



Ref: EOI/DEV/ Corrigendum-1

Date: 10 / 09 /2026

CORRIGENDUM- 1

EOI Name: EOI for Empanelment of Development Agencies/Developers for the implementation of upcoming redevelopment & SR projects

Sr.No.	Existing	Revised	Remark
1.	EOI Name: EOI for Empanelment of Development Agencies/Developers for the implementation of upcoming redevelopment & SR projects	EOI Name: EOI for Empanelment of Developers / Developer Consortium / Consortium of Developers and Investor with MAHAPREIT (for suggestion as “MAHAPREIT-Suggested Entities” on Housing/Redevelopment/Slum Rehabilitation Projects in Mumbai and the Mumbai Metropolitan Region (MMR), in cases where the concerned Co-operative Housing Society/Land Owner/Lease-holder/ Proposed or Existing Society under an SRA Scheme has not mentioned, notified or otherwise exercised its right/privilege to nominate its own Developer/Developer Consortium/Consortium of Developers and Investors, under its Mandate to MAHAPREIT)	The entire document has been replaced with the new document
2.	Entire Document (Page no.1 to 21)	New Document (Page no.1 to 29)	

All Agencies/Applicants are advised to carefully read the revised EOI document and the Corrigendum-1 before submitting their applications.

Sd/-

Project Director (SIP)

MAHAPREIT

Corrigendum - 1



EXPRESSION OF INTEREST (EOI)

FOR EMPANELMENT OF DEVELOPERS / DEVELOPER CONSORTIUMS / CONSORTIUMS OF DEVELOPERS AND INVESTORS WITH MAHAPREIT

(for suggestion as “MAHAPREIT-Suggested Entities” on Housing/Redevelopment/Slum Rehabilitation Projects in Mumbai and the Mumbai Metropolitan Region (MMR), in cases where the concerned Co-operative Housing Society/Land Owner/Lease-holder/ Proposed or Existing Society under an SRA Scheme has not mentioned, notified or otherwise exercised its right/privilege to nominate its own Developer/Developer Consortium/Consortium of Developers and Investors, under its Mandate to MAHAPREIT)

EOI Reference No.: MAHAPREIT/EMP-DEV-EOI/2026-27/04

**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.

2026-2027

<https://mahapreit.in>



Notice for Submission of EMPANELMENT OF DEVELOPERS / DEVELOPER CONSORTIUMS
/ CONSORTIUMS OF DEVELOPERS AND INVESTORS WITH MAHAPREIT
For Housing/Redevelopment/Slum Rehabilitation Projects in Mumbai and the Mumbai Metropolitan
Region (MMR),

Mahatma Phule Renewable Energy and Infrastructure Technology Limited (MAHAPREIT)

Pinnacle Corporate Park, 5th floor, next to Trade Centre, Bandra Kurla

Complex, Bandra East, Mumbai, Maharashtra 400051

Tel.: [022 6921 4400](tel:02269214400); Website: <https://mahapreit.in>



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

SR. NO.	PARTICULARS	PAGE NO.	
		FROM	TO
1	PREAMBLE	6	8
2	DEFINITIONS AND INTERPRETATION	8	9
3	OBJECTIVE AND SCOPE OF EMAPANNEMENT.	10	11
4	APPLICABLE REGULATORY FRAMEWORK — MAHARERA AND UDCPR/DCPR	11	11
5	ELIGIBILITY CRITERIA	12	13
6	CONSORTIUM REQUIREMENTS FOR EMPANELMENT	14	14
7	DOCUMENTS TO BE SUBMITTED WITH THE EOI	15	15
8	SUBMISSION PROCESS	16	16
9	EVALUATION AND EMPANELMENT PROCESS	16	17
10	PROCESS FOR SELECTION OF A DEVELOPER / DEVELOPER CONSORTIUM / CONSORTIUM OF DEVELOPERS AND INVESTORS FROM THE EMPANELLED LIST	18	21
11	BASIS OF ENGAGEMENT / FEES	21	21
12	GENERAL TERMS AND CONDITIONS	21	22
13	ANNEXURE 1- APPLICATION FORM FOR EMPANELMENT OF DEVELOPER / DEVELOPER CONSORTIUM / CONSORTIUM OF DEVELOPERS AND INVESTORS	23	24
14	ANNEXURE 2 - FORMAT OF POWER OF ATTORNEY AND CONSORTIUM AGREEMENT / MoU	25	25
15	ANNEXURE 3-FORMAT OF TECHNICAL EXPERIENCE / TRACK RECORD STATEMENT	26	26
16	ANNEXURE 4 -SELF-DECLARATION OF ELIGIBILITY, NO BLACKLISTING AND NO CONFLICT OF INTEREST	27	27
17	ANNEXURE 5-FORMAT OF CONFIRMATORY LETTER / UNDERTAKING IN FAVOUR OF MAHAPREIT	28	28
18	ANNEXURE 6- FORMAT OF NON-DISCLOSURE UNDERTAKING	29	29



Expression of Interest (EoI) Notice

Mahatma Phule Renewable Energy and Infrastructure Technology Limited (MAHAPREIT) invite Expression of Interest (EoI) from reputed, experienced, Technically & Financially Sound organizations for EMPANELMENT OF DEVELOPERS / DEVELOPER CONSORTIUMS / CONSORTIUMS OF DEVELOPERS AND INVESTORS WITH MAHAPREIT for Housing/Redevelopment/Slum Rehabilitation Projects in Mumbai and the Mumbai Metropolitan Region (MMR). The applicants are requested to go through the EOI document in detail and submit their applications for empanelment.

Detail Criteria:

The details of criteria along with instructions to the Agency can be downloaded from the website – <https://mahapreit.in> . MAHAPREIT reserves the right to accept or reject any or all EoI without assigning any reason thereof.

Timelines for Submission of EoI

Sr. No	Section	Technical
1	EOI No.	EOI No.: MAHAPREIT/EMP-DEV-EOI/2026-27/04
2	EOI Name	EMPANELMENT OF DEVELOPERS / DEVELOPER CONSORTIUMS / CONSORTIUMS OF DEVELOPERS AND INVESTORS WITH MAHAPREIT for Housing/Redevelopment/Slum Rehabilitation Projects in Mumbai and the Mumbai Metropolitan Region (MMR).
3	Downloading of blank EOI from Website	10/ 09 /2026 @ 3:00 PM
4	Last date of offline submission of EoI	09 / 12 /2026 @ 3:00 PM
5	EOI Document cost to be paid in Online mode (Non- refundable)	Applicants shall pay a non-refundable EOI document cost of Rs. 10,000/- (Rupees Ten Thousand only) plus applicable GST, online in favour of MAHAPREIT
6	Registration fee to be paid in Online mode (Non- refundable) (For selected Developer)	Applicants shall pay a non-refundable Registration fee of Rs.5,00,000/- (Rupees Five Lakh only), online in favour of MAHAPREIT on selection as a developer.
7	Reference Website	https://mahapreit.in
8	Email ID for correspondence	pd.sip@mahapreit.in



Notes:

1. Cost of EOI documents & shall be paid online in favor of 'Mahatma Phule Renewable Energy and Infrastructure Technology Limited' (MAHAPREIT) on or before last date of online submission of EoI. The Bank details for payment of EOI document cost are as follows:

MAHAPREIT bank details	Bank Name	SBI
	Account Name	Mahatma Phule Renewable Energy and Infra
	Account No	42806014198
	IFSC:	SBIN0009995
	Branch Code:	9995
	MICR Code	400002133
	Branch Address	23, J.N. Heredia Marg, Ballard Estate, Mumbai - 400 001

2. The offer without the cost of the EOI document shall not be considered for empanelment & shall be outrightly rejected.
3. A copy of EOI document cost receipt shall be submitted.
4. The EOI shall remain open for a period of three (3) months. Applications received during the week will be evaluated, assessed, and processed as and when required for further necessary action.
5. The detailed EoI notice is also available on the MAHAPREIT website for reference.

