



Expression Of Interest (EOI) – SELECTION OF PROJECT DEVELOPERS (DBFOT-PPP) FOR WATER SUPPLY & STP SCHEMES

Expression of Interest for Selection of Project Developers, on a stand-alone basis and/or in Joint Venture / Consortium with Investors, for Development of (i) Fresh Water Supply Schemes and (ii) Sewage Treatment and Treated Water Supply Schemes on Design, Build, Finance, Operate and Transfer (DBFOT) PPP basis in Maharashtra and other States

EOI NOTICE NO: EOI/WS/02/2026-27| Date: 26/10/2026

**MAHATMA PHULE RENEWABLE ENERGY & INFRASTRUCTURE TECHNOLOGY LTD.
(MAHAPREIT), A Govt. of Maharashtra Undertaking**

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

<https://mahapreit.in>



**MAHATMA PHULE RENEWABLE ENERGY
AND INFRASTRUCTURE TECHNOLOGY LIMITED**
(Subsidiary of MPBCDC, a Government of Maharashtra, undertaking)

EOI NOTICE NO: EOI/WS/02/2026-27

**EXPRESSION OF INTEREST (EOI) – SELECTION OF PROJECT
DEVELOPERS (DBFOT-PPP) FOR WATER SUPPLY & STP SCHEMES**

Mahatma Phule Renewable Energy & Infrastructure Technology LTD. (MAHAPREIT) invites Expression of Interest (EOI) for Selection of Project Developers, on a stand-alone basis and/or in Joint Venture / Consortium with Investors, for Development of (i) Fresh Water Supply Schemes and (ii) Sewage Treatment and Treated Water Supply Schemes on Design, Build, Finance, Operate and Transfer (DBFOT) PPP basis in Maharashtra and other States

More details about the bid submission procedure, Developers experience, and the selection methodology are available in the EOI document.

Interested Developers are requested to download the EOI document from MAHAPREIT website <https://mahapreit.in> from date **26/10/2026**.

The cost of EOI Processing fees is **Rs.50,000/-** (Rupees Fifty Thousand only) + GST.

For any further information/ clarifications please contact at Pinnacle Corporate Park B-501, Next to Trade Center, Bandra Kurla Complex, Bandra East, Mumbai - 400051.

Contact No: +918888422220/+918007559893

Website - <https://mahapreit.in>, **Email –** cgm.ws@mahapreit.in

Chief General Manager (W.S)

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DISCLAIMER

This Expression of Interest (“EOI”) is not an offer and does not create any obligation on MAHAPREIT. The information contained herein is provided to assist prospective project developers (“Applicants”) in preparing their submissions and does not purport to be complete. MAHAPREIT reserves the right to accept or reject any or all EOI submissions, modify, cancel or re-issue this EOI, or change any timeline at any stage, without assigning any reasons and without any liability. All costs of preparing and submitting an EOI shall be borne by the Applicant. Selection or shortlisting under this EOI does not confer any right to the award of a project. Any project award shall be subject to completion of the applicable selection process and execution of the Concession Agreement or Project Agreement, as applicable.

The information contained in this EOI document or subsequently provided to Applicants, whether verbally, in documentary form or in any other form, by or on behalf of MAHAPREIT or any of its employees or advisers, is provided to Applicants on the terms and conditions set out in this EOI and such other terms and conditions subject to which such information is provided.

This EOI is not an agreement and does not constitute an offer or a commitment by MAHAPREIT to award any project to any Applicant or other person. The purpose of this EOI is to provide interested project developers with information that may be useful in preparing their EOI submissions. This EOI includes statements that reflect various assumptions and assessments made by MAHAPREIT in relation to the proposed project. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require. This EOI may not be appropriate for all persons, and it is not possible for MAHAPREIT, its employees or advisers to consider the objectives, technical expertise and particular needs of each party that reads or uses this EOI. The assumptions, assessments, statements and information contained in this EOI may not be complete, accurate, adequate or correct. Each Applicant should, therefore, conduct its own investigations and analysis, verify the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this EOI, and obtain independent advice from appropriate sources.

The information provided in this EOI covers a wide range of matters, some of which depend upon the interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. MAHAPREIT accepts no responsibility for the accuracy or otherwise of any interpretation or opinion on the law expressed herein.

MAHAPREIT, its employees and advisers make no representation or warranty and shall have no liability to any person, including any Applicant, under any law, statute, rule or regulation, or under tort, principles of restitution or unjust enrichment, or otherwise, for any loss, damage, cost or expense that may arise from, or be incurred or suffered on account of, anything contained in this EOI or otherwise. This includes the accuracy, adequacy, correctness, reliability or completeness of this EOI and any assessment, assumption, statement or information contained herein or deemed to form part of this EOI, or arising in any way from the EOI process.

