



**MAHATMA PHULE RENEWABLE ENERGY
AND INFRASTRUCTURE TECHNOLOGY
LIMITED (MAHAPREIT)**

A Govt. of Maharashtra Undertaking

(A SUBSIDIARY OF MPBCDC LTD)

EXPRESSION OF INTEREST (EOI)

For Empanelment of Architectural & Engineering Consultants

For Preparation of Feasibility Reports, Detailed Project Reports (DPRs), Design & Engineering, Statutory Approvals, Tender Documentation and Periodic Supervision for Housing /Office/ Commercial and Redevelopment Projects of MAHAPREIT

This Expression of Interest invites eligible Architectural and Engineering Consultants to seek empanelment with MAHAPREIT for feasibility studies, DPR preparation, design and engineering, statutory approvals, tender documentation and periodic supervision for housing, office, commercial and redevelopment projects under Categories A to D.

Covering the Categories for Empanelment

Category A – General Building Projects

Category B – PMAY / Affordable Housing Projects

Category C – Slum Rehabilitation Projects

Category D – Redevelopment Projects

2026 – 2027

EOI No.: MAHAPREIT/26-27/PD(SIP)/EOI/02

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

<https://mahapreit.in>

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

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SECTION – I

DETAILED EOI & INTRODUCTION

DETAILED EOI & INTRODUCTION

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

**B- 501 PINNACLE CORPORATE PARK, NEXT TO TRADE CENTER, BKC (EAST)
MUMBAI 400051**

EOI No.: - MAHAPREIT/26-27/PD(SIP)/EOI/02

EOI for below mentioned work are invited by the Managing Director on behalf of MAHAPREIT Ltd, Mumbai for **Empanelment of Architectural & Engineering Consultants for Preparation of Feasibility Reports, Detailed Project Reports (DPRs), Design & Engineering, Statutory Approvals, Tender Documentation and Periodic Supervision for Housing /Office/ Commercial and Redevelopment Projects of MAHAPREIT, Covering the Categories for Empanelment.**

Category A – General Building Projects

Category B – PMAY / Affordable Housing Projects

Category C – Slum Rehabilitation Projects

Category D – Redevelopment Projects.

1. INTRODUCTION:

1. Mahatma Phule Renewable Energy and Infrastructure Technology Ltd (MAHAPREIT) - MAHAPREIT was set up in April 2021 to venture into RE and Green technology areas and infrastructure projects as fully owned subsidiary of MPBCDC and the Govt of Maharashtra has allowed to take up RE and Green energy, Infrastructure projects on Govt-to-Govt basis (G2G basis) vide GR dated 10th July 2023. Government of Maharashtra has set up the "Mahatma Phule Backward Classes Development Corporation on July 10, 1978 under the Companies Act, 1956 with the main objective of accelerating the economic upliftment of the economically weaker families of SC communities in the State of Maharashtra. The ratio of shareholding between State and Central Government is 51:49 % respectively having authorized share capital of Rs. 1000 Crore.

MAHAPREIT having objectives to establish and carry-on business of Generating, Trading, Operating, Leasing and Renting Renewable Power Projects, mainly but not limited to Solar Power Projects including Solar Parks along with sub-stations and transmission lines on ownership and/or build, own and transfer basis. Further objects are to establish and/or carry on business in relation to Decarbonization and energy efficiency, battery storage solutions, alternative fuel cell technology and climate change issues in accordance with Ministry of New and Renewable Energy (MNRE) schemes/policies or Ministry of Power or any such department of Govt of India (GoI) and its PSU/companies and Govt of Maharashtra (GoM) Energy dept's Renewable Energy Policy as amended from time to time and all incidental and allied activities required for such business.

2. There are many proposals received from various societies to take up SRA schemes, self-redevelopment /development schemes. It is decided to empanel eligible and qualified consultants under four categories. Accordingly, the EOI is invited as detailed below.
3. Consultants will be empaneled in their respective categories based on their eligibility and experience. As and when the projects are finalized by MAHAPREIT, RFP will be invited for each project from empaneled consultants/or project would be considered for award on rotation

basis on fixed fee. The selection and award of works to consultants would be on evaluation of resources, technical manpower available with them.

Please be noted that after conclusion of EOI, An RFP will be processed from the qualified Agencies based on EOI. The time schedule for various EOI phases is given in the detailed EOI notice, which is also available on the website as part of the EOI document.

2. SUMMARY DETAILS

EOI document is available on website <https://mahapreit.in/> from **22/08/2026 to 20/02/2027 online**. EOI shall be accepted via mail to pd.sip@mahapreit.in or in a **hard bound form in sealed envelope addressed to Project Director (SIP)**.

All Consultants are hereby cautioned that the EOI containing any deviation from the contractual terms and conditions, and other requirements and conditional EOI shall be rejected.

1. Validity Period: The EOI of the Consultant shall remain valid for 120 days from the date of opening of the EOI.
2. If any assistance is required regarding EOI reach to CGM (IT) of MAHAPREIT.
3. All requisite information required for the submission of EOI is available on the above website.
4. All rights are reserved by the Competent Authority to reject any or all EOI in full or in part of without.

TIME SCHEDULE FOR EOI		
1.	EOI No.	MAHAPREIT/26-27 PD(SIP)/EOI/02
2.	Project Name	For Empanelment of Architectural & Engineering Consultants For Preparation of Feasibility Reports, Detailed Project Reports (DPRs), Design & Engineering, Statutory Approvals, Tender Documentation and Periodic Supervision for Housing /Office/ Commercial and Redevelopment Projects of MAHAPREIT Covering the Categories for Empanelment Category A – General Building Projects Category B – PMAY / Affordable Housing Projects Category C – Slum Rehabilitation Projects Category D – Redevelopment Projects.
3.	Registration fee	Rs. 50,000+18% GST (Non-Refundable)
4.	Start Date for downloading the EOI	22/08/2026 at 12.00 Hrs.
5.	Last date of Submission of proposals in response to EOI	20/02/2027 at 15.00 Hrs
6.	Date and time of opening	Application received from Empaneled consultant will be opened as and when received from time to time as per the requirement.
7.	Contact No./Email in case of any queries	PD (SIP) - pd.sip@mahapreit.in CGM(SR/AHP) - cgm.sr@mahapreit.in

These instructions to applicants are being issued for Empanelment of Architectural & Engineering Consultants for Preparation of Feasibility Reports, Detailed Project Reports (DPRs), Design & Engineering, Statutory Approvals, Tender Documentation and Periodic Supervision for Housing /Office/ Commercial and Redevelopment Projects of MAHAPREIT, Covering the Categories for Empanelment

Category A – General Building Projects

Category B – PMAY / Affordable Housing Projects

Category C – Slum Rehabilitation Projects

Category D – Redevelopment Projects.

The detailed scope of the work is provided in the Scope of Work Terms of Reference (TOR)

**PROJECT DIRECTOR
(SIP)
MAHAPREIT**

SECTION – II

DEFINITIONS AND DATA

2.0. DEFINITIONS AND EOI DATA

2.1. Definitions:

2.1.1 MAHAPREIT:

MAHAPREIT shall mean the “MAHATMA PHULE RENEWABLE ENERGY & INFRASTRUCTURE TECHNOLOGY LTD”, MUMBAI acting through its Managing Director.

2.1.2 Additional Information about MAHAPREIT:

The headquarters of the **MAHAPREIT** is in Mumbai.

The functions and powers of the MAHAPREIT have been provided in the Memorandum of Association & Articles of Association in general, it has been entrusted with the work of accelerating the economic upliftment of the economically weaker families belonging to the Scheduled Castes.

2.1.3 REGISTERED ADDRESS FOR COMMUNICATION

B-501 PINNACLE CORPORATE PARK, NEXT TO TRADE CENTER, BKC (EAST) MUMBAI 400051

2.1.4 WEBSITE:

Website means official web sites for information of EOI: <https://mahapreit.in>

2.1.5 APPLICANT:

Consultants: Invitation for Empanelment of Architectural & Engineering Consultants For Preparation of Feasibility Reports, Detailed Project Reports (DPRs), Design & Engineering, Statutory Approvals, Tender Documentation and Periodic Supervision for Housing /Office/ Commercial and Redevelopment Projects of MAHAPREIT

2.1.6 Validity of Empanelment:

- i. 24 Months
- ii. MAHAPREIT reserves the right to extend/reduce the period of the work.

2.1.7 PROJECT DIRECTOR:

Project Director shall mean Project Director of MAHAPREIT Ltd.

2.1.8 COMPETENT AUTHORITY:

Competent Authority shall mean the Managing Director of MAHAPREIT Ltd.

2.1.9 CONSULTANT:

Consultant shall mean the Architectural & Engineering Consultancy firm/company/LLP, or a Joint Venture/Consortium thereof (as described in Section 4.3), who enters into contract with MAHAPREIT and shall include their executors, administrators, successors and permitted assignees.

2.1.10 WORK AND UNIT:

Work shall mean the work to be executed in accordance with the Scope of Work of the Contract.

2.1.11 Category

“Category” shall mean the specific project classification under which the Consultant seeks empanelment, namely:

Category A – General Building Works

Category B – PMAY / Affordable Housing Projects

Category C – Slum Rehabilitation Projects

Category D – Redevelopment Projects

2.1.12 Category-specific Specialist

“Category-specific Specialist” shall mean a professional having the prescribed educational / professional qualification and demonstrated relevant experience in the project-specific requirements of the respective category.

