

Fil-Prim' Awla tal- Qorti Ċivili



Fl-atti tas-Subbasta numru
21/18
fl-ismijiet

Damian Borg

vs

Samvel Gurjinyan Gurdxhinyan et

Relazzjoni tal-Perit Arkitett Leonard Zammit

Jesponi bir-rispett:

Illi l-esponent gie nominat perit tekniku ai fini ta' valutazzjoni tal- appartament internament immarkat tnejn (2) li jifforma parti minn blokk bin- numru ufficjali ħamsa u tletin (35) bl- isem Falcon Forge gewwa Tower Road, Imsida liema fond huwa soggett għal cens annwu u perpetwu ta' €30.51 fis- sena bid-drittijiet u l-pertinenzi kollha tieghu.

Illi d-dokumenti relatati ma din ir- relazzjoni huma annessi u msemmija kif ġej :

Dok. A. : Pjanta tal- fond (Skala 1:100)

Dok. B. : Ritratti tal- Projjeta : Ritratti Nru. Fig. 1-15

Dok. C. : Ittra tal-esponent rigward l-ewwel tentattiv ta' access

Dok. D. : Rikors ta' sgass

Dok. E. : Digriet

Dok. F. : Ittra tal-esponent rigward it-tieni tentattiv ta' access bl-isgass.

Dok. G. : Spejjeż

Dok. H. : Pjanta tal- *Land Registry* u *Schedule 8*

Illi l-ewwel access kelly jsir fid- 13 ta' Ottubru 2018 iżda l- ittra reġistrata mibgħuta lill- konvenut reġgħet giet lura.

Illi sar rikors ta' sgass mill- esponent sabiex jiżvolgi u jittermina l-inkarigu mogħiġi lilu ai temini tad-digriet ta' din l-Onorabbli Qorti.

Illi r-rikors ġie milquġi u giet awtorizzata l-eżekuzzjoni ta' dan l-inkarigu bl-isgass tal-istess fond u okkorrendo, bl-assistenza tal-Pulizija Eżekuttiva, u dana, bil-ġhan illi jkun jista' jsir il-valutazzjoni u r-rapport meħtieġ dwar il-fond fuq imsemmi.

Illi t-tieni tentattiv ta' access sar fis-04 ta' Dicembru 2018. Għal dan l- access kien preżenti l- Marixxall Manolito Briffa.

Illi l-konvenut fetaħ il- fond imsemmi hawn fuq sabiex l- esponent ħa noti bizzżejjed sabiex jaġħmel din il- valutazzjoni.

Illi l-esponent għamel riċerka fuq il- websajt tal- MEPA kif ukoll għamel riċerka għal permessi u pjanti antiki tal- bini li jistgħu jeżistu u sab l- aħħar permess ta' żżilupp li jgħid in- numru PA 01042/02, kopja tal- pjanata qed tiġi annessa markata Dok B.

Propjeta

Appartament internament immarkat tnejn (2) li jifforma parti minn blokk bin- numru ufficjali ħamsa u tletin (35) bl- isem Falcon Forge gewwa Tower Road, Imsida liema fond huwa soġġett għal čens annwu u perpetwu ta' €30.51 fis- sena bid-drittijiet u l- pertinenzi kollha tieghu.

Din l- appartament jinsab fl- ewwel sular kif titla' t- taraq fuq il- lemin li għandu gross floor area ta' circa tlett mijha u ħmistax metri kwadri (315 m.k.). Id- dħul għal dan l- appartament huwa minn entratura komuni f' Tower Road. Hekk kif tidħol mill- bieb issib taraq u lift komuni li jwasslu sal- livell ta' l-ewwel sular fejn issib il- bieb principali fuq il- lemin.

Hekk kif tidħol mill- bieb principali issib sala żgħira u kuridur li jwassal għal kull kamra f' dan l- appartament. Hekk kif tidħol fuq in- naħha tal- lemin issib *sitting/dining room* bil- gallarija għal fuq it- triq, u fuq ix- xellug issib kuridur li jwassal għal żewġ kmamar tas- sodda, kamra tal- banju, kamra tas- sodda bl- en suite, kċina, kamra tal- hasil u bitħa fuq wara. Hemm ukoll bitħa interna b' bieb minn ġol kamra tas- sodda bl- en suite.

