

MAHARASHTRA STATE POWER GENERATION CO. LTD.

Tele. no.: (O) 020 - 25637610

(P) 020 - 25632717

Email: segenpune@mahagenco.in

Web: <https://mahagenco.in>



Office of the Superintending Engineer
Renewable Energy Circle, "Prakash
Bhavan", Plot No.106, 5th floor,
Senapati Bapat Road, Pune - 411 016.

Ref. No. REC/PUNE/CIVIL/BHIRA/EOI/2026-27/

No - 0443

DATE: 15/04/2026.

(By email)

OFFICE NOTE

Sub: - Expression of interest for work of hiring of residential flats on leave & license basis for staff working at Bhira TR HPS at Bhira, Rawalje, Patnus and Mangaon, Tal- Mangaon & Sudhagad, Dist- Raigad.

-Approval for EOI notice for submitting offers for rental quarters.

Ref:- 1. CE(RE)/Tech/Bhira/No.0071 dtd.28.02.2024

-Conveying the remark of EOI shall be called for submitting offers for rental quarters.


2. Work order no. SE/REC/Pune/Bhira/No.0822 dt.14.06.2024

3. E.E. Bhira HPS Division letter no.EE/BTRHPS/Tech/25-26/No. 00169 dt.01.04.2026


- With reference to above subject, Bhira HPS Colony, Rawlje has total 50 quarters.. Viz. Class I type, Class II type, Class IV type etc. for residence of staff in Bhira HPS Colony. These buildings were constructed during the period 1985 to 1989. These quarters are deteriorated and are in damaged conditions and same are not suitable to reside and are beyond repairs . (Except Class-I qtr)
- In view of old age of staff quarters of Bhira HPS Colony, Structural audit report cited at reference No (01) concluded and reported , the Structure is showing Major corrosion cracks, heavy rusting/ corrosion in rebars,leakage/ seepage & dampness in wall, peeling of paint, major cracks in external plaster ,debonding in plaster etc. As the age factor of structures and test carried out of 7 buildings are in major distress and are in dilapidated condition , which means that the physical life of buildings are on verge of expiry.i.e. The buildings are approaching a condition which would render it unfit for use.
- The structural audit report received to this office all the 7 buildings need to be evacuated at the earliest to ensure safety of life of residents.
- Proposal submitted for adopting flats on leave & licence basis was approved vide ref. (1) above by competent Authority. Accordingly as per ref (2) work order was placed for hiring flats on leave & license basis for two years and tenure for the same is going to exhaust on 31 July 2026. Presently there is no newly constructed residential quarters available or no alternative arrangement is available ready for the employees. Hence it is essential to place new contract by Publishing EOI for hiring the residential flats on leave & license basis for staff working at Bhira TR HPS at Bhira, Rawalje.


- The proposal was approved by the Competent Authority with remark that "Pvt. Houses on rent to be taken through EOI process only."
- As per approval from Competent Authority vide mentioned under ref. No (01) It is necessary to call expression of interest (EOI) from vender to receive the 1 BHK-09 Nos flats on rental /leave& license basis as per requirement vide letter under ref.(3).
- Please find the Qualifying requirements of scope works, formats for bidders Invitation for expression of interest (EOI) etc.

Submitted for approval please.



1.04.2026
Executive Engineer
BTRPS. Bhira.


13/4
Superintending Engineer
REC, Pune.


15/4/26
Chief Engineer (RE)
H.O. Mumbai.


Addl. Executive Engineer (Civil)
REC, Pune.

Recommended based on
the compliance


16-04-2026
Sr. Manager (F&A)
REC, Pune.


10/4/2026

02-06-2026

Re-submitted on

03-04-2026

Expression of Interest

Sub :-Expression of interest for hiring of residential flats on leave & license basis for staff working in Bhira HPS at Bhira, Patnus, Rawalje and Mangaon, Tal- Mangaon and Sudhagad Dist-Raigad.

1. Through this EOI, MAHAGENCO intends to identify interested and capable parties for hiring of residential flats on leave & license basis for staff working in Bhira HPS at Bhira, Patnus, Rawalje, & Mangaon, Tal- Mangaon and Sudhagad Dist- Raigad.
2. After identifying prospective bidders through EOI process, prescribing qualifying requirements as per procurement policy of the company leave & license & agreement will be made with most competitive bidder.
3. EOI process will be subject to verification of all information submitted at the discretion of MAHAGENCO.
4. MAHAGENCO 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 MAHAGENCO arising out of such action.
5. The purpose of inviting this EOI is to identify the APPLICANTS through EOI who are interested for letting of residential flats on leave & license basis for staff working in Bhira HPS at Bhira, Patnus, Rawalje, & Mangaon Village Tal-Mangaon and Sudhagad Dist-Raigad.
6. MSPGCL intends to hire residential flats on leave & license basis-09 Nos 1-BHK Residential flats from the individual /Govt/ Private Firms/ Builders, etc., which are in ready to occupy condition/under completion preferably in single building / premises. The preferred location of the premises shall be within a distance of about 30 Km from Bhira tail race hydro power station, Rawalje Tal- Mangaon, Dist- Raigad.
7. Agreement will be made as per actual requirement of flats to be occupied maximum up to 9 no.s of 1 BHK. Rent will be paid for occupied flats only by Mahagenco. In case flat is vacated then the rent of the said flat will not be paid by Mahagenco.
8. The property has to be within 30 KMs radius distance from Bhira tail race hydro power station,Rawalje Tal- Mangaon, Dist- Raigad.
9. The property should not be older than 07 years.
10. The flats should be preferably located in single building or single premises and aged not more than 07 year old.
11. The area of 1BHK flats should not be less than 517 Sq. ft.
(As per existing Bhira quarters area)
12. The property should have all necessary approvals.

