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3/350/2 Mettukuppam,
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Official Property Record

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Date: 25.03.2025

From:
V.MANOHAR,
K. GOVINDASAMY,
No.19, Dharmaraja Kovil Street,
Sholinganallur – 600 119.

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: MG AVENUE.
TNRERA Registration Number:_____ as on 7th April 2025.

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	3,50,80,000/-
	ii. Guideline Value of this Property	1,19,84,186/-
	iii. Incidental costs related to the acquisition of land such as stamp duty, brokerage, premium paid to the government authorities related to the land	5,50,000/-
	iv. Property and other taxes, fees paid	80,000/-
		3,57,10,000/-
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.	55,00,000/-
	ii. Payment of taxes, cess, fee, charges, approval cost of construction etc. premiums, interest etc. to any Statutory Authority.	1,75,000/-
	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.	12,50,000/-
		69,25,000/-
3	(3) Total Cost	**4,26,35,000/-**

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,



our services doesn't just end there

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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

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