



Invitation of Expression of Interest for

THE DEVELOPMENT OF LAND FOR GLOBAL STANDARD HOUSING PROJECTS THROUGH MAHAPREIT IN THE MUMBAI METROPOLITAN REGION (MMR)

MAHATMA PHULE RENEWABLE ENERGY AND INFRASTRUCTURE TECHNOLOGY LIMITED (MAHAPREIT)

A Subsidiary of MPBCDC (Govt. of Maharashtra Undertaking)

EOI No.: MAHAPREIT/LAND/EOI/01/2026

Issued: 02.04.2026

**Pinnacle Corporate Park B-501, Next to Trade Centre, Bandra Kurla Complex, Bandra East, Mumbai
400 051.**

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

2026-2027

Time Schedule for EOI

Particulars	Details
EOI No.	MAHAPREIT/LAND/EOI/01/2026
Project name	The Development Of Land For Global Standard Housing Projects Through MAHAPREIT In The Mumbai Metropolitan Region (MMR)
Total Land Required	Minimum 25 acres and above
Cost of EOI Document (Non-Refundable)	Rs. 25,000/- (+18% GST)
Start Date for downloading the EOI	02.04.2026 From 15.00 Hrs
Last date of Submission of proposals in response to EOI	31.03.2027 at 15.00 Hrs
Email Id for clarification of EOI	cgm.sr@mahapreit.in



MAHATMA PHULE RENEWABLE ENERGY & INFRASTRUCTURE TECHNOLOGY LIMITED

Subsidiary of MPBCDC (Gov. of MH Undertaking)

INVITATION FOR EXPRESSION OF INTEREST for The Development Of Land For Global Standard Housing Projects Through MAHAPREIT In The Mumbai Metropolitan Region (MMR)Introduction.

I. Introduction

Mahatma Phule Renewable Energy and Infrastructure Technology Limited (MAHAPREIT), a subsidiary of Mahatma Phule Backwards Class Development Corporation, is a premier Public Sector Undertaking of the Government of Maharashtra. The Urban Planning vertical of MAHAPREIT deals with the preparation of plans for orderly development and the provision of various amenities to improve the quality of life and public health. Creation of well-planned, sustainable, future-ready, large-scale infrastructure projects is the objective of MAHAPREIT.

Mumbai Metropolitan Region (MMR) is a metropolitan area consisting of the metropolis of Mumbai and its satellite towns in Maharashtra. MMR has emerged as the financial nerve of India in the last few decades and has contributed significantly to the national GDP. MMR is also one of the world's most densely populated, rapidly growing urban agglomerations, which accommodates a huge amount of the formal and informal workforce. The existing economic activities, available job opportunities, business potential, educational/institutional infrastructure and diverse career opportunities attract a large number of migrants as well as investors from across the world, contributing to the region's demographic diversity. MMR is the region with great potential for development and scope for implementing large infrastructure projects with planning interventions.

MAHAPREIT has been receiving enquiries for undertaking sustainable and Global Standard housing projects within MMR. In this endeavour, MAHAPREIT is inviting Expression of Interest (EOI) from reputed Applicants, i.e. Land Owner/s, for the development of a Sustainable and Global Standard Housing Project in the Mumbai Metropolitan Region (MMR) (herein after referred to as the project).

II. Project Vision

Sustainable and Global Standard Housing Project in MMR, is envisioned as a globally benchmarked multi-sector, mixed-use development, incorporating IT Industrial regional development and drives socio- economic transformation in the MMR. This iconic

development is envisioned to boost the state's economy at large.:

- a. A lifestyle and residential hub with modern urban amenities.
- b. An economic catalyst contributing significantly to Maharashtra's GDP and creating new growth corridors.

Key Components of the Project

1. **Industrial & IT Zones:** State-of-the-art industrial parks, IT parks, and R&D clusters, as per approved DP/Regional Plan.
2. **Commercial & Financial District:** Corporate offices, co-working spaces, convention centers, and retail complexes.
3. **Residential Townships:** Affordable to premium housing with modern urban amenities.
4. **Institutional & Educational Facilities:** Skill development centers, training institutes.
5. **Recreational & Hospitality Infrastructure:** Hotels, serviced apartments, entertainment zones, wellness centers, and green open spaces.
6. **Sustainability Features:** Green Infrastructure, smart utilities, renewable energy integration, and eco-sensitive urban planning.

