Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Central Processing Centre

Manesar, Plot No. 6,7, 8, Sector 5, IMT Manesar, Gurgaon, Haryana, 122050, India

Certificate of Incorporation pursuant to change of name

[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): **U70101TN2010PTC074636**

I hereby certify that the name of the company has been changed from SEBCO PROPERTY PRIVATE LIMITED to MORAIS DEVELOPERS PRIVATE LIMITED with effect from the date of this certificate and that the company is Company limited by shares.

Company was originally incorporated with the name SEBCO PROPERTY PRIVATE LIMITED

Given under my hand at ROC, CPC this FIFTH day of JULY TWO THOUSAND TWENTY FOUR

Signature Not Verified
Digitally signed by
DS CPC 1
Date: 2024.07.05 15:01:07 IST

Sunidhi Matroja

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies

Central Processing Centre

Note: The corresponding form has been approved by Sunidhi Matroja, Central Processing Centre, and this order has been digitally signed by the Registrar of Companies through a system generated digital signature under rule 9(2) of the Companies (Registration Offices and Fees) Rules, 2014.

Mailing Address as per record available in Registrar of Companies office:

MORAIS DEVELOPERS PRIVATE LIMITED

24A MAHALAXMY NAGAR K K NAGAR PO, NA, TRICHY- 620021, Tamil Nadu, India

Note: This certificate of incorporation is in pursuance to change of name by the Company and does not affects the rights and liabilities of stakeholders pursuant to such change of name. It is obligatory on the part of the Company to display the old name for a period of two years along with its new name at all places wherever a Company is required to display its name in terms of Section 12 of the Act. All stakeholders are advised to verify the latest status of the Company and its Directors etc and view public documents of the Company on the website of the Ministry www.mca.gov.in/MCA21

(Amended)

सत्यमेव जयते

Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number : 33AAOCS0810R1Z0

1.	**Legal Name**	MORAIS DEVELOPERS PRIVATE LIMITED			
2.	**Trade Name, if any**	MORAIS DEVELOPERS PRIVATE LIMITED			
3.	**Additional trade names, if any**	Golden Woods Party Hall,MORAIS TECHHIVE			
4.	**Constitution of Business**	Private Limited Company			
5.	**Address of Principal Place of Business**	**Floor No.:** FIRST FLOOR **Building No./Flat No.:** NO 1, F01 **Name Of Premises/Building:** GLOBAL HUB - WEST WING **Road/Street:** MORAIS CITY **City/Town/Village:** Tiruchirappalli **District:** Tiruchirappalli **State:** Tamil Nadu **PIN Code:** 620007			
6.	**Date of Liability**	01/07/2017			
7.	**Date of Validity**	From	01/07/2017	To	Not Applicable
8.	**Type of Registration**	Regular			
9.	**Particulars of Approving**	Centre Goods and Services Tax Act, 2017			

Signature

Signature Not Verified

Digitally signed by DS GOODS AND SERVICES TAX NETWORK 15
Date: 2026.03.24 12:31:32 IST

Name	Nishant Vikram
Designation	Superintendent
Jurisdictional Office	MOFUSSIL RANGE
Date of issue of Certificate	24/03/2026

Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 24/03/2026 by the jurisdictional authority.

Goods and Services Tax

Annexure A

सत्यमेव जयते

Goods and Services Tax Identification Number: 33AAOCS0810R1Z0

Details of Additional Place of Business(s)

Legal Name	MORAIS DEVELOPERS PRIVATE LIMITED
Trade Name, if any	MORAIS DEVELOPERS PRIVATE LIMITED
Additional trade names, if any	Golden Woods Party Hall,MORAIS TECHHIVE

Total Number of Additional Places of Business(s) in the State 5

1	ground floor, plot no c5, moraiscity, morais city, Mathur, Tiruchirappalli, Tamil Nadu, 620007
2	Plot No 604E, Golden Woods Party Hall, Morais City, Tiruchirappalli, Tiruchirappalli, Tamil Nadu, 620007
3	NO 1 & 2, MORAIS TRCHHIVE, morais city, MORAIS CITY, morais city, Tiruchirappalli, Tiruchirappalli, Tamil Nadu, 620007
4	PLOT NO 720A, MORAIS CLARION, MORAISCITY, Nathamadipatti, Tiruchirappalli, Tiruchirappalli, Tamil Nadu, 620011
5	GROUND FLOOR, NO 1, MORAIS TECHSPACE, MORAIS CITY, MORAIS CITY, Tiruchirappalli, Tiruchirappalli, Tamil Nadu, 620007

Goods and Services Tax

Annexure B

सत्यमेव जयते

Goods and Services Tax Identification Number: 33AAOCS0810R1Z0

Legal Name	MORAIS DEVELOPERS PRIVATE LIMITED
Trade Name, if any	MORAIS DEVELOPERS PRIVATE LIMITED
Additional trade names, if any	Golden Woods Party Hall,MORAIS TECHHIVE

Details of Managing / Whole-time Directors and Key Managerial Persons

1 

Name	J S LEYRONNE MORAIS
Designation/Status	MANAGING DIRECTOR
Resident of State	Tamil Nadu

2 

Name	FELIX NATHAN CECILIA EDEL PRIYA
Designation/Status	DIRECTOR
Resident of State	Tamil Nadu

Goods and Services Tax

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.