Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

CARPET AREA STATEMENT														DATE:27.08.2026	
SITE ADDRESS: RESIDENTIAL APARTMENT BUILDING IN SF.NO: 205/4D2, 205/4H1B2, 205/4i2A2, 205/4i2B, 205/5A1A2, 207/2A1B, 207/1B1A2, 208/1A1A2, PLOT NO: 406, 407, 408 SOUTH PART MORAIS CITY EXTENSION - 1, KEELAKURICHI VILLAGE, THIRUVERUMBUR PANCHAYAT UNION, THIRUVERUMBUR TALUK & THIRUCHIRAPPALLI DISTRICT.														
SL.NO	BUILDING NAME	BLOCK	FLOOR	TYPE	APARTMENT NOs.		(A) CARPET AREA(AS PER SEC 2(K) OF THE RERA ACT) (SQ.M)	(B) EXCLUSIVE BALCONY (SQ.M)	(C) EXCLUSIVE VERANDAH/ UTILITY/ SERVICE/ OPEN TERRACE (SQ.M)	(D) AREA OF EXTERNAL WALLS (SQ.M)	(E) =(A+B+C+D) FLOOR AREA OF THE APARTMENT (SQ.M)	(F) PROPORTIONATE COMMON AREA (SQ.M)	G = (E+F) GROSS AREA OF THE APARTMENT (SQ.M)	(H) UDS LAND AREA (SQ.M)	(i) CAR PARKING (NOS.)	
															COVERED	OPEN
1	MORAIS LUXE	1	1	Residential	101	3BHK	84.77	7.65	0	9.87	102.29	16.33	118.62	39.71	1	
2			1	Residential	102	3BHK	85.94	5.94	0	11.35	103.23	16.48	119.71	40.08	1	
3			1	Residential	103	3BHK	84.56	5.91	0	10.35	100.82	16.09	116.91	39.14	1	
4			1	Residential	104	3BHK	85.63	7.64	0	10.13	103.40	16.50	119.90	40.14	1	
5			1	Residential	105	3BHK	85.83	7.63	0	10.35	103.81	16.57	120.38	40.30	1	
6			1	Residential	106	2BHK	73.99	5.90	0	9.53	89.42	14.27	103.69	34.71	1	
7			1	Residential	107	2BHK	70.67	5.90	0	9.01	85.58	13.66	99.24	33.22	-	
8			1	Residential	108	2BHK	72.87	5.93	0	8.06	86.86	13.86	100.72	33.72	-	
9			1	Residential	109	3BHK	85.06	7.61	0	8.92	101.59	16.22	117.81	39.44	1	

For LUXICA PROPERTIES PRIVATE LIMITED

DIRECTOR

For MORAIS DEVELOPERS PRIVATE LIMITED

MANAGING DIRECTOR

Er. R.JEYASEELAN, B.E., MBA.,
REGISTERED ENGINEER (GRADE I) DTCP.
REGN No. : RE / Gr.I / DTCP / TRICHY /
DEC 22 / 389 / 14.12.2022
103, SECOND STREET. GANESAPURAM,
TRICHY-620 014.
CELL : 95009 02267