Dan l- appartament jinsab fi stat tajjeb ta' bini u ta' finituri nkluż ħitan, soqfa, 'fixtures' u 'fittings'. L- appartament għandhu s- servizzi kollha bažiċi installati, jiġifieri għandu s- servizzi ta' dawl, ilma u drenaġġ. Dan il- fond għandu madum taċ- čeramika, bibien ta' l-injam u aperturi esterni ta' l- aluminium.

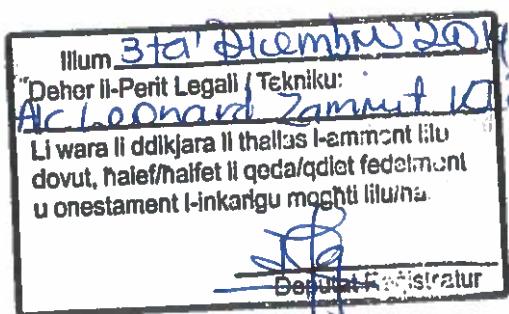
Valutazzjoni

Wara li ħadt inkonsiderazzjoni l- posizzjoni u l- lokazzjoni, l- arja interna u esterna tal- bini, l- istat tal- bini u t- tqassim u l- kundizzjoni tagħihom, il- kwalita tal- finituri, ta' l- imsemmi appartament kif soġġett għal čens annwu u perpetwu ta' €30.51 fis- sena, il- valuri ta' stimi ta' bini simili fil- lokalita, u ċ- cirkostanzi kollha relevanti għall- valutazzjoni attwali tal- fond, kif ukoll il- fakturi kollha li huma riflessi fuq il- valuri attwali tal- mument nistma' dan il- fond hawn fuq imsemmi

għall- valur ta' €265,000.00 (Mitejn u ħamsa u sittin elf Euro)

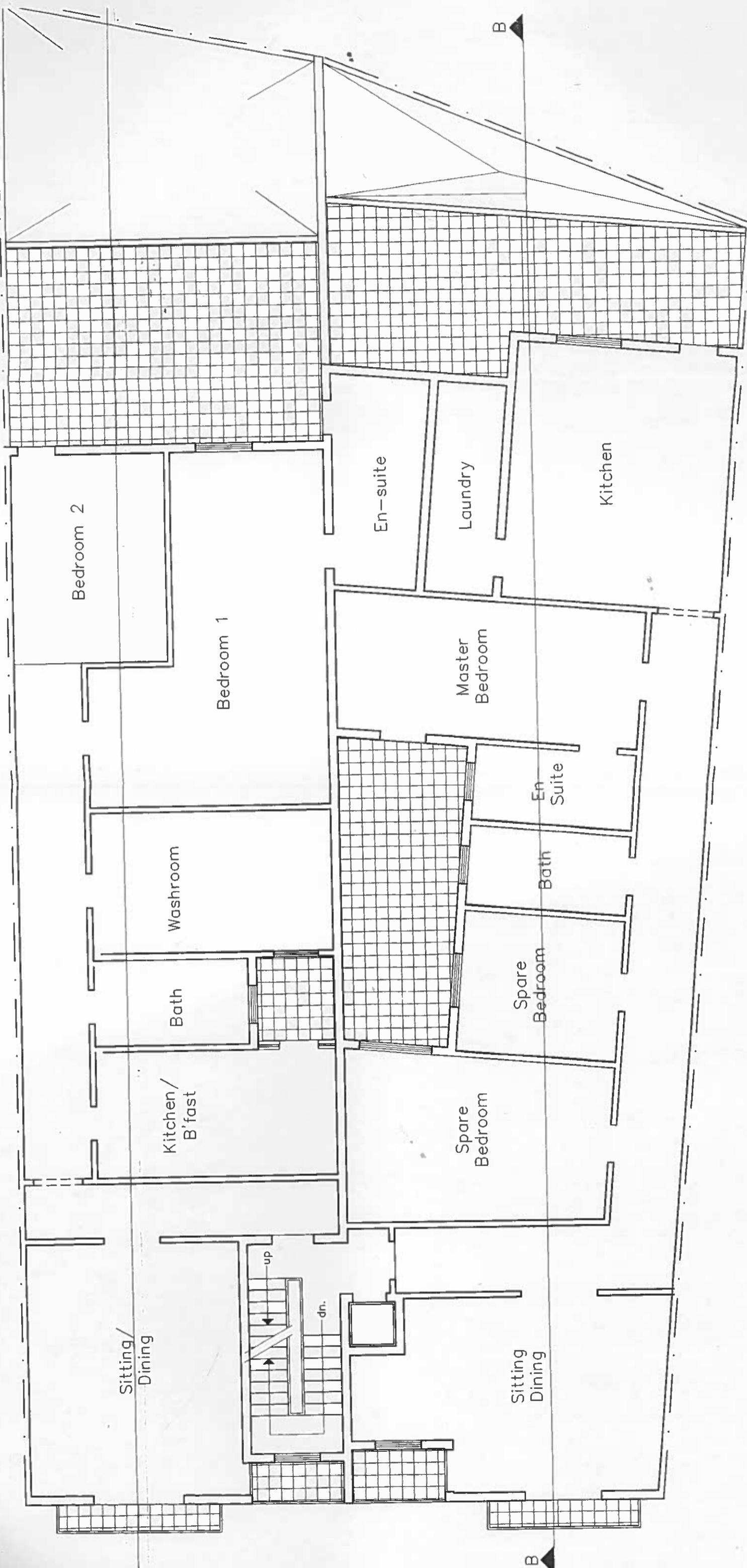
Tant għandi l- unur li nissottometti għall- ġudizzju ta din l-Onorabbli Qorti.

