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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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CARPET AREA STATEMENT

DATE: 26-08-2026

SITE ADDRESS: RESIDENTIAL APARTMENT BUILDING IN SF.No. 205/4E2B, 205/4F1A2, 205/4H1B1A, 205/4i2A1A, 205/85, 205/86, PLOT NO:408 NORTH PART, 409, 410 AT 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	OPAL	1	1	Residential	101	3BHK	95.83	12.38	0	9.89	118.10	17.003	135.103	45.059	1	
2			1	Residential	102	3BHK	104.11	6.01	0	9.41	119.53	17.209	136.739	45.605	1	
3			1	Residential	103	3BHK	103.03	6.02	0	10.21	119.26	17.170	136.430	45.502	1	
4			1	Residential	104	3BHK	101.23	12.75	0	10.26	124.24	17.887	142.127	47.402	1	
5			1	Residential	105	3BHK	101.66	12.76	0	9.82	124.24	17.887	142.127	47.402	1	
6			1	Residential	106	3BHK	107.59	11.30	0	12.55	131.44	18.924	150.364	50.149	1	
7			1	Residential	107	3BHK	102.65	12.56	0	12.47	127.68	18.382	146.062	48.715	1	
8	OPAL	1	2	Residential	201	3BHK	95.83	12.38	0	9.89	118.10	17.003	135.103	45.059	1	
9			2	Residential	202	3BHK	104.11	6.01	0	9.41	119.53	17.209	136.739	45.605	1	
10			2	Residential	203	3BHK	103.03	6.02	0	10.21	119.26	17.170	136.430	45.502	1	
11			2	Residential	204	3BHK	101.23	12.75	0	10.26	124.24	17.887	142.127	47.402	1	
12			2	Residential	205	3BHK	101.66	12.76	0	9.82	124.24	17.887	142.127	47.402	1	
13			2	Residential	206	3BHK	107.59	11.30	0	12.55	131.44	18.924	150.364	50.149	1	
14			2	Residential	207	3BHK	102.65	12.56	0	12.47	127.68	18.382	146.062	48.715	1	

For LUXICA PROPERTIES PRIVATE LIMITED

DIRECTOR

For ZENAIDA SHELTERS LLP

DESIGNATED PARTNER

For MORAIS DEVELOPERS PRIVATE LIMITED

MANAGING DIRECTOR

Er. R.JEYASEELAN,B.E.,MBA
REGISTERED ENGINEER (GRADE I) DTC
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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															COVERED	OPEN
15	OPAL	1	3	Residential	301	3BHK	95.83	12.38	0	9.89	118.10	17.003	135.103	45.059	1	
16			3	Residential	302	3BHK	104.11	6.01	0	9.41	119.53	17.209	136.739	45.605	1	
17			3	Residential	303	3BHK	103.03	6.02	0	10.21	119.26	17.170	136.430	45.502	1	
18			3	Residential	304	3BHK	101.23	12.75	0	10.26	124.24	17.887	142.127	47.402	1	
19			3	Residential	305	3BHK	101.66	12.76	0	9.82	124.24	17.887	142.127	47.402	1	
20			3	Residential	306	3BHK	107.59	11.30	0	12.55	131.44	18.924	150.364	50.149	1	
21			3	Residential	307	3BHK	102.65	12.56	0	12.47	127.68	18.382	146.062	48.715	1	
22	OPAL	1	4	Residential	401	3BHK	95.83	12.38	0	9.89	118.10	17.003	135.103	45.059	1	
23			4	Residential	402	3BHK	104.11	6.01	0	9.41	119.53	17.209	136.739	45.605	1	
24			4	Residential	403	3BHK	103.03	6.02	0	10.21	119.26	17.170	136.430	45.502	1	
25			4	Residential	404	3BHK	101.23	12.75	0	10.26	124.24	17.887	142.127	47.402	1	
26			4	Residential	405	3BHK	101.66	12.76	0	9.82	124.24	17.887	142.127	47.402	1	
27			4	Residential	406	3BHK	107.59	11.30	0	12.55	131.44	18.924	150.364	50.149	1	
28			4	Residential	407	3BHK	102.65	12.56	0	12.47	127.68	18.382	146.062	48.715	1	

