

## NOTICE INVITING EOI

THE TIMES OF INDIA, MUMBAI  
FRIDAY, APRIL 17, 2026



### **EXPRESSION OF INTEREST (EOI)**

CIDCO invites **Expression of Interest (EOI)** from applicants (manufacturing units, warehousing, or logistics Companies) for the **Lease of 12 Nos of plots within Integrated Logistics Park in Pushpak Node, Navi Mumbai** under Pass-Through Policy.

#### **EOI Schedule**

- 1) Release of EOI Document on **20.04.2026** at **11:00 AM**
- 2) EOI submission start Date on **20.04.2026** at **05:00 PM**
- 3) Pre-EOI Meeting Date on **05.05.2026** at **03:00 PM**
- 4) Last Date for Submission on **04.06.2026** up to **05:00 PM**
- 5) Opening of Technical Bids Date on **05.06.2026** at **03:00 PM**

#### **Important Instructions:**

- 1) The detailed EOI document can be downloaded from the Government of Maharashtra e-Tendering Portal: **<https://mahatenders.gov.in/nicgep/app>**
- 2) Applicants shall submit their EOIs online through the above portal only.
- 3) Queries, if any, may be sent via email to: **[mm.commercial@cidcoindia.com](mailto:mm.commercial@cidcoindia.com)** from **20-04-2026** to **04-05-2026**.
- 4) Replies to queries shall be published online as Corrigendum on **12-05-2026**.
- 5) CIDCO reserves the right to accept or reject any or all EOIs without assigning any reason thereof.

**Marketing Manager  
(Commercial)**

CIN - U99999 MH 1970 SGC-014574  
[www.cidco.maharashtra.gov.in](http://www.cidco.maharashtra.gov.in)

CIDCO/PR/025/2026-27

## NOTICE INVITING EOI

महाराष्ट्र टाइम्स | मुंबई | शुक्रवार, १७ एप्रिल २०२६



### स्वारस्याची अभिव्यक्ती (ईओआय)

सिडको पास-थ्रू धोरणांतर्गत नवी मुंबईतील पुष्पक नोड येथील एकात्मिक लॉजिस्टिक पार्क मधील १२ भूखंड भाडेतत्वावर देण्यासाठी अर्जदारांकडून (उत्पादन युनिट्स, वेअरहाउसिंग किंवा लॉजिस्टिक्स कंपनी) स्वारस्याची अभिव्यक्ती (ईओआय) आमंत्रित करत आहे.

#### ईओआय वेळापत्रक

- १) ईओआय दस्तऐवज प्रसिद्धी २०.०४.२०२६ रोजी स. ११:०० वा.
- २) ईओआय सादर करण्याची सुरुवातीची तारीख २०.०४.२०२६ रोजी सायं. ०५:०० वा.
- ३) ईओआय पूर्व बैठकीची तारीख ०५.०५.२०२६ रोजी दु. ०३:०० वा.
- ४) सादर करण्याची शेवटची तारीख ०४.०६.२०२६ रोजी सायं. ०५:०० वा. पर्यंत
- ५) तांत्रिक बोली उघडण्याची तारीख ०५.०६.२०२६ रोजी दु. ०३:०० वा.

#### महत्वाच्या सूचना:

- १) सविस्तर ईओआय दस्तऐवज महाराष्ट्र सरकारच्या ई-टेंडरिंग पोर्टल: <https://mahatenders.gov.in/nicgep/app> वरून डाउनलोड करता येतील.
- २) अर्जदारांनी त्यांचे ईओआय केवळ वरील पोर्टलद्वारे ऑनलाइन सादर करावेत.
- ३) काही प्रश्न असल्यास, त्या २०-०४-२०२६ ते ०४-०५-२०२६ या कालावधीत [mm.commercial@cidcoindia.com](mailto:mm.commercial@cidcoindia.com) या ईमेलवर पाठवता येतील.
- ४) विचारलेल्या प्रश्नांची उत्तरे १२-०५-२०२६ रोजी शुद्धीपत्रक म्हणून ऑनलाइन प्रकाशित केली जातील.
- ५) सिडको कोणतेही कारण न देता कोणतेही किंवा सर्व ईओआय (EOI) स्वीकारण्याचा किंवा नाकारण्याचा अधिकार राखून ठेवत आहे.

