“EOI FOR DEVELOPMENT OF A 200 MW DATA CENTRE PROJECT AT A GLANCE”

EXPRESSION OF INTEREST — CORRIGENDUM-1 · 13 AUG 2026

200 MW Data Centre Project, Maharashtra

An investment-grade, AI-ready digital infrastructure campus, facilitated end to end by a Government of Maharashtra undertaking.

EOI NO.	ISSUED BY	SUBMISSIONS CLOSE
MHP/CGM(TP)/2026/02	MAHAPREIT, Mumbai	15 Oct 2026, 15:00 IST

Opportunity at a Glance

200 MW	**₹15,000 Cr**	**100 MW**	**2%**
Aggregate Total load , developed in one or more phases	Estimated project cost —150 billion, subject to DPR fine-tuning	Preferred Phase 1floor —a commercially meaningful first phase	Transaction advisory cum PMU fee on approved project cost.

MAHAPREIT is seeking proposals from single firm or consortium to develop, finance, build and operate the campus, with the state entity acting as transaction advisor and project monitoring unit.

MAHAPREIT: Mandate and Standing

Mahatma Phule Renewable Energy and Infrastructure Technology Limited is a Government of Maharashtra undertaking and a subsidiary of Mahatma Phule Backward Classes Development Corporation Limited.

Its mandate covers renewable energy, energy transition, infrastructure and emerging technology projects delivered through government-to-government, public-sector, PPP and transaction-facilitation models.

DELIVERY VERTICALS

- Solar, hybrid and renewable power
- Energy efficiency and decarbonisation
- Battery storage, biofuels and alternative fuels
- Highways and infrastructure projects, Affordable housing
- Environment and climate change
- Software technology and digital services

A campus of this scale is treated as mission-critical infrastructure, not a real estate project —which is why the state is putting a dedicated facilitation and monitoring structure behind it.

01

The Project

Location logic, campus scope, capacity basis and phasing.

Maharashtra's Case for Hyperscale Capacity

Industrial base

Established manufacturing, logistics and industrial corridors

Financial ecosystem

India's banking, capital markets and fintech centre of gravity

Power-sector depth

Transmission capacity open

Enterprise proximity

To the largest Airport/ Industrial/ IT hubs

Campus Scope and Infrastructure

Electrical HT/EHT intake, dedicated substations, transformers, switchgear, UPS, batteries, standby generation	**Cooling** Chilled water, free and adiabatic cooling, rear-door exchangers, direct-to-chip liquid readiness	**White space** Data halls, high-density rack zones, floor loading for AI and HPC, plant and telecom rooms
Connectivity Carrier-neutral meet-me rooms, at least two physically diverse fibre routes, cloud on-ramps	**Security** Perimeter control, biometrics, mantraps, tenant segregation, SOC, and OT cyber security	**Monitoring** BMS, DCIM and EPMS integration, NOC infrastructure, fire and life safety systems
Site works Land development, roads, boundary, parking, logistics and utility corridors	**Sustainability** Renewable procurement, PUE and WUE targets, water and waste management, net-zero best efforts	**Operations** 24×7 monitoring, SLA management, spares and capacity planning, business continuity

Capacity Basis and Phasing

CAPACITY BASIS

MAHAPREIT's preferred basis is total load. Bidders must state explicitly whether their 200 MW refers to IT load, total facility load, contracted demand, installed transformer capacity or utility intake.

Ambiguity on this point is treated as a material gap in the proposal.

IMPLEMENTATION MODELS

Developer-led	PPP
Joint venture	Project SPV
DBFOM	Concession
Long-term lease or licence	Co-development

Phase 1 ≥100 MW

The first phase must demonstrate serious delivery intent, not a token deployment. Alternate phasing is possible only where justified and accepted by MAHAPREIT, with modular scale-up designed in from day one for power, cooling, fibre and white space.

02

Facilitation and Governance

What MAHAPREIT carries, what the developer carries, and how power is supplied.

MAHAPREIT as Transaction Advisor cum PMU

MAHAPREIT CARRIES

Government interface and one-window coordination

Land identification and site facilitation

Grid capacity, substation and open-access discussions

Statutory approval roadmap across departments

Investor, lender and anchor-customer introductions

Technical review of concept, DPR and master plan

Milestone monitoring, review meetings and escalation

THE DEVELOPER CARRIES

Full equity, debt and contingency funding

Land acquisition cost, loaded into project cost

DPR, design, EPC appointment and construction

All statutory approvals, permits and NOCs

Customer acquisition and commercialisation

24×7 operations, SLA and security compliance

Indian SPV formation where required by MAHAPREIT

Governance sits with a Data Centre Infrastructure PMU and a Project Monitoring Committee chaired by the Managing Director. MAHAPREIT does not guarantee land allotment, approvals, financing, grid connection, offtake or returns unless expressly agreed in a binding written agreement.