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SL.NO	BUILDING NAME	BLOCK	FLOOR	TYPE	APARTMENT NOs.		(A) CARPET AREA(AS PER SEC 2(K) OF THE RERA ACT) (SQ.M)	(B) EXCLUSIVE BALCONY (SQ.M)	(C) EXCLUSIVE VERANDAH/ UTILITY/ SERVICE/ OPEN TERRACE (SQ.M)	(D) AREA OF EXTERNAL WALLS (SQ.M)	(E) =(A+B+C+D) FLOOR AREA OF THE APARTMENT (SQ.M)	(F) PROPORTIONATE COMMON AREA (SQ.M)	G = (E+F) GROSS AREA OF THE APARTMENT (SQ.M)	(H) UDS LAND AREA (SQ.M)	(i) CAR PARKING (NOS.)	
															COVERED	OPEN
10	MORAIS LUXE	1	2	Residential	201	3BHK	84.77	7.65	0	9.87	102.29	16.33	118.62	39.71	1	
11			2	Residential	202	3BHK	85.94	5.94	0	11.35	103.23	16.48	119.71	40.08	1	
12			2	Residential	203	3BHK	84.56	5.91	0	10.35	100.82	16.09	116.91	39.14	1	
13			2	Residential	204	3BHK	85.63	7.64	0	10.13	103.40	16.50	119.90	40.14	1	
14			2	Residential	205	3BHK	85.83	7.63	0	10.35	103.81	16.57	120.38	40.30	1	
15			2	Residential	206	2BHK	73.99	5.90	0	9.53	89.42	14.27	103.69	34.71	1	
16			2	Residential	207	2BHK	70.67	5.90	0	9.01	85.58	13.66	99.24	33.22	-	
17			2	Residential	208	2BHK	72.87	5.93	0	8.06	86.86	13.86	100.72	33.72	-	
18			2	Residential	209	3BHK	85.06	7.61	0	8.92	101.59	16.22	117.81	39.44	1	

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SL.NO	BUILDING NAME	BLOCK	FLOOR	TYPE	APARTMENT NOs.		(A) CARPET AREA(AS PER SEC 2(K) OF THE RERA ACT) (SQ.M)	(B) EXCLUSIVE BALCONY (SQ.M)	(C) EXCLUSIVE VERANDAH/ UTILITY/ SERVICE/ OPEN TERRACE (SQ.M)	(D) AREA OF EXTERNAL WALLS (SQ.M)	(E) =(A+B+C+D) FLOOR AREA OF THE APARTMENT (SQ.M)	(F) PROPORTIONATE COMMON AREA (SQ.M)	G = (E+F) GROSS AREA OF THE APARTMENT (SQ.M)	(H) UDS LAND AREA (SQ.M)	(i) CAR PARKING (NOS.)	
															COVERED	OPEN
19	MORAIS LUXE	1	3	Residential	301	3BHK	84.77	7.65	0	9.87	102.29	16.33	118.62	39.71	1	
20			3	Residential	302	3BHK	85.94	5.94	0	11.35	103.23	16.48	119.71	40.08	1	
21			3	Residential	303	3BHK	84.56	5.91	0	10.35	100.82	16.09	116.91	39.14	1	
22			3	Residential	304	3BHK	85.63	7.64	0	10.13	103.40	16.50	119.90	40.14	1	
23			3	Residential	305	3BHK	85.83	7.63	0	10.35	103.81	16.57	120.38	40.30	1	
24			3	Residential	306	2BHK	73.99	5.90	0	9.53	89.42	14.27	103.69	34.71	1	
25			3	Residential	307	2BHK	70.67	5.90	0	9.01	85.58	13.66	99.24	33.22	-	
26			3	Residential	308	2BHK	72.87	5.93	0	8.06	86.86	13.86	100.72	33.72	-	
27			3	Residential	309	3BHK	85.06	7.61	0	8.92	101.59	16.22	117.81	39.44	1	

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103, SECOND STREET, GANESAPURAM,
TRICHY-620 014.
CELL : 95009 02267