Leonard Zammit
Perit Tekniku



Illum
Procentata mill- bla dok/bla A/c Leonard Zammit
11 APR 2019
Innen (8) dokumenti

Spiteri
Doppel Agentur (Malta)
Casa C. J. Schembri (Malta)



B



Figure 1



Figure 2

A



Figure 3

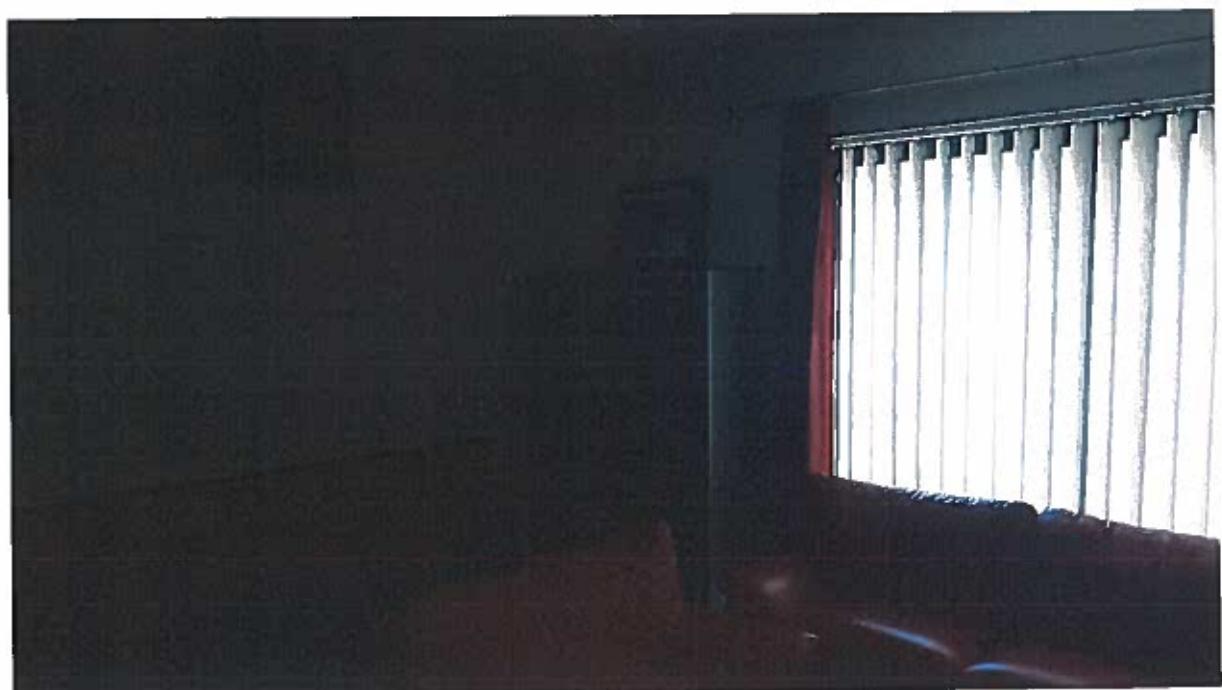


Figure 4

44



Figure 5



Figure 6

4



Figure 7

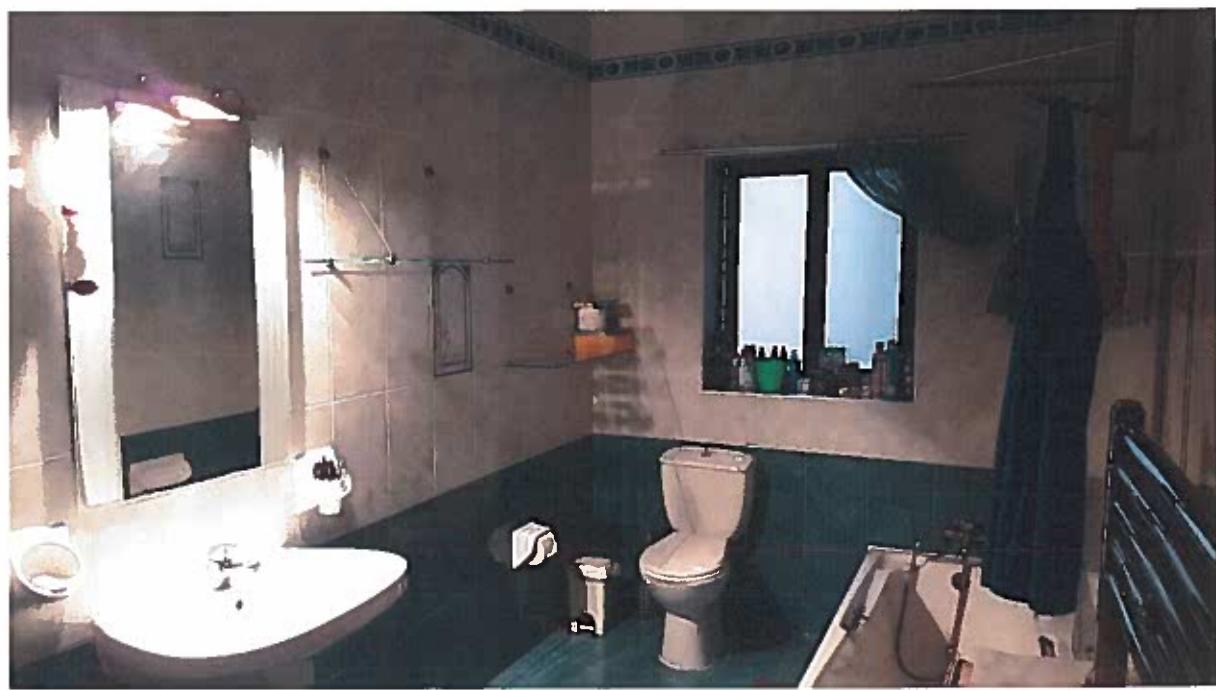


Figure 8

14



Figure 9



Figure 10

44



Figure 11



Figure 12



Figure 13



Figure 14

LA



Figure 15

4

Perit Leonard Zammit B.E&A.(Hons); A&C.E

St. Joseph, Santo Formosa Street, Zurrieq, ZRQ 1121
60, Rocco, St. Thomas Street, Birzebbuġa

Registration Number : 352

VAT No. 1445-3629

MALTA

Telephone : Office 356-21-657101, Residence 356-21-682411, Mobile 7943-8877.

26th November 2018

**Samvel Gurjinyan Gurdzhinyan & Irina Uspenskaya
Falcon Forge, Flat 2,
Trik it- Torri,
Msida.**

Dear Sir/Madam,

Reference is being made to my appointment by the Courts of Justice as a technical expert in the hearing of Warrant of Seizure in the names Damian Borg vs Samvel Gurjinyan Gurdzhinyan et.

By this letter I am hereby informing you that as per decree issued on 16th October 2018 by the Courts of Malta, I will be holding an inspection of the premises numbered 35, Falcon Forge situated in Tower Road, Imsida on Saturday 4th December 2018 at 08.30am. You may wish to note that I will be accompanied by court officials.

