

Auto Sales Ltd (C491)
vs.
Pauline Portelli (I.D: 275089 (m))



ILLUM.....*24 June 2018*
DEHER IL-PERIT LEGALI/TEKNIKU.....*MANUEL DARMANIN (226083(n))*
.....LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU

[Signature]
DEPUTAT REGISTRATUR

Atti tas-Subbasta nru: 77/16

Rif: QRT 31.17.03

31 ta' Mejju, 2018

Onorabbli Prim' Awla tal- Qorti Civili

FI-Atti ta' Sub hasta immobbli 77/16:

Auto Sales Ltd (C491)

vs.

Pauline Portelli (I.D: 275089 (m))

Rapport tal- Perit Manuel Darmanin (I.D: 226083m)

Re: Deskrizzjoni u Stima ta' Propjeta'

INTRODUZZJONI

Skond struzzjonijiet tal-Qorti, jien ghamilt ix-xoghol necessarju inkluz spezzjoni tal-propjeta' aktar 'l isfel imsemmija u kejl, biex naghrfek bl-opinjoni tieghi fuq kemm tiswa fis-suq.

BASI TA' EVALWAZZJONI

L-Evalwazzjoni tal-propjeta' giet ibbazata fuq 'Valuation Standards for Accredited Valuers, 2012', mahrug mill- Kamra al-Periti.

Fill-prattika jiddefinixxi "Market Value" li tfisser:

Opinjoni ta' l-aqwa prezz ghal propjeta' bi hlas kontanti fid-data ta' l-evalwazzjoni, fejn wiehed jassumi li:

- Jezisti bejjiegh b' intenzjoni ta' bejgh.
- Jezisti kompraur b' intenzjoni ta' xiri
- Li qabel id-data ta' l-evalwazzjoni, kien hemm perjodi ragjonevoli biex wiehed jiddecciedi u jaccetta l-prezz u l-kundizzjonijiet ghat-twertiq tal-bejgh b'mod liberu.
- Il-posizzjoni tas-suq, il-livell ta' l-istimi u cirkostanzi ohra kienu minn qabel id-data stabbilita, l-istess bhal dik tad-data tal- evalwazzjoni.

PROPJETA IKKUNSIDRATA

Il-fond, 'Redentur', Sqaq il- Gerrejja, limiti ta Triq is-Serkin, Marsa.



Ritratt 1 – ritratt mill- ajru ta' Google, bill-fond, 'Redentur', sqaq il-gerrejja, limiti ta Triq is-Serkin, Marsa mmarkat



Ritratt 2 – ritratt mill- ajru tas-sit, 'Redentur', sqaq il-gerrejja, limiti ta Triq is-Serkin, Marsa mmarkat



Ritratt 3 – ritratt A – mehud minn posizzjoni 1 mmarkat f' Dok 'A'



Ritratt 3 – ritratt A – mehud minn posizzjoni 2 mmarkat f' Dok 'A'

L – esponent jixtieq jarraf lill- Onorabbli Prim' Awla tal- Qorti Civili li s- sit gie spezzjonat fil-25 ta' Mejju 2018.

Il-fond, 'Redentur', Sqaq il- Gerrejja), limiti ta Triq is-Serkin, Marsa.

TIP TA' U	Il-fond deskritt fir-rikors tas-socjeta attrici Auto Sales Ltd
PROPJETA'	huwa fond f'kantuniera ta' zona urbana fil- forma ta' Terraced house elevata, cioe' , Fond b' access mill- pjan terran bil- bqija tal- propjeta' tinstab minn l- ewwel sular il- fuq.
DESKRIZZJONI	Dan il- fond huwa mibni fuq 4 sulari, b' daqs totali u gross ta' circa 170 metri kwadri (eskluz il-bejt li huwa ukoll ta' l- istess propjeta'). Skond il- 'Grandharbour local plan - Marsa -Building height limitation' (DOK C) u " il- Grandharbour local plan - Marsa -Inset Map" (DOK D) dan is-sit jaqa' f'zona ta' zvilupp ghall- usu varji sa gholi ta 3 sulari u 'penthouse'. L-ahhar permess li jkun inhareg fuq sit huwa l-unika permess validu. Dan ifisser li huwa PA 5152/98 il-permess li ghandu jigi ikkunsidrat ghal skopijiet ta' valutazzjoni. Dan il-permess li nhareg fi Frar ta 2000. It tqassim ta din il- propjeta' b'mod ufficjali jidher fil-pjanti tal- permess anessi f' DOK B, cioe' PA 5152/98. Izda waqt l-ispezzjoni, gie innutat li l- propjeta hija mqasma daqxejn differenti u mhux eskluż xi modifiki mill-pjanti originali tal- permess. Gie innutat it-tqassim segwenti: <u>Pjan terran:</u> Entratura - 'Living room' u tarag li jati ghal-livelli ta fuq. <u>L-ewwel sular:</u> 'kitchen/dining', zewg kmamar ta' sodda u 'ensuite' <u>Tieni sular:</u> Kcina zghira, 'dining/living, kamra t' sodda matrimonjali u zewg

