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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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(Format for consent letter for maintaining and operating RERA designated bank accounts for a real estate project)

Consent Letter for maintaining and operating RERA designated bank accounts for a real estate project

Date: 27-08-2026

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chennai.

Sir,

I, residing at **First Floor, No.1, F01, Global Hub – West Wing, Morais City, Tiruchirappalli – 620 007**, along with **Mr. J.S. LEYRONNE MORAIS., Managing Director, M/s. MORAIS DEVELOPERS PRIVATE LIMITED** (name of the ~~person~~ / promoter) have jointly filed an application with TNRERA for registration of the real estate project **MORAIS LUXE & MORAIS ASTRA** to be set up at **Survey Numbers 205/4D2, 205/4H1B2, 205/4I2A2, 205/4I2B, 205/5A1A2, 207/2A1B, 207/1B1A2 & 208/1A1A2, Plot No. 406, 407 & 408 South Part at Morais City Extension - I, Keelakurichi Village, Thiruverumbur Panchayat Union, Thiruverumbur Taluk, Tiruchirappalli District, Tamil Nadu State, India** (project details – name of the ~~Layout or~~ Building, address and Survey Nos.) in compliance of Section 3(1) of the Real Estate (Regulation and Development) Act, 2016.

2(i). I/We are the owners of the project land and applied for registration of the above said real estate project with TNRERA.

OR

2(ii). I/We are the land owners, who have entered into an agreement with the promoter for developing the above said real estate project.

3(i). In compliance of Section 4(2)(l)(D) of the Act, following three bank accounts have been opened in the name of ....., who is one of the land owner for the above real estate project in ..... Branch of .....Bank.

Sl. No.	Name of the Account	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	
3.	RERA Designated Transaction Account (30%)	

OR

3(ii). In compliance of Section 4(2)(l)(D) of the Act, following three bank accounts have been opened in the name of **Mr. J.S. LEYRONNE MORAIS., Managing Director, M/s. MORAIS DEVELOPERS PRIVATE LIMITED,** (name of the promoter), who is the promoter for developing the above real estate project, in **SIRUTHOZHIL TIRUCHIRAPPALLI** Branch of **STATE BANK OF INDIA** Bank.

Sl. No.	Name of the Account	Account No.
1.	RERA Designated Collection Account (100%)	45110747747
2.	RERA Designated Separate Account (70%)	45110700480
3.	RERA Designated Transaction Account (30%)	45110776278

4. The amount realized from the allottees from time to time will be first deposited in the 'RERA Designated Collection Account'. Seventy percent (70%) of the amount from the above account shall be transferred through auto sweep facility to the 'RERA Designated Separate Account' at the end of the same day. The balance 30% amount will be transferred to the 'RERA Designated Transaction Account'.

5. I hereby convey my consent for maintaining and operating the aforesaid bank accounts by **Mr. J.S. LEYRONNE MORAIS., Managing Director, M/s. MORAIS DEVELOPERS PRIVATE LIMITED** (name of the ~~person~~/promoter).

	Name and address of the Landowner/s	Mobile No.	e-Mail ID	Signature	Date
1.	Mrs. Cecilia Edel Priya	9677813424	priyamorais@moraiscity.com		
2.	Mr. J.S. Leyronne Morais	9629003333	leyronne@moraiscity.com		

Note: Please strike out the portion which is not applicable.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.