Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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Ownership flow chart- Morais Opal & Morais Eden

Sl No	Survey Number as per approved plan	Sale deed				Patta				GPA (Sale Agreement)				
		Doc No & date	Owner	Survey Number	Extent A.c, (Sq.m)	No	Owner	Survey Number	Extent Sq.m	Doc No dated	Executed	In favour of/ Applicant	Survey Number	Extent sq.m
1	205/4E2B	9509-2022	**M/s. Luxica Properties Private Limited** Mrs. Cecilia Edel Priya (Director)	205/4E	2787.06	1	**M/s. Luxica Properties Private Limited** Mrs. Cecilia Edel Priya (Director)	205/4E2B	1173.00	6467/ 2026	**M/s. Luxica Properties Private Limited** Mrs. Cecilia Edel Priya (Director)	**M/s. Morais Developers Private Limited** Mr.J.S. Leyronne Morais (Managing Director)	205/4E2B	1173.00
2	205/4F1A2	9509-2022		205/4F1		2		205/4F1A2	4.00				205/4F1A2	4.00
3	205/4H1B1A	9509-2022		205/4H		3		205/4H1B1A	1305.00				205/4H1B1A	1305.00
4	205/4I2A1A	9509-2022		205/4I		4		205/4I2A1A	304.00				205/4I2A1A	304.00
5	205/85	167-2026	**M/s. Zenaida Shelters LLP** Mrs. Cecilia Edel Priya (Designated Partner) Mr. J.S. Leyronne Morais (Designated Partner)	205/4H1B1	696.77	5	**M/s. Zenaida Shelters LLP** Mrs. Cecilia Edel Priya (Designated Partner) Mr. J.S. Leyronne Morais (Designated Partner)	205/85	111.00		**M/s. Zenaida Shelters LLP** Mrs. Cecilia Edel Priya (Designated Partner) Mr. J.S. Leyronne Morais (Designated Partner)		205/85	111.00
6	205/86	167-2026		205/4I2A1		6		205/86	586.00				205/86	586.00
TOTAL AREA IN SQ.M					**3483.83**				**3483.00**					**3483.00**

Project Name : "MORAIS OPAL & MORAIS EDEN" at S.F.Nos.205/4E2B, 205/4F1A2, 205/4H1B1A, 205/4I2A1A, 205/85, 205/86, Plot No.408 North Part, 409 & 410 at Morais City Extension – I, Keelakurichi Village, Thiruverumbur Panchayat Union, Thiruverumbur Taluk, Tiruchirappalli District.

PATTA & SALE DEED DOCUMENT OWNER WISE AREA STATEMENT

Property Owner Detail			Property Name : M/s. LUXICA PROPERTIES PRIVATE LIMITED Owner Name : Mrs. Cecilia Edel Priya (Director) Mr. J.S. Leyronne Morais (Director)				
S.NO	PLOT NO.	DOCUMENT NO	OLD S.F.NO.	Sub. S.F.NO.	New Sub. S.F.NO.	Area as per Patta in Sq.m	Area as per Document in Sq.m
1	409 & 410	9509 - 2022	205/4E	205/4E2	205/4E2B	1173.00	2787.06
2			207/4F	207/4F1A	207/4F1A2	4.00	
3			205/4H	205/4H1B1	205/4H1B1A	1305.00	
4			205/4I	205/4I2A1	205/4I2A1A	304.00	
Property Owner Detail			Property Name : M/s. ZENAIDA SHELTERS LLP Owner Name : Mrs. Cecilia Edel Priya (Designated Partner) Owner Name : Mr. J.S. Leyronne Morais (Designated Partner)				
7	408 North Part	167- 2026	205/4H	205/4H1B1	205/85	111.00	696.77
8			205/4I	205/4I2A1	205/86	586.00	
Total Area in Sq.m						3483.00	3483.83

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.