



Mahagenco Renewable Energy Limited
(A fully owned subsidiary of MAHAGENCO)
CIN no. U40105MH2007SGC173433

**Ground Floor, Prakashgad,
Prof. Anant Kanekar Marg,
Bandra (East), Mumbai. 400051.
Tel. Nos. (022) 6985 2358**

Invites

Expression of Interest (EOI)

For

Empanelment of Law Firms for the period of 5 years for land due diligence of proposed Renewable Energy projects in Maharashtra

**EOI No. MREL/2025-26/EOI/01
Dated: 01.09.2025**

1. **Introduction**

Mahagenco Renewable Energy Limited (A fully owned subsidiary of MAHAGENCO) intends to develop Renewable Energy Power Projects in Maharashtra, for which the land will be acquired anywhere in Maharashtra. Hence proposals are invited from the reputed law firms for due diligence of land acquired for setting up Renewable Energy Projects.

2. **Intent of The Expression Of Interest (EOI)**

The objective of this Expression of Interest (EOI) is to identify, evaluate, and empanel reputed and experienced law firms that can provide comprehensive legal support for land due diligence in relation to renewable energy projects across Maharashtra State.

Given that land acquisition, title verification, and compliance with applicable laws are critical prerequisites for successful project development, the empanelment aims to create a panel of law firms capable of delivering timely, accurate, and legally robust opinions on land-related matters.

The selected law firms will be expected to undertake:

- Examination of land title deeds and chain of ownership.
- Verification of encumbrances, litigations, and charges.
- Review of revenue records, government notifications, and local regulations.
- Assessment of land use permissions, conversion, zoning, and statutory approvals.
- Identification of legal risks and liabilities affecting land acquisition/lease.
- Providing clear legal opinions and reports to support decision-making for renewable energy project development.

The empanelment will ensure availability of specialized legal expertise on a need basis, across different geographies, thereby facilitating smooth and legally compliant land acquisition and development of renewable energy projects.

Assignment of work will be on a case-to-case basis at the discretion of MREL.

3. **Eligibility for Participation in EOI**

Law firms applying for empanelment must fulfil the following eligibility criteria:

Sr. No.	Eligibility Criteria	Documents to be Submitted
1	The firm must be registered in India and operational for at least 8 years.	Certificate of Incorporation/Registration
2	Must have experience of at least 3 land due diligence assignments (land parcel not below 100 acre) in the past 5 years for RE projects.	Work Orders/Completion Certificates
3	Should have experience in handling Government/PSU land matters or renewable projects.	Client Certificates or Agreements

4	At least one Senior Partner should have minimum 10 years of experience in individual capacity as land due diligence expert.	Profile/CVs of Partners
5	The law firm should be on the panel of at least three bank / financial institutions/Government/PSU.	Name of bank / institutions, letters/ correspondence in proof.
6	The law firm should have an average annual turnover of not less than Rs. 10 Crores. For last three years (i.e. 2022-23, 2023-24, 2024-25)	Audited reports for last three years
7	The firm should not be blacklisted by any Government agency/PSU/Bar council.	Self-declaration on letterhead
8	PAN and GST Registration of the firm.	Copy of PAN and GST Certificate

4. **Scope of work.**

Scope of Work for Legal Vetting of Land Documents & Records of required land for proposed Renewable Energy projects (Solar / wind/ Hybrid/PSP projects) in Maharashtra

- a. **General Scope** - To review/examine/conduct due diligence of project site title deeds/ property documents, revenue records from offices of various Revenue Authorities, Sub-Registrar, Registrar of Companies, etc. To certify valid & absolute title and to ensure that the property(ies) is/are free from all encumbrances and Litigations. If required, seek assistance from any local counsel/advocate for this purpose (land title search report). However, the Legal title opinion/ Legal title search report should be submitted only which should be based upon its own independent verification of the title documents including mutation records, ECs/Jamabandis etc. as the case may be.
- b. **Documents Review** - Review of revenue records (such as 7/12 extracts, mutation entries, form 8A extracts), title deeds, court orders, revenue orders, allotment orders etc. which will be provided by the Project developer, to understand flow of title, identification of issues, and suggesting mitigates. The Land Documents review included but not limited to the following list –
 - I. Old survey no. or 7/12
 - II. Old Mutation entries
 - III. Manual/ Digital 7/12 of 30 years
 - IV. Mutation entries
 - V. BA Certificate (Record of land) ownership along with 7/12
 - VI. Village Form no. 1C certificate
 - VII. Village Form no. 6C certificate
 - VIII. Gat Map
 - IX. Visar Pavti, if any
 - X. Mortgage NOC
 - XI. Village Map
 - XII. Zone Certificate
 - XIII. Court Search Report
 - xiv. Consolidation Scheme Extract
 - XIV. Sale Deeds or other documents of effective transaction/division