13. The property should be preferably ready to occupy immediately or within 1 month period. All flats & common area should be equipped with electrical equipments like tube, bulb, fan, geyser etc.
14. At the time of filling this EOI, the property should be vacant & not sold to anyone else.
15. The property shouldn't have any kind of legal attachments or claims pending in the name of the owner of the subject property.
16. The premises offered should be in good and ready to occupy condition. The owners of the premises will have to hand over the possession of premises immediately after the acceptance of their offer after submitted through open tender process by the department and execution of agreement.
17. The intending owner / Firm / Builder shall submit the application along-with following documents -
 - a) A set of plan, sections, elevations and site plan of the premises offered showing the details dimensions, main approach road, road on either side if any, and adjacent properties etc. around the properties.
 - b) Floor plan of premises offered along-with list of amenities / furniture available.
 - c) A copy of the title investigation and search report along with copies of title deed documents.
 - d) Photograph of building and premises showing relevant details.

TERMS & CONDITIONS

- **All intending owner / lease holder requested to submit their expression of interest along-with duly filled in application with the relevant documents/ information at the following address so as to reach this office on or before Last date**

Office of :-
The Superintending Engineer
M.S.P.G.C.L. 5th floor,
Prakash bhavan Building
Senapati Bapat Road,
Pune 411 016.

- **The short-listed vendors will be informed in writing by the Company for arranging site inspection of the offered premises.**
- **Canvassing in any form will disqualify the owner and their offers will not be considered.**
- **EOIS from intermediaries or brokers will not be entertained.**
- **The MSPGCL reserves the right to accept any or to reject any or all OFFERS at his sole discretion without assigning reasons thereof.**
- **Bidder should have:-**
 - A) Initial deposit payment will be made to the bidder after acceptance of his offer in the form of cheque at the time of the agreement
 - B) Agreement period : 2 year from the date of actual possession of the flats & expenditure toward execution of agreement to be bared by Mahagenco.
 - C) Termination of the agreement :-
 - 1) Mahagenco will terminate agreement with the notice of one month.

- 2) Bidder can terminate the agreement with the notice of 4 months after expiry of one year.
 - 3) Bidder cannot terminate agreement before one year. In case bidder wants to terminate the agreement after one year then also bidder should serve notice of termination before 4 months.
- D) Procedure of handing over of the flats to the bidder in case of expiry of the agreement or termination of the agreement.
Bidder should refund the entire initial deposit amount to Mahagenco. After realization of the amount by Mahagenco, Keys of the flats will be handed over to bidder.
- E) Further, electricity bills dues and any other dues will be cleared during the handing over of the flats to bidder.
- F) Bidder should ensure the availability of the following facilities during the agreement period
- 1) Water supply and common area lighting.
 - 2) Electricity supply of the flats & common area in case fault is in the premises of the buildings.
 - 3) Lifts in working condition.
- G) Penalty
In case bidder fails to maintain above facilities for consecutive period of 12 hours then Penalty at the rate Rs. 500 + applicable GST for each 24 Hours will be recovered from the bidder. Further, in such case Mahagenco restores above facilities with incurring expenses then such expenses will be recovered from the rent payable in the ensuing month to the bidder.
- H) Rent payment on monthly basis will be made to the bidder within 45 days after submission of the rent bills by bidder. Rent bill will be certified by the Engineer Incharge after verifying the availability of the common facilities in the premises as mentioned in (F) above Electricity bill of the individual flat will be paid by the employee residing in the flat or in case flat is vacant then same will be paid by Mahagenco.
- I) Mahagenco will decide about the allocation of the flats and bidder will not interfere in such allocation.

FORMAT OF APPLICATION FOR LEASE OF PREMISES

From :

Bid -1

To,

The Superintending Engineer
M.S.P.G.C.L. 5th floor,
Prakash bhavan Building
Senapati Bapat Road,
Pune 411 016.

Subject : Expression of interest for hiring of residential flats on leave & license basis for staff working in Bhira HPS at Bhira ,Patnus,Rawalje,& Mangaon Tal- Mangaon and Sudhagad Dist- Raigad.

Dear Sir,

With reference to your advertisement for hiring of residential Flats on leave and license basis, we submit herewith our expression of interest to offer for the same with following technical particulars/details for your consideration.