MAHAPREIT also accepts no liability of any nature, whether resulting from negligence or otherwise, arising from any Applicant’s reliance upon the statements contained in this EOI.

MAHAPREIT may, at its absolute discretion and without being under any obligation to do so, update, amend or supplement the information, assessments or assumptions contained in this EOI.

The issue of this EOI does not imply that MAHAPREIT is bound to shortlist or select any Applicant or award any project. MAHAPREIT reserves the right to reject any or all EOI submissions without assigning any reasons whatsoever.

Each Applicant shall bear all costs associated with or relating to the preparation and submission of its EOI, including, but not limited to, preparation, copying, postage, delivery charges, expenses associated with any demonstrations or presentations that may be required by MAHAPREIT, and any other costs incurred in connection with its submission. All such costs and expenses shall remain the sole responsibility of the Applicant. MAHAPREIT shall not be liable in any manner whatsoever for such costs or expenses, regardless of the conduct or outcome of the EOI process.

Expression Of Interest (EOI) – Selection of Project Developers (DBFOT-PPP) for Water Supply & STP Schemes

EOI Notice

EOI NOTICE NO: EOI/WS/02/2026-27| Date: 26/10/2026

Expression of Interest for Selection of Project Developers, on a stand-alone basis and/or in Joint Venture / Consortium with Investors, for Development of (i) Fresh Water Supply Schemes and (ii) Sewage Treatment and Treated Water Supply Schemes on Design, Build, Finance, Operate and Transfer (DBFOT) PPP basis in Maharashtra and other States

MAHAPREIT invites Expressions of Interest (EOI) from reputed Project Developers, Infrastructure Companies, Water Utilities and Investors (individually or as a JV/Consortium) for empanelment and selection as Project Developers for water and wastewater projects to be developed on DBFOT basis. The selected developer will be responsible for project development, securing offtake / service agreements with user clients, and infusing / arranging project funding, especially equity.

Detailed EOI document is available on MAHAPRIET website - <https://mahapreit.in>

Projects are classified into two capacity categories under each scheme type. Applicants may apply for one or more categories.

Scheme Type	Category A	Category B
i. Fresh Water Supply Scheme	Up to 50 MLD	More than 50 MLD
ii. Sewage Treatment & Treated Water Supply Scheme	Up to 50 MLD	More than 50 MLD

Schedule of key dates

Event	Date / Details
Issue of EOI / download from website	26/10/2026
Last date for written queries	18/11/2026
Pre-EOI meeting (physical / online)	19/11/2026, 15.00 hrs, MAHAPREIT office, Mumbai
Last date and time for submission of EOI	15/12/2026, 15:00 hrs
Opening of EOI (Envelope-A)	16/12/2026, 15:30 hrs
Presentation by eligible Applicants	To be intimated
Validity of EOI	180 days from the last date of submission
EOI Processing Fee (non-refundable)	INR [50,000] + GST per category applied for
EOI Security deposit (refundable)	Category A: INR [10] lakh; Category B: INR [25] lakh
Bank Details	Bank Name: State Bank Of India

Event	Date / Details
	Account Name: MAHATMA PHULE RENEWABLE ENERGY & INFRASTRUCTURE TECHNOLOGY LTD. (MAHAPREIT), Account Number: 42806014198 IFSC Code: SBIN0009995 Branch: Balard Estate, Fort Mumbai, 400001
Contact	Contact : Chief General Manager (WS) Address: MAHAPREIT, 5th floor, MAHATMA PHULE RENEWABLE ENERGY AND INFRASTRUCTURE TECHNOLOGY LTD, next to Trade centre, Kolivery Village, MMRDA Area, Bandra Kurla Complex, Bandra East, Mumbai, Maharashtra 400098 Email: cgm.ws@mahapreit.in Contact: +91 8888422220/ +91 8007559893

1. Introduction and Objective

1.1 About MAHAPREIT. MAHAPREIT is a Government of Maharashtra company engaged in the development, facilitation and implementation of renewable energy, infrastructure and allied projects, including through PPP structures with private developers and investors. MAHAPREIT acts as Nodal / Facilitating Agency and Transaction Advisor for projects of State Government departments, Urban Local Bodies (ULBs), Development Authorities, industrial estates and other public and private user agencies.

1.2 Background. Urban and industrial water demand in Maharashtra and other States is growing faster than conventional public investment can meet. At the same time, national and State policy encourages the reuse of treated wastewater: the Revised Tariff Policy, 2016 requires thermal power plants within 50 km of a sewage treatment plant to use treated sewage water, and the Maharashtra State Policy on Reuse of Treated Wastewater promotes supply of treated water to industries, power plants and non-potable urban uses. ULBs, MIDC estates, thermal power stations, refineries and large industrial users therefore represent a bankable demand base for DBFOT water and wastewater projects.

