



INVITATION FOR SUBMISSION OF EXPRESSION OF INTEREST (EOI)

**EMPANELMENT OF DEVELOPMENT AGENCIES FOR THE
IMPLEMENTATION OF SLUM REHABILITATION (SR)
SCHEMES IN MUMBAI METROPOLITAN REGION (MMR)
AND PUNE METROPOLITAN REGION (PMR).**

**MAHATMA PHULE RENEWABLE ENERGY AND INFRASTRUCTURE TECHNOLOGY
LIMITED (MAHAPREIT)
A Subsidiary of MPBCDC (Govt. of Maharashtra Undertaking)**

Pinnacle Corporate Park B-501, Next to Trade Centre, Bandra Kurla Complex, Bandra East,
Mumbai 400051.

2025-2026

<https://mahapreit.in>



Notice for Submission of Expression of Interest (EOI) for Empanelment of Development Agencies for the Implementation of Slum Rehabilitation (SR) Schemes in Mumbai Metropolitan Region (MMR) and Pune Metropolitan Region (PMR).

Mahatma Phule Renewable Energy and Infrastructure Technology Limited (MAHAPREIT)

Pinnacle Corporate Park, 5th floor, next to Trade Centre, Bandra Kurla Complex,

Bandra East, Mumbai, Maharashtra 400051

Tel.: [022 6921 4400](tel:02269214400); Website: <https://mahapreit.in>

[04 December 2025](#)

**MAHATMA PHULE RENEWABLE ENERGY & INFRASTRUCTURE
TECHNOLOGY LTD (MAHAPREIT)**

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Expression of Interest (EOI) Notice

Mahatma Phule Renewable Energy and Infrastructure Technology Limited (MAHAPREIT) invites Expression of Interest (EOI) from reputed, experienced, Technically & Financially Sound organizations for Empanelment of Development Agencies (hereafter called “the Agencies”) for implementation of Slum Rehabilitation Schemes in the Mumbai Metropolitan Region (MMR) and Pune Metropolitan Region (PMR). entrusted to MAHAPREIT by the Government of Maharashtra. Interested agencies who have experience in the execution of Slum Rehabilitation projects are requested to go through the EOI document in detail and submit their applications for empanelment.

Detail Criteria:

The details of criteria along with instructions to the Agency can be downloaded from the website – <https://mahapreit.in> . MAHAPREIT reserves the right to accept or reject any or all EOI without assigning any reason thereof.

Timelines for Submission of EOI

Sr. No	Section	Technical
1	EOI No.	MAHAPREIT/SR/EOI/02/2025
2	EOI Name	Notice for Submission of Expression of Interest (EOI) for Empanelment of Development Agencies for the implementation of Slum Rehabilitation (SR) Schemes in Mumbai Metropolitan Region (MMR) and Pune Metropolitan Region (PMR).
3	Downloading of blank EOI from Website	04/12/2025 @ 3:00 PM
4	Pre-Bid Meeting	At MAHAPREIT Mumbai, Office Dated: 11/12/2025 @ 3:00 PM
5	Last date of Online submission of EOI	19/12/2025 @ 3:00 PM
6	Opening of EOI	22/12/2025 @ 3:00 PM (if possible)
7	EOI Document Cost to be paid in Online mode	Rs. 29,500/- (Non-Refundable, Including 18% GST)
8	Security Deposit (Interest-free and Refundable)	0.5% of the estimated project cost of the schemes for which agency is applying
9	Reference Website	https://mahapreit.in
10	Email ID for correspondence	cgm.tp@mahapreit.in

Notes:

1. Cost of EOI documents is Non-refundable & shall be paid online in favor of 'Mahatma Phule Renewable Energy and Infrastructure Technology Limited' (MAHAPREIT) on or before last date of online submission of EoI. The Bank details for payment of EOI document cost are as follows:
 - i. Name of Organization: - Mahatma Phule Renewable Energy and Infrastructure Technology Limited.
 - ii. Name of Bank: Bank of Maharashtra
 - iii. Branch: KALANAGAR BANDRA (E)
 - iv. Account No: 60436723381
 - v. IFS Code: MAHB0000164
2. The Bank details for payment of Security Deposit are as follows:
 - i. Name of Organization: - Mahatma Phule Renewable Energy and Infrastructure Technology Limited.
 - ii. Name of Bank: State Bank of India
 - iii. Branch: Balard Estate, Fort Mumbai
 - iv. Account No: 42806014198
 - v. IFS Code: SBIN0009995
3. The offer without the cost of the EOI document shall not be considered for empanelment & shall be outrightly rejected.
4. A copy of EOI document cost receipt shall be submitted.
5. Validity of EoI – 180 days from the date of opening
6. The MAHAPREIT would invite bids from empaneled agencies during the validity of their empanelment (180 days from the date of publication of the Empanelment list) for execution and development of SR schemes.
7. Sealed Hard Copy of the EoI shall be submitted to the Chief General Manager (TP), MAHAPREIT, 7th Floor, Pinnacle Corporate Park, Next to Trade Centre, Bandra Kurla Complex, Bandra East, Mumbai 400051 on or before the last date of submission of EoI.
8. The detailed EoI notice is also available on the MAHAPREIT website for reference.

**Managing Director,
(MAHAPREIT)**

EXPRESSION OF INTEREST (EoI)

1) INTRODUCTION:

Mahatma Phule Renewable Energy and Infrastructure Technology Ltd (MAHAPREIT) a Subsidiary of Mahatma Phule Backward Class Development Corporation Limited (MPBCDC) is a premier Public Sector Undertaking of the Government of Maharashtra it was set up in April 2021 to venture into RE and Green technology areas and infrastructure projects and was allowed to take up RE and Green energy, Infrastructure projects on Govt-to-Govt basis (G2G basis) vide GR dated 10th July 2023.

MAHAPREIT's strategic business verticals are the pillars through which it executes its dual mission: driving sustainable development across Maharashtra and ensuring inclusive economic growth for marginalized communities. Each vertical is designed to create self-sustaining business models that not only generate revenue for social upliftment but also position the state as a leader in green technology, digital infrastructure, and social empowerment

MAHAPREIT implements “NAVYUG SCHEME” to get the integrated, inclusive and comprehensive effects of all the input supports of MAHAPREIT company to the target beneficiaries of MPBCDC Limited as defined from time to time by Govt of Maharashtra.