III. Strategic Objectives

- a. **Boost Economic Growth:** Create a new economic corridor in MMR, driving industrialization, services, and innovation. Enable substantial tax revenues for the State Government, while contributing directly to GDP growth through tourism, services, and real estate. Bring immense Foreign Direct Investment into the State.
- b. **Employment Generation:** Generate direct and indirect employment opportunities for thousands across sectors.
- c. **Global Investments:** Attract FDI/institutional capital through an investor-friendly environment.
- d. **Urban Transformation:** Develop a self-sustaining, Global Standard urban ecosystem with housing.

IV. Planning considerations

It is envisaged that the Land owners interested in the project shall have their lands within the Mumbai Metropolitan Region area, preferably near major transportation corridors. The land contributed by private landowners must be situated in any zone of the sanctioned Regional Plan of the Mumbai Metropolitan Region in force, wherein the proposed activities

are permitted and the contemplated project can be implemented without compromising the potential of the land parcel. The developments proposed in the project shall be permissible activities as per the sanctioned Regional Plan of the Mumbai Metropolitan Region in force. The land shall be developed in accordance with the permissible uses mentioned in the relevant clauses of the Unified Development Control and Promotion Regulations (UDCPR) as amended from time to time. The criteria set for the selection of the site are mentioned in Schedule A.

V. Project Conception and Mode of Development

- a. The land owner/s will provide the land parcel free from all encumbrances for the project and would become JV Partner in the SPV to be formed with Developer and land owners.
- b. The developer selected for the project shall be responsible for the project execution /implementation as designed by MAHAPREIT.
- c. To develop a Sustainable and Global Standard Housing Project in the Mumbai Metropolitan Region (MMR), the Landowner/s (Applicant/s) and the selected developer will form a Special Purpose Vehicle in a joint venture to enter into a Development Management Agreement (DMA).
- d. MAHAPREIT will prepare a master plan for the development of the Basic Infrastructure, and/or selling/ Leasing of developed plots, vertical development, etc., obtain all the necessary sanctions/approvals and act as Principal Project Consultant (PPC) for the project under Project Monitoring Unit (PMU) MAHAPREIT shall be the single point interface of the SPV with all consultants/ sub-consultants/ agencies to be appointed from conception till successful completion of the project.
- e. The net revenues from the project will be distributed amongst the Landowner/s (Applicant/s) and Developer, i.e., the SPV stakeholders, according to the prevailing equity shareholding through a waterfall mechanism or as mutually decided by SPV stakeholders.
- f. The detailed terms and conditions for undertaking the development and defining the respective roles of MAHAPREIT, the Landowners (Applicant), and the developer shall be subsequently worked out mutually and defined in the Development Management Agreement to be signed between the Landowners (Applicant) and the Developer.

VI. Role of MAHAPREIT

MAHAPREIT shall act as the Principal Project Consultant (PPC) and perform the duties for:

- i. Planning and conceptualizing the project
- ii. Conducting feasibility studies
- iii. Preparing and approving Detailed Project Reports (DPRs)
- iv. Initiating the Developer Selection Process through transparent tendering mechanisms
- v. Appointing eligible and qualified Developers for project execution;
- vi. Supervising consultants/sub-consultants/peer review consultants/contractors/agencies appointed for the project, observing the timelines and quality benchmarks.
- vii. To arrange finance for the project as may be required on additional fees on mutually agreed terms and conditions.

MAHAPREIT will work in consultation with SPV to be formed by the landowners and the developer, and the planning and regulatory bodies concerned for the project approvals and monitoring. SPV shall pay the PPC charges to MAHAPREIT as PPC as may be mutually agreed upon as per a separate agreement. Expenses incurred by MAHAPREIT before the formation of SPV for commissioning of the project shall be part of the fees to be paid to MAHAPREIT as PPC by SPV.

SPV shall pay the consultancy fees separately to the appointed consultants/ sub-consultants, as per the recommendations of MAHAPREIT.