kmamar ohra li kienu msakra dakinhar ta' l-ispezzjoni. L-okkupant stqarr li dawk kienu zewg kmamar ta' sodda li jghixu fihom xi familjari taghhom u li ma kienux prezenti.

Tielet sular: Kamra tal-bejt u l-bejt innifsu.

Application Details	
Case Number:	FA/05152/98
Location of development:	Federata, Triq il Għerija, Marsa
Description of works:	Change of use to residence and internal modifications (construction of internal subdividing walls).
Applicant:	Ms Emanuela Djal
Architect:	Ferris Mr. Saviour Durg
Reception date:	21 August 1998

Initial Processing	
Validation Date:	03 September 1998
Target Date:	15 August 1999
Application Type:	Full development permission
Case Category:	Written Development Zone

Recommendation	
Case Officer:	Joseph Taurie
DPA Report Endorsed Date:	27 October 1999
Recommended Decision:	Refuse Permission
Case Officer Report:	 Partisive Case Officer Report
Report Last Updated:	05 January 2000
Commission/Board Agenda Date:	16 February 2000

Decision	
Decision:	Grant Permission
Decision Date:	16 February 2000
Decision Press date:	16 June 2000
Decision posted date:	14 June 2000
Decision Notice:	 Purchase Decision Notice

Ritratt 4 : PA 5152/ 98 - Permess relatat mal- fond. Disinni annessi f' DOK B

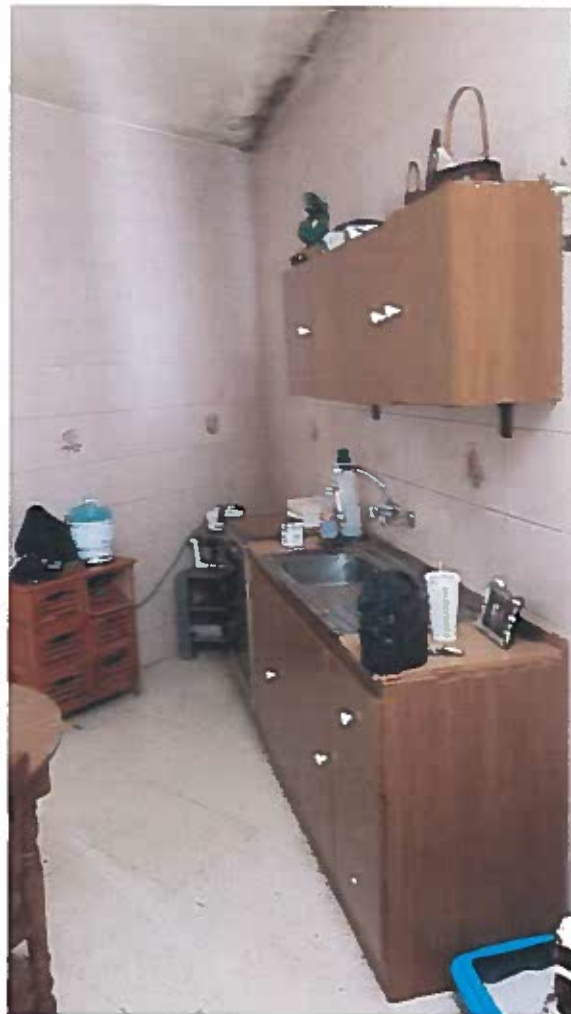
Din ir-residenza hija mibnja minn hitan tal-gebla/bricks li qed jiehdu il- pizijiet ta' soqfa tal- konkors infurzat msaqfa fuqhom.

Il- propjeta tinsab f'kundizzjoni 'finished' u 'furnished'. Izda il-finituri u l-ghamara mhumex f'kundizzjoni tajba. Xi ritratti juru il- kundizzjoni generali.