MAHAPREIT undertakes such projects under different verticals like –

1. Renewable Energy and Electric Vehicle (EV).
2. Agro-Processing Value Chain and Biofuels.
3. Software Technology Park and Data Center.
4. Energy Efficiency Audit and ESCO Projects.
5. Infrastructure, Affordable Housing and Urban Planning.
6. Women Entrepreneurship and Convergence.
7. ESG, Sustainability and Climate Change.
8. Health Emerging Life Bio-Sciences & Promoting Wellness (HELP).
9. Emerging Technology Areas and Futuristic Energy Integration.
10. Corporate Community Development and CSR.

In order to implement Projects in various sectors of Department, MAHAPREIT has entered into Memorandum of Understanding (MoU) with different Govt/ Semi Govt. Organizations.

The State Government vide GR dated 06/09/2024, decided to implement SRA schemes through various Govt. Agencies in Joint Venture (JV) with SRA. A total of 56 schemes have been allotted to MAHAPREIT for the execution of the Slum Rehabilitation Project (as listed in Annexure I), under which 26,094 rehabilitation tenements are to be constructed. As per the Housing Department, Maharashtra GR dated 13/11/2025, the SRA schemes shall be implemented as Slum Cluster Redevelopment Schemes. Considering MAHAPREIT Objective of environmentally sustainable development and use of renewable energies, the SRA schemes entrusted with MAHAPREIT vide GR dated 06/09/2024 are proposed to be implemented with all technology innovations that will help creating affordable and sustainable shelters named as MAHAPREIT Nature Based Integrated Venues for Affordable Sustainable Shelters (MAHANIVAS).

The preliminary techno-financial feasibility of all 56 schemes, entrusted to MAHAPREIT, has been conducted. The technical financial documents can be referred, which are available in the Office of PD(SIP), MAHAPREIT, 7th floor, Pinnacle Corporate Park, during office hours from 2 PM to 5 PM on all working days.

2) Definitions

- **MAHAPREIT:** MAHAPREIT shall mean the “Mahatma Phule Renewable Energy & Infrastructure Technology Ltd.”, MUMBAI acting through its Managing Director.
- **WEBSITE:** Website means the official website of MAHAPREIT for information of EOI: <https://mahapreit.in>
- **APPLICANT:** Shall mean the Development Agencies applying for/ submitting the EoI for Empanelment of Development Agencies for the implementation of Slum Rehabilitation (SR) Schemes in Mumbai Metropolitan Region (MMR) and Pune Metropolitan Region (PMR).
- **COMPETENT AUTHORITY:** Competent Authority shall mean the Managing Director of MAHAPREIT Ltd.
- **TOP LINE REVENUE:** Topline Revenue shall mean revenue generated from the sale of build-up area/FSI/ TDR or any such instrument including consideration received from purchasers towards the sale units, other amount collected from preferential location charges, floor rise, amounts from sale of parking (if permissible), any amount towards common amenities, development infrastructure charges except for the Pass-Through Charges or not including any other income accruing to C &DA.

3) Instructions to the Applicants:

3.1 General Instructions

- The Applicants should download the EOI Document from the website. <https://mahapreit.in>
- All Applicants are cautioned that incomplete information in the application or any change(s) made in the prescribed forms will render application to be treated as non-responsive.
- The EOI document shall be typed on Applicant's Firm Letterhead and the signed scanned copy shall be uploaded.
- All the information must be filled in English language only.
- Information and certificate(s) furnished along with the application form (the respective application that vouches to the suitability, technical know-how, and capability of the Applicant) should be signed by the Authorized Signatory of the Applicant's Firm.
- The EOI document in prescribed forms as required in this booklet duly completed and signed should be upload along with all relevant documents. The documents submitted in connection with the pre-qualification shall be treated as confidential and will not be returned.
- The cost incurred by consultants in preparing this EOI, in providing clarification or attending discussions, meetings, conferences in connection with this document, shall not be reimbursed by the MAHAPREIT under any circumstances.

3.2 Specific Instructions

1. Interested agencies shall have experience in the construction/ execution and development of Slum Rehabilitation projects.
2. Interested Agencies shall familiarize themselves with identified SR Schemes for which they are interested to get empaneled, having regard to the eligibility criteria given in Para 4 of the EoI.
3. In order to ensure only interested and serious applicants will submit their documents in response to this EoI, the agencies are required to submit a Security Deposit of 0.5% of the total estimated cost as given in Annexure I for respective Schemes. In case the Applicant submits EoI for more than one Scheme, the Security Deposit shall be submitted separately for each Scheme.
4. The Security Deposit shall remain interest-free for a period of 180 days and shall be

- refundable thereafter. In the event a Developer is finalized and enters into the Development Management Agreement, the Security Deposit shall be appropriated or adjusted against the obligations payable under the DM Model.
5. The Joint Venture Agreement with Slum Rehabilitation Authority (SRA) is expected to be signed shortly after which the bidding process for selection of the Agency for Execution of the Scheme will be initiated.
 6. In case the bidding process is not commenced within 180 days, the Applicant is at liberty to withdraw from the empanelment and seek refund of the Security Deposit on completion of 180 days.
 7. In case the bidding process is already commenced and is in progress after 180 days, the Applicant may continue and extend the interest free Security Deposit or withdraw from bidding process and seek refund of the Security Deposit.
 8. The cost of the EOI document will not be refunded under any circumstances.
 9. EOI without requisite fees and not fulfilling all or any of the conditions or submitted incomplete in any respect are liable to be rejected.
 10. The Agency or one of its authorized representatives, having proper authority on letter head of the Agency, will be allowed to remain present while opening the EoI.
 11. i) Labour law to be complied with by the Agency. The Agency shall have a valid license under the Contract Labour (R&A) Act, 1970 and the Contract Labour (Regulation and Abolition) Central Rules 1971, before the commencement of the work, and continue to have a valid license until the completion of the work. The Agency shall also abide by the provisions of the Child Labour (Prohibition and Regulation) Act 1986.
ii) The Agency shall also comply with the provisions of the Building and Other Construction Workers (Regulation of Employment & conditions of Service) Act, 1996 and the Building and Other Construction Workers Welfare Cess Act 1996.
iii) The Agency shall ensure the registration of all eligible Construction Workers (inclusive of those of sub-contractors and petty contractors) with Construction Workers Welfare Board.
 12. All the pages of the EoI submitted must be numbered and signed by the authorized signatory. All the documents shall be self-attested and stamped by the authorized signatory.
 13. The Agency shall keep necessary books of accounts and other documents for the purpose of the condition as may be necessary and shall allow inspection of the same by a duly

authorized representative of the MAHAPREIT and further shall furnish such other information /document to the MAHAPREIT.

