



**INVITATION FOR SUBMISSION OF EXPRESSION OF INTEREST
(EOI)**

**EMPANELMENT OF KEY RESOURCE AGENCY (KRA) FOR SLUM
REHABILITATION SCHEMES/ PMAY/AHP.**

**MAHATMA PHULE RENEWABLE ENERGY AND INFRASTRUCTURE
TECHNOLOGY LIMITED (MAHAPREIT)
A Subsidiary of MPBCDC (Govt. of Maharashtra Undertaking)**

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

2025-2026

<https://mahapreit.in>

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

INDEX

| SR. NO. | PARTICULARS | PAGE NO. | |
|--------------------|--|-----------------|-----------|
| | | FROM | TO |
| 1 | DETAILED INVITATION TO OFFER NOTICE & INTRODUCTION. | 03 | 06 |
| 2 | DEFINITIONS AND EOI DATA. | 07 | 07 |
| 3 | INSTRUCTIONS FOR SUBMISSION OF EOI FOR THE APPLICANT. | 08 | 11 |
| 4 | ELIGIBILITY CRITERIA. | 12 | 13 |
| 5 | SCOPE OF WORK. | 14 | 16 |
| | ANNEXURE A - COVER LETTER ANNEXURE B - UNDERTAKING | 17 | 19 |

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

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

EOI No.: - MAHAPREIT/TP/EOI/03-09/2025

EOI for below mentioned work are invited by the Managing Director on behalf of
MAHAPREIT Ltd, **EMPANELMENT OF KEY RESOURCE AGENCY (KRA) FOR
SLUM REHABILITATION SCHEMES/ PMAY/ AHP.**

1.0 SUMMARY DETAILS

| Sr. No. | Name of work | Validity of empanelment | EOI document cost. (Rs.) | Remarks |
|------------|---|----------------------------|-----------------------------|---|
| 1. | EMPANELMENT OF KEY RESOURCE AGENCY (KRA) FOR SLUM REHABILITATION SCHEMES/ PMAY/ AHP. | 2 YEARS | 5,000 Rs. + 18% GST | EXPRESSION OF INTEREST (EOI) |

EOI document is available on website <https://mahapreit.in/> from 26/09/2025 @ 15:00 Hrs to 07/10/2025 @ 15:00 Hrs. EOI will be accepted via mail to pd.sip@mahapreit.in or in a **hard bound form in sealed envelope addressed to Project Director (SIP)**, B-702, Pinnacle Corporate Park, next to Trade Centre, BKC, Bandra (East), Mumbai 400051.

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

NOTES:

1. All requisite information required for the submission of EOI is available on the website **<https://mahapreit.in>**
2. If any assistance is required regarding submission of EOI reach to CGM (IT) of MAHAPREIT. Mail Id: **cgm.it@mahapreit.in**
3. 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/TP/EOI/03-09/2025 |
| 2. | Project Name. | EMPANELMENT OF KEY RESOURCE AGENCY (KRA) FOR SLUM REHABILITATION SCHEMES/ PMAY/ AHP |
| 3. | Cost of EOI Document (Non-Refundable) | 5,000 Rs. + 18 % GST. |
| 4. | Processing Fee (Non-Refundable) | 50,000 Rs. + 18 % GST. |
| 5. | Start Date for downloading the EOI | 26/09/2025 @ 15:00 Hrs. |
| 6. | Last date of Submission of proposals in response to EOI | 07/10/2025 @ 15:00 Hrs |
| 7. | Time and date of Opening of EOI | 07/10/2025 @17:00 Hrs |
| 8. | Email Id for clarification of EOI | cgm.tp@mahapreit.in |

PROJECT DIRECTOR (SIP)
(MAHAPREIT)

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.
2. 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.
3. MAHAPREIT is likely to take up 56 schemes exclusively on behalf of the Government of Maharashtra vide Housing Department GR dated 06.09.2024.

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. WEBSITE:

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

2.1.3. APPLICANT: Shall mean the Agency/ Firm/ Company etc., applying for Empanelment of Key Resource Agency (KRA) for Slum Rehabilitation Schemes/ PMAY/ AHP.