2.1.12 Relevant Experience

“Relevant Experience” of the firm shall mean experience directly related to the nature of work and statutory / regulatory framework of the respective category and supported by documentary evidence issued by the concerned client / competent authority

EOI DATA AT A GLANCE (SUMMARY DETAILS)		
Sr. No.	Particulars	Details
1.1	Name of work	For Empanelment of Architectural & Engineering Consultants For Preparation of Feasibility Reports, Detailed Project Reports (DPRs), Design & Engineering, Statutory Approvals, Tender Documentation and Periodic Supervision for Housing /Office/ Commercial and Redevelopment Projects of MAHAPREIT Covering the Categories for Empanelment Category A – General Building Projects Category B – PMAY / Affordable Housing Projects Category C – Slum Rehabilitation Projects Category D – Redevelopment Projects.
1.2	EOI Document Cost in Rs	Rs. 5000 + 18% GST (Non-Refundable)
1.3	Earnest money (EMD)	NA
1.4	Registration Fees	Rs. 50,000 + 18% GST (Non-Refundable)

1.5	Mode of payment	EOI document cost amount shall be paid through the E-payment gateway.	
1.6	Security Deposit	At the time of work allocation.	
1.4	Mode of Submission of EOI	EOI should be submitted via mail to pd.sip@mahapreit.in along with hard copy in sealed envelope addressed to PD(SIP)	
1.5	Validity of empanelment	24 Months.	
1.6	Contact Details of MAHAPREIT Official Address Email: Phone:	Mr. PRK Murthy- PD(SIP), (022) 69214454 / pd.sip@mahapreit.in Mr. SUNIL JADHAV- CGM (SR/AHP) cgm.sr@mahapreit.in 501, 502, Pinnacle Corporate Park, B Wing, 5 th floor. Next to Trade Centre BKC Mumbai	
1.7	Any addendum /corrigendum /Cancellation	Any addendum/ corrigendum/ cancellation of above EOI will be published on the website https://mahapreit.in/	
1.8	Other Details	Other details including details of Portal Registration, Submission of EOI, Resubmission and withdrawal of EOI can be seen in the EOI documents which is available in web site https://mahapreit.in/	
1.9	EOI Acceptance Authority	MD, MAHAPREIT	
1.10	MAHAPREIT bank details	Bank Name	SBI
		Account Name	Mahatma Phule Renewable Energy and Infra
		Account No	42806014198
		IFSC:	SBIN0009995
		Branch Code:	9995
		MICR Code	400002133
		Branch Address	23, J.N. Heredia Marg, Ballard Estate, Mumbai - 400 001

SECTION – III

INSTRUCTIONS TO CONSULTANT IN RESPECT OF APPLICANT PROCESS

INSTRUCTIONS FOR CONSULTANTS IN RESPECT OF APPLICANT PROCESS

3.1.0 INFORMATION AND INSTRUCTIONS TO APPLICANT CONSULTANTS:

EOI invited by the MAHAPREIT for Empanelment of Architectural & Engineering Consultants for Preparation of Feasibility Reports, Detailed Project Reports (DPRs), Design & Engineering, Statutory Approvals, Tender Documentation and Periodic Supervision for Housing /Office/ Commercial and Redevelopment Projects of MAHAPREIT, Covering the Categories for Empanelment

Category A – General Building Projects

Category B – PMAY / Affordable Housing Projects

Category C – Slum Rehabilitation Projects

Category D – Redevelopment Projects.

- 3.1.1 The Consultants should download the Main EOI Document from the website. <https://mahapreit.in>
- 3.1.2 The Offline forms of the master filter should be filled in completely and all questions should be answered. All information requested in the enclosed forms should be furnished against the respective columns in the form. If any query is not relevant, it should be stated as “Not Applicable”. Only ‘dash’ reply will be treated as incomplete information. All Consultants 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.
- 3.1.3 The Main EOI document shall be typed on Consultant’s letterhead and the signed scanned copy shall be uploaded.
- 3.1.4 All the information must be filled in English language only.
- 3.1.5 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 Consultants) should be signed by the Consultants.
- 3.1.6 The Consultants are encouraged to attach any additional information, (Hard copies of similar work orders which were already carried out, regarding his capabilities). No further information will be entertained after submission of the Main EOI document unless it is requested by MAHAPREIT.
- 3.1.7 The Main 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.
- 3.1.8 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.

3.2.0 REVISION OR AMENDMENT OF EOI DOCUMENTS:

- 3.2.1 All Rights are reserved to revise or amend the EOI document released on website, prior to time specified in time schedule for main EOI preparation. Any further revisions, amendments or time extensions shall be communicated to all be displayed on website: <https://mahapreit.in/>

3.2.2 The amendment shall be part of the EOI Documents and will be notified by publication in the MAHAPREIT website will be binding on the prospective Consultants.

1. 3.2.3 All the intending Consultants are advised to keep a close watch on the website of MAHAPREIT in their own interest.

3.3.0 MANNER OF SUBMISSION OF EOI AND ITS ACCOMPANIMENTS:

3.3.1 The detailed step by step procedure for submitting the Main EOI Documents, required EOI papers, payment of EOI fee and registration fees on the below mentioned Bank Account details.

Name of Bank: - SBI Account No: - 42806014198

IFSC Code : - SBIN0009995 MICR Code : 400002133

Branch Code : 9995

1. Pay EOI document fee and the registration fees on above mentioned account details and provide the payment receipt.
2. Provide required documents mentioned in the Qualification Conditions.
3. Fill the mentioned Annexures.
4. Provide any additional documents which will give a weightage in technical qualification.
5. Put the serial number on every page and prepare Index of all EOI document.
6. Scan all the documents and submit hard copies only.

Or

Submit the proposal in hard bound form addressing PD(SIP), B-501, Pinnacle Corporate Park, Next to Trade Center, BKC Bandra (East), Mumbai – 400051

All communications, including the envelopes, should contain the following information, to be marked at the top in bold letters: Name of the Project “

This Expression of Interest invites eligible Architectural and Engineering Consultants to seek empanelment with MAHAPREIT for feasibility studies, DPR preparation, design and engineering, statutory approvals, tender documentation and periodic supervision for housing, office, commercial and redevelopment projects under Categories for Empanelment A to D.

3.4.0 SUBMISSION OF PROPOSAL: -

- 3.4.1 The Consultant shall submit the Proposal in ONLY IN HARD BOUND FORM with all pages numbered serially and by giving an index of submissions. Each page of the submission shall be initialed by the Authorized Representative of the Applicant as per the terms of the EOI.
- 3.4.2 The Proposal will be sealed in an outer envelope which will 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 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
- 3.4.3 The completed Proposal must be delivered on or before the specified time on Proposal Due Date. Proposals submitted by fax, telegram or e-mail shall not be entertained.

3.5.0 CONFLICT OF INTEREST

- a) The selected Consultants should provide transparent, professional, objective, impartial service and hold MAHAPREIT's interest paramount with utmost integrity.
- b) In view of the conflict of Interest, the Professional EOI Consultancy Services Firm having a relation in a Member of the MAHAPREIT shall be barred from applying to the said EOI.
- c) The selected Firm shall not downstream or outsource any part of the scope of work from any agency or the advisors appointed by the MAHAPREIT or sublet the work assigned.
- d) Non-disclosure of such an association will lead to termination of Agency.
- e) In view of the conflict of Interest, the Professional EOI Consultancy Services Firm having relation in whatsoever manner with any Key Resource Person / Key Resource Institution or the Member of MAHAPREIT Task Force shall be barred from applying to the said EOI

3.6.0 MINIMUM QUALIFYING CONDITIONS: -

- i. Experience in Professional Consultancy Services for affordable housing and EWS/LIG/PMAY(U) schemes /Redevelopment of buildings under various regulations of DCPR/ unified DCPR. in Central / State Government Department /Private organizations for minimum 3 (Three) assignments in the last 7 Financial Years.
- ii. Average Annual Turnover of Rs 50 Lacs with positive Net worth during preceding any three years i.e., FY 2023-24, 2024-25 & 2025-26 and shall submit Audited Financial Report / balance sheet /Turnover and Net-worth certificate duly certified by Chartered Account (CA).
- iii. The interested agencies may also send their queries by email on the following email Id pd.sip@mahapreit.in. or cgm.sr@mahapreit.in
- iv. Any disputes or differences that may arise out of or in connection with this EOI, shall have exclusive jurisdiction of Mumbai Court.
- v. The EOI will be evaluated on suitability criteria mentioned above for the EOI submitted by consultants.
- vi. MAHAPREIT reserves the right to reject any or all EOI in part or full without assigning any reasons.
- vii. Information relating to the examination, clarification, evaluation, and comparison of the submitted EOI and recommendations for the award of an empanelment shall not be disclosed to consultants or any other persons not officially concerned with such process until the award of empanelment to the successful Consultant has been announced. Any effort by a consultant to influence the Employer's processing of EOI or award decisions may result in the rejection of his EOI.