1.3 Objective. Through this EOI, MAHAPREIT intends to identify, shortlist and empanel competent Project Developers, on a stand-alone basis and/or in JV / Consortium with Investors, who can:

1. Develop bankable fresh water supply and sewage treatment / treated water supply projects on DBFOT basis;
2. Bring offtake / service agreements with user clients (ULBs, industries, MIDC, power plants, SEZs, townships, etc.); and
3. Infuse and/or arrange project funding, especially equity, and achieve financial closure.

1.4 Outcome of the EOI. Applicants meeting the Minimum Eligibility Criteria and securing the qualifying score will be empaneled category-wise for a period of [3] years, extendable by up to [2] years at MAHAPREIT's discretion. Specific projects will be allotted to empaneled developers through (a) a limited Request for Proposal (RFP) among empaneled developers of the relevant category, or (b) developer-originated proposals under the Swiss Challenge route, as set out in Section 6.

1.5 Projects under discussion. MAHAPREIT is currently in discussion with the following Authorities for water supply and / or sewage treatment and treated water supply projects, which are proposed to be offered to empaneled developers under this EOI:

Sl .	Authority	Programme / route	Status
1	Panvel Municipal Corporation	Direct engagement with MAHAPREIT	Under discussion
2	Amravati Municipal Corporation	Direct engagement with MAHAPREIT	Under discussion
3	Sangli-Miraj-Kupwad Municipal Corporation	Direct engagement with MAHAPREIT	Under discussion
4	Kalyan-Dombivli Municipal Corporation	Direct engagement with MAHAPREIT	Under discussion
5	Solapur Municipal Corporation	Direct engagement with MAHAPREIT	Under discussion
6	Palghar District, through the Office of the Collector, Palghar	M-SHORE Programme supported by the World Bank	Under discussion

- To the extent possible, Project Pitch Documents for these projects (indicating location, scheme type, capacity category, demand / offtake, land and source status, and indicative project cost) will be made available to Applicants as Annexure-10 or through a corrigendum / data room. These documents are indicative only; Applicants shall carry out their own due diligence. Inclusion of a project in this list does not commit MAHAPREIT or the Authority to award it, and project scope may change on finalization with the Authority concerned. For the Palghar projects, the procurement and safeguard requirements of the World Bank under the M-SHORE Programme shall apply in addition to this EOI, where applicable.

2. Scope of Work

The selected Project Developer shall be responsible for the end-to-end development, financing, construction, operation and transfer of the Project, comprising three core components.

2.1 Component 1: Development of the Project

- Identification of projects and user demand; site selection and land arrangement (lease / right of use from ULB, MIDC or other agency, or private land).
- Detailed Project Report (DPR), including source sustainability / sewage availability studies, hydraulic design, technology selection, capex / opex estimates and financial model.
- All statutory approvals and clearances: water drawal permission (WRD / MWRRRA), environmental clearance and Consent to Establish / Operate (MPCB), CRZ / forest clearances where applicable, power connection, right of way and pipeline crossings.
- Engineering, procurement and construction (EPC) of intake / raw water system, treatment plant, conveyance / distribution pipelines, pumping stations, storage reservoirs and allied works, in accordance with CPHEEO Manuals, BIS standards and MPCB / CPCB norms.
- Operation and maintenance (O&M) for the concession period, including meeting output performance standards, SCADA / IoT-based monitoring, energy efficiency and sludge management.
- Transfer of project assets to the Authority in good working condition at the end of the concession period.

2.2 Component 2: Offtake / Service Agreements with User Clients

- Identify and tie up with user clients: ULBs and Development Authorities (bulk water / sewage treatment services), MIDC and industrial estates, thermal power plants, refineries, SEZs, townships, railways, ports and commercial users.
- Negotiate and secure long-term Water Purchase Agreements (WPA), Treated Water Supply Agreements (TWSA) or Sewage Treatment Service Agreements, with tariff, take-or-pay / minimum guaranteed offtake, payment security (escrow, LC, State support where applicable) and tenure matching the concession.
- Submit Letters of Intent / MoUs from prospective clients at the EOI stage (where available) and binding agreements prior to financial closure.

2.3 Component 3: Project Funding, especially Equity

- Infuse equity in the Project SPV, directly or through the Investor member of the JV / Consortium, and arrange debt from banks / financial institutions / bond markets.
- Achieve financial closure within [180] days of signing the Concession / Project Agreement (extendable as per agreement).

- Leverage available grants / viability gap funding (e.g. AMRUT 2.0 PPP component, Namami Gange HAM model, State schemes, multilateral funding), where applicable, without dilution of developer obligations.
- Bear all project development costs and risks except those expressly allocated to the Authority / user client.