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SL.NO	BUILDING NAME	BLOCK	FLOOR	TYPE	APARTMENT NOs.		(A) CARPET AREA(AS PER SEC 2(K) OF THE RERA ACT) (SQ.M)	(B) EXCLUSIVE BALCONY (SQ.M)	(C) EXCLUSIVE VERANDAH/ UTILITY/ SERVICE/ OPEN TERRACE (SQ.M)	(D) AREA OF EXTERNAL WALLS (SQ.M)	(E) =(A+B+C+D) FLOOR AREA OF THE APARTMENT (SQ.M)	(F) PROPORTIONATE COMMON AREA (SQ.M)	G = (E+F) GROSS AREA OF THE APARTMENT (SQ.M)	(H) UDS LAND AREA (SQ.M)	(i) CAR PARKING (NOS.)	
															COVERED	OPEN
28	MORAIS LUXE	1	4	Residential	401	3BHK	84.77	7.65	0	9.87	102.29	16.33	118.62	39.71	1	
29			4	Residential	402	3BHK	85.94	5.94	0	11.35	103.23	16.48	119.71	40.08	1	
30			4	Residential	403	3BHK	84.56	5.91	0	10.35	100.82	16.09	116.91	39.14	1	
31			4	Residential	404	3BHK	85.63	7.64	0	10.13	103.40	16.50	119.90	40.14	1	
32			4	Residential	405	3BHK	85.83	7.63	0	10.35	103.81	16.57	120.38	40.30	1	
33			4	Residential	406	2BHK	73.99	5.90	0	9.53	89.42	14.27	103.69	34.71	1	
34			4	Residential	407	2BHK	70.67	5.90	0	9.01	85.58	13.66	99.24	33.22	-	
35			4	Residential	408	2BHK	72.87	5.93	0	8.06	86.86	13.86	100.72	33.72	-	
36			4	Residential	409	3BHK	85.06	7.61	0	8.92	101.59	16.22	117.81	39.44	1	

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SL.NO	BUILDING NAME	BLOCK	FLOOR	TYPE	APARTMENT NOs.		(A) CARPET AREA(AS PER SEC 2(K) OF THE RERA ACT) (SQ.M)	(B) EXCLUSIVE BALCONY (SQ.M)	(C) EXCLUSIVE VERANDAH/ UTILITY/ SERVICE/ OPEN TERRACE (SQ.M)	(D) AREA OF EXTERNAL WALLS (SQ.M)	(E) =(A+B+C+D) FLOOR AREA OF THE APARTMENT (SQ.M)	(F) PROPORTIONATE COMMON AREA (SQ.M)	G = (E+F) GROSS AREA OF THE APARTMENT (SQ.M)	(H) UDS LAND AREA (SQ.M)	(i) CAR PARKING (NOS.)	
															COVERED	OPEN
37	MORAIS LUXE	1	5	Residential	501	3BHK	84.77	7.65	0	9.87	102.29	16.33	118.62	39.71	1	
38			5	Residential	502	3BHK	85.94	5.94	0	11.35	103.23	16.48	119.71	40.08	1	
39			5	Residential	503	3BHK	84.56	5.91	0	10.35	100.82	16.09	116.91	39.14	1	
40			5	Residential	504	3BHK	85.63	7.64	0	10.13	103.40	16.50	119.90	40.14	1	
41			5	Residential	505	3BHK	85.83	7.63	0	10.35	103.81	16.57	120.38	40.30	1	
42			5	Residential	506	2BHK	73.99	5.90	0	9.53	89.42	14.27	103.69	34.71	1	
43			5	Residential	507	2BHK	70.67	5.90	0	9.01	85.58	13.66	99.24	33.22	-	
44			5	Residential	508	2BHK	72.87	5.93	0	8.06	86.86	13.86	100.72	33.72	-	
45			5	Residential	509	3BHK	85.06	7.61	0	8.92	101.59	16.22	117.81	39.44	1	

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103, SECOND STREET, GANESAPURAM,
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CELL : 95009 02267

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															COVERED	OPEN
46	MORAIS ASTRA	2	1	Residential	101	3BHK	81.28	5.80	0	8.95	96.03	15.73	111.76	37.42	1	
47			1	Residential	102	2BHK	73.88	6.13	0	9.73	89.74	14.70	104.44	34.97	1	
48			1	Residential	103	2BHK	71.83	6.12	0	8.90	86.85	14.23	101.08	33.84	-	
49			1	Residential	104	2BHK	70.12	5.94	0	8.14	84.20	13.80	98.00	32.81	-	
50			1	Residential	105	3BHK	83.57	5.73	0	9.43	98.73	16.18	114.91	38.47	1	
51			1	Residential	106	3BHK	83.45	5.81	0	9.36	98.62	16.16	114.78	38.43	1	
52			1	Residential	107	2BHK	71.44	5.91	0	10.15	87.50	14.34	101.84	34.09	1	
53			1	Residential	108	2BHK	69.97	6.01	0	7.14	83.12	13.62	96.74	32.39	-	
54			1	Residential	109	2BHK	74.01	5.91	0	9.15	89.07	14.59	103.66	34.71	1	
55			1	Residential	110	3BHK	86.39	5.82	0	8.37	100.58	16.48	117.06	39.19	1	

