

Ref No. : CEC-III/BND/Tech/EOI/2475

Dt. 17.12.2025



**Maharashtra State Power Generation Company**

**(CIN NO-U40100MH2005SGC153648)**

**Office of Chief Engineer ( C ) – III**

Prakashgad , Bandra ( E ) , Mumbai – 400 051

Ph. No. 26474211 Extn 2558/2590

Email : cgmcivil3@mahagenco.in

**Wanted office Premises on lease.**

MSPGCL intends to hire office from the individual /firms on long term lease basis admeasuring around **4000** sft. carpet area which are in ready to occupy condition preferably on Ground or Ground and First floor or any other floor with lift facility for office purpose. The preferred location of the premises shall be within a walkable distance (upto 1.00 km ) from MSEB Prakashgad Building , Bandra (E). or complete details please long on to “ [www.mahagenco.in](http://www.mahagenco.in)”

Sd/-

**Chief Engineer(C)-.III**

For publication on website

## **Maharashtra State Power Generation Company**

**Office of :-**

**The Chief Engineer (Civil) -III  
M.S.P.G.C.L. 2nd floor,  
Prakashgad Building, G-9,  
Prof. Anant Kanekar Marg,  
Bandra(E) Mumbai. 400 051.**

Ph. No. 26474211 Extn 2558/2590

Email : cgmcivil3@mahagenco.in

### **Wanted office Premises on lease.**

- 1) MSPGCL intends to hire premises to accommodate its office and guest house from the individual /firms on long term lease basis admeasuring around **4000** sft. Carpet area) which are in ready to occupy condition preferably on Ground or Ground and First floor or any other floor with lift facility for office purpose. The preferred location of the premises shall be within a walkable distance ( upto 1.00 Km ) MSEB Prakashgad Building , Bandra ( E )
- 2) The property has to be within 1.00 Km radius walking distance from MSEB, Bandra Prakashgad office .
- 3) The property should be around 4000 sqft carpet area on one single floor.
- 4) The property should be approved for commercial use as per MCGM .
- 5) The building where the property is situated should have minimum of 3 lifts
- 6) The owner should offer minimum 5 parking spaces with the property.
- 7) The property should not be in a core bare shell at the time of possession.
- 8) Once the property is selected the possession should be given immediately.
- 9) At the time of filling this criteria , the property should be vacant & not leased to anyone else.

- 10) The property shouldn't have any kind of legal attachments or claims pending in the name of the owner or subject property at the time of bidding
- 11) The floor to ceiling height of the property should be minimum 12 feet.
- 12) The premises offered should be in good and ready to occupy condition. The owners of the premises will have to hand over the possession of premises immediately after the acceptance of their offer by the department.
- 13) **Addition & alteration works:-** During the period of tenancy, if the lessee desires to carry out any addition & alternations works at its own cost as per the requirement of the Deptt. Lessor will permit the same on the existing terms and conditions and obtain any permission if required, from the local authority. Lessor will also provide space for display signboards without any extra cost.
- 14) **Lease period:-** the lease will be 5 years and minimum notice period of three months from either side for termination of agreement. The lease period will be extendable for further 5 year mutually agreed escalation or reduction in rent. However, Notice for vacation will not be served by either parties within initial period of 24 months
- 15) **Water Supply :** The owner should ensure and provide adequate supply of drinking water and water for W.C & Lavatory throughout the lease period at his own cost. In case of non availability of drinking water for any reason, the lessor should arrange /supply packed drinking water sufficient for occupied staff and visitors.
- 16) **Electricity :**
  - a) The building should have sufficient electrical / power load sanctioned and made available to the Corporation.
  - b) If required, additional electric power will have to be arranged by the Lessor/ Offerer at his / their cost from the energy suppliers.
  - c) Electricity charges will be borne by the lessee for the area taken on lease, on actual basis based on the separate meter which would be provided by the lessor. Any additional cost on the electrical connectivity will be borne by the owner/lessor.
- 17) **Parking :** The landlord shall provide minimum 5 Car parking & sufficient Two Wheelers parking space ( Open / Covered) in the premises and same shall be mentioned in the expression of interest.