2.4 Project Categories

Scheme Type	Category	Capacity	Indicative scope
Fresh Water Supply	A	Up to 50 MLD	Intake, WTP, transmission main, storage; bulk / retail supply to ULB, industry or township
Fresh Water Supply	B	More than 50 MLD	Regional / multi-ULB or industrial bulk water schemes, large WTPs and trunk transmission
Sewage Treatment & Treated Water Supply	A	Up to 50 MLD	STP (with tertiary treatment as required), sewage conveyance, treated water pipeline to users
Sewage Treatment & Treated Water Supply	B	More than 50 MLD	Large / cluster STPs, tertiary / UF-RO reuse plants for industrial-grade water, long-distance treated water transmission

Capacity shall mean the design treatment / supply capacity of the plant in Million Litres per Day (MLD).

3. PPP Structure and Participation Modes

3.1 DBFOT model. Each project will be implemented by a Special Purpose Vehicle (SPV) incorporated under the Companies Act, 2013, which will execute the Concession / Project Agreement with the Authority (ULB / user agency / MAHAPREIT, as the case may be). Key terms (indicative, to be finalised project-wise in the RFP):

Parameter	Indicative term
Concession period	[20–30] years including construction period of [18–36] months
Revenue model	Bulk water / treated water tariff (INR per kL), sewage treatment service charges, annuity / HAM payments, or a combination
Payment security	Escrow of user revenues, LC, State Government guarantee / support where available
Ownership	Assets vest in / revert to the Authority at end of concession, free of encumbrances

Parameter	Indicative term
Performance	Output-based specifications with deductions for shortfall in quantity / quality
Tariff indexation	Annual escalation linked to WPI / CPI and power cost, as per RFP

3.2 Modes of participation. An Applicant may participate as:

1. **Stand-alone Developer:** a single entity meeting all technical and financial criteria on its own.
2. **Joint Venture / Consortium:** a Lead Member (Developer) with up to [2] other members, which may include an Investor (PE fund, infrastructure fund, NBFC-IFC, strategic investor, pension / sovereign fund) and/or a Technology / O&M Partner.

3.3 Conditions for JV / Consortium

- Maximum of [3] members including the Lead Member. A JV / Consortium Agreement in the format at Annexure-8 shall be submitted.
- The Lead Member shall hold at least 26% equity in the SPV; the members whose credentials are used to qualify shall together hold at least 51%.
- Equity lock-in: the Lead Member and qualifying members shall maintain the above shareholding until [2] years after Commercial Operation Date (COD). Thereafter, change in shareholding shall require the Authority's prior approval.
- All members shall be jointly and severally liable for obligations under the EOI, RFP and Concession Agreement.
- No member of a JV / Consortium may apply separately or as a member of another JV / Consortium in the same category. An Investor may, however, associate with more than one Applicant in different categories with prior disclosure.
- Change in composition of the JV / Consortium after submission of EOI is permitted only with MAHAPREIT's prior written approval, provided the substitute member has equal or better credentials.

3.4 Role of MAHAPREIT

- Nodal / Facilitating Agency and Transaction Advisor cum Project Monitoring Unit (PMU) for the project, including coordination with Government departments, ULBs and user clients.
- Support in obtaining approvals and facilitating land, water allocation and offtake arrangements.
- MAHAPREIT does not commit any funds of its own.
- A Transaction Advisory cum PMU fee of the Approved Project Cost shall be payable by the SPV to MAHAPREIT, as per the terms set out in the RFP / Concession Agreement for each project separately.

4. Minimum Eligibility Criteria and Qualifications

An Applicant must meet all the General, Technical and Financial criteria below for each category applied for; failure on any criterion shall render the EOI non-responsive for that category. Experience and financial figures shall relate to the last [7] financial years ending 31.03.2026, unless stated otherwise.

4.1 General Eligibility

1. The Applicant (or each JV / Consortium member) shall be a company registered under the Companies Act, 1956 / 2013, an LLP, a SEBI-registered AIF / InvIT, an NBFC-IFC, or a Central / State PSU. Foreign companies may participate through an Indian subsidiary or as a member of a JV / Consortium led by an Indian entity, subject to applicable FDI regulations.
2. Not blacklisted or debarred by any Central / State Government, PSU, ULB or multilateral agency as on the date of submission.
3. Not under liquidation, insolvency (IBC / NCLT) proceedings, or a declared wilful defaulter.
4. Receipt of EOI processing fee
5. Receipt of EOI security deposit
6. Valid PAN, GST registration and audited financial statements for the last [3] financial years.
7. No conflict of interest, as defined in Section 6.
8. Quality certifications ISO 9001, ISO 14001 and ISO 45001 are desirable and carry marks under Section 5.

