

Record of title here

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**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 **440261**
Land Registration District **Canterbury**
Date Issued 12 October 2010

Prior References
CB396/202

Estate Fee Simple
Area 496 square metres more or less
Legal Description Lot 1 Deposited Plan 410803
Registered Owners
Griha Limited

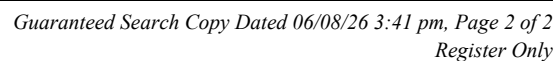
Interests

Subject to a right to drain sewage over part marked B on DP 410803 created by Easement Instrument 8555236.2 - produced 8.9.2010 at 4:16 pm and entered 12.10.2010 at 9.01 am

Appurtenant hereto is a right of way on foot created by Easement Instrument 8555236.2 - produced 8.9.2010 at 4:16 pm and entered 12.10.2010 at 9.01 am

The easements created by Easement Instrument 8555236.2 are subject to Section 243 (a) Resource Management Act 1991 8555236.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 8.9.2010 at 4:16 pm and entered 12.10.2010 at 9.01 am

13132100.2 Mortgage to ANZ Bank New Zealand Limited - 11.10.2024 at 2:54 pm



View Instrument Details



Instrument No 8555236.2
Status Registered
Date & Time Lodged 08 September 2010 16:16
Lodged By Sun, Xiaolei (Shirley)
Instrument Type Easement Instrument



Affected Computer Registers Land District

440261	Canterbury
440262	Canterbury

Annexure Schedule: Contains 5 Pages.

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒
- I certify that the Mortgagee under Mortgage 7164857.3 has consented to this transaction and I hold that consent ☒

Signature

Signed by Xiaolei (Shirley) Sun as Grantor Representative on 08/09/2010 03:47 PM

Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Xiaolei (Shirley) Sun as Grantee Representative on 08/09/2010 03:47 PM

*** End of Report ***

Easement instrument to grant easement or *profit à prendre*, or create land covenant
(Sections 90A and 90F Land Transfer Act 1952)

2009/6229EF
APPROVED
Registrar-General of Land

Grantor

Rong Zhang as to a 1/2 share
Ying Shi as to a 1/2 share

Grantee

Rong Zhang as to a 1/2 share
Ying Shi as to a 1/2 share

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
see annexed annexure schedule			

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby **[varied]** **[negated]** **[added to]** or **[substituted]** by:

[Memorandum number , registered under section 155A of the Land Transfer Act 1952]

[the provisions set out in Annexure Schedule]

Covenant provisions

Delete phrases in [] and insert Memorandum number as require; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

[Memorandum number , registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule]

Annexure schedule

2009/5043EF
APPROVED
Registrar-General of Land

Insert instrument type

Easement

Continue in additional Annexure Schedule, if required

Purpose (nature and extent) of easement, profit or covenant	Shown (plan reference) DP 410803	Servient Tenement (Computer Register)		Dominant Tenement (Computer Register)	
		Lot	Certificate of title	Lot	Certificate of title
Right of way on foot	A	2	440262	1	440261
Right to drain sewage	B	1	440261	2	440262

1. Where there is a conflict between the provision of the Fourth Schedule to the Land Transfer Regulations 2002 and the Fifth Schedule to the Property Law Act 2007 the provisions of the Fifth Schedule Property Law Act 2007 shall prevail.

Where there is a conflict between the provisions of the Fourth Schedule and/or Fifth Schedule and the modifications in this Easement Instrument, the modification shall prevail.

2. The maintenance provisions in the Fourth Schedule to the Land Transfer Regulations 2002 are modified by adding the following subclause:

11(5) "Any maintenance, repair or replacement of an easement facility that is necessary because of any act or omission by the Grantor or the Grantee (which includes any agent, employee, contractor, subcontractor, or invitee of either of those parties) must be carried out promptly by the Grantor or Grantee as the case may be at that person's sole costs. Where the act or omission is the partial cause of the maintenance, repair or replacement the costs payable must be in proportion to the amount attributable to the act or omission (with the balance payable in accordance with clause 11 of the Fourth Schedule)."

29. Jul. 2010 15:12

Leslie Hills Law

No. 2362 P. 2

Approved by Registrar-General of Land under No. 2003/6150

Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)

LSC: 1385064

Insert type of instrument
"Caveat", "Mortgage" etcOrder for new Computer Register
and Easements

Page 1 of 1 pages

ConsentorSurname must be underlined or in CAPITALS**Capacity and Interest of Consentor**(eg. Caveator under Caveat no./Mortgagee under
Mortgage no.)

ANZ National Bank Limited

Mortgagee under Mortgage No:
7164857.3**Consent**

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section] of the [Act]

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

Order for new Computer Register and Easements

Dated this 03 day of AUG 2010

Attestation

ANIL SURESH CHANDRA

Signed in my presence by the Consentor

Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

JEANNE ANN FAOAGALI

Occupation

BANK OFFICER

Address

AUCKLAND

Signature of Consentor

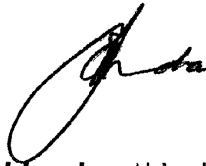
An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

REF: 7029 -- AUCKLAND DISTRICT LAW SOCIETY

**CERTIFICATE OF NON-REVOCATION OF POWER OF
ATTORNEY**

**I, Anil Suresh Chandra of Auckland, New Zealand, Manager,
Lending Services Centre of ANZ National Bank Limited, certify –**

1. That by deed dated **28 June 1996**, ANZ National Bank Limited of Wellington, New Zealand appointed me its attorney.
2. That I have not received notice of any event revoking the power of attorney.



Signed at **Auckland** this day of 3 August 2010

Land Information New Zealand, Dealing Numbers:

Auckland	as No.	D.016180	Hokitika	as No.	105147
Blenheim	as No.	186002	Invercargill	as No.	242542.1
Christchurch	as No.	A.256503.1	Napier	as No.	644654.1
Dunedin	as No.	911369	Nelson	as No.	359781
Gisborne	as No.	G.210991	New Plymouth	as No.	433509
Hamilton	as No.	B.355185	Wellington	as No.	B.530013.1

Instrument No	8555236.3	
Status	Registered	
Date & Time Lodged	08 September 2010 16:16	
Lodged By	Sun, Xiaolei (Shirley)	
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991	



440261 Canterbury

Annexure Schedule: Contains 2 Pages.

*** End of Report ***

IN THE MATTER OF the Resource Management Act
1991

AND

IN THE MATTER OF DP 410803 and Subdivision
Consent Application
RMA/92012199

**CONSENT NOTICE PURSUANT TO
SECTION 221, RESOURCE MANAGEMENT ACT 1991**

To: The Registrar General of Lands
Canterbury Land Registration District
LAND INFORMATION NEW ZEALAND

TAKE NOTICE that the land hereinafter described is subject to conditions in relation to a subdivision consent as follows:-

Tree Preservation

The existing trees on Lot 1 as detailed below and shown in the location of point 1 and 2 on the plan attached hereto, are to be protected and preserved in accordance with good arboricultural practice.

Lot 1

1. Cabbage Tree.....*cordyline australis*
2. Chusan Palm.....*trachycarpus fortunei*

DESCRIPTION OF LAND AFFECTED BY CONSENT NOTICE

ALL THOSE parcel of land comprising:

- 0.0496Ha being Lot 1 DP 410803 comprised in Certificate of Title 440261

DATED this 18 day of September 2010

SIGNED for and on behalf of
THE CHRISTCHURCH CITY COUNCIL
pursuant to Section 222 of the
Local Government Act 1974

Principal Officer (for the purposes of
Section 221 Resource Management Act 1991)