2.1.4. COMPETENT AUTHORITY:

Competent Authority shall mean the Managing Director of MAHAPREIT Ltd.

2.1.5. WORK AND UNIT: Work shall mean the work to be executed in accordance with the Scope of Work of the Contract.

2.1.6. PMAY: Pradhan Mantri Awas Yojna.

2.1.7. AHP: Affordable Housing in Partnership.

2.1.8. PECTRA-S: Project Expert and Transaction Related Advisory State.

3.0 INSTRUCTIONS FOR SUBMISSION OF EOI FOR THE APPLICANT

3.1.0 INFORMATION AND INSTRUCTIONS

EOI invited by the MAHAPREIT For **Empanelment of Key Resource Agency (KRA) for Slum Rehabilitation Schemes/ PMAY/ AHP.**

- 3.1.1 The Applicants should download the EOI Document from the website.
<https://mahapreit.in>
- 3.1.2 All Applicants 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 EOI document shall be typed on Applicant's Firm 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 Applicant) should be signed by the Authorized Signatory of the Applicant's Firm.
- 3.1.6 The 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.
- 3.1.7 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 Applicants.

3.5.3 All the intending Applicants 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.

1. Pay EOI document fee and the registration fees on below mentioned account details and provide the payment receipt.

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

2. Provide required documents mentioned in the Qualification Conditions.
3. Fill the mentioned Annexures 'A' and 'B'.
4. Put the serial number on every page and prepare Index of all EOI document.
5. Scan all the documents and submit hard copies to the; Project Director (SIP),
B-702, Pinnacle Corporate Park, Next to Trade Center, BKC Bandra (East), Mumbai 400051.

3.4.0 SUBMISSION OF PROPOSAL: -

3.4.1 The Applicant 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 or telegram shall not be entertained.

I. Independent Due Diligence:

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

II. No Contract

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

III. Confidentiality

Information provided by the Joint Venture Project Proponent to the MAHAPREIT is strictly confidential. Such information shall not be used or disclosed in any way without the prior written approval of the Project Director, SIP, MAHAPREIT.

The Proponents shall not make any statement of fact or opinion regarding any aspect of the EOI to the media or any member of the public without the prior written authorization of the Project Director, SIP, MAHAPREIT.

Submission of EOI

Project Director, SIP

MAHAPREIT

B-702, Pinnacle Corporate Park, next to Trade
Centre, BKC, Bandra (East),
Mumbai 400051

Contact Details

CGM (Town Planning)

MAHAPREIT

B-702, Pinnacle Corporate Park, next to
Trade Centre, BKC, Bandra (East),
Mumbai 400051

4.0 ELIGIBILITY CRITERIA

Applicants seeking empanelment as Key Resource Agency (KRA) for Slum Rehabilitation Schemes/ PMAY/ AHP must satisfy the following conditions:

4.1. Legal Status

- The Applicant must be a registered Company / Partnership Firm / LLP / NGO / Trust / Society legally entitled to provide consultancy and project facilitation services in India.
- The entity must be registered under relevant Acts (Companies Act, Societies Act, Trust Act, Partnership Act, LLP Act, etc.).

4.2. Experience

- The Applicant must have at least 2 years of relevant experience in Slum Rehabilitation / Affordable Housing / PMAY.
- Must have successfully completed or been associated with at least two (2) projects of similar nature (SRA Schemes, Affordable Housing, PMAY, Resettlement, or Rehabilitation Projects).

4.3. Financial Capacity

- The Applicant must have a minimum average annual turnover of INR 2.00 Crores during the last Two (2) financial years (FY 2022-23, 2023-24) in any last three years.
- Applicants must submit audited financial statements for the last two financial years.
- The Applicant should not be a defaulter in any Bank / Financial Institution.

