MAHATMA PHULE RENEWABLE ENERGY AND INFRASTRUCTURE TECHNOLOGY LIMITED (MAHAPREIT)
A Government of Maharashtra Undertaking

EXPRESSION OF INTEREST (EOI)

FOR EMPANELMENT OF BANKS / FINANCIAL INSTITUTIONS / NBFCs / HFCs / ALTERNATIVE INVESTMENT FUNDS / PRIVATE EQUITY AND OTHER FUNDING AGENCIES ON MAHAPREIT'S PANEL, FOR FACILITATION OF PROJECT FUND RAISING FOR HOUSING / REDEVELOPMENT / SLUM REHABILITATION (SRA) PROJECTS AND OTHER INFRASTRUCTURE PROJECTS IN MUMBAI METROPOLITAN REGION (MMR) UNDER MANDATES RECEIVED BY MAHAPREIT AS TRANSACTION ADVISOR

Date of Issue: 27/08/2026

Last date for submission of EOI:05/11/2026 up to 15:00 hrs

Ref. No.: MAHAPREIT/TP/FIN-EOI/03/2026-27

Registered Office: B-501,502 Pinnacle Corporate Park, Next to Trade Centre, BKC, Bandra East, Mumbai 400 051 Maharashtra
Email: pd.sip@mahapreit.in | Website: www.mahapreit.in | Tel: 022 6921 4400 | CIN: U40106MH2021HGC358784

1. INTRODUCTION

Mahatma Phule Renewable Energy and Infrastructure Technology Limited ("MAHAPREIT") is a wholly-owned subsidiary of the Mahatma Phule Backward Class Development Corporation Ltd. (MPBCDC), a Government of Maharashtra Undertaking, incorporated under the Companies Act, having its registered office at B-501,502 Pinnacle Corporate Park, Next to Trade Centre, BKC, Bandra East, Mumbai 400051, Maharashtra.

MAHAPREIT receives, from time to time, exclusive Mandates/Development Management Authority ("Mandate(s)") from Co-operative Housing Societies, land owners, lease-holders and proposed/existing societies of eligible slum dwellers under Slum Rehabilitation Authority ("SRA") schemes, as well as from consortiums of developers and investors under Development Management Agreements, fund facilitation for data centre and/ or solar project development etc., appointing MAHAPREIT as their exclusive Transaction Advisor/Development Manager for one or more housing/redevelopment/slum-rehabilitation/affordable-housing projects in Mumbai and the Mumbai Metropolitan Region ("MMR") (each, a "Mandated Project"). The scope of such Mandates ordinarily includes, in addition to Transaction Advisory and Project Monitoring Services and facilitation of Government Approvals, an obligation on MAHAPREIT to facilitate the arrangement, structuring and mobilisation of project finance/funds for the Mandated Project ("Fund Raising Facilitation"), by identifying and approaching, and coordinating with, banks, financial institutions, NBFCs/HFCs, Alternative Investment Funds, private equity and other institutional investors, subject in all cases to FEMA/RBI/SEBI norms.

Rather than identifying and approaching prospective lenders/investors afresh for each individual Mandated Project, MAHAPREIT proposes to maintain a standing, pre-qualified panel of Banks, Financial Institutions, NBFCs, HFCs, Alternative Investment Funds, private equity and other institutional/funding entities ("Empanelled List of Funding Agencies" or "Panel"), constituted through an open, transparent and competitive empanelment process, from which MAHAPREIT may draw, as and when a Fund Raising requirement arises under a specific Mandate, in accordance with the process set out in Section 8 below.

MAHAPREIT hereby invites Expressions of Interest ("EOI") from interested and eligible Banks, Financial Institutions, NBFCs, HFCs, Alternative Investment Funds ("AIFs"), private equity and other institutional investors (individua024lly and collectively, the "Applicant") desirous of empanelment as a Funding Agency on MAHAPREIT's Panel, on the terms of this EOI.

2. OBJECTIVE AND SCOPE OF THIS EOI

The objective of this EOI is to identify, evaluate and empanel eligible Applicants as “Funding Agencies” on MAHAPREIT's Panel, on a non-exclusive basis, for the following purpose:

- to be considered, from time to time and at MAHAPREIT's discretion, for facilitation of Fund Raising in respect of one or more Mandated Projects, whenever a Fund-Raising requirement arises under a Mandate held by MAHAPREIT;
- to receive, where shortlisted for a particular Mandated Project, a project-specific Request for Proposals (“Project RFP”) inviting an indicative financial proposal/term sheet for that Mandated Project, in the manner described in Section 8 and illustrated at Annexure-5; and
- to be engaged, if selected pursuant to a Project RFP, directly by the concerned Society/land owner/Consortium/Project entity (and not by MAHAPREIT), on definitive financing documentation entered into between the Funding Agency and such Society/land owner/Consortium/Project entity.