14. The MAHAPREIT reserves the right to reject or accept any or all EoI at any stage without assigning any reason whatsoever.
15. Conditional EoI shall not be accepted and will be rejected summarily.
16. In case of any dispute or queries in EoI, the decision of the MD of MAHAPREIT in consultation with the MAHAPREIT legal department shall be final & binding.
17. The Agency are required to submit all the necessary documents as mentioned in EoI along with Agency Profile etc. All the documents required to be submitted in EoI should be in English language only. If the same are not available in English, the concerned Agency will be required to have such documents translated into English and legally authenticated before submission.
18. The Evaluation of the Agency / Firm will be based on its eligibility criteria.
19. Revenue Sharing: The agency/applicants who are empaneled shall submit the revenue share for each project at the time of submitting detailed bids.
20. Project Investment Structure: MAHAPREIT shall contribute 90 percent of the project investment, while the selected Developers shall contribute 10 percent as project participation deposit.
21. Incentive for Before Completion:
In case the selected development agency completes the project before the scheduled time/date, an award of Rs.25 lacs and Appreciation Certificate will be awarded. However, if the project is delayed beyond the scheduled time/date of completion, the development agency shall be levied a penalty up to 10% of the cost of the work to be completed, which will be levied at 0.05% of project cost per day.
22. Agency shall submit **solvency certificate** issued from Nationalized bank or any Schedule bank of a required minimum amount, depending upon the estimated cost put to tender for each tender to be invited/floated in future among empaneled agencies/ firms.

4) Eligibility Criteria:

Reputed, experienced, technically and financially sound Agencies, need to fulfil the following eligibility criteria.

A. Technical Capacity:

- i. The Bidder should have successfully completed* Slum Rehabilitation Projects within the last 7 (seven) years.
- ii. Applicants must have completed minimum of three slum rehabilitation projects and a minimum of 1000 rehabilitation tenements completed within the Mumbai or Pune Metropolitan Region.

Note:

- i) Slum Rehabilitation Project: A project involving the rehabilitation and resettlement of slum dwellers, with tenement sizes of at least 20.90/25.00/27.88 sq. m. of carpet area and shall include the Cluster Development Project under Slum Rehabilitation (SR) Projects.
- ii) *Completed Project: A project with tenements constructed in multi-storeyed or permanent (pucca) structures, and for which an Occupation Certificate or Building Completion Certificate has been issued by the Competent Authority within the last 7 (seven) years from the Bid Due Date.

B. Financial Capacity:

- i. Must have an average annual turnover of Rs.500 Crore in last three financial years from real estate/development/housing projects.
- ii. Must have top-line revenue of executed/ongoing projects shall be Rs.10000 Crores (Ten Thousand Crore) or more
- iii. Must have a minimum positive net-worth of Rs 300 crore as per the 2024-25 audit/financial statement or 2025-26 half-yearly unaudited financial statements certified by Statutory Auditors.
- iv. Must have clean financial records and no financial defaults.

5) Scope of Work:

- 1) Redevelopment of land in slum societies as per rules, regulations, and prevailing policies, comprising slum and non-slum areas/buildings/chawls, in accordance with Regulation 33(10) and other relevant provisions of the Development Control & Promotion Regulations, 2034, and the Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971.
- 2) Preparing actual Geographic Information System (GIS) for entire site.
- 3) Reviewing all relevant policies, circulars, and government regulations related to slum redevelopment under Regulation 33(10) of DCPR-2034.
- 4) Studying the existing plane table or total station surveys if any, or prepare the same if not available and arranging for plot boundary demarcation from the Superintendent of Land Records at their own cost.
- 5) Studying existing slum plans and any previously issued Annexure-II documents.
- 6) Preparing layout and building plans (Rehab and Amenity buildings) as per DCPR 2034 provisions and applying for the Letter of Intent (LOI) from BMC.
- 7) Ensuring rehab tenement sizes comply with Regulation 33(10) of DCPR 2034.
- 8) Calculating tenement density as per Regulation 33(10) and GR No. Petition-2023/Pra No. 220(Part-1)/Jhopani-2 dated 19-Aug-2024, along with other relevant clarifications.
- 9) Utilizing fungible FSI under Regulation 31(3) and purchasing/using TDR on non-slum plots if permissible.
- 10) Obtaining Environmental Clearance under applicable provisions of the Environment Protection Act.
- 11) Securing necessary NOCs from the Airport Authority of India, CFO, and other relevant departments.
- 12) Obtaining road setback/alignment demarcations from relevant authorities.
- 13) Applying for layout approval and IOA promptly upon receiving the LOI.
- 14) Making all necessary payments (deposits, fees, cess, premiums, taxes, etc.) as per applicable rules and circulars.
- 15) Planning and designing Rehab, Amenity, and Sale buildings per DCPR 2034, including all services and utility requirements.
- 16) Obtaining approvals (IOA and Commencement Certificates) for Rehab and Sale buildings before beginning construction.
- 17) Constructing buildings and developing amenities as per DCPR 2034 through empaneled

contractors of MAHAPREIT.

