




**Expression of Interest**  
**From**  
**Eligible Financial Institutions and Lenders for**  
**Provision of Rupee-Denominated Debt**

**Issued by:**

**Prayagraj Development Authority**

**Indira Bhawan, Civil Lines, Prayagraj, Uttar Pradesh – 211001**

## Disclaimer

This Expression of Interest (EOI) document is being issued for inviting proposals from eligible Financial Institutions and Lenders for the provision of a Term Loan (hereinafter referred to as the "Loan") for the proposed development project(s) of the Authority (hereinafter referred to as the "Project"). This document contains information relating to the scope of financing, eligibility requirements, and the process for selection of the Financial Institution(s). The purpose of this EOI is to provide interested Financial Institutions with relevant information to assist them in the preparation and submission of their proposals.

This EOI is not an agreement and shall not be construed as an offer or invitation by the Authority to any Financial Institution or any other person. The sole purpose of this EOI is to provide such information as may be useful to interested parties in making their proposals pursuant to this EOI.

While adequate care has been taken in the preparation of this EOI document, the Authority does not purport that the information contained herein is complete, accurate, exhaustive, or sufficient for the purposes of any Financial Institution. Interested Financial Institutions are advised to conduct their own independent investigations, due diligence, assessment, and analysis of the proposed financing opportunity, the Project, and all relevant facts and circumstances, and to obtain independent professional advice as may be considered necessary before submission of their proposals.

Neither the Authority nor its officers, employees, consultants, advisors, or representatives shall have any liability under any law, statute, rules, or regulations for any loss, damage, cost, or expense that may arise from or be incurred or suffered on account of anything contained in this EOI document, including the accuracy, adequacy, correctness, reliability, or completeness of the information contained herein, or otherwise arising in any way in connection with the bidding process.

The Authority reserves the absolute right to amend, modify, supplement, update, withdraw, cancel, or annul this EOI or any part thereof, at any stage, by issuance of an addendum, corrigendum, or otherwise, without assigning any reason whatsoever and without incurring any liability in this regard.

The Authority also reserves the right to accept or reject any or all proposals, to discontinue the process, or to reject all proposals at any stage without assigning any reason whatsoever. No Financial Institution shall have any claim against the Authority for reimbursement of any cost, charges, or expenses incurred in connection with the preparation, submission, or presentation of its proposal pursuant to this EOI.

The information contained in this EOI may include matters based on interpretation of applicable laws, rules, regulations, policies, and guidelines. Such information is not intended to be an exhaustive or authoritative statement of law. The Authority accepts



# प्रयागराज विकास प्राधिकरण, प्रयागराज

7वां, 8वां तल, इन्दिरा भवन, सिविल लाइन्स, प्रयागराज, उ0प्र0

एन0आई0टी0 सं0 : 51/प्र0अ0सचि0प्रा0/26 दिनांक : 30 / 04 / 2026

## INVITING EXPRESSION OF INTEREST (EoI)

Expression of Interests (EoIs) are invited from eligible Scheduled Commercial Banks/Financial Institutions for provision of Rupee-Denominated Term Loan of up to INR 300 Crore to Prayagraj Development Authority (PDA) for financing its urban development, infrastructure creation, land development, and allied project requirements in Prayagraj, Uttar Pradesh.

The proposed loan shall support PDA's ongoing and planned development initiatives including land acquisition, infrastructure development, residential and commercial schemes, and other project-related expenditures.

The detailed eligibility criteria, terms of reference, bidding process, and other conditions are available on <https://etender.up.nic.in>

Interested lenders may download the EoI document and submit their proposals in the prescribed format within the stipulated timeline.

### Key Information:

EoI Availability: 02.05.2026 1200 hrs

Last Date for Submission: 16.05.2026 1500 hrs

Mode of Submission: Online through <https://etender.up.nic.in>

PDA reserves the right to accept or reject any or all proposals without assigning any reason thereof.

  
Secretary,  
Prayagraj Development Authority,  
Prayagraj.

### प्रतिलिपि:-

1. उपाध्यक्ष महोदय को अवलोकनार्थ प्रेषित।
2. वित्त नियंत्रक को सूचनार्थ।
3. प्रभारी मुख्य अभियंता को सूचनार्थ।
4. प्रभारी अधिकारी-ई-टेण्डरिंग को इस आशय से कि उपरोक्त EoI सूचना ई-प्रक्योरमेन्ट की वेबसाइट <http://etender.up.nic.in> पर समय से अपलोड कराना सुनिश्चित करें।
5. प्रभारी अधिकारी-जनसम्पर्क को इस निर्देश के साथ कि नियमानुसार समाचार पत्रों में प्रकाशित करायें एवं प्रकाशित होने के उपरान्त समाचार पत्रों की प्रति उपलब्ध कराना सुनिश्चित करें।
6. प्रभारी अधिकारी-सम्पत्ति को इस आशय से कि सम्बन्धित EoI प्रपत्र ई-प्रक्योरमेन्ट की वेबसाइट <http://etender.up.nic.in> पर समय से अपलोड कराना सुनिश्चित करें।
7. नोटिस बोर्ड पर चस्पा हेतु।

8. समस्त यानीक समाचार पत्रों को इस सचिव आशय के साथ प्रेषित है कि उक्त विज्ञापन को अपने सम्मानित समाचार पत्रों में प्रकाशित करने के लिए प्रयागराज विकास प्राधिकरण को सूचित करें।

2031 अनुसूचित के अनुसार आवधिक्य प्रस्ताव-1532 के काम सं 25 के अनुसार सूचना के माध्यम से सूचित किया जाता है।

सचिव  
प्रयागराज विकास प्राधिकरण  
प्रयागराज

अकरद्वय कॉन्स्ट्रक्शन सोल्यूशंस प्राइवेट लिमिटेड को ऑन-बोर्ड सर्विस के स्वागत के लिए प्रमाणित सहायकों का प्राकृतिक। अनुमानित लागत: ₹ 48,97,081.78, अमान्य राशि: ₹ 98,000/-, कार्य समापन का समय: 04 महीने, निविदा समापन की तिथि एवं समय: 21-05-2026, 14:30 बजे, निविदा खोलने की तिथि एवं समय: 21-05-2026, 14:30 बजे।  
• उपरोक्त ई-निविदा कार्यों के पूर्ण विवरण एवं निविदाओं में प्रतिभाग करने हेतु भारतीय रेल की वेबसाइट [www.treps.gov.in](http://www.treps.gov.in) पर जायें।  
वरिष्ठ मंडल विद्युत इंजीनियर/सामान्य मूजाधि/विद्युत-25  
गारियों की छतों व पावदान पर कच्चापि यंत्रा न करें।

आयुर्विज्ञान एवं शोध संस्थान, अल्मोड़ा की वेबसाइट-  
<http://www.ssjgimralmora.org>, [www.medicaleducation.uk.gov.in](http://www.medicaleducation.uk.gov.in)  
& [www.hnbunmu.ac.in](http://www.hnbunmu.ac.in) में देखें।  
प्राचार्य,  
सो.सिं.जी. राज. आयुर्वि. एवं शो.संस्थान, अल्मोड़ा

**प्रयागराज विकास प्राधिकरण**  
7वां 8वां तल, इन्दिरा भवन, सिविल लाइन्स, प्रयागराज, 20300  
दिनांक: 30/04/2026

**INVITING EXPRESSION OF INTEREST (EOI)**

Expression of Interests (EOIs) are invited from eligible Scheduled Commercial Banks/Financial Institutions for provision of Rupee-Denominated Term Loan of up to INR 300 Crore to Prayagraj Development Authority (PDA) for financing its urban development infrastructure creation, land development, and allied project requirements in Prayagraj, Uttar Pradesh.

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Secretary,  
Prayagraj Development Authority  
Prayagraj

**भारतीय डाक**

**भारतीय डाक विभाग**  
पडाकघर सुवसा हेतु भवन चाहिए

क्या जाता है कि प्रतापगढ़ के सुवसा में डाकघर हेतु भवन की आवश्यकता है। भवन होना चाहिए। भवन में पानी, शौचालय, मूत्रालय, विद्युत् आदि की व्यवस्था होनी चाहिए। स्केच मैप एवं फ्लोर प्लान के साथ स्वामित्व प्रमाणपत्र सहित अपना पत्र, प्रतापगढ़ मण्डल, प्रतापगढ़-230001 को दिनांक: 11.05.2026 तक प्रेषित कर ए अधीक्षक डाकघर कार्यालय, प्रतापगढ़ मण्डल, प्रतापगढ़-230001 द्वितीय तल बिल्डिंग चौराहा अथवा उपडाकघराल सगरा से संपर्क स्थापित कर सकते हैं।