**Managing Director,
(MAHAPREIT)**



EXPRESSION OF INTEREST (EOI)

1. PREAMBLE

1.1 Mahatma **Phule Renewable Energy and Infrastructure Technology Ltd (MAHAPREIT)** a Subsidiary of Mahatma Phule Backward Class Development Corporation Limited (MPBCDC) is a premier Public Sector Undertaking of the Government of Maharashtra it was set up in April 2021 to venture into RE and Green technology areas and infrastructure projects and was allowed to take up RE and Green energy, Infrastructure projects on Govt-to-Govt basis (G2G basis) vide GR dated 10th July 2023.

MAHAPREIT's strategic business verticals are the pillars through which it executes its dual mission: driving sustainable development across Maharashtra and ensuring inclusive economic growth for marginalized communities. Each vertical is designed to create self-sustaining business models that not only generate revenue for social upliftment but also position the state as a leader in green technology, digital infrastructure, and social empowerment

MAHAPREIT implements “NAVYUG SCHEME” to get the integrated, inclusive and comprehensive effects of all the input supports of MAHAPREIT company to the target beneficiaries of MPBCDC Limited as defined from time to time by Govt of Maharashtra.

MAHAPREIT undertakes such projects under different verticals like –

1. Renewable Energy and Electric Vehicle (EV).
2. Argo-Processing Value Chain and Biofuels.
3. Software Technology Park and Data Center.
4. Energy Efficiency Audit and ESCO Projects.
5. Infrastructure, Affordable Housing and Urban Planning.
6. Women Entrepreneurship and Convergence.
7. ESG, Sustainability and Climate Change.
8. Health Emerging Life Bio-Sciences & Promoting Wellness (HELP).
9. Emerging Technology Areas and Futuristic Energy Integration.
10. Corporate Community Development and CSR.

In order to implement Projects in various sectors of Department, MAHAPREIT has entered into Memorandum of Understanding (MoU) with different Govt/ Semi Govt. Organizations

1.2 In order to improve the living conditions of slum dwellers residing in slums for years together without having basic civic amenities, the Government of Maharashtra has amended the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 and constituted the Slum Rehabilitation Authority. There are several encumbered lands both private as well as public lands, which are occupied by the slum dwellers. These slums are congested and densely populated. There is no proper ventilation, no air circulation, no proper pathways, lack of drainage system etc.

There are also private lands fully encroached by the slum dwellers for more than 30 to 40 years. There are also several Slum Rehabilitation Schemes which are stalled or delayed due to various reasons. Similarly the State Govt. has taken Policy decisions to expedite the Redevelopment of



old/cessed buildings and to speed up the stalled and delayed schemes.

In line with Govt. of Maharashtra Policy for accelerating the pace of development of SRA schemes, Affordable Housing and Redevelopment Projects, MAHAPREIT has, by its Expression of Interest dated 27.08.2026 (Ref. MAHAPREIT/DMA-EOI/2026-27/03) (the “EOI for Assignment of DMA”), invited Co-operative Housing Societies (“CHS”/“Society”), land owners, lease-holders and proposed/existing societies of eligible slum dwellers formed or being formed under a scheme sanctioned by the Slum Rehabilitation Authority (“SRA”) in Mumbai City and the Mumbai Metropolitan Region (“MMR”) (each, a “Principal”) to assign an exclusive “Development Management Authority” to MAHAPREIT, on the terms of a Mandate Letter (the “Mandate Letter”), for (a) Transaction Advisory Services together with Project Monitoring Services (“PMS”); (b) Facilitation for obtaining Government Approvals; and/or (c) Facilitation of Project Fund Raising, in relation to the Principal’s housing/redevelopment/infrastructure/slum rehabilitation project (“Project”). The said EOI Dated 27.08.2026 published by MAHAPREIT and is available on MAHAPREIT website. The applicant are advised to download the said EOI document and corrigenda there to and shall be referred while applying for the EOI. The Applicants are advised to note the following points while preparing the documents for submission to MAHAPREIT

1.3 Default right of the principal to nominate its own Developer. Under Section 5 of the EOI for Assignment of DMA and Clause 3.3 of the Mandate Letter, every Principal is, by default and unless otherwise agreed in writing, entitled to identify, suggest and propose a developer or a consortium of developers of its own choice (a “Suggested Developer”) for undertaking the development/redevelopment/rehabilitation of its Project, subject to MAHAPREIT’s acceptability review of the Suggested Developer.

1.4 MAHAPREIT’s residual right/obligation to suggest a Developer. Under Section 6 of the EOI for Assignment of DMA and Clause 3.3 of the Mandate Letter, where a Principal’s Mandate does not mention, notify or otherwise exercise the right/privilege referred to in Clause 1.3 above — whether at the time of granting the Mandate or at any time during its subsistence — or where a Suggested Developer proposed by the Principal is not found acceptable to MAHAPREIT and the Principal does not propose an alternative within 15 (fifteen) days of being so informed, or where the Principal specifically requests MAHAPREIT to identify a suitable counterparty, MAHAPREIT is entitled, on request or of its own accord, to identify and suggest, for the Principal’s consideration, (a) a developer; (b) a consortium of developers; (c) a consortium comprising a developer and an investor-cum-financier; or (d) only an investor/financier (without an accompanying developer), as may be most appropriate having regard to the nature, scale and funding requirement of the Project (each, a “MAHAPREIT-Suggested Entity”).

1.5 Such a MAHAPREIT-Suggested Entity is, under Clause 6.2 of the EOI for Assignment of DMA and Clause 3.5(c) of the Mandate Letter, required to “ordinarily” be identified from MAHAPREIT’s panel of pre-qualified developers, consortiums of developers, and investors/financiers (the “Empanelled List”), to be maintained and periodically updated by MAHAPREIT through an open, transparent and competitive empanelment process, conducted in accordance with the General Financial Rules/public-procurement guidelines and other Government Resolutions and vigilance norms applicable to MAHAPREIT as a Government of Maharashtra undertaking.



1.6 Purpose of this EOI. In order to constitute, and periodically update, the Empanelled List referred to in Clause 1.5 above, MAHAPREIT hereby invites Expressions of Interest (“EOI”) from interested and eligible (a) Developers; (b) Developer Consortiums; (c) Consortiums of Developers and Investors/financiers; and/or (d) Investors/financiers (without an accompanying developer) (individually and collectively, the “Applicant”), for empanelment with MAHAPREIT under this EOI, for possible suggestion as a MAHAPREIT-Suggested Entity on Projects situated in Mumbai City/MMR held under Mandate by MAHAPREIT, in the circumstances set out in Clause 1.4 above.

1.7 Nature and effect of empanelment. Applicants are informed and acknowledge that empanelment under this EOI: (a) does not, by itself, confer on the Applicant any right to be engaged, allotted or assigned any Project, or any assurance or guarantee of a minimum volume, value or continuity of business/work from MAHAPREIT; (b) only renders the Applicant eligible for consideration by MAHAPREIT as a MAHAPREIT-Suggested Entity for such specific Project(s) as may arise from time to time in accordance with Clause 1.4 above; and (c) is, in every case, subject to (i) MAHAPREIT’s shortlisting, evaluation and conflict-of-interest safeguards applicable to the specific Project (Section 10 below); and (ii) final approval of the engagement by the concerned Principal’s General Body/Managing Committee (or equivalent authorisation for land owners/lease-holders/SRA societies), by the requisite resolution and consent threshold applicable to it under Clause 3.1 of the EOI for Assignment of DMA.