- 18) Ensuring construction quality using standard materials as per technical specifications.
- 19) Designing and constructing on-site and off-site infrastructure as per the specifications of Local Authority concerned.
- 20) Obtaining Occupation Certificates for all buildings upon completion.
- 21) Handing over PAP tenements and rehab tenements to MAHAPREIT as per prevailing procedures.
- 22) Assisting in forming co-operative societies/federations and executing lease agreements, paying applicable stamp duty and registration charges.
- 23) Registering sale building projects with RERA.
- 24) Paying utility and local body charges until handover to beneficiaries/public authorities.
- 25) Maintaining all rehab buildings (e.g., lifts, fire systems, STP) for 10 years post-OC as specified by MAHAPREIT.
- 26) Performing all necessary acts to complete rehab and amenity works (including infrastructure) within stipulated time period and maintaining them through the O&M period as per applicable policies.
- 27) Agency shall construct and sell sale-component buildings to recover rehabilitation costs and make payments to affected parties. Societies for these sale components shall be formed, and it executed conveyance deeds.
- 28) Only standard quality building materials shall be used. Agency must adopt updates to IS codes or improved methodologies.

Role and Responsibilities of the Agency

Upon receipt of the Commencement Certificate (CC), the selected Developer shall undertake the following responsibilities:

- a) Execution of Construction for both Rehab and Sale components;
- b) Relocation and Rehabilitation of eligible slum dwellers;
- c) Development and Sale of Free Sale Component in accordance with the approved plans;
- d) Ensure statutory compliance with all municipal, environmental, and labor regulations;
- e) Coordinate and manage the handover of possession to rightful allottees and buyers;
- f) Ensure Post-Occupancy Maintenance for a minimum period of three (3) years from the date of Occupancy Certificate (OC);
- g) Facilitate the formation of cooperative housing societies and transfer of operations and maintenance responsibilities to such societies after the maintenance period.

Roles and Responsibilities of MAHAPREIT (Pre-Commencement Certificate)

Prior to the issuance of the Commencement Certificate (CC), MAHAPREIT, acting as the Execution Agency and Nodal Authority, shall be responsible for undertaking the following activities for each project:

a) Cluster Planning and Land Pooling:

- Identification and demarcation of cluster boundaries.
- Planning and delineation of areas for the Rehabilitation Building and Sale Component.
- Consolidation of fragmented land parcels for unified redevelopment.

b) Legal Due Diligence:

- Verification of land ownership and title records.
- Identification of encumbrances, encroachments, and statutory reservations.
- Authentication of the slum dwellers' eligibility list (Annexure II) in coordination with the Slum Rehabilitation Authority (SRA).

c) Preparation of Integrated Master Plan:

- Preparation and approval of the comprehensive project plan.
- Procurement of necessary approvals and clearances including:
 - i. Letter of Intent (LOI),
 - ii. Intimation of Disapproval (IOD),
 - iii. Environmental Clearance (EC),
 - iv. Transfer of Development Rights (TDR),
 - v. No Objection Certificates (NOCs),
 - vi. Utility and infrastructure-related clearances.

d) Project Financing:

- Mobilization of project funds through Central Public Sector Undertakings (PSUs), NBCC, Scheduled Banks, or other institutional sources.

e) Community Engagement and Consent:

- Conducting public outreach and awareness campaigns.
- Obtaining individual and cluster-level community consent for redevelopment.

f) Developer Engagement:

- MAHAPREIT may either undertake the project execution directly or appoint a qualified Developer through a Development Management (DM).

g) Tendering and Agreement Execution:

- Floating of tenders and evaluation of Developers' technical and financial capabilities.

- Finalization of the selected Developer and execution of the Development Management Agreement or Joint Venture Agreement, as the case may be.
- h) Appointment of KRA and PMC:
- In order to implement and facilitate the timely completion of the projects, MAHAPREIT has appointed M/s Bharat Consultancy as a Key Resource Agency (KRA) for carrying out various activities, including site clearance, preparation of Annexure II, documentation of slum dwellers, assisting MAHAPREIT, etc. MAHAPREIT shall also appoint Project Management Consultancy (PMC) from its empaneled agencies for each project.
- i) Overall project supervision, monitoring and evaluation.

6) Corrigenda/Addenda to EOI Document:

Before the deadline for submitting EOI, the MAHAPREIT may update, amend, modify, or supplement the information, assessment or assumptions contained in the EOI Document by issuing corrigenda and addenda. The corrigenda and addenda shall be uploaded by MAHAPREIT on MAHAPREIT website <https://mahapreit.in/> without any liability or obligation. The Portal may send intimation of such corrigenda/addenda to Applicants who have downloaded the document under their login. However, the Applicants must check the website(s) for any corrigenda/addenda. Any corrigendum or addendum thus issued shall be considered a part of the EOI Document. MAHAPREIT may extend the deadline for the EOI submission by issuing an amendment. In this case, all rights and obligations of the MAHAPREIT and the Applicants previously subject to the original deadline shall then be subject to the new deadline for the EOI submission. After the MAHAPREIT makes such modifications, any Applicant who has submitted his EOI in response to the original Invitation shall have the opportunity to either withdraw his EOI or re-submit his EOI superseding the original EOI within the extended time of submission.

7) Pre-EOI Conference:

- i) Prospective Applicants interested in participating in this EOI may attend the pre-EOI conference to clarify the conditions of the EOI process at the venue, date and time specified therein.
- ii) Participation in the pre-EOI conference is restricted to prospective Applicants who have downloaded the EOI Document.
- iii) The date and time by which the written queries for the pre-EOI conference must reach the CGM (Town Planning) MAHAPREIT shall be as per the timelines mentioned in the Notice.

8) Right to Reject:

The MAHAPREIT at its discretion reserves the right to select, reject any or all EOI received without assigning any reason whatsoever and shall not, in any manner whatsoever, be accountable or liable for any claims of the Interested Parties or any other third party in that regard, or reject all or any EOI.

9) Submission of EOI:

i) The agency shall submit its EOI proposal against the scheme (as per Annexure I) as per Form 4.

ii) The bidder may submit the proposal (EOI) in hard copy to mentioned below.