**3.7.0 THE CONSULTANT SHALL SUBMIT DOCUMENTS LISTED BELOW
(ALONGWITH TECHNICAL EOI)**

Scanned or Hard copies of the following documents:

The Consultant/Applicant shall submit the following documents along with the Technical EOI and shall comply with the instructions given below:

1. Tender/EOI Fee Payment Receipt, wherever applicable.
2. Certificate of Incorporation/Registration Certificate of the firm/company, along with PAN Card and GST Registration Certificate.
3. Audited Financial Statements, including Balance Sheet and Profit & Loss Account, for the last two financial years, duly certified by a Chartered Accountant.
4. Average Annual Turnover Certificate for the prescribed period, duly certified by a Chartered Accountant, along with Net Worth Certificate, wherever applicable as per the EOI eligibility criteria.
5. Income Tax Returns of the firm/company for the last three financial years, along with relevant acknowledgements.
6. Copy of the applicable Partnership Deed/LLP Agreement/Memorandum of Association (MoA) and Articles of Association (AoA), duly registered/approved as applicable.
7. Power of Attorney/Authorization Letter authorizing the representative/signatory to submit the EOI and act on behalf of the firm/company, wherever applicable.
8. Professional Registration Certificates, including Council of Architecture (CoA) Registration Certificate and/or registration with other relevant statutory/professional bodies, wherever applicable.
9. Details and supporting documents of Key Professionals/Category-specific Specialists proposed for each category, including their educational qualifications, professional registrations and relevant professional experience.
10. Self-attested copies of relevant Work Orders, Completion Certificates and Experience Certificates for similar works/services executed for Government Departments, Government of Maharashtra, Government Undertakings, Public Sector Undertakings (PSUs), Government Organizations, Local Authorities or other eligible organizations, as specified in the EOI.
11. Relevant portions of Work Orders, Completion Certificates and Experience Certificates shall be clearly highlighted for verification of the claimed experience.
12. Undertakings and Declarations duly signed by the Authorized Signatory on the letterhead of the firm/company, in the prescribed formats provided in the EOI and its Annexures, including Non-Blacklisting, Conflict of Interest and other applicable undertakings.
13. Signed and scanned copy of the complete EOI document, including all pages, terms and conditions, wherever required.
14. All prescribed Annexures/Formats duly filled in, signed by the Authorized Signatory and affixed with the seal of the firm/company.
15. Hard copy of the Presentation, as required under the EOI.
16. All pages of the EOI submission, including supporting documents and Annexures, shall

- be serially numbered. A proper Index shall be provided at the beginning of the submission, clearly indicating the document name and corresponding page number(s).
17. All documents shall be arranged in the prescribed sequence given in the EOI and in chronological order, wherever applicable. Supporting documents shall be clearly marked with the relevant Annexure number and corresponding qualification/eligibility criterion.
 18. For each category for which the Consultant seeks empanelment, the Consultant shall clearly identify the relevant experience and the Category-specific Specialist(s)/Key Professional(s) proposed for that category and shall submit their requisite qualification and experience documents.
 19. Only qualifications, experience and other claims supported by proper documentary evidence shall be considered for evaluation.
 20. All submitted documents shall be complete, clear and legible. Illegible, incomplete or unverifiable documents may not be considered for evaluation.
 21. The Consultant shall ensure that all information furnished in the EOI and supporting documents is true, correct, complete and consistent. Any discrepancy, false declaration or misrepresentation may lead to rejection/disqualification as per the terms and conditions of the EOI.
 22. All documents submitted shall be duly signed/self-attested by the Authorized Signatory of the Consultant and affixed with the firm's/company's seal, wherever applicable.
 23. The Consultant shall be responsible for the proper arrangement, indexing, pagination and completeness of the EOI submission.
 24. Those who have applied earlier and got empanelled with MAHAPREIT need not apply again.

3.8.0 Instructions:

While submitting the technical EOI, the Consultants shall, in particular, ensure that:

- i. Brief description of the firm and an outline of the relevant past experience on assignments and highlighting experiences in the format given in Form.
- ii. The composition of the team of personnel which the Consultants would propose to provide with the details of name of the key personnel, his/ her area of expertise, position and the tasks which would be assigned to each team member as well as previous experience.
- iii. The EOI without the cost of the EOI document shall not be considered for evaluation & shall be outrightly rejected.

MAHAPREIT reserves the right to verify all statements, information and documents submitted by the Consultants in response to the EOI. The limitation of MAHAPREIT to undertake such verification shall not relieve the Consultants of its obligations or liabilities here under nor will it affect any rights of MAHAPREIT there under. In case it is found during the evaluation or at any time before the Empanelment or after and during the period of subsistence thereof, that one or more of the eligibility conditions have not been met by the Consultants or the Consultants has made material misrepresentation or has given any materially incorrect or false information, the Consultants shall be disqualified forthwith if not yet empaneled as the auditor by a communication in writing by MAHAPREIT without MAHAPREIT being liable in any manner whatsoever to the Consultants, as the case may be.

3.9.0 Disqualifications:

- i. MAHAPREIT may at its sole discretion and at any time during the evaluation of the EOI, disqualify any Respondent if the Respondent has:
- ii. Submitted the EOI documents after the response deadline;
- iii. Made misleading or false representations in the forms, statements, and attachments submitted in proof of the eligibility requirements;
- iv. Submitted a EOI that is not accompanied by required documentation or is non-responsive;
- v. Failed to provide clarifications related thereto, when sought;
- vi. Submitted more than one EOI;
- vii. Declared ineligible by the Government of India/State/UT Government for corrupt and fraudulent practices or blacklisted.

3.10.0 PRE-EOI MEETING: -

- i. The Consultant(s) or his designated representative are invited to attend an Offline
- ii. "Pre-EOI Meeting" which will be held at the address specified.
- iii. The purpose of the meeting will be to clarify issues and to answer questions on any matter that may be raised by Consultant.
- iv. Text of the questions raised, and the responses given, together with any responses prepared after the meeting, will be uploaded on <https://mahapreit.in/> websites.
- v. Any modification of the Contents of EOI Documents that may become necessary as a result of the Pre-EOI Meeting shall be made through the issue of a Corrigendum published on <https://mahapreit.in>
- vi. Non-attendance of the Pre-EOI Meeting will not be a cause for disqualification of consultant

3.11.0 FORMAT AND SIGNING OF EOI: -

- i. The original and all copies of the EOI shall be typed or written in indelible ink [in the case of copies, photocopies are also acceptable] and shall be signed by a person or persons duly authorized to sign on behalf of the Consultant (as per POA). The name and position held by each person signing must be typed or printed below the signature. All pages of the EOI except for unamendable printed literature where entry(s) or amendment(s) have been made shall be initialed by the person or persons signing the EOI.
- ii. The EOI shall contain no alterations, omissions, or additions unless such corrections are initialed by the person or persons signing the EOI.

3.12.0 DEADLINE FOR SUBMISSION OF EOI: -

The EOI must be submitted through tender mode not later than the date and time specified in the EOI documents.

3.13.0 MODIFICATION AND WITHDRAWAL OF EOI: -

The Consultant may withdraw or modify its EOI after EOI submission but before the due date and time for submission as per the tender document.

3.14.0 EOI OPENING AND EVALUATION: -

EMPLOYER'S RIGHT TO ACCEPT ANY EOI AND TO REJECT ANY OR ALL EOI: -

MAHAPREIT reserves the right to accept or reject any EOI and to annul the EOI opening process and reject all EOI, at any time prior to award of Contract, without thereby incurring any liability to the affected Consultant or Consultants or any obligations to inform the affected Consultant or Consultants of the ground for MAHAPREIT's action.

3.15.0 EOI OPENING: -

Technical EOI Opening: -

Application received from Empaneled consultant will be opened as and when received from time to time as per the requirement. This EOI follows a continuous/rolling empanelment process open throughout the availability window stated in the Time Schedule; applications will be evaluated on an ongoing basis as received, and there is no single fixed technical-opening date for competitive comparison.

3.16.0 EMPANELMENT OF CONSULTANTS: -

Subject to all terms and conditions of EOI documents & its amendments, MAHAPREIT will empanel the qualified successful Consultants after technical evaluation.

3.17.0 PERIOD OF ENGAGEMENT:

- i. The Validity of the Empaneled agency shall be for 24 months with MAHAPREIT from the date of empanelment which may be extended as per requirement of MAHAPREIT.
- ii. The MAHAPREIT may discontinue/modify the engagement by providing fifteen (15) days' prior written notice without stating the reason thereof.

3.18.0 MUTUAL DISCUSSIONS: -

In the event of a dispute or difference of any kind whatsoever shall arise between the Parties in connection with or arising out of the Agreement signed after award of Project(s) or the breach, termination or validity thereof, the Parties shall endeavor to resolve such dispute in good faith in the first instance within 30 (thirty) days of the notice of such a dispute by mutual discussions between the Parties.

3.19.0 ARBITRATION: -

After the Award of Project(s), in the event of failure to resolve dispute/ differences related to Contract/Agreement and relating to interpretation of the clauses therein the parties are hereby agreed for its resolution / Adjudication etc. by referring it to the Institutional Arbitration established/Recognized by the State Govt/Central Govt. and the dispute can be get resolved within the framework of the Arbitration Act 2015 and in terms of rules and regulations of such institutional arbitration such as Mumbai center of Arbitration etc.

3.20.0 TERMINATION OF CONTRACT/EMPANELMENT AGREEMENT:

The MAHAPREIT may by giving not less than thirty (30) days written notice of termination to the Consultant, terminate this agreement upon the occurrence of any of the events specified in paragraph as below.

- i. If the Consultant fails to remedy a failure in the performance of his obligations hereunder, as specified in a notice of suspension pursuant thereof, within thirty (30) days of receipt of such notice of suspension or within such further period as the MAHAPREIT may have subsequently approved in writing. OR
- ii. If the Consultant becomes insolvent or bankrupt or enter into any agreement with his creditors for relief of debt or take advantage of any law for the benefit of debtors or go into liquidation or receivership whether compulsory or voluntary; or
- iii. If MAHAPREIT found that the Consultant has provided false, & wrong information while EOI submission; or
- iv. If the Consultant submits to the MAHAPREIT a statement which has an effect on the rights, obligations or interests of the MAHAPREIT and/or which the Consultant knows to be false; or
- v. If as the result of a Force Majeure Event, the Consultant is unable to perform the Services for a period of not less than sixty (60) days, or
- vi. If MAHAPREIT found any defect/inadequacy/errors/inability/non-competency etc. in the Consultant in relation to the performance of the Services which are not in accordance to the Good Industry Practices or the provisions of this EOI, or
- vii. If the MAHAPREIT, in its own discretion and for any reason whatsoever, decides to terminate this Agreement.

3.21.0 FINAL DECISION-MAKING AUTHORITY:

The Competent Authority of MAHAPREIT reserves the right to accept or reject any or all the EOI in part or full for this EOI without assigning any reasons thereof and his decision will be final.