Moreover, once again you are being summoned to be present on site on the day and time indicated and bring with you any relevant documentation appertaining to the premises above mentioned, including any contract, deeds, plan, permits etc.

Regards,

Perit Leonard Zammit

D

Fil-Prim Awla tal-Qorti Civili

Fl-atti tas-Subbasta numru
21/18
fl-ismijiet

Damian Borg

Vs

Samvel Gurjinyan Gurdxhinyan et

Rikors tal-Perit Arkitett Leonard Zammit bil-karta tal-identita numru 259272M.

Jesponi bir-rispett:

Illi l-esponent ġie mahtur bhala espert fl-atti tal-Mandat ta' Qbid ta' Hwejjeg Immobblī sabiex jagħmel deskrizzjoni tal-fond indikat fir-rikors promotur u cioe l-appartament inetrnament immarkat tnejn (2) li jifforma parti minn blokk bin- numru ufficjali hamsa u tletin (35) bl- isem Falcon Forge, gewwa Tower Road, Imsida.

Illi minkejja li l-esponent bagħat ittra registrata kemm lil Samvel Gurjinyan Gurdxhinyan kif ukoll lil Irina Uspenskaya sabiex jaccedi għal-fond nhar is-Sibt, 13 t' Ottubru, 2018 hadd ma fetahlu. Għalhekk ma kienx possibbli għas-sottoskrift li jaċċedi għall-fond de quo.

Illi l-esponent għandhu interess illi jiżvolgi u jittermina l-inkarigu mogħti lilu ai temini tad-digriet ta' dina l-Onorabbli Qorti.

Għaldaqstant l-esponenti jitlob bir-rispett illi din l-Onorabbli Qorti jogħġogħba tawtorizza l-eżekuzzjoni ta' dan l-inkarigu bl-isgass tal-istess fond u okkorrendo, bl-assistenza tal-Pulizija Eżekuttiva, u dana, bil-ġhan illi jkun jista' jsir il-valutazzjoni u r-rapport meħtieg dwar il-fond fuq imsemmi, u dejjem taħt dawk il-provvedimenti li din l-Onorabbli Qorti jidrilha xierqa u opportuni.

Perit Leonard Zammit
perit.leonardzammit@gmail.com

St Joseph,
Triq Santu Formosa,
Zurrieq
Mob 79438877

Not: Damian Borg, 32, Flat 1, Triq Gorg Borg Olivier, San Giljan.

JB

E

FIL-PRIM' AWLA TAL-QORTI ĆIVILI

Imħallef: Onor. M.Chetcuti

Fl-atti tas-Subbasta Immobбли
Nru: 21/18

Fl-ismijiet:

Damian Borg

Vs

Samvel Gurjinyan
Gurdzhinyan et

Il-Qorti,

Rat ir-rikors tal-Perit Zammit ;

Tilqa` t-talba u tordna li l-Perit jiffissa data u hin ghall access u jinforma lid-debituri b' ittra postali ;

Awtorizzat jaccedi biex jagħmel l-ispezzjoni bl-ghajnuna tal-Pulizija u Marixxal u f'kaz li ma jiftah hadd isir l-isgass u wara l-bieb jiġiak b'katnazz u c-cwievet jigu depozitati fil-Qorti mill-Marixxal .

Illum, 16 ta' Ottubru 2018

Marvic Farrugia
Deputat Registratur

MF

F

Perit Leonard Zammit B.E&A.(Hons); A.a.C.E.

St. Joseph, Santu Formosa Street, Zurrieq, ZRQ 1121
60, Rocco, St. Thomas Street, Birzebbuġa

Registration Number : 352

VAT No. 1445-3629

MALTA

Telephone : Office 356-21-657101, Residence 356-21-682411, Mobile 7943-8877.

1st October 2018

**Samvel Gurjinyan Gurdzhinyan & Irina Uspenskaya
Falcon Forge, Flat 2,
Trik it- Torri,
Msida.**

Dear Sir/Madam,

I have been appointed by the Courts of Justice as a technical expert in the hearing of Warrant of Seizure in the names Damian Borg vs Samvel Gurjinyan Gurdzhinyan et.

By this letter I am hereby informing you that I will be holding an inspection of the premises numbered 35, Falcon Forge situated in Tower Road, Imsida on Saturday 13th October 2018 at 09.00am. If this is not a convenient day for you kindly get into contact on mobile number 7943 8877.

