Qorti Civili – Prim' Awla

Fl-atti tal-bejgh bl-irkant numru: 28/15

REGISTRY SUPERIOR COURT
No: 2535
30 SEP 2016
PAID

Fl-ismijiet:

Bank of Valletta Plc
Vs
Issa Isslam Tawfik

B'riferenza ghall-Kawza Numru 9, Citazzjoni Numru 873/05JRM fil-Prim'Awla Tal-Qorti Civili – Onorevoli Imhallef Joseph R. Micallef LL.D.,

Bank of Valletta p.l.c vs Isslam Tawfik Issa

U peress illi jiena gejt mahtur mill-istess Qorti bhala espert fl-atti tal-Mandat ta' Qbid ta' Hwejjeg Immobbli, biex naghmel evalwazzjoni ta' l-post:

17, Flat 3, Buontempo Estates,
Balzan Valley
Balzan

Nixtieq naghmel din id-dikjarazzjoni:

L-appartament, internament immarkat bin-numru tlieta (3), li jinsab fit-tieni sular (is-sular li qieghed fil-livell ta' t-triq huwa meqjus bhala s-sular fil-livell zero (0)) u jifforma parti minn blokk ta' erba (4) appartamenti, liema blokk huwa bin-numru ufficjali sbatax (17) u bl-isem 'Buontempo Estates' li jinsab gewwa triq privata minnghajr isem li taghti ghal Balzan Valley Balzan u liema flat jinsab fuq in-naha tax-xellug tal-imsemmi blokk meta wiehed ihares lejn l-imsemmi blokk. Inkluz mal-appartament hemm ukoll kwart sehem indiviz ($1/4^{th}$) tal-partijiet komuni tal-imsemmi blokk u nofs sehem indiviz (1/2) tal-bejt li jigi sovrastanti l-istess appartament ta' circa erba u hamsin metru kwadru u jinkludi ukoll il-kamra tal-bejt ta' cirka 9 metru kwadru.

L-imsemmi blokk jikkonfina mill-Lbic, mill-Majjistral u mix-Xlokk mat-triq gdida bla isem li taghti ghal Balzan Valley u irjieh ohra verjuri. L-imsemmi appartament igawdi id-drittijiet u huwa suggett ghas-servitujiet naxxenti mill-posizzjoni tieghu.

<u>Notamenti ohra fuq dan l-appartament</u>

1. Il-propjeta' tinstab f'zona primarjament residenzjali.
2. Il-propjeta hija kompluta bil-madum, kisi / tihkil / tibjid, aperturi, elettriku, ilma u drenagg. Madanakollu l-post ghandu bzonn ta' manutenzjoni minnhabba li fl-istat prezenti ma jistax jissejjah bhala abitabli.
3. Meta saret l-ispezzjoni minni fit-18 ta' Settembru 2015, ma jirrizultax li kien hemm xi diffetti strutturali.

Illum 4 ta' Novembru 2016
"Deher il-Perit Legali / Tekniku:
PACE JOSEPH A. 49/463/4
Li wara li ddikjara li thallas l-ammont lilu dovut, halef/halfet li qeda/qdiet fedelment u onestament l-inkarigu moghti lilu/ha.
Deputat Registratur

Metraggi

Numru	Deskrizzjoni	Metragg kwadru aprossimativ (sqm)
1	Qies tal-propjeta li jinkludi l-hitan imma ma jinkludix il-washroom kif ukoll il-bejt	116.2 sqm
2	Qies internali tas-salott	42.1 sqm
3	Qies internali tal-kcina	8.9 sqm
4	Qies internali tal-kamra tas-sodda A	11.0 sqm
5	Qies internali tal-kamra tas-sodda B	20.2 sqm
6	Qies internali tal-kamra tas-sodda C	13.0 sqm
7	Qies internali tal-Ensuite	2.5 sqm
8	Qies internali tal-kamra tal-banju	6.9 sqm
9	Qies estern tal-washroom	8.6 sqm
10	Qies tal-bejt li ma jinkludix il-washroom	53.8 sqm

Ghaldaqstant, meta jigu kkonsidrati l-fatturi kolla msemmija hawnfuq, il-valur tal-propjeta qieghed jigi stmat li huwa ta mitejn u hmistax il-elf Ewro.

Joseph A Pace Perit

30 SEP 2016

Illum ______

Ipprezentata mill Perit Joseph A Pace

bla dok/b diversi dokumenti

Gaetana Aquilina
Deputat Registratur
Deputy Registrar
Qrati tal-Gustizzja (Malta)
Law Courts (Malta)

