



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **OT3B/864**

Land Registration District **Otago**

Date Issued 28 March 1968

Prior References

OT1C/1170

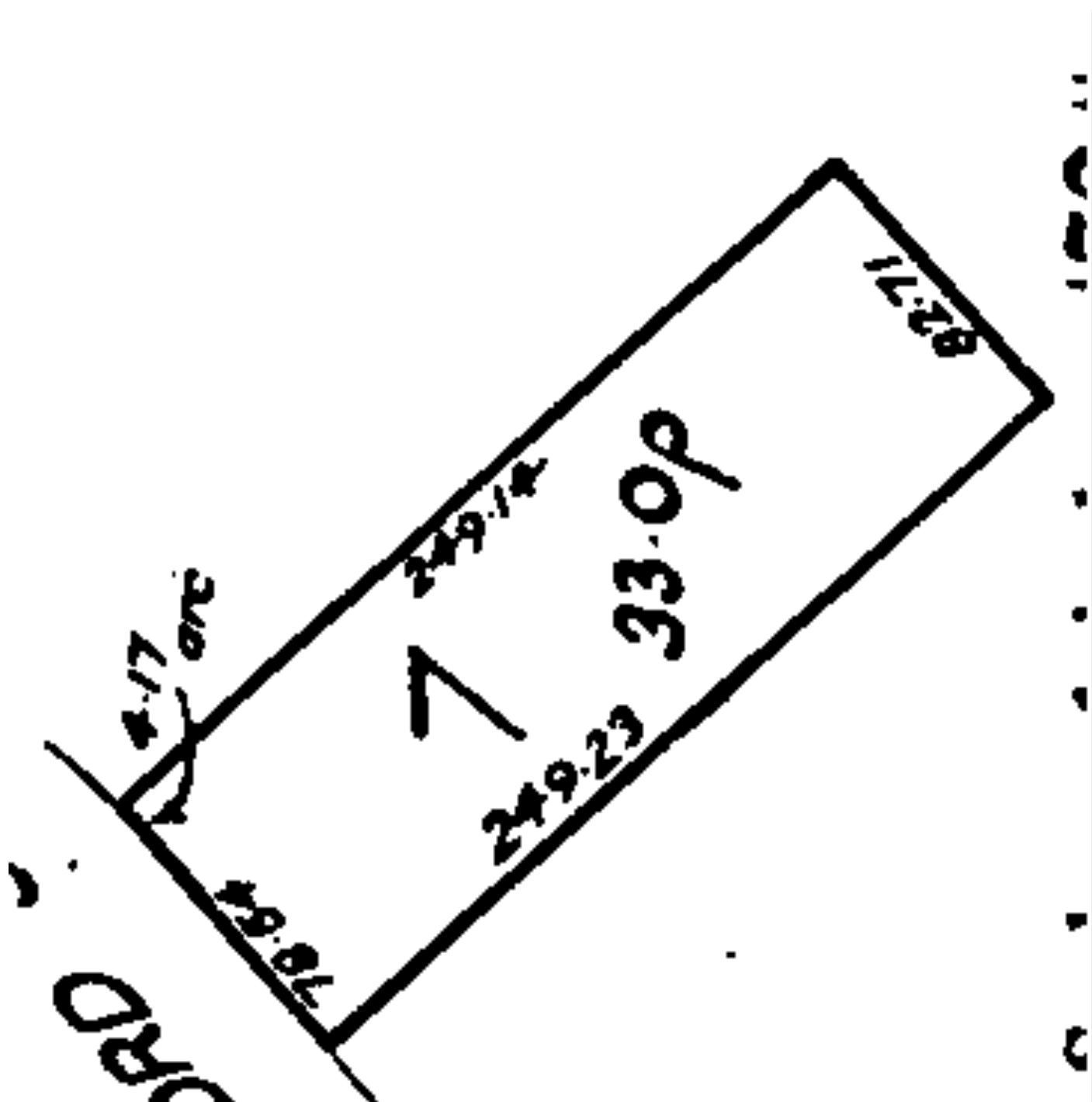
Estate Fee Simple
Area 835 square metres more or less
Legal Description Lot 7 Deposited Plan 10820