Moreover, you are hereby being summoned to be present on site on the day and time indicated and bring with you any relevant documentation appertaining to the premises above mentioned, including any contract, deeds, plan, permits etc.

Regards,

Perit Leonard Zammit

LJ

G



PLANNING AUTHORITY

St Francis Ravelin, Floriana, FRN 1230, Malta
www.pa.org.mt

Tel: (+356) 2290 0000 customercare@pa.org.mt
 VAT No: MT 1281-6708 Exemption No: EXO 1188

Cash Sale

Name: Arch. Leonard Zammit

Cash Sale Number: 271125-4074-7

Address:

Date: 18 December 2018

VAT No.:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Copy of permit PA1646/99 & PA 1042/02	2	€4.66	€9.32	€0.00	0
Copy of plans PA1646/99 & PA 1042/02	3	€11.65	€34.95	€0.00	0

Payment Details:

BOV Debit / Credit Card

Cash Sale Status:

Settled

Total NET:	€44.27
Total VAT:	€0.00
Total:	€44.27

Drawn up by
 Joseph Faure

Receipt is not valid if payment is dishonoured.



Tria Santa Katerina, Zurrieq
Zurrieq
Tel: (+356) 21224421
EXO No: CX0947
VAT No: MT15114134
TII No: ---

ZRQ034754S 27 Nov 2018 08:42:30
USER: ACH314 - RUTH BARBARA
Contact Name: CASH SALE CLIENT
Vat Number: NA

Sale Number: ZRQ0864406B

Qty	Description	T	€
1	€2.00 Valletta 2018	E	2.00
1	€0.10 Euromed - Trees	E	0.10
1	€0.63 Christmas 2018	E	0.63
1	€0.51 SEPAC Series -	E	0.51
10	€0.26 Christmas 2018	E	2.60
			5.84

5.84

Grand Total: €5.84

Total Tendered: 20.00
Cash Tendered: 20.00

Change: €14.16

VAT Analysis €

Full	F 18%:	0.00
Reduced	R 5%:	0.00
Exempt	E 0%:	5.84
Non-Vatable	NV 0%:	0.00

VAT Paid: €0.00

***ZRQ0864406**

ZRQ0864406B

This receipt is invalid
if cheque is dishonoured
or payment against Local Purchase Order



PART III
EIGHTH SCHEDULE

Physical Attributes of Immovable Property

Locality **MSIDA**

Address **FALCON FORGE, 35, Apt 2
Tower Road
MSIDA**

Total Footprint of Area Transferred * **315** sq.mt

Tick where applicable

(Tick one box in each case except where indicated otherwise)

Type of Property	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input checked="" type="checkbox"/> Flat/Apartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement		
Age of Premises	<input checked="" type="checkbox"/> 0-20 years	<input type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WW2	
Surroundings	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" type="checkbox"/> Urban	
Environment	<input checked="" type="checkbox"/> Quiet	<input type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell	<input type="checkbox"/> Semi-finished **	<input checked="" type="checkbox"/> Finished ***	
Level of Finishes	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input type="checkbox"/> Poor	
Amenities <i>Tick as many as appropriate</i>	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input checked="" type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
	<input checked="" type="checkbox"/> No Garage	<input type="checkbox"/> One Car Garage	<input checked="" type="checkbox"/> Two Car Garage	<input type="checkbox"/> Multi Car Garage
Airspace	<input type="checkbox"/> Ownership of Roof	<input checked="" type="checkbox"/> No Ownership of Roof	<input type="checkbox"/> Shared Ownership	

* Includes all lands and gardens but excludes additional floors, roofs and washrooms

** Includes plastering, electricity, plumbing and floor tiles

*** Includes ** plus bathrooms and apertures

Date:

20/12/2018

Perit's Signature:

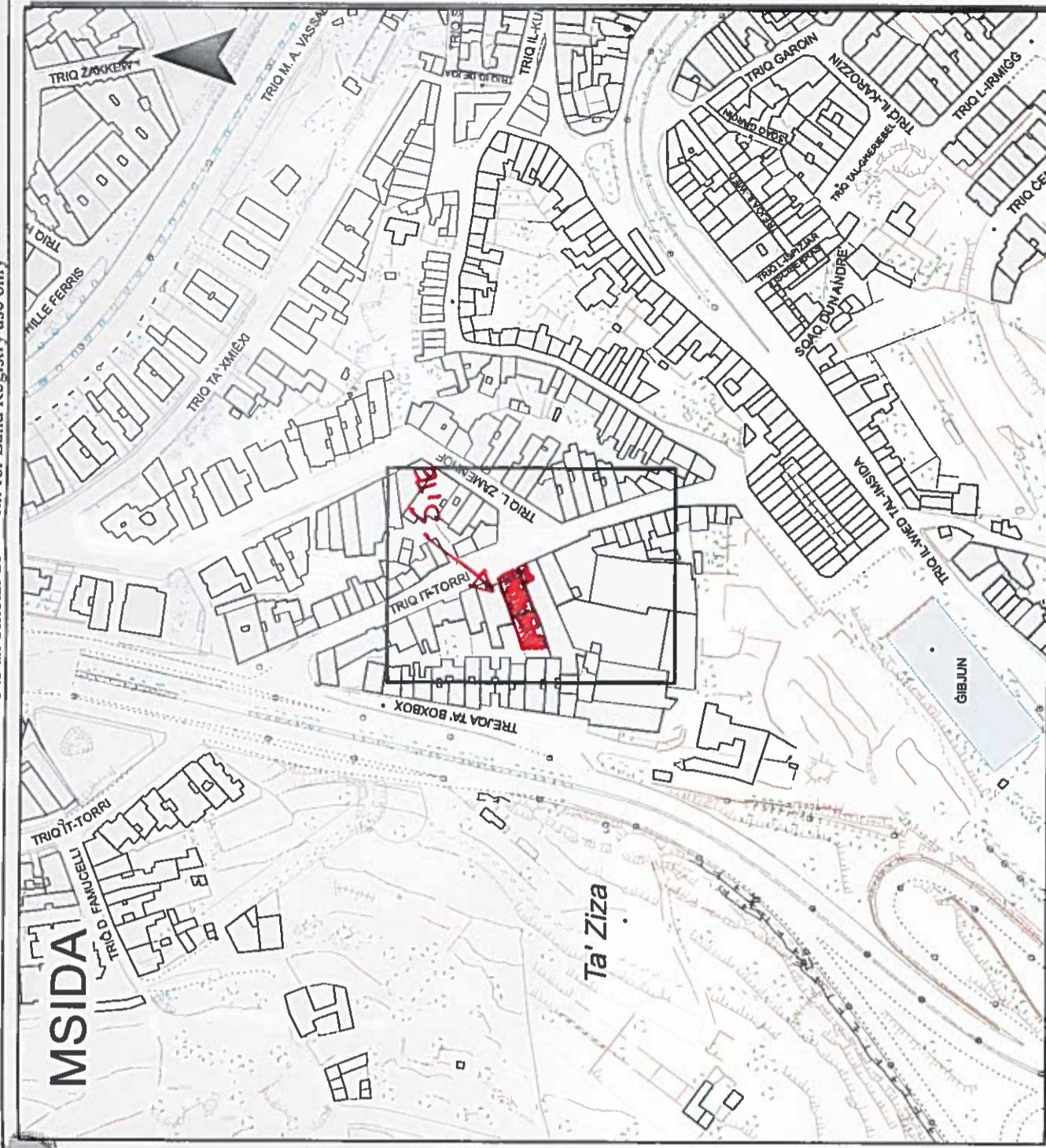
Zammit

Warrant Number:

352

Rubber Stamp:

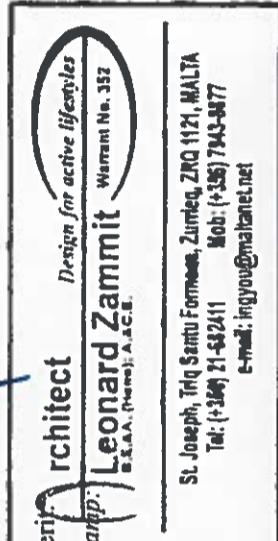




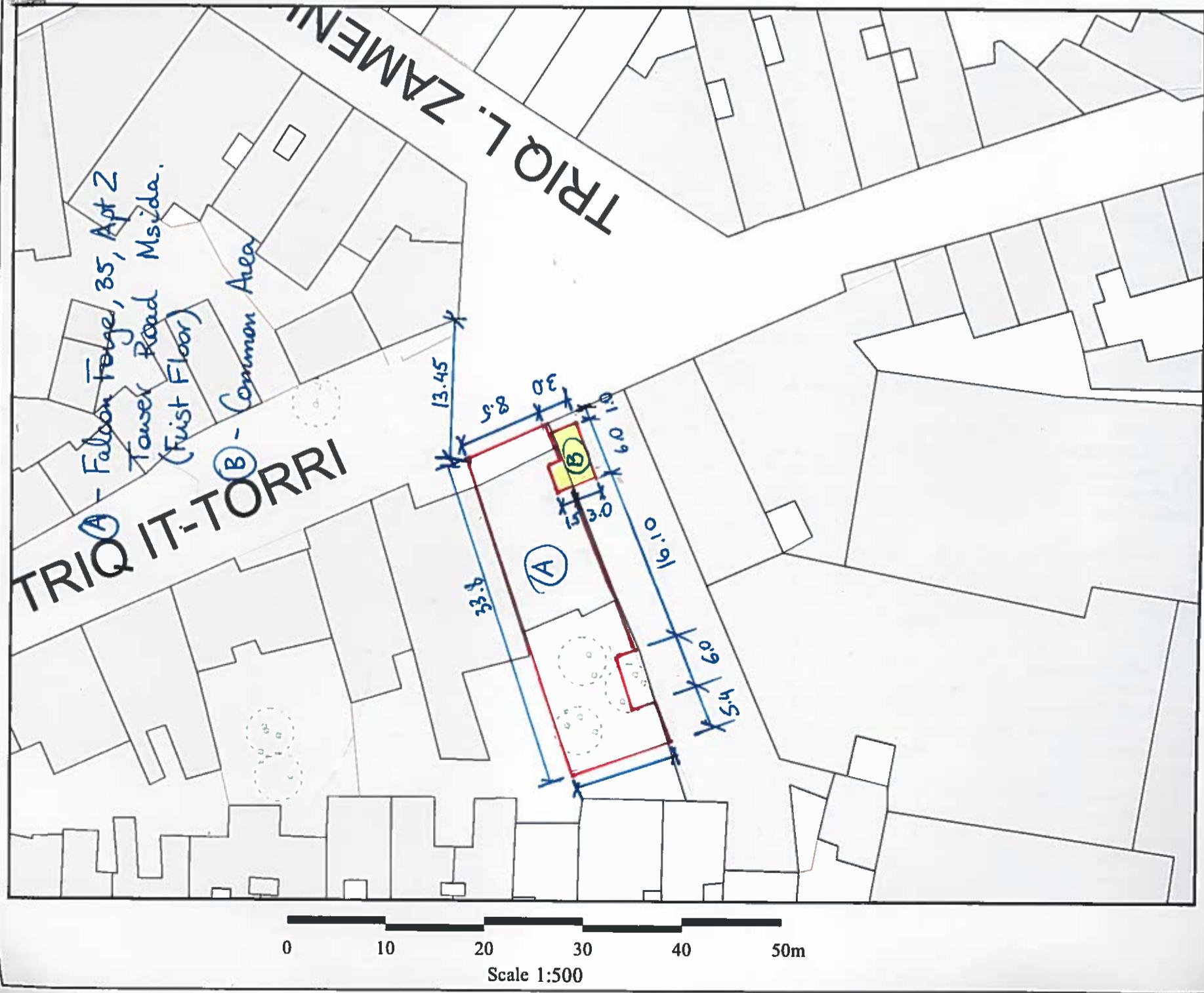
Gvern ta'Malta	Pjanta tas-Sit	1:2500	Site Plan
Land Registry	Casa Bolino, 116, Triq il-Punent, Valletta		

Nru tal-Mappa:	104775 E	Pozizzjoni Ċentrali:	x = 53346 Centre Coordinates: y = 72842
Map Number:		Parti min S.S.:	5272
Perit:		Extracted from S.S.:	
Architect:		Date:	20/12/2018

Qies (metri kvadri):	Area (square metres):
(A) ≈ 315 sq.m	(B) ≈ 23.25 sq.m
Firma ta' l-Applicant:	Applicant's Signature:



Dritt imħallas
Fee Paid



LR 04234