



**NOTICE INVITING EXPRESSION OF INTEREST (EOI)
FOR EMPANELMENT OF CONSULTING FIRM FOR
CARRYING OUT TECHNICAL & FINANCIAL MODELLING
OF URBAN INFRASTRUCTURE PROJECTS AND
SUPPORTING URBAN LOCAL BODIES IN ASSET
MAINTENANCE AND MONETIZATION**

EOI No.

Dated: 06/02/2026

HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED
Bengaluru Regional Office,
N-703 & 704, North Block, No.47,
Manipal Centre, Dickenson Road, Bengaluru - 560 042

Email id: bro@hudco.org


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Regional Chief
HUDCO Regional Office
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1. Overview:

Housing and Urban Development Corporation Limited (HUDCO), a Navratna, Government of India CPSE under the Ministry of Housing & Urban Affairs (MOHUA), is a premier techno-financing institution engaged in the financing and promotion of housing and urban infrastructure projects throughout India. HUDCO was established on April 25, 1970 as a wholly owned Government company with the objective to provide long term finance and undertake housing and urban infrastructure development programs. HUDCO has a Pan-India presence through wide network of Regional and Development Offices and occupies a key position in the GOI's growth plans and implementation of its policies for the housing and urban infrastructure sector.

HUDCO invites Expression of Interest (EOI) from reputed consultants/ firms for empanelment for Technical & Financial Modelling of Urban Infrastructure Projects and to support ULBs in Asset Maintenance and Monetization.

For further details, bidders can visit HUDCO's website i.e. www.hudco.org.in

2.0 Scope of Work

i. Preparation of Detailed Project Report of the Urban Infrastructure projects comprising:

- a. Formulation and conceptualization of the project framework
- b. Preparation of architectural, structural, and layout drawings
- c. Assessment of demand and usage patterns with forecasting analysis
- d. Engineering design and detailed cost estimation
- e. Preparation of revenue models and financial projections
- f. Structuring of Public-Private Partnership (PPP) development models
- g. Preparation of the Techno-Economic Feasibility Report (TEFR)
- h. Conducting Environmental Impact Assessment (EIA) and related studies

ii. Financial Modelling of the Urban Infrastructure projects comprising:

- a. Detailed forecasting and analysis of potential revenue streams
- b. Formulation of optimal capital structure and financing strategies
- c. Development of comprehensive cash flow models
- d. Identification and evaluation of project-related financial risks
- e. Conducting sensitivity and scenario analysis to assess project viability

iii. Maintenance & Monetisation of Existing Assets

- a. Formulation of Asset Register
- b. Technical and Legal Due diligence of Existing Assets
- c. Preparation of RFP for Monetization
- d. Roadmap for Capacity Augmentation
- e. Strategy for Operation & Maintenance

The scope of work mentioned above is indicative in nature and not exhaustive. All the works incidental/ related to the successful completion of above activities related to Technical Modelling of the Urban Infrastructure projects and to support ULBs in Asset Maintenance and Monetization shall also form part of the scope of work of the Consultant/Firms.


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3.0 Eligibility Criteria

The applicants who fulfill the following eligibility criteria will qualify for empanelment with HUDCO.

- 3.1. The applicant Firm/company should be incorporated in India for a minimum of 07 years and registered under relevant law/regulation etc. as may be applicable to them.
- 3.2. The Firm should be registered with GeM.
- 3.3. The firm having its office with sufficient experienced staff in the required sector in the State of Karnataka may be considered.
- 3.4. The controlling stake in the firm should be held by an Indian entity/ person and the firm shall submit a declaration with respect to the same.
- 3.5. The Firm should have Minimum annual turnover of Rs.2 crores (Rupees Two crore only) during the last 3 years as per audited accounts.
- 3.6. The key personnel of the firm should have experience of more than 07 years having undertaken consultancy assignments in the area. CV of key personnel needs to be submitted along with work experience details as per **Annexure-V**.
- 3.7. The Firm should have experience in the Area for a period of minimum 07 (Seven) years ending last day of preceding month of the date of this EoI.
- 3.8. The applicant should have completed successfully 3 projects in the area in the last 07 years out of which at least one work/project should be for Govt. Dept/ PSUs/ Financial Institutions/ Nationalized Banks/ State Govt./ Govt. of India details as per **Annexure-III**.
- 3.9. The firm has not been debarred from functioning by any regulatory authority and there is no investigation pending against the concern during last five years.
- 3.10. The bidder should declare whether any partner/employee of the firm/ company has any relation with any employee working in HUDCO and if so give the name of the employee and the relationship, and also whether any of them has relationship within the meaning of Section 2(77) of the Companies Act, 2013 with any of the Directors of HUDCO, the Statutory Auditors etc.
- 3.11. None of the partners / employees has been convicted of any offence.
- 3.12. No appeal / unresolved dispute / suit / case is pending at any court in India regarding the right to carry on practice as on the date of submission of Tender.
- 3.13. Firm is required to certify that it will not indulge in any fraudulent activity or allow anybody else working in our organization to indulge in fraudulent activities and would immediately apprise HUDCO of the fraud/ suspected fraud as soon as it comes to their notice.
- 3.14. Bidders who are registered with MSME, SC/ST and Women owned MSMEs may also participate in the bidding process as notified by the Ministry of Micro, Small and Medium Enterprises, Govt. of India. Relaxations as announced by Govt. of India from time to time shall be applicable to these bidders subject to full compliance of other terms and conditions of the NIT. Product range mentioned in

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such certificate should be similar to requirements of this NIT. Valid documentary evidence of MSME's registration is to be submitted/uploaded.