3.22.0 FORCE MAJEURE:

- A. **Force Majeure Event** : The Parties hereto agree that a Force Majeure Event shall mean any unforeseeable act or event that prevents the affected Party from performing its obligations under this Agreement or complying with any conditions required by the other Party under this EOI and such act or even is beyond the reasonable control and not because of any fault of the affected Party and such Party has been unable to avoid such an act or event by the exercise of prudent foresight and due diligence. Without prejudice to the foregoing, the Parties hereto agree that the occurrence of any of the events shall also be deemed to be a Force Majeure Event:
- i. War and other hostilities whether war to be declared or not), invasion, act of foreign enemies, mobilization, requisition or embargo that directly impacts the provision of services by the Consultant under the Agreement.
 - ii. Rebellion, revolution, insurrection, military or usurped power and civil war that directly impacts the provision of services by the Consultant under the Agreement.
 - iii. Riot, civil commotion, terrorism, or disorder that directly impacts the provision of services by the Consultant under the Agreement.
 - iv. Pestilence, epidemics, inclement weather causing floods or lightning or cyclone, typhoon, or earthquake and which directly impacts the provision of services by the Consultant under the Agreement.
- B. The Parties hereto agree that the following events are explicitly excluded from and do not constitute a Force Majeure Event and is solely the responsibility of the affected Party.
- i. Strikes, collective bargaining agreements of either Party resulting in delay in the provision of Services or stoppage of work; or
 - ii. Labour disputes of any kind; or
 - iii. Economic hardship; or
 - iv. Any act, event, or occurrence listed above or asserted as a Force Majeure Event that results materially from the negligence or intentional acts of the affected Party.

3.23.0 POST EOI CORRESPONDENCE:

The Consultant should note that no correspondence shall be entertained or considered after the due date and time of submission of EOI unless otherwise

sought by MAHAPREIT.

3.24.0 NOTIFICATION OF AWARD OF EMPANELMENT/CONTRACT:

The notification of award of Empanelment shall be communicated to the successful Consultant by Letter of Award (LOA) by email or Registered Post/Air mail or hand delivery. In case of issuance of LOA, the same shall be followed by letter of confirmation by Registered Post/ Air Mail. The Empanelment shall be considered as having come into force from the date of issue of Letter of Award by the MAHAPREIT. This date will be called the effective date of Empanelment.

3.25.0 SIGNING OF AGREEMENT of EMPANELMENT:

- i. The successful Consultant shall have to furnish acceptance of Letter of Award within 10 calendar days from the date of issue of Letter of Award. The successful Consultant shall have to sign a formal Empanelment agreement with the MAHAPREIT within 15 calendar days from the date of issue of Letter of Award. Under certain circumstances, MAHAPREIT may give an extension of time for signing of contract.
- ii. All charges for preparing the contract documents including legal fee, stamp fee etc. shall be borne by the successful Consultant.
- iii. If the successful Consultant fails to sign the contract, the same shall constitute sufficient ground for the annulment of the award of consultancy work and also the forfeiture of the EOI security.

3.26.0 CONFIDENTIALITY:

- i. Information relating to the examination, clarification, evaluation and comparison of EOI, and recommendations for the award of a Contract, shall not be disclosed to consultant(s) or any other persons not officially concerned with such process.
- ii. All plans, design calculations, studies, data, maps, drawings and specifications prepared by the Consultant in connection with the services to be provided by the consultancy Services under the Agreement shall be the property of the MAHAPREIT. As and when required or upon termination of the contract, the aforesaid documents prepared specifically for the projects (including originals) shall be handed over to the MAHAPREIT.
- iii. The Consultant shall take all necessary steps to ensure confidential handling of all matters pertaining to plans, designs, drawings, specifications, method, and any other information developed or acquired

by him from the MAHAPREIT under terms of the Contract.

3.27.0 INDEMNITY:

- i. The Parties hereto agree that the Consultant shall indemnify and defend the MAHAPREIT and its representatives and employees, and hold the Owner, its representatives, employees harmless from:
- ii. Damages and losses caused by its negligent or intentional act or omission, or any damages and losses caused by the negligent act of any third party or sub-contractor or agency engaged by consultant.
- iii. Damages and losses resulting from the non-compliance with the obligations established hereunder.
- iv. Any environmental damage caused by it and/or its representatives or employees or employees.
- v. Breach (either directly by it or through its representatives and/or employees) of any representation and warranty declared herein by it;
- vi. From all claims, actions, suits, proceedings, taxes, duties, levies, costs, expenses, damages and liabilities, including attorneys' fees, arising out of, connected with, or resulting from or arising in relation to this EOI due to neglect, omission or intentional act of retainership Services.

3.28.0 OTHER GENERAL INSTRUCTIONS:

- i. Completed documents can be submitted on the on the following address: Pinnacle Corporate Park B-501, Next to Trade Centre, Bandra Kurla Complex, Bandra East, Mumbai 400051.
- ii. Incomplete Schedules/Forms and without necessary details and enclosures are liable to be rejected.
- iii. The language for submission of document shall be English
- iv. The enclosed Annexure shall be filled in completely and wherever no applicable it should be written as Not Applicable.
- v. The person signing the document submission on behalf of the Applicant shall enclose Power of Attorney duly authorized and notarized for the same.
- vi. Financial data should be given in Indian Rupees only.
- vii. In case the Applicant intends to give additional information for which specified space in the given format is not sufficient; it can be furnished in an enclosed sheet. All the pages of this document and Annexure should be numbered, signed and corrections should be counter signed by the authorized signatory. No over writing is permitted.
- viii. MAHAPREIT reserves the right to cross check and confirm the information.

SECTION – IV

**SCOPE OF WORK RELATED TO SPECIFIC
INFORMATION & EVALUATION CRITERIA**

SCOPE OF WORK-RELATED SPECIFIC INFORMATION

Consultancy Services – Scope of Work and Evaluation Criteria

4.1 Scope of Work:

DETAIL SCOPE OF WORKS

Invitation for Empanelment of Architectural & Engineering Consultants for Preparation of Feasibility Reports, Detailed Project Reports (DPRs), Design & Engineering, Statutory Approvals, Tender Documentation and Periodic Supervision for Housing /Office/ Commercial and Redevelopment Projects of MAHAPREIT, Covering the Categories for Empanelment

Category A – General Building Projects

Category B – PMAY / Affordable Housing Projects

Category C – Slum Rehabilitation Projects

Category D – Redevelopment Projects.

4.1.1 Common Scope of Services

The Consultant shall provide Architectural Consultancy Services, Preparation of Pre-Feasibility Report (PFR), Detailed Project Report (DPR), EOI/RFQ/Assistance in Bid Process Management documentation and Periodic Supervision for projects assigned by MAHAPREIT under the respective category/vertical. The common scope of services shall include, but shall not be limited to, the following:

A) Basic Study, PFR and DPR

- i. Basic study of the project assigned under the respective vertical/category.
- ii. Collection, review and analysis of available project information, site details, land records, existing drawings, development potential, applicable regulations and other relevant documents.
- iii. Preparation of Concept Presentation and presentation before MAHAPREIT Management/Competent Authority.
- iv. Preparation of Pre-Feasibility Report (PFR) for the assigned project, including technical, planning, financial and implementation aspects.
- v. Preparation of Detailed Project Report (DPR), including estimation of project cost/value/quantum, development potential, project components, implementation strategy and financial modelling, as applicable.
- vi. Presentation of DPR and incorporation of observations/suggestions of MAHAPREIT and obtaining approval of DPR.
- vii. Study of the available options for procurement/EOI route, including Open EOI, Limited EOI, Nomination or other suitable procurement mechanism, and recommendation of the appropriate route with supporting justification.
- viii. Preparation of EOI/RFQ/ASSISTANCE IN BID PROCESS MANAGMENT documents, including:
 - Suggestion and finalization of Qualification Requirements (QRs), including technical and financial criteria depending upon the nature, complexity and quantum of the project.

- Preparation and finalization of RFQ/Assistance in Bid Process Management /EOI documents.
- Finalization of EOI/RFQ/Assistance in Bid Process Management schedule and timelines.
- Finalization of evaluation criteria in consultation with MAHAPREIT.

B) EOI/RFQ/RFP Process Support

- i. Assistance in pre-EOI/pre-bid compliances and preparation of necessary documents.
- ii. Assistance in conducting the EOI/RFQ/Assistance in Bid Process Management process, including opening of submissions and preparation of opening statements.
- iii. Assistance in holding Pre-EOI/Pre-Bid meetings and preparation of replies/clarifications to queries raised by prospective bidders/consultants.
- iv. Preparation of Preliminary Evaluation Report and detailed evaluation report for consideration of MAHAPREIT Management.
- v. Technical scrutiny and evaluation of proposals in accordance with the approved qualification and evaluation criteria.
- vi. Preparation of recommendations to MAHAPREIT for further action.

C) Placement of Award and Conclusion of Contract

- i. Preparation of detailed evaluation report of the proposals received.
- ii. Submission of recommendations to MAHAPREIT.
- iii. Assistance during pre-award discussions, wherever required.
- iv. Preparation of Letter of Award (LoA)/Letter of Intent (LoI)/Letter of Allotment, as applicable, after approval of MAHAPREIT Management.
- v. Assistance in finalization and conclusion of Contract Agreement/MoU with the successful agency.
- vi. Assistance in addressing technical/legal issues arising during the EOI/RFQ/Assistance In Bid Process Management and award process.

