

REQUEST FOR PROPOSAL (RFP) 2026



Request For Proposal for Setting up an Industrial ecosystem spanning Aerospace & Defense Components, Aircraft Manufacturing, Assembly and allied manufacturing use on a plot of about 121.229 acres with Airside Taxiway Connectivity outside the SEZ of MIHAN Notified Area

Maharashtra Airport Development Company Ltd.
(A Govt. of Maharashtra Undertaking)

CIN: U45203MH2002SGC136979

8thFloor, Centre-1, World Trade Centre,
Cuffe Parade, Mumbai- 400 005.,
Tel. No. : +91-22-49212102/22 163814 Fax: +91-22-2216 3814

Project Office

1st Floor, Central Facility Building, MIHAN,
Near Khapri Railway Station, Nagpur-441 108, Maharashtra, INDIA
Tel. No.: +91-7104-665665 Fax: +91-7104-665600
email: jmd@madcindia.org
marketing@madcindia.org

Copy of the Advertisement Published in the newspapers

 **Maharashtra Airport Development Company Ltd.**
CIN: U65200MH2002SAC198979

CHALLENGE

Request for proposal for Setting up an Industrial ecosystem spanning Aerospace & Defense Components, Aircraft Manufacturing, Assembly and allied manufacturing use on a plot of about 121.229 acres with Aerodrome Taxway Connectivity outside the SECZ of MHAAI Notified Area.

The detailed scheme can be seen / downloaded from the website www.madcoindia.org

Sd/-
Vice Chairman and Managing Director

Size : 8 (W) X 5 (H)

Request For Proposal (RFP)

For

Setting up an Industrial ecosystem spanning Aerospace & Defense Components, Aircraft Manufacturing, Assembly and allied manufacturing use on a plot of about 121.229 acres with Airside Taxiway Connectivity outside the SEZ of MIHAN Notified Area

Maharashtra Airport Development Company Limited (MADC) has been appointed by the Government of Maharashtra as the Nodal Agency and also Special Planning Authority for the planning and development of Multi-modal International Hub Airport at Nagpur (MIHAN) notified area to leverage on Nagpur's unique location advantage.

The Government of India has already accorded approval and notified MIHAN-SEZ as a multi-product SEZ. MADC has already leased out land in MIHAN-SEZ to majors IT companies like HCL, Infosys, TCS, Tech-Mahindra and other blue-chip companies like Tata Advanced Systems Ltd., Hexaware BPS (Caliberpoint), Lupin Ltd, Air India Inc. etc. for setting up of IT parks, manufacturing units and MRO facilities etc. AIIMS, IIM and Govt. Engineering Collages have also established their campus in the MIHAN area. The development of all support infrastructures, which MADC has committed to provide, is at an advanced stage of completion.

The MIHAN project being adjoining the Nagpur International Airport, its core objective is to attract large-scale capital investments from global and domestic defense, aerospace, assembly and heavy structural MRO players. To build on the presence of existing global manufacturing and engineering anchors from these sectors, MADC invites proposals from Aerospace OEMs, Airlines, defense consortia, and joint venture entities. The objective is to allocate industrial land parcel of approximately 121 Acres with dedicated airside taxiway connectivity outside the SEZ of MIHAN Notified Area. This ecosystem may host aerospace and defense aircraft manufacturing lines, sub-assembly complexes, and heavy MRO bays.

Sr. No.	Items	Description
1.	Scheme No.	_____
2.	Name of the Project	Setting up an Industrial ecosystem spanning Aerospace & Defense Components, Aircraft Manufacturing, Assembly and allied manufacturing use on a plot of about 121.229 acres with Airside Taxiway Connectivity outside the SEZ of MIHAN Notified Area
3.	Method of Selection	Quality Based Selection (QBS) Method
3.	Cost of Scheme Document	Rs. 59000/- (Rupees Fifty-Nine Thousand Only) including 18% GST.
4.	Earnest Money Deposit (EMD)	Rs. Twenty-Eight Crore Only (EMD amount shall be via e-transfer to Maharashtra Airport Development Co. Ltd. Account)

5.	Proposal Document Download Start / Expiry Date & Time	14/10/2026 Please visit the below mentioned website https://madcindia.org => By selecting “ Tenders & Notices ”
6.	Last date to send queries	17/10/2026 All the queries should be submitted before the pre-Proposal meeting, through email only with subject line as follows: “Pre-Proposal queries - <Agency’s Name>”. Pre-Proposal queries to be emailed to marketing.ngp@madcindia.org , marketing@madcindia.org
7.	Pre-Proposal Meeting	20/10/2026 at the MADC office, 1 st Floor, B Wing, North, Central Facility Building, MIHAN SEZ, Khapri (Rly), Nagpur. 441108
8.	Last date for submission of Proposal (Proposal Due Date)	On or before 21/10/2026 Via Speed Post or Physical Submission in the Proposal Submission Box at the MADC office, 1 st Floor, B Wing, North, Central Facility Building, MIHAN SEZ, Khapri (Rly), Nagpur. 441108
9.	Date and time of opening of RFP	On 22/10/2026 at the office MADC, 1 st Floor, B Wing, North, Central Facility Building, MIHAN SEZ, Khapri (Rly), Nagpur. 441108
11.	Date and Time of Presentation on RFP	On 23/10/2026
10	Details of Bank Account for payment of Scheme Document Fee & EMD (The details of payment of above amount to be attached vide Scheme documents)	Name: Maharashtra Airport Development Company Ltd Bank Name: Bank of Baroda Branch Name: AIIMS Nagpur Branch Account No.: 06950200000687 IFSC Code: BARB0VJNAAP (5th is ZERO)

INDEX

Sr. No.	Particulars	Page No.
1	General Information	6
2	Instruction to Applicant	5-14
3	Miscellaneous Provisions	14-15
4	General terms and Conditions	15-20
5	Confidentiality	21-22
6	Checklist of Submission	22
7	Annexure I: Details of Plot	23
8	Annexure II: Master Plan	24
9	Annexure III: Location Plan	25
10	Exhibit I: Transmittal Letter	26-27
11	Exhibit II: Principles of MOU between Consortium Members	28
12	Exhibit III: Format of Power of Attorney for Signing of Proposal	29-30
13	Exhibit IV: Format of Power of Attorney for Lead Member of Consortium	31-32
14	Exhibit V: Information about Applicant	33
15	Exhibit VI: Information for Evaluation of the Technical Eligibility Criteria	34-35
16	Exhibit VII: Information for Evaluation of the Financial Eligibility Criteria	36
17	Exhibit VIII: Financial Proposal Confirmation	37

1 GENERAL INFORMATION

1.1 About MIHAN

Nagpur is one of the largest cities in central India and the third largest city in Maharashtra after Mumbai and Pune. With a district population of over 4.6 million (as per Census 2011), it is the 9th largest urban agglomeration in India. Its location as the geographical centre of the country is physically established by the Zero Mile Marker. This geographic significance of the city endows it with huge logistics related potential.

Maharashtra Airport Development Company Limited (MADC) has been appointed by the Government of Maharashtra as the Nodal Agency and also Special Planning Authority for the planning and development of Multi-modal International Hub Airport at Nagpur (MIHAN) notified area to leverage on Nagpur's unique location advantage.

The development of MIHAN area, apart from Multi-modal International Hub Airport, will broadly comprise of development and up gradation of airport & aircraft maintenance area, development of multi-product Special Economic Zone, residential complex, commercial area and development of supporting infrastructure like roads, interchange & Rail Over Bridge, Water Supply, Sewage System, Entertainment, utilities etc.

Due to development of MIHAN project, the whole region around Nagpur is expected to witness significant boost in economic activity. IT will also attract qualified, skilled and talent professionals as well as investments from Maharashtra, rest of India and overseas. In the non-SEZ area, about 130-hectare land and built premises has been allotted to various companies like Mahindra Babenco, Container Corporation of India, Future Supply Chain Solutions, TCI, Gati, Moraj Infratech etc. for various uses. Some of the residential townships by the private realty developers are on the verge of completion.

2 INSTRUCTION TO APPLICANT

2.1 The Project and Scope of Work

The MADC Scheme (RFP) for Setting up an Industrial ecosystem spanning Aerospace & Defense Components, Aircraft Manufacturing, Assembly and allied manufacturing use on a plot of about 121.229 acres with Airside Taxiway Connectivity outside the SEZ of MIHAN Notified Area (hereinafter referred to as the “**Project**”) as specified in Annexure-I of this document.