पी.सी. तिवारी  
अधीक्षक डाकघर,  
प्रतापगढ़ मण्डल प्रतापगढ़ -230001

दिनांक 30/04/2026

**नगर निगम, प्रयागराज**

**अल्पकालिक निविदा आमंत्रण सूचना**

संज्ञित ठेकेदारों को सूचित किया जाता है कि नगर निगम, प्रयागराज द्वारा बिड लिस्टिंग के आधार पर दिनांक 07.05.2026 को अपराह्न 3:00 बजे तक 15.05.2026 को सायंकाल 04:00 बजे निविदा सूचना के अन्तर्गत निविदा खोली 05.2026 को प्रातः 10:30 बजे से सायं 02:00 बजे तक जनकर्म विभाग से प्राप्त सुवसा निविदादाताओं को विवरण दिया जायेगा जिनके द्वारा विहित निविदा शुल्क कागजी जायगी एवं वही रसीद को मूलप्राप्ति निविदा के समय संलग्न करना तय बिड के लिफाफे को एक बड़े लिफाफे में डालकर मुख्य अभियन्ता कार्यालय जाना अनिवार्य होगा। निविदा हेतु विहित या प्रतिशत जमानत धनराशि को इण्डियन बैंक सिविल लाइन्स, प्रयागराज में Earnest Money के नाम से खोल गये SC CODE-INDB0000124 एवं निविदा शुल्क को NEFT/RTGS के माध्यम से 30116210130 व IFSC CODE- INDB0000124 में जमा किया जा सकता है। (जो सी0डी0आर0/एफ0डी0आर0/एन0एस0सी0, भी मान्य होगा।) (जो नगर निगम प्रयागराज के पक्ष में बंधक होगा।) (सी0डी0आर0/एफ0डी0आर0 दिनांक 2026 तक होना अनिवार्य होगा), जिसे क्रिया के साथ संलग्न करना तान नियमानुसार किया जायेगा।

नाम	अनुमानित लागत (जी0एस0टी रहित)	घर/रेशि 2 प्रवेशत	निविदा मूल्य जी0एस0 टी0 सहित	कार्य पूर्ण करने की अवधि
नगर के अन्तर्गत सरकार तक, वैरहना लडिज पब्लिक टॉयलेट से गंगा तक, मेडिकल चौराहा से मेड बाकी से श्रीवास्तव का कार्य।	420015	401	472	1 माह
र में नाला सफाई का कार्य।	420810	20	472	1 माह
में नाला सफाई का कार्य।	418890	30	472	1 माह

निविदा का विवरण कार्यालय में कार्य दिवस देखी जा सकती है।  
मुख्य अभियन्ता  
नगर निगम प्रयागराज

**उत्तर मध्य रेलवे**

निविदा सूचना सं.: CEN-2026-27-01 दिनांक: 28.04.2026

**ई-निविदा सूचना**  
भारत के राष्ट्रपति की ओर से उप मुख्य (ईजी0)निर्माण/उत्तर मध्य रेलवे/प्रयागराज द्वारा निर्माणित निर्धारित कार्य के लिए ई-निविदा निविदा प्रपत्र पर दिनांक 21.05.2026 को समय 15:00 बजे तक आमंत्रित की जाती है। निविदाओं का विवरण इस प्रकार है।

निविदा सं.: निविदा सूचना सं. CEN-2026-27-01 अनुमानित मूल्य (रु.): Rs. 81,26 Cr (Approx.)

कार्य का विवरण: उत्तर मध्य रेलवे की विभिन्न परियोजनाओं हेतु ट्रैक विस्तार एवं अन्य कार्य किये जाने हेतु।

कार्य प्रतिभूमि (रु.): Rs. 1,65,22,000/- कार्य समापन की अवधि: 48 माह

निविदा बंद करने की तिथि और समय: 21.05.2026, 15:00 बजे, निविदा खोलने की तिथि: 21.05.2026, 15:30 बजे, निविदा का प्रकार: ओपन टेंडर (ओपेन प्रक्री) नोट- 1. उपरोक्त ई-निविदा का पूर्ण विवरण (निविदा प्रपत्र सहित) वेबसाइट [www.treps.gov.in](http://www.treps.gov.in) पर समय 15:00 बजे तक निविदा भरने की तिथि दिनांक 21.05.2026 तक उपलब्ध है। 2. उपरोक्त सभी निविदाओं में ई-बिड के अलावा किसी अन्य रूप से बिड स्वीकार नहीं की जायेगी। इस प्रयोजन हेतु वेबसाइट को चाहिए कि वे अपने अपके IT Act-2000 के अन्तर्गत CCA द्वारा जारी Digital हस्ताक्षर प्रमाण पत्र के साथ IREPS की वेबसाइट पर पंजीकृत करवें। 3. बोली प्रतिभूमि या तो ई-भूतान गेटवे के माध्यम से नकद में जमा की जायेगी या भारत के अनुसूचित वणिज्यिक बैंक गारंटी बैंक के रूप में प्रस्तुत की जायेगी या जैसा कि निविदा दस्तावेज में उल्लेख किया गया है। बैंक गारंटी बैंक निविदा दस्तावेज में दिये गये अनुकूलन-वेबसाइट के अनुसार होगा और बोल (बिड) वैधता अवधि से परे 90 दिनों की अवधि के लिये वैध होगा।

4. निविदा की दरे केवल डिजिटल हस्ताक्षरित फाइनेंसियल रेट पेज पर ही विचारणीय है। दरे तथा अन्य विलीय प्रभार अन्य किसी भी फार्म/लेटर हेड पर दिये संलग्न है तो उस पर विचार नहीं किया जायेगा तथा सीधी तौर पर अमान्य कर दिया जायेगा। 5. निविदा की राशि 10 करोड़ से अधिक होने पर संयुक्त उद्यम (जे पी.)/Consortiums/MOUs पर विचार किया जायेगा। 6. संलग्न किये जाने सभी प्रपत्र निविदाकार द्वारा हस्ताक्षरित होने चाहिए। 7. सभी निविदा देने निविदादाता अपनी निविदा के साथ निर्धारित प्रपत्र पर एक समान रूप से निविदा प्रपत्र में उल्लेखित है, प्रस्तुत करेगा, जिसके अभाव में उनकी निविदा अविचारणीय होने तथा निरस्त कर दी जायेगी। 8. निविदा दस्तावेज में उल्लेखित योग्यता/मानक/को पूरा करने के दावे के समर्थन में अपलोड किये गये दस्तावेज/प्रमाण-पत्रों की प्रतिलिपि गूगल को टेण्डर फर्म के निविदाकार या अधिकृत प्रतिनिधि द्वारा स्वयं प्रमाणित/डिजिटल हस्ताक्षरित किया जायेगा। स्वयं प्रमाणन में हस्ताक्षर, मोहर और तारीख (प्रत्येक गूगल पर) अंकित होनी चाहिए। केवल वे दस्तावेज जिन्हें निविदाकार द्वारा स्पष्ट रूप से घोषित किया गया है कि निर्धारित पात्र मानक/को अर्हता प्राप्त करने के दावे का समर्थन करने वाले दस्तावेज को ही उनकी निविदा का मूल्यांकन करने के लिये विचार किया जायेगा। निविदाकार द्वारा दी गयी किसी भी गलत जानकारी के मामले में अनुबन्ध समाप्त कर दिया जायेगा एवं बोली प्रतिभूमि, परफॉरमेंस गारंटी और सिक्योरिटी डिजॉइंट जब्त कर ली जायेगी और भारतीय रेलवे में एजीसी पर 2 (दो) वर्ष तक कोई भी इन्वोल्व करने पर प्रतिबन्ध लगा दिया जायेगा। 9. सरकारी अधिकारियों द्वारा समय-समय पर जारी किये गये निधम लागू होंगे। 10. किसी भी प्रकार की तकनीकी समस्या के समाधान के लिए IREPS की वेबसाइट की हेल्प लइन से सम्पर्क किया जा सकता है। 11. निविदा ऑनलाइन दिनांक: 21.05.2026 दो समय 15:00 बजे तक समाप्त किया जा सकता है तथा निविदा 15:30 बजे उसी दिन खोली जायेगी।

933/26 (ADM)  
North Central Railway [www.ncr.indianrailways.gov.in](http://www.ncr.indianrailways.gov.in) X @CPROCR

दैनिक जागरण - 01/05/2026

30.00 मीटर चौड़ा रोड विभाग पर  
 2031 पुनर्निर्माण के अनुरोध आवाजीय  
 धारा 16 अप्रैल को उपभोक्ता परिषद के प्रस्ताव पर कास्ट डाटा बुक के विपरीत  
 विस्तृत अतिरिक्त 2003 की धारा 47(S) व केंद्रीय विद्युत प्राधिकरण 1 अप्रैल के  
 आदेश के अन्तर्गत पर 10 दिन में पॉवर कॉन्फिरेणन से जवाब मांगा था। खूरी

एवं खोलने की दिनांक जादि सम्पूर्ण विवरण वेबसाइट <https://eproc.rajasthan.gov.in>  
<https://sppp.rajasthan.gov.in> एवं <https://sppp.rajasthan.gov.in/ajkota> पर देखा  
 सकता है।  
 अतिरिक्त जिनियरिंग,  
 राज.सं.साद / सी / 25 / 1958  
 कोटा विकास प्राधिकरण, कोटा

**कार्यालय नगर पंचायत हड़िड्या-प्रयागराज**  
 पत्रांक: 2019/2000/2026 दिनांक 01 मई, 2026  
**वाहन पार्किंग शुल्क की निलामी हेतु ई-निविदा सूचना**  
 सर्व साधारण को सूचित किया जाता है कि नगर पंचायत हड़िड्या प्रयागराज  
 सीमान्तगत वाहन खड़ी कर सवारी चढ़ाने उतारने वाले वाहनों से पार्किंग शुल्क  
 वसूली हेतु वित्तीय वर्ष 2026-27 की अवधि (16 मई 2026 से 31 मार्च 2027 तक  
 हेतु ई-निविदा दिनांक 04.05.2026 को अपरान्ह 3:00 बजे से आमंत्रित की जा  
 है। ई-निविदा दिनांक 12.05.2026 को अपरान्ह 12:00 बजे तक डाली जा सकती  
 तथा उसी दिन दिनांक 12.05.2026 को अपरान्ह 1:00 बजे ई-निविदा टेकनिकल  
 बिड खोली जायेगी। ई-निविदा का विस्तृत विवरण नियम व शर्तों उत्तर प्रदेश  
 वेबसाइट <https://etender.up.nic.in> पर देखी जा सकती है।  
 अतिरिक्त अधिकारी  
 नगर पंचायत हड़िड्या, प्रयागराज  
 अध्यक्ष  
 नगर पंचायत हड़िड्या, प्रयागराज