2. DEFINITIONS AND INTERPRETATION

In this EOI, unless the context otherwise requires, the following expressions shall have the meanings set out below. Capitalised terms used but not defined in this EOI shall, where applicable, have the meaning assigned to them in the EOI for Assignment of DMA or the Mandate Letter.

“Applicant” — means a Developer, Developer Consortium, Consortium of Developers and Investors, or Investor/financier applying for empanelment under this EOI, as the context requires.

“Consortium” — means a Developer Consortium and/or a Consortium of Developers and Investors, as the context requires, formed pursuant to a Consortium Agreement/MoU among its members.

“Consortium Agreement” — means the agreement/memorandum of understanding executed among the members of a Consortium, in the form at Annexure 2, governing their inter se rights, roles and profit/loss-sharing.

“Developer Member” — means a Consortium member possessing real-estate development/construction track record and proposing to undertake the technical/execution role in a Project.

“Investor Member” — means a Consortium member (including a bank, NBFC, HFC, AIF, private equity or institutional investor) possessing financial strength and proposing to undertake the funding role in a Project.

“Empanelled List” — means MAHAPREIT’s panel of pre-qualified Developers, Developer Consortiums, Consortiums of Developers and Investors, and Investors/financiers, constituted and periodically updated through this EOI and any successor empanelment process.



“Empanelled Entity” — means an Applicant that has been empanelled by MAHAPREIT pursuant to this EOI and whose empanelment is subsisting on the Empanelled List.

“EOI for Assignment of DMA” — means MAHAPREIT’s Expression of Interest dated 27.08.2026 (Ref. MAHAPREIT/DMA-EOI/2026-27/03), as amended/superseded from time to time.

“Lead Member” — means the Consortium member authorised, pursuant to the Consortium Agreement and a power of attorney in the form at Annexure 2, to act for and bind the Consortium for all purposes of this EOI and any subsequent empanelment/Project-specific engagement.

“Mandate Letter” — means MAHAPREIT’s standard-form “Mandate Letter for Assignment of Development Management Authority” annexed to the EOI for Assignment of DMA, as executed by a Principal from time to time.

“MAHAPREIT-Suggested Entity” — has the meaning given in Clause 1.4 above.

“Panel Period” — means the period of validity of an Applicant’s empanelment, as specified in Clause 9.5.

“Principal” — means, in relation to a Project, the CHS/land owner/lease-holder/proposed or existing Society under an SRA scheme that has granted a Mandate to MAHAPREIT.

“Project” — means a housing/redevelopment/infrastructure/slum rehabilitation project in Mumbai City/MMR in respect of which a Principal has granted a Mandate to MAHAPREIT.

“SPV” — means a special purpose vehicle that an Applicant/Empanelled Entity may be required to incorporate for implementation of a specific Project, as contemplated in Clause 6.6.

3. OBJECTIVE AND SCOPE OF EMPANELMENT

3.1 Categories of Empanelment. An Applicant may apply for empanelment under one of the following categories, corresponding to the categories of MAHAPREIT-Suggested Entity referred to in Clause 1.4 above:

- **Category A — Developer:** a single developer entity, without an accompanying investor, applying on the strength of its own technical and financial capacity.
- **Category B — Developer Consortium:** two or more developer entities applying jointly as a consortium.
- **Category C — Consortium of Developers and Investors:** one or more Developer Member(s) together with one or more Investor Member(s), applying jointly as a consortium (the same entity may fulfil both roles if it independently satisfies the eligibility criteria applicable to each).
- **Category D — Investor/financier only:** a bank, NBFC, HFC, AIF, private equity fund or other institutional investor/financier applying without an accompanying developer, for empanelment solely as a source of project finance/funds to be paired, at the Project-specific stage, with a Developer/Developer Consortium selected by MAHAPREIT or nominated by the principal.

3.2 Classes by scale of Project. Within each Category, Applicants shall be empanelled under one or more of the following Classes, based on the scale of Project(s) for which they wish to be considered (an Applicant may apply for more than one Class, subject to satisfying the eligibility criteria applicable to each):

Class	Indicative Project Scale	Annual turnover for in any one year of last three years	Liquidity / Solvency
Class I	Plot area not less than 4,000 sq. m. and comprising 1,000 or more dwelling units.	Rs. 500 Cr.	Rs. 100 Cr.
Class II	Plot area not less than 1,500 sq. m. and up to 4,000 sq. m., comprising 400 or more dwelling units.	Rs. 300 Cr.	Rs. 60 Cr.
Class III	Plot area not less than 500 sq. m. to 1,500 sq. m. under redevelopment, comprising 125 or more dwelling units	Rs. 150 Cr.	Rs. 30 Cr.

3.3 Geographic scope. Empanelment under this EOI is invited for deployment on Projects situated within Mumbai City and the Mumbai Metropolitan Region (MMR), consistent with the geographic scope of the EOI for Assignment of DMA. An Applicant may indicate a preference for specific micro-markets/planning-authority areas within Mumbai/MMR in its Application Form (Annexure 1), without prejudice to MAHAPREIT's discretion under Section 10 below.



3.4 Deployment of Empanelled Entities. The manner in which MAHAPREIT shall shortlist and suggest an Empanelled Entity for a specific Project is set out in Section 10 below. Submission of an EOI, and empanelment pursuant thereto, does not by itself entitle an Applicant to be considered for, or allotted, any particular Project.

4. APPLICABLE REGULATORY FRAMEWORK — MAHARERA AND UDCPR/DCPR

4.1 MahaRERA applicability. Applicants are informed that any Project on which an Empanelled Entity is deployed shall at all times be subject to the Real Estate (Regulation and Development) Act, 2016 and the regulations, orders, circulars and guidance issued by the Maharashtra Real Estate Regulatory Authority (“MahaRERA”) from time to time, including registration of the free-sale/sale component of a redevelopment or SRA project with MahaRERA prior to sale/marketing/booking of flats/units. Applicants are advised to independently ascertain and disclose their MahaRERA registration status and compliance history in their Application Form.

4.2 UDCPR/DCPR applicability. The development control regulations applicable to a given Project shall depend on its location: (a) Projects within the limits of the Municipal Corporation of Greater Mumbai (MCGM) shall be governed by the Development Control and Promotion Regulations for Greater Mumbai, 2034 (“DCPR 2034”), including its redevelopment-enabling provisions for old/cessed tenanted buildings (Regulation 33(7), 33(7)A and 33(7)B), MHADA-layout redevelopment (Regulation 33(9)) and slum rehabilitation schemes (Regulation 33(10) and 33(11)); and (b) Projects situated elsewhere within MMR shall be governed by the Unified Development Control and Promotion Regulations for Maharashtra State (“UDCPR”), as amended from time to time. Applicants shall be evaluated, and deployed on Projects, by reference to their demonstrated track record under the applicable regulation for the relevant Project.

4.3 Nothing in this EOI shall be construed as a representation by MAHAPREIT as to the applicability or interpretation of DCPR 2034/UDCPR to any particular Project, which shall remain subject to confirmation by the jurisdictional planning authority.