Annex 1: Ritratti

Figure 1

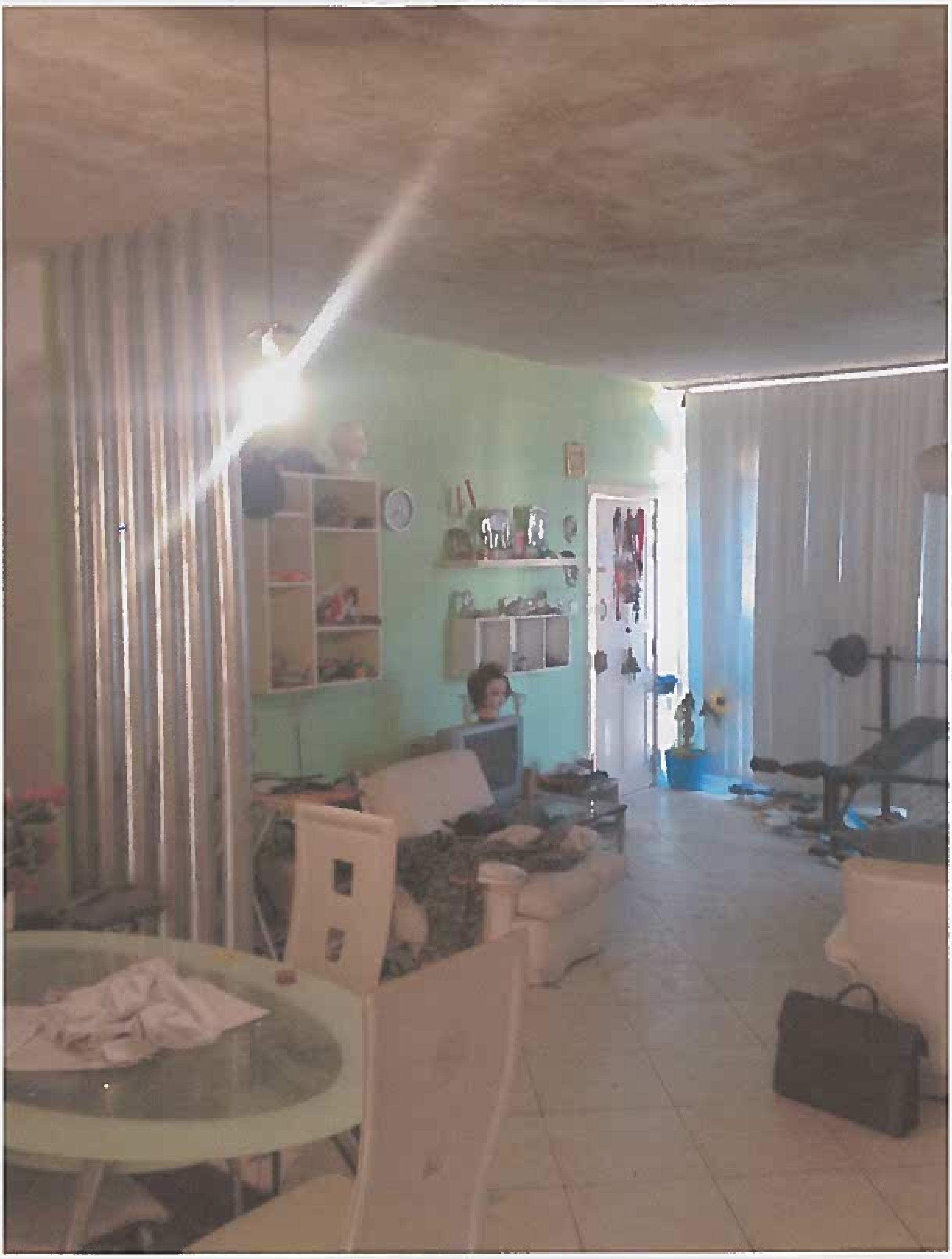


Figure 2

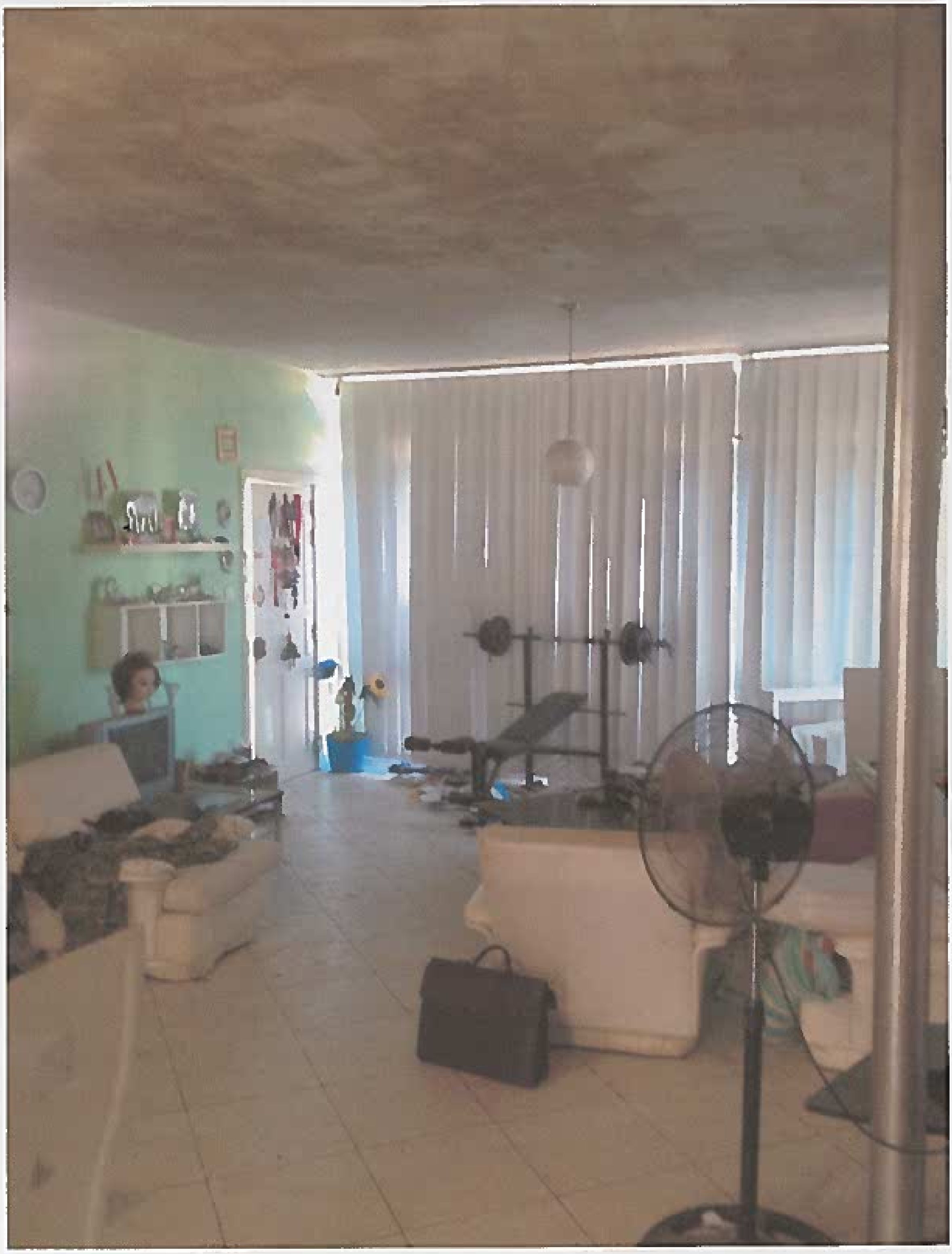


Figure 3

Figure 4

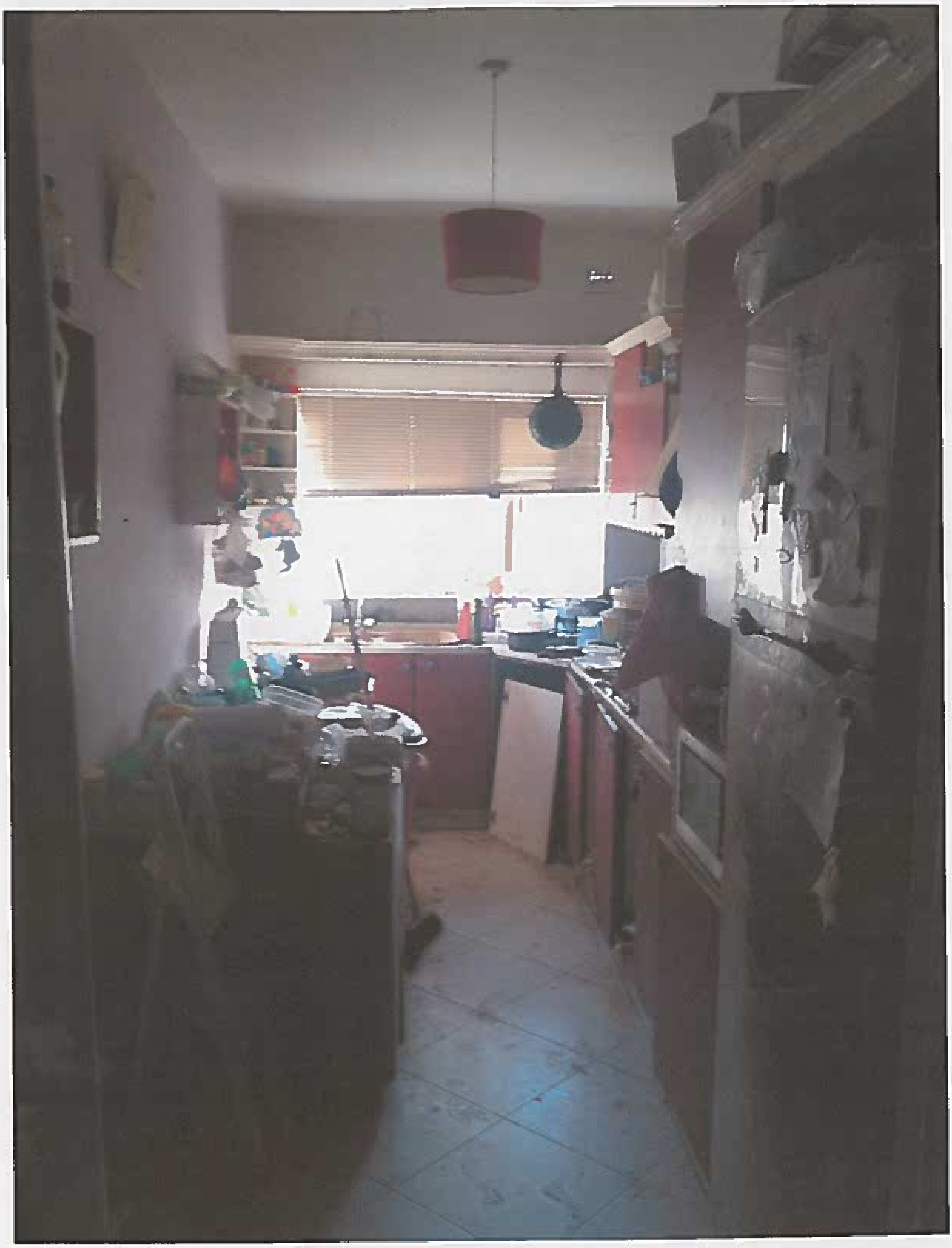


Figure 5

Figure 6

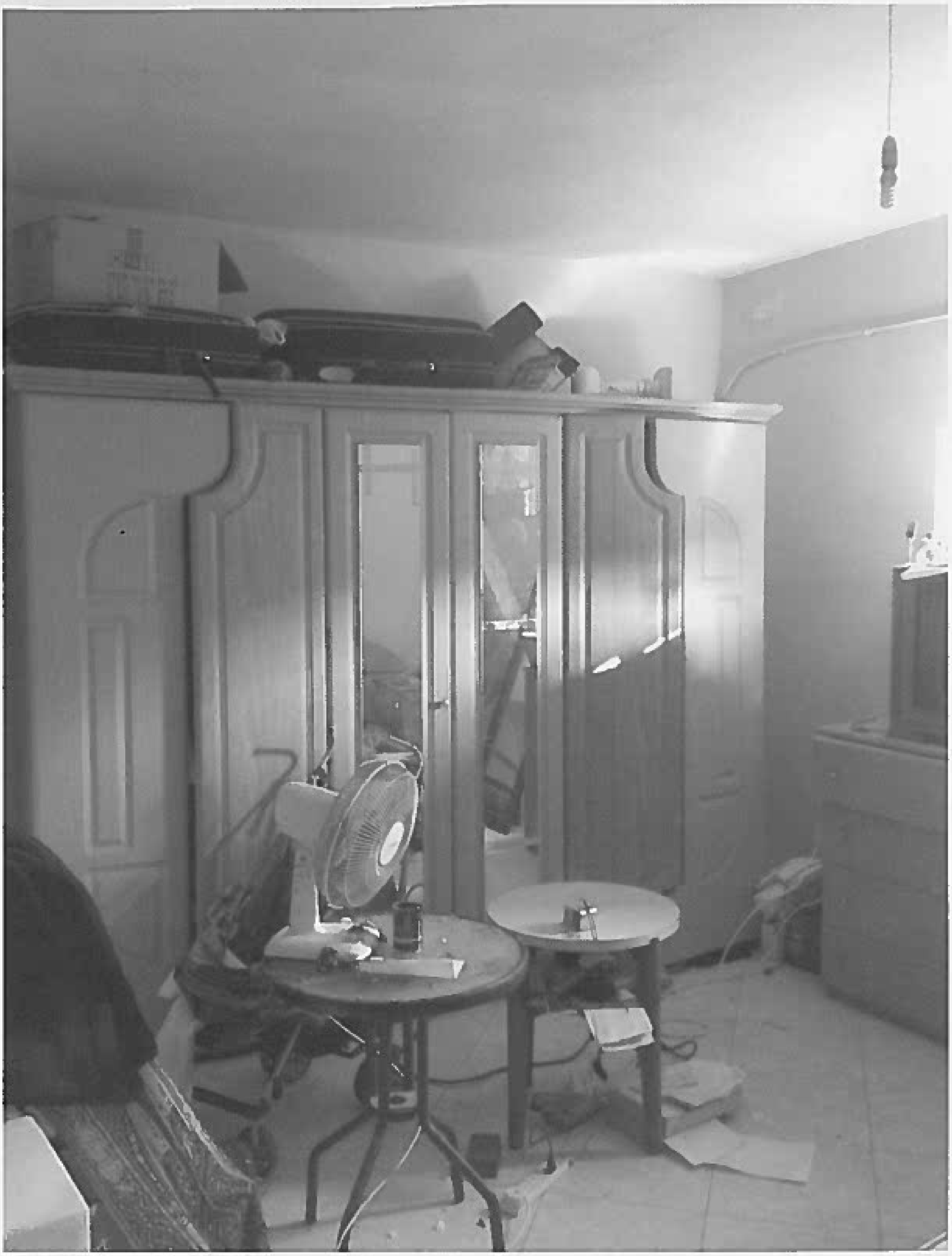


Figure 7