**कार्यालय नगर पंचायत हड़िड्या-प्रयागराज**  
 पत्रांक: 2021/E-Tendering / 2026 दिनांक 01.05.2026  
**ई-निविदा सूचना**  
 नगर पंचायत हड़िड्या प्रयागराज द्वारा समस्त पंजीकृत/शरानादेश से  
 3890/नौ-5-19-149सा/2019 दिनांक 20 सितम्बर 2019 द्वारा जारी निर्देश के अन्त  
 केन्द्रों को सूचित किया जाता है कि 15वां वित्त आयोग बुनियादी व निर्दिष्ट अन्त  
 योजनान्तगत वित्तीय वर्ष 2025-26 में नगर पंचायत हड़िड्या को प्रथम एवं द्वितीय ति  
 की आवंटित धनराशि के समेक कराये जाने वाले कार्यों हेतु निविदा दि  
 04.05.2026 को अपरान्ह 3.00 बजे से ई-टेंडरिंग के माध्यम से निविदा आमत्रि  
 जाती है। निविदा की सम्पूर्ण विवरण, नियम व शर्तों को <http://etender.up.nic.in>  
 देखा जा सकता है।  
 4. निविदा आमंत्रण दिनांक 04.05.2026 अपरान्ह 3.00 बजे से  
 5. डाउनलोड एवं अपलोड दिनांक 04.05.2026 को अपरान्ह 3.00 ब  
 25.05.2026 को अपरान्ह 12.00 बजे तक।  
 6. टेकनिकल वीड खोलने का दिनांक 25.05.2026 को अपरान्ह 1:00 बजे  
 (रश्मि सिंह)  
 अतिरिक्त अधिकारी  
 नगर पंचायत हड़िड्या, प्रयागराज  
 (कुलसुम बीबी)  
 अध्यक्ष  
 नगर पंचायत हड़िड्या, प्रयागराज

**कार्यालय अधीक्षण अभियन्ता, जलग्रहण विकास एवं भू-संरक्षण, बारा**  
 मिनी सचिवालय विस्तार भवन, ब्लाक-बी, प्रधान तेल कलेक्ट्रेट परिसर बारा  
 फोन / फेक्स नं. 07453-237201 E Mail: [sewudc.baran@rajasthan.gov.in](mailto:sewudc.baran@rajasthan.gov.in)  
 ब्रामांक- एक / जलग्रहण / निविदा/ 2026-27/ दिनांक :  
**निविदा सूचना संख्या: 01/2026-27 NIB No:- WSC2627A0141**  
 राजस्थान के राजपंचायत संसाधन की ओर से जिला बारा में जलट योजना 2024-25 अधिन के किनारे  
 भूमि कटाव को रोकने हेतु अक्षर-बारा महत्त मांघ स्थलों पर जलग्रहण विकास एवं भू-संरक्षण द्वारा  
 कार्य कराये जाने हेतु पंजीकृत 05 फंडिंग निमांण कार्य एवं धाम निवारण अन्तगत step  
 spur in conjunction, guide wall, step gabion river bank protection wall,  
 CC river bank protection wall-cum-curve spillway, CC river bank protection wall-cum-  
 check dam, Gabion check dam, CC spillway/Drop structures, Peripheral  
 bunds, Earthen check dams, Bamboo plantation, Silvipastoral system,  
 Bamboo Nursery के लिए अनुमानित मूल्य 4882.54 (लाखों में) की बोलियां इच्छुक  
 बोलियादाताओं से 28.04.2026 को शाम 6 बजे से 19.05.2026 को शाम 6 बजे तक आमंत्रित की  
 जाती है। बोलियों के अन्य विवरण राज्य के प्रोक्योरमेंट पोर्टल  
 (<https://eproc.rajasthan.gov.in> or <https://sppp.rajasthan.gov.in/>) व  
 विभागीय वेबसाइट <https://water.rajasthan.gov.in/wdsc> पर देखा जा सकता है।  
 UEN NO: WSC2627WLOB00228 (समोझ कुमार पावागोल)  
 UEN NO: WSC2627WLOB00229 अधीक्षण अभियन्ता,  
 UEN NO: WSC2627WLOB00230 जलग्रहण विकास एवं भू-संरक्षण,  
 UEN NO: WSC2627WLOB00231 बारा  
 UEN NO: WSC2627WLOB00232 DIPR/C/7670/2026

**कार्यालय नगर पंचायत हड़िड्या-प्रयागराज**  
 पत्रांक: 2021/E-Tendering / 2026 दिनांक 01.05.2026  
**ई-निविदा सूचना**  
 नगर पंचायत हड़िड्या प्रयागराज द्वारा समस्त पंजीकृत/शरानादेश से  
 3890/नौ-5-19-149सा/2019 दिनांक 20 सितम्बर 2019 द्वारा जारी निर्देश के अन्त  
 केन्द्रों को सूचित किया जाता है कि 15वां वित्त आयोग बुनियादी व निर्दिष्ट अन्त  
 योजनान्तगत वित्तीय वर्ष 2025-26 में नगर पंचायत हड़िड्या को प्रथम एवं द्वितीय ति  
 की आवंटित धनराशि के समेक कराये जाने वाले कार्यों हेतु निविदा दि  
 04.05.2026 को अपरान्ह 3.00 बजे से ई-टेंडरिंग के माध्यम से निविदा आमत्रि  
 जाती है। निविदा की सम्पूर्ण विवरण, नियम व शर्तों को <http://etender.up.nic.in>  
 देखा जा सकता है।  
 4. निविदा आमंत्रण दिनांक 04.05.2026 अपरान्ह 3.00 बजे से  
 5. डाउनलोड एवं अपलोड दिनांक 04.05.2026 को अपरान्ह 3.00 ब  
 25.05.2026 को अपरान्ह 12.00 बजे तक।  
 6. टेकनिकल वीड खोलने का दिनांक 25.05.2026 को अपरान्ह 1:00 बजे  
 (रश्मि सिंह)  
 अतिरिक्त अधिकारी  
 नगर पंचायत हड़िड्या, प्रयागराज  
 (कुलसुम बीबी)  
 अध्यक्ष  
 नगर पंचायत हड़िड्या, प्रयागराज

**प्रयागराज विकास प्राधिकरण, प्रयागराज**  
 (एवं अधीक्षण अभियन्ता, जलग्रहण विकास एवं भू-संरक्षण, बारा)  
**INVITING EXPRESSION OF INTEREST (Eoi)**  
 Expression of Interests (Eois) are invited from eligible  
 Scheduled Commercial Banks/Financial Institutions for  
 provision of Rupee-Denominated Term Loan of up to INR 300  
 Crore to Prayagraj Development Authority (PDA) for financing its  
 urban development, infrastructure creation, land development,  
 and allied project requirements in Prayagraj, Uttar Pradesh.  
 The proposed loan shall support PDA's ongoing and planned  
 development initiatives including land acquisition, infrastructure  
 development, residential and commercial schemes, and other  
 project-related expenditures.  
 The detailed eligibility criteria, terms of reference, bidding  
 process, and other conditions are available on  
<https://etender.up.nic.in>  
 Interested lenders may download the Eoi document and submit  
 their proposals in the prescribed format within the stipulated  
 timeline.  
 Key Information:  
 EOI Availability: 02.05.2026 1200 hrs  
 Last Date for Submission: 16.05.2026 1500 hrs  
 Mode of Submission: Online through <https://etender.up.nic.in>  
 PDA reserves the right to accept or reject any or all proposals  
 without assigning any reason thereof.  
 Secretary,  
 Prayagraj Development Authority,  
 Prayagraj