D) Integrated Project Support and Coordination

- i. Consultancy services for preparation/revision of PFR and DPR.
- ii. EOI/RFQ/Assistance In Bid Process Management process management and technical support.
- iii. Architectural planning and design consultancy, as applicable to the assigned category.
- iv. Assistance to MAHAPREIT in liaison, coordination and obtaining necessary approvals/NOCs from concerned Government Departments, Local Authorities, Municipal Corporations, Development Authorities, SRA, MHADA and other statutory agencies, as applicable.
- v. Periodic site visits, inspection and supervision of assigned works during implementation.
- vi. Review of drawings, technical submissions, material proposals, specifications, estimates, BOQs, test reports and other technical documents, as applicable.

- vii. Assistance in monitoring physical and financial progress of the project and submission of periodic progress reports.
- viii. Any other technical, architectural, planning, documentation, coordination or project-related services required for successful implementation of the assigned project.

4.1.2 Category-wise Scope of Services

The Consultant shall undertake the following additional category-specific services, as applicable to the project assigned by MAHAPREIT:

Category A – General Building Works

- i. Site inspection, reconnaissance and assessment of existing site conditions, available infrastructure, access, utilities and other relevant parameters.
- ii. Preparation of concept plans, architectural layouts, building plans, elevations, sections, area statements and design options.
- iii. Preparation/coordination of structural, civil, electrical, plumbing, fire-fighting, HVAC, landscape and other allied engineering designs, as applicable.
- iv. Preparation of detailed estimates, BOQ, technical specifications and tender documents based on applicable IS Codes, CPWD/MoRTH specifications and other relevant standards.
- v. Assistance in obtaining building permissions, statutory approvals, NOCs and other required sanctions.
- vi. Assistance during tendering, technical scrutiny and evaluation of bids.
- vii. Periodic site supervision and quality monitoring during execution.
- viii. Review of contractor's shop drawings, material submissions, method statements, test reports and other technical submissions.
- ix. Assistance in verification/review of measurements, progress and bills, wherever specifically entrusted.
- x. Preparation/review of completion and as-built drawings and project completion documentation.

Technical Scope:

The Consultant shall provide architectural, planning and engineering consultancy services for general building projects, including:

- 1. Site inspection, site survey and collection of project data.
- 2. Site planning, concept planning and architectural planning.
- 3. Assessment of development potential and applicable development regulations.
- 4. Preparation of architectural and engineering drawings.
- 5. Preparation of feasibility report / PFR and DPR, wherever required.
- 6. Preparation of detailed estimates and tender documentation.

7. Coordination and assistance for obtaining Building Permission / Development Permission and other applicable statutory approvals.
8. Coordination with Municipal / Planning Authorities, Fire Authority, Environment Authority, utility agencies and other concerned authorities, as applicable.
9. Assistance during commencement, completion / occupation-related approval processes, wherever applicable.
10. Periodic supervision and technical support as specified in the Work Order.

Mandatory Category-specific Specialist: Building Statutory Approvals Specialist.

Category B – PMAY / Affordable Housing

1. Assessment of land availability, site conditions, development potential and applicable PMAY(U) 2.0/State Government guidelines.
2. Preparation of project feasibility studies and DPRs in accordance with applicable PMAY(U) 2.0 guidelines, Government policies, Development Control Regulations and Local Authority requirements.
3. Preparation of housing layouts, building plans, EWS/LIG/MIG unit plans, amenity plans and site development plans, as applicable.
4. Preparation of unit-wise/component-wise area statements and detailed project cost estimates.
5. Planning and design of EWS/LIG and other applicable housing components, including common amenities and community facilities.
6. Planning and integration of internal and external infrastructure including roads, water supply, sewerage, storm-water drainage, electrical infrastructure, solid waste management, fire safety and other allied services.
7. Assistance in preparation and submission of documents required for PMAY approval, funding, sanction and implementation.
8. Coordination with Urban Local Bodies, State/Central Government agencies and other stakeholders for project approvals and implementation.
9. Preparation of tender drawings, GFC drawing ,As built drawing,BOQ, specifications and bid documents.
10. Periodic supervision, quality monitoring and progress review of construction works.
11. Assistance in monitoring physical and financial progress and compliance with applicable PMAY requirements.
12. Assistance in completion, handover and documentation of housing units, amenities and common facilities.

Technical Scope:

The Consultant shall provide consultancy services for PMAY, AHP, EWS/LIG and other Government affordable housing projects, including:

1. Site and project feasibility assessment.
2. Planning in accordance with the applicable PMAY / AHP guidelines and development regulations.

3. Preparation of concept plans, layouts and building plans.
4. Preparation of PFR and DPR.
5. Assessment of dwelling units, carpet / built-up areas and project components, as applicable.
6. Cost estimation and financial / project viability assessment.
7. Coordination with PMAY / Housing Mission authorities, ULB, Planning Authority and other concerned Government authorities.
8. Assistance in obtaining scheme-specific and statutory approvals.
9. Preparation of tender / procurement documents.
10. Periodic supervision and implementation support.

Mandatory Category-specific Specialist: PMAY / Affordable Housing Specialist.

Category C – Slum Rehabilitation

- i. Study and review of available land records, plot boundaries, existing structures, access, infrastructure and other site-related information.
- ii. Assessment/review of existing slum structures, available records and eligibility-related information provided by the competent authority.
- iii. Assessment of development potential considering applicable SRA Regulations, DCPR/Unified DCPR, Government policies and other statutory requirements.
- iv. Preparation of rehabilitation and sale/commercial component layouts, building plans and development options.
- v. Preparation of feasibility reports and DPRs covering rehabilitation component, sale component, amenities, infrastructure, project cost, revenue potential and implementation strategy.
- vi. Preparation of rehabilitation tenement plans, amenity plans and project phasing strategy, wherever applicable.
- vii. Coordination with SRA, MHADA, Municipal Corporation, Revenue Department, utility agencies and other concerned authorities.
- viii. Assistance in obtaining LOI, permissions, NOCs, layout/building approvals and other statutory sanctions.
- ix. Preparation/coordination of architectural, structural and allied engineering drawings and technical documentation.
- x. Preparation of detailed estimates, BOQ, technical specifications and tender documents for rehabilitation and associated works.
- xi. Assistance in technical presentations and coordination with stakeholders relating to the project.
- xii. Periodic supervision, quality monitoring and progress review during construction.
- xiii. Review of contractor/developer submissions, material approvals, test reports, measurements and other technical documents, wherever applicable.
- xiv. Assistance in completion, occupation, handover and project closure activities.

Technical Scope:

The Consultant shall provide consultancy services for SRA / slum rehabilitation projects, including:

1. Site inspection and existing condition assessment.
2. Assessment and planning of rehabilitation and sale / free-sale components, as applicable.
3. Study of applicable SRA regulations and development provisions.
4. Assistance in preparation and processing of SRA proposals.
5. Coordination regarding eligibility / rehabilitation-related requirements, wherever within the scope of consultancy.
6. Preparation of concept plans, layouts, building plans and development proposals.
7. Preparation of PFR / DPR and project viability assessment.
8. Coordination with SRA, Municipal / Planning Authorities and other concerned statutory authorities
9. Assistance in obtaining SRA and other applicable statutory approvals.
10. Periodic supervision / technical support as specified in the Work Order.

Mandatory Category-specific Specialist: SRA / Slum Rehabilitation Specialist.

Category D – Redevelopment of society

- i. Study of the existing property, land records, plot area, existing buildings, tenements/occupants, available FSI/TDR and other applicable development parameters.
- ii. Assessment of redevelopment potential in accordance with applicable DCPR/Unified DCPR provisions, Government policies, SRA/MHADA regulations, wherever applicable, and other statutory requirements.
- iii. Preparation of technical, planning, financial and commercial redevelopment feasibility studies.
- iv. Preparation of alternative redevelopment schemes/options considering rehabilitation requirements, sale/commercial potential, amenities, infrastructure and project phasing.
- v. Preparation of master plan, site layout, building plans, unit plans, elevations, sections, area statements and other architectural documentation.
- vi. Preparation of rehabilitation/replacement tenement plans and specifications, including applicable carpet area, amenities and common facilities.
- vii. Preparation of DPR covering project components, development potential, project cost, revenue potential, funding requirements, cash flow and implementation strategy.
- viii. Preparation/coordination of structural, civil, electrical, plumbing, fire-fighting, HVAC, landscape, infrastructure and other allied engineering designs.
- ix. Assistance in preparation of development-related technical schedules, project documents and other technical inputs required for implementation.

- x. Coordination with Co-operative Housing Societies, residents/occupants, land-owning authorities, Municipal Corporation, MHADA, SRA and other statutory authorities, as applicable.
- xi. Assistance in obtaining necessary approvals, sanctions, NOCs, commencement permissions and other statutory clearances.
- xii. Preparation of detailed estimates, BOQ, specifications and tender documents for redevelopment works.
- xiii. Assistance during tendering and technical evaluation of bids, wherever entrusted.
- xiv. Periodic supervision and monitoring of construction, quality, progress and compliance with approved drawings and specifications.
- xv. Review of contractor/developer submissions, shop drawings, material approvals, method statements, test reports and other technical documents.
- xvi. Assistance in monitoring rehabilitation component, construction milestones and overall project implementation.
- xvii. Preparation/review of as-built drawings, completion documentation and assistance in handover of rehabilitation buildings, common amenities and other project components.
- xviii. Any other professional, technical, architectural, planning or coordination services required for successful implementation of the redevelopment project, as directed by MAHAPREIT.

Technical Scope:

The Consultant shall provide consultancy services for redevelopment of existing buildings / properties, including:

- 1. Existing property / building assessment.
- 2. Assessment of redevelopment potential.
- 3. Assessment of applicable DCPR / UDCPR provisions.
- 4. Assessment of FSI, TDR and other applicable development potential, wherever relevant.
- 5. Preparation of redevelopment options and feasibility assessment.
- 6. Rehabilitation / reconstruction planning, wherever applicable.
- 7. Preparation of concept plans, layouts and building plans.
- 8. Preparation of PFR / DPR and project viability assessment.
- 9. Coordination with Municipal / Planning Authorities and other statutory authorities.
- 10. Assistance in obtaining applicable redevelopment and development permissions.
- 11. Preparation of tender / procurement documents and periodic supervision, wherever required.

