



**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 1075652
Land Registration District Canterbury
Date Issued 17 August 2022

Prior References
CB425/287

Estate Fee Simple
Area 93 square metres more or less
Legal Description Lot 1 Deposited Plan 579404
Registered Owners
Yogesh Bhargava

Estate Fee Simple - 1/4 share
Area 341 square metres more or less
Legal Description Lot 5 Deposited Plan 579404
Registered Owners
Yogesh Bhargava

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 579404)

Subject to a party wall easement over part Lot 1 DP 579404 marked CB on DP 579404 created by Easement Instrument 12533657.2 - 17.8.2022 at 4:52 pm

Appurtenant to Lot 1 DP 579404 herein is a party wall easement created by Easement Instrument 12533657.2 - 17.8.2022 at 4:52 pm

The easements created by Easement Instrument 12533657.2 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to park easement over part Lot 5 DP 579404 marked D, E, F, G and H on DP 579404 created by Easement Instrument 12533657.3 - 17.8.2022 at 4:52 pm

Appurtenant to Lot 1 DP 579404 herein is a right to park easement created by Easement Instrument 12533657.3 - 17.8.2022 at 4:52 pm

The easements created by Easement Instrument 12533657.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to drain water over part Lot 1 DP 579404 marked M and R, a right to drain sewage over part Lot 1 DP 579404 marked R, a right to convey electricity and telecommunications over part Lot 1 DP 579404 marked M, a right to drain water over part Lot 5 DP 579404 marked H, N, P and W, a right to drain sewage over part Lot 5 DP 579404 marked N and W, a right to convey water over part Lot 5 DP 579404 marked V and W, a right to convey electricity over part Lot 5 DP 579404 marked P and ZB, a right to convey telecommunications over part Lot 5 DP 579404 marked N and ZA, and a right of way over part Lot 5 DP 579404 marked W all on DP 579404 created by Easement Instrument 12533657.4 - 17.8.2022 at 4:52 pm

Appurtenant to Lot 1 DP 579404 herein is a right of way, a right to drain water and sewage, a right to convey water, electricity and telecommunications, and appurtenant to Lot 5 DP 579404 herein is a right to drain water created by Easement Instrument 12533657.4 - 17.8.2022 at 4:52 pm

The easements created by Easement Instrument 12533657.4 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 12533657.5 - 17.8.2022 at 4:52 pm

Land Covenant in Covenant Instrument 12533657.6 - 17.8.2022 at 4:52 pm

12561656.2 Mortgage to ANZ Bank New Zealand Limited - 22.9.2022 at 11:50 am