**उत्तर मध्य रेलवे**  
**ई-निविदा सूचना**  
 निविदा सूचना सं.-74- डब्ल्यू- सीएसपी-26-27-02 दिनांक: 30.04  
**ई-निविदा सूचना**  
 उप मुख्य इंजीनियर / कंटीट स्लोपर फ्लांट, उमरे, प्रयागराज द्वारा भारत के राष्ट्रपति के  
 उनकी ओर से निम्नलिखित निर्धारित कार्य के लिए ई-निविदा खुलने की निर्धारित तिथि  
 वजे तक आमंत्रित की जाती है। कार्य का विवरण निम्न प्रकार है:-  
 निविदा नं.-74-W-CSP-26-27-02 अनुमानित मूल्य (₹) : ₹ 970.86 लाख  
 कार्य का विवरण: सीएसपी/एसएफजी/पीआरवाईजे में स्लोपर्स के उत्पादन और हैंडलिंग के  
 विभिन्न गतिविधियों का निष्पादन।  
 ब्याने की रकम : ₹ 19.225 लाख कार्य समाप्त की अवधि : 26 महीना  
 निविदा खुलने की तिथि : 23.05.2026  
 समकक्ष कार्य : रिजिल इंजीनियरिंग से संबंधित कोई भी कार्य, जिसमें आरसीसी व  
 अन्य कार्य में शामिल है।  
 नोट: 1. उर्ध्वका ई-निविदा का पूर्ण विवरण निविदा प्रपत्र सहित वेबसाइट [www.ireps.gov.in](http://www.ireps.gov.in)  
 पर अपलोड कर दिया जायेगा एवं खुलने की तिथि को 15:00 बजे तक उपलब्ध रहेगा।  
 निविदा में ई-बिड के अलावा किसी अन्य रूप में बिड स्वीकार नहीं की जायेगी। इस प्र  
 वेन्डरों को चाहिये कि वे अपने आपको I. T. Act-2000 के अन्तर्गत C.C.A द्वारा जा  
 हरसाक्षर प्रमाणपत्र के साथ IREPS की वेबसाइट पर पंजीकृत कराये। 3. निविदा की  
 प्रविष्ट एवं डिजिटल हस्ताक्षरित विचारणीय होगा। दरे तथा अन्य वित्तीय प्रभार अन्त  
 फर्म/लेटरहेड पर यदि सलान है तो उस पर विचार नहीं किया जायेगा तथा सीधी तौर  
 कर दिया जायेगा। 4. सलान किये जाने वाले सभी प्रपत्र निविदा कर्ता द्वारा हस्त  
 चाहिए। निविदाकर्ता को IREPS Module पर Annexure-V ऑनलाइन प्र  
 आवश्यक है। 5. विस्तृत जानकारी के लिये कृपया वेबसाइट [www.ireps.gov.in](http://www.ireps.gov.in)  
 किये गये निविदा प्रपत्रों के देखें। 6. ब्याने की राशि केवल बैंक बैकिंग जचवा गेटेरी ई-भू  
 और/संबाओं के आपूर्तिकर्ता समय-समय पर लाउ जी. एस. टी अधिनियम अंतर् वि  
 ली। 10. रेलवे के पास, किसी भी हेल्डर को बिना कोई कारण बताए संशोधित/रू  
 करने का अधिकार सुरक्षित रहेगा। 11. निविदाकर्ता को निविदा खुलने से पहले (समि  
 किए जाने वाले एन्वॉइस/निविदा वस्तावत के स्पूडियर/वॉरिंशप के लिए वेबसाइट प  
 प्राप्ति, समकक्ष दस्तावेजों के लिए कोई अलग सूचना नहीं दी जाएगी।

31MR 31JAN 02/05/2026

no responsibility for the accuracy or otherwise of any interpretation or opinion contained in this EOI document.

### Data Sheet

#### Invitation for Expression of Interest (EOI) from Lenders for Provision of Rupee-Denominated Debt

Sr.	Particular	Details
1	Project Title	Invitation for EOI from Eligible Financial Institutions and Lenders for Provision of Rupee-Denominated Debt to Prayagraj Development Authority (PDA).
2	Availability of EOI Document	The EOI document shall be available for download from the e-procurement portal of Government of Uttar Pradesh ( <a href="https://etender.up.nic.in">https://etender.up.nic.in</a> ) from ...../04/2026. Interested applicants may download the document from the said portal.
3	Submission of Proposal	Lenders interested in providing Rupee-denominated Term Loan to PDA are invited to submit their proposals in the prescribed format on or before ...../...../2026 as per the process outlined in this EOI document.
4	Pre-Bid Meeting	A Pre-Bid Meeting shall be held at the following venue: Prayagraj Development Authority (PDA), Indira Bhawan, Civil Lines, Prayagraj Date & Time:
5	Bid Opening Date	The proposals shall be opened on ...../04/2026 at .....hrs or as may be notified by the Authority.
6	Contact Information	For any queries/clarifications, please contact: <b>Executive Engineer</b> Prayagraj Development Authority (PDA) Email: <a href="mailto:aldda@rediffmail.com">aldda@rediffmail.com</a> Contact No.:

#### Note:

PDA reserves the right to cancel, modify, amend, or withdraw this EOI or any part thereof, and to accept or reject any or all proposals without assigning any reason whatsoever.

## INFORMATION FOR LENDER(S) / FINANCIAL INSTITUTION(S)

### Detailed Instructions and Documents to be Furnished for Online Bidding

#### 1.1 Participation in the E-Procurement Portal

The interested Lenders / Financial Institutions intending to participate in the bidding process is required to register on the e-procurement portal by furnishing the necessary information about the firm/institution. This is a one-time activity for registration on the portal.

During registration, the Lender(s) / Financial Institution(s) shall attach a valid Digital Signature Certificate (DSC) to its unique user ID. The DSC used shall be of the appropriate class and issued by a registered Certifying Authority such as n-Code Solutions CA, Safescrypt, TCS, MTNL, IDRBT, e-Mudhra, or any other authority recognized under applicable law.

- a) To log on to the portal, the Lender(s) / Financial Institution(s) shall be required to enter its username and password.
  - b) The system will thereafter require the Lender(s) / Financial Institution(s) to select the DSC and confirm the same through the DSC password. For each login, the user's DSC shall be validated with reference to its validity period and the Certificate Revocation List (CRL) of the respective Certifying Authorities stored in the system database. The system shall verify the unique ID, password, and DSC combination and authenticate the login for use of the portal.
  - c) The EOI documents uploaded by the Tender Inviting Authority on the e-procurement portal, i.e., <https://etender.up.nic.in>, shall appear in the "Upcoming Tender" section prior to the due date. Upon commencement of the bid period, the same shall move to the "Active Tender" section of the homepage. Any Lender(s) / Financial Institution(s) may view and download the bid documents from the website.
  - d) In case the portal provides for online payment of tender document cost through the payment gateway of authorized bankers by directly debiting the Lender(s) / Financial Institution(s)'s account, the Lender(s) / Financial Institution(s) shall be required to make such payment online. Wherever applicable, furnishing scanned copies of such payment documents along with the bid documents shall be mandatory, failing which the bid shall be treated as non-responsive and may be rejected.
- 1.1.1 In the event of any failure, malfunction, or breakdown of the electronic system used during the e-procurement process, the Tender Inviting Authority shall not be responsible for any such failure or breakdown except where the same is strictly within its own control.
- 1.1.2 Any third party, company, or person engaged under a service contract for operation of the e-procurement system in the State, including its subsidiaries or parent companies, shall be ineligible to participate in any procurement

process undertaken through the e-procurement system, irrespective of the entity operating such system.

- 1.1.3 For submission of proposals through the e-procurement portal, the Lender(s) / Financial Institution(s) shall upload scanned copies of all documents, in the prescribed format, wherever required in support of eligibility, qualification, and other bid requirements. The successful Lender(s) / Financial Institution(s) shall produce the original documents corresponding to the scanned copies uploaded on the portal, as and when required by the Authority.
- 1.1.4 The Officer inviting the bid may clarify queries relating to the bidding documents on requisition made by the intending Lender(s) / Financial Institution(s). Such queries may be submitted through the e-procurement portal using the Lender(s) / Financial Institution(s)'s DSC, provided the same are raised within the time period specified under the critical dates on the portal.
- 1.1.5 Any corrigendum, addendum, clarification, or amendment issued shall form an integral part of the bidding documents and shall be notified on the website <https://etender.up.nic.in> . Lender(s) / Financial Institution(s) are advised to regularly visit the website for updates.
- 1.1.6 All volumes/documents shall be made available on the portal by the Tender Inviting Authority. The Lender(s) / Financial Institution(s) shall carefully examine all such documents, prepare the required bid documents accordingly, and upload the scanned copies in PDF format in the designated folder/cover on the e-procurement portal. Submission of documents shall be duly authenticated by use of the appropriate DSC.

#### **General Instructions**

- i. Bids/quotes shall be opened online as per the schedule specified in the EOI/NIT.
- ii. Before submission of bids online, Lender(s) / Financial Institution(s) shall ensure that scanned copies of all required documents, including proof of payment wherever applicable, have been properly attached with the bid.
- iii. Where tender fee and bid security/EMD are applicable as mentioned in the EOI/NIT, the Lender(s) / Financial Institution(s) shall submit proof of payment/upload supporting documents along with the Technical Bid, failing which the bid may be rejected. The particulars and amounts uploaded online shall correspond exactly with the prescribed requirements.
- iv. Prayagraj Development Authority (PDA) shall not be responsible for any delay in online submission of bids for any reason whatsoever.
- v. All information required for the bid must be duly filled in and submitted online in the prescribed format.
- vi. Further details, if any, may be seen in the bidding documents.
- vii. Withdrawal or modification of bids, if permitted under the bidding conditions, shall be accepted only through the online mode.

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viii. The following documents shall be uploaded in PDF format in the Technical Bid folder on the website <https://etender.up.nic.in> :

- a) **Tender Fee — No fee is payable for this EOI.**
  - b) **Bid Security/EMD — No EMD is payable for this EOI.**
  - c) **Documents relating to qualification requirements of the Lender(s) / Financial Institution(s), as specified in the EOI.**
  - d) **Certificates, undertakings, declarations, affidavits, and other supporting documents as specified in the EOI.**
  - e) **Undertaking that the bid shall remain valid for the period specified in the EOI.**
- ix. Documents uploaded by the successful Lender(s) / Financial Institution(s) shall be verified with the originals before execution of the agreement/documentation. The successful Lender(s) / Financial Institution(s) shall produce the originals before the Authority whenever called upon to do so.
- x. Each uploaded document shall be digitally signed by the authorized signatory of the Lender(s) / Financial Institution(s).
- xi. In order to participate in the online bidding process, Lender(s) / Financial Institution(s) shall obtain a valid Digital Signature Certificate (DSC) in accordance with the Information Technology Act, 2000, which shall be used for digitally signing the bid.