Registered Owners

Mohammed Izaz Khan and Shasmeen Nisha Khan

Interests

275825 Special Order imposing Building Line Restriction
Fencing Provision in Transfer 325485 - 28.3.1968
12611860.4 Mortgage to ASB Bank Limited - 25.11.2022 at 12:23 pm



275825 BLR

BALCLUTHA BOROUGH COUNCIL

SPECIAL ORDER

CERTIFIED COPY of a Resolution passed by way of Special Order by the Balclutha Borough Council at a Special Meeting held on the 4th June 1964, duly advertised in the "Clutha Leader" newspaper on 10th June 1964 and 26th June 1964, and confirmed at the Ordinary Meeting of Council held on the 29th July 1964.

Special Order - Underwidth Street:
Clifford Street Extension, Rosebank.

"Resolved that pursuant to the provisions of Section 186 (1) (b) of the Municipal Corporations Act, 1954 as amended by Section (4) of the Municipal Corporations Amendment Act, 1962, the Balclutha Borough Council hereby resolves that by way of Special Order to permit the laying off of the proposed street described in the Schedule hereto at a width of not less than 50 feet for the whole of its length, provided that when new buildings are erected or any buildings are re-built or re-erected or are substantially re-built or re-erected on land having a frontage to any part of that Street, no part of any such buildings shall stand within 33 feet of the middle line of the Street.

Schedule

The proposed street in Block Thirty-three (XXXIII) Clutha Survey District containing Two (2) Rods Sixteen and Eight Tenth (16.8) Poles being Lot Twenty-Four (24) on plan to be deposited, being part of the land comprised in Certificates of Title 210/82 and 381/184 Otago Land District as the same is more particularly delineated and coloured red on plan".

GIVEN UNDER THE COMMON
SEAL OF THE MAYOR,
COUNCILLORS AND CITIZENS
OF THE BOROUGH OF BALCLUTHA
this 29th day of July, 1964
in the presence of:

Robertson
.....
.....

MAYOR
TOWN CLERK

BALCLUTHA BOROUGH COUNCIL

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SEAL OF THE MAYOR,

COUNCILLORS AND CITIZENS

OF THE BOROUGH OF BALCLUTHA

this 29th day of July, 1964
in the presence of:


.....
.....

MAYOR

TOWN CLERK



275825

PARTICULARS ENTERED IN THE REGISTER-BOOK

VOL. 381 FOLIO 184

THE 25 AUG 1964

AT 11.8 O'CLOCK.

[Signature]

District Land Registrar



The within building line restriction is re-imposed in terms of DP 17948. See the council's condition of consent endorsed on DP 17948.

[Signature]
ALR

The within building line restriction is re-imposed in terms of DP 17973. See the council's condition of consent endorsed on DP 17973.

[Signature]
ALR

LAND & DEEDS	
Nature:	See Order
File:	SM 5411
25 AUG 1964	
118	
368	



(C.)

325485

[NEW ZEALAND

MEMORANDUM OF TRANSFER

I, ALLAGONDA ESTATE LIMITED a duly incorporated Company having its registered office at John Street Balclutha and there carrying on the business of a Property Owner (hereinafter together with its assigns and successors referred to as "the Company") , being registered as the proprietor

(1) Here state nature of the estate or interest.

(2) District, County, Hundred, or Township.

(3) Here state the area, exclusive of roads intersecting the same, if any.