5. ELIGIBILITY CRITERIA

5.1 General eligibility (all Categories). An Applicant (and, in the case of a Consortium, each member thereof) shall be eligible to apply for empanelment under this EOI only if it satisfies all of the following:

- It is a company, limited liability partnership, partnership firm, co-operative society, or other entity duly incorporated/constituted and validly existing under the laws of India, holding a valid PAN and GST registration, as applicable;
- It is not, and none of its promoters/directors/partners/key managerial personnel is, currently blacklisted, debarred or under suspension from participating in tenders/empanelment by any Central/State Government department, public sector undertaking, MahaRERA, or any other statutory/regulatory authority in India;
- There is no pending insolvency/winding-up proceeding, and no material litigation, arbitration or regulatory proceeding (including under RERA) that, to the Applicant's knowledge, could materially affect its ability to perform on a Project, save as disclosed in the Application Form;
- It is willing to execute the Confirmatory Letter/Undertaking in the form at Annexure 5, and such other empanelment agreement as MAHAPREIT may prescribe, as a condition of empanelment and of any subsequent deployment on a Project; and
- It agrees to be bound by the anti-corruption, anti-bribery, vigilance and public-conduct norms applicable to engagements of this nature with MAHAPREIT as a Government of Maharashtra undertaking.
- "The Applicant or any of its Holding Company, as defined under Section 2(46) of the Companies Act, 2013, or its Associate Company, as defined under Section 2(6) of the Companies Act, 2013, must not have been declared insolvent or undergone any insolvency proceedings under the Insolvency and Bankruptcy Code, 2016 during the past three (3) completed financial years preceding the presiding schedule date of this EOI. Further, the Applicant must not have been blacklisted, debarred, or banned by any Government Department, Government Institution, Statutory Authority, Public Sector Undertaking (PSU), Government Agency, or Local Authority during the past three (3) completed financial years preceding the presiding schedule date of this EOI."

5.2 Technical eligibility — Developer Member (Categories A, B and, for its Developer Member(s), Category C). A Developer Member shall be required to demonstrate, on a standalone basis (or, for a Developer Consortium, in aggregate across its members, subject to Clause 6.1):

Parameter	Class I	Class II	Class III
Minimum years of experience in real-estate development/construction in Mumbai/MMR	10 years	5 years	3 years
Minimum cumulative constructed/completed area (with Occupation Certificate) in the preceding [10] years	5,00,000 sq. ft.	3,00,000 sq. ft.	1,50,000 sq. ft.
Minimum number of redevelopment/SRA/affordable-housing projects completed	3	2	1



MahaRERA registration and compliance record (no material default/penalty in the preceding [3] years)	Required	Required	Required
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5.3 Financial eligibility — Investor Member (Categories C and D). An Investor Member shall be required to demonstrate, on a standalone basis (or in aggregate across Investor Members, subject to Clause 6.1):

- Minimum Liquidity / Solvency as specified for the relevant Class in Clause 3.2 above, certified by a practising Chartered Accountant;
- Demonstrated capacity/track record of having sanctioned or invested not less than Rs. 150 crores in real-estate/construction finance (debt or equity) in Mumbai/MMR in the preceding 5 years;
- Where applicable, valid registration/licence as a Scheduled Commercial Bank, NBFC, HFC, or SEBI-registered AIF, together with a satisfactory credit rating (if rated) from a SEBI-registered credit rating agency; and
- No default history with any bank/financial institution, and no classification as a non-cooperative borrower or wilful defaulter, in the preceding 5 years.

5.4 MAHAPREIT reserves the right to seek documentary evidence, clarifications and/or conduct due diligence (including credit checks, reference checks and site visits to previously completed projects) to verify the eligibility claims made by an Applicant, at the time of application and/or at any subsequent stage, including prior to deployment on a specific Project.

5.5 Conflict of interest. An Applicant (including its promoters, directors, partners or key managerial personnel) shall disclose, in its Application Form, any relationship with MAHAPREIT's directors/employees or the Selection/Screening Committee referred to in Clause 9.3 that could give rise to a conflict of interest. MAHAPREIT reserves the right to reject an application, or to decline to deploy an otherwise Empanelled Entity on a specific Project, where an undisclosed conflict of interest is found to exist.



6. CONSORTIUM REQUIREMENTS FOR EMPANELMENT

6.1 A Consortium applying under Category B or Category C shall comprise not more than [4 (four)] members in aggregate, and the technical eligibility criteria (Clause 5.2) shall be met, in aggregate, by the Developer Member(s), and the financial eligibility criteria (Clause 5.3) shall be met, in aggregate, by the Investor Member(s) forming part of the Consortium.

6.2 Lead Member. The Consortium shall designate one member as the Lead Member, who shall: (a) hold a minimum equity/economic interest of 26 % in the Consortium (to be finalised at the Project-specific stage in accordance with Clause 6.5); (b) be authorised, pursuant to a duly executed and notarised power of attorney in the form at Annexure 2, to act on behalf of, correspond with, submit documents for, and bind, all Consortium members in relation to this EOI and any subsequent Project-specific engagement; and (c) independently satisfy not less than 40 % of the technical eligibility criteria (if a Developer Lead Member) or financial eligibility criteria (if an Investor Lead Member), as applicable.

6.3 The Consortium shall submit, along with its Application Form, a duly executed Consortium Agreement/MoU among all its members, in the form at Annexure 2, setting out the role of each member, the indicative equity/profit-sharing arrangement, and the joint and several liability of members towards MAHAPREIT.

6.4 Joint and several liability. The obligations of a Consortium under this EOI, and under any Development Management Agreement/Development Agreement executed pursuant to deployment on a specific Project, shall be the joint and several obligations of each Consortium member, notwithstanding their inter se sharing arrangement under the Consortium Agreement.

6.5 Composition at empanelment vis-à-vis Project-specific stage. The composition of a Consortium disclosed at the empanelment stage is indicative. Any change in composition (addition, deletion or substitution of a member), whether prior to or after empanelment, and the final composition/equity ratio to be adopted for a specific Project, shall in each case require MAHAPREIT's prior written consent, and shall be permitted only where the resulting Consortium continues to meet the eligibility criteria under Section 5.

6.6 SPV for a specific Project. An Empanelled Entity deployed on a specific Project may be required, at MAHAPREIT's option or as specified in the resultant Development Management Agreement, to incorporate a Special Purpose Vehicle (SPV) for implementation of that Project, in which event the Consortium members shall collectively hold 100% of the equity/economic interest in the SPV, with the Lead Member holding not less than the percentage specified in the resultant agreement, and no change in shareholding permitted during the lock-in period specified therein without MAHAPREIT's prior written consent.

6.7 No entity may be a member of, or associated with, more than one Applicant/Consortium applying for empanelment under the same Category and Class of this EOI. Any Applicant found in breach of this requirement, and all Consortiums of which such entity is a member, shall be liable to be disqualified/de-empanelled.



7. DOCUMENTS TO BE SUBMITTED WITH THE EOI

Applicants shall submit the duly filled Application Form (Annexure 1), together with self-attested copies of the following documents, as applicable:

- Certificate of Incorporation, Memorandum & Articles of Association/LLP Agreement/Partnership Deed/Society registration certificate and by-laws, PAN and GST registration of the Applicant (and each Consortium member);
- Board Resolution/Partner Resolution/equivalent authorisation of the Applicant (and each Consortium member) authorising submission of this EOI and, upon empanelment, execution of the Confirmatory Letter/Undertaking (Annexure 5);
- Statement of technical experience/track record in the form at Annexure 3, together with completion certificates/Occupation Certificates, client certificates and MahaRERA registration numbers for completed/ongoing projects (for Developer Members);
- Audited financial statements for the preceding [3 (three)] financial years, and a net worth certificate from a practising Chartered Accountant (for Developer Members and Investor Members);
- Details of key managerial/technical personnel and organisational capacity proposed to be deployed;
- Where the Applicant is a bank/NBFC/HFC/AIF, a copy of its certificate of registration with the RBI/SEBI, as applicable, and its latest credit rating (if rated);
- Details of any pending litigation, arbitration, insolvency or regulatory proceeding, or a nil declaration if none;
- Where the Applicant is a Consortium, the Consortium Agreement/MoU and Power of Attorney in favour of the Lead Member, in the form at Annexure 2;
- Self-Declaration of Eligibility, No Blacklisting and No Conflict of Interest, in the form at Annexure 4;
- Authorisation letter and identity proof of the signatory/signatories submitting the EOI; and
- Proof of payment of the non-refundable processing fee referred to in Section 8 below.