The EOI document shall form an integral part of the bidding process and subsequent contractual documentation. The Lender(s) / Financial Institution(s) shall download all pages of the EOI document, sign and stamp each page through its authorized signatory, and upload the same on the portal along with all other required documents.



## 1. Brief Description of Work

To

Respective Lending Institutions

**Subject:** Proposal Solicitation for Provision of a Rupee-Denominated Term Loan of up to INR 300 Crore to the Prayagraj Development Authority (PDA) for supporting urban development, infrastructure creation, land development, and other allied project-related requirements in Prayagraj, Uttar Pradesh.

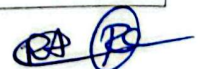
The Prayagraj Development Authority (PDA) invites proposals from eligible Financial Institutions and Lenders for the provision of a Rupee-Denominated Term Loan amounting to up to **INR 300 Crore**. The proposed financial assistance is intended to support PDA's ongoing and planned development initiatives aimed at strengthening urban infrastructure, facilitating planned urban growth, and meeting project-related funding requirements in Prayagraj, Uttar Pradesh.

The proposed loan is intended to be utilized for, inter alia:

- land acquisition, land development, and land pooling, wherever required;
- development and strengthening of physical infrastructure such as roads, drains, water supply systems, sewerage networks, public utilities, and other urban amenities;
- execution of residential, commercial, township, and other development schemes undertaken by PDA in accordance with its statutory functions and planning objectives;
- meeting project-related expenditure including construction support, infrastructure creation, development-related working capital requirements, and other incidental or allied costs;
- such other permissible project purposes as may be approved by the competent authority in accordance with applicable rules and regulations.

PDA is a statutory authority constituted under the provisions of the Uttar Pradesh Urban Planning and Development Act, 1973, and has been entrusted with the responsibility of planned development, infrastructure creation, and urban expansion within its jurisdiction. Through various development schemes and infrastructure interventions, PDA plays a significant role in promoting organized and sustainable urban growth in Prayagraj.

Based on the projected cash flow position and funding requirement of PDA, the proposed borrowing of INR 300 Crore is intended to support the Authority during the peak project implementation and development phase, particularly in relation to capital deployment, inventory creation, and other project-linked funding needs. The proposed loan shall help PDA in ensuring timely execution of development works and maintaining financial stability during the implementation period.



The proposed Rupee Term Loan (RTL) is envisaged to have an appropriate tenure, including a suitable moratorium and repayment structure, as may be finalized in consultation with the selected lender(s) and approved by the competent authority.

Upon receipt of proposals, PDA shall evaluate and shortlist the eligible lender(s) in accordance with the terms and conditions of this EOI for further discussions, sanction, and documentation. The key details of this proposal are set out herein below.

## 2. Funding Requirement of Project(s)

This section outlines the funding requirement of the proposed development projects of PDA based on projected financial statements, including the Projected Income & Expenditure Account and Projected Cash Flow Statement for the period from FY 2026–27 to FY 2029–30.

### 2.1 Projected Income & Expenditure Account

The projected Income & Expenditure Account of PDA for the period FY 2026–27 to FY 2029–30 is presented below:

<b>PROJECTED INCOME &amp; EXPENDITURE ACCOUNT</b>				
<i>(All figures are in INR Crore)</i>				
<b>PARTICULARS</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>
<b>(A) REVENUE</b>				
Sale of Plots	346.06	461.41	692.12	807.47
<b>TOTAL OF (A)</b>	<b>346.06</b>	<b>461.41</b>	<b>692.12</b>	<b>807.47</b>
<b>(B) Cost of Land Sold</b>				
Opening Stock	0.00	1496.92	1144.70	616.37
Purchase of land	901.18			
Development Exp.	859.90			
Less: Closing stock	1496.92	1144.70	616.37	0.00
	264.16	352.22	528.33	616.37
<b>(C) EXPENDITURE</b>				
INTEREST ON LOAN	21.16	16.66	10.11	3.56
ADMINISTRATIVE AND OFFICE EXP	4.50	4.95	5.45	5.99
<b>TOTAL OF (C)</b>	<b>25.66</b>	<b>21.61</b>	<b>15.55</b>	<b>9.54</b>

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<b>NET PROFIT (A)-(B+C)</b>	<b>56.23</b>	<b>87.59</b>	<b>148.24</b>	<b>181.56</b>
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The financial projections of Prayagraj Development Authority (PDA) indicate a steady and sustainable growth trajectory over the period from FY 2026–27 to FY 2029–30. Revenue from sale of plots is projected at ₹346.06 Crore in FY 2026–27, increasing to ₹461.41 Crore in FY 2027–28, ₹692.12 Crore in FY 2028–29, and ₹807.47 Crore in FY 2029–30. Correspondingly, net profit is projected at ₹56.23 Crore, ₹87.59 Crore, ₹148.24 Crore, and ₹181.56 Crore respectively, reflecting improving financial performance and enhanced internal accruals of the Authority.

The projected financial position demonstrates that PDA possesses adequate revenue-generating capacity and profitability to support long-term development activities and meet its financial obligations, including debt servicing.

However, the projected cash flow analysis highlights a significant funding requirement during FY 2026–27, primarily driven by substantial capital deployment towards land acquisition and development activities. This is reflected in the sharp increase in stocks (inventory) amounting to ₹1,496.92 Crore during FY 2026–27, representing expenditure incurred on ongoing development projects where revenue realization is expected to occur in subsequent years.

In addition, the Authority is expected to incur cash outflows towards increase in receivables and repayment obligations, resulting in temporary pressure on liquidity during the peak project implementation phase. These factors collectively contribute to the requirement for external funding support.

## 2.2 Projected Cash Flow Position

The projected Cash Flow Statement for the period FY 2026–27 to FY 2029–30 is presented below:

<b>CASH FLOW STATEMENT</b>				
<i>(All figures are in INR Crore)</i>				
<b>PARTICULARS</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>
<b>(A) CASH INFLOW</b>				
OPENING BALANCE	0.00	87.42	24.95	49.24
PROFIT	56.23	87.59	148.24	181.56
PDA OWN FUND	151.18			
CONTRIBUTION FROM STATE GOVT	450.00			
LOAN FROM BANK	300.00	-220.00	-450.00	-80.00

INCREASE IN CURRENT LIABILITIES	750.00			
<b>TOTAL OF A</b>	<b>1707.41</b>	<b>-44.99</b>	<b>-276.81</b>	<b>150.80</b>
(B) CASH OUT FLOW				
REPAYMENT OF PRINCIPAL	23.07	92.28	92.28	92.37
INCREASE IN RECEIVABLES	100.00	190.00	110.00	350.00
INCREASE IN STOCKS	1496.92	-352.22	-528.33	-616.37
<b>TOTAL OF B</b>	<b>1619.99</b>	<b>-69.94</b>	<b>-326.05</b>	<b>-174.00</b>
<b>© NET CASH FLOW A-B</b>	<b>87.42</b>	<b>24.95</b>	<b>49.24</b>	<b>324.80</b>

The projected cash flow statement indicates that PDA will continue to maintain a positive cash position across the projection period, supported by internal accruals, government support, and structured financial planning.

During FY 2026–27, the Authority is expected to generate total cash inflows of ₹1,707.41 Crore, comprising internal profit generation, PDA own funds, contribution from the State Government, proposed bank borrowing, and increase in current liabilities. Against this, the total projected cash outflows are estimated at ₹1,619.99 Crore, primarily on account of capital deployment in inventory (₹1,496.92 Crore), increase in receivables, and repayment of principal obligations. This results in a net positive cash flow of ₹87.42 Crore for the year.

In the subsequent years, the cash flow position remains positive, with net cash flows projected at ₹24.95 Crore in FY 2027–28, ₹49.24 Crore in FY 2028–29, and ₹324.80 Crore in FY 2029–30. The improvement in cash position is primarily attributable to progressive realization of revenue from developed assets and reduction in inventory levels over time.

The inventory position is expected to gradually decline as projects reach completion and are monetized, thereby converting capital investment into realized revenue and strengthening the Authority's liquidity position.

### 2.3 Justification for Proposed Borrowing

In view of the above, the requirement for a Rupee Term Loan of up to INR 300 Crore arises primarily due to the timing mismatch between capital expenditure and revenue realization, particularly during the peak investment phase in FY 2026–27.

The proposed borrowing is intended to:

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- support land acquisition and development activities;
- finance infrastructure creation and project execution;
- meet working capital requirements during the high investment phase; and
- bridge temporary liquidity gaps arising from phased revenue realization.

It is important to note that the borrowing requirement is not driven by any structural financial deficit, but is necessitated by the scale and timing of project-related capital deployment.

#### **2.4 Repayment Capacity and Financial Sustainability**

The repayment of the proposed loan shall be supported through:

- revenue from sale of plots and development schemes;
- internal accruals and increasing profitability of PDA;
- inflows from PDA's own funds and other project-linked sources; and
- progressive liquidation of inventory and conversion of stock into realized revenue.

Given the consistent growth in revenue, improving profitability, and positive net cash flows across the projection period, the proposed borrowing is considered financially viable, sustainable, and adequately supported by PDA's projected cash generation capacity.