- Minimum. Expected Investment from the Proposed Project - Rs.2000.00 Cr within 10 years of the land allotment
- Minimum Expected Employment (Direct + Indirect) to be generated in the Project: 1000.

The plot and its associated infrastructural facilities shall be developed as per the prevailing norms for such kinds of activities.

The permitted FSI for the plot shall as per the Unified Development Control Promotion Regulations.

Plot shall be given to the successful Applicant on lease basis for the period of 66 (sixty-six) years.

2.2 Time Period for Construction

- 2.2.1 The Licensee within a period of 07 years from the date of Agreement, shall complete the construction on the allotted plot as per approved plan, by consuming atleast 50% of permissible FSI in 03 phases of which first phase of 20% within 3 years, second 30% in 5

years & third 50% in 7 years, in accordance with the provisions of the UDCPR and shall accordingly obtain occupancy certificate from the Town Planning Officer.

2.3 Commercial Consideration

- a) **The Specified rate of Lease Premium:** The Specified rate of lease premium of the plot has been fixed as mentioned in Annexure-I. Subject to conforming the eligibility criteria and other terms and conditions of the RFP document, the plot shall be considered for allotment to the Successful Applicant.
- b) **Other Terms & Conditions:** - The allotment of plots will be governed by the prevailing 'Multi-modal International Hub Airport at Nagpur (Disposal of Land) Regulations, 2018' and various other policies framed under it.
- c) **Schedule of Payment:** - The Lease Premium shall be paid as per schedule mentioned in Annexure of this RFP document.
- d) **Lease Rent:** - The Successful Applicant must pay the lease rent at the rate of Rs. 1000/- per hectare per annum. Liability to pay such annual lease rent will commence from the date of execution of the Agreement to Lease.
- e) **Performance Security:** The Successful Applicant within a period of one month shall furnish 5% of Plot Lease Premium as Bank Guarantee in favour of "Maharashtra Airport Development Company Ltd." from any nationalized Bank. The performance security shall be refunded upon completion of the 1st phase of the project and obtaining Occupation Certificate from Town Planning Authority or achieving the investment and employment target by the company.

2.4 Terms of offer

As per the General Terms and Conditions given in Clause 4 of this offer document.

2.5 Location of the Plot

The Master plan of the MIHAN notified area is provided at Annexure – II. The location plan is provided at Annexure –III. The area and dimensions of the Plot are indicative and may vary on final demarcation at site.

1. The proposed land parcel consists of Zudpi Jungle measuring about 0.44 acre. Place of Zudpi Jungle needs to be preserved as it is by establishing fencing around it & any kind of construction/encroachment is not allowed in that area. Land of Zudpi Jungle will be in possession of MADC & proper access for the same should be provided to MADC, as and when required.
2. As and when Zudpi Jungle gets de-notified, MADC may allot the same to the allottee as per prevailing Lease Premium rate and policy.
3. The proposed plot is adjoining to the proposed link Taxiway and as per final alignment of Taxiway, there may be changes in the area, shape & location of the proposed plot.
4. A 15-metre-wide public road is planned to run parallel along the proposed taxiway, connecting the 3-lane road at Sector 10 to Plot No. 1 at Sector 6 outside the MIHAN SEZ. During aircraft movement to or from the facility, the allottee of the said plot shall erect temporary barricades to restrict public access, ensuring secure and unobstructed aircraft transit. Immediately following the completion of aircraft movement, the allottee must remove the restrictions and reopen the 15-metre road for public use.

2.6 Schedule of offer

As per table of Notice Inviting RFP hereinabove.

2.7 Who is eligible to participate

- i) Any person, company, trust who is competent to enter into contract as per Indian Contract Act, 1872 is eligible to participate. The foreign company/Developer may apply directly or in association with Indian Partner, subject to the relevant Indian Laws for the time being in force.
- ii) In the event of the offer being submitted on behalf of:
 - a) **Company:** The form of offer should be signed by the Managing Director/the Secretary/the Director or any other Principal Officer of the Company and should be accompanied by a certified copy of the Resolution of the Board of Directors of the Company or by a person holding the power of Attorney from the Company to do so on behalf of the company and a copy of Memorandum and Articles of Association of the Company should also be furnished. In case of private company, a certificate from Chartered Accountant, indicating the names of the shareholders and share of each of them is to be submitted along with offer.
 - b) **A Partnership Firm:** The form of offer should be signed by all the Partners in the favour by any of them, holding power of attorney of other partners, accompanied by a certificate of registration issued by the Registrar of Firms/application made for registration, showing the names of all partners of the firm and a certified copy of the partnership deed/application made.
 - c) **A Trust:** The form of offer should be signed by any Trustee or Trustees, duly authorized by the Trust in a general or special meeting of all the Trustees. The authorization letter must be enclosed with the offer form along with a copy of Trust Deed of Trust Document, without which the offer shall be held invalid.
 - d) **A Co-Operative Society:** The form of offer should be signed by the Chairman or Secretary of the Managing Committee of the proposed/registered Co-operative Society, duly authorized by a resolution of the Society in a general or special meeting of the society. The extract of the resolution so passed must be enclosed with the offer form, without which the offer shall be held invalid.
 - e) **A Proposal Consortium:** A consortium of two or more (maximum 3) person/companies eligible to Proposal may make the offer. The form of offer shall be signed by the Managing Director/the Secretary/the Director or any other Principal Officer of the Lead Member of the Consortium and should accompany the Memorandum of Understanding (MoU) and Power of Attorney as per Exhibit III&IV. Provided that the intending lessee shall not undertake or permit any change in the equity holding of the Bidding Consortium till execution of Agreement to lease.

2.8 Eligibility Criteria:

The Applicant can be any sole proprietorship firm, Partnership Firm, Private Limited Company, Public Limited Company registered in India, Consortium or Joint Venture and must be legally competent and financially sound.

Financial Eligibility Criteria

- i. The Applicant, together with its group company if any should have a minimum consolidated average annual turnover of Rs.1.00 Lakhs Crore in the last 03 financial years. This must be supported by a certified Chartered Accountant.

Technical (pre-qualification) Eligibility Criteria

- i. The Applicant must be actively engaged in Aerospace, Defense, OEM Manufacturing, Component Sub-assembly, Airline Systems etc. for at least the last Ten (10) years.
- ii. Any entity which has been barred by the Central/State Government in India, CBI, MADC, MIL, AAI, Ministry of Defense or any entity controlled by them, from participating in any project, and the bar subsists as on the date of Scheme, would not be eligible to submit the Proposal.

Quality Based Selection (QBS) Evaluation Rules

Evaluation Criteria	Description	Max Marks	Marking Scheme
Domain Experience	Experience of Applicant or its group company of past operational volume in heavy component production, structural Aerospace, defense assembly lines, aircraft manufacturing etc.	Max Marks 20	05 marks per 5 years of eligible experience over minimum of 10 years' experience (i.e. 15 years of relevant experience will get 15 marks)
Master Infrastructure, Project Plan & Taxiway Integration Design	Evaluation of the architectural facility planning, land use layout across the 121.229 acres, safety protocols, and structural optimization for direct taxiway access to the MIHAN airfield	Max Marks 15	10 Marks for Architectural planning of the project, execution plan, advanced tooling, manufacturing, technology, testing and supply to the end user 03 Marks for Taxiway Integration of the facility 02 Marks for Safety Protocols proposed at the facility
Capital Investment & Employment Potential from the Project	Assessment of the planned capital expenditure, over a 10-year phase window alongwith skilled and unskilled employment	Max Marks 15	15 marks for additional investment of Rs.2000 Crores + 500 Employment (i.e. Total Rs. 4000 Cr investment + 1500

			Direct + Indirect Employment will get 15 Marks)
Financial Strength Evaluation Matrix	Incremental evaluation of the Applicant's balance sheet strength beyond the base eligibility limits.	Max Marks 15	05 Marks for additional consolidated average annual turnover each Rs. 0.5 Lakhs Crore of a company together with group company (i.e. Rs. 1.50 Lakh Crore consolidated turnover will get 15 marks)
Existing MOU or Letter of Intent (LOI) with Govt.	Companies who have signed a valid Memorandum of Understanding (MOU) or Letter of Intent (LOI) with Govt. of Maharashtra / Govt. of India	Max Marks 25	Full marks for one eligible MOU or LOI with Govt. within last 06 months prior to the date of publishing this RFP with Min. Investment and Employment Criteria for establishment of similar kinds of projects
Presentation to about the Proposal	A detailed physical presentation to be given to the authorities about the project with its techno-commercial, social and national impact.	Max. Marks 10	The authority shall evaluate the presentation and decide marks.