4.2 Technical Eligibility

Technical criteria may be met by the stand-alone Applicant, or by the Lead Member and / or the Technology / O&M Partner of a JV / Consortium holding at least 26% equity in the SPV.

No.	Criterion	Category A (up to 50 MLD)	Category B (more than 50 MLD)
T1	Development / execution experience of relevant plants as Developer / Concessionaire ($\geq 26\%$ equity) or EPC contractor, commissioned in the last 7 years. Scheme I: WTP / water supply. Scheme II: STP / CETP / tertiary reuse plant.	One plant ≥ 25 MLD; or two plants each ≥ 15 MLD; or three plants each ≥ 10 MLD	One plant ≥ 50 MLD; or two plants each ≥ 35 MLD; or three plants each ≥ 25 MLD
T2	O&M experience of relevant plant for a continuous period of at least 3 years, within the last 7 years (may be ongoing)	Plant(s) aggregating ≥ 20 MLD, at least one ≥ 10 MLD	Plant(s) aggregating ≥ 50 MLD, at least one ≥ 25 MLD
T3	Eligible project value: aggregate capital cost of water / wastewater projects developed or executed in the last 7 years	$\geq$ INR 150 crore	$\geq$ INR 500 crore
T4	Pipeline experience: laying of water / treated water transmission pipelines (may be met through an EPC associate with a binding commitment)	≥ 10 km cumulative, diameter ≥ 500 mm	≥ 25 km cumulative, diameter ≥ 900 mm
T5	PPP experience (Scheme II only, desirable for Scheme I): at least one	Mandatory for Scheme II	Mandatory for Scheme II

No.	Criterion	Category A (up to 50 MLD)	Category B (more than 50 MLD)
	PPP / HAM / DBFOT / long-term DBOT water or wastewater project		

Notes to 4.2:

- Experience of a plant of 30 MLD or more in Scheme II under Namami Gange HAM, AMRUT or equivalent PPP programmes shall be accepted.
- For Scheme II, a plant shall count only if it has been designed to meet the prevailing MPCB / CPCB discharge norms ($BOD \leq 10$ mg/l, $TSS \leq 20$ mg/l or as applicable); experience of tertiary treatment / reuse supply to industry or power plants carries additional marks.
- Experience of an Associate (an entity controlling, controlled by or under common control with the Applicant, with more than 50% shareholding) may be relied on, provided the Associate furnishes an undertaking of technical support for the concession period.
- Values of past projects shall be updated to 2026 prices at 5% per annum simple escalation.

4.3 Financial Eligibility

No.	Criterion	Category A (up to 50 MLD)	Category B (more than 50 MLD)
F1	Net worth as on 31.03.2026 (stand-alone Applicant, or JV / Consortium on weighted basis)	$\geq$ INR 50 crore	$\geq$ INR 150 crore
F2	Average annual turnover in the last 3 financial years (FY 2023-24 to FY 2025-26)	$\geq$ INR 100 crore	$\geq$ INR 300 crore
F3	Equity funding capacity of the Investor member, if relied upon: net worth, or assets under management / committed undrawn capital available for Indian infrastructure	Net worth $\geq$ INR 250 crore or AUM / committed capital $\geq$ INR 1,000 crore	Net worth $\geq$ INR 750 crore or AUM / committed capital $\geq$ INR 3,000 crore
F4	Financial health	Positive net worth in each of the last 3 years; no default to lenders in the last 3 years	Same as Category A
F5	Bank solvency / funding comfort from a Scheduled Commercial Bank / FI, issued within 3 months	$\geq$ INR 25 crore	$\geq$ INR 75 crore
F6	Equity commitment letter (Annexure-6) for infusion of minimum equity in the SPV	Minimum 30% of project cost	Minimum 30% of project cost

Notes to 4.3:

- Net worth = paid-up capital + free reserves (excluding revaluation reserves) – accumulated losses – intangible assets, certified by a Statutory Auditor / Chartered Accountant (Annexure-4).
- For a JV / Consortium, F1 and F2 shall be computed as the sum of each member's figures weighted by its proposed equity share in the SPV. The Lead Member shall individually meet at least 50%, and each other qualifying member at least 25%, of the F1 requirement.
- An Applicant may meet F1 and F2 through a stand-alone Developer **or** rely on F3 through the Investor member; where F3 is relied upon, the Developer / Lead Member shall still meet at least 50% of F1 and F2.
- Financial capacity of a parent / Associate may be relied upon with a board-approved commitment letter to fund the equity requirement.
- Figures in foreign currency shall be converted at the RBI reference rate on 31.03.2026.