This application is made in the full understanding that:

1. Through this EOI, MAHAGENCO intends to identify interested and capable parties for letting of residential flats on leave & license basis for staff working in Bhira HPS at Bhira, Patnus, Rawalje, & Mangaon, Tal- Mangaon and Sudhagad Dist- Raigad.
2. After identifying prospective bidders through EOI process & as per procurement policy of the company. Leave & license agreement will be made with most competitive bidder.
3. EOI process will be subject to verification of all information submitted at the discretion of MAHAGENCO.
4. MAHAGENCO 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 MAHAGENCO arising out of such action.
5. The purpose of inviting this EOI is to identify the APPLICANTS through EOI who are interested for letting of residential flats on leave & license basis for staff working in Bhira HPS at Bhira, Patnus, Rawalje, & Mangaon, Tal- Mangaon and Sudhagad Dist-Raigad.

01 :	Full particulars of the legal owner of the premises:	
a.	Name	
b.	Office Address	
c.	Office Telephone No	
d.	PAN	
e.	Mobile No	
f.	E-mail address	
02	Property details	
a.	Complete Address and location of the building: 1. 2. 3.	
b.	No. of floors 1. 2. 3.	
c.	Details of Flats available / Offered (Nos / Floor etc) 1. 1BHK	
d.	Present Status (Completed /under Completion)	
e.	Carpet Area (sqft) of each Type of Flats 1. 1BHK	
f.	Details of Covered/ Open Parking	
g.	Type of flooring and details of amenities available	
h.	Availability and no. of lift	
g.	Particulars of completion certificate	
h.	Whether property offered is free from litigation including disputes in regard to ownership, pending taxes / dues or like.	
03	Availability of water supply :	
a.	Municipal Tap	: (Yes / No)
b.	Borewell/ Alternate source	:(Yes / No)
04	Status of Electricity connection	

a.	Separate Electrical Meter for each Flats provided	(Yes/No)
b.	Whether electrical installation and fitting, power plugs, switches etc. provided	(Yes/No)
c.	Availability of Provision for AC :	(Yes / No)
d.	Whether any power backup is available?	
05	Condition Of the Building : (Mention year of construction and present condition)	
06	Whether the project is registered with RERA	Yes/No
07	Other Approvals /NOC (Pl specify)	(Yes / No)
08	List of documents attached :	1.Drawing showing elevation / location / floor plans. 2.Photograph showing relevant details. 3. Copy of CC /OC /NOC etc 4. Printed brochures of scheme
09	Any other information. (Give brief details)	
10	Financial documents like Turnover certificate/ Profit & Loss statement for any three financial years in last five financial years if available	

Name of agency/firm:

Signature :
Date :
Place :

Bid- 2

OFFER FORM

SN	Details	To be filled in by owner of premises
1	Total Flat Offered with carpet area of each flats 1. 1 BHK - No of flats -Carpet area of each flat	
2	Rent of each type of flats 1. 1 BHK _____ 2. Taxes like GST on rent in %	
3	Total tentative rent of each flat Including taxes 1. 1 BHK	
4	These should be paid by the bidder a. Electricity bill Charges for common facilities b. Water charges , if any c. Society / Maintenance Charges including daily cleaning security, liftman etc. d. Stamp Duty / Registration/ agreement charges e. Local body taxes. f. Day to day sundry Civil maintenance charges g. Other Charges if any. If above a to g are not included in the rent then separate bill should be submitted to Mahagenco, on monthly basis for item a to c and f to g & for item d at the time of the agreement and for item e once	

	in a year	
5	Initial deposit amount against each flat	
6	Validity of offered rates	

Yours faithfully,

Name & signature with stamp (if any)

Date :

Place :

Note : 1) Bid 1 & Bid 2 should be submitted in separate.

2) Bid- 2 will be opened of the owners whose premises found suitable.

3) The offer for one or more location and from one or more bidder may be considered as per the requirement and availability.

4) This EOI is only for identification of agencies available for subject work & order will not be processed considering this EOI A separate tender will be published after this EOI.



MAHARASHTRA STATE POWER
GENERATION CO. LTD

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

Name of work:- Hiring of residential flats on leave & license basis for staff working in Bhira HPS at Bhira ,Patnus,Rawalje, & Mangaon, Tal- Mangaon and Sudhagad Dist- Raigad.

Reg. - Invitation for Expression of Interest (EOI) from Interested Parties.

MAHAGENCO Bhira tail race hydro power station invites Expression of Interest (EOI) from interested eligible parties for work of letting of residential flats on leave & license basis for staff working in Bhira HPS at Bhira, Patnus, Rawalje, & Mangaon, Tal- Mangaon and Sudhagad Dist- Raigad.

Submission Period:-

Start Date :17.04.2026
Last Date :01.05.2026

General information for Expression of Interest have been uploaded on **MAHAGENCO** website

Registered Office :

Office of :-
The Superintending Engineer
M.S.P.G.C.L. 5th floor,
Prakash Bhavan Building
Plot No106Senapati Bapat
Road, Pune 411 016.

Contact: 020-25637610,20-25632717
Email ID:- segenpune@mahagenco.in

*For further details visit our Website: : <https://www.mahagenco.in> -> Tenders ->
R.E. C Tenders*