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Date: 22.12.2024

From:
M. S Sakthivel Raja,
S/o.M. S. Subba Raja (Late),
592 C2 Srirengapalayam,
Rajapalayam, Virudunagar Dist – 626117.

To:
The Chairperson,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No. 1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Dear Sir,

Sub: Cost calculation of Real Estate Project: KUMARAN THOTTAM
TNRERA Registration Number: **TNPLI54942024** as on 04th Nov 2024.

S. No.	Particulars	Incurred Amount in Rs.
1	(1) Land Cost	
	i. Amount paid to the land Owner at the time of purchasing the Property	5,30,100.00
	ii. Market Value of this Property	72,400.00
	iii. Incidental costs related to the acquisition of land such as stamp duty, brokerage, premium paid to the government authorities related to the land	85,000.00
	iv. Property and other taxes, fees paid	44,000.00
		7,31,500.00
2	(2) Development Cost	
	i. On site expenditure for development of entire project i.e. consultant fees, site overheads, development works, cost of services including water, electricity, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the development of the entire project registered.	26,50,000.00
	ii. Payment of taxes, cess, fee, charges, approval cost of construction etc. premiums, interest etc. to any Statutory Authority.	1,70,000.00
	iii. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on development funding or money borrowed for development & project.	5,30,000.00
		33,50,000.00
3	(3) Total Cost	**40,81,500.00**

In compliance of the provisions of the TNRERA Act and is based on the records and documents by me and since the only one project is running in this concern all the cost is considered as directly related to the project.

Yours faithfully,

M. S. Sakthivel Raja



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