VII. Eligibility Criteria

A. For Land owner/s (Applicant/s):

1. **Land Ownership:** Minimum 25 acres of land in MMR owned either by a single owner or group of land owners with a Clear title. Preference will be given to a land parcel of 25 acres or more.

VIII. Key Dates

- a. EOI Issue Date: 02.04.2026.
- b. Last Date for Application Submission: 31.03.2027 at 15.00 Hrs.
- c. Timing and Date of opening of EOI: As on receipt of application.

IX. Documents to be submitted by the Land Owner/Applicant/Proponent

Shall be as per **Schedule B**

X. 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.

XI. Instructions to Land Owner/Applicant/Proponent

- a. Applicant shall study all instructions, forms, terms, requirements and other information in the EOI documents carefully. Submission of the Application shall be deemed to have been done after careful study and examination of the EOI document with full understanding of its implications.
- b. Language of Applications: The applications, all correspondence and documents enclosed as part of the proposals shall be in English only.
- c. MAHAPREIT shall, at its discretion, extend the deadline for submission of applications by publishing the details on the website where the EOI document was made available.
- d. All costs incurred by the Applicant in the preparation and presentation of the application shall be absorbed entirely by the Applicant. All supporting documents submitted by the Applicant in response to this EOI shall become the property of MAHAPREIT.
- e. This EOI does not constitute an offer by MAHAPREIT. No commercial quotes

shall be submitted along with the EOI; if found, the proposal shall be rejected.

- f. MAHAPREIT may seek clarification from the applicant for the purpose of evaluation. The applicant shall respond within the stipulated time, failing which the application may be rejected. MAHAPREIT's decision on evaluation shall be final and binding on all the Applicants.
- g. All proposals and accompanying documentation submitted against this EOI, once opened, will become the property of MAHAPREIT and will not be returned

XII. 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.

XIII. Independent Due Diligence:

Each Interested Party should conduct its investigation and analysis and should check the accuracy, adequacy, correctness, and reliability and obtain independent advice from appropriate sources before submission of its EOI.

XIV. No Contract

This is an invitation for EOI. By responding to this EOI and participating in the process as outlined in this document, Joint Venture Proponent/ Project Proponents/ Land Owner expressly understand and agree that no contract of any sort is implied or formed under, or arises from this EOI and that no legal obligations between parties have, or will be, pre-determined. The MAHAPREIT will have no obligation to enter into negotiations or a contract with any Joint Venture Proponent as a result of this Expression of Interest.

XV. Confidentiality

Information provided by the Joint Venture Project Proponent to the MAHAPREIT is strictly confidential. Such information shall not be used or disclosed in any way without the prior written approval of the Project Director, SIP, MAHAPREIT. The Proponents shall not make any statement of fact or opinion regarding any aspect of the EOI to the media or any member of the public without the prior written authorization of the Project Director, SIP, MAHAPREIT.

XVI. Definitions/ Terms

- a. Land Owners/ Joint Venture Proponent/ Project Proponent- The Applicant/s

participating in the EOI

- b. Proposed land/Property – Land owned by the applicants
- c. Amenity space– As defined in the UDCPRs

XVII. Submission of EOI

- **Instructions to submit hard copy of EOI:** The land owner(s) shall submit the EOI in ONLY IN HARD BOUND FORM with all pages numbered serially and by giving an index of submissions. The EOI documents shall be sealed in an outer envelope which shall bear the address of MAHAPREIT Authority and 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 PD (SIP), MAHAPREIT, and EOI documents submitted by fax, telegram, or e-mail will not be entertained.

Submission of EOI

Project Director, SIP
MAHAPREIT
B-701, Pinnacle Corporate Park,
next to Trade Center,
BKC, Bandra (East), Mumbai 400051

Contact Details

CGM (SR/AHP)
MAHAPREIT
B-701, Pinnacle Corporate Park,
next to Trade Center,
BKC, Bandra (East), Mumbai 400051

XVIII. Bid process and modality

- a. The EOI will be evaluated based on the qualifying conditions mentioned in this EOI.
- b. Cost of EOI document: - The bidder has to pay Rs 25,000/- plus 18% GST as the cost of the EOI document through the e-payment gateway. (RTGS / NEFT).
- c. The Bank details for payment of EOI document cost are as follows:

1.	Name of Organization	Mahatma Phule Renewable Energy and Infrastructure Technology Limited
2.	Name of Bank	Bank of Maharashtra
3.	Branch	KALANAGAR BANDRA (E)
4.	Account No	60436723381
5.	IFS Code	MAHB0000164

- d. The offer without the cost of the EOI document, shall not be considered for evaluation & shall be outrightly rejected.

