

Information Summary of Investment Plans for Urban Development, Transportation and Tourism	
1- Project title: Cheshmeh commercial 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: Cheshmeh commercial project is designed in proximity to important and highdensity residential projects, including Cheshmeh 768-apartment residential project, adjacent to the 70-meter main road of the city, in 4 floors apart from the ground floor and with an area of about 12,000 m ² .	
7- Project specifications: Land area: 7151 m ²	
8- Project features and access: Commercial-recreational centers in a general sense refer to a roofless or roofed place containing a number of stores regardless of the difference in the type of retail they engage in. It is a center of trade forming a direct connection between supply and demand. Today, commercial- recreational centers are modern buildings that help meet the needs of buyers and they have a positive effect on the economic, social, engineering, financial, legal, human, cultural, traffic improvement of the society. Taking these matters into comprehensive consideration will help commercial centers function properly after construction as well as proving more beneficial to their users.	
9- Capacity forecasting: 4 floors and 768 units	
10- Property/Contribution of the Project Owner: 924000 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	3657000	650000	5.62	0	5.62
Working Capital	-	650000	-	0	-
Total Investment	3657000	650000	5.62	0	5.62

Net Present Value (NPV): 829000 million Rials

Rate of return (IRR): 63%

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