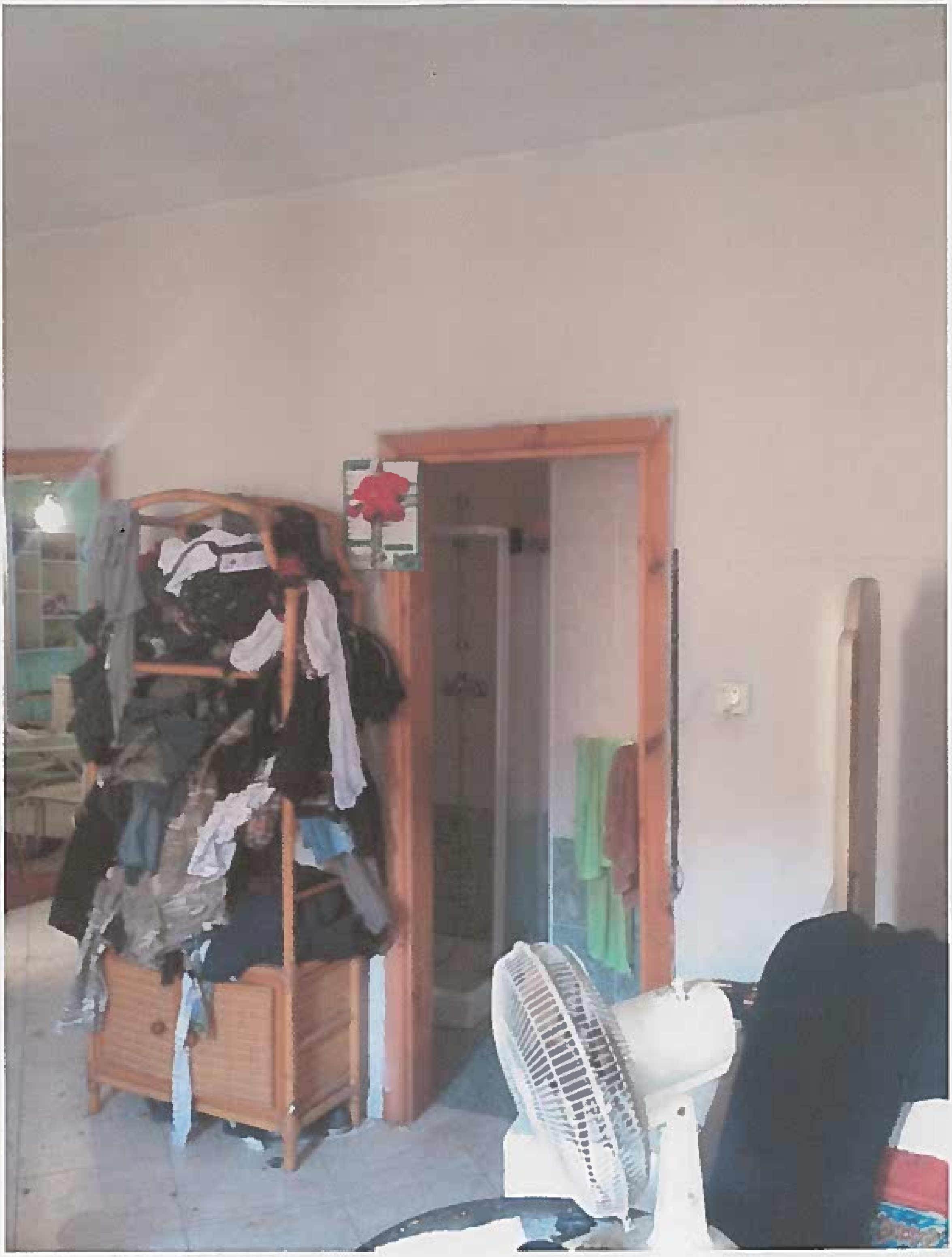


Figure 8

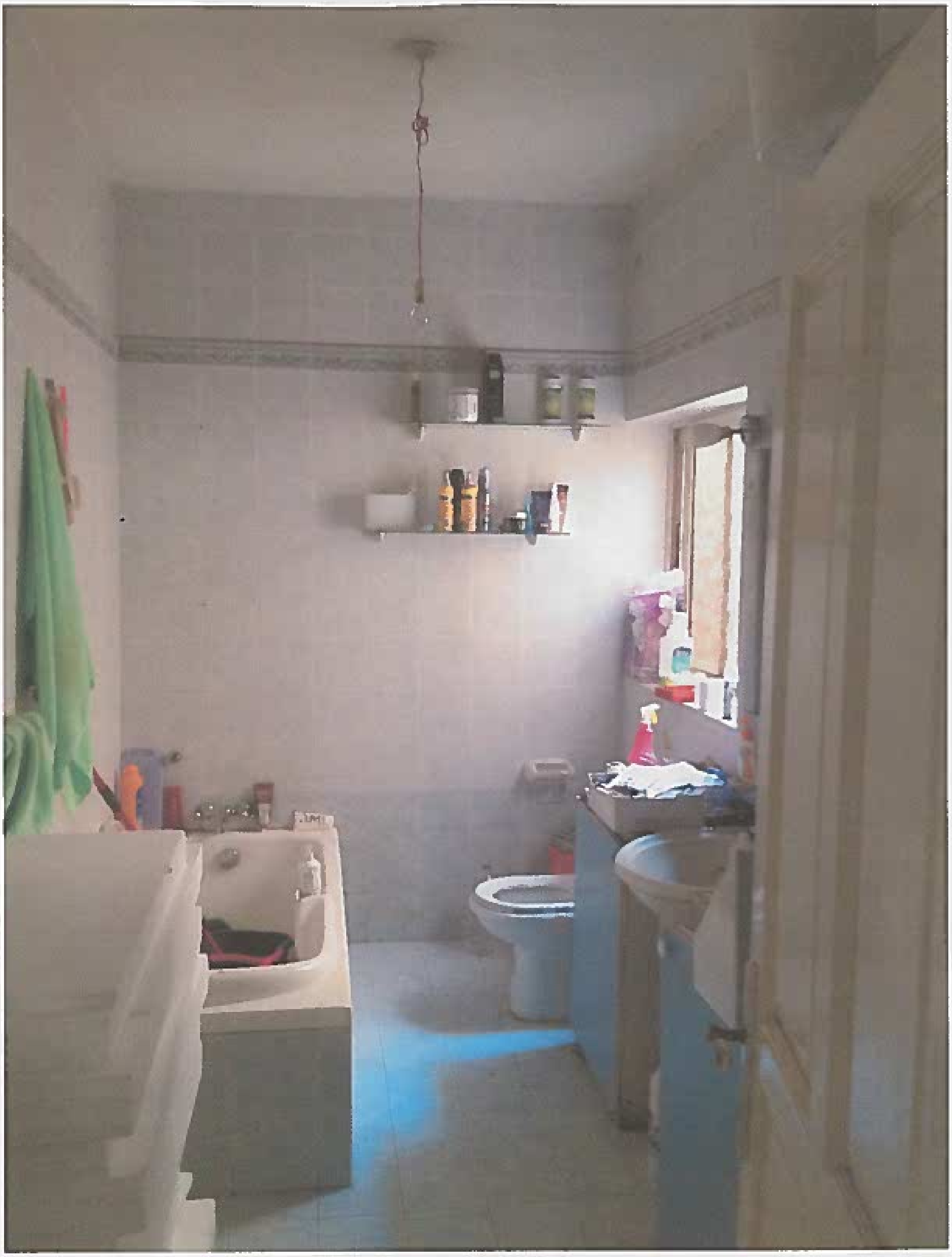


Figure 9

Figure 10

Figure 11

Figure 13: Ritratt tal-faccata 1

Figure 14: Ritratt tal-faccata 2

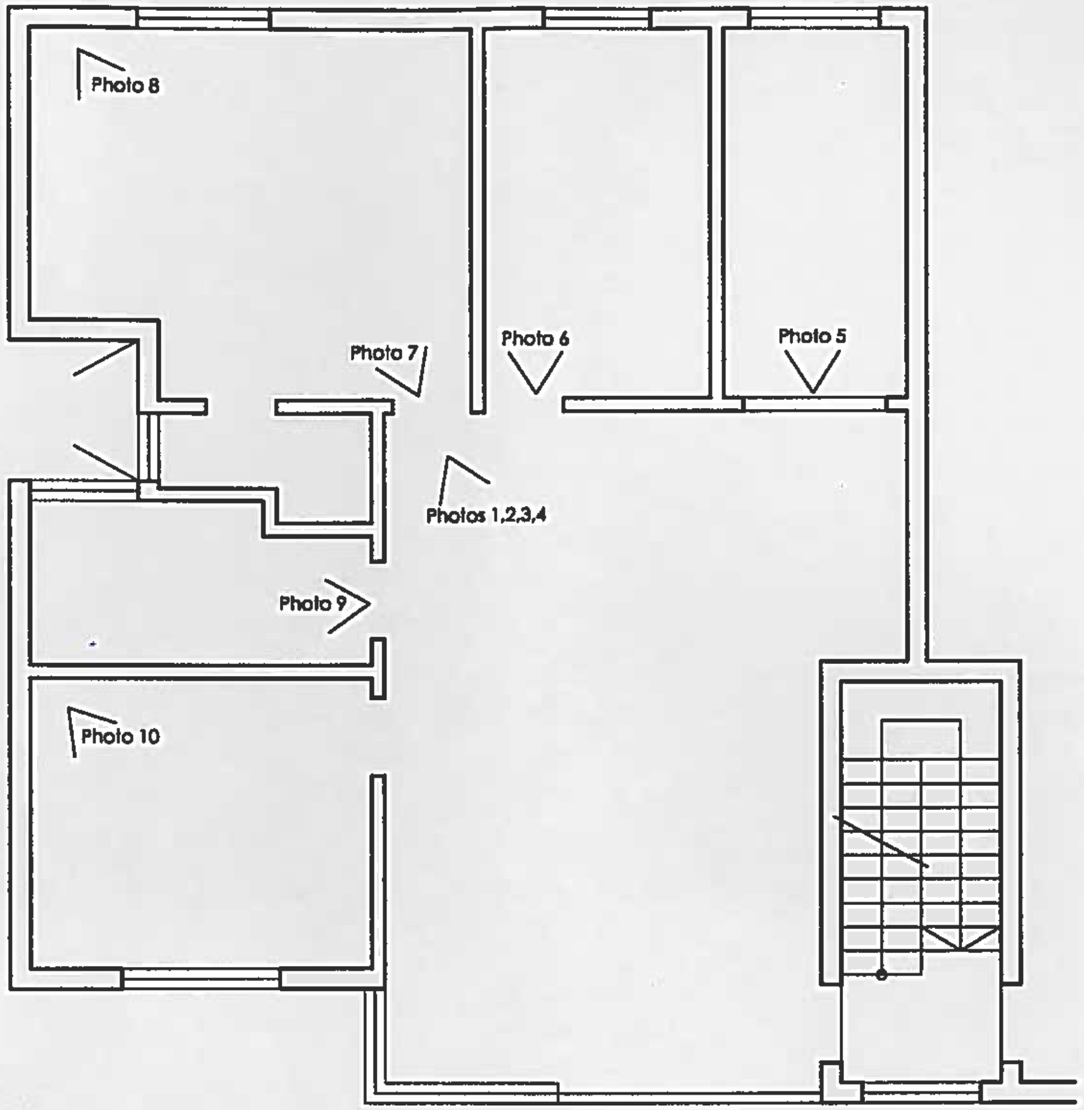
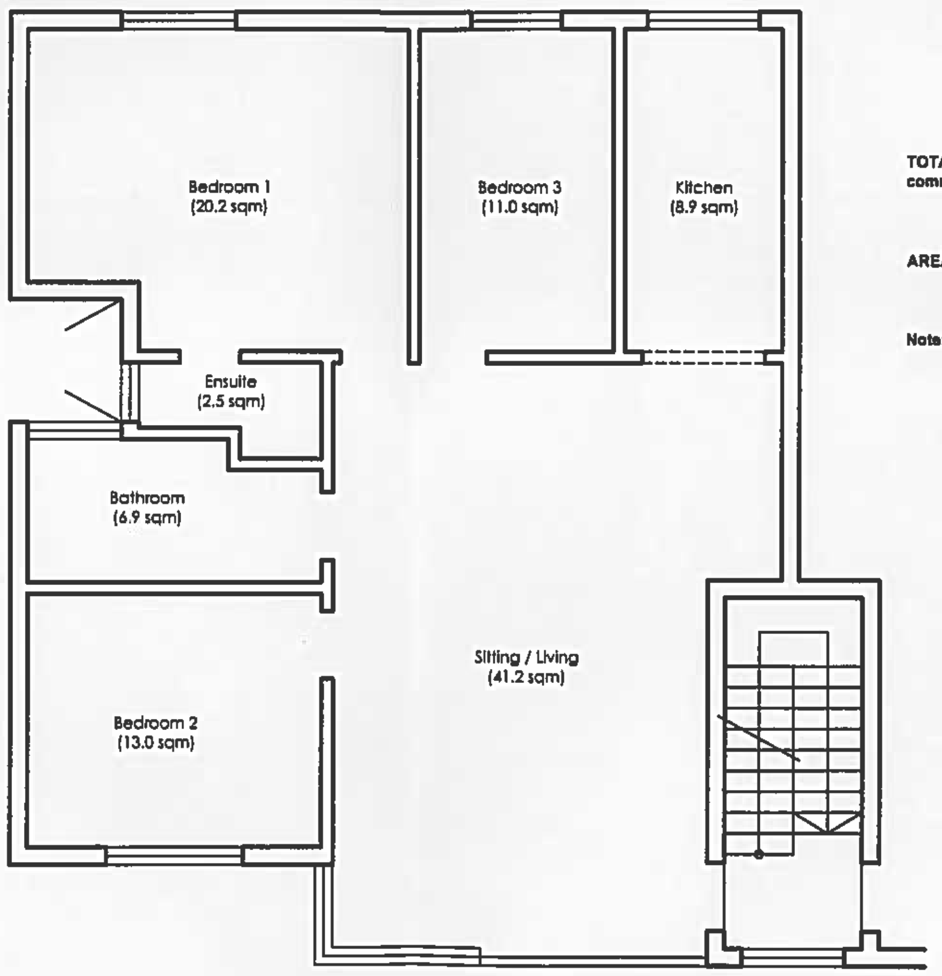


Figure 12: Pjanta li turi l-pozizzjoni ta' minn fejn ittiehdu r-ritratti ta' gewwa



TOTAL AREA (inclusive of walls but exclusive of common area, washroom and roof): 116.2 sqm

AREA OF WASHROOM (inclusive of walls): 8.6 sqm

Note: All areas are approximate

SCALE 1:100

Joseph A Pace BE&A(Hons) Perit
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LEGEND:

SUFFIX	DATE	INITIALS	DETAILS

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CLIENT: Qorti Civili

TITLE: Citazzjoni Nr 873/05JRM

DWG TITLE: Plan

JOB NO: 16-116

DWG NO: 01

CHECKED: Joseph A. Pace

SCALE: As shown

DATE: 5/09/2016

REVISION: -

DRAWN: JP

ARCHITECT: JOSEPH A PACE

SIGNATURE:

JOSEPH A. PACE PERITI
ARCHITECTS, CIVIL ENGINEERS & DESIGN CONSULTANTS
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Min Easting 50500.8, Min Northing 72986.27, Max Easting 50900.8, Max Northing 73486.27

0m 400m

Planning Authority - www.pa.org.mt

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Site Plan, Scale 1:2500
Printed on: Wednesday, September 07, 2016

