



Retail Asset Hub-I, Mangaluru

Ref: RAH-I/PROJ/ALTITUDE/8/2025-26

Date: 03.01.2026

To,
M/s LAND TRADES BUILDERS & DEVELOPERS
5TH Floor, Shop No. 514, Milestone 25,
Collectors Gate Junction, Balmatta, DK
Mangaluru-575001

Subject: Approval of Project "ALTITUDE"
Rera Reg. No.:KA/RERA/1257/334/PR/011025/009668, Dated: 01-10-2025

Dear Sir/Madam,

This has reference to your application requesting for Project Approval of "ALTITUDE" developed by you with Canara Bank. We are pleased to inform you that our competent authority has approved your request for Project Approval with our Bank with following terms and conditions.

Your Project Approval ID is **PRJ00014792** Kindly use the same in your correspondence with the Bank.

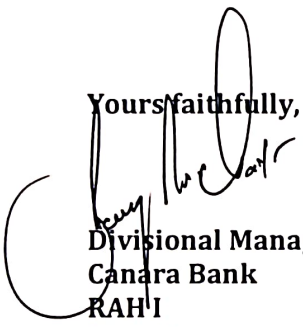
1. The Project Approval shall be valid for a period of three years or till the inventory is exhausted whichever is earlier. However, on case-to-case basis on the request of the Builder, Bank may permit further extension of 1 year or till the inventory is exhausted whichever is earlier.
2. The loan appraisal will be done by the Bank and sanction/rejection of the proposal will be at the discretion of the Bank. Builders are not eligible for any other fees/incentive and will not accept any Fee/charges/gifts either from the loan applicants or from the builder's/home sellers.
3. The approval will enable the customers who have booked in the project to apply for a loan to Canara Bank. Canara Bank would assess the repayment capacity of each applicant according to its norms to grant a loan and we reserve the right to reject any application that does not fit into Banks norms.
4. It is presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval would be stands cancelled if any material facts is not disclosed and the same is found to be at variance with the statutory law fulfilled or in any other way detrimental to the interest to the Bank.
5. Canara Bank requests your co-operation in providing any further information or document that we require regarding the project.
6. You are expected to deliver the title deed executed in favour of purchaser of the flat directly to the Bank.
7. You are requested to inform the Bank in case of any changes made in the layout on future.
8. Bank will release sanctioned limit as per stage-wise construction and as per demand letter send by you to purchaser.
9. After completion of project, completion/occupation certificate will be submitted to the Bank.

10. The builder agrees that the Bank shall be entitled to an exclusive and first charge over the House at all times & that the builder shall not be entitled to claim any lien which is not in the interest of the Bank, until the Bank Dues are fully discharged.
11. The Builder/Developer to execute a Tripartite Agreement with the financing Branch & Borrower as per Canara Bank's format.
12. We shall also be publishing your project name as approved by our Bank in our Website for the benefit of the public. We request you to inform the following:
 - a) List of buyers who book the flats/apartments/villas at regular intervals
 - b) Provide prominent space at project site for our banners
 - c) Include our Bank's name in your advertisements/Web site etc.
 - d) Inform marketing events organized by you as a promotional activity

We hereby approve the above project "ALTITUDE" for financing to the prospective buyers of the Flats, subject to the fulfilments of our terms and conditions by the Builders/Borrowers.

Please acknowledge this letter as acceptance of our offer for Project Approval of your Residential Project located at "ALTITUDE" 739/4BP1, 739/4P2, 739/5C, 739/6 RS NO. 123/4, 128/5, BENDOOR, KADRI, MANGALORE, DK, KARNATAKA- 575002.

Yours faithfully,


Divisional Manager
Canara Bank
RAH-I
Mangaluru