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															COVERED	OPEN
56	MORAIS ASTRA	2	2	Residential	201	3BHK	81.28	5.80	0	8.95	96.03	15.73	111.76	37.42	1	
57			2	Residential	202	2BHK	73.88	6.13	0	9.73	89.74	14.70	104.44	34.97	1	
58			2	Residential	203	2BHK	71.83	6.12	0	8.90	86.85	14.23	101.08	33.84	-	
59			2	Residential	204	2BHK	70.12	5.94	0	8.14	84.20	13.80	98.00	32.81	-	
60			2	Residential	205	3BHK	83.57	5.73	0	9.43	98.73	16.18	114.91	38.47	1	
61			2	Residential	206	3BHK	83.45	5.81	0	9.36	98.62	16.16	114.78	38.43	1	
62			2	Residential	207	2BHK	71.44	5.91	0	10.15	87.50	14.34	101.84	34.09	-	
63			2	Residential	208	2BHK	69.97	6.01	0	7.14	83.12	13.62	96.74	32.39	-	
64			2	Residential	209	2BHK	74.01	5.91	0	9.15	89.07	14.59	103.66	34.71	1	
65			2	Residential	210	3BHK	86.39	5.82	0	8.37	100.58	16.48	117.06	39.19	1	

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															COVERED	OPEN
66	MORAIS ASTRA	2	3	Residential	301	3BHK	81.28	5.80	0	8.95	96.03	15.73	111.76	37.42	1	
67			3	Residential	302	2BHK	73.88	6.13	0	9.73	89.74	14.70	104.44	34.97	1	
68			3	Residential	303	2BHK	71.83	6.12	0	8.90	86.85	14.23	101.08	33.84	-	
69			3	Residential	304	2BHK	70.12	5.94	0	8.14	84.20	13.80	98.00	32.81	-	
70			3	Residential	305	3BHK	83.57	5.73	0	9.43	98.73	16.18	114.91	38.47	1	
71			3	Residential	306	3BHK	83.45	5.81	0	9.36	98.62	16.16	114.78	38.43	1	
72			3	Residential	307	2BHK	71.44	5.91	0	10.15	87.50	14.34	101.84	34.09	-	
73			3	Residential	308	2BHK	69.97	6.01	0	7.14	83.12	13.62	96.74	32.39	-	
74			3	Residential	309	2BHK	74.01	5.91	0	9.15	89.07	14.59	103.66	34.71	1	
75			3	Residential	310	3BHK	86.39	5.82	0	8.37	100.58	16.48	117.06	39.19	1	

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DIRECTOR

For MORAIS DEVELOPERS PRIVATE LIMITED

MANAGING DIRECTOR

For MORAIS DEVELOPERS PRIVATE LIMITED

DIRECTOR

Er. R.JEYASEELAN,B.E.,MBA.,
REGISTERED ENGINEER (GRADE I) DTCP
REGN No. : RE / Gr.I / DTCP / TRICHY /
DEC 22 / 389 / 14.12.2022
103, SECOND STREET, GANESAPURAM,
TRICHY-620 014.
CELL : 95009 02267

