Hitsu Mota & Co
Chartered Accountants

CA Hitsu Mota
ACA, B.Com
+91 9022979747
+91 7021746417

To
MahaRERA Authority

Sub: Financial Viability of Project
Project Name: Mauli Residency
RERA Application Number: REA99000168800

Respected Sir,

This is to state that, as per the ASR value, the average price of a flat is approximately **₹17,00,000 to ₹23,00,000**. However, the prevailing market prices in the area range between **₹28,00,000 to ₹40,00,000**.

The project is financially viable; however, due to the requirement under **Form 3** to value flats/properties/units strictly as per ASR value, the project appears financially unviable **only on paper** (i.e., for the purpose of Form 3).

Kindly consider the above clarification.

Thanking you,

Yours faithfully,
For Hitsu Mota & Co
Chartered Accountants

HITSU MOTA & CO. VASAI CHARTERED ACCOUNTANTS

CA Hitsu Mota
Membership No 176521
Place Vasai Road
Date: - 21/11/2025
UDIN:- 25176521BMLGAU1276

Confirm By
For M/s HOS Nirmaan LLP

Partner