Mandatory Category-specific Specialist: Redevelopment / Development Regulation Specialist.

Note: The above scope of services is indicative and not exhaustive. Any other

relevant activity, service or work not specifically mentioned herein but required for preparation, approval, tendering, implementation and successful completion of the assigned project shall also be undertaken by the Consultant as directed by MAHAPREIT from time to time, within the overall scope of the assignment.

4.20 QUALIFICATION REQUIREMENTS OF THE CONSULTANT

For Consultants for Empanelment of Architectural & Engineering Consultants for Preparation of Feasibility Reports, Detailed Project Reports (DPRs), Design & Engineering, Statutory Approvals, Tender Documentation and Periodic Supervision for Housing /Office/ Commercial and Redevelopment Projects of MAHAPREIT.

Covering the Categories for Empanelment

Category A – General Building Projects

Category B – PMAY / Affordable Housing Projects

Category C – Slum Rehabilitation Projects

Category D – Redevelopment Projects.

Firms/Companies/Consortium / Joint Ventures (hereinafter referred as Consultant).

The Consultant shall furnish documentary evidence along with EOI to establish that it fulfills the following Minimum Qualifying Requirements (MQR).

NOTE – MANDATORY QUALIFICATION REQUIREMENTS

All Minimum Qualifying Requirements (MQRs) specified in this EOI are mandatory and shall be treated as pass/fail eligibility conditions. The marks prescribed against the respective evaluation criteria shall be awarded only to Consultants who satisfy the corresponding mandatory requirements.

A Consultant shall not be considered technically qualified merely by securing the minimum qualifying aggregate score of 70 marks. A Consultant failing to fulfil any one of the mandatory requirements, including minimum relevant experience, minimum number of eligible completed assignments, minimum financial turnover, availability of required qualified experts/resources, or any other specified eligibility requirement, shall be declared “Not Qualified” and shall not be considered for empanelment, irrespective of the total marks obtained.

Marks obtained under one criterion shall not be used to compensate for non-fulfilment of any mandatory requirement under another criterion. The minimum qualifying score of 70 marks shall apply only to Consultants who have fulfilled all the mandatory eligibility requirements.

If the consultant had got relevant experience in more than one category, he

can be empaneled in more than one category in which he had required experience & eligibility.

The Consultant shall be evaluated separately for each category for which it has submitted its application. The Consultant shall satisfy the minimum eligibility requirements and shall be awarded marks based on the category-specific criteria prescribed below:

Category A – General Building Works

Sr. No.	Evaluation Criteria	Requirement	Maximum Marks
1	Firm Experience	Minimum 3 completed assignments in general building / architectural consultancy involving building planning, development permissions and statutory approval coordination during the last 7 financial years	30
2	Category-specific Specialist & team	Building Statutory Approvals Specialist with minimum 5 years relevant experience and minimum 2 completed assignments demonstrating building / development permission and statutory approval experience	30
3	Presentation	Domain expertise, methodology, approach and relevant experience	20
4	Financial Capacity	Average annual turnover as prescribed in the EOI with applicable financial documents	20
	Total		100

B. Category B – PMAY / Affordable Housing

Sr. No.	Evaluation Criteria	Requirement	Maximum Marks
1	Firm Experience	Minimum 3 completed PMAY / AHP / EWS-LIG / Government affordable housing assignments during the last 7 financial years	30
2	Category-specific Specialist & team	PMAY / Affordable Housing Specialist with minimum 5 years relevant experience and minimum 2 completed PMAY / AHP / affordable housing assignments	30
3	Presentation	Domain expertise, methodology, approach and relevant experience	20
4	Financial Capacity	Average annual turnover as prescribed in the EOI with applicable financial documents	20
	Total		100

C. Category C – Slum Rehabilitation

Sr. No.	Evaluation Criteria	Requirement	Maximum Marks
1	Firm Experience	Minimum 3 completed SRA / Slum Rehabilitation assignments during the last 7 financial years	30

2	Category-specific Specialist & team	SRA / Slum Rehabilitation Specialist with minimum 5 years specific SRA / slum rehabilitation experience and minimum 2 completed assignments	30
3	Presentation	Domain expertise, methodology, approach and relevant SRA experience	20
4	Financial Capacity	Average annual turnover as prescribed in the EOI with applicable financial documents	20
	Total		100

D. Category D – Redevelopment

Sr. No.	Evaluation Criteria	Requirement	Maximum Marks
1	Firm Experience	Minimum 3 completed redevelopment assignments involving applicable DCPR / UDCPR / development regulations during the last 7 financial years	30
2	Category-specific Specialist & team	Redevelopment / Development Regulation Specialist with minimum 5 years relevant experience and minimum 2 completed redevelopment assignments	30
3	Presentation	Domain expertise, methodology, approach and relevant redevelopment experience	20
4	Financial Capacity	Average annual turnover as prescribed in the EOI with applicable financial documents	20
	Total		100

Note: Category-specific Experience – Non-Interchangeability

The experience of the Consultant and the proposed Category-specific Specialist shall be strictly relevant to the category for which the Consultant has applied.

Experience in one category shall not be treated as equivalent to experience in another category merely on account of similarity in the nature of architectural, engineering, construction or project management services.

Accordingly:

- General Building Works experience shall not automatically qualify as PMAY / Affordable Housing experience.
- PMAY / Affordable Housing experience shall not automatically qualify as SRA / Slum Rehabilitation experience.
- SRA / Slum Rehabilitation experience shall not automatically qualify as Redevelopment experience.
- General Redevelopment experience shall not automatically qualify as SRA / Slum Rehabilitation experience.
- More generally, and without limiting the foregoing, experience gained in any one Category (A, B, C or D) shall not, by itself, automatically qualify as experience in any other Category; the documentary evidence must demonstrate the specific category-relevant nature of the work as set out below.

The documentary evidence submitted by the Consultant shall clearly establish the actual nature

of the project, role performed, statutory / regulatory framework applicable to the project and the responsibilities handled by the Consultant / proposed Specialist.

General experience in architectural consultancy, building construction, project management or supervision shall not, by itself, be considered sufficient to satisfy the requirement of the Category-specific Specialist.

4.2.1 MANDATORY CATEGORY-SPECIFIC SPECIALIST REQUIREMENTS

Category	Mandatory Specialist	Minimum Experience	Minimum Completed Assignments	Mandatory Relevant Experience
A – General Building Works	Building Statutory Approvals Specialist	5 years	2	Building / development permissions, commencement permissions, occupation / completion-related approvals and coordination with statutory authorities
B – PMAY / Affordable Housing	PMAY / Affordable Housing Specialist	5 years	2	PMAY / AHP / EWS-LIG / Government affordable housing projects and coordination with Government / ULB / Housing Authorities
C – Slum Rehabilitation	SRA / Slum Rehabilitation Specialist	5 years	2	SRA proposals, rehabilitation planning, statutory submissions, SRA approvals and coordination with SRA / concerned authorities
D – Redevelopment	Redevelopment / Development Regulation Specialist	5 years	2	Redevelopment projects involving DCPR / UDCPR, development potential, FSI / TDR and statutory permissions

Documentary Evidence

The Consultant shall submit establishing the relevant experience of the firm. The documents shall clearly identify the project, role of the Specialist, nature of services performed, applicable statutory / regulatory approvals and the period of involvement.

Acceptable documentary evidence may include Work Orders, Completion Certificates, Experience Certificates, Appointment / Engagement Certificates or certificates issued by the concerned client / competent authority. Experience shall be considered only where the submitted documents clearly establish the specific category-related work performed by the proposed Specialist.

4.2.2 DEPLOYMENT OF CATEGORY-SPECIFIC SPECIALIST

- The Consultant shall propose a Category-specific Specialist for each category for which it seeks empanelment.
 - The same professional shall not ordinarily be considered for meeting the mandatory Specialist requirement of more than one category.
 - Where the same professional is proposed for more than one category, the Consultant shall demonstrate separate and distinct category-specific experience satisfying the requirements of each respective category. Acceptance of such common deployment shall be subject to the specific approval of MAHAPREIT.
 - The mere fact that a professional has experience in architectural consultancy, project management or building construction shall not qualify such professional as a Category-specific Specialist for all categories.
2. EOI will be evaluated to determine the score obtained by each Consultant. Only those Consultants who fulfil all the mandatory Minimum Qualifying Requirements (MQRs) and secure a minimum aggregate score of 70 marks shall be considered technically qualified for empanelment. Failure to fulfil any mandatory MQR shall render the Consultant technically non-qualified, irrespective of the aggregate marks obtained. MAHAPREIT reserves the right to decide no of consultant for empanelment for each vertical /category.
3. The experience of the Consultant shall be considered only for the project where Contracts Completion Certificates has been issued. This is to be evidenced by enclosing's.
- a) A copy of the Letter of Award / Contract Agreement issued to the Consultant towards providing services to the Procurer / Utility / Sponsoring Authority/CV/Experience certificate of Staff, Experts etc.
 - b) A copy of letter issued by Procurer / Utility / Sponsoring Authority / Certificate of Completion or any other document for evidencing completion of the assignment.

Note: Consultant may please note that the Contract Agreement issued for providing consultancy services with completion Certificates for a specific project will only be considered. Any other Letter of Award or Contract Agreement for providing consultancy services without mentioning a specific project shall not be considered for the purpose of meeting the requirement under this criterion.