4.4 Offtake Readiness (not a pass / fail criterion)

Applicants are encouraged to submit evidence of offtake readiness: LoIs / MoUs / existing agreements with ULBs, MIDC, industries, power plants or other users for water or treated water supply. Such evidence is scored under Section 5 but is not a minimum eligibility requirement. Binding offtake agreements will be required before financial closure.

5. Evaluation and Selection Criteria

EOIs meeting all Minimum Eligibility Criteria will be scored out of 100 marks, category-wise. An Applicant must score at least **60 marks overall, with at least 50% of the marks in each of Parts A and B**, to be empaneled.

5.1 Scoring Matrix

Part	Parameter	Max marks	Basis of marking
A. Technical Capability (35)	A1. Plant development / execution experience (T1)	15	Meeting minimum T1 = 9 marks; +2 marks for each additional plant of at least the single-plant threshold capacity, up to 15
	A2. O&M experience (T2)	10	Meeting minimum T2 = 6 marks; +1 mark for each additional 10 MLD (Cat A) / 25 MLD (Cat B) under O&M, up to 10
	A3. PPP / DBFOT / HAM experience as Developer ($\geq$ 26% equity)	10	5 marks per project in water / wastewater (3 marks per project in other infrastructure sectors), up to 10
B. Financial Strength and Funding (25)	B1. Net worth (F1)	10	Minimum F1 = 6 marks; 2× minimum or more = 10 marks; linear interpolation in between
	B2. Average annual turnover (F2)	5	Minimum F2 = 3 marks; 2× minimum or more = 5 marks; linear in between

Part	Parameter	Max marks	Basis of marking
	B3. Equity funding capacity and investor tie-up (F3, F6)	10	Committed Investor in JV / Consortium meeting F3 = 6 marks; 2× F3 or board-approved firm equity commitment for identified projects = 10 marks
C. Offtake Readiness (20)	C1. Offtake / service arrangements with user clients	20	Signed agreements: 4 marks per 10 MLD (Cat A) / per 25 MLD (Cat B) covered. LoIs / MoUs: 2 marks per 10 MLD (Cat A) / per 25 MLD (Cat B). Maximum 20
D. Approach, Methodology and Presentation (15)	D1. Identified project pipeline (location, demand, source / sewage availability, land status)	5	Assessed on presentation
	D2. Financing plan: equity sources, debt tie-ups, use of VGF / grants, time to financial closure	5	Assessed on presentation
	D3. Technology, energy efficiency (biogas / solar), resource recovery, digital monitoring and ESG approach	5	Assessed on presentation
E. Other (5)	E1. ISO 9001, 14001 and 45001 certifications	3	1 mark each
	E2. Projects executed or office established in Maharashtra	2	2 marks if either
	Total	100	

Tie-breaker: where two or more Applicants have equal total marks, the Applicant with the higher score in Part A, and then in Part C, shall rank higher.

5.2 Selection Process

- Opening and responsiveness check:** verification of processing fee, EOI Security, Power of Attorney, JV / Consortium Agreement and required formats (Envelope-A).
- Minimum eligibility evaluation:** pass / fail assessment against Section 4, category-wise. MAHAPREIT may seek clarifications, but no new credentials will be accepted.
- Presentation:** eligible Applicants present their approach, project pipeline and financing plan to the Evaluation Committee (30 minutes plus Q&A).
- Technical scoring:** scoring as per 5.1 by a duly constituted Evaluation Committee of MAHAPREIT.

5. **Empanelment:** Applicants scoring at least 60 marks (and 50% in Parts A and B) are empanelled in the relevant category, in order of merit. MAHAPREIT may limit the panel to the top [10] Applicants per category.
6. **Approval and intimation:** approval by the competent authority of MAHAPREIT and issue of Letters of Empanelment.

5.3 Allotment of Projects to Empanelled Developers

- **Route 1, Limited RFP:** for projects identified by MAHAPREIT / Authority, an RFP will be issued to empanelled developers of the relevant category. Award shall be on the basis of the lowest tariff (INR per kL) / lowest VGF / highest premium, as specified in the RFP.
- **Route 2, Developer-originated proposals (Swiss Challenge):** an empanelled developer may submit an unsolicited proposal with offtake tie-up and DPR. MAHAPREIT may invite counter-proposals from other empanelled developers; the original proponent shall have the right to match the best counter-offer if its own offer is within [10]% of it.
- Before signing the Concession Agreement, the developer shall furnish a Performance Security of [5]% of project cost (or as specified in the RFP), incorporate the SPV and sign the TA / PMU agreement with MAHAPREIT.
- Empanelment does not guarantee allotment of any project.

6. Submission Instructions and General Terms

6.1 Mode of submission – Consultants may download the EoI document from the website <https://mahapreit.in>. Copies of the payment receipts for the EoI processing fee and EoI security deposit shall be submitted along with hard copies of the proposal and its attachments.