Pjan Terran u l-Ewwel Sular



Ritratt 5: Entratura/salott



Ritratt 6: Kcina/kamra ta l-ikel



Ritratt 7: Kcina/kamra ta' l-ikel



Ritratt 8 : Kamra ta' sodda doppia



Ritratt 10: Ensuite



Ritratt 9: Kamra ta' sodda matrimonjali



Ritratt 11: Kamra ta' sodda matrimonjali

Tieni Sular



Ritratt 12: Tarag



Ritratt 13: kamra ta' sodda



Ritratt 14 : Kcina



Ritratt 15:kamra ta' l-ikel

Tielet Sular



Ritratt 16: Kamra tal- bejt minn gewwa



Ritratt 17: Bejt b'veduta tal-korsa



Ritratt 18: kamra tal-bejt minn barra

VALUR TAL-

Wara li kkunsidra dawn il-punti, l-esponent jistma din

PROPJETA

il-propjeta libera u franka fl-ammont ta' mitejn u erbghin elf euro.

(€ 240,000).

[Handwritten signature]

Perit Manuel Darmanin

B.E. & A. (Hons), M.Sc (Bath), A.&C.E

MANUEL DARMANIN B.E. & A. (Hons), A. & C.E.
ARCHITECT AND CIVIL ENGINEER

ARCHITECT AND CIVIL ENGINEER

48, 'Sunrise', Triq F. Zahra, B'Kara BKR 1783
Mobi: 79997860

Mob: 79285869; Tel: 21447650

Email: manueldarmann@gmail.com

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15 JUN 2018

prezentata null.

Bla dok

Divers)

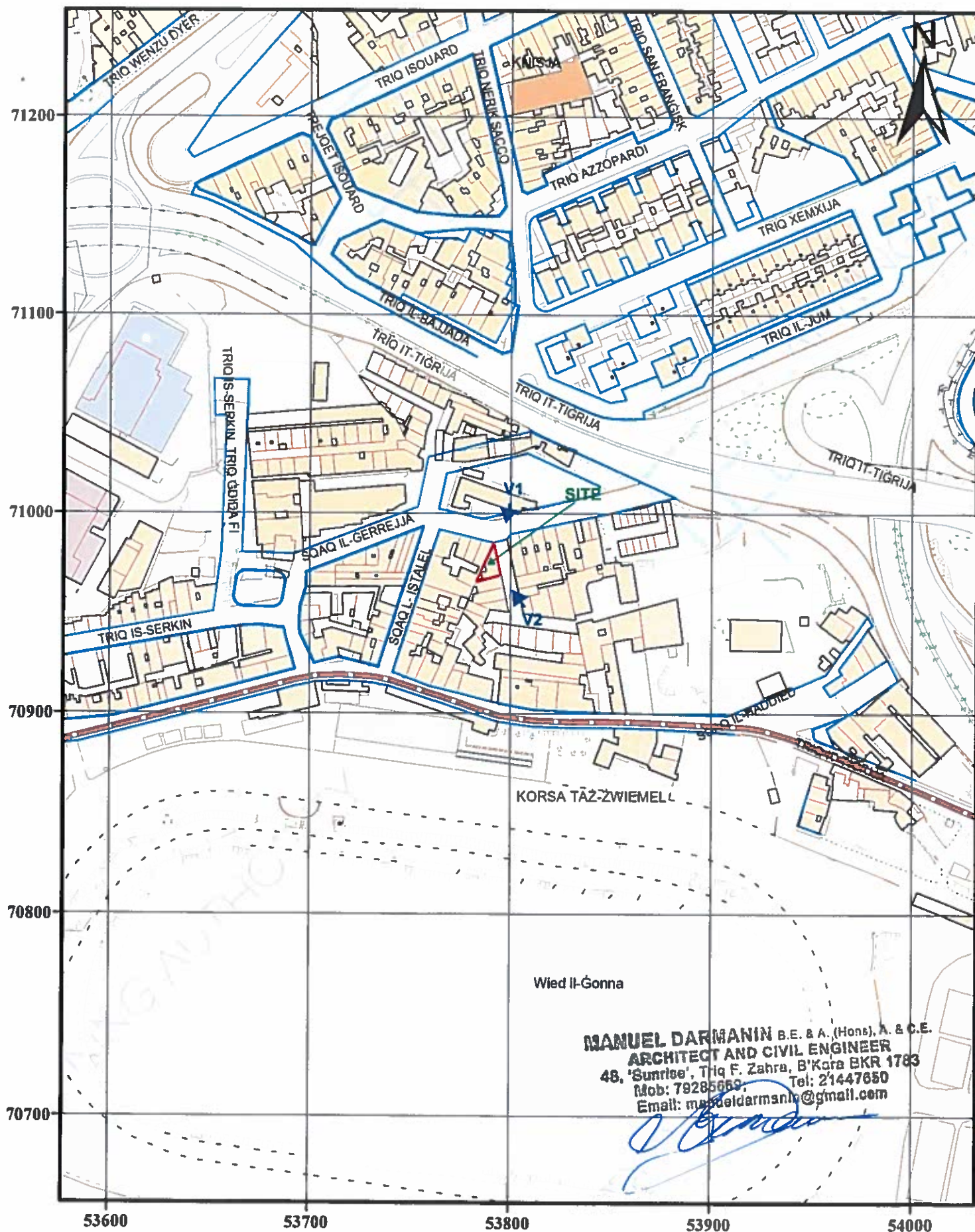
dokumenti

Watermark Spiller

COUNS. CIRCULAR NO. 10 (E)