4. Evaluation Method

- a) Consultant scoring Highest mark in technical EOI plus presentation in each vertical will be awarded as H1 and subsequently ranking for consultants will be done.
- b) Award will be made strictly at the marks for each Consultant. Minimum qualifying marks will be 70 marks.
- c) Based on marks obtained in Technical, presentation, financial criteria and evaluation method Consultants will be eligible for Empanelment of consultancy services for each vertical.
- d) MAHAPREIT reserves the right to decide number of consultants for empanelment for each vertical /category.

4.3. OTHER SPECIFIC CONDITIONS.

For Consultancy Services: In case of Joint venture (JV)/Consortium, the member / members shall fulfill all the minimum eligibility criteria. The Consortium shall declare the Lead Member which should not be changed subsequently after the award of the work till the completion of assignment in all respect. The experience executed as a lead consultant only be considered for evaluation and experience as a sub-consultant will not be considered for minimum eligibility. The Consultant who has purchased the "Tender Document" must be a member of JV/ Consortium.

Consultant or its consortium should have registered office in India.

- a) Number of consortium partners will be limited to maximum **two** including lead Consultant.
- b) Notwithstanding anything stated above, the MAHAPREIT reserves the right to verify and assess the Consultant's capability and capacity to perform the works and such decision of the MAHAPREIT cannot be questioned.
- c) The Consultant does not anticipate change in the ownership during the validity of this EOI (If such change is anticipated, the scope and effect thereof shall be defined).
- d) The Consultant should not be blacklisted by any Central or State Government or Public sector undertaking in India or Any Other Entity.
- e) The Consultant shall submit copies of PAN & Service Tax Registration.
- f) EOIs submitted by those Consultants without the necessary details of their qualifying criteria along with documentary evidence in support of their claim shall be rejected.
- g) The EOI documents submitted shall be the property of the MAHAPREIT.
- h) EOIs shall be submitted for the complete scope of work as envisaged and

EOI submitted for partial scope of work shall be rejected.

- i) MAHAPREIT does not bind itself to accept any of the EOIs. MAHAPREIT also reserves the right to reject any EOI (partly or fully) or all EOI without assigning any reasons.

4.4 FINANCIAL PROPOSAL / PRICE DISCOVERY FOR INDIVIDUAL ASSIGNMENTS.

4.4.1 The present EOI is for technical evaluation and empanelment of Consultants and shall not, by itself, constitute any commitment or guarantee for award of any consultancy assignment or minimum quantum of work to any empaneled Consultant.

4.4.2 After empanelment, individual projects/assignments shall be entrusted to the empaneled Consultants through a separate project-specific ASSISTANCE IN BID PROCESS MANAGEMENT /Price Proposal/Price Discovery process, or on Fixed Fee basis (% basis) by rotation based on the Consultant Strength, Technical and Financial Capacity and availability of Key Technical Personnel as decided by MAHAPREIT.

4.4.3 The scope of work, deliverables, timelines, estimated value, commercial conditions and other requirements for each individual assignment shall be specified in the respective project-specific ASSISTANCE IN BID PROCESS MANAGEMENT /Price Proposal.

4.4.4 The empaneled Consultants shall submit their financial/price proposals for the individual assignment in the prescribed format. Selection shall be made based on the **lowest evaluated responsive financial offer (L1) or on Fixed Fee Basis as decided by MAHAPREIT**, subject to fulfilment of all technical, commercial and other conditions stipulated in the respective ASSISTANCE IN BID PROCESS MANAGEMENT /Price Proposal.

4.4.5 Wherever considered appropriate, MAHAPREIT may adopt **Right of First Refusal (ROFR), negotiation, or any other approved price-discovery mechanism**, as specifically provided in the respective ASSISTANCE IN BID PROCESS MANAGEMENT /Price Proposal.

4.4.6 No empaneled Consultant shall have any vested right to claim award of any project or assignment merely by virtue of being empaneled.

4.5 PERFORMANCE SECURITY ON AWARD OF INDIVIDUAL ASSIGNMENT

Upon award of an individual consultancy assignment, the selected Consultant shall be required to submit a Contract Performance Security of 5% of the individual assignment contract value (**“Contract value” shall mean the price payable to the Successful Consultant for full and proper performance of its contractual obligations) in the form of Bank Guarantee from Indian Nationalized Bank in favor of “Mahatma Phule Renewable Energy and Infrastructure Technology Limited” payable at Mumbai. The proceeds of the performance Security shall be payable to the MAHAPREIT as compensation for any loss resulting from the Consultant’s failure to complete his obligations under the contract. The performance Security shall be returned within a period of 90 days after successful completion of consultant’s obligations under the contract.**

SECTION – V

OTHER INSTRUCTION TO CONSULTANT

5.1.0 TIME SCHEDULE

5.1.1 After assigning work order based on Price quotes as applicable price discovery mechanism, Pre-feasibility (PFR), DPR and EOI preparation works Consultant shall complete within 6 to 8 weeks including approval from competent authority. Consultant shall submit progress report on every 5th day of each Month.

5.1.2 MAHAPREIT will issue the work note for assigned project to **Successful L1 Consultant** mentioning the timeline or period of work completion. Any delay in completing assigned work will attract penalty as mentioned in EOI document.

5.1.3 The Consultant will be required to submit two sets of hard copies and a soft copy of each assigned EOI Advisory works.

5.2.0 Compliance with the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013

5.2.1 The Consultant shall comply with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, and the rules made thereunder, as amended from time to time, and all other applicable statutory provisions relating thereto.

5.2.2 The Consultant shall ensure compliance with the applicable provisions of the said Act by its employees, representatives, professionals and personnel deployed in connection with the work assigned by MAHAPREIT and shall undertake necessary measures for prevention and redressal of sexual harassment at the workplace, as required under the applicable law.

5.2.3 The Consultant shall, wherever applicable, constitute and maintain an Internal Committee in accordance with the provisions of the said Act and shall comply with the duties and obligations prescribed thereunder.

5.2.4 The Consultant shall submit an undertaking confirming compliance with the applicable provisions of the said Act,

5.2.5 Any non-compliance with the applicable provisions of the said Act shall be dealt with in accordance with the provisions of the applicable law and the terms and conditions of the contract.

6.0 ESTIMATED QUANTUM OF WORK (EOI ADVISORY SERVICES)

6.1 DEVIATIONS

No deviations will be accepted. EOI with any technical or financial deviation shall be summarily rejected.

6.2 TAXES AND DUTIES

The Consultant shall be liable and responsible for payment of all Income Tax and all other taxes, Except GST which may be levied on the Compensation, or any other professional fees received from the MAHAPREIT under the terms of this tender and shall keep the MAHAPREIT harmless against any claim / liabilities and outgoing in this behalf.

6.3 INSURANCE

The Consultant shall be liable to take/maintain comprehensive insurance for their personnel associated with this job at their own cost. The details of the same shall be furnished to the MAHAPREIT.

6.4 RESPONSIBILITY AND OBLIGATIONS OF CONSULTANT

- 6.4.1 The Consultant shall be required to render detailed services which are necessary for the satisfactory completion of all the areas of the projects in totality.
- 6.4.2 The Consultant shall be fully responsible for operability, maintainability and reliability of services provided by him.
- 6.4.3 The Consultant shall be fully responsible for the collection of all data to enable him to provide the EOI Advisory services.
- 6.4.4 The MAHAPREIT reserves the right to review the work performed by the Consultant, ask for any clarifications and changes / modifications to the work performed by him. Such changes shall be mutually discussed and agreed between the MAHAPREIT and Consultant and the same shall be incorporated by the Consultant in his work without any cost liability to the MAHAPREIT and without any dilution of the responsibility of the Consultant.
- 6.4.5 The Consultant shall himself be responsible to collect whatever needed information from the MAHAPREIT at the appropriate stage of his work, for considering the same for his further work / services and / or coordination.
- 6.4.6 The Consultant shall be responsible to pursue, expedite and ensure

timely submission of all data and documents.

- 6.4.7 The Consultant acknowledges that all plans, design calculations, studies, data, maps, drawings, and specifications prepared by the Consultant in connection with the Project is property of the MAHAPREIT and the same shall be handed over to the MAHAPREIT as and when requested by the MAHAPREIT or upon termination of the Agreement or upon completion of provision of the Services.
- 6.4.8 The Consultant shall not prepare article(s) or photograph(s) for publication or speeches about the Services without the prior written consent of MAHAPREIT.
- 6.4.9 The Consultant shall be the employer of all the personnel engaged directly or indirectly in rendering the Services under the Contract Agreement.
- 6.4.10 This EOI does not and shall not be construed to create any employer-employ or principal– agent relationship between the MAHAPREIT and any employees, representatives and personnel engaged by the EOI Advisory Firm in the performance of Services.
- 6.4.11 The Consultant shall be responsible for payment of all or any expenses including, without limitation, all amounts payable towards pension, annuity, or employment compensation, or any other payment to be made under the Applicable Indian Law and/or otherwise to the professionals, technicians or workmen employed and/or contracted in relation to the provision of Services under the Agreement.
- 6.4.12 The Consultant shall defend, hold harmless and indemnify the MAHAPREIT against all or any labour claims or other law suits or proceedings, including those arising out of any accident that occur during or in relation to the Services as may be filed against the MAHAPREIT for any reason whatsoever and irrespective of the time should have lapsed, assuming full responsibility for the payment of indemnification, penalties, attorneys’ fees, legal costs and other charges, if any.
- 6.4.13 The Consultant shall comply within a timely manner all the obligations under the Applicable Indian Law including the laws relating to

workmen, technicians, contract-labour, contractors, and other personnel involved in the provision of the Services.

6.4.14 The Consultant shall be acquainted with the all the statutory requirements, Electrical laws, Indian Environment and Health and Safety laws as applicable for the project.

6.4.15 He Consultant shall make available all related information, data, design calculations, working sheets and copy of relevant standards & codes and shall transfer the relevant technical information of the project. any other information developed or acquired by him from the MAHAPREIT under terms of the Contract.