Empanelment on the Panel does not, by itself, entitle an Applicant to any specific Mandated Project, funding assignment or business, and does not create any binding obligation on MAHAPREIT, any Society/land owner/Consortium, or the Applicant. Empanelment is a pre-qualification exercise only; the actual selection of a Funding Agency for a given Mandated Project shall be made through the project-specific process described in Section 8.

3. MAHAPREIT'S MANDATE FRAMEWORK AND ROLE

3.1 **Source of authority:** MAHAPREIT's authority to facilitate Fund Raising for a Mandated Project derives from (a) a Mandate Letter for Assignment of Development Management Authority executed in MAHAPREIT's favour by the concerned Co-operative Housing Society, land owner(s), lease-holder(s) or proposed/existing SRA society, and/or (b) a Development Management Agreement executed in MAHAPREIT's favour by the concerned Consortium of Developers and Investors request and the register for other infrastructure Projects including Data Centre and/ or such Projects etc, in each case granting MAHAPREIT an exclusive mandate to, inter alia, facilitate the arrangement, structuring and mobilisation of Funds for the relevant Mandated Project, on the terms of the applicable Mandate.

3.2 Facilitator **role only**: MAHAPREIT's role in relation to Fund Raising Facilitation, whether under this EOI or any Project RFP issued pursuant hereto, is that of a facilitator and facilitation agency only. MAHAPREIT does not lend, invest, guarantee, underwrite or otherwise assume any credit or investment risk in respect of any Mandated Project, and does not guarantee the sanction, disbursement or terms of any Funds. The final credit/investment decision, and all terms on which Funds are extended, rest solely and exclusively with the concerned Funding Agency, based on its own independent credit/investment appraisal, and on the credit rating and strength of the books of account of the concerned Society/land owner/Consortium/Project entity, as applicable.

3.3 non-exclusivity **of empanelment**: Empanelment of an Applicant as a Funding Agency does not confer any exclusivity, and MAHAPREIT may empanel any number of Funding Agencies in the same or overlapping category, and shall be entitled to identify and approach non-empanelled entities as well were warranted by the requirements of a specific Mandated Project, consistent with MAHAPREIT's obligations under the relevant Mandate.

4. CATEGORIES OF EMPANELMENT

An Applicant may apply for empanelment under one or more of the following categories, as applicable to its regulatory status and institutional mandate:

Category	**Description**	**Illustrative Instrument(s)**
I	Scheduled Commercial Banks and All-India Financial Institutions regulated by the Reserve Bank of India (“RBI”)	Term loan / construction and project finance
II	Non-Banking Financial Companies (NBFCs) and Housing Finance Companies (HFCs) registered with, and in good standing under the regulations of, the RBI/National Housing Bank	Structured debt facilities
III	Alternative Investment Funds (AIFs) registered with the Securities and Exchange Board of India (“SEBI”), private equity funds and other institutional investors	Equity / quasi-equity participation

Category	Description	Illustrative Instrument(s)
IV	Overseas lenders/institutions eligible to extend External Commercial Borrowings ("ECB"), subject to FEMA/RBI compliance	ECB, subject to Section 5.4
V	Institutions/platforms participating in government/institutional affordable-housing funding schemes (including schemes linked to the Pradhan Mantri Awas Yojana), and Real Estate Investment Trusts (REITs) or other SEBI-recognised institutional platforms	Scheme-linked finance / institutional platform participation

An Applicant may indicate, in the Application Form at Annexure-1, the category/categories under which empanelment is sought, together with its preferred ticket size, tenure and geographic focus within MMR, where relevant.

5. APPLICABLE REGULATORY FRAMEWORK

5.1 **RBI/SEBI/NHB compliance**: Every Applicant shall, at all times, hold and maintain in good standing all registrations, licences and approvals required under applicable law for the category of financing it proposes to extend, including as applicable, registration with the RBI (for banks, All-India Financial Institutions, NBFCs), the National Housing Bank (for HFCs), and SEBI (for AIFs, private equity and REIT-linked platforms).

5.2 **MahaRERA:** Applicants are informed that a Mandated Project, and the exercise of MAHAPREIT's Fund Raising Facilitation in relation thereto, shall at all times be subject to the Real Estate (Regulation and Development) Act, 2016 and the regulations, orders, circulars and guidance issued by the Maharashtra Real Estate Regulatory Authority ("MahaRERA") from time to time, including requirements for registration of the free-sale/sale component of a redevelopment or SRA project, and disbursement of project funds through the designated RERA bank accounts, where applicable.