MAHAPREIT reserves the right to seek additional documents/clarifications from any Applicant at any stage of processing this EOI or during the Panel Period.



8. SUBMISSION PROCESS

8.1 This EOI is open on a rolling/continuous basis. Interested and eligible Applicants may submit their EOI, together with the documents listed in Section 7, at any time; provided that, for administrative convenience, MAHAPREIT shall evaluate applications received up to a given cut-off date as one “Evaluation Window”, the first such Evaluation Window closing on 09 / 12 /2026 @ 3:00 PM, and subsequent Evaluation Windows being notified periodically (indicatively, every [Quarter/Six Months]) on MAHAPREIT's website.

8.2 a) **EOI Document cost to be paid in Online mode (Non- refundable)** : Applicants shall pay a non-refundable EOI document cost of Rs. 10,000/- (Rupees Ten Thousand only) plus applicable GST, online in favour of MAHAPREIT

b) Registration fee to be paid in Online mode (Non- refundable) (For selected Developer): Applicants shall pay a non-refundable Registration fee of Rs.5,00,000/- (Rupees Five Lakh only), online in favour of MAHAPREIT on selection as a developer.

Applications received without the requisite EOI Document cost shall not be considered and shall be liable to rejection.

8.3 Applicants may submit the EOI: (a) by email to pd.sip@mahapreit.in with the subject line “EOI for Empanelment of Developer/Consortium – [Name of Applicant] – Category [●]”; or (b) by hand delivery/registered post/speed post, in a sealed cover superscribed “EOI for Empanelment of Developer/Developer Consortium/Consortium of Developers and Investors”, addressed to the Managing Director, MAHAPREIT, at its registered/corporate office; or (c) through MAHAPREIT’s online empanelment portal, once operationalised.

8.4 For queries relating to this EOI, Applicants may contact: Project Director (SIP), MAHAPREIT, Tel: 022 6921 4400, Email: pd.sip@mahapreit.in.

9. EVALUATION AND EMPANELMENT PROCESS

9.1 Preliminary scrutiny. EOIs received within an Evaluation Window shall first be scrutinised for completeness of documentation and compliance with the eligibility criteria under Sections 5 and 6 (a “responsiveness check”). Non-responsive EOIs shall not be evaluated further, and the Applicant shall be intimated of the reasons therefor.

9.2 Scoring. Applicants found responsive shall be evaluated and scored by MAHAPREIT’s internal Selection/Screening Committee on a 100-mark scale, broadly in accordance with the parameters and indicative weightages below (the detailed sub-criteria and supporting documentation for each parameter being as set out in Annexure 3):

Parameter	Applicable To	Weightage
Technical experience and track record (years in business, cumulative area completed, redevelopment/SRA experience)	Developer Member(s)	35 marks
Financial strength (net worth, turnover, funding capacity)	Investor Member(s) / Developer Member(s)	30 marks



MahaRERA compliance record and absence of litigation/default history	All Applicants	20 marks
Organisational capacity, key personnel and proposed implementation approach	All Applicants	15 marks
Total		100 marks

9.3 Applicants scoring not less than [60] marks out of 100 shall be recommended for empanelment. MAHAPREIT shall constitute the Selection/Screening Committee comprising its officials (and, where MAHAPREIT considers appropriate, independent technical/financial experts), and shall ensure that no official/representative involved in the evaluation has an undisclosed personal or financial interest in, or relationship with, any Applicant, any such interest being disclosed and the concerned official recused, consistent with the anti-corruption and vigilance norms applicable to MAHAPREIT.

9.4 Empanelment Letter and Confirmatory Undertaking. Applicants recommended for empanelment shall be intimated by way of an Empanelment Letter, and shall, as a condition of empanelment taking effect, execute the Confirmatory Letter/Undertaking in favour of MAHAPREIT in the form at Annexure 5, acknowledging (a) MAHAPREIT's Development Management Authority and role as facilitator under the Mandate Letter for any Project on which the Empanelled Entity is subsequently deployed; (b) MAHAPREIT's fee entitlement under Annexure D to the Mandate Letter; and (c) non-circumvention obligations towards MAHAPREIT.

9.5 Panel Period and renewal. Empanelment shall be valid for a period of [2 (two)] years from the date of the Empanelment Letter ("Panel Period"), unless renewed, or terminated/de-empanelled earlier in accordance with Clause 9.6. An Empanelled Entity wishing to continue on the Empanelled List beyond the Panel Period shall apply for renewal in the manner, and within the timeline, notified by MAHAPREIT prior to expiry, and shall be required to re-demonstrate its continuing eligibility under Section 5.

9.6 Review and de-empanelment. MAHAPREIT reserves the right, at any time during the Panel Period and after affording the Empanelled Entity a reasonable opportunity to respond, to review, suspend or remove an Empanelled Entity from the Empanelled List, on grounds including (a) non-performance, delay or default on any Project on which it has been deployed; (b) blacklisting/debarment by any Government/statutory authority; (c) loss of eligibility under Section 5; (d) any material misrepresentation or suppression of fact in its Application Form; or (e) breach of the Confirmatory Letter/Undertaking (Annexure 5) or of any Development Management Agreement/Development Agreement executed pursuant to deployment on a Project.

9.7 Individual applications received after the close of an Evaluation Window shall be carried over and evaluated in the next Evaluation Window, unless MAHAPREIT, at its discretion, evaluates them on a rolling/interim basis.



10. PROCESS FOR SELECTION OF A DEVELOPER / DEVELOPER CONSORTIUM / CONSORTIUM OF DEVELOPERS AND INVESTORS FROM THE EMPANELLED LIST

10.1 Trigger. The process set out in this Section 10 shall apply in respect of a Project where, in accordance with Clause 1.4 above, the concerned Principal's Mandate does not mention, notify or otherwise exercise the right/privilege to nominate its own Developer under Clause 1.3, or a Suggested Developer proposed by the Principal is not found acceptable and no alternative is proposed within 15 days, or the Principal specifically requests MAHAPREIT to identify a suitable counterparty.

10.2 Two tracks. Having regard to the scale, complexity and estimated project cost of the Project (by reference to the Classes at Clause 3.2), MAHAPREIT shall select the Empanelled Entity for the Project by one of the following two tracks, recorded in writing (with reasons) by the Selection/Screening Committee before shortlisting commences:

- **Track A — Direct Shortlist-and-Negotiate** (recommended for Class II/III Projects, or Class I Projects below a value threshold of Rs. [●] crore to be notified by MAHAPREIT): a limited comparative process among not less than two shortlisted Empanelled Entities, culminating in direct negotiation with the best-evaluated Entity, as set out in Clauses 10.4 to 10.6 and 10.9 to 10.13.
- **Track B — Competitive Mini-RFP** (recommended for Class I Projects, and mandatory for any Project with an estimated project cost exceeding Rs. [●] crore, or where the Principal or MAHAPREIT's competent authority so directs): a formal two-envelope, Quality-and-Cost-Based Selection (QCBS) process among not less than three shortlisted Empanelled Entities, run substantially on the lines of MAHAPREIT's standard-form Request for Proposal for Selection of a Consortium of Developers & Investors, as set out in Clauses 10.4 to 10.5 and 10.7 to 10.13.

