महाराष्ट्र शासन

Mahatma Phule Renewable Energy and Infrastructure Technology Limited

(Subsidiary of MPBCDC, a Government of Maharashtra undertaking)

CIN No. U40106MH2021SGC358784

MAHAPREIT

Date:- 08/09/2026

e-RFQ :	MAHAPREIT/REEM - 14/26-27
Tender Search Code (TSC)	MHPREIT-2026-TN000007
Name of e-RFQ	Request for Qualification (RFQ) for empanelment of agencies to set up Electric Vehicle Charging Stations in Mumbai Metropolitan Region (MMR) in the state of Maharashtra.

MAHAPREIT's Clarifications to the Pre-bid Queries

S. N.	Clause & Page No	Existing Clause	Queries	MAHAPREIT Clarifications
A	**M/s. D'Arcade Energy Pvt Ltd., Pune.**			
1)	SECTION IV Cl. 24 / p.22	**24.MAHAPREIT facilitation charges:-** The successful / qualified bidder will have to pay facilitation charges in terms of Rs./Kwh to MAHAPREIT and shall be shown in the business model. Based on this parameter, MAHAPREIT will take the decision for placement of letter of Award (LoA).	Please confirm the exact commercial bidding parameter: is the bidder required to quote a fixed MAHAPREIT facilitation charge in Rs./kWh? Please provide the prescribed format/range, if any.	The bidder is required to quote a fixed MAHAPREIT facilitation charge in Rs./kWh in the business model.
2)	SECTION IV Cl. 22, 24 / p.22	**22. Allotment of EV Stations to more than one Agency: -** "MAHAPREIT reserves the right to allot the EV Stations to more than one agency. In this regard, the qualified agencies have to match the	The RFQ states that other agencies may have to match the highest revenue-sharing rate. Please clarify whether this means matching the highest Rs./kWh facilitation charge and how the benchmark will be established.	The revenue-sharing rate refers to the facilitation charge. It will be matched with the highest quoted facilitation charge in Rs./kWh.

		highest revenue sharing rate of the bidder. If they match the rates then they shall be considered for allotment of EV Stations. MAHAPREIT reserves the right to allot the work of EV Charging stations as per the policies / objectives of MAHAPREIT / MPBCDC. **24.MAHAPREIT facilitation charges:-** The successful / qualified bidder will have to pay facilitation charges in terms of Rs./Kwh to MAHAPREIT and shall be shown in the business model. Based on this parameter, MAHAPREIT will take the decision for placement of letter of Award (LoA).		
3)	SECTION IV Cl. 20-24 / pp.21-22	**20. Quantity of EV Charging stations:-** The total quantity of Electric Vehicle Charging Stations proposed against this EoI is approx. 3800 Nos to be installed at various locations like Govt. offices / Govt. premises / residential societies / commercial malls / MSRTC bus depot / club houses, etc. in entire MMR region. The details are as below:- **S. N.** | **Particulars of location** | **Total quantity** 1 | Govt. offices / | 154	Approximately 3,800 stations are proposed, but quantity may increase/decrease and allotment depends on actual land availability. Is any minimum number of stations/locations guaranteed to each empanelled bidder?	There is no minimum number of stations/locations guaranteed to each empanelled bidder. The quantity of 500 nos. for MSRTC bus depot is deleted and the revised quantity of EVCS will be 3300 nos.

		Govt. premises 2 Residential societies 950 3 Commercial malls 760 4 MSRTC bus depot 500 5 Club houses 380 6 Public parkings 760 7 Any other locations 296 8 **Total** **3800** The quantity of EV Charging Stations may increase or decrease. MAHAPREIT reserves the right to allot the EV Charging stations to the successful bidder based on the actual land availability. **24.MAHAPREIT facilitation charges:-** The successful / qualified bidder will have to pay facilitation charges in terms of Rs./Kwh to MAHAPREIT and shall be shown in the business model. Based on this parameter, MAHAPREIT will take the decision for placement of letter of Award (LoA).		
4)	SECTION IV Cl. 21 / p.22	**21. Period of contract:-** The period for O & M of the Electric Vehicle Charging Stations is 10 years. The rights may be further extended for the period of 5 years.	Please clarify the relationship between the 2-year empanelment period and the 10-year O&M contract (extendable by 5 years). From which date will the 10-year period commence for each station?	The empanelment period shall be 2 years, during which the empanelled agency will have to identify the locations of EVCS and MAHAPREIT will allot the said work to empanelled agency based on land availability & suitability.