For LUXICA PROPERTIES PRIVATE LIMITED

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															COVERED	OPEN
29	OPAL	1	5	Residential	501	3BHK	95.83	12.38	0	9.89	118.10	17.003	135.103	45.059	1	
30			5	Residential	502	3BHK	104.11	6.01	0	9.41	119.53	17.209	136.739	45.605	1	
31			5	Residential	503	3BHK	103.03	6.02	0	10.21	119.26	17.170	136.430	45.502	1	
32			5	Residential	504	3BHK	101.23	12.75	0	10.26	124.24	17.887	142.127	47.402	1	
33			5	Residential	505	3BHK	101.66	12.76	0	9.82	124.24	17.887	142.127	47.402	1	
34			5	Residential	506	3BHK	107.59	11.30	0	12.55	131.44	18.924	150.364	50.149	1	
35			5	Residential	507	3BHK	102.65	12.56	0	12.47	127.68	18.382	146.062	48.715	1	
36	EDEN	2	1	Residential	101	4BHK	140.42	14.89	3.57	13.26	172.14	21.401	193.541	64.549	1	
37			1	Residential	102	3BHK	123.56	7.56	0	13.28	144.40	17.952	162.352	54.147	1	
38			1	Residential	103	4BHK	144.49	15.09	3.08	12.06	174.72	21.722	196.442	65.516	1	
39			1	Residential	104	4BHK	144.49	15.09	3.08	12.06	174.72	21.722	196.442	65.516	1	
40			1	Residential	105	3BHK	119.41	7.98	0	11.04	138.43	17.210	155.640	51.908	1	
41			1	Residential	106	4BHK	141.94	15.09	3.44	13.22	173.69	21.594	195.284	65.130	1	

For LUXICA PROPERTIES PRIVATE LIMITED

DIRECTOR

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															COVERED	OPEN
54	EDEN	2	4	Residential	401	4BHK	140.42	14.89	3.57	13.26	172.14	21.401	193.541	64.549	1	
55			4	Residential	402	3BHK	123.56	7.56	0	13.28	144.40	17.952	162.352	54.147	1	
56			4	Residential	403	4BHK	144.49	15.09	3.08	12.06	174.72	21.722	196.442	65.516	1	
57			4	Residential	404	4BHK	144.49	15.09	3.08	12.06	174.72	21.722	196.442	65.516	1	
58			4	Residential	405	3BHK	119.41	7.98	0	11.04	138.43	17.210	155.640	51.908	1	
59			4	Residential	406	4BHK	141.94	15.09	3.44	13.22	173.69	21.594	195.284	65.130	1	
60	EDEN	2	5	Residential	501	4BHK	140.42	14.89	3.57	13.26	172.14	21.401	193.541	64.549	1	
61			5	Residential	502	3BHK	123.56	7.56	0	13.28	144.40	17.952	162.352	54.147	1	
62			5	Residential	503	4BHK	144.49	15.09	3.08	12.06	174.72	21.722	196.442	65.516	1	
63			5	Residential	504	4BHK	144.49	15.09	3.08	12.06	174.72	21.722	196.442	65.516	1	
64			5	Residential	505	3BHK	119.41	7.98	0	11.04	138.43	17.210	155.640	51.908	1	
65			5	Residential	506	4BHK	141.94	15.09	3.44	13.22	173.69	21.594	195.284	65.130	1	
				TOTAL AREA			7652.05	747.40	65.85	747.65	9212.95	1230.320	10443.270	3483.00		
														NO OF CARPARKING (A)	65	
														10% of VISITORS CARPARKING (B)	7	
														TOTAL NO OF CAR PARKING (A+B)	72	

NOTE:CAR PARKING ALLOTTED FOR FIRST CUM FIRST SERVE BASIS.

For LUXICA PROPERTIES PRIVATE LIMITED

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															COVERED	OPEN
42	EDEN	2	2	Residential	201	4BHK	140.42	14.89	3.57	13.26	172.14	21.401	193.541	64.549	1	
43			2	Residential	202	3BHK	123.56	7.56	0	13.28	144.40	17.952	162.352	54.147	1	
44			2	Residential	203	4BHK	144.49	15.09	3.08	12.06	174.72	21.722	196.442	65.516	1	
45			2	Residential	204	4BHK	144.49	15.09	3.08	12.06	174.72	21.722	196.442	65.516	1	
46			2	Residential	205	3BHK	119.41	7.98	0	11.04	138.43	17.210	155.640	51.908	1	
47			2	Residential	206	4BHK	141.94	15.09	3.44	13.22	173.69	21.594	195.284	65.130	1	
48	EDEN	2	3	Residential	301	4BHK	140.42	14.89	3.57	13.26	172.14	21.401	193.541	64.549	1	
49			3	Residential	302	3BHK	123.56	7.56	0	13.28	144.40	17.952	162.352	54.147	1	
50			3	Residential	303	4BHK	144.49	15.09	3.08	12.06	174.72	21.722	196.442	65.516	1	
51			3	Residential	304	4BHK	144.49	15.09	3.08	12.06	174.72	21.722	196.442	65.516	1	
52			3	Residential	305	3BHK	119.41	7.98	0	11.04	138.43	17.210	155.640	51.908	1	
53			3	Residential	306	4BHK	141.94	15.09	3.44	13.22	173.69	21.594	195.284	65.130	1	

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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
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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.