10.3 In both tracks, the underlying object is to secure, in a transparent, competitive and auditable manner consistent with the vigilance and public-procurement norms applicable to MAHAPREIT, the Empanelled Entity offering the best combination of technical capability and commercial terms for the principal, without according any Empanelled Entity an unfair advantage merely by virtue of its presence on the Empanelled List.

Step 1 — Shortlisting from the Empanelled List

10.4 Having regard to the location, scale, FSI/permissible development potential, and funding requirement of the Project (as identified in the Mandate Letter/Annexure E thereto), MAHAPREIT shall shortlist (a) not less than two eligible Empanelled Entities for Track A; or (b) not less than three eligible Empanelled Entities for Track B, in each case from the Empanelled List, within the Category and Class corresponding to the Project, and whose technical capability, financial net worth and track record are commensurate with the Project. Where fewer eligible Empanelled Entities than the minimum specified above are available in the relevant Category/Class, MAHAPREIT may (i) shortlist all available eligible Empanelled Entities, recording reasons; or (ii) draw additional Entities from an adjoining Class/Category, or invite a fresh, Project-specific EOI limited to that Project, at its discretion.

10.5 Conflict of interest. MAHAPREIT shall ensure that no official/representative involved in the shortlisting or evaluation for the Project has an undisclosed personal or financial interest in, or



relationship with, any shortlisted Empanelled Entity, any such interest being disclosed and the concerned official recused from the process for that Project.

Step 2 — Notice to Shortlisted Entities and Project Information

10.6 Track A. The shortlisted Empanelled Entities shall be issued a written notice (a “Project Notice”) furnishing the site plan, key plan, title/Mandate particulars (to the extent permissible for disclosure), and the parameters on which their comparative evaluation shall be conducted under Clause 10.9, and calling for a short proposal (technical undertaking plus indicative commercial terms) within the period specified in the Project Notice (ordinarily not less than 15 days).

10.7 Track B. The shortlisted Empanelled Entities shall be issued a Project-specific Request for Proposal (“Project RFP”), substantially in the form of MAHAPREIT’s standard-form RFP for Selection of a Consortium of Developers & Investors, including a Fact Sheet, eligibility re-confirmation, scope of work, draft term sheet for the Development Management Agreement, and the two-envelope submission requirement referred to in Clause 10.8. A pre-application conference/site visit and a data room (subject to a non-disclosure undertaking in the form at Annexure 7) shall be offered, and queries shall be answered in writing to all shortlisted Entities without identifying the source of the query, consistent with Sections 8.3 to 8.6 of MAHAPREIT’s standard-form RFP.

Step 3 — Submission and Evaluation of Proposals

10.8 Two-envelope submission (Track B). Each shortlisted Empanelled Entity shall submit its Project-specific proposal in two separate sealed envelopes — Envelope 1 (Technical Proposal, including any update to its eligibility/consortium documents since empanelment) and Envelope 2 (Financial Proposal, containing the commercial terms offered for the Project) — in the manner, and subject to the safeguards against late/conditional submissions, set out in Section 9 of MAHAPREIT’s standard-form RFP. Financial Proposals of Entities not found technically qualified under Clause 10.9 shall not be opened. For Track A, a single comparative proposal (technical undertaking with indicative commercial terms) shall suffice, without a formal two-envelope requirement.

10.9 Technical evaluation. The Selection/Screening Committee shall evaluate and score each Entity’s Proposal (Track B) or comparative submission (Track A) on a 100-mark scale, covering, at a minimum: (a) Project-specific technical approach, implementation methodology and proposed timelines; (b) the Entity’s demonstrated track record and financial strength as recorded at empanelment (Section 9), updated for any material change; (c) litigation/default history and MahaRERA compliance record since empanelment; and (d) key personnel and organisational capacity proposed to be deployed on the Project. For Track B, Entities scoring not less than [70] marks shall be declared “technically qualified” and progress to financial evaluation under Clause 10.10; for Track A, the two (or more) shortlisted Entities shall simply be ranked by technical score.

10.10 Financial evaluation (Track B). The Financial Proposals of technically qualified Entities shall be opened and evaluated on the commercial parameter(s) specified in the Project RFP (for example, percentage of constructed/saleable area or revenue offered to the Principal/MAHAPREIT, minimum guaranteed consideration, rehabilitation/corpus terms for redevelopment/SRA Projects, and/or committed construction timelines), with the Entity offering the most favourable terms assigned the maximum financial score of 100, and other Entities scored proportionately, as further detailed in Section 10.3 of MAHAPREIT’s standard-form RFP.



10.11 Combined evaluation and ranking. (a) Track B: the combined score of each technically qualified Entity shall be computed on a Quality-and-Cost-Based Selection (QCBS) basis as: Combined Score = (Technical Score × 0.70) + (Financial Score × 0.30), and the Entity with the highest Combined Score shall be ranked “H-1”, with the next-highest ranked “H-2”, and so on; ties shall be broken first by higher Financial Score and then by higher Technical Score. (b) Track A: the Entity offering the best combination of technical ranking and indicative commercial terms, as assessed by the Selection/Screening Committee, shall be identified as the preferred Entity for negotiation, with the next-best Entity held in reserve.

Step 4 — Negotiation, Recommendation and Approval

10.12 Negotiation with H-1/preferred Entity. MAHAPREIT shall negotiate the final commercial and other terms of the Development Management Agreement/Development Agreement with the H-1 (Track B) or preferred (Track A) Entity, provided that no negotiation shall result in a material dilution of the terms offered in that Entity’s Financial Proposal/indicative commercial terms to the detriment of the Principal/MAHAPREIT. If negotiations are not concluded within [30] days of intimation of selection, MAHAPREIT may discontinue negotiations with that Entity and proceed to negotiate with the next-ranked (H-2/reserve) Entity, and so on, without any liability to the Entity so displaced.

10.13 Recommendation to Principal; Principal's approval. The Entity emerging from negotiation under Clause 10.12 shall be placed before the principal for its consideration, together with the Selection/Screening Committee's evaluation record. Final engagement of any Empanelled Entity for the Project shall remain subject to the principal’s approval by the requisite resolution of its General Body/Managing Committee (or equivalent authorisation for land owners/lease-holders/SRA societies), and to compliance with the consent thresholds referred to in Clause 3.1 of the EOI for Assignment of DMA and any applicable Government Resolution governing selection of developers/investors by co-operative housing societies.

Step 5 — Award and Execution

10.14 Confirmatory Letter/Undertaking; non-circumvention. Where not already executed at the empanelment stage (Clause 9.4), the selected Empanelled Entity shall, prior to commencement of any Development Agreement/Development Management Agreement with the Principal, execute the Confirmatory Letter/Undertaking in the form at Annexure 5 (or a fresh confirmation thereof specific to the Project), acknowledging MAHAPREIT’s Mandate, fee entitlement and non-circumvention obligations for that Project.