Instructions to submit hard copy of EOI: The Bidder shall submit the EOI in ONLY IN HARD BOUND FORM with EOI name “Empanelment of Development Agencies for the implementation of Slum Rehabilitation (SR) Schemes in Mumbai Metropolitan Region (MMR) and Pune Metropolitan Region (PMR)”.

iii) All pages are numbered serially and include an index of submissions. The EOI documents shall be sealed in an outer envelope which shall bear the address of MAHAPREIT Authority and with the name and address of the Agency. It shall bear on top the following: **"Do not open, except in the presence of the Authorized Person of the Authority"** If the envelope is not sealed and marked as instructed above, the Authority assumes no responsibility for the misplacement or premature opening of the contents of the Proposal submitted and consequent losses, if any, suffered by the Applicant. The EOI documents must be delivered on or before the specified time and date. Hard copy of EOI shall be submitted to the following address, and EOI documents submitted by fax, telegram, or e-mail will not be entertained.

Submission of EOI

CGM (Town Planning)
MAHAPREIT
B-701, Pinnacle Corporate Park,
next to Trade Center,
BKC, Bandra (East), Mumbai 400051
Email: cgm.tp@mahapreit.in

Contact Details

CGM (Town Planning)
MAHAPREIT
B-701, Pinnacle Corporate Park,
next to Trade Center,
BKC, Bandra (East), Mumbai 400051
Email: cgm.tp@mahapreit.in

10) Documents to be submitted along with the EoI:

List of Documents required to be submitted along with EOI,

- i) The scanned copy of online payment of EoI document cost.
- ii) The scanned copy of online payment of Security Deposit.
- iii) Audited balance sheet for last three financial years (2022-23, 2023-24, 2024-25) duly certified by Chartered Accountant and half-yearly unaudited financial statements certified by Statutory Auditors.
- iv) Average Annual for the last three consecutive financial years (2022-23, 2023-24, 2024-25). This statement shall be duly certified by Chartered Accountant.
- v) Income tax return of last three financial years (2022-23, 2023-24, 2024-25), duly certified by Chartered Accountant.
- vi) Copy of certificate of valid registration of Company
- vii) Copy of GST Registration; PAN No., etc. as applicable.
- viii) Copy of PF registration certificate.
- ix) Copy of valid license under Contract Labor (R&A) Act 1970.
- x) Certificate of work experience as mentioned in Eligibility Criteria along with project details, project-wise work order, agreement & experience certificate.
- xi) Cover letter as per Form 1
- xii) Details of agency as per Form 2
- xiii) Litigation Details as per Form 3
- xiv) Interested Scheme list as per Form 4

FORM 1: COVER LETTER

(ON LETTER HEAD)

To,
The Chief General Manager (TP),
MAHAPREIT,
B-701, Pinnacle Corporate Park, next to Trade,
Centre, BKC, Bandra (East), Mumbai 400051

Ref: EOI Reference No.: _____

Subject: Submission of Expression of Interest (EOI) invited for Empanelment of Development Agencies for the implementation of Slum Rehabilitation (SR) Schemes in Mumbai Metropolitan Region (MMR) and Pune Metropolitan Region (PMR).

Dear Sir,

Having examined the EOI document and understood its objectives, we, the undersigned, hereby submit our application in response to your EOI Notification No. _____ for Empanelment of Development Agencies for the implementation of Slum Rehabilitation (SR) Schemes in Mumbai Metropolitan Region (MMR) and Pune Metropolitan Region (PMR).

We have reviewed and accepted the provisions of the EOI document and confirm that we shall comply with all the terms and conditions specified therein. We further declare that any additional conditions, variations, or deviations, if proposed, shall not take effect unless agreed upon by MAHAPREIT.

1. We agree to abide by this application, consisting of this letter, the detailed response to the EOI, and all supporting documents and annexures.
2. We declare that we are not involved in any litigation that may affect or compromise our ability to deliver the project under the terms of this EOI and are not under a declaration of ineligibility for corrupt or fraudulent practices.
3. We declare that there is no conflict of interest in providing the services required for this project.
4. We hereby declare that all information and statements made in this proposal are true, complete, and correct, and we understand that any misrepresentation may lead to disqualification.

5. We acknowledge that MAHAPREIT is not bound to shortlist or accept any or all proposals received in response to this EOI.

We thank you for considering our application and look forward to the possibility of working together on this project.

Yours Sincerely.

(Signature of Authorized Signatory)

[Name & Designation]

[Name of the Applicant Entity]

[Address]

[Contact Details]

[Seal/Stamp]

FORM 2: DETAILS OF AGENCY

S.No.	Particulars	Details
1	Basic Information	
a)	Name of company	
b)	Country of incorporation	
c)	Address	
d)	Date of incorporation and/or commencement of Business	
e)	Ownership details	1. 2.
f)	List of current directors/partners	
2	Brief description of the Association/ Company, including details of its main lines of business	
3	Details of individual (s) who will serve as the point of contact/communication within the firm: (a) Name (b) Designation (c) Address (d) Telephone Number (e) E-Mail Address	
4	Particulars of the Authorized Signatory of the Applicant: (a) Name (b) Designation (c) Address (d) Telephone Number (e) E-Mail Address	

Note:

1. In case of Company, Memorandum and Articles of Association/Company Brochures to be attached. In case of a Partnership Firm partnership deed should be attached.
2. The resolution of the company/ LLP for authorizing the signature should be submitted.

FORM 3: LITIGATION DETAILS

Name of applicant / or parties:

Applicant should provide information on any History of litigation or arbitration resulting from contracts executed in last three years or currently under execution:

Sr. No.	Year	Award for/against applicant	Name of client, cause of litigation & matter of dispute	Disputed Amount in INR.
1	2	3	4	5

Authorized Signature of Applicant with Seal

NOTE:

1. The above information shall be supported with necessary documents otherwise the same shall be treated as null & void.
2. If the information to be furnished in this schedule is not given & come to the notice subsequently will result in the disqualification of Agency.

**FORM 4: INTERESTED SCHEME
(ON LETTER HEAD)**

Sr. No.	Scheme Name	Address of Scheme	Estimated Project Cost

Note:

1. The Security Deposit of 0.5% of the total estimated cost per scheme is refundable after 180 days.
2. After scrutiny, you will be informed of your empanelment. Those agencies do not meet the eligibility criteria, their security deposit will be refunded on completion of empanelment process.

