File No: TNRERA/APPL/PBF/0525/2026

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TNRERA/16/BLG/0357/2026 dated 06.10.2026

Project Name: MORAIS LUXE & MORAIS ASTRA

Project Details & Address:

Registration for Affordable Housing Residential Apartment Block 1: Building Stilt Floor + 5 Floors with 45 Dwelling Units, Block 2: Stilt Floor + 5 Floors with 50 Dwelling Units, Totally 95 Dwelling Units comprised in S.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, Thiruverambur Taluk, Tiruchirapalli District. The Joint Director, T&CP, Tiruchirappalli District issued planning permission in Letter No.SWP/BPA/727894/2025 dated 23/03/2026. The President, Keelakurichi Village Panchayat issued building permission in Letter No.775 dated 19/05/2026.

Applicant Details:

1. M/s.MORAIS DEVELOPERS PRIVATE LIMITED
FIRST FLOOR, GLOBAL HUB - WEST WING,
MORAIS CITY,,
Tiruchirappalli District - 620007

2. M/s.LUXICA PROPERTIES PRIVATE LIMITED
Door No. NO. 1/F52-A, Flat No. GLOBAL HUB-WEST WING, FIRST FLOOR,, Airport,
Kottapattu Village,
Morais City,,
Trichy East Taluk Taluk,
Tiruchirappalli District - 620007

2. This registration is granted subject to the following conditions, namely:-

I. The promoter shall enter into an agreement for sale with the allottees as provided in ‘Annexure A’ of Rule 9;

II. The promoter shall execute and register a conveyance deed and construction agreement in favour of the allottee or the association of the allottees, as the case may be,of the apartment or the common areas as per section 17 of the Act;

III. The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Act;

IV. The registration shall be valid till 19-05-2031 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act.

V. The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder

VI. The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

VII. This Registration is given based on the declaration given by you. The Registration of the Project does not amount to regularization of any violation of rules. If there is any violaton/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

VIII. All the common amenities and facilities shall be conveyed and allotted to the allotees/association of allottees.

IX. Display Board in the project site abutting the public road with a size of atleast 2 feet x 4 feet to be installed as per the format and the conditions hosted in the website.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Project Bank Details:

1. Bank Name & Branch: **State Bank of India, Siruthozhil Tiruchirappalli Branch, Tiruchirappalli, Tamil Nadu.**

(i) RERA Designated Collection Account (100%) – Account No : **45110747747**

(ii) RERA Designated Separate Account (70%) – Account No : **45110700480**

(iii) RERA Designated Transaction Account (30%) – Account No : **45110776278**

Digitally Signed by
Additional Director (S), TNRERA

Dated: 06.10.2026
Place: Chennai

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

Note: Advertisement in any form should contain TNRERA Registration Number and Website address of this Authority (https://rera.tn.gov.in)

Tamil Nadu Real Estate Regulatory Authority
TNRERA
Chennai