Critical Minimum Qualification Score: Applicants must secure a minimum score of 75 marks out of 100. The Applicant securing the highest composite score will be designated as the Successful Applicant and issued a Letter of Acceptance (LOA).

2.9 How to make an offer

The Applicants shall submit the documents as mentioned in submission checklist namely under, "Proposal Envelope" as" (hereinafter referred to as "Proposal"). It shall be the responsibility of the Applicant to ensure that the Proposal is submitted under proper sections. The forms shall be signed by any board of director or the Applicant himself or through its authorised representative duly authorised by a Power of Attorney to be issued in the format as specified in Exhibit III hereto. The resolution of the Board of Directors/Power of Attorney must be enclosed with the offer form along with other documents listed in Clause 6 of this RFP document in the manner stipulated in this Clause of the RFP document, hereinafter, without which the Proposal shall be held invalid.

2.10 Language of offer

All information in the offer shall be in English. Information in any other language shall be accompanied by its translation in English. Failure to comply with this shall disqualify the offer. In the event of any discrepancy in meaning, the English Language copy of all documents shall govern the offer.

2.11 Earnest Money Deposit

- a) The Applicants will have to submit the EMD as mentioned in the table of Notice inviting RFP hereinabove.
- b) After opening the RFP, the EMD amount of the Applicant(s), other than the Successful Applicant shall be returned/ refunded at the earliest.
- c) In case, MADC decides to terminate the RFP process, EMD of all the Applicants will be released immediately.
- d) The EMD of the Successful Applicant shall be adjusted towards the Lease Premium for the allotted plot.
- e) The EMD shall stand forfeited to MADC in the following cases, without prejudice to its other rights or claims against the lessee under any other section or provisions of law:
 - i. The Applicant withdraws/modifies his offer after the Due Date.
 - ii. Successful Applicant fails to accept Letter of Acceptance
 - iii. Successful Applicant fails to execute the Agreement to Lease/Lease Deed within the stipulated time.

2.12 Rejection of Proposal

The Proposal is likely to be rejected if on opening it is found that:

- a) The Applicant has not submitted the required EMD amount.
- b) The Applicant has not strictly followed the procedure laid down for submission of Proposal.
- c) The Applicant has proposed conditions which are inconsistent with or contrary to the terms and conditions specified.
- d) The Applicant has not attached any of the documents listed as specified in the RFP along with Proposal.

2.13 Validity of offer

The offer shall remain valid for acceptance by MADC for a period of 120 days from the date of opening of Proposal. In case of withdrawal of offer before the expiry of offer validity period, the EMD paid by the Applicant shall stand forfeited to MADC.

2.14 Pre-Proposal Meeting

- a) MADC will hold a Pre-Proposal Meeting to clarify and discuss any provision or requirements with respect to the offer document or any other related issues. The Applicants should send their queries in writing at least two (2) days prior to the date of Pre-Proposal Meeting.
- b) Attendance of the Applicants at the Pre-Proposal Meeting is not mandatory. However, subsequent to the date of the Pre-Proposal Meeting, MADC may not respond to any questions or inquiries from any Applicant.
- c) No interpretation, revision or other communication regarding this solicitation is valid unless in writing and is signed by an officer so designated by Vice Chairman & Managing Director. Written copies of MADC responses, including a description of the inquiry but

without identifying its source, will be sent to all the Applicants and will qualify as a "Corrigendum"/"Addendum" and shall form part of the offer document.

2.15 Opening of offer

The Proposal shall be opened online as per the time schedule mentioned hereinbefore. In the event of any of the above-mentioned dates falling on a day which is not a working day or which is a public holiday, the offer shall be opened on the next working day.

2.16 Selection of the Successful Applicant

- a) The ranking of the Applicant shall be done to arrive at the Successful Applicant for project plot.
- b) The Applicant scoring the highest mark shall be declared as the successful Applicant (hereinafter referred to as the "Successful Applicant")
- c) MADC shall issue the letter of acceptance to the successful Applicant who shall accept the same unconditionally.
- d) In case if only one Proposal is submitted in response to the RFP document, MADC at its own discretion may decide to open and evaluate the single received Proposal for that plot without assigning any reasons whatsoever. Further MADC at its own discretion may decide to accept or reject such Proposal.

2.17 Special Terms and Conditions

- a) The Plot is offered on "As is Where is" basis
- b) The Floor Space Index (FSI) permitted on the Plot is as indicated in Annexure- I.
- c) The intending lessee/successful Applicant shall provide necessary infrastructure within the Plot, including electric sub-station for electric supply as per the requirement of Maharashtra State Electricity Distribution Company Ltd. or any other authority supplying power in the area, if found necessary.

2.18 Acceptance of offer

The acceptance of an offer is at the sole discretion of MADC. If the offer is accepted by MADC, a letter communicating the acceptance of offer, in the form of 'Letter of Acceptance', shall be sent to the successful Applicant, whose offer is accepted, under Registered Post A.D. on the address given in the offer. The Letter of Acceptance shall be deemed to have been received by the intending lessee on efflux of ten (10) days from the day of its dispatch.

2.19 Right to Accept or Reject any or all Offers and Interpretation of Documents

- i) Notwithstanding anything contained in this offer document, MADC reserves the right to modify the conditions or delete the Plot from the Project at its discretion as well as to accept or reject any offer and to annul or suspend the bidding process and reject all offers without assigning any reason, at any time without incurring any liability or consequences or any obligation to inform the affected Applicants of the grounds for rejection.
- ii) MADC will have the sole discretion in relation to:
 - a) The interpretation of offer document or its any Clauses, the offer of the Applicant and any documentation provided in support of the offer;
 - b) Take decisions in relation to the evaluation of offers, whether or not to require any clarifications or additional information from the Applicant in relation to offer and the selection of the successful Applicant.

- c) MADC will have no obligation to explain its interpretation of this offer document, the offers or their supporting documentation and information or to explain the evaluation process, ranking process, or the selection of the successful Applicant.
- d) To accept or reject any offer.
- e) To interpret any offer is responsive or not.

2.20 Evaluation Criteria

2.20.1 Proposal Evaluation

The evaluation process comprises the following four steps:

- Step I – Responsiveness check
- Step II – Pre-qualification of Applicant as per Clause 2.7 & Annexure – I.
- Step III - Evaluation of Proposal as per 2.8
- Step IV – Successful Applicant (s) Selection as per clause 2.17

2.20.2 STEP I – Responsiveness check

The Proposal submitted by all the Applicants shall be scrutinized to establish responsiveness to the requirements laid down in the offer document. Any of the following may cause the offer to be considered “Non-responsive”, at the sole discretion of MADC:

- a) Offers that are incomplete, i.e. not accompanied by the applicable format of transmittal letter, applicable resolutions of the Board of Trustees, Power of Attorney, necessary certifications and documentary evidence from the Competent Authority, Auditors;
- b) Offer not signed by the Applicant /Authorized Signatory;
- c) Material inconsistencies in the information / documents submitted by the Applicant, affecting the eligibility Criteria;
- d) Applicant submits more than one offer;
- e) Offer being conditional in nature;
- f) Offer not received by the Scheme Due Date;
- g) Offer having Conflict of Interest;
- h) Applicant delays in submission of additional information or clarifications sought by MADC;
- i) Applicant makes any misrepresentation

Each Offer shall be checked for compliance with the submission requirements set forth in this offer document before the evaluation of the Applicant’s fulfilment of eligibility criteria is taken up.

2.20.3 STEP II– Pre-qualification of the Applicant

The Proposal of the Applicant will be evaluated to assess their capability on the basis of criteria of clause 2.8.1.

2.20.4 STEP III - Evaluation of Quality and Cost Based Selection (QCBS)

The pre-qualified Applicants as per Clause 2.16 shall be eligible for QCBS. The pre-

qualified Applicants shall be ranked as per the score achieved by them.

2.20.5 STEP IV – Successful Applicant/Applicants Selection

- a) All qualified responsive Applicants shall be ranked on the score of Quality and Cost Based Selection (QCBS) Evaluation. The Applicant, who has scored the highest marks, shall be designated as the “Successful Applicant”. Such Successful Applicant will be issued a ‘Letter of Acceptance’. If the Applicant achieving the highest score is found not eligible for any reason or defaults at any stage on any terms and conditions of this offer document, after rejection of the of the Applicant achieving highest score, the next Applicant achieving highest score may be considered at the sole discretion of MADC.
- b) In the event the Successful Applicant refuses to accept the Plot or withdraws from the above process, the Successful Applicant shall be disqualified and his EMD shall stand forfeited to MADC.
- c) MADC shall issue the Letter of Acceptance to the Successful Applicant who shall accept the same unconditionally.