(4) Here state rights of way, privileges, or easements, if any, intended to be conveyed; and, if the land to be dealt with contains all that is included in an existing grant or certificate, refer thereto for description of parcels and diagrams; otherwise set forth the boundaries in chains, links or feet, and refer to the plan delineated on the margin or annexed to the instrument or deposited in the Registry Office.

of an estate ⁽¹⁾ in fee simple

subject, however, to such encumbrances, liens and interests as are notified by memoranda

underwritten or endorsed hereon, in all that piece of land situated in the ⁽²⁾ DISTRICT

of CLUTHA

, containing ⁽³⁾

THIRTY-THREE

(33) POLES

be the same a little more or less, ⁽⁴⁾

BEING Lot Seven (7) Deposited Plan No 10820 AND BEING Part of Sections Nine (9) and ^{ET seq 11} ~~Ten (10)~~ Block Thirty-Three (XXXIII)

SAID DISTRICT AND BEING part of the land comprised in Certificate of Title Volume 1C Folio 1170 SUBJECT TO Building Line Restriction imposed by Special Order No 275825

in consideration of the sum of ONE THOUSAND FIVE HUNDRED AND FIFTY DOLLARS (\$1,550.00)

paid to ~~me~~ by the Company by

CLIFFORD MAURICE WALTER of Waiwera South Farmer

, the receipt of which sum I hereby acknowledge,

19 II 63 2411

2-000,016,00 DTY

19 II 63 2411

The Company hereby transfer ~~to the said~~ all its right title and interest in the

~~all its right title and interest in the said piece of land~~
said parcel of land to the said Clifford Maurice Walter
PROVIDED ALWAYS that the Company shall not be liable at the request
of the registered proprietor or other occupier from time to time of
the land hereby transferred to erect maintain repair or contribute
to the cost of erection maintenance or repair of any boundary or
dividing fence between the land hereby transferred and any land
contiguous thereto for the time being owned or occupied by the
Company AND PROVIDED FURTHER if and when the Company shall while
registered proprietor or occupier of land presently adjoining the
land hereby transferred give to the transferee or other the registered
proprietor or occupier for the time being of the land hereby
transferred notice to fence in pursuance of "The Fencing Act 1908"
all provisions of that Act or any amendment or re-enactment thereof
all the provisions of that Act other than the provisions requiring
the giver of such notice to contribute equally with the recipient
thereof to the cost in respect of such fence shall apply but the
recipient of such notice to fence as aforesaid shall forthwith upon
demand by the Company pay all costs in respect of the erection or
maintenance of a fence erected in pursuance or in consequence of such
notice and or as the case may be reimburse the Company for any such
cost paid by the Company PROVIDED HOWEVER that this covenant shall
not enure for the benefit of any subsequent purchaser of such
adjoining land, and it is expressly declared that this memorandum
is not preceded by any agreement in writing

(5) Or a lesser estate
or interest, describing
such lesser estate.

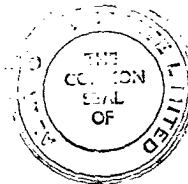
Sec 11
Fencing Act
1908

In witness whereof I have hereunto subscribed my name, this twenty-second
day of February One thousand nine hundred and
sixty-eight

THE COMMON SEAL of ALLAGONDA ESTATE

LIMITED was hereunto affixed in the

presence of:-



Director

Secretary

Signed on the day above named by
the said

in the presence of

Name

Occupation

Address

325485

15

No.

Correct for the purposes of the Land Transfer Act.

TRANSFER of

FREEHOLD LAND

situated in

DISTRICT OF CLUTHA

ALLAGONDA ESTATE LIMITED, Vendor.

CLIFFORD MAURICE WALTER, Purchaser.

Particulars entered in the Register-book,

Vol.

10

Folio

1170

the

28 MAR 1968

at

11.15

o'clock.



E. H. Davis
Assistant District Land Registrar.
Otago

3B/884.
864

LAND & ...	
Nature:	T. of Pt. & ...
Firm:	
28 MAR 1968	
Time:	11.15.
Fee:	\$2
Abstract No.	444

STEWART, MACKENZIE, SINCLAIR & HORDER

SOLICITORS,

BALCLUTHA.