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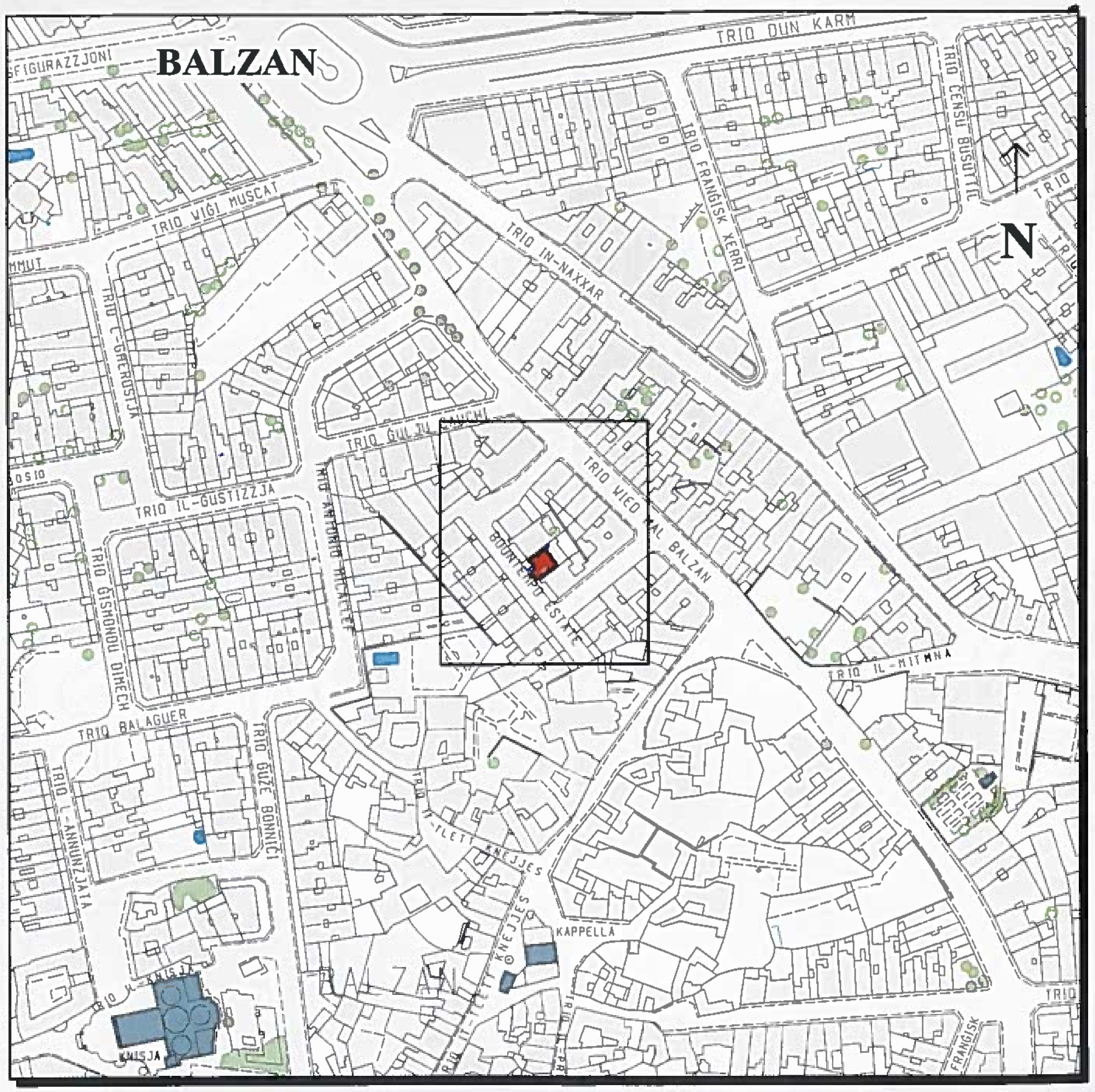
N

LAND REGISTRY
116, WEST STREET,
VALLETTA

Dan hu dokument uffiċċjali għall-użu biss fir-Reġistru tal-Artijiet

This is an official document for Land Registry use only [341 - Reġistru tal-Artijiet - Malta]



Gvern Ta' Malta

Reġistru tal-Artijiet

Casa Bolino, 116 Triq il-Punent, Valletta

Pjanta tas-sit 1:2500 *Site Plan*

Government of Malta

Land Registry

Casa Bolino, 116 West Street, Valletta

Nru tal-Mappa: *Map Number:*	357668M	Pożizzjoni Ċentrali: *Centre Coordinates:*	x = 50700 y = 73244	*Parti minn SS:* *Extracted from SS:* 5073	Data: *Date:* 06/09/2016
Perit *Architect:*	Joseph A Pace BE&A(Hons) Perit, Veduta Apartments, Luigi Ellul Street Attard, ATD 3023 T: 21414363 M: 99470307 E: jpace@vrsmalta.com			Qies (metri kwadri) *Area (square metres)*	121.3 sq m.
Timbru tal-Perit *Architect's Stamp*				Firma tal-Applikant *Applicant's signature*	
					Dritt Mħallas *Fee Paid*

Scale 1 : 500 Skala
0 m 10 m 20 m 30 m 40 m 50 m

OWNERSHIP AT SECOND FLOOR LEVEL + COMMON USE AT THIRD FLOOR (ROOF)

OWNERSHIP AT SECOND & THIRD FLOOR

COMMON OWNERSHIP AT ALL LEVELS.

LAND REGISTRY
116, WEST STREET,
VALLETTA