विपणन व्यवस्थापक  
(व्यावसायिक)

CIN - U99999 MH 1970 SGC-014574

[www.cidco.maharashtra.gov.in](http://www.cidco.maharashtra.gov.in)

सिडको/जनसंपर्क/०२५/२०२६-२७

## NOTICE INVITING EOI

नवभारत टाइम्स | मुंबई | शुक्रवार, 17 अप्रैल 2026



### अभिरुचि की अभिव्यक्ति (EOI)

सिडको, पास-श्रू नीति के तहत, नवी मुंबई के पुष्पक नोड स्थित एकीकृत लॉजिस्टिक्स पार्क में 12 भूखंडों के पट्टे के लिए आवेदकों (विनिर्माण इकाइयाँ, वेयरहाउसिंग या लॉजिस्टिक्स कंपनियाँ) से अभिरुचि की अभिव्यक्ति (EOI) आमंत्रित करता है।

#### अभिरुचि की अभिव्यक्ति (EOI) अनुसूची

- 1) EOI दस्तावेज जारी करने की तिथि: 20.04.2026 को प्रातः 11:00 बजे
- 2) EOI जमा करने की प्रारंभ तिथि: 20.04.2026 को सायं 05:00 बजे
- 3) EOI-पूर्व बैठक की तिथि: 05.05.2026 को दोपहर 03:00 बजे
- 4) जमा करने की अंतिम तिथि: 04.06.2026 को सायं 05:00 बजे तक
- 5) तकनीकी बोलियां खोलने की तिथि: 05.06.2026 को दोपहर 03:00 बजे

#### महत्वपूर्ण निर्देश:

- 1) विस्तृत EOI दस्तावेज महाराष्ट्र सरकार के ई-टेंडरिंग पोर्टल से डाउनलोड किया जा सकता है: <https://mahatenders.gov.in/nicgep/app>
- 2) आवेदक अपनी EOI केवल उपरोक्त पोर्टल के माध्यम से ऑनलाइन जमा करेंगे।
- 3) प्रश्न, यदि कोई हों, तो 20-04-2026 से 04-05-2026 तक ईमेल द्वारा [mm.commercial@cidcoindia.com](mailto:mm.commercial@cidcoindia.com) पर भेजे जा सकते हैं।
- 4) प्रश्नों के उत्तर 12-05-2026 को शुद्धिपत्र के रूप में ऑनलाइन प्रकाशित किए जाएंगे।
- 5) सिडको को किसी भी EOI को बिना कोई कारण बताए स्वीकार या अस्वीकार करने का अधिकार सुरक्षित है।

विपणन प्रबंधक

(वाणिज्यिक)

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सिडको/जनसंपर्क/024/2026-27

## NOTICE INVITING EOI

The City and Industrial Development Corporation of Maharashtra Limited (the “Authority”), through the process of e-tender cum e-auction process i.e. ‘One Stage Two Cover System followed by e-auction’, invites globally reputed and experienced Single business entities or Consortia (not more than 03 members), who deem themselves qualified based on the criteria for eligibility (hereinafter referred to as "the Applicant” / “Bidder” / “Tenderer”), for **“Lease of 12 Nos of plots within the Integrated Logistics Park in Pushpak Node, Navi Mumbai under the Pass-Through Policy”**, as per details mentioned below:

1.	<b>Name of the Assignment</b>	Lease of 12 Nos of plots within the Integrated Logistics Park in Pushpak Node, Navi Mumbai under the Pass-Through Policy																																																				
2.	<b>Area of the plots being offered in ILP</b>	<p>The areas</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Plot Number</th> <th style="text-align: center;">Plot Size (Acres)</th> <th style="text-align: center;">Plot Size (sqm)</th> <th style="text-align: center;">Note: plot</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">P1</td><td style="text-align: center;">4.08</td><td style="text-align: center;">16,511</td><td></td></tr> <tr><td style="text-align: center;">P2</td><td style="text-align: center;">4.60</td><td style="text-align: center;">18,615</td><td></td></tr> <tr><td style="text-align: center;">P3</td><td style="text-align: center;">8.48</td><td style="text-align: center;">34,317</td><td></td></tr> <tr><td style="text-align: center;">P4</td><td style="text-align: center;">8.54</td><td style="text-align: center;">34,560</td><td></td></tr> <tr><td style="text-align: center;">P5</td><td style="text-align: center;">9.96</td><td style="text-align: center;">40,306</td><td></td></tr> <tr><td style="text-align: center;">P6</td><td style="text-align: center;">10.90</td><td style="text-align: center;">44,110</td><td></td></tr> <tr><td style="text-align: center;">P7</td><td style="text-align: center;">11.65</td><td style="text-align: center;">47,145</td><td></td></tr> <tr><td style="text-align: center;">P8</td><td style="text-align: center;">12.90</td><td style="text-align: center;">52,204</td><td></td></tr> <tr><td style="text-align: center;">P9</td><td style="text-align: center;">14.39</td><td style="text-align: center;">58,234</td><td></td></tr> <tr><td style="text-align: center;">P10</td><td style="text-align: center;">14.28</td><td style="text-align: center;">57,789</td><td></td></tr> <tr><td style="text-align: center;">P11</td><td style="text-align: center;">15.24</td><td style="text-align: center;">61,674</td><td></td></tr> <tr><td style="text-align: center;">P12</td><td style="text-align: center;">39.52</td><td style="text-align: center;">1,59,931</td><td></td></tr> </tbody> </table> <p>indicated herein are approximate and subject to demarcation on site. The final plot area shall be as determined upon such demarcation and shall be recorded in the Lease Agreement.</p> <p><b>Further details of plots are in section 1.2 of EOI document</b></p>	Plot Number	Plot Size (Acres)	Plot Size (sqm)	Note: plot	P1	4.08	16,511		P2	4.60	18,615		P3	8.48	34,317		P4	8.54	34,560		P5	9.96	40,306		P6	10.90	44,110		P7	11.65	47,145		P8	12.90	52,204		P9	14.39	58,234		P10	14.28	57,789		P11	15.24	61,674		P12	39.52	1,59,931	
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3.	<b>Base Rate</b>	The minimum rate of Rs. 24,711 per square meter (i.e. Rs. 10 Crore per acre) fixed by the Authority for bidding.																																																				
4.	<b>Base Price of plot</b>	The minimum price of the plot (Base Rate x Plot Area in sqm) fixed by the Authority.																																																				