#### **3. Methodology for Raising Rupee Term Loan for PDA**

The proposed Rupee Term Loan for PDA is intended to be raised from eligible Indian Banks or Financial Institutions through a transparent and competitive selection process. The objective of this methodology is to obtain the required financing on competitive and commercially advantageous terms through a structured two-stage process.

##### **Stage 1: In-Principle Sanction**

In the first stage, PDA shall invite proposals from eligible banks/financial institutions for providing an in-principle sanction for the proposed Rupee Term Loan. At this stage, the participating lenders shall be required to submit their indicative/binding financial offer in the prescribed format, including the amount of loan proposed to be sanctioned and the applicable rate of interest and other key financial terms.

The purpose of this stage is to assess market response, discover competitive pricing, and identify the lenders offering the most advantageous terms for the proposed borrowing.

The in-principle sanction shall form the basis for evaluation and shortlisting of lenders.



## **Stage 2: Final Sanction**

In the second stage, PDA shall engage with the shortlisted lenders for obtaining the final sanction of the proposed Rupee Term Loan. This stage may involve detailed discussions, clarifications, negotiations, submission of additional information/documents, and finalization of the commercial and legal terms of the borrowing.

The final sanction process shall be undertaken on the basis of the pricing and other terms discovered during Stage 1, with a view to securing the most competitive, suitable, and financially prudent borrowing arrangement for PDA.

This two-stage approach is intended to ensure transparency, competitive price discovery, and flexibility in finalizing the borrowing structure, while enabling PDA to raise the required funds efficiently for its development initiatives.

***The proposed borrowing shall supplement internal resources and shall not substitute the Authority's own contribution towards project execution.***

### **3.1 Stage 1: Bidding for Quantum of Loan Commitment and Pricing for PDA**

In the first stage of the bidding process, PDA shall issue this Expression of Interest (EOI) inviting eligible banks and financial institutions to submit their bids for providing a Rupee Term Loan (RTL).

Lenders shall be invited to submit bids for the proposed loan amount, either in full or in part, aggregating up to the total funding requirement of INR 300 Crore, with incremental commitments in multiples of INR 50 Crore. The bids shall be submitted in the prescribed format, indicating the financial terms, including the rate of interest, which shall be provided in the form of a binding financial bid, as outlined in the Bid Form attached to this EOI.

No upfront fee shall be applicable on the proposed loan amount unless otherwise specified by the lender in its bid.

The bids received shall be evaluated primarily on the basis of the rate of interest quoted by the lenders. For this purpose, a Merit List shall be prepared by arranging the bids in ascending order of the effective rate of interest (i.e., lowest rate ranked highest).

Based on this ranking, lenders offering the most competitive rates shall be shortlisted, ensuring that their cumulative loan commitment is sufficient to meet the total funding requirement of approximately INR 300 Crore.

### **3.2 Stage 2: Obtaining Final Sanctions and Documentation for PDA**

In Stage 2, the lenders shortlisted in Stage 1 shall be invited to provide final sanctions for the proposed loan under a bilateral or consortium arrangement, as may be decided by PDA.

- This stage shall involve:
- detailed due diligence by the lenders;
- submission of additional financial, technical, or legal information by PDA;
- discussions and negotiations on the final terms and conditions of the loan; and
- issuance of formal sanction letters by the lenders.

The final sanction shall generally be based on the pricing discovered during Stage 1, subject to mutually agreed terms and conditions.

To facilitate this process, PDA may provide an Information Memorandum, financial projections, and other relevant documents, and the lenders may submit their Term Sheets outlining detailed loan conditions.

### **3.3 Tie-Breaker and Negotiation Protocol**

In the event that two or more lenders quote an identical or lowest rate of interest, the following procedure shall be adopted:

#### **a) Negotiation Round:**

All such lenders shall be invited to participate in a structured negotiation session convened by the Investment Committee with the objective of obtaining improved terms.

#### **b) Evaluation and Recommendation:**

The Authority shall evaluate the revised offers received post-negotiation and determine the most advantageous offer(s) based on overall financial and commercial terms.

#### **c) Final Decision:**

In case the tie remains unresolved, the competent authority of PDA shall exercise its discretion in determining the allocation of the loan among the tied Lender(s) / Financial Institution(s), and such decision shall be final and binding.

### **3.4 Rights of the Authority**

Prayagraj Development Authority (PDA) reserves the right to:

- accept or reject any or all bids, in full or in part, without assigning any reason;
- select one or more lenders, or enter into a consortium/multiple banking arrangement;
- reduce or modify the total loan requirement from **INR 300 Crore**, if deemed appropriate;

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- amend, modify, or cancel the bidding process at any stage.

Any such changes shall be communicated through appropriate means, including the official website or other notified channels.

In the event that PDA decides to reduce the quantum of the loan, a cut-off rate of interest may be determined based on the cost at which the revised funding requirement is met.

#### 4. Bidding Process

The bidding process for selection of lender(s) shall be conducted in a structured and transparent manner as outlined below:

##### 4.1 Stage 1: Bidding for Loan Commitment and Pricing (Expression of Interest)

###### a) Documents forming part of EOI

The EOI shall include, inter alia, the following documents:

- Bid Form (Annexure I)
- Brief Note on PDA & Proposed Projects (Annexure II)

###### b) Submission of In-Principle Sanction

As per the terms of this EOI, eligible banks/financial institutions shall submit their in-principle sanction in the prescribed format, indicating the following key terms:

Bid Terms	Bid Value
<b>Loan Amount (INR Crore)</b> (The lender may quote for the full amount or part thereof, in multiples of INR 50 Crore, subject to the aggregate funding requirement of INR 300 Crore)	
<b>Rate of Interest</b> (1 yr SBI MCLR*+ Spread)	
<b>Effective Rate of Interest</b>	
<b>Moratorium period</b>	
<b>Other Financial Terms</b>	As proposed by the lender

- For this purpose 1-year SBI MCLR is 8.80 % (As of the 15th of the preceding month, prior to the release of this EOI).

Banks have to submit their Bids on or before as prescribed in the Data Sheet above. The Bids not conforming to the formats prescribed or having any deviations would be liable to be rejected at the discretion of PDA.

#### 4.2 Bid Evaluation

##### a. Preparation of Merit List

The bids received shall be evaluated primarily on the basis of the rate of interest quoted by the lenders.

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A Merit List shall be prepared by arranging the bids in ascending order of the effective rate of interest (i.e., lowest rate ranked highest).

Based on the merit ranking, one or more lenders shall be shortlisted such that their cumulative loan commitment meets the funding requirement of INR 300 Crore.

#### **4.3 Stage 2: Final Sanctions & Documentation**

In Stage 2, the lenders shortlisted in Stage 1 shall be invited to provide final sanction for the proposed loan, based on the terms quoted during the bidding stage and subject to detailed due diligence.

The process for final sanction and financial closure shall include the following steps:

- **Detailed Due Diligence by Lenders:**

Banks will conduct a thorough due diligence process to assess the proposal, during which they may raise queries that need to be addressed by PDA.

- **Meetings / Presentations:**

If required, PDA will organize meetings or presentations to provide additional information and clarify any concerns raised by the lenders.

- **Submission of Final Sanction Letters:**

Banks will provide their final sanction letters, confirming the terms and conditions of the loan.

- **Acceptance of Sanction:**

PDA shall evaluate and accept the most suitable sanction(s) based on overall financial and commercial terms.

- **Appointment of Lenders' Legal Counsel (LLC):**

Legal counsel may be appointed for documentation and transaction structuring.

- **Preparation of Loan Agreements and Documentation:**

The necessary legal documents, including the Common Loan Agreement, will be prepared to formalize the loan arrangement.

- **Approval of Loan Documents:**

The pre-execution version of the loan documents will be submitted for approval by the PDA Board or its authorized representatives, as applicable, as well as the lenders.

- **Execution of Financing Documents & Financial Closure:**



Execution of all loan-related documents shall mark the achievement of financial closure.

*PDA may accept financing from one or more lenders, either individually or collectively, in such manner as deemed appropriate to optimize financial terms and ensure timely availability of funds.*

#### 5. Bidding Timelines

The names of the shortlisted/qualified lenders shall be published on the e-procurement portal and/or notified through appropriate communication channels.

Subsequent to shortlisting, a detailed Information Memorandum (IM) and other relevant documents may be shared with the shortlisted lender(s) to facilitate their review, due diligence, and preparation for issuance of final sanction.

Prayagraj Development Authority (PDA) intends to complete the process of selection of lender(s) and secure the Rupee Term Loan (RTL) within a reasonable timeframe from the date of issuance of this EOI, subject to timely receipt of bids, completion of due diligence, and finalization of terms.

The Authority shall endeavor to ensure that the process is conducted in an efficient and time-bound manner so as to enable timely availability of funds for execution of development projects.

All timelines indicated in the Data Sheet and subsequent communications shall be adhered to by the participating lenders. However, PDA reserves the right to modify, extend, or revise any of the timelines at its sole discretion, without assigning any reason.

Sr.No	Particulars	Date & Time
1	Release of EOI	___/___/2026 at ___:___ Hrs
2	Pre-Bid Meeting	Pre-Bid Meeting shall be conducted in Hybrid Mode (Physical and Virtual) <b>Physical Venue:</b> Prayagraj Development Authority (PDA) Indira Bhawan, Civil Lines, Prayagraj <b>VirtualMode:</b> Through Video Conferencing- Date: Time:
3	Final Submission of In-Principle Sanction (in prescribed format)	___/___/2026 at ___:___ Hrs
4	Bid Opening	___/___/2026 at ___:___ Hrs

**Note:**

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- The above schedule is indicative and may be modified at the discretion of Prayagraj Development Authority (PDA).
- Any changes in the schedule shall be communicated through the e-procurement portal or other official means.

