



**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 **1056106**
Land Registration District **North Auckland**
Date Issued 15 November 2022

Prior References

952309 952310 952311

Estate Fee Simple
Area 73 square metres more or less
Legal Description Lot 18, 23 Deposited Plan 575474
Registered Owners
Shreya Sharma as to a 1/2 share
Jessie Lee-Anne Ramsay as to a 1/2 share

Estate Fee Simple - 1/20 share
Area 295 square metres more or less
Legal Description Lot 40-42 Deposited Plan 575474
Registered Owners
Shreya Sharma as to a 1/2 share
Jessie Lee-Anne Ramsay as to a 1/2 share

Estate Fee Simple - 3/100 share
Area 1091 square metres more or less
Legal Description Lot 6 Deposited Plan 551290
Registered Owners
Shreya Sharma as to a 1/2 share
Jessie Lee-Anne Ramsay as to a 1/2 share

Interests

Appurtenant hereto is an electricity right specified in Easement Certificate C548464.16 - 8.12.1993 at 2.17 pm

Subject to electricity, telephone and gas rights over Lot 18, 23, 40 and 42 DP 575474 and over part Lot 41 DP 575474 marked AI and AJ on DP 575474 and over part Lot 6 DP 551290 marked V on DP 551290 specified in Easement Certificate C548464.16 - 8.12.1993 at 2.17 pm

The easements specified in Easement Certificate C548464.16 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are electricity, telephone, sanitary sewer, stormwater and gas rights specified in Easement Certificate C548464.17 - 8.12.1993 at 2.17 pm

The easements specified in Easement Certificate C548464.17 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are stormwater, sanitary sewer, gas, electricity and telephone rights specified in Easement Certificate C548464.18 - 8.12.1993 at 2.17 pm

The easements specified in Easement Certificate C548464.18 are subject to Section 243 (a) Resource Management Act 1991

Subject to an electricity right (in gross) over Lot 18, 23, 40 and 42 DP 575474, over part Lot 41 DP 575474 marked AI and AJ on DP 575474 and over part Lot 6 DP 551290 marked V all on DP 551290 in favour of (now) Her Majesty the Queen created by Transfer C548464.22 - 8.12.1993 at 2.17 pm

The easements created by Transfer C548464.22 are subject to Section 243 (a) Resource Management Act 1991

11849562.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.5.2021 at 9:33 am (affects Lot 18 and 40 DP 575474)

Subject to a right (in gross) to convey gas over part Lot 6 DP 551290 marked V on DP 551290 in favour of Vector Limited created by Easement Instrument 11849562.3 - 17.5.2021 at 9:33 am

Subject to a right (in gross) to convey telecommunications over part Lot 6 DP 551290 marked V on DP 551290 in favour of Chorus New Zealand Limited created by Easement Instrument 11849562.4 - 17.5.2021 at 9:33 am

11849562.5 Encumbrance to Homes of Choice Limited - 17.5.2021 at 9:33 am (affects Lot 18 and 40 DP 575474 and part Lot 6 DP 551290 formerly contained in RT 952309)

11849562.6 Encumbrance to Homes of Choice Limited - 17.5.2021 at 9:33 am (affects part Lot 6 DP 551290 formerly contained in RT 952310 and part Lot 41 DP 575474 formerly Lot 4 DP 551290)

11849562.7 Encumbrance to Homes of Choice Limited - 17.5.2021 at 9:33 am (affects Lot 23 and 42 DP 575474, part Lot 41 DP 575474 formerly Lot 5 DP 551290 and part Lot 6 DP 551290 formerly contained in RT 953311)

Land Covenant in Covenant Instrument 11849562.8 - 17.5.2021 at 9:33 am

Land Covenant in Covenant Instrument 11849562.9 - 17.5.2021 at 9:33 am (affects Lot 18 and 40 DP 575474)

Fencing Covenant in Transfer 12154468.1 - 24.6.2021 at 5:59 pm

Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991 (affects DP 575474)

12558454.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.11.2022 at 7:08 am (affects Lot 18 DP 575474)

Subject to a right of way over part Lot 41 DP 575474 marked AI and AJ, a right to convey electricity, telecommunications, water and gas over Lot 40 DP 575474 and over part Lot 41 DP 575474 marked AI and AJ, a right to drain water over Lot 23 and 40 DP 575474 and over part Lot 41 DP 575474 marked AI, AJ, AO and BK and over part Lot 18 DP 575474 marked BB, a right to drain sewage over Lot 23 and 40 DP 575474 and over part Lot 41 DP 575474 marked AI and AJ, a right to overhang eaves over part Lot 40 DP 575474 marked BY, BZ, CA and CB and over part Lot 41 DP 575474 marked BT, BU, BV, BW and BX and a right to a party wall over part Lot 18 DP 575474 marked AD and AE all on DP 575474 created by Easement Instrument 12558454.5 - 15.11.2022 at 7:08 am

Appurtenant to Lot 41 DP 575474 is a right to drain water and appurtenant to Lot 18 DP 575474 is a right to convey electricity, telecommunications, water and gas, right to drain water and sewage, right to a party wall and a right to overhang eaves and appurtenant to Lot 23 DP 575474 is a right of way created by Easement Instrument 12558454.5 - 15.11.2022 at 7:08 am

The easements created by Easement Instrument 12558454.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications over Lot 40 DP 575474 and over part Lot 41 DP 575474 marked AI and AJ on DP 575474 in favour of Chorus New Zealand Limited created by Easement Instrument 12558454.6 - 15.11.2022 at 7:08 am

12558454.7 Encumbrance to Timata Lane Residents' Society Incorporated - 15.11.2022 at 7:08 am

12630536.3 Mortgage to ASB Bank Limited - 23.12.2022 at 11:46 am