ANNEXURE 1 –SRA SCHEMES DETAILS

Sr No	Name of society	Rehab tenements	Plot Area	Total construction area (Rehab + Sale)	Rate including all overheads	Estimated Project Cost in Cr.
1	Prop. SRS on plot bearing C. S. No. 118 (Pt.), 135 (Pt.), 136 (Pt.), 137 (Pt.), 138 (Pt.), 139 (Pt.), 140 (Pt.), 141 (Pt.), 142 (Pt.) of Salt Pan Division, Antop Hill, Wadala (E.), Mumbai - 400 037. Adarsh CHS Ltd. (Prop.)	231	3119.6	38850	55688.55	216.35
2	Prop. SRS on plot bearing C.T.S. No. 163 A (pt), of Village Akruli Kandivali, ADARSH JANSEVA, JAI GANESH, TRIMURTI, TRIVENI, LOKMANYA, SANJIVANI, JAY JAGDAMBA, JAGDAMBA, JAI BHARAT, DEEP JYOTI, TULJABHAVAN	2800	47352.58	47923.16611	827109.38	3963.77
3	Prop. S.R. scheme on plot bearing C.S. No. 6(Pt.), 117(Pt), Salt Pan Division, Wadala, Mumbai. Aman Sagar CHS Ltd.	244	2513.89	3702.891264	800428.58	296.39
4	Prop. S.R. scheme on plot bearing C.S. No. 117(Pt), Salt Pan Division, Wadala, Mumbai. Azad Hind Seva Sangh CHS Ltd. (Prop.)	78	1821.89	1844.069703	765426.60	141.15
5	Prop. S.R. scheme on plot bearing C.S. No. 6 (Pt.), 118 (Pt.), 137 (Pt.), 138 (Pt.), 139 (Pt.), 140 (Pt.) & 141 (Pt.) Salt pan Division Ekta Aman CHS Ltd. (Prop.)	55	1239.18	1268.72026	767072.17	97.32
6	Proposed S.R. Scheme on plot bearing C.S. No. 124(pt), 125(pt), 127(pt) & 128(Pt) of Salt Pan Division. Ganga Sagar CHS Ltd. (Proposed)	140	1424.69	2153.873606	799396.95	172.18
7	Proposed S.R. Scheme on plot bearing C.S. No. 124	133	1694.27	2050.605019	799325.07	163.91

	(Pt.), 125 (pt.), 127 (Pt.), 128 (Pt.), 129 (Pt.), 131 (Pt.), 132 (Pt.) & 134 (Pt.) Salt pan Division Global CHS Ltd. (Proposed)					
8	"Prop. SRS on plot bearing C. S. No. 7 (Pt.) of Salt Pan Division at Antop Hill, Sion Koliwada, Mumbai - 37. Indira Nagar CHS Ltd."	864	7553.3	13115.0223	902522.29	1183.66
9	Prop. SRS on plot bearing C.T.S. No. 163 A (PT) OF VILLAGE AKURLI, KANDIVALI [E] ,MUMBAI-4000101, JAI TULJABHAVANI C.H.S. (PROP)	202	3500.04	35161.88	54866.24	192.92
10	"Proposed S.R. Scheme on plot bearing 118(Pt), 135(Pt), 136(Pt), 137(Pt), 138(Pt), 139(Pt), 140(Pt), 141(Pt),& 142(Pt) (SALT PAN ROAD, ANTOP HILL, WADALA (EAST) KGN CHS	229	3119.6	37462.05	74373.93	278.62
11	"Prop. S.R. scheme on plot bearing C.S. No. 6(Pt.), 117(Pt), Salt Pan Division, Wadala, Mumbai. National CHS Ltd. (Proposed)"	152	6841.22	72701.78	70620.00	513.42
12	Prop. SRS on plot bearing C.T.S. No. 163 A/2 (pt) of village Akurli, at Hanuman Nagar, Akurli Road, Kandivali (E), Mumbai. OM CHS (PROP)	218	5093.39	53038.35	74644.10	395.9
13	Proposed S.R. Scheme on plot bearing C.S. No. 122 (pt), 123(pt), 124 (Pt.) & 143 (Pt.) Salt pan Division	80	1283.14	14127.64	73600.40	103.98
14	Prop. SRS on plot bearing C.T.S. No.163 A [PT] OF VILLAGE AKURLY, HANUMAN NAGAR, KANDIVALI [E] ,MUMBAI-4000101, Sahayog CHS (Prop)	261	2049.1	40698	78057.89	317.68

15	Prop. SRS on plot bearing C. S. No. 7 (Pt.) of Salt Pan Division at Antop Hill, Sion Koliwada, Mumbai - 37. Sai Baba CHS Ltd	632	8633.8	100371.99	84009.49	843.22
16	Prop. S.R. scheme on plot bearing C.S. No. 128 (Pt.), 129 (Pt.), 131 (Pt.), 132 (Pt.), 133 (Pt.), 134 (Pt.), 135 (Pt.), 136 (Pt.) & 137 (Pt.) of Salt pan Division Sai Sahyadri CHS Ltd. (Proposed)"	203	3374.96	35874.68	73684.28	264.34
17	Proposed S.R. scheme on plot bearing C.S. No. 118 (Pt.),119(Pt.) of Salt pan Division. Shree Sai Sangam CHS Ltd. (Proposed)	219	3171.16	35715.94	74412.15	265.77
18	Proposed S.R. Scheme on plot bearing C. S. No. 118 (Pt.), 119 (Pt.) & 120 (Pt.) of Salt Pan Division. Sai Srishti CHS Ltd. (Proposed)"	183	2468.5	30001.39	74369.89	223.12
19	Prop. SRS on plot bearing C.T.S. No.163 A [PT] OF VILLAGE AKURLY, HANUMAN NAGAR, KANDIVALI [E] ,MUMBAI-4000101, Sahayog CHS (Prop)	49	736	8079.75	77824.19	62.88
20	Prop. SRS on plot bearing C.T.S. No.163 A [PT] OF VILLAGE AKURLY, HANUMAN NAGAR, KANDIVALI [E] ,MUMBAI-4000101, Shivneri Shejar samiti CHS (Prop)	584	10777.31	114291	76254.47	871.52
21	Prop. SRS on plot bearing C.T.S. No.163 A [PT] OF VILLAGE AKURLY, HANUMAN NAGAR, KANDIVALI [E] ,MUMBAI-4000101, Shri Jaihind Shejar Samiti CHS (Prop)	247	5019.37	52113.26	75614.15	394.05
22	Prop. SRS on plot bearing C.T.S. No.163 A [PT] OF VILLAGE AKURLI, HANUMAN NAGAR,	151	2538.4	25585.88	77359.07	197.93

