	0
Total Investment	4538000	650000	6.98	0	6.98

Net Present Value (NPV): 141000 million Rials

Rate of return (IRR): 31%

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