



महाराष्ट्र शासन



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

(Subsidiary of MPBCDC, a Government of Maharashtra undertaking)

Invites

“Proposal for Providing Office Space/Apartment on Rental Basis at, Panaji, Goa”

Proposal No. MAHAPREIT/Goa Office/2026-27

Date: 09/09/2026

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

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

<https://mahapreit.in>

**MAHATMA PHULE RENEWABLE ENERGY & INFRASTRUCTURE TECHNOLOGY
LTD (MAHAPREIT), B- 501PINNACLE CORPORATE PARK, NEXT TO
TRADE CENTER, BKC (EAST) MUMBAI 400051**

Proposal No. MAHAPREIT/Goa Office/2026-27

PROPOSAL FOR PROVIDING 2 BHK OFFICE SPACE/APARTMENT ON RENTAL BASIS AT PANAJI, GOA

This Proposal Document consists of the following:

- 1) Notice Inviting Offers.
- 2) Important Parameters.
- 3) General Instructions.
- 4) Technical Bid.
- 5) Financial Bid/Price Bid.

All the above mentioned documents are to be submitted to the MAHAPREIT duly signed by the Bidder/Offeror on all pages.

NOTICE INVITING OFFERS

The MAHAPREIT desires to 2 BHK Office Space/Apartment on Rental Basis at Panaji, Goa

Proposal No.		MAHAPREIT/Goa Office/2026-27
LOCATION o OF PREMISES		Locality: Panji (Patto will be preferred)
APPROX. UNIT AREA/BUILT UP AREA		Approximated 1000 sq. ft. area
DESCRIPTION		Acquiring of 2 BHK apartment for Office on rent Basis for MAHAPREIT
BIDDING SYSTEM		TWO BID SYSTEM (Single Stage Two Envelope System)
WEBSITE FOR detained information		https://mahapreit.in/
LAST DATE FOR PROPOSAL SUBMISSION		17/09/2026
METHOD OF SUBMISSION	TECHNICAL BID	PHYSICAL FORM (Envelope I)
	FINANCIAL BID	PHYSICAL FORM (Envelope II)
For any clarification/s, please contact		Chief General Manager (RESCO) cgm.resco4@mahapreit.in 501, 502 Pinnacle Corporate Park, B Wing, 5th floor. Next to Trade Centre BKC Mumbai, 400051

DEFINITIONS

2.0 DEFINITIONS:

2.1 MAHAPREIT: MAHAPREIT shall mean the “MAHATMA PHULE RENEWABLE ENERGY & INFRASTRUCTURE TECHNOLOGY LTD”, MUMBAI acting through its Managing Director. The headquarters of the **MAHAPREIT** is Mumbai.

2.2 REGISTERED ADDRESS FOR COMMUNICATION

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

2.3 WEBSITE:

Web Site means official websites for e-tendering having following web addresses:

For submission of proposal and other updates about the bid <https://mahapreit.in>

2.4 EXECUTIVE DIRECTOR:

Executive Director shall mean Executive Director of MAHAPREIT Ltd.

2.5 COMPETENT AUTHORITY:

Competent Authority shall mean the Managing Director of MAHAPREIT Ltd.

BACKGROUND

- I. **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.
- II. 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.
- III. MAHAPREIT as a Govt. PSU signed a MoU with GEDA for implementation of various Renewable Energy projects in the state of Goa. As a part of said project MAHAPREIT initiated Rooftop Solar Project at various locations in Goa.

3.0 INFORMATION AND INSTRUCTIONS TO APPLICANT AGENCY'S:

- 3.1 The premises offered should preferably be rectangular in shape with optimum area with good ventilation and premises having adequate parking space for vehicles with all basic amenities shall be preferred. The premises offered should be in an approved with all local norms/laws of Municipal Corporation/Nagar Palika/Town Area Authority/Village Panchayat/or any other Competent Authority. The person(s) offering the premises should be owner(s) in possession of the premises, having absolute, clear, valid, exclusive, unencumbered and undisputed title to the property.
- 3.2 The premises offered shall be fully owned/freehold. The title of the property should be clear and marketable without any hindrances in respect of proposal. In this regard, the Bidders/Offerors shall attach all the title related documents alongside the Technical Bid

as pre-qualification criteria of the offered premises.

