



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
CROSS LEASE**

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA127D/868**  
**Land Registration District** **North Auckland**  
**Date Issued** 09 December 1999

**Prior References**

NA127D/795

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**Estate** Fee Simple - 1/2 share  
**Area** 792 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 199263  
**Registered Owners**  
Pradeep Chella Narendiran and Vanitha Chella Pradeep

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<b>Estate</b>	Leasehold	<b>Instrument</b>	L D454392.4
		<b>Term</b>	999 years commencing on 1 November 1999
<b>Legal Description</b>	Flat 2 Deposited Plan 199289, Garage 2 Deposited Plan 199289 and Carport 2 Deposited Plan 199289		

**Registered Owners**  
Pradeep Chella Narendiran and Vanitha Chella Pradeep

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**Interests**

D454392.3 Lease of Flat 1 and Carport 1 CT NA127D/867 issued - Produced 22.11.1999 at 11.53 am and entered 9.12.1999 at 9.00 am (Affects Fee Simple)  
D454392.4 Lease of Flat 2, Garage 2 and Carport 2 DP 199289 Term 999 years commencing on 1 November 1999  
Composite CT NA127D/868 issued - produced 22.11.1999 at 11.53 and entered 9.12.1999 at 9.00 am (Affects Fee Simple)  
12126654.2 Mortgage to ASB Bank Limited - 21.5.2021 at 5:48 pm

14 DEC 1999

<p>DIAGRAM A NTS</p>		<p>Approvals</p> <p><i>[Signature]</i> P. Chandra</p> <p><i>[Signature]</i> S. Chandra</p>
<p>PT. 105 DP18101</p> <p>106 DP18101</p> <p>LOT 1 792 m<sup>2</sup></p> <p>104 DP18101</p> <p>PANORAMA ROAD</p> <p>Legal Road</p> <p>See Diag A</p> <p>697150 m N</p> <p>697125 m N</p> <p>305 800 m E</p> <p>305 850 m E</p>		<p>New C.T. Allocated: Lot 1 - CT 127D/795</p> <p>Class I Survey</p> <p>Total Area 792 m<sup>2</sup></p> <p>Comprised in C.T. 7B/42</p> <p><i>Brian Hunt</i> Surveyor</p> <p>I, <i>Brian Hunt</i>, being a registered surveyor pursuant to section 26 of the Survey Act 1980, hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and field notes are true and correct, and that I am not aware of any Regulations 1980 or any regulations made in substitution thereof.</p> <p>Dated at Auckland this 27th day of August 1999</p> <p>Signature <i>[Signature]</i> 1999</p> <p>Field Book <i>[Signature]</i> P. Chandra</p> <p>Reference Plan <i>[Signature]</i> P. Chandra</p> <p>Examined <i>[Signature]</i> P. Chandra</p> <p>Approved as to Survey <i>[Signature]</i> P. Chandra</p> <p>Deposited <i>[Signature]</i> P. Chandra</p> <p>Chief Surveyor</p> <p>Surveyor General of Land</p> <p>District Land Registrar</p> <p>File <i>[Signature]</i> P. Chandra</p> <p>Received 22 NOV 1999</p> <p>DP199263</p>
<p>LAND DISTRICT NORTH AUCKLAND</p> <p>SURVEY BLK. &amp; DIST. II OTAHUHU</p> <p>NZMS 261 SHT</p> <p>RECORD MAP No</p>		<p>TERRITORIAL AUTHORITY AUCKLAND CITY</p> <p>Surveyed by F. REAR SURVEYING</p> <p>Scale 1:200 Date AUGUST 1999</p>

LINK FORM USE SURVEYING METER

A.J. BEVAN, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND

14 DEC 1999

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50

**D454392.4 L**

**LEASE**

**Land Transfer Act 1952**

**This page does not form part of the Lease.**



**LEASE**

**Land Transfer Act 1952**

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

**Land Registration District**

NORTH AUCKLAND

**Certificate of Title No.** All or Part? Area and legal description — *Insert only when part or Stratum, CT*

7B

42

ALL

**Lessor Surnames must be underlined**

PREM CHANDRA and SHALINI CHANDRA

**Lessee Surnames must be underlined**

PREM CHANDRA and SHALINI CHANDRA

**Estate or Interest:** *Insert e.g. Fee simple; Leasehold in Lease No. .... etc.*

one half share fee simple and leasehold in Lease

**Term**

999 years commencing on the 1<sup>st</sup> day of November 1999

**Rental**

10 cents per annum payable yearly in advance if demanded in writing by the Lessors before the commencement of the year for which it is payable.

**Operative Clause**

In consideration of payment of the rent the Lessors lease to the Lessee and the Lessee accepts on lease the flat to be held by the Lessee as lessee subject to the restrictions, conditions, and covenants set out in Memorandum Number 1995/4005 registered in the Land Registry Office for the above district together with the restrictions, conditions, and covenants contained in the attached Annexure Schedule all relating to the land in the above Certificate(s) of Title.

Dated this 1<sup>st</sup> day of November 1999

**Attestation**

*[Signature]*

Signed in my presence by the Lessor  
Signature of Witness

*[Signature]*

**Witness to complete in BLOCK letters**  
(unless typewritten or legibly stamped)

Witness name GULAB G. KANJI LLB  
Barrister & Solicitor  
Occupation Auckland

Signature, or common seal of Lessor

Address

*[Signature]*

Signed in my presence by the Lessee  
Signature of Witness

*[Signature]*

**Witness to complete in BLOCK letters**  
(unless typewritten or legibly stamped)

Witness name GULAB G. KANJI LLB  
Barrister & Solicitor  
Occupation Auckland

Signature, or common seal of Lessee

Address

**Certified correct for the purposes of the Land Transfer Act 1952**

Certified that no lease duty is payable by virtue of Section 35(1) of the Stamp and Cheque Duties Act 1971  
(DELETE IN APPLICABLE CERTIFICATE)  
REF. 4149

*[Signature]*

Solicitor for the Lessee

# Annexure Schedule

LEASE

Dated

Page

of

Pages

## Additional Lease Details

**Description of flat:** Flat 2 and carport 2 on DP 199289  
~~and garage 2 on DP 199289~~

**Restricted area:** That part of the land on DP 199289 marked " B "

~~**Staged development area:** That part of the land on DP marked " "~~

**Common area:** That part of the land on DP 199289 marked "Common Area"

**Land share:** A one half share

~~**Maximum number of dwelling units for staged development area:**~~

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

R.C. S.C

# LEASE

Land Transfer Act 1952

Law Firm Acting

Auckland District Law Society  
REF. 4140

**This page is for Land Registry Office use only.**  
(except for "Law Firm Acting")



11.53 22.NOV99 D 4543924  
900 9 Dec 99  
ARTICULARS  
LAND REGISTRY  
FOR REGISTRY  
OF LAND

RECEIVED  
LAND