10.15 Letter of Award and Performance Security. Upon the Principal's approval under Clause 10.13, MAHAPREIT shall issue a Letter of Award to the selected Empanelled Entity, requiring it to, within the period specified therein: (a) furnish the Performance Security specified in the Project Notice/Project RFP; (b) incorporate an SPV, if required under Clause 6.6; and (c) execute the Development Management Agreement and, through MAHAPREIT acting under the Power of Attorney/Letter of Authority issued by the Principal pursuant to Clause 9 (Authorisation) of the Mandate Letter, the Development Agreement with the Principal, substantially in the forms of MAHAPREIT's standard-form Development Management Agreement and draft term sheet, recording the fee entitlement, scope of MAHAPREIT's continuing facilitation role, and other terms consistent with the Mandate Letter and this EOI. Failure to furnish the Performance Security or execute the said



documents within the stipulated/extended period shall entitle MAHAPREIT to withdraw the Letter of Award and proceed under Clause 10.12 with the next-ranked/reserve Entity.

10.16 Debriefing of unsuccessful Entities. MAHAPREIT shall intimate the outcome of the selection process to all shortlisted Empanelled Entities not selected for the Project, and shall release/return any Project-specific bid security furnished by them, within [30] days of issue of the Letter of Award, save that such Entities shall continue to remain on the Empanelled List and eligible for shortlisting on future Projects, subject to Section 9.

10.17 No guarantee. The identification, shortlisting and selection of an Empanelled Entity under this Section 10 reflects an exercise of reasonable care and diligence by MAHAPREIT in curating and deploying the Empanelled List, and does not constitute a guarantee, warranty or assurance by MAHAPREIT as to the performance, solvency or conduct of the Empanelled Entity so selected. All risk, responsibility and liability whatsoever arising out of or in connection with the engagement, performance, default or conduct of an Empanelled Entity deployed on a Project shall be governed by the terms of the Development Agreement/Development Management Agreement executed for that Project, and by Clause 3.5(e) of the Mandate Letter and Clause 6.5 of the EOI for Assignment of DMA.

11. BASIS OF ENGAGEMENT / FEES

11.1 Submission of an EOI under this notice is free of any obligation, and does not, by itself, create any binding obligation on either MAHAPREIT or the Applicant, save for payment of the non-refundable processing fee referred to in Clause 8.2.

11.2 Empanelment under this EOI does not entitle an Empanelled Entity to any fee, retainer or compensation from MAHAPREIT merely by virtue of being on the Empanelled List. Fees payable to MAHAPREIT in connection with a specific Project on which an Empanelled Entity is deployed shall be as set out in Annexure D to the Mandate Letter for that Project (illustrative fee schedule linked to milestones such as execution of the Mandate, commencement of PMS, MahaRERA registration, grant of Commencement Certificate/Occupation Certificate, and sanction/disbursement of Funds), and shall form part of the Project cost, to be borne by the selected/appointed Empanelled Entity, as set out in the Development Management Agreement for that Project.

11.3 MAHAPREIT does not charge any commission, gratification or consideration from Applicants for empanelment, shortlisting or deployment under this EOI, and Applicants are cautioned against making any such payment to any person purporting to represent MAHAPREIT.

12. GENERAL TERMS AND CONDITIONS

- This EOI is an invitation to apply for empanelment and does not constitute an offer, commitment or assurance by MAHAPREIT to empanel, engage or allot any Project to any Applicant. Submission of an EOI does not, by itself, entitle an Applicant to empanelment or to the award of any Project.
- MAHAPREIT reserves the right, at its sole discretion and without assigning any reason, to accept or reject any or all EOIs, to relax, modify, extend or withdraw any term of this EOI, to add or remove Categories/Classes, or to suspend or cancel this empanelment process in whole



or in part, at any stage, by issuing a corrigendum to that effect, without any liability or compensation to any Applicant.

- Applicants shall bear all costs and expenses associated with the preparation and submission of their EOI, and shall have no claim against MAHAPREIT in respect thereof, regardless of the outcome of this process.
- MAHAPREIT's role, in relation to any Project on which an Empanelled Entity is deployed, shall continue to be that of a facilitator/facilitation agency only, pursuant to the Mandate Letter. MAHAPREIT does not guarantee the grant of any Government Approval, the sanction/disbursement of any Funds, or any specific commercial or project outcome, all of which shall remain within the sole discretion of the concerned Government Authorities, lenders, investors, the Principal and other counterparties.
- All information and documents furnished by an Applicant shall be true, correct and not misleading in any material respect. Any misrepresentation or suppression of material fact shall entitle MAHAPREIT to reject the EOI or, if discovered post-empanelment or post-deployment, to de-empanel the Applicant and/or terminate the resultant engagement forthwith, without prejudice to MAHAPREIT's or the Principal's other rights.
- Fraud and corrupt practices. Any Applicant found to have engaged in fraudulent, coercive, collusive or corrupt practices (including offering any illegal gratification to any officer/employee of MAHAPREIT) in connection with this EOI or any subsequent deployment shall be liable to disqualification/de-empanelment and such other action (including blacklisting and reporting to statutory/vigilance authorities) as MAHAPREIT may deem fit.
- No contact/canvassing. Applicants shall not contact MAHAPREIT or any member of the Selection/Screening Committee on any matter relating to their EOI otherwise than through the process expressly provided in this EOI. Any attempt to influence MAHAPREIT's evaluation, or to canvass in any manner, shall render the EOI/empanelment liable to rejection/de-empanelment.
- Information shared by Applicants pursuant to this EOI shall be treated as confidential by MAHAPREIT and used solely for the purposes of processing the EOI and any resultant empanelment/deployment, save for disclosures required by law, the Right to Information Act, 2005 (excluding bona fide commercial confidential information), or statutory/vigilance requirements applicable to MAHAPREIT as a public-sector undertaking.
- No third-party rights. This EOI does not confer any right, and shall not be construed as conferring any right, on any Applicant or third party to seek specific performance, injunction or other equitable relief against MAHAPREIT, whose liability (if any) to an Applicant shall be limited to a refund of the processing fee referred to in Clause 8.2, save in the case of fraud or wilful misconduct on the part of MAHAPREIT.
- This EOI, and any empanelment or Confirmatory Letter/Undertaking executed pursuant hereto, shall be governed by the laws of India, subject to the exclusive jurisdiction of the courts at Mumbai.



ANNEXURE 1

APPLICATION FORM FOR EMPANELMENT OF DEVELOPER / DEVELOPER CONSORTIUM / CONSORTIUM OF DEVELOPERS AND INVESTORS

A. Applicant Details

1. Name of Applicant	
2. Category applied for (tick one/more): Developer / Developer Consortium / Consortium of Developers & Investors / Investor only	
3. Class applied for (tick one/more): Class I / Class II / Class III	
4. Constitution (Company / LLP / Partnership / Society / Bank / NBFC / AIF / Other)	
5. CIN/Registration No. & Date	
6. Registered/Correspondence Address	
7. Name & Designation of Authorised Signatory	
8. Contact No. / Email ID	
9. Preferred micro-market(s)/planning-authority area(s) within Mumbai/MMR	

B. Technical Details (Developer Member) — see Annexure 3 for detailed track record

10. Years of experience in real-estate development in Mumbai/MMR	
11. Cumulative constructed/completed area with OC (preceding 10 years)	
12. No. of redevelopment/SRA/affordable-housing projects completed	
13. MahaRERA registration No.(s) and compliance status	

C. Financial Details (Investor Member, if applicable)

14. Liquidity/Solvency (as per latest CA-certified statement)	
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15. Average annual turnover (preceding 3 financial years)	
16. RBI/SEBI registration No. (if NBFC/HFC/AIF), if applicable	
17. Credit rating (if rated) and rating agency	

D. Consortium Details (if applying under Category B or C)

18. Name of Lead Member	
19. Names and roles (Developer Member/Investor Member) of other Consortium members	
20. Indicative equity/profit-sharing ratio among members	

E. Declarations and Enclosures

21. Details of pending litigation/arbitration/insolvency proceeding, if any (Nil, if none)	
22. Confirmation of no blacklisting/debarment (Yes/No — if No, provide details)	
23. List of documents enclosed (as per Section 7 of this EOI)	
24. Proof of payment of processing fee — Receipt/UTR No. & Date	

Declaration

We hereby declare that the information furnished above and the documents enclosed herewith are true and correct to the best of our knowledge and belief. We have read and understood the terms of this EOI dated [●] and confirm our willingness to be considered for empanelment with MAHAPREIT on the terms set out therein, including that empanelment does not entitle us to any assurance of allotment of any Project, and that any deployment on a specific Project shall be subject to Section 10 of this EOI and to the concerned Principal's approval.