#### 6. Evaluation of Bids

The bids submitted by the participating lenders shall be evaluated by PDA to determine the most competitive and substantially compliant offer, in accordance with the requirements and specifications set out in this EOI (including Annexure-I).

The evaluation shall be carried out based on, inter alia, the following parameters:

- **Rate of Interest and Spread over Benchmark (Primary Parameter);**
- **Quantum of Loan Offered;**
- **Overall financial and commercial terms proposed by the lender.**

A comparative assessment shall be undertaken, and a Merit List shall be prepared by arranging the bids in ascending order of the effective rate of interest (i.e., lowest rate ranked highest).

It shall be the responsibility of the Lender(s) / Financial Institution(s) to ensure that all required information, documents, and details are submitted in a complete and accurate manner as specified in the EOI. Any bid that is incomplete, inconsistent, or not in conformity with the prescribed format and requirements may be rejected at the sole discretion of PDA.

- *PDA reserves the right to seek clarifications, negotiate terms, or reject any or all bids without assigning any reason.*
- *PDA may also consider compliance with the terms of this EOI and responsiveness of the bid while evaluating the proposals.*

#### 7. Eligibility Criteria and Required Documents

The following eligibility criteria and corresponding documentary evidence shall be submitted by the Lender(s) / Financial Institution(s) as part of the Technical Proposal:

Sr. No.	Eligibility / Requirement	Documentary Evidence to be Submitted
1	The Lender shall be a Scheduled Commercial Bank / Financial Institution authorized to provide rupee-denominated loans in India	Copy of RBI License / Banking License / Certificate of Registration or proof of Scheduled Bank status (RBI list extract)
2	The Lender shall comply with all applicable regulatory requirements and possess necessary approvals and licenses	Self-certified undertaking confirming compliance with applicable RBI regulations, banking norms, and statutory requirements
3	The Lender shall not be under PCA framework or blacklisted / debarred by any Government / PSU / statutory	Single consolidated undertaking on letterhead confirming: (i) non-applicability of PCA framework, and (ii) non-

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	authority	blacklisting / non-debarment status
4	The Lender shall meet financial eligibility criteria (Net Worth $\geq$ INR 10,000 Crore)	Certificate from Statutory Auditor / Chartered Accountant confirming Net Worth as per latest audited financial statements (as on 31.03.2025)
5	The Lender shall meet benchmark rate condition (One-year MCLR $\leq$ 8.80%)	Official Bank Circular / Website extract / Certificate from authorized official confirming current MCLR
6	Submission of binding financial proposal (In-Principle Sanction)	Duly filled and signed <b>Bid Form (Annexure I)</b> , which shall be treated as the formal in-principle sanction
7	Authorization of signatory	Board Resolution / Power of Attorney authorizing the signatory
8	Valid institutional identity and tax registration	PAN, GST (if applicable), and registered office details
9	Adequate financial capacity	Audited Financial Statements for the last 3 financial years
10	Acceptance of EOI conditions	Signed and stamped copy of the complete EOI document as token of acceptance of all terms and conditions

**Note:**

A single document or undertaking may be submitted against multiple eligibility criteria wherever the same adequately satisfies the requirements, to avoid duplication of submissions.

All documents shall be duly signed and stamped by the authorized signatory of the Lender(s) / Financial Institution(s). In the absence of adequate supporting documents, the bid shall be treated as non-responsive and may be rejected at the sole discretion of the Authority.

**8. Additional Guidelines for Participation**

- During the initial stage of the Expression of Interest (EOI) process, lenders shall submit their loan commitments along with the rate of interest quoted as a spread over an applicable benchmark rate. The same shall be provided in the form of an in-principle sanction in the prescribed Bid Form included with this EOI.
- No processing charges, upfront fees, or any other charges shall be applicable for submission of the in-principle sanction at the EOI stage, unless specifically indicated by the lender in its proposal.
- The evaluation of bids shall primarily be based on the rate of interest pricing offered by the lenders. The benchmark rate and spread shall be quoted in percentage terms, up to three decimal places, to ensure uniformity and comparability.

*Handwritten marks: a signature and a circled 'R'.*

- Bids that do not conform to the prescribed formats, or that contain material deviations, incomplete information, or inconsistencies, may be rejected at the sole discretion of Prayagraj Development Authority (PDA).
- PDA reserves the right to select one or more lenders for the proposed debt facility and may, if required, structure the borrowing through a consortium or multiple banking arrangement.
- **Final Decision:** Any decision taken by PDA in relation to the bidding process, including evaluation, shortlisting, and selection of lender(s), shall be final and binding on all participating Lenders.
- **Bid Validity:** The bids submitted by the lenders shall remain valid for a period of 180 (One Hundred Eighty) days from the date of submission.
- **No Claim for Rejected Bids:** Lender(s) / Financial Institution(s) shall not be entitled to claim any costs, charges, or expenses in the event of rejection of their bids. PDA reserves the right to modify, withdraw, or cancel the EOI process at any stage without incurring any liability.
- **No Responsibility for Transmission Issues:** PDA shall not be responsible for any delay, loss, or non-receipt of bids or communications due to technical or transmission-related issues. The Authority reserves the right to accept or reject any bid without assigning any reason.
- **Right to Modify Loan Amount:** PDA reserves the right to proceed with loan documentation for an amount less than the proposed loan requirement of INR 300 Crore, without any obligation towards the Lender(s) / Financial Institution(s).
- **Confidentiality:** All information shared by PDA or submitted by the Lender(s) / Financial Institution(s) in connection with this EOI shall be treated as confidential. Such information shall not be disclosed or used for any purpose other than participation in this EOI without prior written consent of PDA.
- **Submission Guidelines:**  
Lender(s) / Financial Institution(s) shall submit their proposals online through the e-procurement portal in the prescribed format. A duly signed and stamped copy of the EOI document, along with the Financial Bid (Annexure-I) and other required documents, shall be uploaded. Any deviation from the prescribed format may result in disqualification. The submission timelines shall be as specified in the Data Sheet.
- **Contact Information:**  
For any queries or clarifications, Lender(s) / Financial Institution(s) may contact the designated officer of Prayagraj Development Authority (PDA) as specified in the Data Sheet.
- The interest rates and terms & conditions proposed by the lenders shall be open to discussion and negotiation. PDA reserves the right to accept or reject any proposal at any stage of the process without assigning any reason.

Participation in this EOI process shall be deemed as acceptance of all terms and conditions specified herein by the Lender(s) / Financial Institution(s).

### Annexure – I: Bid Form

(To be executed on the Letterhead of the Lender(s) / Financial Institution(s) and to be signed by the Authorized Signatory)

Ref. No.: \_\_\_\_\_

Date: \_\_\_\_\_

To,  
The Finance Controller  
Prayagraj Development Authority (PDA)  
Indira Bhawan, Civil Lines  
Prayagraj – 211001  
Uttar Pradesh, India

**Subject:** Proposal for Provision of a Rupee-Denominated Term Loan of up to INR 300 Crore to Prayagraj Development Authority (PDA) for Urban Development, Infrastructure, and Allied Project Requirements in Prayagraj, Uttar Pradesh.

Dear Sir,

With reference to the Expression of Interest (EOI) dated [Insert Date], we hereby submit our bid for providing a Rupee Term Loan facility to PDA, in accordance with the terms and conditions specified in the EOI document.

#### Bid Details

Sl. No.	Description	Particulars
1	Quantum of Loan Offered	INR _____ Crore (up to INR 300 Crore)
2	Interest Rate	
(i)	Benchmark Type	_____
(ii)	Benchmark Rate (%)	_____
(iii)	Spread over Benchmark (%)	_____
<b>Effective Rate of Interest (%)</b>		_____
3	<b>Moratorium Period (if any)</b>	_____
4	<b>Indicative Repayment Structure</b>	_____
5	Benchmark Reset Terms	_____
6	Documentation Requirements (if any)	_____

#### Declarations

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We hereby confirm that:

- i. We have carefully reviewed and understood the terms and conditions of the EOI and provide our in-principle approval for the proposed facility, subject to detailed due diligence and final sanction.
- ii. Our bid shall remain valid for a period of 180 (One Hundred Eighty) days from the last date of submission of bids.
- iii. In the event of our shortlisting, we undertake to proceed with due diligence and issuance of final sanction within the timelines specified in the EOI.
- iv. We understand and acknowledge that Prayagraj Development Authority (PDA) reserves the right to accept or reject our bid, in full or in part, without assigning any reason whatsoever.
- v. All terms and conditions proposed by us are subject to mutual discussion, final documentation, and regulatory approvals, wherever applicable.

**Lender(s) / Financial Institution(s) Details**

**Name of Financial Institution:** \_\_\_\_\_

**Registered Address:** \_\_\_\_\_

**Name of Authorized Signatory:** \_\_\_\_\_

**Designation:** \_\_\_\_\_

**Contact Number:** \_\_\_\_\_

**Email ID:** \_\_\_\_\_

**Authorized Signatory**

(Signature & Seal)



## **Annexure – II: Brief Note on PDA & Projects**

### **1. About Prayagraj Development Authority (PDA)**

1.1 Prayagraj Development Authority (PDA) has been constituted under the provisions of the Uttar Pradesh Urban Planning and Development Act, 1973, and is the statutory authority responsible for planned urban development in Prayagraj, Uttar Pradesh.