Proposals shall be submitted offline at the MAHAPREIT office, at the address specified in the EoI Notice, on or before the stipulated due date and time. Late submissions shall not be considered.

Detail schedule of EOI

Event	Date / Details
Issue of EOI / download from website	26/10/2026
Last date for written queries	18/11/2026
Pre-EOI meeting (physical / online)	19/11/2026, 15.00 hrs, MAHAPREIT office, Mumbai
Last date and time for submission of EOI	15/12/2026, 15:00 hrs
Opening of EOI (Envelope-A)	16/12/2026, 15:30 hrs
Presentation by eligible Applicants	To be intimated
Validity of EOI	180 days from the last date of submission
EOI Processing Fee (non-refundable)	INR [50,000] + GST per category applied for in the form of online bank account transfer
EOI Security deposit (refundable)	Category A: INR [10] lakh; Category B: INR [25] lakh

Event	Date / Details
Bank Details	Bank Name: State Bank Of India Account Name: MAHATMA PHULE RENEWABLE ENERGY & INFRASTRUCTURE TECHNOLOGY LTD. (MAHAPREIT), Account Number: 42806014198 IFSC Code: SBIN0009995 Branch: Balard Estate, Fort Mumbai, 400001
Contact	Chief General Manager (WS), Address: MAHAPREIT, 5th floor, MAHATMA PHULE RENEWABLE ENERGY AND INFRASTRUCTURE TECHNOLOGY LTD, next to Trade centre, Kolivery Village, MMRDA Area, Bandra Kurla Complex, Bandra East, Mumbai, Maharashtra 400098 Email: cgm.ws@mahapreit.in Contact: +91 8888422220/ +91 8007559893

6.2 Contents of the EOI

- **Envelope-A (Responsiveness):** processing fee, EOI Security (Bank Guarantee / Demand Draft / online transfer), Covering Letter (Annexure-1), Power of Attorney (Annexure-7), JV / Consortium Agreement (Annexure-8), Undertakings (Annexure-9).
- **Envelope-B (Qualification):** Applicant details (Annexure-2), technical experience with client certificates / completion certificates / COD certificates (Annexure-3), financial capacity with audited statements and CA certificate (Annexure-4), offtake evidence (Annexure-5), equity commitment letter (Annexure-6), ISO certificates, and a brief Approach and Methodology note (maximum 15 pages).
- Each category applied for shall be clearly indicated in Annexure-1. A single submission may cover multiple categories, with separate processing fee and EOI Security for each.

6.3 EOI Security. EOI Security of unsuccessful Applicants shall be returned within 30 days of empanelment. EOI Security of empanelled Applicants shall be returned on submission of bid security under the EoI, or on expiry of empanelment. EOI Security shall be forfeited if the Applicant withdraws its EOI during the validity period, furnishes false / misleading information, or indulges in any corrupt, fraudulent, collusive or coercive practice.

Bank Details	Bank Name: State Bank Of India Account Name: MAHATMA PHULE RENEWABLE ENERGY & INFRASTRUCTURE TECHNOLOGY LTD. (MAHAPREIT), Account Number: 42806014198 IFSC Code: SBIN0009995 Branch: Balard Estate, Fort Mumbai, 400001
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6.4 Clarifications and amendments. Queries shall be sent by email to the contact in the EOI Notice by the specified date. MAHAPREIT's replies and any corrigenda will be posted on its website and shall form part of the EOI.

6.5 Conflict of interest. An Applicant shall be disqualified if it, or any JV / Consortium member or Associate, (a) is also a member of another Applicant in the same category, (b) has a relationship with MAHAPREIT's advisors on this transaction, or (c) has any other relationship that may give it access to information or influence over the evaluation.

6.6 Verification and disqualification. MAHAPREIT may verify any information furnished, including through site visits and references from clients. Any false or misleading statement, discovered at any stage, shall result in disqualification, cancellation of empanelment / award and forfeiture of EOI Security, without prejudice to other remedies.

6.7 Fraud and corrupt practices. Applicants shall observe the highest standards of ethics. MAHAPREIT may require execution of an Integrity Pact at the EOI stage.

6.8 Rights of MAHAPREIT. MAHAPREIT reserves the right to: (a) accept or reject any or all EOIs; (b) amend, suspend or annul the EOI process; (c) empanel more or fewer Applicants than indicated; (d) remove an empaneled developer for non-performance, non-participation in [2] consecutive EOIs, change of control or adverse material change; and (e) review empanelment criteria annually.

6.9 Confidentiality. Information submitted shall be kept confidential and used only for evaluation, except as required by law, including the Right to Information Act, 2005.

6.10 Governing law and jurisdiction. This EOI shall be governed by the laws of India. Courts at Mumbai shall have exclusive jurisdiction.