				The O&M period shall commence from the date of commissioning of the Electric Vehicle Charging Stations.
5)	SECTION IV Cl. 15(ii), 19(ii) / p.20 - 21	**15. Scope of the bidder:-** ii. The bidder shall have to identify approx. 100 Sq. Mtr land parcel at suitable locations in residential co-operative societies, MSRTC bus depot, Govt. offices / premises, commercial malls, club houses, etc. in MMR region for setting up EV charging stations. **19. Scope of work of MAHAPREIT:-** ii. Facilitates access to approximately 100 Sq. Mtr of unused / vacant land in Govt. offices / Govt. premises / residential societies / commercial malls / MSRTC bus depot / club houses, etc. in MMR regions for public charging stations.	Please clarify whether MAHAPREIT will provide identified/secured sites or whether the bidder must independently identify and secure approximately 100 sq.m. sites.	The bidder shall have to identify the land parcels at suitable locations. MAHAPREIT will facilitate for such land parcels.
6)	SECTION IV Cl. 15(ii), 19(ii) / p.20 -21	**15. Scope of the bidder:-** ii. The bidder shall have to identify approx. 100 Sq. Mtr land parcel at suitable locations in residential co-operative societies, MSRTC bus depot, Govt. offices / premises, commercial malls, club houses, etc. in MMR region for setting up EV charging stations.	Who will bear land licence / lease fee, security deposit, society/parking charges and any revenue share payable to the land-owning entity?	All land license/lease fees, security deposits, society/parking charges, and revenue share payable to the land-owning entity shall be borne by the bidder.

		19. Scope of work of MAHAPREIT:- ii. Facilitates access to approximately 100 Sq. Mtr of unused / vacant land in Govt. offices / Govt. premises / residential societies / commercial malls / MSRTC bus depot / club houses, etc. in MMR regions for public charging stations.		
7)	SECTION IV Cl. 15(v), 19(i) / pp.20-21	**15. Scope of the bidder:-** v. The bidder shall pay the electricity bill to DISCOM and source renewable power as per approved Regulations of DISCOM. **19. Scope of work of MAHAPREIT:-** i. MAHAPREIT will work as a facilitator for this project and shall coordinate with the various Central and State Govt. departments for approvals and connections.	Please specify the expected sanctioned load/contract demand and voltage level for a typical station, and clarify the responsibility for transformer, HT/LT panels, RMU, cabling, metering and upstream augmentation.	The bidder has to work out the expected sanctioned load/contract demand and voltage level for a typical station. All the expenditure on account of transformer/ HTLT cable etc will be in the scope of the bidder.
8)	Annexure A / p.23	**Annexure A** - Technology Requirements of MAHAPREIT	Annexure A specifies technology requirements but does not state the standard charger configuration. Please provide minimum number of DC chargers, charger rating(s), connectors and simultaneous charging capacity per station.	This should be as per guidelines of Ministry of Power, GoI issued vide notification no. 12/2/2018-EV (COMP No. 244347) dt. 14th January 2022.
9)	SECTION IV Cl. 15(viii), 19 / pp.20-21	**15. Scope of the bidder:-** viii. The bidder shall have to anticipate following cost in setting up public charging stations: a. Civil Work b. Insurance of the equipment and third-party insurance	Please clarify whether the bidder bears the complete electrical infrastructure CAPEX or only DISCOM sanction/connection costs, and what infrastructure MAHAPREIT will facilitate/provide.	MAHAPREIT shall not provide or facilitate any infrastructure. All electrical infrastructure CAPEX and DISCOM related activities shall be undertaken by the bidder at its own cost.

		c. Sanction Fees with DISCOM d. Operational expenses which includes - manpower costs, consumables cost, overhauling expenses, e. Interest on loan f. Water charges g. Contingencies **19. Scope of work of MAHAPREIT:-** i. MAHAPREIT will work as a facilitator for this project and shall coordinate with the various Central and State Govt. departments for approvals and connections. ii. Facilitates access to approximately 100 Sq. Mtr of unused / vacant land in Govt. offices / Govt. premises / residential societies / commercial malls / MSRTC bus depot / club houses, etc. in MMR regions for public charging stations. iii. Co-brands all stations across the full MMR vision illuminated signage at every station.		
10)	Annexure A(H) / p.23	**Annexure A - Technology Requirements of MAHAPREIT** H. Develop an arrangement to offer minimum 10% discount on price of Electricity consumed compared to prevailing tariff of electricity in the market.	The requirement is to offer minimum 10% discount on electricity consumed versus prevailing tariff. Please clarify whether this means electricity procurement cost, EV charging tariff to consumer, or total customer price, and who bears the discount.	The RFQ condition prevails. However, the bidder may offer their submission in this regard in the business model.