1.2 PDA is entrusted with the responsibility of:

- a) planned urban development and land use regulation;
  - b) development of residential, commercial, and institutional infrastructure;
  - c) implementation of housing schemes, township development, and civic amenities;
  - d) land acquisition, land pooling, and infrastructure planning;
  - e) ensuring alignment with the Master Plan and long-term urban growth strategies.
- i. PDA plays a key role in facilitating sustainable, organized, and inclusive urban growth in Prayagraj through coordinated development initiatives and infrastructure creation.
  - ii. The Authority works in close coordination with various State Government departments, urban local bodies, and other agencies to ensure integrated development of the city.
  - iii. The governance structure of PDA is led by the Divisional Commissioner (Chairperson), with the Vice-Chairman and other officials responsible for execution and administration.

### **2. Development Role and Key Activities**

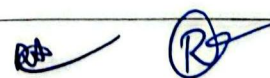
PDA has been actively engaged in the development of:

- residential and commercial layouts;
- infrastructure such as roads, drainage, water supply, and public utilities;
- urban renewal and city improvement initiatives;
- housing schemes and land development projects;
- public amenities, parks, and civic infrastructure.

The Authority continues to undertake development works aimed at improving urban livability, infrastructure capacity, and economic activity within its jurisdiction.

### **3. Current Development Strategy and Proposal**

PDA is currently undertaking and planning a series of urban development and infrastructure projects aimed at supporting the city's growth and improving service delivery.



These initiatives broadly include:

- **Land Development and Land Management:**

Acquisition, pooling, and development of land parcels for residential and commercial use.

- **Physical Infrastructure Development:**

Development and strengthening of roads, drainage systems, water supply networks, sewerage systems, and other urban infrastructure.

- **Urban Development Schemes:**

Implementation of residential, commercial, and mixed-use development schemes aligned with the Master Plan.

- **Support Infrastructure and Amenities:**

Development of public utilities, community facilities, and urban amenities.

#### 4. Proposed Funding Requirement

To support the above development initiatives, PDA proposes to raise a Rupee-Denominated Term Loan of up to INR 300 Crore.

The proposed borrowing is primarily intended to:

- support ongoing and planned infrastructure development;
- finance land development and project execution activities;
- meet working capital requirements during peak implementation phases;
- ensure timely completion of projects without cash flow constraints.

#### 5. Financial Strength and Projections

Based on projected financial statements:

- PDA's revenue is expected to grow significantly over the project period;
- profitability shows a strong upward trend, indicating improving financial performance;
- cash flows remain positive across years, reflecting financial sustainability;
- internal accruals and project revenues are expected to support loan repayment obligations.

The financial projections demonstrate PDA's ability to service the proposed debt, supported by:

- land monetization;

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- development scheme revenues;
- infrastructure-linked income streams;
- internal funds and reserves.

#### **6. Financial Viability and Repayment Comfort**

The proposed projects are designed to be financially viable and self-sustaining, with strong revenue potential arising from:

- sale/lease of developed land;
- development charges and fees;
- commercial and residential scheme proceeds;
- other permissible revenue streams.

The repayment of the proposed loan shall be aligned with projected cash flows, ensuring adequate debt servicing capability.

#### **7. Key Assumptions**

The financial projections and funding plan are based on the following key assumptions:

- stable demand for residential and commercial development;
- timely execution of projects;
- availability of required statutory approvals;
- controlled cost escalation and prudent financial management;
- continued support from Government policies and urban development initiatives.

#### **8. Conclusion**

The proposed development initiatives of PDA are expected to contribute significantly towards:

- planned urban expansion;
- infrastructure enhancement;
- economic development of Prayagraj.

The proposed borrowing of INR 300 Crore is considered financially prudent, sustainable, and adequately supported by PDA's projected revenue streams and financial strength, making it a viable and secure lending opportunity for financial institutions.

**Annexure – III: Term Sheet Summary**  
**“PDA Infrastructure Development Proposal”**

<b>Particulars</b>	<b>Details</b>
Borrower	Prayagraj Development Authority (PDA), constituted under the Uttar Pradesh Urban Planning and Development Act, 1973
Sponsor / Promoter	Prayagraj Development Authority (PDA)
Authority	The Authority is the statutory body responsible for policy-making, planning, and supervision of development activities within its jurisdiction
Facility	PDA proposes to raise a Rupee Term Loan (RTL) of up to INR 300 Crore. The sanctioned amount from each lender shall constitute the “Facility.”
Purpose of Facility	Financing of development-related activities including: <ul style="list-style-type: none"> <li>• Land acquisition, pooling, and development</li> <li>• Physical infrastructure development (roads, drainage, water supply, etc.)</li> <li>• Urban development schemes and project execution</li> <li>• Working capital and other project-related expenses</li> </ul>
Validity Period of Sanction	6 months from the date of sanction (extendable by mutual consent)
Availability Period (Drawdown Period)	As may be agreed between PDA and the selected lender(s), subject to the drawdown schedule and fulfillment of conditions precedent
Disbursement Schedule	As per drawdown schedule submitted by PDA; disbursement may be in one or multiple tranches (minimum tranche size INR 50 Crore). No commitment fees applicable
Tenor and Repayment Schedule	Indicative door-to-door tenor of 8–10 years, including moratorium of up to 2–3 years, followed by structured repayment aligned with cash flows
Interest Rate	As per bid submitted by lenders (Benchmark + Spread)
Processing / Upfront Fee	Nil at EOI stage; final terms as per mutual agreement
Prepayment	Permitted, subject to mutually agreed terms
Penal Interest	Applicable on overdue amounts as per agreed loan terms and applicable regulations
Security	To be secured by project assets, receivables, land parcels, and/or other acceptable collateral, as mutually agreed
Debt Service Reserve Account (DSRA)	To be decided based on lender requirements

**Pre-Commitment Conditions**

- Approval/resolution from competent authority of PDA for borrowing

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- Compliance with applicable statutory and regulatory requirements
- Completion of KYC and due diligence requirements of lenders
- Confirmation of utilization of funds strictly for intended purposes
- PDA to bear applicable taxes, duties, and agreed transaction-related costs

#### **Conditions Precedent to First Disbursement**

- Execution of loan agreement and financing documents
- Creation and perfection of security as agreed
- No material adverse change in PDA's financial or operational position
- Representations and warranties to be true and valid
- No event of default subsisting
- Submission of necessary approvals and authorizations

#### **Conditions Precedent to Subsequent Disbursements**

- Submission of end-use certificate (certified by Chartered Accountant), as required
- Compliance with drawdown conditions and project progress requirements
- Continued validity of representations and warranties

#### **Other Conditions**

- Requirement of TEV report or any other due diligence report shall be as per lender's internal policy
- Any waivers or relaxations shall be subject to mutual agreement between PDA and the lender(s)

#### **Governing Law**

This facility shall be governed by the laws of India, and the courts at Prayagraj, Uttar Pradesh shall have jurisdiction, unless otherwise agreed in the financing documents.

#### **General Conditions**

The terms outlined above are indicative in nature and are intended to provide a broad framework for discussions between PDA and prospective lenders.

These terms are non-binding and subject to detailed due diligence, internal approvals, and mutual negotiation. Both parties shall have the flexibility to modify the terms in accordance with prevailing market conditions, regulatory requirements, and institutional policies.

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This framework is intended to facilitate a mutually beneficial financing arrangement, ensuring timely execution of development projects and financial sustainability of the Authority.

**Annexure – IV: Illustrative Calculation of Average Maturity**

*(For Rupee Term Loan – INR 300 Crore)*

The following table provides an illustrative framework for calculating the Average Maturity Period of the Rupee Term Loan based on drawdowns and repayments.

**RTL Facility Amount – INR 300 Crore**

Quarter End	Drawdown	Repayment	Outstanding Balance	No. of Days	Balance with Borrower	Time Weighted Balance
	(A)	(B)	(C = Previous + A – B)	(D)	(E)	(F = E × D / 365)
Q1						
Q2						
Q3						
Q4						
Subsequent Quarters, as applicable						

**Note:**

- This table is illustrative only and shall be finalized based on the actual drawdown and repayment schedule agreed with the lender(s).
- The purpose of this annexure is to assist in computation of average maturity and interest cost analysis.

*(Handwritten initials)*

**Annexure – V: Illustration – Price Discovery (for Authority)**

***(Indicative Lender(s)'s Merit List based on Interest Rate / All-in Cost)***

The following table illustrates the methodology for preparation of the Merit List of Lenders based on competitive pricing:

Sl. No.	Lender(s) / Financial Institution(s)	Loan Amount (INR Crore)	Interest Rate / Spread (%)	Upfront Charges	All-in Cost (%)
1	B1		I1	U1	A1
2	B2		I2	U2	A2
3	B3		I3	U3	A3
4	B4		I4	U4	A4
5	B5		I5	U5	A5

**Shortlisting Criteria:**

- Lender(s) / Financial Institution(s) shall be ranked in ascending order of All-in Cost / Effective Interest Rate.
- Lenders offering the lowest cost of borrowing shall be ranked highest.
- Based on the ranking, one or more lenders shall be shortlisted such that the cumulative loan commitment meets the required amount of INR 300 Crore.

**Note:**

- The above table is illustrative and intended only for demonstrating the evaluation methodology.
- The final selection shall be based on actual bids received and evaluation criteria defined in the EOI.

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