DOK 'A'

SITE PLAN



MANUEL DARMANIN B.E. & A. (Hons), A. & C.E.
ARCHITECT AND CIVIL ENGINEER
 48, 'Sunrise', Triq F. Zahra, B'Kara BKR 1763
 Mob: 792856650 Tel: 21447650
 Email: manieldarmanin@gmail.com

0 25 50 100 150 200 250 Meters

1:2,500 Date Printed: 04/06/2018

Public Geoserver

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 Data Captured from: 1988, 1994, 1998, 2004 & 2008 aerial photography and updates from 2012 orthophotos.
 Truncated U.T.M. Coordinates. Levelling Datum M.S.L. (Mean sea level). Contours when shown are at 2.5m vertical interval. Not to be used for interpretation or scaling of scheme alignments
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PLANNING AUTHORITY

St. Francis Ravelin, Floriana.
 Tel: +356 2290 0000, Fax: +356 2290 2295
 www.pa.org.mt, mappingshop@pa.org.mt

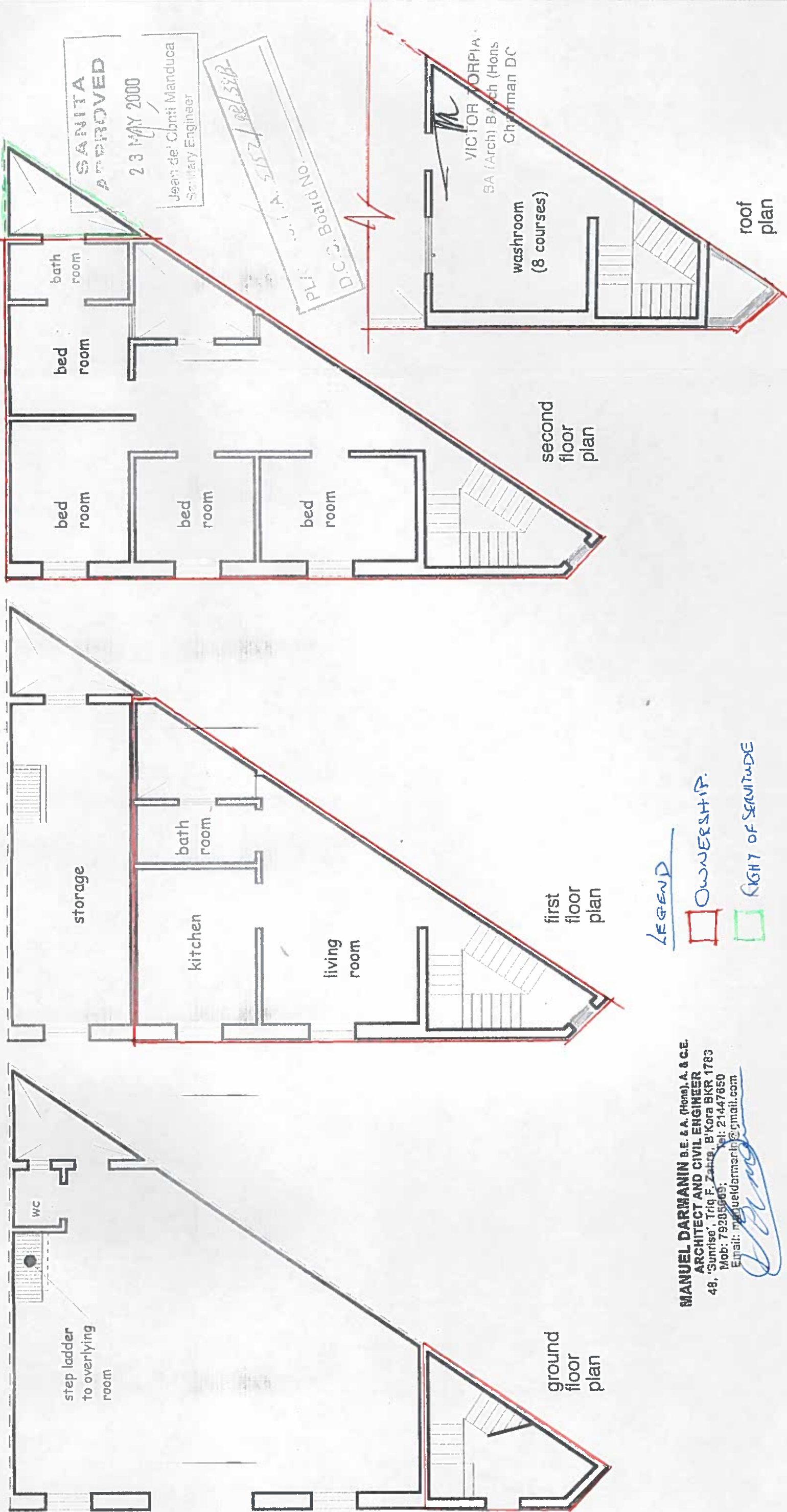
Dok 'B'