5.3 **UDCPR/DCPR**: The development control regulations applicable to a given Mandated Project shall depend on its location — the Development Control and Promotion Regulations for Greater Mumbai, 2034 ("DCPR 2034") within the limits of the Municipal Corporation of Greater Mumbai, or the Unified Development Control and Promotion Regulations for Maharashtra State (“UDCPR”) elsewhere within MMR — and Applicants are advised to have regard to the applicable regulations while assessing a specific Mandated Project's funding requirement under a Project RFP.

5.4 FEMA**/RBI compliance:** Where an Applicant proposes to extend Funds by way of External Commercial Borrowings or any other cross-border funding route, the relevant borrowing Society/land owner/Consortium Member and the Applicant shall be solely responsible for ensuring compliance with the Foreign Exchange Management Act, 1999 and applicable RBI guidelines in respect of the resulting transaction structure. MAHAPREIT's role shall be limited to facilitation and introduction, and MAHAPREIT shall bear no responsibility for FEMA/RBI compliance of the transaction so facilitated.

5.5 **Policies:** Policies of the Govt. of Maharashtra / Govt. of India for development of Data Centres/ Solar Projects and other Infrastructure Projects and

6. ELIGIBILITY CRITERIA

An Applicant shall be eligible for empanelment under this EOI if it satisfies all of the following, as applicable to the category/categories applied for:

- It is a scheduled commercial bank, All-India Financial Institution, NBFC, HFC, AIF, REIT/institutional platform, private equity fund or other institutional investor, duly incorporated/constituted under the laws of India (or, for an ECB lender, under the laws of its home jurisdiction), and holding all regulatory registrations/licences applicable to the category of financing proposed;
- Minimum net worth / assets under management of ₹ [●] crore, as per the latest audited financial statements, or such other financial-standing threshold as MAHAPREIT may prescribe for the relevant category;
- A minimum credit rating of [●] (where applicable to the Applicant's own instruments), or such other financial standing as MAHAPREIT may reasonably require;
- A demonstrated track record of having sanctioned/disbursed or invested in at least [●] comparable housing/redevelopment/real-estate transactions in Mumbai/MMR (or, where the Applicant's institutional focus is national/pan-India, in India generally) during the preceding [●] years;
- No history of default, restructuring on account of the Applicant's own default, or classification as a non-cooperative borrower, and no debarment/blacklisting by any regulator, government department or public-sector undertaking, as on the date of the EOI;

- No pending or, to the Applicant's knowledge, threatened litigation, winding-up, insolvency or regulatory proceeding that would materially affect its ability to perform if empanelled and subsequently engaged for a Mandated Project; and
- Compliance with all applicable RBI, SEBI, NHB, FEMA and other regulatory requirements relevant to the category of financing proposed.

MAHAPREIT reserves the right to verify the above and any other information furnished by an Applicant, to prescribe category-specific minimum thresholds by way of a corrigendum to this EOI, and to seek additional information/clarification at any stage of the empanelment process.

7. SCOPE OF ENGAGEMENT AND ROLE OF MAHAPREIT

Consistent with the Fund-Raising Facilitation scope under MAHAPREIT's Mandates, and in relation to this EOI and any resulting empanelment, MAHAPREIT's role is limited to:

- maintaining and periodically updating the Empanelled List of Funding Agencies through an open, transparent and competitive empanelment process, conducted in accordance with the General Financial Rules/public-procurement guidelines and other Government Resolutions and vigilance norms applicable to MAHAPREIT as a Government of Maharashtra undertaking;
- identifying, from the Panel, the Funding Agencies most appropriate to a specific Mandated Project's location, scale, FSI/permissible development potential and funding requirement, and inviting a Project RFP from such Funding Agencies (or, at MAHAPREIT's discretion, from the entire Panel);
- assisting the concerned Society/land owner/Infrastructre development agencies/ developer in preparation of the information memorandum, financial projections and other appraisal documentation required by prospective Funding Agencies for a specific Mandated Project;
- coordinating due diligence, site visits, documentation and the sanction/disbursement process between the shortlisted Funding Agency and the concerned Society/land owner/Consortium/Project entity; and
- providing periodic status updates to the concerned Society/land owner on the progress of the Fund-Raising process for its Mandated Project.

For avoidance of the doubt, all definitive financing documentation in respect of a Mandated Project shall be executed directly between the selected Funding Agency and the relevant Society/land owner/ Project entity, and MAHAPREIT shall not be a party to, nor assume any liability under, such documentation, save to the extent of its facilitation role recorded herein and in the relevant Mandate.