	KANDIVALI [E],MUMBAI-4000101, Shree NILKANTH CHS.					
23	Prop. SRS on plot bearing C.T.S. No.163 A [PT] OF VILLAGE AKURLY, HANUMAN NAGAR, KANDIVALI [E] ,MUMBAI-4000101, Shree RADHAKRISHNA CHS	134	2093	21246.75	78002.52	165.73
24	Prop. SRS on plot bearing C.T.S. No.163 A [PT] OF VILLAGE AKURLY, HANUMAN NAGAR, KANDIVALI [E] ,MUMBAI-4000101, Shree SAMAJWADI CHS	262	2832.54	41474.76	78076.40	323.82
25	Prop. SRS on plot bearing C.T.S. No. 163 A [PT] OF VILLAGE AKRULI ,HANUMAN NAGAR ,KANDIVALI [E] MUMBAI-4000101, SHREE SANJIVANI SHEJAR SAMITI	242	4306.22	44250.02	76750.25	339.62
26	Prop. SRS on plot bearing C.T.S. No. 498 (pt), 737 (pt), 738 (pt), 741 & 745 (pt) of village Kandivali.. SHREE SIDDHIVINAYAK CHS (PROP)	709	9905.93	122194.8	75813.37	926.4
27	Prop. SRS on plot bearing C.T.S. No. 163 A/2 (pt) of Village Akruli Kandivali East.. Takshasheela SRA CHS (Prop) & Nalanda SRA CHS (Prop)	407	5119.73	64601.94	78041.00	504.16
27	Prop. SRS on plot bearing C.T.S. No.163 A/2 OF VILLAGE AKURLY, HANUMAN NAGAR, KANDIVALI [E] ,MUMBAI-4000101, Triveni SRA CHS (Prop)	197	2988.17	30373.88	78238.28	237.64
28	CTS No. 65(pt), 65/1 to 52, 66(pt), 66/1 of village-Andheri, Taluka- Andheri, Mukund Patil lane, Behind fish Market, near S.V. Road & J.P.	258	4594.92	47706.2	68181.91	325.27

	Road, Andheri (W), 400 058. YKGN Abu-Bakr Andheri Welfare SRA CHS (Prop)"					
29	Proposed SRA Schemes under 33(10) for Ajit Glass SRA Co. Operative Housing Society (Prop.), at K/W ward, bearing CTS No. 480, 480 /1 to 23 of Village Oshiwara, Taluka Andheri, Pakki Chawl, Behind Ajit Glass Signal, Moulana Abdul Kalaam Azad Garden Road, Oshiwara, Jogeshwari (West), Mumbai - 4000102.	43	2362.2	12580.96	62912.53	79.15
30	PLOT BEARING CTS NO. 1C/3A (PT) OF VILLAGE OSHIWARA AT MUNAF COMPOUND, JOGESHWARI WEST MUMBAI-400102 EKTA WELFARE SRA CHS (PROP)	139	4140	31524.44	74507.27	234.88
31	Tentative Feasibility Calculation Proposed SRA Schemes under 33(10) CTS No. 15(pt), 15/1to25, 15/32, 15/64 to100, 15/102 & 15/108 of Village Bandra known as Subway SRA CHS	86	1317.56	21092.71	73186.42	154.37
32	Fesibilty report for C.T.S. No. 427, 427/1 to 10, 248, 428/1 to 15, 429, 429/1 to 10, 430, 430/1 to 21, 431, 431/1 to 8 of Village, Bandra known as SiddhivinayakCHS	72	1632	18554.37	72613.62	134.73
33	Fesibilty report for C.T.S. No. 7643 (pt) of Village Kolekalyan, Taluka – Andheri,Bandra (E), Mumbai known as Guru Valmiki SRA CHS. (Prop.) & Jai Valmiki SRA CHS (Prop)	577	9870	110116.23	85229.03	938.51

34	<p>Fesibilty report for CTS Astavinayak CHS and 4 others (Prop.) C.T.S. No. 525, 526,527, 528, 528/1-16, 529, 529/5-5, 530/530/1-117, 531, 531/1-13,532. 533, 534,534/1-16, 535, 474, 474/1-19, 473, 473/1-15, 472, 472/1-23, 480, 480/1-9,5360 540, 540/1 -24, 541, 541/1-22, 542, 542/1-12,543 543/1-15, 544, 544/1-7,545, 545/1-10, 547, 547/1-16, 558, 558/1-13, 559, 557/1-13, 556, 556/1-4, 555,555/1-3, 552, 551 550, 550/1-3, 549, 549/1-14, 548, 588, 588/1-6, 587, 587/1-15, 5860 586/1-21, 5850 585 /1-12, 584, 584/1-17, 583, 583/1-6, 582, 582/1-10, 581, 581/1-9, 580, 580/1-27. 579. 579/1-10, 578, 578/1-8, 577, 577/1-17,576, 576/1-11, 575, 575/1-15, 574, 574/1-8, 573,573/1-9, 572, 572/1-6, 571,571/1-8, 5270, 570/1-6, 569, 569/1-9, 568, 568/1-14, 567, 567/1-9, 566,566/1-10, 565, 565/1-6, 564, 564/1- 23, 563, 563/1-10, 562, 562/1-8, 561. 560,560/1-8, 459, 459/1-12, 460, 460/1-20, 461, 461/1-10, 462, 462/1-10, 463,463/1-50, 464, 464/ 1-5, 465, 465/1-11, 466, 466/1-6, 467, 467/1-8, 468,468/1-15, 469, 469/1-9. 470, 470/1-15of Village, Bandra (E), Mumbai</p>	1033	24654	205015.36	80340.32	1647.1
35	<p>Tentative Feasibility Calculation Proposed SRA Schemes under 33(10) C.S. No. 1648, F.P. No 53 of T.P.S. VI of village Santacruz, "H" West Ward, Milan Subway road, Santacruz (W), Mumbai-400 054.</p>	52	1232.6	14312.94	76455.29	109.43