PERMESS PA 5152/98 – DISINNI

SAVIOUR BORG B.E. & A.
 Arkitekt u Inginier Civili

Ref. 2105
 Drawn 6/4/98
 Revised 12/1/2000

Triq is-Serkin, Marsa
 floor plans • scale 1:100



LEGEND

MANUEL DARGAMNI B.E. & A. (HONR.) A. & C.E.
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48, 'Sunrise', T. F. Zuhra, B'kora BKR 1783
Mob: 79285669; Tel: 21447650
Email: manueldargamni@gmail.com

Arktitekt u Inženier Civilni

Drawn

Drawn

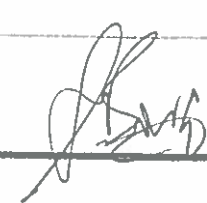
Revised

VICTOR TORPIANO
B.A. (Arch) BArch (Hons) A.C.
—Chairman DCC

398

SAVIOUR BORG B.E. & A.
Arkitekt u Inġinier Civili

Ref.	2105
Drawn	6/4/98
Revised	12/1/2000



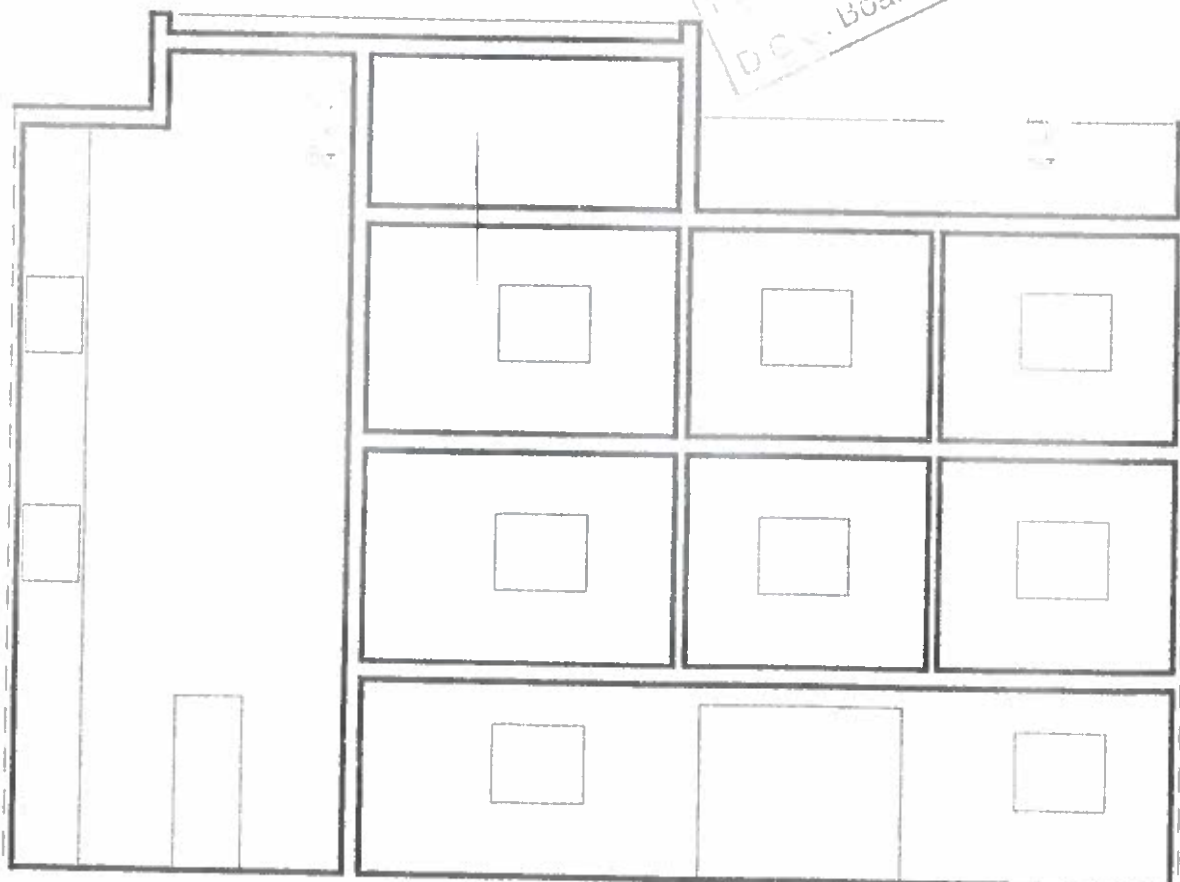
MANUEL DARRMANI B.E. & A. (Hons), A. & C.E.
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12, 'Sunrise', Triq F. Zerafa, B'Kara BKR 1733
Mob: 72288669; Tel: 21447650
Email: manueledarmanin@gmail.com