Annexures: Formats

Annexure-1: Covering Letter

(On the Applicant's / Lead Member's letterhead)

To, The Chief General Manager (WS), MAHAPREIT, [address]

Sub: Submission of EOI No. MHP/[CGM(WS)]/2026/[] for selection of Project Developers for Water Supply / Sewage Treatment & Treated Water Supply Schemes on DBFOT basis

Sir / Madam,

1. We, [name of Applicant], as a [stand-alone Applicant / Lead Member of the JV / Consortium comprising ____], hereby submit our EOI for the following categories: [Scheme I-A / I-B / II-A / II-B].
2. We have examined the EOI document, including corrigenda, and accept its terms and conditions unconditionally.
3. We confirm that the information furnished is true and correct, and acknowledge that any misrepresentation shall lead to disqualification and forfeiture of the EOI Security.
4. We confirm that we are not blacklisted / debarred, not under insolvency proceedings, and have no conflict of interest as defined in the EOI.
5. The EOI shall remain valid for 180 days from the due date of submission.

Yours faithfully, (Authorised Signatory, with name, designation and seal)

Annexure-2: Applicant Details

Item	Details (for each member)
Name, legal status, CIN / registration no.	
Registered and corporate office address	
Year of incorporation	
Role in JV / Consortium and proposed equity share in SPV (%)	
PAN / GST no.	
Authorised Representative (name, phone, email)	
Associate relied upon, if any (name, relationship, % holding)	

Annexure-3: Technical Experience

Sl.	Project name and location	Client	Scheme type (WTP / STP / reuse)	Capacity (MLD)	Role (Developer / EPC / O&M) and % equity	Capital cost (INR crore)	Contract model (PPP / HAM / DBOT / EPC)	Date of commissioning / COD	O&M period
1									

Attach client / completion / COD / O&M certificates for each project listed.

Annexure-4: Financial Capacity (Chartered Accountant Certificate)

Financial Year	Turnover (INR crore)	Net worth (INR crore)	Profit after tax (INR crore)
2025-26			
2024-25			
2023-24			

For an Investor member: net worth, or AUM / committed undrawn capital available for Indian infrastructure, as on 31.03.2026, certified by its auditor / fund administrator.

Annexure-5: Offtake Readiness

Sl.	User client	Location	Scheme type	Quantity (MLD)	Document (signed agreement / LoI / MoU) and date	Tenure (years)	Indicative tariff (INR per kL), if agreed
1							

Annexure-6: Equity Commitment Letter

(On the letterhead of the Developer / Investor, supported by a Board resolution / Investment Committee approval)

We, [name], confirm our commitment to infuse / arrange equity of not less than 30% of the project cost in the SPV(s) for projects allotted to [Applicant] under this EOI, up to an aggregate of INR [] crore, and to maintain the shareholding required under the lock-in provisions of the EOI / RFP.

Annexure-7: Power of Attorney

Power of Attorney on non-judicial stamp paper of appropriate value, duly notarised, authorising the signatory to sign and submit the EOI and all related documents, and to represent the Applicant in all matters relating to the EOI. For a JV / Consortium, an additional Power of Attorney from each member in favour of the Lead Member.

Annexure-8: JV / Consortium Agreement (key terms)

The JV / Consortium Agreement, on stamp paper and executed by all members, shall at minimum state:

1. Name and role of each member, and designation of the Lead Member;
2. Proposed equity share of each member in the SPV, consistent with Section 3.3;
3. Scope and responsibilities of each member (development, EPC, O&M, equity funding);
4. Joint and several liability of all members towards MAHAPREIT / the Authority;
5. Commitment to incorporate an SPV on award and to observe the equity lock-in;
6. Validity until expiry of empanelment or the concession period of projects awarded, whichever is later.

Annexure-9: Undertakings

The Applicant (and each member) undertakes that:

1. It is not blacklisted / debarred by any Government, PSU, ULB or multilateral agency;
2. It is not under liquidation, insolvency proceedings, or declared a wilful defaulter;
3. It has no conflict of interest as defined in Section 6.5;
4. It has not engaged in any corrupt, fraudulent, collusive or coercive practice; and
5. It shall comply with all applicable laws, including environmental, labour and data protection laws.

Annexure-10: Project Pitch Documents (to be appended)

Project Pitch Documents for the projects listed in Clause 1.5 (Panvel, Amravati, Sangli-Miraj-Kupwad, Kalyan-Dombivli and Solapur Municipal Corporations, and Palghar District under the World Bank M-SHORE Programme) will be appended here, to the extent available, or issued by corrigendum / through the data room. Applicants may indicate in Annexure-1 their interest in specific projects, and may reference them in their Approach and Methodology note (criterion D1).