11)	SECTION IV Cl. 15(iii) / p.20	**15. Scope of the bidder:-** iii. The bidder shall have to carry out operations and maintenance of the EVCS for the agreement period.	Please provide the detailed O&M SLA: minimum uptime, response time, restoration time, preventive maintenance, spare availability and applicable penalties.	The RFQ condition prevails.
12)	Annexure A / p.23	**Annexure A** - Technology Requirements of MAHAPREIT	Please clarify whether ARAI, BEE Star Rating, ISO 9001/14001/45001 and other certifications are mandatory eligibility conditions or only preferred qualifications.	The evaluation will be conducted only with respect to the qualifying conditions mentioned in the RFQ. These are preferred conditions.
13)	Annexure A / p.23	**Annexure A** - Technology Requirements of MAHAPREIT	Please provide API, dashboard, data ownership, cloud hosting, cybersecurity, data retention and integration requirements for the IoT/App platform.	Please refer clause no. C of Annexure – A.
14)	Annexure A (G) / p.23	**Annexure A - Technology Requirements of MAHAPREIT** G. DC Chargers should be able to start in instantaneous/ plug n play mode in less than 10 seconds	Please define the measurement methodology for the requirement that DC chargers start in instantaneous/plug-and-play mode in less than 10 seconds.	The RFQ condition prevails.
15)	Annexure A (F) / p.23	**Annexure A - Technology Requirements of MAHAPREIT** F. There should be an option of ESS (Energy storage systems) in areas where Grid availability is less than 80%.	Please define how 'grid availability less than 80%' will be measured and who will determine the required ESS capacity and bear its CAPEX/O&M cost.	The RFQ condition prevails.
16)	Annexure A (M) / p.23	**Annexure A - Technology Requirements of MAHAPREIT** M. The technology provided should have bidirectional charging with V2G (Vehicle-to-Grid) support.	Is bidirectional/V2G capability required to be operational from Day 1, or is V2G-ready hardware/software sufficient? Please specify applicable protocol/standard.	The point is deleted.
17)	SECTION IV Cl. 15 (v), 17 / pp.20-21	**15. Scope of the bidder:-** v. The bidder shall pay the electricity bill to DISCOM and source renewable power as per approved Regulations of DISCOM.	Can the bidder independently procure renewable electricity through approved DISCOM green tariff/open access/other permitted mechanisms, or must energy be sourced through MAHAPREIT?	The RFQ condition prevails.

		17. Incentives by Central/ State/ Local Governments:- Any incentives / subsidies available for the charging infrastructure will be availed by the bidder making the project further viable.		
18)	SECTION IV Cl. 18, 24 / p. 21 - 22	**18. Revenue generation to bidder from the project:-** The bidder shall be entitled for revenue from EV charging services from consumers after deducting the facilitation charges of MAHAPREIT. **24.MAHAPREIT facilitation charges:-** The successful / qualified bidder will have to pay facilitation charges in terms of Rs./Kwh to MAHAPREIT and shall be shown in the business model. Based on this parameter, MAHAPREIT will take the decision for placement of letter of Award (LoA).	Please clarify the exact basis on which MAHAPREIT facilitation charges are calculated: kWh delivered to EV, input meter kWh, or another defined metering point. Also confirm GST treatment.	MAHAPREIT facilitation charges shall be calculated on the basis of per unit of energy consumption by EV Charging. GST will be applicable as per the prevailing norms.
19)	SECTION IV Cl. 15(viii)(b) / p. 20 - 21	**15. Scope of the bidder:-** viii. The bidder shall have to anticipate following cost in setting up public charging stations: b. Insurance of the equipment and third-party insurance	Please specify minimum insurance coverage and whether MAHAPREIT/landowner must be named as additional insured parties for equipment, fire and third-party liability.	The RFQ condition prevails.
20)	SECTION IV Cl. 15(x) / p.21	**15. Scope of the bidder:-** x. The bidder shall deploy backward class beneficiaries of MPBCDC for operation and maintenance of the Electric Vehicle Charging stations.	Please clarify the minimum deployment of MPBCDC beneficiaries per station and whether recruitment, training, salary, statutory benefits and technical supervision are the bidder's responsibility.	The RFQ condition prevails. The bidder shall borne all expenditure for manpower deployment for EVCS.