CARPET AREA STATEMENT														DATE:27.08.2026	
SITE ADDRESS: RESIDENTIAL APARTMENT BUILDING IN SF.NO: 205/4D2, 205/4H1B2, 205/4i2A2, 205/4i2B, 205/5A1A2, 207/2A1B, 207/1B1A2, 208/1A1A2, PLOT NO: 406, 407, 408 SOUTH PART MORAIS CITY EXTENSION - 1, KEELAKURICHI VILLAGE, THIRUVERUMBUR PANCHAYAT UNION, THIRUVERUMBUR TALUK & THIRUCHIRAPPALLI DISTRICT.															
SL.NO	BUILDING NAME	BLOCK	FLOOR	TYPE	APARTMENT NOs.		(A) CARPET AREA(AS PER SEC 2(K) OF THE RERA ACT) (SQ.M)	(B) EXCLUSIVE BALCONY (SQ.M)	(C) EXCLUSIVE VERANDAH/ UTILITY/ SERVICE/ OPEN TERRACE (SQ.M)	(D) AREA OF EXTERNAL WALLS (SQ.M)	(E) =(A+B+C+D) FLOOR AREA OF THE APARTMENT (SQ.M)	(F) PROPORTIONATE COMMON AREA (SQ.M)	G = (E+F) GROSS AREA OF THE APARTMENT (SQ.M)	(H) UDS LAND AREA (SQ.M)	(i) CAR PARKING (NOS.)	
															COVERED	OPEN
76	MORAIS ASTRA	2	4	Residential	401	3BHK	81.28	5.80	0	8.95	96.03	15.73	111.76	37.42	1	
77			4	Residential	402	2BHK	73.88	6.13	0	9.73	89.74	14.70	104.44	34.97	1	
78			4	Residential	403	2BHK	71.83	6.12	0	8.90	86.85	14.23	101.08	33.84	-	
79			4	Residential	404	2BHK	70.12	5.94	0	8.14	84.20	13.80	98.00	32.81	-	
80			4	Residential	405	3BHK	83.57	5.73	0	9.43	98.73	16.18	114.91	38.47	1	
81			4	Residential	406	3BHK	83.45	5.81	0	9.36	98.62	16.16	114.78	38.43	1	
82			4	Residential	407	2BHK	71.44	5.91	0	10.15	87.50	14.34	101.84	34.09	-	
83			4	Residential	408	2BHK	69.97	6.01	0	7.14	83.12	13.62	96.74	32.39	-	
84			4	Residential	409	2BHK	74.01	5.91	0	9.15	89.07	14.59	103.66	34.71	1	
85			4	Residential	410	3BHK	86.39	5.82	0	8.37	100.58	16.48	117.06	39.19	1	

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															COVERED	OPEN
86	MORAIS ASTRA	2	5	Residential	501	3BHK	81.28	5.80	0	8.95	96.03	15.73	111.76	37.42	1	
87			5	Residential	502	2BHK	73.88	6.13	0	9.73	89.74	14.70	104.44	34.97	1	
88			5	Residential	503	2BHK	71.83	6.12	0	8.90	86.85	14.23	101.08	33.84	-	
89			5	Residential	504	2BHK	70.12	5.94	0	8.14	84.20	13.80	98.00	32.81	-	
90			5	Residential	505	3BHK	83.57	5.73	0	9.43	98.73	16.18	114.91	38.47	1	
91			5	Residential	506	3BHK	83.45	5.81	0	9.36	98.62	16.16	114.78	38.43	1	
92			5	Residential	507	2BHK	71.44	5.91	0	10.15	87.50	14.34	101.84	34.09	-	
93			5	Residential	508	2BHK	69.97	6.01	0	7.14	83.12	13.62	96.74	32.39	-	
94			5	Residential	509	2BHK	74.01	5.91	0	9.15	89.07	14.59	103.66	34.71	1	
95			5	Residential	510	3BHK	86.39	5.82	0	8.37	100.58	16.48	117.06	39.19	1	
					TOTAL AREA		7476.30	596.45	0	884.45	8957.20	1449.02	10406.22	3483.83		
														NO OF CARPARKING (A)	66	
														10% of VISITORS CARPARKING (B)	7	
														TOTAL NO OF CAR PARKING (A+B)	73	
NOTE:CAR PARKING ALLOTTED FOR FIRST CUM FIRST SERVE BASIS.																

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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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.