2.21 Additional Information

For any further information please contact the following personnel:

Sr. Manager – Marketing	Manager – Marketing
MADC Ltd. 8 th Floor, Centre-1, World Trade Centre, Cuffe Parade, Mumbai - 400 005. Tel: No. 022-49212121/22 Fax No. 091-22-2216 3814	MADC Ltd. 1 st Floor, Central Facility Building, MIHAN SEZ, Near Khapri (Rly.), Nagpur - 441 108 Tel: No.07122815611 / 650 Fax No. 07122815601

3 MISCELLANEOUS PROVISIONS

3.1 Site Inspection

- i. The Applicants may prior to submitting their offer, visit and examine the Plot and its surroundings at their own expense and obtain and ascertain for themselves, at their own responsibility, all technical site data and other information necessary for preparing their offer. For this purpose, MADC will endorse the Applicants' request for permission for a site visit. The Applicants shall be responsible for all arrangements and shall release and indemnify MADC, and/or its agents from and against all liability in respect thereof, and shall be responsible for any personal injury, loss of or damage to property or any other loss, damage, cost or expenses, however caused, which, but for the exercise of such permission, would not have arisen. The Applicants shall be deemed to have full knowledge of the site, whether physically inspected or not. MADC will not accept any responsibility or liability for any errors, omissions, inaccuracies or errors of judgment with respect to information or materials provided by MADC, in this offer document or otherwise, with respect to this site and their surroundings. Although such information and materials are correct to the best of MADC's belief, however, their verification is the sole responsibility of Applicant.
- ii) While this offer document has been prepared in good faith, neither MADC nor its directors, or employees or advisors/consultants make any representation or warranty, express or

implied, or accept any responsibility or liability, whatsoever, in respect of any statements or omissions herein or the accuracy, completeness or reliability of information contained herein, and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this offer document, even if any loss or damage is caused to the Applicant in connection with anything contained in this offer document and the award of the Project or otherwise arising in any way from the selection process.

4 GENERAL TERMS AND CONDITIONS

4.1 Application of Law

- i) The lease of the Plot shall be governed by the provisions of the Multi-modal International Hub Airport at Nagpur (Disposal of Land) Regulations 2018 published in the Maharashtra Govt. Gazette, Extra ordinary Part 1A, Nagpur Division Supplementary dated 10th Dec 2016 from page 1 to 15 and the policies framed by MADC under it shall form part of the agreement to lease/lease deed.
- ii) The development of the Plot shall be governed by the provisions of the UDCTPR, National Building Code of India as amended from time to time, Ministry of Civil Aviation guidelines of height restrictions, statutory requirements, and other Government rules/regulations and the principles of Good Industry Practices as may be relevant and applicable. The intending lessee shall take all the clearances/consents from the concerned authorities, as may be required by any law for the time being in force, for the development and operations of the Project on the Plot.
- iii) The intending lessee shall ensure and procure that its sub-contractors comply with all applicable laws and procure permits in the performance by them of any of the intending lessee's obligations under the agreement to lease/lease deed and the leave and license agreement.

4.2 Terms of Lease

- 4.2.1 The term of lease of the Plot shall be for a period of 66 years from the date of execution of Agreement to Lease. Lease may be extended for further period as per the prevailing MIHAN (Disposal of Land) Regulation.

4.3 Schedule of Payment of agreed Lease Premium: -

4.3.1 Schedule of Payment: -

As specified in Annexure I.

GST, as applicable, would be charged 'Extra' over the Lease Premium, Lease Rent etc.

4.3.2 Grant of Extension of time for making payment of instalments:

- a) The Managing Director may extend, from time to time, the foregoing periods of payment of installments for a period not exceeding one hundred and eighty (180) days in aggregate, on payment of delayed payment charge for such extension & as per provisions of MIHAN LDR 2018.
 - b) The intending lessee shall have to apply for grant of extension in the time limit before expiry of the due date for that installment.
- 4.3.3 **Determination of Concluded Agreement:-** On failure of the intending lessee, to pay the lease premium within the stipulated period as aforesaid including the extended period, if any, the concluded agreement shall stand determined and the EMD deposited by the intending lessee shall stand forfeited; and in addition to the EMD, so forfeited, 25% of the amount of

installment or installments of the lease premium paid by the intending lessee shall also stand forfeited to MADC, without prejudice to the rights of MADC to recover compensation for loss or damage, if any, suffered in consequence of such default.

4.4 Payment of License Fees or Lease Rent (whichever is applicable)

As per clause 2.3 (c).

4.5 Mode of payment

The payment of installment of the lease premium, lease rent or any other charges shall be paid separately by Demand Draft/Pay order/NEFT/RTGS transfer in the bank details of Maharashtra Airport Development Company Ltd.

4.6 Delay Payment Charges

The prevailing rate of Delayed Payment Charges is Average of previous financial year base rate of SBI + 2% per annum (simple rate). This is subject to revision, from time to time as per prevailing policy.

4.7 Grant of “No Objection Certificate” to mortgage the Plot

On request of the intending lessee, MADC may grant No Objection Certificate to enable the intending lessee to obtain loan from the Central or any State Government, Life Insurance Corporation, the Maharashtra State Financial Corporation, Nationalized Bank or any other Financial Institution as may be approved by MADC for construction / development of the Plot. No Objection Certificate will be given subject to the following conditions:

- i) There should not be breach of any of the conditions of the Letter of Acceptance,
- ii) The intending lessee shall apply to MADC along with a letter from Central Government, any State Government, Life Insurance Corporation of India, the Maharashtra State Finance Corporation, the Nationalized Bank or any other Financial Institution, agreeing, to grant loan to the intending lessee for construction / development of the Plot.
- iii) No lien of any of the financial institutions will be created on the Plot, unless the intending lessee pays to MADC the entire amount of lease premium and other miscellaneous charges and also executes with the MADC the agreement to lease and gets the same registered.
- iv) In case of enforcement of the mortgage by the banks or financial institutions the transfer of the Plot to any intending lessee will be permitted only in favour of an equally competent transferee subject to approval from MADC.

4.8 Demarcation plan

- i) On payment of the full amount of agreed lease premium and other miscellaneous charges, the Plot will be demarcated in the presence of the intending lessee or his representative duly authorized by him. Demarcation plan will be enclosed with the Agreement to Lease.
- ii) During the course of final demarcation, if the area of the Plot is found in excess of the area represented in the offer document then, it shall be the sole discretion of the Vice Chairman & Managing Director of MADC, (a) to allot this excess area to the intending lessee at the specified rate of lease premium, prevailing at the time of such allotment or the rate at which the allotment of original plot was made to the intending lessee, whichever is higher, or (b) to treat such excess area as a separate plot. In case this excess area is offered to the intending lessee, he shall have to accept the same and pay the lease premium and other charges equivalent to the excess area.

4.9 User and Floor Space Index (FSI)

- i) The use of the Plot shall be as indicated in the instruction to Applicant in the offer document, which shall not be changed or increased respectively, irrespective of the land uses and FSI permitted in the Unified Development Control Promotions Regulations for the MIHAN notified area.
- ii) FSI Permitted will be as per UDCPR 2020. The lessee should not use the land u/r for any other purpose than mentioned at Annexure - I.

4.10 Payment of Service Cost/Charges

Immediately after the expiry of period for the first phase, or immediately after the grant of occupancy certificate either in part or in full by the Town Planning Officer, whichever is earlier, the intending lessee shall pay service cost/charges as per prevailing rate, towards establishing and maintaining civic amenities such as roads, streetlight, water, drainage, conservancy and other civic services, regardless of any benefit derived or not by him for such amenities or services. The rate of service cost/charges is subject to revision by MADC, from time to time.

4.11 Restriction against Transfer of Right under Agreement to Lease/Lease Deed

The intending lessee shall not be allowed to transfer wholly or partially the rights, benefits and interest derived in respect of the Plot under the agreement to lease/lease deed without the written consent of MADC.

4.12 Fencing during construction

The intending lessee shall fence the Plot within a suitable period from the date of execution of agreement to lessee. The intending lessee shall not encroach upon any adjoining land, road, pathway or footpath of MADC in any manner whatsoever. Any such encroachment shall be deemed to be a breach of conditions on which the offer was accepted.

4.13 Time for Submission of Plans

The intending lessee shall submit plan of the building, structure or other work to be erected on the Plot, to the Town Planning Officer of MADC, being the Special Planning Authority for the MIHAN notified area, for its approval within a period of three (3) months, from the date of execution of the agreement to lease. In case of delay in submission of plans complete in all respect to the Town Planning Officer, the intending lessee shall pay to MADC charges for delay at the rate of Rs. 5000/- per month or part thereof for delayed period.

