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RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

Ministry Of Corporate Affairs

Date : 25-08-2026 10:52:52 am

Company Information

CIN	U70101TN2010PTC074636
Company Name	MORAIS DEVELOPERS PRIVATE LIMITED
ROC Name	ROC Chennai
Registration Number	074636
Date of Incorporation	18/02/2010
Email Id	accounts[at]sebcoproperty[dot]com
Registered Address	24A MAHALAXMY NAGAR K K NAGAR PO, TRICHY, Tamil Nadu, India, 620021
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	ACTIVE Compliant
Authorised Capital (Rs)	9,90,00,000
Paid up Capital (Rs)	9,84,00,000
Date of last AGM	30/09/2025
Date of Balance Sheet	31/03/2025
Company Status	Active
Small Company	Yes

Jurisdiction

ROC (name and office)	ROC Chennai
RD (name and Region)	RD Chennai, Southern Region Directorate

Index of Charges

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
1	AC2581130	101258096	HDFC BANK LIMITED	26/02/2026	-	-	1,30,00,000	HDFC BANK HOUSESENAPATI BAPAT MARG LOWER PAREL W,Mumbai,Mumbai, Mumbai, Maharashtra, India, 400013	No	-
2	AC2248578	101231311	IDBI Bank Limited	29/01/2026	-	-	4,90,00,000	IDBI TOWERWTC COMPLEX CUFFE PARADE,MUMBAI, MUMBAI, Maharashtra, India, 400005	No	-
3	AB6949673	101154237	HDFC BANK LIMITED	23/07/2025	-	-	1,20,75,000	HDFC BANK HOUSE, SENAPATI BAPAT MARG, LOWER PAREL W,Mumbai,Mumbai, Mumbai, Maharashtra, India, 400013	No	-
4	AB2815475	101049995	State Bank of India	21/02/2025	-	-	8,40,00,000	SME Branch,Thuvakudi Industrial Estate,Tiruchirappalli, Tiruchirappalli, Tamil Nadu, India, 620015	Yes	JOACHIM SEBASTIAN LEYRONNE MORAIS
5	AB3306986	101079021	THE KARUR	07/02/2025	-	-	49,45,000	Trichy W.B. Road Branch,W.B. Road,Tiruchirappalli, Tiruchirappalli,	No	-

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
			VYSYA BANK LIMITED					Tamil Nadu, India, 620008		
6	AB1689488	100993033	State Bank of India	28/10/2024	-	-	6,50,00,000	SME Thuvakudi Branch,Thuvakudi,Tiruchirappalli, Tiruchirappalli, Tamil Nadu, India, 620015	Yes	Cecillia Edel Priya
7	AA6956928	100873029	Indian Overseas Bank	20/02/2024	-	-	30,99,000	Cantonment Branch,No.215, Madurai Road, Cantonment,Tiruchirappalli, Tiruchirappalli, Tamil Nadu, India, 620001	No	-
8	AA1114337	100643878	YES BANK LIMITED	20/08/2022	-	-	1,60,00,000	YES BANK HOUSE, OFF WESTERN EXPRESS HIGHWAY, SANTACRUZ,Mumbai City, Mumbai, Maharashtra, India, 400055	No	-
9	T55105530	100489269	INDUSIND BANK LIMITED	13/10/2021	-	-	6,60,000	No.116, G.N. CHETTY ROAD, T.NAGAR, CHENNAI, Tamil Nadu, India, 600017	No	-
10	T29280302	100456154	INDUSIND BANK	03/05/2021	-	-	25,20,000	No.34,G.N.CHETTY STREET,T.NAGAR, CHENNAI, Tamil Nadu, India, 600017	No	-
11	R70733266	100385572	Axis Bank Limited	13/07/2020	-	-	9,59,00,000	75 E / 3, SALAI ROAD, THILLAINAGAR,TIRUCHIRAPPALLI, Tamil Nadu, India, 620018	No	-
12	R31432859	100317787	THE KARUR VYSYA BANK LTD	20/01/2020	-	-	2,00,00,000	THE KARUR VYSYA BANK LTD,DOOR NO.20-24THERADI KADAI STREET,TIRUCHIRAPPALLI, Tamil Nadu, India, 620002	No	-
13	R76886860	100248581	REPCO BANK LTD	28/03/2019	-	10/12/2020	9,65,00,000	33 NORTH USMAN ROAD,CHENNAI,CHENNAI, Tamil Nadu, India, 600017	No	-
14	G85023265	100172353	LIC HOUSING FINANCE LIMITED	29/01/2018	-	-	1,00,00,000	NO.35 A, Amudha shree Flats,Reynolds Road,Cantonment,Tiruchirappalli, Tamil Nadu, India, 620001	No	-
15	H01807098	100035153	Karnataka Bank Ltd.	27/05/2016	-	24/07/2018	2,50,00,000	No. 72, Ground Floor,Kanchana Enclave, 7th Cross, Thillainagar,Tiruchirappalli, Tamil Nadu, India, 620018	No	-
16	R04106431	10614729	THE KARUR VYSYA BANK LIMITED	18/11/2015	-	25/09/2019	3,00,00,000	DOOR NO.20-24,THERADI KADAI STREET,TRICHY, Tamil Nadu, India, 620002	No	-
17	G06750541	10527425	THE KARUR VYSYA BANK LIMITED	26/06/2014	-	14/06/2016	2,00,00,000	DOOR NO.20-24,THERADI KADAI STREET,TRICHY, Tamil Nadu, India, 620002	No	-
18	G06750533	10552872	THE KARUR VYSYA BANK LIMITED	26/06/2014	-	14/06/2016	2,00,00,000	DOOR NO.20-24,THERADI KADAI STREET,TRICHY, Tamil Nadu, India, 620002	No	-
19	G06750558	10515129	THE KARUR VYSYA BANK LIMITED	16/05/2014	-	14/06/2016	3,00,00,000	DOOR NO.20-24, THERADI KADAI STREET,KARUR, Tamil Nadu, India, 620002	No	-
20	B91881128	10465950	THE KARUR VYSYA BANK LIMITED	20/11/2013	-	-	3,00,00,000	POST BOX NO.21, ERODE ROAD,KARUR, Tamil Nadu, India, 639002	No	-

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Category	Date of Appointment	Cessation Date	Signatory
1	02786862	JOACHIM SEBASTIAN LEYRONNE MORAIS	Managing Director	Promoter	18/02/2010	-	Yes
2	09358642	FELIX NATHAN CECILIA EDEL PRIYA	Director	Promoter	12/06/2024	-	Yes

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.