4.0 Documents to be submitted:

- 4.1. Copy of **Registration and Incorporation** Certificate of the applicant /firm, to whomsoever applicable.
- 4.2. In case of partnership firm, the applicant should submit partnership deed.
- 4.3. Certificate of registration with GeM.
- 4.4. Applicant shall submit self-attested documentary proof supporting the details as indicated in all Annexures (**refer Annexures- I to VI**).
- 4.5. The Annual turnover of the Firm and Profit and Loss Account statement by way of Professional Fees/ consultancy operations for the last three years, duly certified by a Chartered Accountant shall be submitted alongwith UDIN No. The above should be supported by copies of Audited Balance Sheet and Chartered accountant certificate and in case of applicant being sole proprietor / member, the Income Tax Return (ITR) of last three years ending March, 2025 shall be furnished.
- 4.6. Copy of Permanent Account Number (PAN) in the name of the Firm and in the name of all the Directors of the Firm or atleast three Directors of the Firm if the Directors are more than three.
- 4.7. Copy of Aadhaar No. of all the Directors of the Firm or atleast three Directors of the Firm if the Directors are more than three.
- 4.8. Copy of valid GST Registration No.
- 4.9. Copy of ESI Registration and EPF Registration/ Account No.
(In case the applicant is exempted from registration of EPF and ESI they may submit copy of the document in support thereof issued by the concerned Govt. Dept./ Agencies etc. with such provisions OR submit an undertaking indicating the provision /rule/guidelines under which the exemption is claimed alongwith copy thereof)

5.0 Instructions & Guidelines for Submission of Application Form for Empanelment.

- 5.1 The "Application form for empanelment" can be downloaded from HUDCO's website www.hudco.org.in and Govt. portal www.eprocure.gov.in.
- 5.2 The applicant shall submit hard copy of the "Application form for Empanelment of Consultants in various fields/ areas" duly filled, along with supporting documents in a sealed envelope addressed to the **Regional Chief** superscribing "**Application for Empanelment of the Consulting firm**" by Post/Courier/by hand so as to reach this office on or before **24.02.2026**.
- 5.3 The applicant should study the EOI document carefully and understand the conditions and specifications etc. The applicant or their authorized representative should sign & stamp every page of the EOI document.
- 5.4 The applicant or his official representative is invited to attend a clarification meeting which will take place at **Bengaluru Regional Office, N-703 & 704, North Block, No.47, Manipal Centre, Dickenson Road, Bengaluru - 560 042**. The applicants are required to submit any question on issues relating to the empanelment by E-mail, so as to reach through e-mail: bro@hudco.org not later than 3 (three) days before the date fixed for the meeting. The purpose of the meeting is to clarify the

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issues raised and to answer supplementary questions on such issues. Minutes of the meeting including the text of the questions raised and the responses given will be uploaded on HUDCO website. Any modification of the EOI document which may become necessary as a result of the clarification(s) meeting shall be made exclusively through the issue of an Addendum/Corrigendum and not through the Minutes of the Meeting.

- 5.5 The empanelment shall be valid for a period of **2 years** from the date of issue of letter of empanelment. The panel may be extended further at the sole discretion of HUDCO.
- 5.6 The present exercise is only for screening of qualified consultants for empanelment in various fields/areas and mere empanelment of a consultant will not guarantee him award of any work by HUDCO. As per the actual requirement of work, as and when a need arises, HUDCO will invite fresh bids from the empanelled consultants **through GeM only** and the works will be awarded to the successful bidders based on the criteria (inclusive of financial criteria) to be decided at that time. Further, the empanelment is based upon a broad understanding of the typical scope of work required. The exact scope of work, fee details and other relevant terms and conditions will be shared with the consultant at the time of invitation of bids for project as per requirement.
- 5.7 HUDCO will be at liberty to call 'open tenders', if desired for any specific project/works in the fields/areas specified herein and consultants shall have no objection to this even if they have been empanelled.
- 5.8 Empanelled consultants would be entitled to tender against invitation of bids issued by HUDCO in respect of specific projects.
- 5.9 The applicant Firm/company should be incorporated in India and registered under relevant law/regulation etc. as may be applicable to them.
- 5.10 HUDCO reserves the right to accept or reject any or all applications without assigning any reason whatsoever. HUDCO reserves the right to call off the process of short listing of empanelment of consultants at any stage without assigning any reason thereof.
- 5.11 HUDCO may also obtain services from the empanelled consultant for the specified field/area and making available specific field experts to handhold the work as per requirement of the project.
- 5.12 All future communication/changes/additional information shall be notified through websites only by way of Addendum/Corrigendum to this Eoi.