7.0 JURISDICTION OF THE CONTRACT

The laws applicable to this contract shall be the laws in force in India. The courts of **Mumbai**, India shall have exclusive jurisdiction in all matters arising under or on account of this Agreement..

The Consultant shall be further liable for the any consequence of errors and omissions arising from the gross negligence on his part or on the part of his employees to the extent limited to the contract value.

Where a valid claim against the Consultant exceeds the amount recoverable under the Contract Performance Security, MAHAPREIT shall be entitled to recover the balance directly from the Consultant, including by set-off or deduction against any amount then or thereafter due to the Consultant under this or any other assignment with MAHAPREIT, without prejudice to MAHAPREIT's right to pursue any other legal remedy available to it.

ANNEXURES

1.0 CHECK LIST

We confirm that we have gone through the EOI document and as instructed therein we hereby submit the following documents to form the EOI.

SN.	Name of the document	Annexure	Nature of document	Whether submitted Yes/No.
Pertaining to TECHNICAL PART of EOI specification				
1	General Financial & Commercial Particulars of Consultant/Each Member of the Consortium (Annexure 1)	1	Mandatory	
2	Technical Qualification Data (Annexure 2)	2	Mandatory	
3	Division of Responsibility (Annexure 3)	3	If Applicable	
4	Power of Attorney to be provided by the EOI Company/ Lead Member in favor of its representative as evidence of Authorized Signatory's authority along with Board resolution / power of attorney, in favor of the person executing this power of attorney for delegation of power hereunder on behalf of the executant(s) (Annexure 4)	4	If Applicable	
5	Undertaking (Annexure 5)	5	Mandatory	
6	Format of Covering Letter (Annexure 6)	6	Mandatory	

Sr. No.	Document	Mandatory	Tick
1	Category-wise Application	Yes	☐
2	Firm Experience – Category A	If Category A applied	☐
3	Firm Experience – Category B	If Category B applied	☐
4	Firm Experience – Category C	If Category C applied	☐
5	Firm Experience – Category D	If Category D applied	☐
6	Category-specific Specialist CV	Yes for each category applied	☐
7	Specialist Qualification Certificate	Yes	☐
8	Specialist Experience Certificates	Yes	☐
9	Specialist Project-wise Experience Statement	Yes	☐
10	Work Orders / Completion Certificates	Yes	☐
11	Financial Documents	Yes	☐
12	Undertaking(posh act)	Yes	☐

ANNEXURE 1:
GENERAL, FINANCIAL & COMMERCIAL PARTICULARS
(To be submitted by Consultant/Each Member of Consortium on their Letter Head)

1	Name of the Consultant	:	
2	Registered office address	:	
3	Telephone	:	
4	E-mail	:	
5	Nature of business & working experience in years in the same business	:	
6	Person to be contacted	:	
7	Nature/status of firm: (Whether sole proprietary/Partnership/Private Limited/Public Limited/ Public Sector) a. Do you anticipate any change in the Ownership during the proposed period of Work If yes, define the scope and effect thereof	:	No/Yes
8	Financial detail (Enclosed 1 copy each of)		
a	Balance sheets and profit & loss	:	No/Yes
b	Account for the past 3 years, 2021-22, 2022-23, 2023-24	:	No/Yes
c	Income tax clearance certificate for the past three years.	:	No/Yes
d	GST certificate	:	No/Yes
e	Turnover & Net Worth certificate for years, 2021-22, 2022-23, 2023-24 from C.A.	:	No/Yes
f	Company Registration Certificate	:	No/Yes
9	Share capital at the time of formation i. Authorized ii. Paid-up	:	
10	Share capital at present a) Authorized b) Paid-up	:	
11	Name & address of bankers	:	

Certified that the above information is true and factual.

Date:.....

Place:.....

(Signature of the Authorized Representative of Consultant)
Name
Designation
Seal of Company.....

ANNEXURE 2:
CATEGORY-WISE TECHNICAL QUALIFICATION DATA
 (To be submitted on the Letterhead of the Consultant)

1. Name of the Consultant:

.....

2. Categories Applied For:

- ☐ **Category A – General Building Works**
☐ **Category B – PMAY / Affordable Housing Projects**
☐ **Category C – Slum Rehabilitation Projects**
☐ **Category D – Redevelopment Projects**

PART A – FIRM EXPERIENCE

Sr. No.	Category	Name of Project	Client / Authority	Nature of Project	Scope of Consultancy Services	Work Order No. & Date	Contract Value	Completion Date	Completion Certificate	Remarks
1									Yes / No	
2									Yes / No	
3									Yes / No	
4									Yes / No	
5									Yes / No	

PART B – CATEGORY-SPECIFIC SPECIALIST

Sr. No.	Category	Name of Specialist	Qualification	Professional Registration, if applicable	Total Relevant Experience	Relevant Category Experience	No. of Completed Relevant Assignments	Present / Proposed Role
1								

PART C – SPECIALIST PROJECT EXPERIENCE

Sr. No.	Name of Project	Client / Authority	Category	Role of Specialist	Statutory / Regulatory Work Handled	Approvals / Authorities Coordinated With	Work Order / Appointment Details	Completion Certificate	Remarks
1								Yes / No	
2								Yes / No	
3								Yes / No	
4								Yes / No	

Declaration

I/We certify that the information furnished above is true and factual and that the experience stated against each category is directly relevant to the respective category.

I/We further certify that the proposed Specialist has successfully undertaken and completed works of a similar nature to those claimed under the experience submitted by the Specialist

Date:

Place:

Signature of Authorized Representative of Consultant

Name:

Designation:

Seal of Company:

ANNEXURE 3
DIVISION OF RESPONSIBILITY

(To be submitted on Letter Head of the Consultant)

Sr. No.	Name of the JV/Consortium partner	Position/Status in JV/Consortium*	Responsibility & Task Assigned for this project
1			
2			
3			

*Consultant must indicate its status Lead Consultant or Consortium Partner.

Date:.....

Place:.....

(Signature of the Authorized Representative of Consultant)

Name

Designation.....

Seal of Company.....

ANNEXURE 4
POWER OF ATTORNEY

(to be provided by the EOI company/ lead member in favor of its representative as evidence of authorized signatory's authority.)

(To be on non-judicial stamp paper of Rs 500/- Foreign companies submitting EOIs are required to follow the applicable law in their country)

KNOW ALL MEN BY THESE PRESENTS, that we, (Name of the Consultant/Lead Member of consortium), a Company/ Corporation/ Firm organized and existing under and by virtue of the laws of (Name of Consultant's country) and having its registered office and principal office at [] (address of the Consultant) do hereby irrevocably constitute, appoint, and authorize

(Name and residential address) who is presently employed with us and holding the position of --

- -----, as our true and lawful attorneys to do in our name and on our behalf prepare, make, sign and submit the EOI proposals and other documents, certificates, undertakings and papers to be executed and delivered by us, and to do all such acts, deeds and things as are necessary or required in relation to the tender issued by the MAHAPREIT vide EOI Specification No -----for selection of Consultancy Services.

AND we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said attorneys pursuant to and in exercise of the powers conferred by this power of attorney and that all acts, deeds and things done by our said attorneys in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

Signed by the within named

[Insert the name of the executant company] through the hand of Mr.

.....

duly authorized by the Board to issue such Power of Attorney Dated this

..... day of

Accepted

Signature of Attorney

(Name, designation and address of the Attorney)

Attested

(Signature of the Executant)

(Name, designation and Address of the Executant)

Signature and stamp of Notary of the place of execution

Common seal of has been affixed in my/our presence pursuant to Board of Director's Resolution dated.....

WITNESS

1. Signature.....

Name

Designation

Occupation

2. Signature

Name

Designation

Note:

(1) The mode of execution of the power of attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and the same should be under Common seal of the executant affixed in accordance with the applicable procedure. Further, the person whose signatures are to be provided on the power of attorney shall be duly authorized by the executant(s) in this regard.

(2) Also, wherever required, the executant(s) should submit for verification the extract of the chartered documents and documents such as a Board resolution / power of attorney, in favour of the Person executing this power of attorney for delegation of power hereunder on behalf of the executant(s).

ANNEXURE 5

UNDERTAKING

(To be given by the Consultant on the Letter head)

I/We of M/s

.....

Consultant for consultancy work

of.....

.....

.....with the Managing Director MAHAPREIT B-501 Pinnacle

Corporate Business Park BKC(East), Mumbai 400051 do hereby undertake that I/we agree to unconditionally accept all the terms and conditions mentioned in the tender documents. I/we further confirm that the Registration Fee paid with this application is non-refundable, and that MAHAPREIT may, without prejudice to any other right or remedy, forfeit the Registration Fee and/or disqualify this application if any provision of this EOI is found to have been violated.

Signatures of the Consultant
or Authorized Person
(Name of Firm with
seal)

ANNEXURE 6
FORMAT OF COVERING LETTER
(On Letterhead of Firm)

Date:

To
The Managing Director,
B – 501 PINNACLE CORPORATE PARK,
NEXT TO TRADE CENTER,
BKC (EAST) MUMBAI 400051

Sub: E-Tender for -----

Dear Sir,

We enclose herewith the Particulars and Details of the Firm, Techno-Commercial EOI in connection with the above assignment.

We also state as follows:

- a. We hereby declare that all the information and statements made in this Proposal are true and accept that any misinterpretation contained in it may lead to our disqualification.
- b. We agree to bear all costs incurred by us in connection with the preparation and submission of the offer and to bear any further pre-contract costs.
- c. We understand that /MAHAPREIT is not bound to accept the lowest or any proposal or to give any reason for award, or for the rejection of any proposal.
- d. I confirm that I have authority of (name of the firm) to submit the proposal and to negotiate on its behalf.

Thank you,
Signature

(Name of Authorized Signatory) and Membership No. Name of Firm.

.....