4.14 Time for Completion of Construction

The intending lessee shall have to complete construction as specified in Annexure I of this RFP document.

4.15 Extension of Time for Completion of Construction

If the intending lessee is not able to complete the minimum construction within the stipulated time from the date of agreement to lease, then the Vice Chairman & Managing Director of MADC on the request of the intending lessee may grant extensions on payment of additional premium as per the extension policy of MADC.

4.16 Time being the essence of the contract

The various time limits prescribed for making payment of the instalments of the agreed lease premium, for submission of plans to the Town Planning Officer and completion of construction of building, structure, other work shall be the essence of the contract.

4.17 Infrastructure Facilities

MADC shall provide infrastructure facilities like approach roads, water supply, drainage and sewerage laid upto the nearest feasible boundary of the Plot. All charges for water, storm water drain, sewage/garbage disposal etc. and other services availed by the intending lessee shall be borne by the intending lessee.

4.18 Power connection

Power (electricity supply) connection, consumption deposits and other charges will be paid directly by the intending lessee to the Maharashtra State Electricity Distribution Company Ltd. (MSEDCL) or any other authority supplying power in the said area, from time to time. The intending lessee will obtain directly from the above said authority power connection by completing the formalities as prescribed by them in this behalf.

4.19 Utility and Infrastructure

The intending lessee shall not alter the location of sewer, water, power, telecommunication and other services installed by MADC. The intending lessee shall ensure that all existing utilities and associated infrastructure are kept in continuous satisfactory use while carrying out construction on site and in case of any such damage to undertake the repair and also to pay for any losses and expenses, that is incurred by MADC or any authority or any other person, as the case may

4.20 Excavation

The intending lessee will not make any excavation upon any part of the land agreed to be leased or remove any stone, earth or other material except so far as may be in the opinion of MADC be necessary for the purpose of forming the foundation of the building and compound walls and executing the work duly authorised. The intending lessee shall ensure that the surrounding plots and common areas possessed by MADC or persons claiming through them are not disturbed in anyway.

4.21 Payment of Rates and Taxes

The intending lessee shall bear and duly pay and discharge all existing and future taxes, land revenue, rates, assessment, cess, duties, impost, penalties, and outgoings of every description from the date of handing and taking over the plot and assets built thereon in connection with or incidental to the performance of the obligations of the intending lessee/lessee under the agreement to lease/lease deed.

4.22 Indemnity

The intending lessee/lessee shall indemnify, defend, save and hold harmless MADC and its officers, servants, agents and consultants against any and all suits, proceedings, actions, demands and third party claims for any loss, damage, cost and expense of whatever kind and nature arising out of any breach by the intending lessee of any of the terms and conditions under the agreement to lease or lease and shall be responsible to:

- a) payment of taxes required to be made by the intending lessee in respect of the income or other taxes of the intending lessee's contractors, suppliers and representatives; or
- b) non-payment of amounts due as a result of materials or services furnished to the intending lessee or any of its contractors which are payable by the intending lessee or any of its subsidiaries, affiliates, contractors, servants or agents; or
- c) any claim, suit, proceeding, action, and/or demand has arisen due to a negligent act or omission, or breach of any of its obligations under any provision of the agreement to lease and/or breach of its statutory duty on the part of the intending lessee, its

subsidiaries, affiliates, contractors, servants or agents.

4.23 Prohibited Activities

The Plot agreed to be leased, and the constructed units thereon shall not be allowed to be used for:

- a) any activity which can cause emission, odour, liquid, effluent, dust, smoke, gas, noise, vibration or fire hazard or declared as obnoxious by MADC or by any other statutory or local body/authority.
- b) Any activity or use of premise, which may adversely affect the airport operation or its safety
- c) Activities which are prohibited by the Maharashtra Pollution Control Board or any such authority or involves any discharge or emission of hazardous pollutant.
- d) any illegal business/activities
- e) storage of any prohibited articles or commodities, which could cause damage to the units constructed or neighbouring occupier and shall observe strictly the rules and regulations of the Government and local authorities in that behalf.
- f) erect or permit to erect on any part of the site, any stable, sheds or other structures of any description whatsoever for keeping horses, cattle, dogs, poultry or other animals and keep on the site or constructed units, any animals.
- g) carry on or allow to be carried on, by any of its employees, agents, contractors or invitees, any unlawful, illegal or immoral activities, which may be considered offensive or a source of any annoyance, inconvenience or nuisance to the area surrounding the plot in the MIHAN notified area.

4.24 Insurance

The intending lessee shall take necessary insurance of the building or structures constructed, agreed to be leased at its costs throughout the term of the lease and keep the same valid for the market value thereof. In the event of destruction or damage to the building or structures on the plot agreed to be leased or any property appurtenant thereto and, in case of any such eventuality, the intending lessee shall, reconstruct or repair the building or structures either from the insurance proceeds or otherwise.

4.25 Execution of Agreement to Lease

- i) Within the period of thirty (30) days from the date of full and final payment of agreed amount of lease premium and other charges, to MADC, the intending lessee shall execute with MADC the agreement to lease in terms of the offer document and the MADC Land Disposal Regulations. However, on request of the intending lessee the Vice Chairman & Managing Director of MADC may extend the aforesaid time prescribed for the execution of agreement to lease, maximum by hundred and twenty (120) days on the payment of watch & ward charges applicable, from time to time.
- ii) Under the agreement to lease, the intending lessee will get the license and authority to enter upon the Plot to fulfil the terms and conditions of the agreement to lease.
- iii) In case the agreement to lease is not executed within the specified period or extended period as indicated above, the agreement concluded between MADC and intending lessee shall be liable to be terminated; and in the event of termination of the concluded agreement, the earnest money deposit, along with 25% of the amount of instalments of the lease premium, if any, paid, shall be forfeited without prejudice to the rights of

MADC to recover compensation for loss or damage, if any, suffered in consequence of such default by the intending lessee.

4.26 Execution of Lease Deed

Soon after the intending lessee obtains the partial or full occupancy certificate for the building, structure or other work, in accordance with the terms and conditions stipulated in the agreement to lease, and if the intending lessee has observed all the stipulations and the conditions of the agreement to lease, MADC shall grant and the intending lessee shall accept a lease of the Plot, along with building, structure or other work erected thereon and the period of lease shall commence from the date of agreement to lease.

4.27 Power of MADC to Terminate Agreement to Lease and revoke License granted therein, as well as to determine the Lease deed and to resume the land

- i) In case the intending lessee fails to submit plans to the Town Planning Officer of MADC, to commence and complete the construction in accordance with approved plan and within the period stipulated for the same, fails to proceed with the work with due diligence, fails to observe any of the conditions of the agreement to lease, fail to commence construction within six (6) months from the date of agreement to lease, fails to complete the construction within the prescribed period or extended period then MADC shall terminate the agreement to lease and shall revoke the licence granted therein, without making refund of any lease premium, additional premium, any other charges paid by the intending lessee to MADC and also without making any payment to the intending lessee towards the construction, erection made and carried out by the intending lessee on the plot. Immediately after the termination of the Agreement to Lease all erections, construction carried out on the plot till such termination, including plants, things upon the plot shall stand ceased.
- ii) After grant of lease, if the Vice Chairman & Managing Director of MADC is satisfied that it is beyond the capacity of the lessee to use the demised premises for the purpose for which they are leased, the lessee fails or neglects to pay the premium or rent or commits a breach of any of conditions of lease, if the Lessee renounces his character as such by setting up a title in a third person or if the lessee is adjudicated as insolvent, then MADC is entitled to determine the lease and re-enter upon the demised premises.

4.28 Payment of Stamp Duty and Registration Charges

The intending lessee shall bear and pay wholly and exclusively the stamp duty payable under the Maharashtra Stamp Act (LX of 1958) and the registration charges payable under the Registration Act, 1908 (XVI of 1908) on the agreement to lease/lease deed and any other agreement required to be executed under any law for the time being in force, to be executed between MADC and the intending lessee.

4.29 Payment of Labour Welfare Cess

The intending lessee shall bear and pay wholly the Labour Welfare Cess as per Regulation of Employment and Conditions of Service Act, 1996 and the Building and Other Construction Workers Welfare Cess Act, 1998 and Government of Maharashtra Circular dated 21st April, 1998.

4.30 Interpretation of conditions

In case of any dispute as regards the interpretation of any of the conditions stipulated herein the final decision rests with the Vice Chairman & Managing Director of MADC and will be binding on all parties as the award of Arbitrator.