8. PROCESS FOLLOWING EMPANELMENT — PROJECT-SPECIFIC ENGAGEMENT

Empanelment under this EOI is a two-stage process, as follows:

1. Stage 1 — Empanelment (this EOI). Applicants apply for empanelment on the Panel in accordance with this EOI. MAHAPREIT evaluates and empanels eligible Applicants under the process described in Section 13, without reference to any specific Mandated Project.
2. Stage 2 — Project-specific engagement. Whenever a Fund-Raising requirement arises under a Mandate held by MAHAPREIT for a specific Mandated Project, MAHAPREIT shall, on behalf of the concerned Society/land owner/Consortium, issue a Project RFP (in a form substantially similar to the illustrative format noted at Annexure-5) to such Funding Agency/Agencies on the Panel as MAHAPREIT considers appropriate having regard to the Project's location, scale and funding requirement, inviting an indicative financial proposal/term sheet.
3. Empanelled Funding Agencies are under no obligation to respond to every Project RFP issued to them, and MAHAPREIT, the concerned Society/land owner/Consortium retain absolute discretion to shortlist, negotiate with, and select one or more Funding Agencies (including a combination of debt and/or equity providers) for a given Mandated Project, or to reject all responses received, without assigning any reason.
4. Selection pursuant to a Project RFP shall culminate in definitive financing documentation executed directly between the selected Funding Agency and the concerned Society/land owner/Consortium Member(s)/Project entity, on terms negotiated between them, and not involving MAHAPREIT as a party.

9. VALIDITY OF EMPANELMENT, PERIODIC REVIEW AND DE-EMPANELMENT

9.1 Panel period. Empanelment granted pursuant to this EOI shall be valid for a period of [3 (three)] years from the date of intimation of empanelment (“Panel Period”), unless earlier terminated/de-empanelled in accordance with this Section 9, or extended by MAHAPREIT at its discretion.

9.2 Periodic refresh. MAHAPREIT may, at its discretion, invite fresh applications for empanelment on a periodic basis (or keep this EOI open on a rolling/continuous basis, as stated in Section 12), and may review, update and refresh the Panel from time to time, including by empanelling additional Funding Agencies during the Panel Period.

9.3 De-empanelment. MAHAPREIT may, at its discretion and by written intimation, de-empanel a Funding Agency at any time during the Panel Period, on grounds including: non-performance or persistent non-response to Project RFPs; default, restructuring or classification as a non-cooperative borrower/lender; debarment or blacklisting by any regulator or government authority; misrepresentation or suppression of material fact in the EOI or any Project RFP response; breach of the confidentiality or non-circumvention undertakings referred to in Section 14; or loss of the regulatory registration/licence relevant to its empanelled category. De-empanelment shall not affect any financing already sanctioned/disbursed by the concerned Funding Agency for a Mandated Project prior to such de-empanelment.

10. BASIS OF ENGAGEMENT / FEES

Submission of an EOI is free of cost (save for the processing fee referred to in Section 12) and does not, by itself, create any binding obligation on MAHAPREIT or the Applicant.

MAHAPREIT does not charge any empanelment fee, commission, gratification or consideration from Applicants for empanelment or shortlisting under this EOI or any Project RFP, and Applicants are cautioned against making any such payment to any person purporting to represent MAHAPREIT.

MAHAPREIT's facilitation fee for Fund Raising Facilitation in respect of a Mandated Project is payable to MAHAPREIT by the concerned Society/land owner/Consortium/Project entity under the relevant Mandate, on a success/milestone basis calculated as a percentage of the quantum of Funds actually sanctioned and disbursed (as more particularly set out in the fee annexure to the relevant Mandate), and does not constitute a charge on, or liability of, the empanelled Funding Agency. Each Funding Agency's own processing fees, upfront fees and other charges in respect of Funds extended by it shall be payable by the concerned borrowing Society/land owner/Consortium Member(s), as agreed between them in the definitive financing documentation.

11. DOCUMENTS TO BE SUBMITTED WITH THE EOI

Applicants shall submit the duly filled Application Form (Annexure-1), together with self-attested copies of the following documents, as applicable:

1. Certificate of incorporation/registration and constitutional documents of the Applicant;
2. Applicable regulatory registration/licence (RBI/SEBI/NHB, as relevant to the category applied for);

3. Audited financial statements of the Applicant for the preceding three (3) financial years;
4. Credit rating certificate (where applicable);
5. Statement of track record of comparable housing/real-estate financing or investment transactions, in the format at Annexure-1, Part C;
6. Board/internal approval or authorisation confirming the signatory's authority to submit the EOI and bind the Applicant;
7. Self-Declaration and Undertaking, in the format at Annexure-2;
8. Covering Letter, in the format at Annexure-3, on the Applicant's letterhead;
9. Proof of payment of the non-refundable processing fee referred to in Section 12; and
10. Any other document that the Applicant considers relevant to establish its eligibility under Section 6 above.

