Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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தமிழ்நாடு तमिलनाडु TAMILNADU 15/09/2026

MORAIS DEVELOPERS PRIVATE LIMITED
TRICHY.

FP 538212

M. அறிவுமதி, M.A.,
மு.நா.கை. K. சாத்தனூர்,
உரிமம் எண்: 20/2021/TRY
K. சாத்தனூர், திருச்சி.

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. J.S. Leyronne Morais, Managing Director and Mrs. Cecilia Edel Priya, Director, of **M/s. Morais Developers Private Limited**; Mr. J.S. Leyronne Morais and Mrs. Cecilia Edel Priya, Directors of **M/s. Luxica Properties Private Limited;** and Mr. J.S. Leyronne Morais and Mrs. Cecilia Edel Priya, Designated Partners of **M/s. Zenaida Shelters LLP,** being the promoters of the proposed project **Plot Nos.** 408 North Part, 409 & 410, **Survey Numbers** 205/4E2B, 205/4F1A2, 205/4H1B1A, 205/4I2A1A, 205/85 & 205/86, at Morais City Extension - I, Keelakurichi Village, Thiruverumbur Panchayat Union, Thiruverumbur Taluk, Tiruchirappalli District, Tamil Nadu State, India.

For MORAIS DEVELOPERS PRIVATE LIMITED
MANAGING DIRECTOR

For LUXICA PROPERTIES PRIVATE LIMITED
DIRECTOR

For ZENAIDA SHELTERS LLP
DESIGNATED PARTNER

For MORAIS DEVELOPERS PRIVATE LIMITED
DIRECTOR

For LUXICA PROPERTIES PRIVATE LIMITED
DIRECTOR

For ZENAIDA SHELTERS LLP
DESIGNATED PARTNER

We, Mr. J.S. Leyronne Morais, Managing Director and Mrs. Cecilia Edel Priya, Director, of **M/s. Morais Developers Private Limited**; Mr. J.S. Leyronne Morais and Mrs. Cecilia Edel Priya, Directors of **M/s. Luxica Properties Private Limited;** and Mr. J.S. Leyronne Morais and Mrs. Cecilia Edel Priya, Designated Partners of **M/s. Zenaida Shelters LLP,** being the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Promotor have a legal title to the land on which the developmentof the project is proposed
   OR
   Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with_____ who possess a legal title to the land on which the development of the proposed project is to be carried out
   AND
   a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

2. That the said land is free from all encumbrances.
   OR
   Possess such encumbrances as_____including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is
   a) Project Completion Date - 18/06/2031
   b) Validity Of Planning Permit - 29/05/2034

4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

For MORAIS DEVELOPERS PRIVATE LIMITED
MANAGING DIRECTOR

For LUXICA PROPERTIES PRIVATE LIMITED
DIRECTOR

For ZENAIDA SHELTERS LLP
DESIGNATED PARTNER

For MORAIS DEVELOPERS PRIVATE LIMITED
DIRECTOR

For LUXICA PROPERTIES PRIVATE LIMITED
DIRECTOR

For ZENAIDA SHELTERS LLP
DESIGNATED PARTNER

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That promoter shall get the accounts audited within six months after theend of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That promoter shall take all the pending approvals on time, from the competent authorities.

8. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For MORAIS DEVELOPERS PRIVATE LIMITED

MANAGING DIRECTOR

For LUXICA PROPERTIES PRIVATE LIMITED

DIRECTOR

For ZENAIDA SHELTERS LLP

DESIGNATED PARTNER

For MORAIS DEVELOPERS PRIVATE LIMITED

DIRECTOR

For LUXICA PROPERTIES PRIVATE LIMITED

DIRECTOR

For ZENAIDA SHELTERS LLP

DESIGNATED PARTNER

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at **Trichy** on this **17th** day of **September 2026.**

Deponent

For MORAIS DEVELOPERS PRIVATE LIMITED

MANAGING DIRECTOR

For LUXICA PROPERTIES PRIVATE LIMITED

DIRECTOR

For ZENAIDA SHELTERS LLP

DESIGNATED PARTNER

For MORAIS DEVELOPERS PRIVATE LIMITED

DIRECTOR

For LUXICA PROPERTIES PRIVATE LIMITED

DIRECTOR

For ZENAIDA SHELTERS LLP

DESIGNATED PARTNER

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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