5 CONFIDENTIALITY

The Parties undertake to hold in confidence this offer document and not to disclose the terms and conditions of the transaction contemplated hereby to third parties, except:

- a) to their professional advisors;
- b) to their officers, contractors, employees, agents or representatives, financiers, who need to have access to such information for the proper performance of their activities;
- c) disclosures required under applicable Law, Without the prior written consent of the other parties of the concerned Agreements. Provided that the successful Applicant agrees and acknowledges that MADC may at any time, disclose the terms and conditions of the offer document to any person, to the extent stipulated under the applicable laws.

5.1 FRAUDULENT AND CORRUPT PRACTICES

- i) The Applicants and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the RFP process and subsequent to the issue of the Letter of Acceptance. Notwithstanding anything to the contrary contained herein, or in the Letter of Acceptance, MADC shall reject an offer, withdraw the Letter of Acceptance, as the case may be, without being liable in any manner whatsoever to the Applicant, if it determines that the Applicant has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in the RFP process. In such an event, the EMD shall stand forfeited to MADC, without prejudice to any other right or remedy that may be available to MADC hereunder or otherwise.

- ii) For the purposes of the Clauses 5(i) hereinabove, the following terms shall have the meaning hereinafter respectively assigned to them:

“corrupt practice” means (i) the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the RFP process for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of MADC who is or has been associated or dealt in any manner, directly or indirectly with the RFP process or the Letter of Acceptance or has dealt with matters concerning the Agreement to Lease/Lease Deed or arising there from, before or after the execution thereof, at any time prior to the expiry of one(1) year from the date such official resigns or retires from or otherwise ceases to be in the service of MADC, shall be deemed to constitute influencing the actions of a person connected with the bid process); or (ii) engaging in any manner whatsoever, whether during the RFP process or after the issue of the Letter of Acceptance or after the execution of the Agreement to Lease/Lease Deed, as the case may be, any person in respect of any matter relating to the competition of construction or the Agreement to Lease/Lease Deed, who at any time has been or is a legal, financial or technical adviser of MADC in relation to any matter concerning the Project;

5.1.1 **“fraudulent practice”** means a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the RFP process;

5.1.2 **“coercive practice”** means impairing or harming, or threatening to impair or harm, directly or indirectly, any person or property to influence any person’s participation or action in the RFP process;

5.1.3 **“undesirable practice”** means (i) establishing contact with any person connected with or employed or engaged by MADC with the objective of canvassing, lobbying or in any

manner influencing or attempting to influence the RFP process; or (ii) having a Conflict of Interest; and

- 5.1.4 **“Restrictive practice”** means forming a cartel or arriving at any understanding or arrangement among the Applicants with the objective of restricting or manipulating a full and fair competition in the RFP process.

6 CHECKLIST OF SUBMISSION

6.1 The Applicant shall ensure the submission of the following documents on the address:

Proposal Envelop:

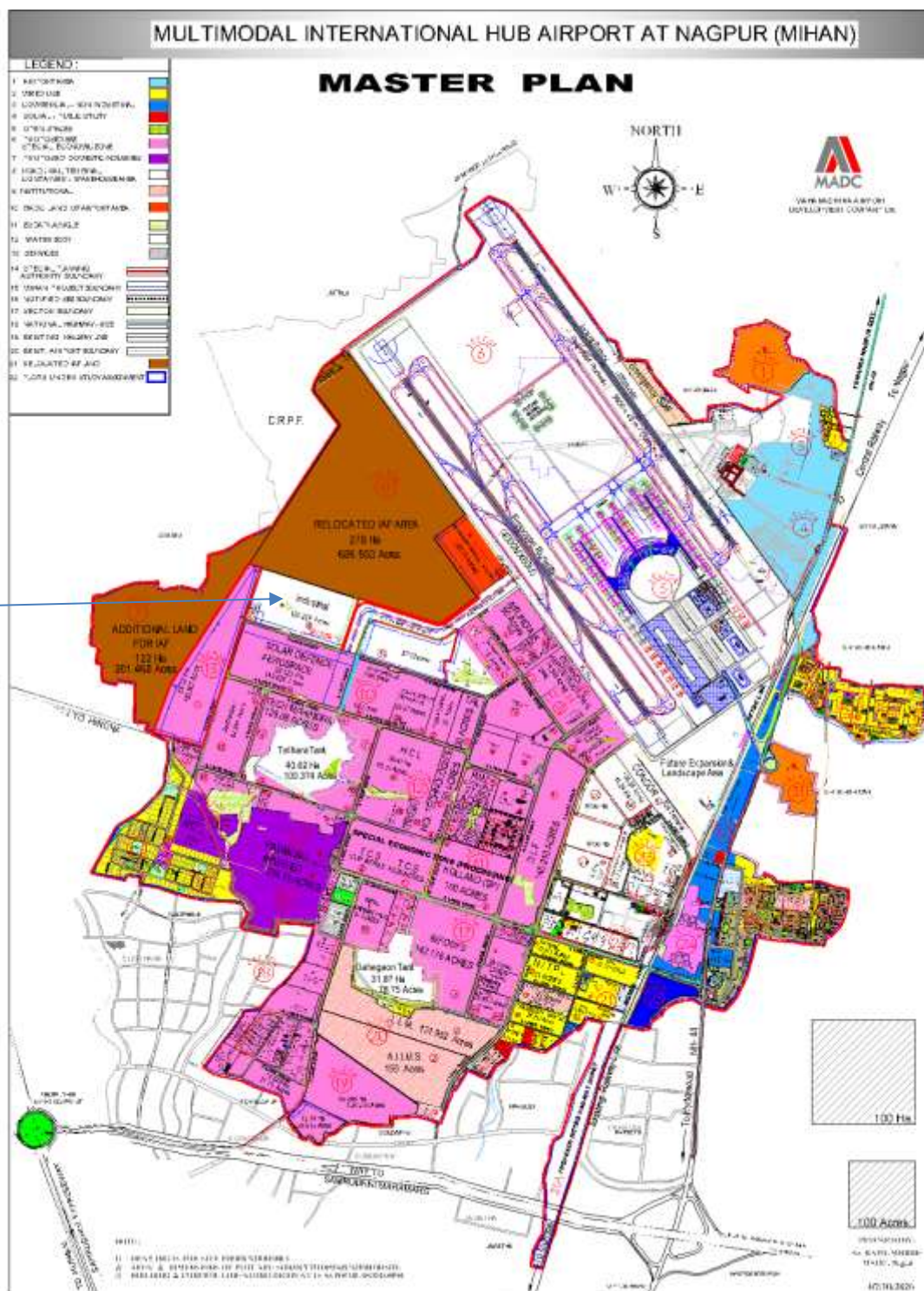
- i) Transmittal Letter in the format as specified in **Exhibit I** hereto.
- ii) INFORMATION ABOUT APPLICANT as per **Exhibit V** along with documentary proof.
- iii) Technical & Financial Details as per **Exhibit VI & VII**
- iv) Certificate of Company Incorporation/Registration Certificate issued by the Deputy or Assistant Charity Commissioner in the Public Trust Registration Office under Maharashtra/Any state Public Trust, 1950 and / or issued by the Registrar of Societies under the Societies Registration Act, 1860.Registered Trust Deed
- v) Articles of Association and Memorandum of Association with all Amendments in case of a Society registered under the Societies Registration Act, 1860.
- vi) (If applicable) Principles of Memorandum of Understanding between Consortium Members as per **Exhibit II**.
- vii) Power of Attorney in the format as specified in **Exhibit III** hereto for signing the offer, wherever required in favour of the person executing the offer for the delegation of power hereunder on behalf of the Trustee/Trustees.
- viii) Resolution of the Board of Trustees authorising the Trustee/Trustees to execute the offer.
- ix) Further documents to be submitted along with the Proposal:
 - a) GST Registration Certificate
 - b) PAN Card
 - c) Audited balance Sheet (ITR in case of Proprietorship) for 3 preceding financial years copy.
 - d) Project Report (With details as mentioned in the RFP hereinabove).
- x) A notarized declaration on Rs. 100/- Stamp Paper confirming the entity is not blacklisted or debarred
- xi) The original RFP document, along with any addenda or corrigenda, signed and stamped on every page
- xii) Copies of payment of Scheme Document Fee and EMD amount payment

Note: -The above check list is only illustrative and does not control in any manner whatsoever the aforesaid substantive provision of this offer document and other relevant provision.