MAHAPREIT reserves the right to seek additional documents/clarifications from any Applicant at any stage of processing this EOI.

12. SUBMISSION PROCESS

Interested and eligible Applicants may submit their EOI, together with the documents listed in Section 11, in the following manner:

- A non-refundable **Document Fee** of ₹ 25,000/- (Rupees Twenty-Five Thousand only) plus applicable GST (i.e., **total amount = ₹ 29,500**/- Rupees Twenty-Nine Thousand Five Hundred only) And a Non-Refundable **Processing Fee** of ₹ 1,00,000/- (Rupees One Lakh only) plus applicable GST (i.e., **total amount = ₹ 1,18,000**/- Rupees One Lakh Eighteen- Thousand only) shall be paid online in favour of MAHAPREIT through the e-payment gateway, and the payment receipt uploaded/enclosed with the EOI. EOIs received without the requisite processing fee will not be considered for evaluation and are liable to be rejected forthwith;
- The Bank details for payment of EOI document cost and Processing fee are as follows:
    - i. Name of Organization: - Mahatma Phule Renewable Energy and Infrastructure Technology Limited.
    - ii. Name of Bank: Bank of Maharashtra
    - iii. Branch: Bandra (E), Mumbai
    - iv. Account No: 60436723381
    - v. IFS Code: MAHB0000164

- By email to: pd.sip@mahapreit.co.in with the subject line "EOI for Empanelment as Funding Agency – [Name of Applicant]"; AND
- By hand delivery/registered post/speed post, in a sealed cover superscribed "EOI for Empanelment as Funding Agency", addressed to: The Managing Director, MAHAPREIT, B-501,502 Pinnacle Corporate Park, Next to Trade Centre, BKC, Bandra East, Mumbai 400051.

Pre-submission meeting – [29/09/2026] @ 15:00 Hrs. at MAHAPREIT BKC office (Offline Mode). Last date for submission of EOI:05/11/2026 up to 15:00 hrs. EOIs received after the said date/time, or that are incomplete in material respects, are liable to be rejected. MAHAPREIT may, at its discretion, keep this EOI open on a rolling/continuous basis for receipt of applications for empanelment thereafter, and shall periodically review and update the Panel accordingly. For queries relating to this EOI, Applicants may contact: Project Director (SIP), MAHAPREIT, Tel: 022 6921 4400, Email: pd.sip@mahapreit.in

13. EVALUATION AND SELECTION PROCESS

1. EOIs received within the stipulated timeline (or, where this EOI is kept open on a rolling basis, as and when received) shall be scrutinised by MAHAPREIT for eligibility and completeness of documentation in terms of Sections 6 and 11 above.
2. MAHAPREIT shall carry out such preliminary due diligence as it considers necessary, including verification of regulatory registration, credit rating and default/litigation history, to satisfy itself of the Applicant's eligibility for empanelment.
3. Eligible Applicants shall be evaluated on a transparent, criteria-based matrix by MAHAPREIT's internal Selection/Screening Committee, covering, without limitation, financial strength and net worth/AUM, credit rating, regulatory compliance record, track record of comparable transactions, and indicative commercial terms (pricing, tenure, security requirements) ordinarily offered by the Applicant.
4. Conflict of interest: MAHAPREIT shall ensure that no official/representative involved in the evaluation has an undisclosed personal or financial interest in, or relationship with, any Applicant, any such interest being disclosed and the concerned official recused, consistent with the anti-corruption, vigilance and public-conduct norms applicable to MAHAPREIT.

5. Empanelment of eligible Applicants shall be carried out in accordance with MAHAPREIT's internal transparent selection process applicable to engagements of this nature, as a Government of Maharashtra undertaking, and shall be subject to MAHAPREIT's requisite internal approvals.
6. Applicants found eligible shall be intimated of their empanelment, and invited to execute the Empanelment Confirmation Letter/Undertaking in the format at Annexure-6, upon which such Applicant shall be included in the Empanelled List of Funding Agencies for the Panel Period.
7. MAHAPREIT reserves the right to seek presentations/clarifications from Applicants, and to engage third-party professionals for verification purposes, at its own cost, before finalising empanelment.

14. NON-CIRCUMVENTION AND CONFIDENTIALITY

14.1 **Non-Circumvention.** Where a Funding Agency is introduced by MAHAPREIT to a Society/land owner/Consortium in connection with a specific Mandated Project pursuant to a Project RFP, such Funding Agency shall not, for a period of [12 (twelve)] months from the date of such introduction, directly or indirectly solicit, negotiate or conclude any financing arrangement with the concerned Society/land owner/Consortium in relation to that Mandated Project otherwise than through, or with the knowledge of, MAHAPREIT, save with MAHAPREIT's prior written consent. This undertaking is without prejudice to MAHAPREIT's fee entitlement under the relevant Mandate.

