

ISSUED FOR EXPRESSION OF INTEREST

EXPRESSION OF INTEREST

MAIN CONTRACTOR — CIVIL & FINISHING WORKS

XLRI AMARAVATI Campus Development (Phase I Package includes — all the necessary things for campus living and learning for 1000 students – Academic block, Library, Administration Block, Innovation center, student residences block - Hostel, Dining, Faculty residences block, Executive education block, student activities and sports complex, Jesuit block - Training, House & Chapel Facilities).

AMARAVATI, ANDHRA PRADESH, INDIA

EMPLOYER

XLRI Xavier School of Management

**PROJECT MANAGEMENT
CONSULTANT**

Lighthouse Canton Alternatives
Asset Manager Pvt Ltd

DOCUMENT REFERENCE

EOI/MC-CF/XLRI/2026

Document Control

DOCUMENT REF. NO.	EOI/MC-CF/XLRI/2026
EMPLOYER	XLRI Xavier School of Management
PROJECT MANAGEMENT CONSULTANT	Lighthouse Canton Alternatives Asset Manager Pvt Ltd
DOCUMENT TITLE	Expression of Interest — Main Contractor (Civil & Finishing Works)
PROJECT	XLRI Amaravati Campus Development Package — Phase I Package includes — all the necessary things for campus living and learning for 1000 students – Academic block, Library, Innovation center, Administration Block, student residences block - Hostel, Dining, Faculty residences block, Executive education block, student activities and sports complex, Jesuit block - Training, House & Chapel Facilities). And also, STP, Services yards
LOCATION	
DOCUMENT STATUS	
DATE OF ISSUE	
REVISION	
TOTAL PAGES	Issued for Expression of Interest
	25th August 2026
	Rev. 0
	Page 1 of [total]

Revision History

REV.	DATE	DESCRIPTION	PREPARED BY	REVIEWED BY	APPROVED BY
------	------	-------------	-------------	-------------	-------------

Rev. 0	25-Aug-	2026	Issued for Expression	of Interest	
Confidential — Issued by XLRI					
Page 2 of 13					
Rev. 0 · 07 August 202					

PMC Team

Project Director

Client

Distribution List

SL. NO.	ORGANISATION	ROLE	COPY TYPE
1	XLRI Xavier School of Management	Employer	Controlled
2	Lighthouse Canton Alternatives Asset Manager Pvt Ltd	PMC	Controlled
3	Prospective Applicants	Applicant	Uncontrolled

1. Cover / Invitation Letter

To,
Prospective Applicants

Subject: Expression of Interest for Main Contractor — Civil & Finishing Works for XLRI Amaravati Campus Development Package

XLRI Xavier School of Management ("Employer"), through its Project Management Consultant, Lighthouse Canton Alternatives Asset Manager Pvt Ltd ("PMC"), invites Expressions of Interest from experienced and suitably qualified contracting organizations for the execution of the Main Contractor package for Civil & Finishing Works in relation to the proposed campus development package comprising hostel, dining, training, chapel and Jesuit facilities at Amaravati, Andhra Pradesh.

The Employer is presently undertaking a market-sounding exercise to assess contractor interest, capability alignment and likely market participation for this package. This communication is being issued solely for that purpose. It is not a tender, request for proposal, request for quotation, or an invitation to bid for award of works at this stage.

Interested organizations are invited to submit a brief response in the manner set out in this document. A more detailed pre-qualification process and, thereafter, a formal tender process may be undertaken by the Employer in due course, at its sole discretion.

Yours faithfully,
For XLRI Amaravati

Director, XLRI Amaravati Project



2. Project Snapshot

PROJECT NAME	XLRI Amaravati Campus Development Package — (as described above for Phase I)
LOCATION	Amaravati, Andhra Pradesh, India
CAMPUS SITE EXTENT	Approximately 61.7 acres
CURRENT PACKAGE BUILT-UP AREA	Approximately 15,000,00 Sq.ft. gross built-up area
INDICATIVE PACKAGE COMPONENTS	Academic Block; Executive Education Block; Chapel Block; Jesuit Residence Block; Training Facility Block(s); Boy Hostel Block; Girl Hostel Block; Faculty residence Block, Dining Block; Library Block, Innovation Block, Administration Block, Student Centre and Sports Block; and associated site/interface works related to the package
INDICATIVE SCOPE	Main Contractor — Civil Works and Finishing Works, including substructure/superstructure civil works, architectural finishes, waterproofing, common-area completion, and coordination with other appointed agencies and package interfaces
INDICATIVE DELIVERY APPROACH	Phased execution across multiple building fronts within an active campus-development programme
INDICATIVE TIMELINE	Overall execution timeline and milestone requirements shall be communicated in the detailed tender stages; respondents should, however, be capable of timely mobilization and phased delivery in a fast-track multi-block environment – fully functioning campus by May 2028.