Renewable Power on RTC / FDRE Basis

Renewable power for the campus is supplied by MAHAPREIT itself — a renewable-energy developer, not only a facilitator.

Supply basis

Round-the-clock or firm and dispatchable renewable energy for the full campus load

Delivery mode

RESCO or EPC mode, decided by the bidder to suit its balance sheet

Pricing

Right of first refusal retained by MAHAPREIT, priced through open discovery by the PMU

03

Participation and Qualification

Who can bid, the thresholds that apply, and how proposals are scored.

Eligible Organisations and Consortium Structure

WHO MAY APPLY

- Data centre developers and operators
- Carrier-neutral colocation providers
- Infrastructure funds and strategic investors
- EPC, MEP and technology consortia
- Hyperscale and cloud infrastructure developers
- Digital and telecom infrastructure companies
- Power and renewable developers with a DC partner
- PSUs and statutory corporations

CONSORTIUM RULES

- Maximum three members, one nominated lead
- Lead member holds at least 51% of SPV equity
- 51% held for three years from Phase 1 COD
- Technical partner stays to COD plus 12 months
- Binding consortium agreement or MoU required
- No change in composition after submission

Where the lead member has no direct data centre credentials, it must bind a qualified operator or technical partner through enforceable undertakings, parent guarantees or sponsor support letters.

Qualification Thresholds

Criterion	Minimum requirement	Evidence
Data centre experience	100 MW aggregate IT load delivered, or one campus of 25 MW IT load and above	Project credentials
Financial capacity	Net worth ₹ 1,500 Cr, or committed capital / funds under management ₹5,000 Cr, or binding investor and lender support	Audited accounts, FUM certificate, term sheet
Phase 1 commitment	Commercially meaningful Phase 1, preferably not less than 100 MW load	Phasing and capex plan, COD schedule
Phase 1 funding	Credible equity and debt plan that does not rest on speculative future offtake	Financial model, lender correspondence
Technical capability	High-load electrical, cooling, network, security and sustainability capability; Uptime Institute and TIA-942 knowledge; ISO 9001, 27001, 45001, 14001	Certifications, partner undertakings
Leadership depth	Minimum five years of critical digital infrastructure project management within the leadership team	CVs, organisation chart

Evaluation Criteria and Scoring

Criterion	Weightage
200 MW campus vision, master planning and phase-wise delivery	50
Data centre experience and credentials	10
Technical design: power, cooling, redundancy, AI/HPC, security	10
Financial strength and investment mobilisation	10
Team, supplier ecosystem and consortium quality	10
Presentation to MAHAPREIT	10

65 / 100

Minimum qualifying technical score

50%

Floor in each critical category —technical design, financial strength, and land, power and fibre —regardless of total score

Commercial Terms

Item	Amount
EOI document cost	₹1,18,000 including 18% GST, non-refundable
Processing fee	₹10 lakh plus ₹1.8 lakh GST, non-refundable
Performance guarantee	5% of total TA/PMU fees — 10% by demand draft/Pay Order / Banker's Cheque, 90% by bank guarantee
Transaction advisory cum PMU fee	**2% of approved project cost**

HOW THE FEE WORKS

Charged on approved project cost for each phase, GST extra

Excludes tenant IT equipment, customer software and tenant fit-out not funded by the SPV

May be structured as fixed fee, milestone-linked PMU fee, success fee at financial closure or COD, revenue share, equity participation or development premium

Fundraising facilitation, if used, is charged separately on mutually agreed terms

Payment Milestones

Milestone	Share of fee
LOI issued and unconditionally accepted	10%
Contract, implementation agreement or SPV framework executed	10%
Concept master plan and phase-wise capacity plan accepted	15%
DPR, financial model, power strategy and approvals plan accepted	10%
Land facilitation and site finalisation completed	10%
Power feasibility, grid application and substation plan completed	10%
Financial closure achieved for Phase 1	10%
Construction commenced or major EPC / MEP package awarded	15%
COD or commissioning readiness of the first phase	10%

Process and Timeline

26 Jun 2026	13 Aug 2026	21 Aug 2026	15 Oct 2026
EOI released	**Corrigendum-1**	**Pre-proposal meeting**	**Submissions close**
Blank document available from mahapreit.in	Updated document supersedes the original issue	17:00 IST, Mumbai office and online	15:00 IST online, sealed hard copy in parallel

Continuous rolling pre-qualification

Submissions are unsealed in 15-day cycles and passed immediately to the evaluation committee for shortlisting, so subsequent RFP and RFQ components advance independently. A three-month cutoff allows later batches to be processed without prejudice to earlier cycles.

SUBMISSION AND CONTACT

Expressions of interest close 15 October 2026

HARD COPY

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NOTE

MAHAPREIT reserves the right to accept or reject any or all expressions of interest without assigning a reason.