14.2 **Confidentiality.** Information shared by Applicants pursuant to this EOI, and Project-related information shared with an empanelled Funding Agency pursuant to a Project RFP, shall be treated as confidential by MAHAPREIT and used solely for the purposes of processing the EOI/Project RFP and the resultant engagement, save for disclosures required by law, or by statutory/transparency/vigilance requirements applicable to MAHAPREIT as a public-sector undertaking. Each Funding Agency shall likewise treat all Project-related information made available to it as confidential and proprietary to the concerned Society/land owner/Consortium, and shall not disclose the same to any third party without prior written consent, save as required by law or by the Funding Agency's own regulator.

15. GENERAL TERMS AND CONDITIONS

- This EOI is an invitation to apply for empanelment and does not constitute an offer, commitment or assurance by MAHAPREIT to empanel, or to engage, any Applicant, nor does it constitute an offer, invitation to offer, commitment or guarantee by MAHAPREIT or any Society/land owner/Consortium in relation to the sanction, disbursement or terms of any Funds.
- MAHAPREIT reserves the right, at its sole discretion and without assigning any reason, to accept or reject any or all EOIs, to relax, modify, extend or withdraw any term of this EOI, or to cancel this empanelment process in whole or in part, by issuing a corrigendum to that effect at any stage, without any liability or compensation to any Applicant.
- Applicants shall bear all costs and expenses associated with the preparation and submission of their EOI and any subsequent Project RFP response, and shall have no claim against MAHAPREIT, or any Society/land owner/Consortium, in respect thereof, regardless of the outcome of this process.
- MAHAPREIT's role, both under this EOI and any resulting empanelment/Project RFP, is that of a facilitator/facilitation agency only. MAHAPREIT does not guarantee the grant of any Government Approval, the sanction/disbursement of any Funds, or any specific commercial or project outcome, all of which remain within the sole discretion of the concerned Government Authorities, the Funding Agency, and other counterparties.
- Applicants shall not, directly or indirectly, offer or agree to give to any officer, employee or representative of MAHAPREIT, any gift, gratification or benefit in connection with this EOI or any Project RFP, failing which the concerned EOI/response is liable to be rejected/disqualified and the Applicant liable to be de-empanelled, consistent with the anti-corruption, anti-bribery and vigilance norms applicable to MAHAPREIT as a Government of Maharashtra Undertaking.
- All information and documents furnished by an Applicant shall be true, correct and not misleading in any material respect. Any misrepresentation or suppression of material fact shall entitle MAHAPREIT to reject the EOI or, if discovered post-empanelment, to de-empanel the Applicant forthwith, without prejudice to MAHAPREIT's other rights.
- This EOI, and any empanelment or Project RFP resulting herefrom, shall be governed by the laws of India, subject to the exclusive jurisdiction of the courts at Mumbai.

16. CONTACT DETAILS / SUBMISSION ADDRESS

Mahatma Phule Renewable Energy and Infrastructure Technology Limited (MAHAPREIT).

Attention: Project Director (SIP)

B-501,502 Pinnacle Corporate Park, Next to Trade Center, BKC, Bandra East, Mumbai 400051, Maharashtra

Email: pd.sip@mahapreit.in | Tel: 022 6921 4400 | Website: www.mahapreit.in

ANNEXURE-1

APPLICATION FORM FOR EMPANELMENT AS FUNDING AGENCY

A. Applicant Details

Field	Details
1. Name of Applicant	
2. Category applied for (tick all applicable): Category I (Bank/AIFI) / Category II (NBFC/HFC) / Category III (AIF/PE/Institutional Investor) / Category IV (ECB Lender) / Category V (Affordable-Housing Scheme/REIT Platform) — see Section 4 of the EOI	
3. Constitution (Company / Statutory Corporation / LLP / Trust / Fund, etc.)	
4. Regulatory Registration No. & Date (RBI/SEBI/NHB, as applicable)	
5. Registered/Correspondence Address	
6. Name & Designation of Authorised Signatory	
7. Contact No. / Email ID	

B. Financial and Regulatory Profile

Field	Details
8. Net Worth / Assets Under Management (₹ crore) — as per latest audited financials	
9. Credit Rating, if any (Agency & Rating)	
10. Years in Operation / Years of Real Estate Financing Experience	
11. Instrument(s) typically offered (Term Loan / Structured Debt / Equity / Quasi-Equity / ECB / Other)	
12. Indicative Ticket Size Range (₹ crore, per transaction)	
13. Indicative Tenure Range Offered	
14. Geographic Focus (Mumbai City / MMR / Maharashtra / Pan-India)	
15. Any existing relationship/engagement with MAHAPREIT or a Society/Consortium under a MAHAPREIT Mandate (Yes/No; if yes, details)	

C. Track Record of Comparable Transactions

(Attach a separate sheet in the format below if space is insufficient)

Sr. No.	Project Name & Location	Instrument	Amount Sanctioned / Invested (₹ crore)	Year	Status (Ongoing/Closed)

D. Enclosures

Field	Details
16. List of Documents Enclosed (as per Section 11 of the EOI)	
17. Processing Fee Payment Reference No.	