4.4. Human Resource Capacity

- The Applicant must have a team of qualified professionals, including but not limited to:
- Town Planners (with valid ITPI membership preferred)
- Architects (registered with Council of Architecture)
- Legal Experts (with experience in property/tenancy law)
- Financial/Project Management Experts
- Social/Community Mobilization Specialists

4.5. Regulatory & Statutory Compliance

- The Applicant must hold valid PAN, GST Registration and comply with all statutory obligations.
- The Applicant must not have been blacklisted / debarred by any Government / Semi-Government / PSU / Authority.

4.6. Conflict of Interest

- The Applicant should not have any conflict of interest in providing services under this EOI.
- A self-declaration to this effect must be furnished.

5.0 SCOPE OF WORK

Key Resource Agency (KRA)/ PECTRA-S for MAHAPREIT (Mahatma Phule Renewable Energy and Infrastructure Technology Limited), is responsible for providing end-to-end support in project execution for SRA/PMAY/AHP Projects. Key Resource Agency (KRA)/ PECTRA-S for the Project shall be responsible for end-to-end coordination, implementation support and facilitation in the following work area:

5.1 Drafting of All Tenancy Agreements

- a) Preparation and finalization of all tenancy agreements to be executed between the Developer and Tenants.
- b) Ensuring compliance with relevant legal and regulatory frameworks.
- c) Coordination with legal advisors and registration authorities, as necessary

5.2 Preparation of Annexure I

- a) Collection, verification, and certification support for tenant documentation required under SRA/ PMAY/ AHP guidelines.
- b) Preparation and submission of Annexure I and tentative Slum Plan to the competent authority or Submission of Documentation required as per SRA/ PMAY/ AHP
- c) Follow-up for approvals and rectifications if required.
- d) Performing and Completing Biometric Verification/Survey of tenements.
- e) Preparation of Society Consent terms.
- f) Obtaining and recording consent of individual slum dwellers / Beneficiaries for Slum Rehabilitation/ PMAY/ AHP.
- g) Recording of Meeting minutes and discussions.
- h) Conducting and completing total station survey (Plot Boundary and Individual Structures).
- i) Collecting Proof of tenements.

5.3 Local Issue Management

- a) Engagement with residents, community associations, local groups, housing societies, NGOs, local authorities among others.
- b) Addressing concerns related to relocation, amenities, social impact, and ongoing communication.
- c) Ensuring smooth coordination and grievance redressal at the local level.

5.4 Shifting of All Tenants & Plot Vacancy

- a) Coordination and implementation of the process of shifting all tenants from the slum plot to transit accommodations or alternate arrangements.
- b) Ensuring full vacancy of the designated project plot in accordance with timelines.
- c) Liaison with all relevant stakeholders including SRA, local/relevant authorities, Developer, and tenants.
- d) Such vacancy and shifting shall be carried out only after the issuance of the demolition order by the Collector or competent authority, as applicable.

5.5 Professional fees

The professional fees payable to the KRA/PECTRA-S for the rendered services shall be as follows:

- a) Preparation and completion of all tenancy agreements and completion of Annexure I
- b) Liaising with relevant authorities
- c) Local Issues, Social and Economic Impact Assessment
- d) Plot Vacancy and Shifting of all tenements.

5.6 Arrangement of Project Finances (Fund Arrangement)

- a) Assistance in securing project finances through:
 - Banks
 - Private Equity Investors
 - Non-Banking Financial Companies (NBFCs)
 - FDI (Foreign Direct Investment)
- b) Structuring of financial instruments including debt, equity, and hybrid models.
- c) Facilitation of negotiations and documentation with financial institutions.
- d) In the event that only equity funds are required to be raised for the project(s) through private equity, banks, NBFCs, or any other financial institution, a fee equivalent to 2% of the total amount of equity funds successfully raised shall be payable to KRA/PECTRA-S. This fee shall be inclusive of all legal, advisory, and consultation services rendered in connection with the fundraising process.

5.7 Legal Documentation, Advisory and Management

KRA/ PECTRA-S. shall be responsible for all work related to legal documentation, including but not limited to drafting and execution of tenancy agreements, obtaining necessary approvals, preparing and finalizing the Development Management (D.M.) Model Agreement between MAHAPREIT and the Developer, and carrying out all

other legal and compliance-related work required from inception of the project until the receipt of Occupation Certificate (OC). All such work shall be undertaken in consultation with relevant stakeholders and in compliance with applicable laws, rules, and regulations.