3. Purpose Statement

This Expression of Interest is intended only to gauge market interest and identify contracting organizations whose profile appears broadly aligned with the project requirements.

This EOI is expressly non-binding and is issued only as a preliminary market-sounding exercise. Issuance of this EOI does not oblige the Employer or the PMC to issue a detailed pre-qualification document, shortlist any respondent, invite any respondent to tender, or award any work.

For ease of reference, the Employer may circulate, along with this EOI, an addendum/reference pre-qualification document setting out the likely evaluation framework contemplated for a later stage. However, respondents to this EOI are not being asked at this stage to submit the full annexures, evidentiary schedules, or detailed qualification package contemplated under the later pre-qualification process.

4. Indicative Qualification Snapshot (Non-Scored, Self-Screening Only)

Contracting organizations considering a response self-assess, on a broad and indicative basis, whether they generally align with the anticipated contractor profile for this package. Organizations that broadly meet most of the following parameters are more likely to be suitable for the subsequent stages:

- 1 The organization should be an established civil contracting entity with an adequate track record in India.
- 2 The organization should demonstrate healthy financial standing, positive net worth, and adequate liquidity/working-capital support for a project of this nature.
- 3 The organization should have experience in executing large institutional, educational, residential, hospitality, or comparable multi-story / multi-block building projects involving substantial civil and finishing works.
- 4 Preference is likely to be given to organizations with experience on campus-style developments or projects involving hostels, training/academic buildings, dining/common facilities, and multi-block coordination.
- 5 Regional execution capability in Andhra Pradesh / Telangana, or the ability to promptly establish such capability upon award, will be relevant.
- 6 The organization should possess appropriate statutory registrations, safety systems, and quality-management practices expected for projects of this scale.
- 7 The organization should be capable of deploying an experienced project leadership team and managing concurrent work fronts within a phased delivery programme.

The detailed eligibility requirements, supporting-document requirements and evaluation methodology, when issued, shall be governed exclusively by the formal pre-qualification documents circulated by the Employer/PMC at the relevant stage.

5. What is Expected in Response

At this EOI stage, interested organizations are requested to submit only a concise response comprising the following:

- 1 A one-page company profile.
 - 2 A brief list of relevant completed and/or ongoing projects of similar nature.
 - 3 A simple letter/email confirming interest in participating in the proposed pre-qualification / tender process for this package.
-

Respondents are specifically requested not to submit a full tender, priced offer, or the complete pre-qualification annexure package at this stage, unless separately requested by the Employer/PMC.

6. Response Deadline & Mode of Submission

Responses may be submitted by email in PDF form to the contact designated by the Employer/PMC.

PARAMETER	VALUE
RESPONSE DEADLINE	<i>On or before 8th September, 2026</i>
SUBMISSION MODE	Email / electronic submission
SUBMISSION CONTACT	<i>director.amaravati@xlri.ac.in</i>
EMAIL SUBJECT LINE	Expression of Interest — Main Contractor (Civil & Finishing Works) — XLRI Amaravati Campus Development Package – Phase I

The Employer/PMC may, at its discretion, extend the response deadline, seek clarifications, or request brief follow-up discussions with selected respondents.

7. Process Roadmap

Respondents are requested to note the intended procurement sequence for this package as follows:

STAGE 1 Expression of Interest (this document) Market sounding and initial confirmation of interest	STAGE 2 Detailed Pre-Qualification To be issued, if decided, to respondents and/or other parties identified by the Employer/PMC	STAGE 3 Tender / Bid Process To be issued only to contractors shortlisted through the detailed pre-qualification process, if such process is undertaken
--	--	--

The Employer reserves the right to modify this sequence, combine stages, omit stages, invite additional parties, or discontinue the process entirely.

8. Disclaimer

This EOI is issued without any commitment, representation or warranty, express or implied, on the part of the Employer or the PMC.

Without limitation:

- (a) the Employer shall have no obligation to issue a detailed pre-qualification document to any or all respondents;
- (b) the Employer shall have no obligation to invite any respondent to tender;
- (c) the Employer reserves the right to amend, expand, reduce, re-package, defer, or cancel the proposed scope or procurement process at any time;
- (d) no costs, expenses, or losses incurred by any respondent in connection with this EOI or any subsequent discussions shall be reimbursed by the Employer or the PMC; and
- (e) the Employer/PMC may use the responses received purely for internal planning, packaging and procurement strategy purposes.

Nothing in this EOI shall be construed as creating any legal relationship, obligation to contract, promise of shortlisting, or assurance of award.

9. Attachment / Addendum Note

Along with EOI the percipients shall fill in the requirements of the pre-qualification document, if they are showing their interest to participate.

— Issued by XLRI Xavier School of Management, through its Project Management Consultant, Lighthouse Canton Alternatives Asset Manager Pvt Ltd —

— END OF EOI DOCUMENT —