5.	<b>Bid Parameter</b>	Highest Bid Price per sqm for the plot (The amount quoted by a bidder for per sqm of plot in the Financial Bid).
6.	<b>Bid Price per sqm</b>	The amount quoted by a bidder for per sqm of plot in the Financial Bid is Bid Price per sqm. It has to be higher than the Base Rate for that plot.
7.	<b>Total Payable Amount</b>	The amount payable by the Selected Developer i.e. Bid Price per sqm x Area of the Plot in sqm
8.	<b>Minimum Guaranteed Investments</b>	Minimum Guaranteed Investments within a period of 2 years from the date of execution of the lease agreement as per requirement stated in the EOI document.
9.	<b>Lease tenure</b>	60 years (including the Construction Period) from the Date of Signing of Lease Agreement.
10.	<b>Issue / Downloading of tender from e-auction portal</b>	<b>From 20.04.2026 to 04.06.2026 up to 17.00 hrs, IST</b>
11.	<b>Last date &amp; time for submission (Bid Due Date)</b>	<b>04.06.2026 up to 17.00 hrs</b>
12.	<b>Tender Fee</b>	<b>Rs 60,000/-</b> to be paid online
13.	<b>E-Tender cum E-Auction Processing Fee:</b>	INR 1,000/- (Indian Rupees One Thousand Only) – plus applicable GST, to be paid via online payment gateway mode only. (Non-refundable, non-transferrable.)

14.	<b>Earnest Money Deposit (EMD)/ Bid Security</b>	EMD (approx. 1% of Base Price for the plot) shall be paid online through the CIDCO e-auction portal as per the prescribed procedure. The payment must be completed and validated before the Bid Due Date, and the transaction receipt shall be uploaded along with the bid.
15.	<b>Validity of tender</b>	180 days from the Bid Due date

The bidder must fulfil Minimum Qualifying Requirements and other requirements stipulated in the EOI. The tender shall remain valid for acceptance for a period of 180 days from the date fixed for opening of the tender.

The Bidding Schedule and Bidding documents will be available on the official website of e-auction portal of CIDCO Ltd. i.e. <https://eauction.cidcoindia.com>. The EOI documents are required to be submitted only through online submission via the same e- portal.

  
**Marketing Manager (Commercial),**  
**Date:**

**Signature and Seal of applicant:**

### EOI SCHEDULE

Name of Work : **Lease of 12 Nos of plots within the Integrated Logistics Park in Pushpak Node, Navi Mumbai under the Pass-Through Policy.**

C.A. No. : **02/E.O.I/MM (Comm.)/2026-27**

Sr. No.	CIDCO Stage	DD-MM-YYYY	Hrs : Mins.
1	Publishing Date	20-04-2026	11:00 Hrs.
2	Document Download / Sale Start Date	20-04-2026	17:00 Hrs.
3	Document Sale End Date	04-06-2026	17:00 Hrs.
4	EOI Submission Start Date	20-04-2026	17:00 Hrs.
5	EOI Submission End Date	04-06-2026	17:00 Hrs.
6	EOI Opening Date	05-06-2026	15:00 Hrs.

**NOTE :**

- 1) All applicants are requested to upload documents as mentioned in the EOI document eligibility criteria on given envelopes in <https://mahatenders.gov.in>.
- 2) Applicants are requested to upload their queries online on e-mail ID **mm.commercial@cidcoindia.com** of **Marketing Manager (Commercial)** from **20-04-2026** to **04-05-2026** and the reply to these queries will be given ONLINE on **12-05-2026** as a Corrigendum.

  
**Marketing Manager (Commercial),**  
**Date:**

**Signature and Seal of applicant:**