Declaration

We hereby declare that the information furnished above and the documents enclosed herewith are true and correct to the best of our knowledge and belief. We have read and understood the terms of this EOI dated [15/09/2026], including Section 6 (Eligibility Criteria), Section 8 (Process Following Empanelment), Section 9 (Validity of Empanelment, Periodic Review and De-Empanelment) and Section 14 (Non-Circumvention and Confidentiality), and confirm our willingness to be considered for empanelment as a Funding Agency on MAHAPREIT's Panel on the terms set out therein.

We acknowledge that empanelment does not, by itself, entitle us to any specific Mandated Project or funding assignment, that engagement for any Mandated Project shall be subject to the project-specific process described in Section 8 of the EOI, and that the final credit/investment decision in respect of any Funds shall rest solely with us, based on our own independent appraisal.

Signature of Authorised Signatory: ________________________ Date: ________________________

Name: ________________________ Designation: ________________________

(Common Seal / Corporate Stamp of the Applicant, if applicable)

ANNEXURE-2

SELF-DECLARATION AND UNDERTAKING

[On the Applicant's Letterhead]

We, [Name of Applicant], hereby declare and undertake as follows:

1. We are duly incorporated/constituted and validly existing under the laws of India (or, in the case of an overseas lender, under the laws of [●]), and hold all regulatory registrations/licences necessary to extend the category of Funds for which we seek empanelment.
2. We are not, as on the date of this declaration, classified as a wilful defaulter, non-cooperative borrower/lender, or in default of any material obligation to any bank, financial institution or regulator, nor are we or any of our directors/promoters debarred, blacklisted or under investigation by any regulator, government department or public-sector undertaking in India.
3. There is no pending litigation, winding-up, insolvency or regulatory proceeding against us that would materially affect our ability to perform our obligations if empanelled, and subsequently engaged, pursuant to this EOI.
4. We shall comply with all applicable RBI, SEBI, NHB, FEMA and other regulatory requirements in relation to any Funds extended by us pursuant to a Project RFP issued under this EOI, and, where applicable to an External Commercial Borrowing, confirm our understanding that FEMA/RBI compliance in respect of the resulting transaction structure is the responsibility of the borrowing Society/land owner/Consortium Member(s) and ourselves, and not of MAHAPREIT.
5. We have not offered, and shall not offer, any illegal gratification to any officer, employee or representative of MAHAPREIT, or of any Society/land owner/Consortium, in connection with this EOI or any Project RFP.
6. We accept the terms and conditions set out in this EOI, including the non-circumvention undertaking at Section 14.1 and the general terms and conditions at Section 15 thereof.

For [Name of Applicant]

____

Authorised Signatory

Name: [●]   Designation: [●]   Date: [●]

Copy of the Authorisation Letter by the Competent Authority shall be submitted along with the Proposal.

ANNEXURE-3

FORMAT OF COVERING LETTER

[On the Applicant's Letterhead] Date: [●]

To,

The Managing Director, MAHAPREIT
B-501,502 Pinnacle Corporate Park, Next to Trade Center, BKC,
Bandra East, Mumbai 400051

Subject: Application for Empanelment as Funding Agency — EOI Reference No. MAHAPREIT/FIN-EOI/2026-27/01

Dear Sir/Madam,

1. We, [Name of Applicant], having our registered office at [address], refer to the above-mentioned Expression of Interest dated [15/09/2026] ("EOI") issued by MAHAPREIT, and hereby submit our application for empanelment as a Funding Agency under Category/Categories [●] referred to in Section 4 of the EOI.
2. We confirm that we have read and understood the terms of the EOI, and that our application (including the enclosed Application Form and supporting documents) is submitted in accordance with the EOI.
3. We confirm that the information furnished by us in this application is true and correct to the best of our knowledge, and that we satisfy the eligibility criteria set out in Section 6 of the EOI.
4. We understand that MAHAPREIT is under no obligation to empanel us, and that empanelment, if granted, does not by itself entitle us to any specific Mandated Project or funding assignment, engagement for which shall be subject to the project-specific process described in Section 8 of the EOI.
5. We enclose herewith the documents listed in Section 11 of the EOI, together with proof of payment of the Document Fee & Processing Fee.