21)	SECTION IV Cl. 17 / p.21	**17. Incentives by Central/ State/ Local Governments:-** Any incentives / subsidies available for the charging infrastructure will be availed by the bidder making the project further viable.	Please clarify which Central/State incentives or subsidies are presently expected to be applicable and whether MAHAPREIT will issue authorization/NOCs required for claims.	The RFQ condition prevails.
22)	SECTION IV Cl. 15 / p. 20-21	**15. Scope of the bidder.**	If a site is terminated/withdrawn for reasons not attributable to bidder default, will the bidder receive compensation for unamortized CAPEX or be provided an equivalent alternate site?	No compensation will be given to the bidder on this account.
23)	SECTION IV Cl. 12-14 / p.20	**12. SIGNING OF AGREEMENT** a. The successful Bidders shall be required to execute an 'Agreement' in the proforma given in this Bidding Document on a 'non-judicial stamp paper' of appropriate value [cost of the 'stamp-paper' shall be borne by the successful Bidders] within 'Thirty [30] days' of receipt of the Acceptance Letter by the successful Bidders failure on the part of the successful Bidders to sign the 'Agreement' within the above stipulated period, shall constitute sufficient grounds for forfeiture of EMD. **14. ARBITRATION:-** In the event of failure to resolve dispute/ differences related to Contract/Agreement and relating to interpretation of the clauses therein the parties are hereby agreed for its resolution / Adjudication etc. by	Please provide the final form of the 10-year agreement and all site-specific schedules/annexures, including termination, default, force majeure and dispute provisions.	This is will be done after the empanelment.

		referring it to the **Institutional Arbitration** established /recognized by the State Govt/Central Govt. and the dispute can be get resolved within the framework of the **Arbitration Act 2015** and in terms of rules and regulations of such institutional arbitration such as **Mumbai** center of Arbitration etc.		
24)	SECTION IV Cl. 11-12 / p.20	**12. SIGNING OF AGREEMENT** a. The successful Bidders shall be required to execute an 'Agreement' in the proforma given in this Bidding Document on a 'non-judicial stamp paper' of appropriate value [cost of the 'stamp-paper' shall be borne by the successful Bidders] within 'Thirty [30] days' of receipt of the Acceptance Letter by the successful Bidders failure on the part of the successful Bidders to sign the 'Agreement' within the above stipulated period, shall constitute sufficient grounds for forfeiture of EMD.	**Security Deposit:-** Please clarify the apparent inconsistency between 'Security Deposit: Nil' and the provision that EMD may be converted into Security Deposit after contract signing. Please confirm amount, tenure, refund and forfeiture conditions.	Section III, Clause no. 4.1.13 is a general condition stating the conversion of EMD to Security deposit, in case the successful bidder has to deposit security deposit. However, in this RFQ the security deposit is Nil as per Clause no. 1.6 of Section II.
25)	SECTION III Cl. 7 (1) (ii) / p. 15	**1) Qualifying Conditions:-** ii. The bidder should have set up at least 10 No. of Public EV Charging Stations in last five years or at least one party of the consortium should be a manufacturer of technology and iOt based app as mentioned in annexure.	For the 10 public EV charging stations experience criterion, will EPC/installation experience qualify, or must the bidder have owned/operated the stations? Will group-company experience be accepted?	The tender condition prevails.

<table>
<tr><td>26)</td><td>SECTION III
Cl. 7 (1) (i) / p. 15</td><td>1) Qualifying Conditions:-
i. The bidder shall be a company under companies act or LLP or joint venture or consortium or partnership or proprietary firm.</td><td>For consortium/JV bids, can technical experience of one member and financial strength/turnover of another be combined? Please clarify lead-member requirements.</td><td>The tender condition prevails.</td></tr>
<tr><td>27)</td><td>SECTION IV
Cl. 16 / p. 21</td><td>16. General conditions for OEM of the EV Chargers.</td><td>OEM:-
If bidder is not the charger manufacturer, can it appoint a qualifying OEM? Please clarify the exact OEM authorization and same-manufacturer charger + IoT App requirement.</td><td>The general conditions for the OEM of the EV chargers are mentioned in Clause no. 16 of Section IV.</td></tr>
<tr><td>28)</td><td>SECTION III
Cl. 8 (a) / p. 17</td><td>8. Bid process and modality.</td><td>Please provide the detailed technical and financial evaluation methodology, weightages and minimum qualifying score, including how the Rs./kWh facilitation charge is evaluated.</td><td>The RFQ will be evaluated on the basis of qualifying conditions mentioned in the RFQ.</td></tr>
<tr><td>29)</td><td>SECTION III
Cl. 8 (a) / p. 17</td><td>8. Bid process and modality.</td><td>Please confirm whether an e-Reverse Auction will be conducted for this RFQ and identify the parameter that will be subject to reverse auction.</td><td>e-Reverse Auction will not be conducted.</td></tr>
<tr><td>30)</td><td>SECTION IV
Cl. 20 / p.22</td><td>20. Quantity of EV Charging stations:- The total quantity of Electric Vehicle Charging Stations proposed against this EoI is approx. 3800 Nos to be installed at various locations like Govt. offices / Govt. premises / residential societies / commercial malls / MSRTC bus depot / club houses, etc. in entire MMR region. The details are as below:-
<table><tr><td>S. N.</td><td>Particulars of location</td><td>Total quantity</td></tr><tr><td>1</td><td>Govt. offices / Govt. premises</td><td>154</td></tr></table></td><td>Will MAHAPREIT provide the site-wise distribution across government premises, societies, malls, MSRTC depots, club houses, public parking and other locations before final commercial commitment?</td><td>There is no specific distribution. It depends upon identification of suitable land parcels for EVCS.