Annexure I: Details of Plot

Particulars	Details
Plot Details	Plot No. 8, Sector 10 Outside SEZ of MIHAN
Approx. Area (in Sq. Mtr.)	490596.79 sq.mtr. (i.e.121.229 acre)
Specified Rate of lease Premium (In ₹/ sq. mtr)	Rs. 5700/-
Use of Land	For Industrial use of an ecosystem spanning Aerospace & Defense Components, Aircraft Manufacturing, Assembly and allied use with Airside Taxiway Connectivity outside SEZ area of MIHAN
FSI Permitted	As per the Unified Development Control Promotions Regulations
EMD in ₹	Rs. 28.00 Crores (Rs. Twenty-Eight Crores Only)
Size of Plots	Large-Size Plot
Permissible FSI	As per UDCPR
Average Annual Turnover of the Applicant	The Applicant, together with its group company if any should have a minimum consolidated average annual turnover of Rs.1.00 Lakhs Crore in the last 03 financial years. This must be supported by a certified Chartered Accountant.
Experience of the Applicant	The Applicant must be actively engaged in Aerospace, Defense, OEM Manufacturing, Component Sub-assembly, Aerospace Systems etc. for at least the last Ten (10) years.
Payment of Lease Premium	Lease premium shall be paid in 03 equal instalments, of which the first within Thirty (30) days the second within Ninety (90) days the third within One Hundred Eighty (180) days from the date of receipt of Letter of Acceptance.

Plot location on MIHAN Master Plan



Plot No. 8 at Sector 10 outside SEZ of MIHAN

+

EXHIBIT I: Transmittal Letter

(The transmittal letter is to be submitted by the Applicant on its letter head, along with the Proposal)

Date:

Place:

To:

The Vice Chairman & Managing Director,
Maharashtra Airport Development Company Ltd. (MADC)
8th Floor, Centre-1, World Trade Centre,
Cuffe Parade, Mumbai – 400 005.

Sub: Request for Proposal (RFP) for setting up an ecosystem spanning Aerospace & Defense Components, Aircraft Manufacturing, Assembly, and MRO Facility with Airside Taxiway Connectivity outside SEZ area of MIHAN

Sir,

MADC has invited proposal for referred subject.

1. Please find enclosed Proposal in respect of Selection of Successful Applicant for Request for Proposal (RFP) for setting up an ecosystem spanning Aerospace & Defense Components, Aircraft Manufacturing, Assembly, and MRO Facility with Airside Taxiway Connectivity outside SEZ area of MIHAN, issued by Maharashtra Airport Development Company Ltd. (“MADC”) dated _____.
2. We hereby confirm the following:
 - a) The Proposal is being submitted by _____ (name of Applicant) in accordance with the terms and conditions stipulated in the Offer Document.
 - b) As the Applicant we hereby agree and confirm to abide by the terms and conditions of the RFP Document.
 - c) We have examined in detail and have understood the terms and conditions stipulated in the Offer Document issued by MADC and in any subsequent communication sent by MADC. We agree and undertake to abide by all these terms and conditions. Our offer is consistent with all the requirements of submission as stated in the Offer Document or in any of the subsequent communications from MADC.
 - d) I/We confirm that there are no conditions in “Financial Proposal”.
 - e) The information submitted in our offer is complete, is strictly as per the requirements stipulated in the RFP Document and is correct to the best of our knowledge and understanding. We would be solely responsible for any errors or omissions in our offer.
 - f) I/We confirm that I/We have received the corrigendum/addendum dated _____ (Please write date, if issued), if any, issued by MADC and undertake to abide by the same as if it is part of the offer document.
 - g) I/We confirm that I/We have studied the provisions of the relevant Indian laws and regulations required to enable us to prepare this Proposal and as required to establish the

project outside the SEZ of the MIHAN notified area.

- h) I/We agree that this offer shall remain valid for One Hundred and Twenty (120) days from the date of opening of the Proposal and will not revoke it before the expiry of One Hundred and Twenty (120) days from the date of opening of the Proposal and in the event of my/our failure to keep the offer open for One Hundred and Twenty (120) days from the date of opening of the Proposal, the earnest money paid by me/us under this offer shall be forfeited to MADC.
- i) Pursuant to submission of our offer to MADC, we are enclosing herewith the Proposal containing the documents/information as stated in Clause 6 of the offer document.
- j) A notice or letter of communication addressed to me/us at the address given under clause above, even by ordinary post, will be deemed as valid and proper notice of intimation to me/us.
- k) I/We agree to abide by the decision of the Vice Chairman & Managing Director, MADC regarding allotment, which shall be final.
- l) I/We declare that I/We have read and understood the entire offer document including the General Terms & Conditions, inspected the condition of physically available infrastructures on the site of the plot offered as well as title deed of land, plans and specification of the land, examined the draft of Agreements to Lease/ Lease Deed to be executed and do hereby undertake to execute them when called upon to do so, and abide by the decision of the concerned authority of MADC.
- m) I/We declare that the information stated herein above is correct and any error or otherwise will be sufficient justification for MADC to revoke at any time acceptance of my/our offer for allotment of the concerned plot.
- n) I/We understand and accept that MADC has the right to amend, revoke or modify the scheme at its discretion as well as to reject any or all offers received without assigning any reason.

3. Earnest Money Deposit

I/We have paid EMD & Scheme document fee of specified amount; details are as follows:

For and on behalf of the Applicant:

Signature:

(Authorized Representative and Signatory)

Name of the Person:

Designation:

EXHIBIT II: PRINCIPLES OF MEMORANDUM OF UNDERSTANDING BETWEEN CONSORTIUM MEMBERS

Principles of Memorandum of Understanding between Consortium Members

1. In case of a Bidding Consortium, the principles according to which the Memorandum of Understanding (MoU) shall be executed between/among the Consortium Members are stated below:
 - (a) The MoU should clearly specify the roles and responsibilities of each of the Consortium Members, along with their proposed equity contribution.
 - (b) The MoU should clearly designate one of the Consortium Members as the Lead Consortium Member.
 - (c) The Lead Consortium Member shall be responsible for:
 - (i) Tying up finances required for acquiring the plot/plots.
 - (ii) Ensuring the individual and collective commitment of each of the Consortium members in honouring the Applicants' obligations towards MADC. The Lead Consortium Member would be responsible for the execution of agreement to lease.
 - (d) The MoU shall be duly signed by each of the Consortium Members.
 - (e) The MoU should be executed on appropriate stamp paper and should be specific to this RFP.
 - (f) The MoU should be valid for a minimum period of twelve (12) months from the last date for submission of the RFP. The validity period of the MoU should be extendible on the original terms, if required by MADC.
 - (g) The Undertaking should be specific to this RFP.
 - (h) MoU should clearly specify that in case of selection of the Applicant for allotment of plot/plots, each consortium member will invest at least 11% equity and Lead Consortium member more than 50% equity. Shareholding pattern and roles of each member of the Consortium shall be prescribed as below:

Sr. No.	Name of Consortium Member	Proposed Min. Equity holding in the Project Company (%)	Proposed role in the Project
1			
2			
3			

2. In case of a bidding company being a partnership firm/sole proprietorship firm, or a bidding consortium in which any of the consortium members is a partnership firm/sole proprietorship firm, apart from above, the undertaking should clearly specify that in the event of the bidding company being a partnership firm/sole proprietorship firm or a bidding consortium in which any of the consortium members is a partnership firm/sole proprietorship firm being selected as the successful Applicant, and then such Applicant/consortium member(s) shall invest not less than 11% of the entire equity and more than 50% equity in case acting as Lead Consortium Member.

EXHIBIT III: FORMAT OF POWER OF ATTORNEY FOR SIGNING OF PROPOSAL

Know all men by these presents, We _____ (name of the firm/company and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorise Mr/ Ms (name), _____ son/daughter/wife of _____ and presently residing at _____, who is presently employed with us and holding the position of _____, as our true and lawful attorney (hereinafter referred to as the “Attorney”) to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our bid for “_____ (Please write details of the plot to be Proposed)” proposed or being developed by the Maharashtra Airport Development Company Ltd (MADC) including but not limited to signing and submission of all applications, Proposals and other documents and writings and providing information/ responses to the Authority, representing us in all matters before the Authority, signing and execution of all contracts including the Agreement to Lease and undertakings consequent to acceptance of our Proposal, and generally dealing with the Authority in all matters in connection with or relating to or arising out of our Proposal for the said Project and/ or upon award thereof to us and/or till the entering into of the Agreement to Lease with MADCAND we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE, _____, THE ABOVE-NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS _____ DAY OF _____ 2026

For

(Signature, name, designation and address)

Witnesses:

1.

