



File No: TNRERA/PBF/0384/2025

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

TN/11/Building/0184/2025 dated 21.05.2025

Project Name: PROZONE PALMS PHASE IC

Project Details & Address:

Registration for Tower- C - Basement Floor + Stilt Floor + 18 Floors with 180 dwelling units Comprised in S.Nos. 199/1A, 200, 201, 205/2 Part and 206, Saravanampatti Village, Coimbatore North Taluk, Coimbatore District. The Member Secretary, Coimbatore LPA Planning permission No.22 A to O / 2017 issued in Letter R.C.No.4314/2014 LPA-3 dt:22.02.2017, Extension of Planning Permission issued by the Member Secretary, Coimbatore LPA Letter R.C.No.1508/2018 LPA-3 dt:30.08.2018, Extension of Planning Permission issued by the Member Secretary, Coimbatore in Letter R.C.No.30/2022/ LPA dt:10.03.2022, Extension of Planning Permission issued by the Member Secretary, Coimbatore Letter R.C.No.1657/2023 LPA dt:10.05.2023. The Commissioner, Coimbatore Municipal Corporation, Coimbatore District issued Building Permission No. BL/0154/2018/MH3/N in Letter BA No/BA/0494/2017/MH3/N dated:12.03.2018. The Commissioner, Coimbatore Municipal Corporation, Coimbatore District issued Extension of Building Permission No. BL/0154/2018/MH3/N in Letter BA No/BA/0494/2017/MH3/N dated:29.10.2020. The Commissioner, Coimbatore Municipal Corporation, Coimbatore District issued Extension of Building Permission in Letter No. 0270/2017/N dated:09.09.2022.The Commissioner, Coimbatore Municipal Corporation, Coimbatore District issued Extension of Building Permission in Letter No. 0270/2017/N dated:06.11.2023. (Valid From 22.02.2025 to 21.02.2027)

Applicant:

1 M/s. ALLIANCE MALL DEVELOPERS CO..PVT.LTD

Door No. SF NO 201, SIVANANDHAPURAM, SATHY ROAD, SARAVANAMPATTI,
Coimbatore District - 641035

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 **21-02-2027** 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 allottees/association of allottees.
- IX.Earlier Form-C No.TN/11/Building/0081/2019 issued in letter No. TNRERA/1250/2019 dt:29.05.2019 Stand cancelled for Tower-C only out of registered Tower-B & Tower-C

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: **HDFC Bank, Branch 159, ANDHERI LOKHANDWALA BRANCH, Mumbai City, Maharashtra.**
Account Number : **57500001558820**

Dated:21.05.2025

Place: Chennai

Digitally Signed by
N Kanagasabapathy
(Additional Director, TNRERA)

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>)