3.3 The Municipal Tax on the property, Service charges and all other Taxes except GST, if applicable, shall be borne by the Successful agency/ Offeror.

3.4 The Agencies /Offerors shall be required to provide required NOC from concerned authorities.

3.5 The Successful Agency /Offeror shall be required to execute a conveyance Deed in favor of the MAHAPREIT within a period of 30 days from the date of acceptance of the Bid.

3.6 CLARIFICATIONS:

The clarification (s), if any, may please be sought separately from either Chief General Manager (CGM RESCO), or CGM (IT) MAHAPREIT, MUMBAI/
cgm.resco4@mahapreit.in , gm.resco@mahapreit.in

3.7 PROCESS TO BE CONFIDENTIAL

Information relating to the examination, clarification, evaluation, and comparison of submitted Bids and recommendations for the award of a contract shall not be disclosed to Bidders or any other persons not officially concerned with such process until the award to the successful Bidder has been announced. Any effort by a Bidder to influence the Employer's processing of Bids or award decisions may result in the rejection of his Bid.

3.8 SIGNING OF AGREEMENT:

Successful Agency/Offeror will have to sign the Agreement with MAHAPREIT. The documents /information submitted by the Agency/Offeror during Offer Evaluation related to negotiations shall also form a part of Agreement.

3.9 GENERAL TERM AND TERMINATION

This Agreement shall become effective upon signing and shall terminate upon breach of the agreement/work orders. Any breach of terms and conditions on the part of Contract shall be liable for termination of this contract by MAHAPREIT by serving notice of 30 days and in such case the contract shall stand terminated on the expiry of the said notice period.

TECHNICAL BID

GENERAL INFORMATION FOR 2 BHK SERVICE APARTMENT

S. No.	Particulars	
01	Name, Address and Contact details of the owner(s).	
02	Share of each owner, if any, Under joint ownership.	
03	Location: (Name of building, street, ward/area and landmark if any)	
04	Attach the latest pictures/photographs of the Property to be leased	
05	Availability of Parking Slots	 Slots
06	Floor No	
07	Age of the building (years)	
08	Electricity connection	

09	Water connection	
10	Air-condition facility	
11	Availability of Lift	

- i. *I/We have clear legal title in respect of the property offered to the MAHAPREIT on lease/ rent basis and copied of relevant documents in this regard are enclosed.*
- ii. *I/We have read and understood MAHAPREIT's Terms and Conditions for leasing the premises and confirm our acceptance for the same and accordingly quoted our rate on carpet area basis in the Financial/Price Bid.*
- iii. *I/We agree that until a regular lease Deed is entered into, this document with the MAHAPREIT's written acceptance thereof shall constitute the binding contract between me/us and the MAHAPREIT.*
- iv. *The agency/Offeror have to sign all pages of this proposal and submit with technical and financial bid document before last date of bid submission.*
- v. *Agencies will be finalized on the basis of lowest quoted rate. Only L1 agency will be called for rate justification before finalization.*
- vi. *Preference will be given to apartment in the Patto area.*
- vii. *MAHAPREIT reserve the right to cancel the proposal at any moment without any prior notice.*

Price Bid format

“Proposal for Providing Office Space/Apartment on Rental Basis at Panaji, Goa”

MAHAPREIT/RESCO/Goa Office/2026-27

N o.	Item Description	Area, Sq. Ft.	Age of the Apartment, Yrs.	Cost of Financial Proposal, ₹
1	Monthly Rent for 2 BHK Apartment			
2	3 Yearly Enhancement (%)			
3	Total in figure,₹		Per Month	
4	Quoted rate in words, ₹			

Instruction to Agency/Offeror

Bidders have to fill up the price bid format as follows:

- GST, if levied, on rent paid shall be reimbursed by the MAHAPREIT, on production of such Proof/Challan of payment of Tax to the Government.
- The rates mentioned above are inclusive of all other taxes like Municipal/Corporate Taxes, Property Tax, Society Charges, Maintenance Charges, and Service Charges etc.
- In response to your advertisement, I/We have submitted the details of my/our premises in a separate envelope marked “Technical Bid”. I/We submit an offer as stated above and agree to abide by the said terms and conditions in case our offer of premises is accepted.

Date:

Place:

Seal:

Signatures of the Agency Or Authorized Person (Name of Firm/agency)