5.8 Applicability and Duration of Engagement.

PECTRA-S/ KRA shall be actively involved in project execution and implementation support until the grant of Commencement Certificate (CC) up to the plinth level. However, for all legal, documentation, and compliance-related matters as stated under Clause 4 hereinabove, including tenancy agreements, approvals, and the Development Management (D.M.) Model between MAHAPREIT and the Developer, PECTRA-S/KRA shall continue to provide legal support until the receipt of the Occupation Certificate (OC). This bifurcation is intended to clearly define the scope of physical project execution versus legal advisory continuity.

5.9 Deliverables & Timeline:

A detailed implementation plan, along with timelines and milestones for each work component, submission of monthly reports etc., shall be as the assigned parties mutually agree upon and appended to the work-scope.

5.10 Dispute Resolution & Jurisdiction:

Any dispute arising out of or in relation to this work-scope shall be subject to arbitration in accordance with the Arbitration and Conciliation Act, 1996. The courts at Mumbai shall have exclusive jurisdiction.

5.11 General Applicability Clause:

It is hereby clarified that all roles, responsibilities, fees, and obligations described in this Scope of work document are applicable to all projects undertaken by MAHAPREIT in which the Key Resource Agency (KRA) is engaged. For ease of reference and drafting convenience, the terms and clauses may be expressed in the singular form as applicable to a single project; however, such usage shall be deemed to include all such applicable projects undertaken under the authority and ambit of MAHAPREIT, unless specifically stated otherwise

ANNEXURE A: COVER LETTER

(ON LETTER HEAD IN CASE OF ASSOCIATION/ COMPANY)

To,
The Project Director (SIP)
MAHAPREIT
B-702, Pinnacle Corporate Park, next to Trade
Centre, BKC, Bandra (East), Mumbai 400051

Ref: EOI Reference No.: _____

Subject: For Empanelment of Key Resource Agency (KRA) for Slum Rehabilitation Schemes/
PMAY/ AHP.

Dear Sir,

Having examined the EOI document and understood its objectives, we, the undersigned,
hereby submit our application in response to your EOI Notification No. _____
for the 'Empanelment of Key Resource Agency (KRA) for Slum Rehabilitation Schemes/
PMAY/ AHP'

We have reviewed and accepted the provisions of the EOI document and confirm that
we shall comply with all the terms and conditions specified therein. We further declare that
any additional conditions, variations, or deviations, if proposed, shall not take effect unless
agreed upon by MAHAPREIT.

1. We agree to abide by this application, consisting of this letter, the detailed response to the EOI, and all supporting documents and annexures.
2. We declare that we are not involved in any litigation that may affect or compromise our ability to deliver the project under the terms of this EOI and are not under a declaration of ineligibility for corrupt or fraudulent practices.
3. We declare that there is no conflict of interest in providing the services required for this project.
4. We hereby declare that all information and statements made in this proposal are true, complete, and correct, and we understand that any misrepresentation may lead to disqualification.

5. We acknowledge that MAHAPREIT is not bound to shortlist or accept any or all proposals received in response to this EOI.

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

Yours Sincerely.

(Signature of Authorised Signatory)

[Name & Designation]

[Name of the Applicant Entity]

[Address]

[Contact Details]

[Seal/Stamp]

ANNEXURE B: UNDERTAKING

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. Further we have noted that after unconditionally accepting the tender conditions in its entirety, it is not permissible to put any remarks/conditions in the Price EOI and the same has been followed in the present case. In case this provision of the tender is found violated at any time after opening of Envelope, I/we agree that the tender shall be summarily rejected and MAHAPREIT shall, without prejudice to any other right or remedy, be at liberty to forfeit the full said earnest money absolutely.

Signatures of the Consultant or

Authorized Person

(Name of Firm with seal)