The quantity of 500 nos. for MSRTC bus depot is deleted and the revised quantity of EVCS will be 3300 nos.</td></tr>
</table>

<table>
<tr><td></td><td></td><td><table>
<tr><td>2</td><td>Residential societies</td><td>950</td><td></td></tr>
<tr><td>3</td><td>Commercial malls</td><td>760</td><td></td></tr>
<tr><td>4</td><td>MSRTC bus depot</td><td>500</td><td></td></tr>
<tr><td>5</td><td>Club houses</td><td>380</td><td></td></tr>
<tr><td>6</td><td>Public parkings</td><td>760</td><td></td></tr>
<tr><td>7</td><td>Any other locations</td><td>296</td><td></td></tr>
<tr><td>8</td><td>Total</td><td>3800</td><td></td></tr>
</table>The quantity of EV Charging Stations may increase or decrease. MAHAPREIT reserves the right to allot the EV Charging stations to the successful bidder based on the actual land availability.</td><td></td><td></td></tr>
<tr><td>B</td><td colspan="4">M/s. Zivah International Private Limited, New Delhi.</td></tr>
<tr><td>1)</td><td>SECTION III Clause 7 – Terms and Conditions for RFQ, (1) (iii), Page 15.</td><td>1. Qualifying Conditions:-
iii. Bidder should have average annual turnover of INR 3 Cr in last Five Years.</td><td>As the audited financial statements for FY 2025-26 are presently under preparation and may not be available before the Bid Due Date, kindly permit bidders to demonstrate the average annual turnover requirement based on the immediately preceding five completed and audited financial years, i.e., FY 2020-21, FY 2021-22, FY 2022-23, FY 2023-24 and FY 2024-25.</td><td>The average annual turnover will be five completed and audited financial years, i.e., FY 2020-21, FY 2021-22, FY 2022-23, FY 2023-24 and FY 2024-25.</td></tr>
<tr><td>2)</td><td>SECTION III Clause 7 – Terms and Conditions for RFQ, (1) (iv), Page 15.</td><td>1. Qualifying Conditions:-
iv. Bidder should have positive net worth as per the audited annual financial statement of last FY 25-26.</td><td>As the audited financial statements and certified net-worth details for FY 2025-26 are presently under preparation and may not be available before the Bid Due Date, kindly permit bidders to submit a CA-certified Net Worth Certificate based on the audited financial statements for FY 2024-25, i.e., net worth as at 31 March 2025.</td><td>The positive Net Worth Certificate based on the audited financial statements for FY 2024-25, i.e., net worth as at 31 March 2025 will be considered.</td></tr>
<tr><td>3)</td><td>Annexure A – Technology Requirements</td><td>Annexure A prescribes broad technology requirements; however, it does not specify the minimum</td><td>Kindly clarify whether any minimum charger configuration is prescribed for each category of site, including charger capacity (e.g., 30 kW / 60 kW / 120</td><td>This should be as per guidelines of Ministry of Power, GoI issued vide notification no. 12/2/2018-EV</td></tr>
</table>