6.0 IMPORTANT DATES

Eoi Publication date	06.02.2026
Eoi download date	06.02.2026
Clarification Date Meeting/Pre bid meeting	13.02.2026
Eoi submission Last date	02.03.2026



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Annexure – I

ORGANIZATIONAL DETAILS

Sl. No	Parameters	Details
1	Organization Name & Address	
2	Year of Establishment/Incorporation	
3	Names and Designations of the persons authorized for single point interaction with HUDCO	
4	Status of Firm Proprietorship/Pvt. Ltd./ Public Ltd./Partnership Company/Any Other	
5	PAN No in the name of Firm/Applicant	
6	GST Registration No	

Note- copies of all documents indicated above shall be enclosed.

Date

Stamp/Signatures of the applicant

Place

Name and Designation



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Annexure-II

DETAILS OF DIRECTORS/PARTNERS/PROPRIETORS

S. No.	Name of the Director/ Proprietor	Academic Qualification	Designation	Address/ Phone No /Fax/ E mail	Directors Identification No. (DIN)

Date

Stamp/Signatures of the applicant

Place

Name and Designation



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Annexure III

**CONSULTANCY ASSIGNMENTS COMPLETED DURING THE LAST 05 YEARS
ENDING LAST DAY OF PRECEDING MONTH (.....) for the
.....(Field/Area).**

S. No.	Name of Work / Project with address	Short description of Consultancy assignment / Scope of Work	Name and address of Owner / Client	Cost of Work/ Project / Consultancy fee (as the case may be)	Date of start of work/ Project Stipulated & Actual	Date of Completion of Work/ Project Stipulated & Actual	Any other Information

Note: Minimum 3 Successfully completed projects of similar nature

Note :

- 1) The works/ project mentioned shall be supported with Work Orders/ agreements and completion Certificates/ proof of completion.
- 2) The work order/agreement should clearly mention scope of work of the project. The applicant can also submit other document/letter indicating scope of work of the project submitted.
- 3) Applicant should have completed at least one work/project for Govt. Dept/ PSUs/ Financial Institutions/ Nationalised Banks/ State Govt./ Govt. of India.

Date

Stamp/Signatures of the applicant

Place

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Annexure IV**FINANCIAL STATUS**

Sr. No.	Financial Year	The Annual turnover of the Firm as per audited accounts	Profit/Loss
1.	2022-23		
2.	2023-24		
3.	2024-25		

Note:

- 1) The above should be supported by copies of Audited Balance Sheet and Chartered accountant certificate.
- 2) In case of applicant being sole proprietor / member, the Income Tax Return (ITR) of last three years ending March, 2025 shall be furnished.

Signature of the Chartered Accountant

CA Registration Number:

Seal/ Stamp

Date

Stamp/Signatures of the applicant

Place

Name and Designation



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Annexure V**Details of Key Professional**

Sr. No.	Name and Designation	Qualifications	Experience (in years)	Important Projects handled

*CVs of Key Personnel (mentioning work experience details) should be attached along with qualification/degree certificates.

Date

Stamp/Signatures of the applicant

Place

Name and Designation



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TO WHOMSOEVER IT MAY CONCERN

1. It is certified that our Firm _____ is not black-listed by any Govt. Dept/ PSUs/ Financial Institutions/Nationalised Banks/ State Govt./ Govt. of India, during the last 03 years.
2. It is certified that our Firm _____ is having in-house capability of carrying out the said Consultancy services as laid down in Notice Inviting Expression of Interest (EOI) for Empanelment.
3. The firm has not been debarred from functioning by any regulatory authority and there is no investigation pending against the concern during last five years.
4. Any partner/employee of the firm/ company has not any relation with any employee working in HUDCO.
5. None of the partners / employees has been convicted of any offence.
6. No appeal / unresolved dispute / suit / case is pending at any court in India regarding the right to carry on practice as on the date of submission of Tender.
7. Our Firm will not indulge in any fraudulent activity or allow anybody else working in our organization to indulge in fraudulent activities and would immediately apprise HUDCO of the fraud/ suspected fraud as soon as it comes to their notice.
8. Firm shall, during the tenure of the Contract and at any time thereafter keep all information relating to the work in full confidence and shall not, unless so authorized in writing by HUDCO, divulge or grant access to any information about the work or its results and shall prevent anyone becoming acquainted with either through Tax Consultant or its personnel or agents. Any monetary penalty / loss levied by any authority due to breach of the above clause will be the sole responsibility of the firm.
9. It is further certified that all information/ data furnished in the Application Form for Empanelment are true to the best of our knowledge & belief and we understand & acknowledge that if any of these information/dates is found to be incorrect, it will lead to cancellation of Empanelment with HUDCO.

Date

Stamp/Signatures of the applicant

Place

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