VICTOR TORRIANO
BA (Arch) & A & CE
Chairman, DCC

Triq is-Serkin, Marsa
section • scale 1:100

RECEIVED 15/2/2004
DCC Board No. _____



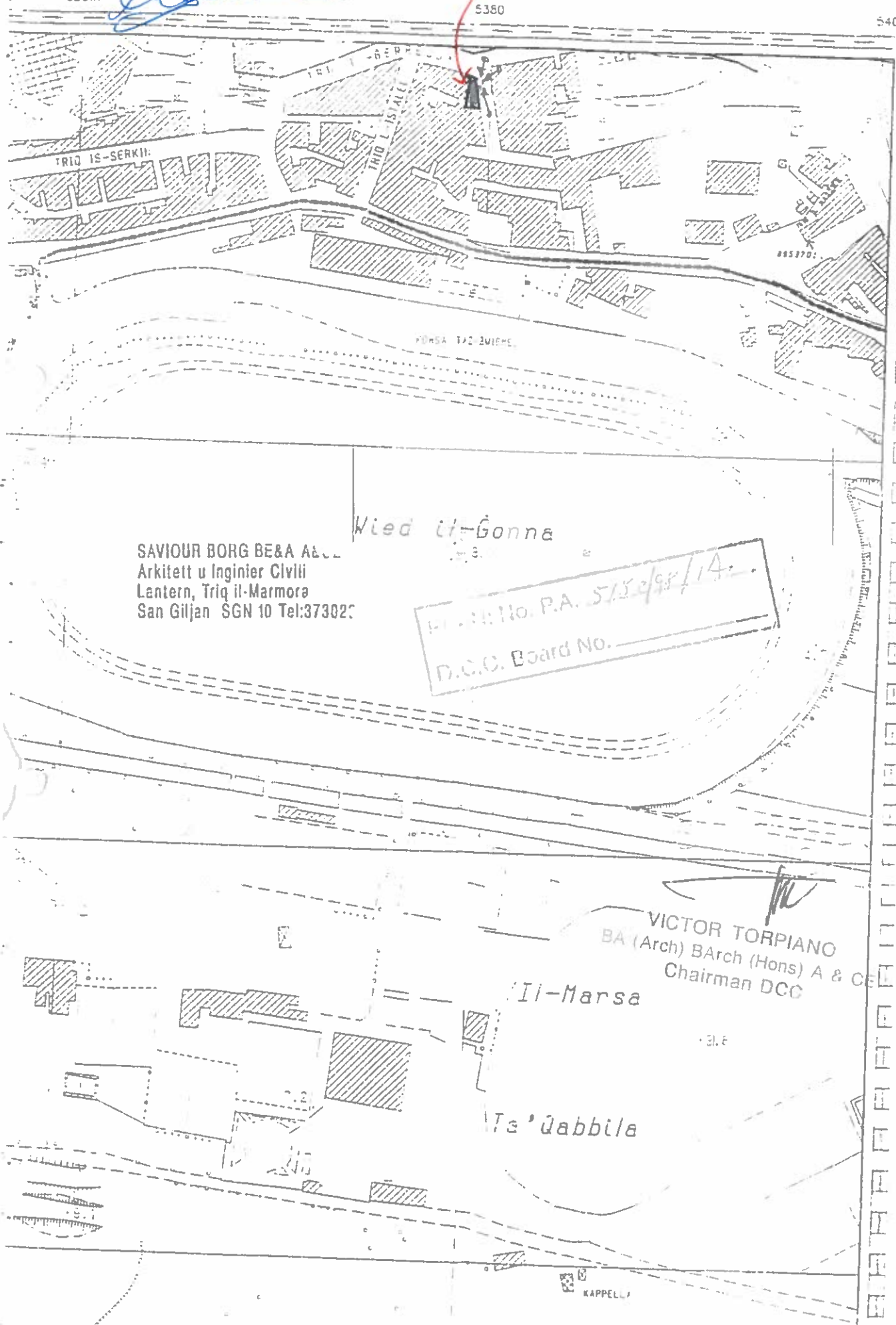
MANUEL DARRIGANIN B.E. & A. (Hons), A. & C.E.
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4B, 'Sunri' St, Triq F. Zerafa, Mra BKR 1763
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Email: m.darriganin@gmail.com
53607