	of MAHAPREIT Page 23.	charger capacity, number of chargers / guns / connectors, or connector configuration to be deployed for each category of site.	kW DC), number of chargers / guns, and connector types such as CCS2 / Type-2. If no fixed configuration is prescribed, kindly confirm that the bidder may determine the appropriate configuration based on site survey, expected demand, available sanctioned load and applicable Government of India guidelines.	(COMP No. 244347) dt. 14th January 2022.
4)	Annexure A – Point H, Page 23.	H. Develop an arrangement to offer minimum 10% discount on price of Electricity consumed compared to prevailing tariff of electricity in the market.	Kindly clarify the intent and implementation methodology of this requirement.	The RFQ condition prevails. However, the bidder may offer their submission in this regard in the business model.
5)	SECTION II Page 5,Clause 1.6 – Security Deposit; read with Page 11, Clause 4.1.13 – Refund / Conversion of Earnest Money	Page 5 specifies "Security Deposit – Nil", whereas Clause 4.1.13 states that, in the case of the successful bidder, the Earnest Money Deposit (EMD) will be converted into Security Deposit after signing of the contract documents.	Kindly clarify which of the above provisions shall prevail and confirm the exact Security Deposit requirement applicable to the successful bidder. We also request that the apparent inconsistency be suitably clarified / corrected through the corrigendum.	Section III, Clause no. 4.1.13 is a general condition stating the conversion of EMD to Security deposit, in case the successful bidder has to deposit security deposit. However, in this RFQ the security deposit is Nil as per Clause no. 1.6 of Section II.
6)	SECTION IV Clause 15 – Scope of the Bidder; read with Clause 21 – Period of Contract, Page 20–22.	The RFQ provides for operation and maintenance of the EV Charging Stations for a period of 10 years, with a possible extension of 5 years; however, it does not clearly specify ownership and treatment of the charging equipment and associated electrical / civil infrastructure during the contract period or upon expiry / termination.	Kindly clarify the ownership of the EV chargers and associated electrical / civil infrastructure during the contract period and upon expiry / termination of the 10-year / extended tenure. Please also clarify whether the assets are to be transferred to MAHAPREIT / the land-owning agency, retained / removed by the bidder, or dealt with under any other prescribed mechanism, including the responsibility for de-installation / handover costs, if applicable.	The bidder shall take back the EVCS infrastructure after expiry of the contract period at their own cost.
7)	SECTION IV Clause 15 – Scope of the	iv. The bidder shall provide charging service to end user and collect service charge to them.	Kindly confirm whether the bidder / CPO shall have the freedom to determine and revise the end-user EV charging tariff, subject to applicable MERC regulations	This is as per applicable norms.

<table>
<tr><td></td><td>Bidder, Point (iv), Page 20.</td><td></td><td>and other statutory requirements.</td><td></td></tr>
<tr><td>C</td><td colspan="4">M/s. Evamp Technologies Pvt. Ltd.,</td></tr>
<tr><td>1)</td><td>SECTION IV Clause 20, Page 22</td><td>20. Quantity of EV Charging stations:- The total quantity of Electric Vehicle Charging Stations proposed against this EoI is approx. 3800 Nos to be installed at various locations like Govt. offices / Govt. premises / residential societies / commercial malls / MSRTC bus depot / club houses, etc. in entire MMR region. The details are as below:-
<table>
<tr><th>S. N.</th><th>Particulars of location</th><th>Total quantity</th></tr>
<tr><td>1</td><td>Govt. offices / Govt. premises</td><td>154</td></tr>
<tr><td>2</td><td>Residential societies</td><td>950</td></tr>
<tr><td>3</td><td>Commercial malls</td><td>760</td></tr>
<tr><td>4</td><td>MSRTC bus depot</td><td>500</td></tr>
<tr><td>5</td><td>Club houses</td><td>380</td></tr>
<tr><td>6</td><td>Public parkings</td><td>760</td></tr>
<tr><td>7</td><td>Any other locations</td><td>296</td></tr>
<tr><td>8</td><td>Total</td><td>3800</td></tr>
</table>
The quantity of EV Charging Stations may increase or decrease. MAHAPREIT reserves the right to allot the EV Charging stations to the successful bidder based on the</td><td>Please clarify whether MAHAPREIT will provide any minimum guaranteed allocation of charging stations / locations to each empanelled agency.</td><td>There is no minimum number of stations/locations guaranteed to each empanelled bidder.</td></tr>
</table>

		actual land availability.		
2)	SECTION IV Clause 22, Page 22	**22. Allotment of EV Stations to more than one Agency: -** “MAHAPREIT reserves the right to allot the EV Stations to more than one agency. In this regard, the qualified agencies have to match the highest revenue sharing rate of the bidder. If they match the rates then they shall be considered for allotment of EV Stations. MAHAPREIT reserves the right to allot the work of EV Charging stations as per the policies / objectives of MAHAPREIT / MPBCDC.	In case multiple agencies are empanelled, please clarify the methodology for allocation of locations among the empanelled agencies.	The tender condition prevails.
3)	SECTION IV Clause 22/24, Page 22	**22. Allotment of EV Stations to more than one Agency: -** “MAHAPREIT reserves the right to allot the EV Stations to more than one agency. In this regard, the qualified agencies have to match the highest revenue sharing rate of the bidder. If they match the rates then they shall be considered for allotment of EV Stations. MAHAPREIT reserves the right to allot the work of EV Charging stations as per the policies / objectives of MAHAPREIT / MPBCDC.	Please clarify whether the facilitation charge quoted in ₹/kWh shall be calculated on gross energy dispensed or net billable energy after applicable discounts/refunds.	MAHAPREIT facilitation charges shall be calculated on the basis of per unit of energy consumption by EV Charging.

