Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

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

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verified.realestate

DIGITALLY VERIFIED RECORD

Ministry Of Corporate Affairs

Date : 25-08-2026 10:50:50 am

Company Information

CIN	U70100TN2022PTC152177
Company Name	LUXICA PROPERTIES PRIVATE LIMITED
ROC Name	ROC Chennai
Registration Number	152177
Date of Incorporation	12/05/2022
Email Id	priyafelix2002[at]gmail[dot]com
Registered Address	Global Hub-West Wing, First Floor, No. 1/F52-A, Morais City, Tiruchirappalli Airport, Tiruchirappalli, Tiruchirappalli, Tamil Nadu, India, 620007
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	-
Authorised Capital (Rs)	7,00,00,000
Paid up Capital (Rs)	4,00,00,000
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	AB6755250	101153659	State Bank of India	28/08/2025	-	-	17,00,00,000	Siruthozhil Tiruchirappalli Branch, 1st Floor, Water Tank Complex,West Boulevard Road,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
								Tiruchirappalli, Tamil Nadu, India, 620008		
2	AB2933447	101062387	HDFC BANK LIMITED	26/02/2025	-	-	72,00,000	HDFC BANK HOUSE, SENAPATI BAPAT MARG,LOWER PAREL W,Mumbai, Mumbai, Maharashtra, India, 400013	No	-
3	AB2950872	101060486	State Bank of India	22/01/2025	-	-	86,00,000	NO. 7, Mc Donalds Road,Tiruchirappalli, Tiruchirappalli, Tamil Nadu, India, 620001	No	-
4	AB2398572	101030570	State Bank of India	08/11/2024	-	-	80,00,000	Trichy Main Branch,No 7 Mc Donalds Road,Tiruchirappalli, Tiruchirappalli, Tamil Nadu, India, 620001	No	-

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Category	Date of Appointment	Cessation Date	Signatory
1	09358642	FELIX NATHAN CECILIA EDEL PRIYA	Director	Promoter	12/05/2022	-	Yes
2	02786862	JOACHIM SEBASTIAN LEYRONNE MORAIS	Director	Promoter	01/08/2024	-	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.