SCHEDULE A

Expression of Interest is sought from the land owners (Individual/ Association/ Companies) having right, title and interest in respect of contiguous land for the development of a Sustainable and Global Standard Housing Project in the Mumbai Metropolitan Region (MMR) possessing the following site selection criteria-

1. The proposed land shall be at least 25 acres with a shape and slope conducive to the development.
 2. The land owner can be individual/group of land owner(s), or a registered company under the Companies Act 2013 or an LLP or an Association.
 3. The land parcel can be situated in any zone of the sanctioned Regional Plan of MMR wherein the proposed activities are permitted without compromising the potential of the land parcel.
 4. The proposed land shall be contiguous and preferably be located at one location
 5. The proposed land shall abut on a road of sufficient width as prescribed in the sanctioned Regional Plan of MMR and development control regulations therein, and shall be close to a regional transportation corridor.
 6. The proposed land shall possess a clear title and shall be free from any encumbrances/litigations, etc.
 7. The proposed land shall not be highly productive/ fertile/double-cropping pattern
 8. The proposed land shall be developable and not to be located within the command areas of irrigation/eco-sensitive zones/ buffer and similar other protected areas.
-

SCHEDULE B

1. Map showing the location of the said property (1:1,000 and 1: 10,000 scale)
 2. Applicable Land use to the Survey numbers of the property
 3. 7/12 extracts of the Survey numbers of the property
 4. Sale Deeds/ PR card of the property along with the title search report.
 5. Taluka Inspector Land Record (TILR)/ District Inspector Land Record (DILR) maps showing all the Survey numbers, their boundaries and adjoining Survey numbers of the property
 6. Map showing the approach roads to the property and its width as per the sanctioned DP/RP
 7. Relevant documents if the land is affected by any protected area, Coastal Regulation Zone (CRZ), etc.
 8. Only land owners and registered power of attorney holders are allowed to participate.
 9. Applicant/Agency is requested to obtain fresh title clearance of land through reputed legal firms at their own cost.
 10. Applicant to produce AADHAR verification of company/land owner(s)&farmer registration certificate
 11. MAHAPREIT reserves the right to inspect to proposed land and verify documents at any stage of the evaluation process.
 12. Latest paid property tax issued by the local authority.
-

ANNEXURE A: COVER LETTER

(ON LETTER HEAD IN CASE OF ASSOCIATION/ COMPANY)

To,

The Project Director (SIP)

MAHAPREIT

B-701, Pinnacle Corporate Park, next to Trade

Centre, BKC, Bandra (East), Mumbai 400051

Ref: EOI Reference No.: _____

Subject: Submission of Proposal in Response to the Expression of Interest (EOI) invited for Development of a Sustainable and Global Standard Housing Project in the Mumbai Metropolitan Region.

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 the Development of a Sustainable and Global Standard Housing Project in the Mumbai Metropolitan Region in Joint Venture with the MAHAPREIT.

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 are enthusiastic about the opportunity to collaborate with MAHAPREIT in creating a sustainable and Global Standard, eco-conscious luxury destination that will drive tourism growth, generate substantial employment/ create job opportunities. contribute to regional GDP, and create long-term wealth for all stakeholders. including MAHAPREIT.

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

Yours Sincerely.

(Name &Signature of Applicant i.e. Land owner's)
(Address & contact details)
or
(Signature of Authorized Signatory)
(Name & Designation)
(Seal/Stamp)

Encl.:

- 1. Land Details:** Location, title documents, survey records, existing use, and approvals (if any).
- 2. Registered Company Profile with** Leadership & Ownership Structure.
- 3.** Copy of registered power of attorney or Authority letter by Applicant (if applicable).