		24. MAHAPREIT facilitation charges:- The successful / qualified bidder will have to pay facilitation charges in terms of Rs./Kwh to MAHAPREIT and shall be shown in the business model. Based on this parameter, MAHAPREIT will take the decision for placement of letter of Award (LoA).		
4)	SECTION IV Clause 22/24, Page 22	**22. Allotment of EV Stations to more than one Agency: -** “MAHAPREIT reserves the right to allot the EV Stations to more than one agency. In this regard, the qualified agencies have to match the highest revenue sharing rate of the bidder. If they match the rates then they shall be considered for allotment of EV Stations. MAHAPREIT reserves the right to allot the work of EV Charging stations as per the policies / objectives of MAHAPREIT / MPBCDC. **24. MAHAPREIT facilitation charges:-** The successful / qualified bidder will have to pay facilitation charges in terms of Rs./Kwh to MAHAPREIT and shall be shown in the business model. Based on this parameter,	Please clarify whether matching of the highest facilitation charge shall be mandatory for all empanelled agencies.	The tender condition prevails.

		MAHAPREIT will take the decision for placement of letter of Award (LoA).		
5)	SECTION IV Clause 24, Page 22	**24. MAHAPREIT facilitation charges:-** The successful / qualified bidder will have to pay facilitation charges in terms of Rs./Kwh to MAHAPREIT and shall be shown in the business model. Based on this parameter, MAHAPREIT will take the decision for placement of letter of Award (LoA).	Please clarify who will determine the end consumer charging tariff and whether the CPO will be permitted to revise the tariff periodically based on electricity cost and market conditions.	This as per the prevailing norms.
6)	SECTION IV Clause 15(ii), Page 20	**15. Scope of the bidder:-** ii. The bidder shall have to identify approx. 100 Sq. Mtr land parcel at suitable locations in residential co-operative societies, MSRTC bus depot, Govt. offices / premises, commercial malls, club houses, etc. in MMR region for setting up EV charging stations.	Please clarify whether final site identification and allotment will be undertaken by MAHAPREIT or by the bidder.	The bidder shall have to identify the land parcels at suitable locations.
7)	SECTION IV Clause 20, Page 21, 22	**20. Quantity of EV Charging stations:-** The total quantity of Electric Vehicle Charging Stations proposed against this EoI is approx. 3800 Nos to be installed at various locations like Govt. offices / Govt. premises / residential societies / commercial malls / MSRTC bus depot / club houses, etc. in entire MMR region. The details are as below:-	If a site allotted/proposed by MAHAPREIT is found technically or commercially unviable after detailed site survey, will the bidder be permitted to reject/replace the site without penalty?	It is expected that the bidder shall only identify the suitable land parcels for EVCS. However, the bidder will be permitted to reject / replace the site without penalty if found technically or commercially unviable.

<table>
<tr>
<td></td>
<td></td>
<td>
<table>
<tr><th>S. N.</th><th>Particulars of location</th><th>Total quantity</th><th></th></tr>
<tr><td>1</td><td>Govt. offices / Govt. premises</td><td>154</td><td></td></tr>
<tr><td>2</td><td>Residential societies</td><td>950</td><td></td></tr>
<tr><td>3</td><td>Commercial malls</td><td>760</td><td></td></tr>
<tr><td>4</td><td>MSRTC bus depot</td><td>500</td><td></td></tr>
<tr><td>5</td><td>Club houses</td><td>380</td><td></td></tr>
<tr><td>6</td><td>Public parkings</td><td>760</td><td></td></tr>
<tr><td>7</td><td>Any other locations</td><td>296</td><td></td></tr>
<tr><td>8</td><td>Total</td><td>3800</td><td></td></tr>
</table>
The quantity of EV Charging Stations may increase or decrease. MAHAPREIT reserves the right to allot the EV Charging stations to the successful bidder based on the actual land availability.
</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8)</td>
<td>SECTION IV Clause 15(v), Page 20</td>
<td>15. Scope of the bidder:-
v. The bidder shall pay the electricity bill to DISCOM and source renewable power as per approved Regulations of DISCOM.</td>
<td>Please clarify whether DISCOM charges, security deposit, transformer, RMU/VCB, HT/LT cabling, metering and load enhancement charges are also within the bidder's scope.</td>
<td>All related activities and expenditure shall be undertaken by the bidder at its own cost.</td>
</tr>
<tr>
<td>9)</td>
<td>Annexure A(H),
Page 23</td>
<td>H. Develop an arrangement to offer minimum 10% discount on price of Electricity consumed compared to prevailing tariff of electricity in the market.</td>
<td>Please clarify the methodology for calculation of the 10% discount and whether the discount applies only to energy charges or also to demand/fixed charges.</td>
<td>The RFQ condition prevails. However, the bidder may offer their submission in this regard in the business model.</td>
</tr>
<tr>
<td>10)</td>
<td>SECTION IV Clause 20, Page 22</td>
<td>20. Quantity of EV Charging stations:- The total quantity of Electric Vehicle Charging Stations</td>
<td>Please clarify what constitutes one EV Charging Station for the purpose of the RFQ—one location, one charger or one charging point/connector.</td>
<td>The quantity of EVCS mentioned in the RFQ is tentative and depends upon the availability & suitability of</td>
</tr>
</table>