Yours faithfully,

For [Name of Applicant]

____

Authorised Signatory

Name: [●]   Designation: [●]

Copy of the Authorisation Letter by the Competent Authority shall be submitted along with the Proposal.

ANNEXURE-4

CHECKLIST OF DOCUMENTS TO BE SUBMITTED

- Application Form (Annexure-1), duly filled and signed
- Certificate of incorporation/registration and constitutional documents
- Applicable regulatory registration/licence (RBI/SEBI/NHB, as relevant)
- Audited financial statements for the preceding three (3) financial years
- Credit rating certificate (where applicable)
- Statement of track record of comparable transactions (Annexure-1, Part C)
- Board/internal authorisation confirming the signatory's authority
- Self-Declaration and Undertaking (Annexure-2)
- Covering Letter (Annexure-3), on the Applicant's letterhead
- Proof of payment of the Non-Refundable Document Fee (₹ **29,500** inclusive of GST)) and Processing Fee (₹ **1,18,000**/- inclusive of GST)
- Any other document relevant to establishing eligibility under Section 6 of the EOI

ANNEXURE-5

ILLUSTRATIVE PROJECT-SPECIFIC REQUEST FOR PROPOSALS (RFP)

[A complete illustrative form of the project-specific Request for Proposals for Arrangement of Project Funds — to be issued by MAHAPREIT, from time to time, to such Funding Agency/Agencies on the Empanelled List as MAHAPREIT considers appropriate for a specific Mandated Project, pursuant to Section 8 of this EOI — covering, inter alia, description of the Mandated Project, funding requirement, eligibility/shortlisting criteria specific to that Project, scope of MAHAPREIT's role, RFP process and key dates, instructions for submission, contents of the proposal, evaluation criteria, general terms and confidentiality — shall be annexed to, and issued together with, the relevant Project RFP as and when the same is issued, and shall form an integral part of the empanelment relationship established under this EOI. Empanelled Funding Agencies are advised to read each Project RFP carefully, as it shall record the definitive terms applicable to the specific Mandated Project concerned, read together with Sections 3 (MAHAPREIT's Mandate Framework and Role), 7 (Scope of Engagement and Role of MAHAPREIT), 8 (Process Following Empanelment), 10 (Basis of Engagement/Fees) and 14 (Non-Circumvention and Confidentiality) of this EOI.]

ANNEXURE-6

DRAFT EMPANELMENT CONFIRMATION LETTER / UNDERTAKING

[On the Funding Agency's Letterhead] Date: [●]

To,

The Managing Director, MAHAPREIT
B-501,502 Pinnacle Corporate Park, Next to Trade Center, BKC,
Bandra East, Mumbai 400051

Subject: Confirmation of Empanelment as Funding Agency — EOI Reference No. MAHAPREIT/FIN-EOI/2026-27/01

Dear Sir/Madam,

We refer to MAHAPREIT's intimation dated [●] confirming our empanelment as a Funding Agency under Category/Categories [●] on MAHAPREIT's Empanelled List of Funding Agencies, pursuant to the above-referenced EOI. We hereby acknowledge and confirm as follows:

1. We accept empanelment on the terms of the EOI, and acknowledge that empanelment is granted for a Panel Period of [3 (three)] years from the date of this letter, subject to earlier de-empanelment in accordance with Section 9 of the EOI.
2. We acknowledge that empanelment does not, by itself, entitle us to any specific Mandated Project or funding assignment, that MAHAPREIT is under no obligation to issue us a Project RFP for any particular Mandated Project, and that our engagement for a Mandated Project, if any, shall arise only upon selection pursuant to a Project RFP issued in accordance with Section 8 of the EOI, culminating in definitive financing documentation executed directly between us and the concerned Society/land owner/Consortium Member(s)/Project entity.
3. We acknowledge MAHAPREIT's facilitator role as set out in Section 7 of the EOI, and confirm that MAHAPREIT does not guarantee, and shall not be liable for, the performance of any Society/land owner/Consortium Member or Project entity under any financing arrangement we may enter into pursuant to a Project RFP.
4. We undertake to comply with the non-circumvention obligation set out in Section 14.1 of the EOI in respect of any Society/land owner/Consortium introduced to us by MAHAPREIT, without prejudice to MAHAPREIT's fee entitlement under the relevant Mandate.

5. We confirm that we shall promptly notify MAHAPREIT of any change in our regulatory registration/licence status, credit rating, or any event that may affect our continued eligibility for empanelment.
6. We reaffirm the declarations made in our Self-Declaration and Undertaking (Annexure-2 to the EOI).

Yours faithfully,

For [Name of Funding Agency]

____

Authorised Signatory

Name: [●]   Designation: [●]   Date: [●]