xv. Revenue officer certificate for missing entries

- c. **Independent Searches** – Conducting desktop searches in the offices of the jurisdictional sub registrars, courts, and quasi-judicial authorities to identify impediments in the title of the land.
- d. **Restrictive Categories of Lands** – Restricted categories of lands such as class 2 lands, inam and watan lands are identified during the diligence process to determine prior approvals that may be require for the acquisition.
- e. **Diligence Period** – Generally prior period of 30 years for the land underlying the project (to be acquired on sale/lease basis) and 13 years for land underlying the access roads and transmission assets (to be acquired under right of way and easement agreements).
- f. To provide Govt. ready reckoner rate for the last three years for the land under purview.
- g. To assist in the preparation and vetting of lease deed drafts for individual land parcels being acquired/taken on lease. The law firm will ensure that the lease agreements are legally sound, compliant with applicable laws and regulations, and protect the company's rights in relation to the use and possession of the said lands.

5. Evaluation of EOI

The outcome of Expression of Interest, evaluated on the basis of eligibility criteria given above, MREL will select the law firm. 5 No. of firms will be selected on the basis of evaluation.

6. Download and Submission of EoI

- a. Interested APPLICANTs may download the documents of EOI free of cost from www.mahagenco.in
- b. APPLICANTs may send their queries related with EOI through e-mail at dgmcomcon@mrel.in
- c. The APPLICANT is required to submit his EOI application complete in all respect in soft form and in hard copy in sealed envelope. The copy of EOI application shall be e-mailed to dgmcomcon@mrel.in
- d. Publishing date of EOI: 01.09.2025, 11:00 Hrs.
- e. Last date for queries/ seeking clarifications: 16.09.2025 till 18:00 Hrs.
- f. Last date for submission of EOI Application in soft copy through e-mail & hard copy in sealed envelope: 07.10.2025 till 18:00 Hrs.

- g. Response Validity: 180 Days from Bid/Application Opening date.
- h. APPLICANT shall ensure that EOI application is complete in all respect, failing which the same shall not be considered.
- i. MREL reserves the right to reject or accept any or all applications, cancel/withdraw the EOI process without assigning any reason whatsoever and in such case, APPLICANT shall not have any claim arising out of such action.
- j. Address for Communication/Correspondence –

Office of The Chief General Manager

Mahagenco Renewable Energy Limited
Ground Floor, Prakashgad,
Prof. Anant Kanekar Marg,
Bandra (East), Mumbai - 400051.
Tel. Nos. (022) 6985 2358
mail: cgm@mrel.in

7. General instructions to the applicants:

- a. The expression of interest shall be submitted such that each page of the document submitted with EoI is self-attested by applicant.
- b. The EoI submitted by the applicant must be as per the standard format in this EoI document.
- c. MREL reserves the right to change the scope or close the EoI without any finalization of the purchaser at any time without giving any reason thereof.
- d. Further, MREL reserves the right to reject any or all EOI's in part or full without assigning any reason thereof. Further, it may please be noted that MREL will neither bear any responsibility of employment to the land owners nor any obligations on account of this land acquisition.
- e. The issue of this document does not in any way commit or otherwise oblige MREL to Proceed with all or any part of the EOI process.
- f. The EOI request is not the subject of any process contract or any contractual obligations between MREL and the applicant or potential purchaser.
- g. MREL reserves the right to reject the incomplete EoI.
- h. No applicant shall be permitted to submit two separate EOI applications either as individuals or as any company.
- i. Any application received after the stipulated date and time, due to any reason whatsoever, will be rejected.
- j. Queries received after the prescribed schedule date and time will not be entertained.
- k. MREL reserves the right to access the capacity/capability of the

applicant and viability of proposal based on verification of documents and if required, cross verification for establishment of capable applicant.

- l. In case it is found that the information submitted by applicant is fake/untrue or misleading then the application will be rejected outright.
- m. The applicants are requested to remain updated through Mahagenco website for any amendment, clarification or notification concerned with this EOI as no further information will be published in respect of this EOI through any other mode.

8. The application for EOI of this document shall comprise of following:

a. Form of Application:

The Application Form shall indicate willingness of APPLICANT to participate in the process. The Application Form shall be submitted on the letter head of the Company (if applicable).

b. Annexures:

Following are the annexures required to be filled and submitted by APPLICANT along with application form.

Annexure- 1: Applicant's Profile

Annexure- 2: Undertaking for Prevention of Fraud and corruption.

Annexure- 3: Relevant work experience details with documentary evidence.

Annexure- 4: Any additional information desired to be submitted by the Applicant

9. Disclaimer

- a. This EOI does not constitute a Request for Proposal (RFP) or a commitment by MREL.
- b. MREL reserves the right to reject any or all EOIs without assigning any reason.
- c. Empanelment does not guarantee award of any work.