sheet 5270

6/4/18

SITE

1A



SAVIOUR BORG BE&A A&C
Arkitett u Inġinier Civili
Lantern, Triq il-Marmora
San Giljan SGN 10 Tel:373025

Wied il-Gonna

P.A. No. P.A. 5152/14
D.C.C. Board No.

VICTOR TORPIANO
BA (Arch) BArch (Hons) A & C.E.
Chairman DCC

Il-Marsa

Ts'qabbila

KAPPELL

Dok 'C'

GRANDHARBOUR LOCAL PLAN

- MARSA -

BUILDING HEIGHT LIMITATION



GRAND HARBOUR LOCAL PLAN



AWTORITA TA' L-IPPJANAR
PLANNING AUTHORITY

Key

2 Storeys

3 Storeys / Frontage

4 Storeys

5 Storey Frontage

6 Storey Frontage

Planning Gain Considerations
(Refer to Policy GM02)

Planning Gain Considerations
(Refer to Policy GM10)

Note : Indicated height limitations are subject to General Policy GS01

Marsa Building Height Limitations

Scale : 1:6000
Date : April 2002
Figure : 13
INDICATIVE ONLY
Not to be used for direct interpretation.

Base Maps - 1988 Survey Sheets
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DOK 'D'

GRANDHARBOUR LOCAL PLAN

- MARSA -

INSET MAP

GRAND HARBOUR LOCAL PLAN



AWTORITA TA' L-IPPJANAR
PLANNING AUTHORITY

Key

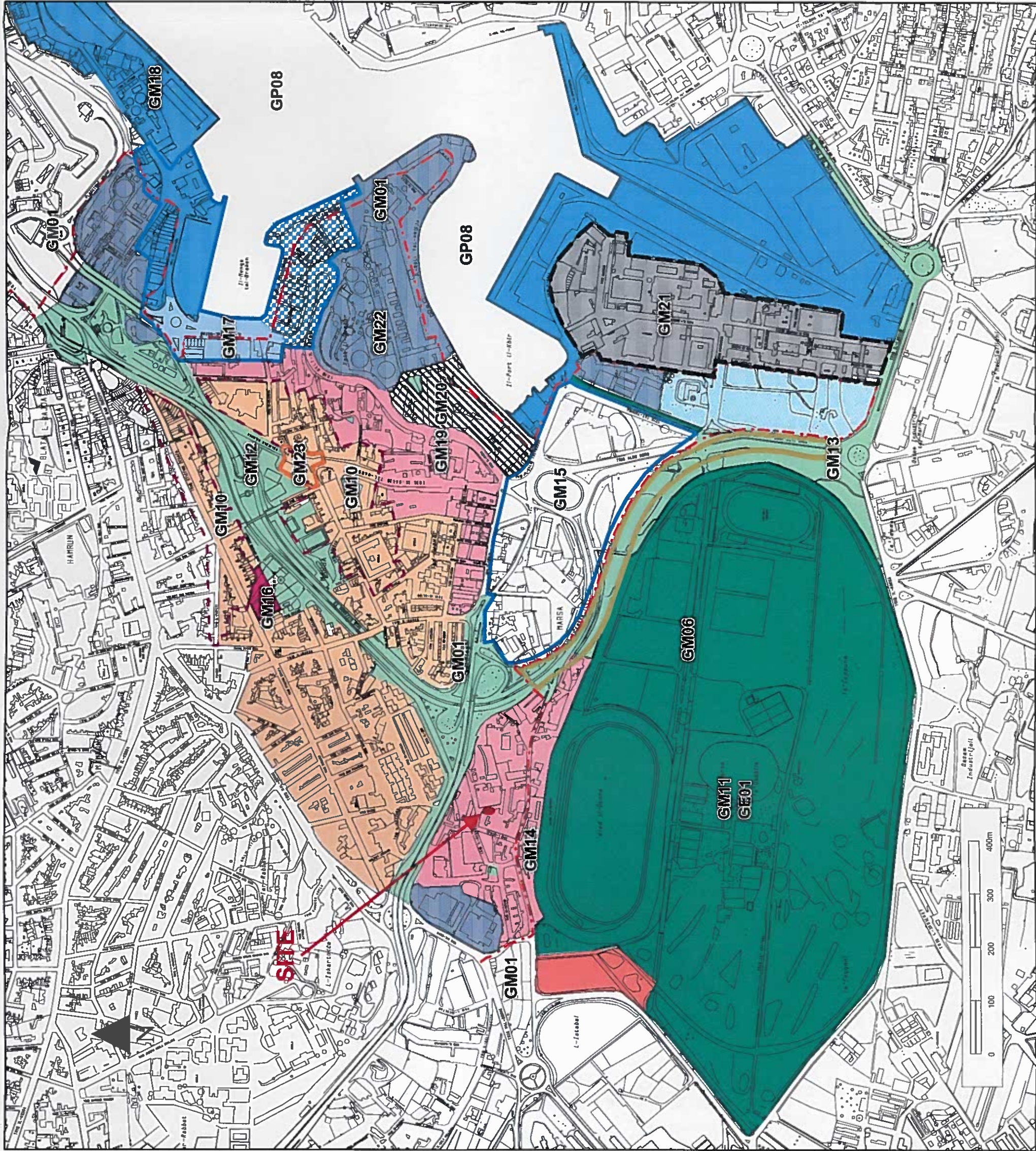
- Urban Development Boundary
- Urban Conservation Area
- Opportunity Area
- Tertiary Town Centre
- Industrial Zone Boundary
- Light Industry
- Zone of Mixed Use
Excluding Use Classes 12 to 16
(Use Classes Order, 1994 as amended)
- Public Facilities
- Retention of Existing or more
Environmentally Friendly Uses
- Port Related Uses
- Light Port Related Uses
Excluding Use Classes 12 to 16
(Use Classes Order, 1994 as amended)
- Residential Zone
- Transport Infrastructure Upgrading
- Site for Home for the Elderly
- Areas of Open Space