		proposed against this EoI is approx. 3800 Nos to be installed at various locations like Govt. offices / Govt. premises / residential societies / commercial malls / MSRTC bus depot / club houses, etc. in entire MMR region.		land parcels.
11)	Annexure A(C), Page 23	C. The EV chargers and IoT based App should be developed and maintained by the same manufacturer only.	Please clarify whether integration of a charger OEM with the bidder's existing CPO/CMS platform will be acceptable, subject to compliance with all specified requirements.	The tender condition prevails.
12)	Annexure A(M), Page 23	M. The technology provided should have bidirectional charging with V2G (Vehicle-to-Grid) support.	Please clarify whether V2G is required to be fully operational at commissioning or whether V2Gready hardware/software will be acceptable until compatible vehicles and regulatory provisions are available.	This condition is deleted.
13)	SECTION IV Clause 21, Page 22	**21. Period of contract:-** The period for O & M of the Electric Vehicle Charging Stations is 10 years. The rights may be further extended for the period of 5 years.	Please clarify whether the 10-year O&M period shall commence from the date of agreement, site handover, commissioning or Commercial Operation Date of the respective station.	The 10 years O & M period shall commence from the date of commissioning of EVCS.
14)	SECTION II Clause. B (1.0), Sr. no. 1.4	**1.4 Earnest money (EMD):** Rs. 50,000/- (Exemption for MSME/SSI/NSIC Registered unit)	Please clarify whether eligible MSME/SSI/NSIC bidders are exempt from submission of EMD.	Yes, eligible MSME/SSI/NSIC bidders are exempt from submission of EMD.
15)	SECTION IV Clause 24, Page 22	**24. MAHAPREIT facilitation charges:-** The successful / qualified bidder will have to pay facilitation charges in terms of Rs./Kwh to MAHAPREIT and shall be shown in the business model. Based on this parameter, MAHAPREIT will take the decision for placement of letter of Award (LoA).	To ensure uniform understanding of the commercial mechanism, kindly provide an illustrative calculation showing consumer charging revenue, electricity cost, applicable discount, facilitation charge, taxes and resultant revenue retained by the CPO.	The bidder has to submit the business model.

D	M/s. EVCS Solutions Pvt. Ltd., Mumbai.			
1)	SECTION III Clause 7 (1), (iv), Page 15	**Qualifying Conditions:-** iv. Bidder should have positive net worth as per the audited annual financial statement of last FY 25-26.	It is requested that **FY 2024-25** be considered for determining the bidder's net worth, as the audited financial statements for FY 2025-26 may not be readily available / finalized at the time of bidding.	The positive Net Worth Certificate based on the audited financial statements for FY 2024-25, i.e., net worth as at 31 March 2025 will be considered.
2)	SECTION III Clause 7 (8) Page 16	Bidder may claim the subsidy under the various schemes on its own.	It is requested that the bidder may claim applicable subsidies **with the assistance and support of MahaPREIT,** including necessary facilitation and documentation support wherever required.	MAHAPREIT will extend the support & facilitation.
3)	SECTION IV Clause 21, Page 22	**21. Period of contract:-** The period for O & M of the Electric Vehicle Charging Stations is 10 years. The rights may be further extended for the period of 5 years.	It is requested that the O&M period of the Electric Vehicle Charging Stations be **10 years, with an option for further extension of 10 years,** subject to mutually agreed terms and conditions.	Tender condition prevails.
4)	Annexure A, Point M Page 23	The technology provided should have bidirectional charging with V2G (Vehicle-to-Grid) support.	This requirement may kindly be **reconsidered,** as mandatory V2G functionality may significantly restrict the available technology options and increase project costs. It is requested that this requirement be suitably relaxed or made optional, subject to applicable technical standards and future grid requirements.	This condition is deleted.