2.

(Notarized)

Accepted

(Signature)

(Name, Title and Address of the Attorney)

Notes:

- *The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.*
- *Wherever required, the Applicant should submit for verification the extract of the charter documents and documents such as a resolution/ power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Applicant.*
- *For a Power of Attorney executed and issued overseas, the document will also have to be legalised by the Indian Embassy and notarised in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Applicants from countries that have signed the Hague Legislation Convention 1961 are not required to be legalised by the Indian Embassy if it carries a conforming Appostille certificate.*

EXHIBIT IV: FORMAT OF POWER OF ATTORNEY FOR LEAD MEMBER OF CONSORTIUM

(On non-judicial stamp paper of Rs 100 /- duly attested by Notary Public)

Whereas the Maharashtra Airport Development Company Ltd (MADC) has requested Proposal (RFP) for setting up an ecosystem spanning Aerospace & Defense Components, Aircraft Manufacturing, Assembly, and MRO Facility with Airside Taxiway Connectivity outside SEZ area of MIHAN.

Whereas, _____, _____ and _____ (collectively the “**Consortium**”) being Members of the Consortium are interested in bidding for the for “_____ (Please write details of the plot to be Proposal) within Non-SEZ area of MIHAN, Nagpur in accordance with the terms and conditions of the Request for Proposal (RFP) and other connected documents in respect of the Project, and Whereas, it is necessary for the Members of the Consortium to designate one of them as the Lead Member with all necessary power and authority to do for and on behalf of the Consortium, all acts, deeds and things as may be necessary in connection with the Consortium’s Proposal for the Project and its execution.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

We, .having our registered office at _____, and M/s. _____ having our registered office at _____ (hereinafter collectively referred to as the “**Principals**”) do hereby irrevocably designate, nominate, constitute, appoint and authorise M/S _____ having its registered office at _____, being one of the Members of the Consortium, as the Lead Member and true and lawful attorney of the Consortium (hereinafter referred to as the “**Attorney**”). We hereby irrevocably authorise the Attorney (with power to sub-delegate) to conduct all business for and on behalf of the Consortium and any one of us during the bidding process and, in the event the Consortium is awarded the concession/contract, during the execution of the Project and in this regard, to do on our behalf and on behalf of the Consortium, all or any of such acts, deeds or things as are necessary or required or incidental to the submission of its Proposal for the Project, including but not limited to signing and submission of all Proposals and other documents and writings, participate in bidding process and other conferences, respond to queries, submit information/ documents, sign and execute contracts and undertakings consequent to acceptance of the Proposal of the Consortium and generally to represent the Consortium in all its dealings with the Authority, and/ or any other Government Agency or any person, in all matters in connection with or relating to or arising out of the Consortium’s Proposal for the Project and/ or upon award thereof till the Agreement to Lease is entered into with MADDC.

AND hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us/ Consortium.

IN WITNESS WHEREOF WE THE PRINCIPALS ABOVE NAMED HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS _____ DAY OF _____ 2026

For _____
(Signature)

(Name & Title)

For _____

(Signature)

(Name & Title)

Witnesses:

1.

2.

(Executants)

(To be executed by all the Members of the Consortium)

Notes:

- *The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.*
- *Also, wherever required, the Applicant should submit for verification the extract of the charter documents and documents such as a resolution/ power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Applicant.*
- *For a Power of Attorney executed and issued overseas, the document will also have to be legalised by the Indian Embassy and notarised in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Applicants from countries that have signed the Hague Legislation Convention 1961 are not required to be legalised by the Indian Embassy if it carries a conforming Apostille certificate.*

EXHIBIT V: INFORMATION ABOUT APPLICANT

(A) The following information needs to be provided by the Applicant

1.	a) Name: b) Country of incorporation: c) Address of the Corporate headquarters and its branch office(s), if any, in India: d) Date of incorporation and /or commencement of business: e)
2.	Brief description of the Company including details of its main lines of business and proposed role and responsibilities in this Project:
3.	Details of individual(s) who will serve as the point of contact/ communication for MADC: a) Name: b) Designation: c) Company: d) Address: e) Telephone Number: f) E-Mail Address:
4.	Particulars of the Authorized Signatory of the Applicant: a) Name: b) Designation: c) Address: d) Phone Number:

(B) Provide the following information for the Authorised Signatory of the Applicant to whom Power of Attorney has been given.

Individual's Name	
Designation	
Citizenship	
Address	
Telephone Number	
Fax Number	
E-Mail Address	

EXHIBIT VI: INFORMATION FOR EVALUATION OF THE TECHNICAL ELIGIBILITY CRITERIA

1. Experience in Similar Projects / Experience in Similar Operations

Applicants must list project experience from the last 10 years relevant to the requirements of the **Technical Matrix**

Sr. No.	Facility Name & Location	Project Type (Aerospace / OEM Mfg / Assembly / Defense etc.)	Products, Capacity, Annual Production etc.	Years of Experience (From the Date of Incorporation)
1				
2				
3				

Note: Applicants must attach copies of experience certificates, regulatory compliance licenses, and performance reviews for each listed facility

2. Annual Turnover of the Applicant

Sr. No.	Name of the Company	Financial Year	Average Annual Turnover (in Crores)
1		2023-24	
2		2024-25	
3		2025-26	

**This data must be certified and signed by a registered Chartered Accountant (CA) with their official seal and registration number.*

Instructions:

- Only the eligible projects that satisfy technical eligibility criteria shall be included
- The format shall be filled up for each member of the Consortium
- In support of the information provided following documents must be submitted failing which the specific claim shall not be considered for evaluation.

- Completion Certificates from the client for the Experience claimed (Officer with Rank Higher than Executive Engineer (in case of Government project).
 - This Exhibit shall be duly certified by the Chartered Accountant/Statutory Auditor along with the Respective Client in case of a private project.
4. The information must be submitted in the given formats. Any information not furnished strictly in accordance with the formats and requirements shall not be considered for evaluation.

**EXHIBIT VII: INFORMATION FOR EVALUATION OF THE FINANCIAL
ELIGIBILITY CRITERIA**

1. Annual Turnover

Applicant type	Annual Turnover		
	Year 1	Year 2	Year 3
(1)	(2)	(3)	(4)
Single entity Applicant/Lead Member			
Consortium Member 1			
Consortium Member 2			
Consortium Member 3			
TOTAL			

Instructions:

1. The Applicant/ its constituent Consortium Members shall attach copies of the balance sheets, financial statements and Annual Reports for 3 (three) years preceding the Proposal Due Date. The financial statements shall:
 - (a) reflect the financial situation of the Applicant or Consortium Members and its/ their Associates where the Applicant is relying on its Associate's financials;
 - (b) be audited by a statutory auditor;
 - (c) be complete, including all notes to the financial statements; and
 - (d) Correspond to accounting periods already completed and audited (no statements for partial periods shall be requested or accepted).

The liquidity balance so submitted should be required to be duly supported by certificate from the Chartered Accountant.
2. Year 1 will be the latest completed financial year i.e. i.e. 2025- 2026, preceding the bidding. Year 2 shall be the year immediately preceding Year 1 and so on.
3. The Applicant shall also provide the name and address of the Bankers to the Applicant.
4. The Applicant shall provide an Auditor's Certificate specifying the Net Worth of the Applicant and also specifying the methodology adopted for calculating such Net Worth.

EXHIBIT VIII: Financial Proposal Confirmation
(To be duly signed and submitted on the Letterhead of the Company)

Date:

The Vice Chairman and Managing Director
Maharashtra Airport Development Company Ltd.
8th Floor, World Trade Centre, Centre 1,
Cuffe Parade, Mumbai – 400 005.

Sub: Request for Proposal (RFP) for setting up an ecosystem spanning Aerospace & Defense Components, Aircraft Manufacturing, Assembly, and MRO Facility with Airside Taxiway Connectivity outside SEZ area of MIHAN

Sir,

1. /We the undersigned Applicant, submit the following as response to the RFP document (the “**RFP Document**”) issued by MADC as under:
2. We confirm that the Financial Proposal conforms to all the terms and conditions stipulated in this RFP document and as per Specified rate of Lease Premium.
3. We confirm that our Financial Proposal is FINAL in all respects and contains NO conditions.
4. We confirm that we have studied the provisions of relevant Indian laws and regulations required to enable us to prepare this Proposal and as required to construct and establish the Project in the event that we are finally selected.

Thanking You,

Yours Sincerely,

Signature: (Authorized Representative and Signatory)

Name & Designation of the Authorised signatory

Name and seal of Applicant