- 18) **Lease agreement** :- Will be with the Owner & Rent will be paid to respective owner. The Registration & Stamp duty charges will be shared equally between the Lessee and the lesser.
- 19) **Income Tax**:- will be deducted at source at prevailing rate.
- 20) **GST** :- Will be paid by lessee in addition to monthly rent as per prevailing rate .
- 21) The intending owner /lease holder shall submit the application along-with following documents -
- a) A set of plant, sections, elevations and site plan of the premises offered showing the details dimensions, main approach road, road on either side if any, which of the roads and adjacent properties etc. around the properties.
  - b) Floor plan of premises offered along-with list of amenities /furniture available.
  - c) A copy of the title investigation and search report along with copies of title deed documents.
  - d) Photograph of building and premises showing relevant details.
- 22) All intending owner /lease holder requested to submit their expression of interest along-with duly filled in application with the relevant documents/ information at the following address so as to reach this office on or before **26<sup>th</sup> Dec-2025** :-

**Office of :-**  
**The Chief Engineer (Civil) -III**  
**M.S.P.G.C.L. 2nd floor,**  
**Prakashgad Building**  
**Prof. Anant Kanekar Marg,**  
**Bandra(E) Mumbai. 400 051.**

- 23) The short-listed vendors will be informed in writing by the Company for arranging site inspection of the offered premises.
- 24) Canvassing in any form will disqualify the owner and their offers will not be considered.
- 25) Tenders from intermediaries or brokers will not be entertained.
- 26) The MSPGCL reserves the right to accept any or to reject any or all OFFERS at his sole discretion without assigning reasons thereof.

**Place:-Mumbai**

**Date.:- 17/12/2025**

**Sd/-  
Chief Engineer ( C )-III**

**FORMAT OF APPLICATION FOR LEASE OF PREMISES**

**From :**

**To,**

The Chief Engineer (Civil) -III  
M.S.P.G.C.L. 2nd floor,  
Prakashgad Building  
Prof. Anant Kanekar Marg,  
Bandra(E) Mumbai. 400 051.

**Subject :** Expression of interest for lease of office premises to MSPGCL

Ref : No.

Dear Sir,

With reference to your advertisement for hiring of premises on lease/rent, we submit herewith our expression of interest to offer for the same with following technical particulars/details for your consideration.

01 :	Full particulars of the legal owner of the premises:	
a.	Name	
b.	Office Address & Telephone No.	
c.	Residence address & Telephone No.	
d.	PAN	
e.	Mobile No	
f.	E-mail address	

02	Property details	
a.	Complete Address and location of the building:	
b.	No. of floors	
c.	In case the premises offered is in a multi-storied building having other tenants, specify the floor(s) in which the premises offered for hire is situated.	
d.	Total area in each floor including common area(floor - wise to be furnished) (enclose certified sketch plan also)	
e.	Total Carpet Area offered for rent in Sq.ft	
f.	Covered Parking area in Sq.ft. for exclusive use of lessee	
g.	Type of flooring and details of amenities available	
h.	Availability and no. of lift	
g.	Particulars of completion certificate :  (Enclose attested / self - certified copy of completion certificate issued by Competent Authority.)	
h.	Whether accommodation offered for rent is free from litigation including disputes in regard to ownership, pending taxes / dues or like.	

03	Availability of water supply :	
a.	Municipal Tap	: (Yes / No)
b.	Borewell	(Yes / No)
04	Electricity connection	
a.	Sanction load :  (additional load/ 3 phase electric connection, if required by the lessee will be provided by the owner)	
b.	Whether electrical installation and fitting, power plugs, switches etc. provided	( Yes / No )
c.	Availability of separate metre :	(Yes / No)
d.	Whether any power backup is available? Specify the capacity (load).	
05	Condition Of the Building :  (Mention year of construction and present condition)	
06	Details of Fire Safety Mechanism, if any :	

07	Whether the building is centrally air-conditioned	( Yes / No)
08	List of documents attached :	1. Title Deed showing the ownership of the premises/ land.  2. Certified copies of approved drawings from Municipal Corporation authorities or any other competent authority.  3. Property Tax receipts.  4. Floor plan of premises offered  5. Photograph showing relevant details.  6. Any other ( pl specify)
09	Any other information. (Give brief details)	

**OFFER FORM**

<b>SN</b>	<b>Details</b>	<b>To be filled in by owner of premises</b>
1	Total carpet area offered ( sqft ) :	
2	Total Built-up area including loading	
3	Monthly lease rent per sqft of carpet area including Municipal taxes and Maintenance charges	
4	Total Monthly lease rent per month including Municipal taxes and Maintenance charges	

Note : The GST will be paid separately by the lessee as per prevailing rates .

Yours faithfully,

**Name & signature with stamp (if any)**

**Date :**

**Place :**