36	Tentative Feasibility Calculation for Proposed SRA CHS Scheme under 33(10) for plot bearing CTS No. 252 of Village Andheri, New Janata Colony, Gilbert Hill, Andheri West, Mumbai-400058.	650	7780.5	111833.44	70487.86	788.29
37	FESIBILITY REPORT PLOT BEARING C.T.S. NO. 249(PT) OF VILLAGE ANDHERI FOR Hill View CHS (PROP). SRA AT GOANDEVI DONGARI , L B CHAWL OPP TO MAJJID , ANDHERI WEST MUMBAI	50	665.23	13429.28	61179.75	82.16
38	Fesibility report for CTS No.844/13, (pt.), 844/53 (pt.) of Village Ambivali, Veera Desai Road, Andheri (W). Jeevan Nagar SRA CHS (prop.)	424	7184	74862.12	74220.45	555.63
39	Tentative feasibility for Savera CHS, at K/W ward, bearing CTS no. 410 (pt.) of village Oshiwara, Jogeshwari (West), Mumbai -400102	203	5657.07	45908.62	73968.68	339.58
40	Tentative Feasibility Calculation Proposed SRA Schemes under 33(10) ANAND SHEJAR CHS (PROP) CTS No. 471-A (pt), of Village Kandivali (W)	71	1422.82	19493.32	63196.01	123.19
41	Tentative Feasibility Calculation Proposed SRA Schemes under 33(10) EKTA SEVA SANGH CHS (PROP) CTS No. 471-A (pt), of Village Kandivali (W)	129	2580.6	30957.72	65647.60	203.23
42	Tentative Feasibility Calculation Proposed SRA Schemes under 33(10) JAI BAJRANG CHS (PROP) CTS No. 471-A (pt), of Village Kandivali (W)	216	4333.52	49594.01	67288.37	333.71

43	Tentative Feasibility Tentative Feasibility Calculation Proposed SRA Schemes under 33(10) MAHASHIVSHAKTI SRA CHS (PROP).	238	4255.7	48726.02	67245.39	327.66
44	Tentative Feasibility Tentative Feasibility Calculation Proposed SRA Schemes under 33(10) Shiv Delta Rahivashi Seva Sangh CHS (Prop), cts no. 1349 of Village Kandivali, Taluka Borivali, Abhilakh Nagar & Shatri Nagar, Kandivali (W)	1600	5493.8	305061.85	73500.50	2242.22
45	Tentative Feasibility Tentative Feasibility Calculation Proposed SRA Schemes under 33(10) SHIVNERI SHEJAR CHS (PROP) CTS No. 471-A (pt), of Village Kandivali (W)	97	1950.19	24719.74	64596.15	159.68
46	Tentative Feasibility Tentative Feasibility Calculation for Proposed SRA Schemes under 33(10) , Ekta SRA CHS (Prop) Thakkar Bappa Colony, S.G. Barve Marg, Chembur, Mumbai-400 071..	124	2124.4	25164.62	63311.11	159.32
47	GANESH NAGAR RAHIWASI SANG CHS (PROP) Opp. Old Pollice Station, R.C. Marg, Chembur Colony, Mumbai-400 074 PROP. S.R.SCHEME ON CTS NO.22(PT) OF VILLAGE WADHAVALI, CHEMBUR,MUMBAI..	115	1362.22	23737.35	64417.47	152.91
48	Tentative Feasibility Tentative Feasibility Calculation for Proposed SRA Schemes under 33(10) , CTS No. 155/1A/1 (Pt), 155/1A/2/3 (Pt), 158 (Pt) of Village Oshiwara Om Shree Jai Ambe (B) SRA CHS (Prop)	187	2631.58	40511.29	73665.88	298.43

49	Tentative Feasibility Tentative Feasibility Calculation for Proposed SRA Schemes under 33(10) , Jai Hanuman CHS on C.T. S. No. 128/A(pt), 155,156,157(pt), 160(pt) of Village Chembur.	369	6081.92	74586.45	75481.54	562.99
50	Khotwadi Bhimwada Zopadatti Punarvikas Samittee CHS LTD. C.T.S. No. 1707 to 1748 of Village Santacruz of Plot bearing F.P. No. 106, TPS VI at Santacruz (W),	2167	74982.38	723005.33	80915.45	5850.23
52	Tentative Feasibility Tentative Feasibility Calculation Proposed SRA Schemes under 33(10) of Maharashtra Ngr No. 2 SRA CHS CTS NO 110(pt) & 118 to 124, Village Bandra (W)	238	7390.82	74008.99	70087.43	518.71
53	Tentative Feasibility Tentative Feasibility Calculation Proposed SRA Schemes under 33(10) of Navshrushti SRA CHS. (Prop.) C/1639A (part) & C/1639B (part) of Village Bandra,Mumbai- 400- 050.	47	821.21	12705.56	70276.32	89.29
54	Tentative Feasibility Tentative Feasibility Calculation Proposed SRA Schemes under 33(10) of Nityanand Nagar CHS 791 A (pt) Vill. andra(W).	349	16089.21	164147.13	75338.51	1236.66
55	Tentative Feasibility Tentative Feasibility Calculation Proposed SRA Schemes under 33(10) of Santacruz Prem Nagar CHS. G/5A, F.P. O.85B/2of TPS II, Santacruz,CTS. NO.1610/52,F.P.NO.18 &19/104 of TPS VI Santacruz (W)	211	3612.71	35430.8	77223.77	273.61
56	Tentative Feasibility Tentative Feasibility Calculation Proposed SRA Schemes under	36	545	11181.31	66933.12	74.84

33(10) of Shram Safalya SRA CHS. (prop) CTS. No. C/1229, Survey No.282, Hissa No.14, Bandra 'C' Ward, village Bandra, Bandra, Mumbai- 400050					
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Note: The above schemes may be changed, subject to the decision of the Government/ Concerned Authority