(EXPRESSION OF INTEREST: APPLICATION FORM)

(To be submitted on APPLICANT's Letter Head.)

Ref No.

Date:

To,

Chief General Manager,
Mahagenco Renewable Energy Limited,
Ground Floor, Prakashgad, Prof. Anant Kanekar Marg,
Bandra (East), Mumbai - 400051.
Tel. Nos. (022) 6985 2358.
mail: cgm@mrel.in

Sub: Expression of Interest (EOI) for Empanelment of Law Firms for the period of 5 years for land due diligence of proposed Renewable Energy projects in Maharashtra

Dear Sir,

We, the undersigned, express our interest for the subject EOI and declare the following:

- a. We are duly authorized to represent and act on behalf of (name of the firm).
- b. We have examined and have no reservations to the EOI document including Amendment No(s)____ & Clarification No(s)____ (if any).
- c. With reference to your invitation for EOI dated, we are furnishing herewith all the required details as per the prescribed Annexures.
- d. We hereby express our willingness that our offer/application shall be valid for 180 days from the date of opening of application.
- e. MREL and /or its authorized representatives are hereby authorized to conduct any inquiries or investigations to verify the statements, documents and information submitted in connection with this application and to seek clarifications from our bankers/suppliers and clients.
- f. This application will also serve as authorization to seek/request information as deemed necessary from any individual or authorized representative of any institution referred in the supporting document provided by APPLICANT.
- g. MREL and /or its authorized representatives may contact the following nodal persons for further information on any aspects of the application:
Name and designation of Contact Person:
Address for Communication:
Telephone No & Email ID:
- h. This application is made in the full understanding that:

Through this EOI, MREL intends to identify interested and capable parties for Empanelment of Law Firms for the period of 5 years for land

due diligence of proposed Renewable Energy projects in Maharashtra

- i. EOI process will be subject to verification of all information submitted at the discretion of MREL.
- ii. MREL reserves the right to reject/accept or partially accept any or all applications, cancel/withdraw the EOI process without assigning any reason whatsoever and in such case, APPLICANT shall not have any claim against MREL arising out of such action.

Further, it is noted that there shall be no liability on MREL irrespective of the outcome of the Expression of Interest.

The offer given by the applicant shall be valid till 180 days from the date of opening of bid/applications received in EoI. In case any applicant, withdraw/or change its offer within 180 days from the date of opening of applications received by EoI, the applicant shall be blacklisted and shall be debarred in future tender/EoI issued by MREL for 06 months from the date of withdrawal of offer by applicant. MREL at its own discretion may request applicants to increase the validity of offer, beyond the said 180 days with same terms and conditions of the said EoI, the applicant(s) may/may not agree for extension of the said offer.

- i. We declare that we have read and abide by the provisions of Fraud Prevention Policy of MREL and submit the form of Acceptance of Fraud Prevention Policy duly filled as per MREL's format.
- j. The undersigned declare that the statements made and the information provided in the duly completed application are complete, true and correct in every detail.

SIGNATURE

(AUTHORISED SIGNATORY)

(OFFICE STAMP)

NAME:

DESIGNATION:

PLACE:

DATE:

(Annexure-1)

(EXPRESSION OF INTEREST: Applicants Profile)

Name & Address of Organization	
Name of the Contact Person	
Designation	
Postal address for communication	
Contact No	
Email	
GST	
PAN	

Signature

(Authorised Signatory)

(Office Stamp)

Name:

Designation:

Place:

Date:

(Annexure-2)

**(EXPRESSION OF INTEREST: UNDERTAKING FOR PREVENTION
OF FRAUD AND CORRUPTION)**

(to be provided on Rs.500/- Bond)

TO BE STAMPED IN ACCORDANCE WITH THE STAMP ACT and TO BE
NOTARIZED BY A NOTARY PUBLIC

Affidavit of Shri..... S/O
..... Aged about.....R/O.....

I, the above named deponent do hereby solemnly affirm and declare as under:-

1. That I am working as (Designation) in (name and address of the bidder/applicant) since.....
2. That I am duly authorized by (name of the bidder/applicant) to submit this undertaking on its behalf.
3. That applicant is submitting EOI in response to invitation for Expression of Interest (EOI) for Empanelment of Law Firms for the period of 5 years for land due diligence of proposed Renewable Energy projects in Maharashtra.

That applicant will comply with the Anti-Corruption Guidelines/ Laws in force of the relevant Government/ its instrumentalities. Further the applicant or any of their personnel, will observe the highest standard of ethics during this EOI process and refrain from Fraud and Corruption.

DEPONENT

Verification: Verified atonday of2025 that the contents of my above undertaking are true to best of my knowledge. No part of it is false and nothing material or relevant has been concealed there from.

DEPONENT