Signature of Authorised Signatory: _____

Date: _____

Name: _____

Designation: _____

(Common Seal/Company Seal, if applicable)



ANNEXURE 2

FORMAT OF POWER OF ATTORNEY AND CONSORTIUM AGREEMENT / MoU

Part A — Power of Attorney (to be executed by each Consortium member other than the Lead Member, on non-judicial stamp paper of appropriate value and notarised)

KNOW ALL MEN BY THESE PRESENTS that we, [Name of Consortium Member], having its registered office at [●], do hereby irrevocably nominate, constitute and appoint [Name of Lead Member], having its registered office at [●] (“Lead Member”), as our true and lawful attorney, to do, in our name and on our behalf, all acts, deeds and things necessary or incidental to submission of this EOI, participation in the empanelment process, and, upon empanelment and deployment on a specific Project, execution of the Development Management Agreement/Development Agreement and related documents on our behalf, and we hereby agree to ratify and confirm all acts done by the Lead Member pursuant to this Power of Attorney.

IN WITNESS WHEREOF, [●] has executed this Power of Attorney on this [●] day of [●], 20[●].

Part B — Consortium Agreement / Memorandum of Understanding (to be executed by all Consortium members)

This Consortium Agreement/MoU shall, at a minimum, set out: (a) the name and role (Developer Member/Investor Member) of each Consortium member; (b) the indicative equity/profit-sharing ratio among members, and confirmation of the Lead Member's minimum equity/economic interest under Clause 6.2 of this EOI; (c) joint and several liability of all members towards MAHAPREIT for obligations under this EOI and any resultant empanelment/Project-specific engagement; (d) the mechanism for decision-making and dispute resolution among Consortium members; and (e) confirmation that the Consortium Agreement shall not be terminated, amended or varied, nor the Consortium's composition changed, without MAHAPREIT's prior written consent in accordance with Clause 6.5 of this EOI.



ANNEXURE 3

FORMAT OF TECHNICAL EXPERIENCE / TRACK RECORD STATEMENT

(To be submitted by each Developer Member, supported by completion certificates/Occupation Certificates and client certificates)

Sr. No.	Project Name & Location	Nature (Free-sale/Redev./SRA/Affordable)	Area Completed (sq. ft.)	Year of OC	MahaRERA Reg. No.

(Use additional sheets, cross-referenced to the Sr. No. above, if required.)



ANNEXURE 4

SELF-DECLARATION OF ELIGIBILITY, NO BLACKLISTING AND NO CONFLICT OF INTEREST

We hereby declare that: (a) all information furnished in our EOI is true and correct to the best of our knowledge and belief; (b) we (and each Consortium member, if applicable) satisfy each of the eligibility criteria set out in Section 5 of this EOI as on the date of this EOI; (c) neither we, nor any of our promoters/directors/partners, nor any other Consortium member, is currently blacklisted, debarred or under suspension from participating in tenders/empanelment's by any Central/State Government department, public sector undertaking, MahaRERA or any other statutory/regulatory authority in India; (d) we do not have any relationship with any director/employee of MAHAPREIT, or with the Selection/Screening Committee, that could give rise to a conflict of interest in this empanelment process, save as disclosed below; (e) we have not misrepresented or suppressed any material fact in our EOI; and (f) we understand that any misrepresentation discovered at any stage shall render our EOI/empanelment liable to rejection/de-empanelment, without prejudice to any other right or remedy available to MAHAPREIT.

Disclosed relationships/potential conflicts (if any): [●]

For and on behalf of the Applicant/Consortium

(Signature, Name, Designation, Date, Company Seal)



ANNEXURE 5

FORMAT OF CONFIRMATORY LETTER / UNDERTAKING IN FAVOUR OF MAHAPREIT

(To be executed by an Applicant upon empanelment (Clause 9.4), and/or by an Empanelled Entity prior to commencement of any Development Agreement/Development Management Agreement for a specific Project (Clause 10.14))

To, The Managing Director, Mahatma Phule Renewable Energy and Infrastructure Technology Limited (MAHAPREIT), [Registered Office Address], Mumbai.

Dear Sir/Madam,

Sub: Confirmatory Letter/Undertaking pursuant to EOI Ref. No. MAHAPREIT/EMP-DEV-EOI/2026-27/04 dated [●] [and, where applicable, deployment on the Project known as “[Project Name]” situated at [Project Location]]

We, [Name of Applicant/Empanelled Entity/Lead Member for and on behalf of the Consortium], having applied for and been empanelled with MAHAPREIT under the above EOI [/ having been recommended for deployment on the above Project], hereby acknowledge and confirm that:

- MAHAPREIT holds, in respect of [the Project(s) on which we may be deployed / the above Project], an exclusive Mandate and Development Management Authority granted by the concerned Principal under a Mandate Letter, pursuant to which MAHAPREIT acts as the principal's authorised facilitator and Development Manager, and, to the extent authorised under the Mandate Letter, as the principal's attorney/agent for negotiating and executing the Development Agreement;
- MAHAPREIT is entitled to the fees set out in Annexure D to the Mandate Letter for the relevant Project, and we shall not, whether directly or indirectly, do or cause to be done anything that circumvents, avoids or diminishes MAHAPREIT's said fee entitlement in respect of any Project on which we are deployed pursuant to this EOI;
- We shall not engage or deal with the principal in relation to the Project otherwise than through, or with the knowledge of, MAHAPREIT, for so long as MAHAPREIT's Mandate in respect of that Project subsists; and
- This Confirmatory Letter/Undertaking is given in consideration of, and as a condition of, our empanelment/deployment under the above EOI, and shall survive the execution of any Development Agreement/Development Management Agreement for the relevant Project.

Yours faithfully,

For and on behalf of [Name of Applicant/Empanelled Entity/Lead Member]

(Signature, Name, Designation, Date, Company Seal)



ANNEXURE 6

FORMAT OF NON-DISCLOSURE UNDERTAKING

We, [Name of Applicant/Consortium member], in consideration of MAHAPREIT considering our EOI and, where applicable, providing us access to Project-specific information in connection with deployment under Section 10 of EOI Ref. No. MAHAPREIT/EMP-DEV-EOI/2026-27/04, hereby undertake that: (a) we shall use such information solely for the purpose of preparing our EOI and, where applicable, participating in the Project-specific evaluation under Section 10; (b) we shall not disclose such information to any third party, save to our professional advisors and Consortium members on a need-to-know basis, who shall be bound by equivalent confidentiality obligations; (c) we shall not use such information for any purpose other than this EOI/the relevant Project; and (d) we shall, upon MAHAPREIT's request or if we are not empanelled/not selected for the relevant Project, return or destroy all such information and confirm such destruction in writing.

For and on behalf of [Name]

(Signature, Designation, Date)