(to retain open space character)
- Site of Scientific Importance
- Offices and Showrooms
(All existing parking provisions to be catered for)
- General industry with neighbour
compatibility

Marsa

Inset Map

Scale: 1:7000
Date: April 2002
Figure: 12
INDICATIVE ONLY
Not to be used for direct interpretation.

Base Maps - 1988 Survey Sheets
Copyright Mapping Unit, Planning Authority



PLANNING AUTHORITY

St. Francis Road, Floriana, FRN 1230, Malta
www.pa.dma.mt

Tel: (+356) 2298 8800

customers@pa.dma.mt

VAT No: MT 1881-6708

Exemption No: EXO 0188

Cash Sale

Name: Peril Damania

Cash Sale Number: 248578-8862-4

Address:

Date:

12 June 2018

VAT No:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Copy of plans PA 5152/98	3	€11.65	€34.95	€0.00	0

Payment Details:

Cash

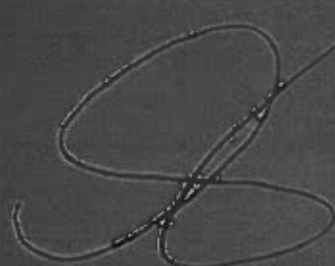
Cash Sale Status:

Settled

Total NET: €34.95

Total VAT: €0.00

Total: €34.95



Drawn up by

Collette Genieva

Receipt must be held if the goods are destroyed.

**Receipt of your order - Purchase of Siteplan from
website_ags_56892a86884746dda193659eff8b3205.pdf**

1 message

no-reply@pa.org.mt <no-reply@pa.org.mt>
To: manueldarmanin@gmail.com

Mon, Jun 4, 2018 at 9:14 PM

**PLANNING AUTHORITY****PLANNING
AUTHORITY**

St Francis Ravelin, Floriana, FRN
1230, Malta

Exemption No: EXO
1188

Tel: 2290 0000 VAT No: MT 1281-
6708

Receipt

Name: Manuel Darmanin
E-mail address: manueldarmanin@gmail.com

Document No: SITEPLAN
Date: 04/06/2018

Item Description	Unit Price (incl VAT)	Net Amount (excl VAT)	VAT Amount	Vat Rate %
Purchase of Siteplan from website_ags_ 56892a86884746dda193659eff8b3205.pdf	EUR 3.00	EUR 2.85	EUR 0.15	5.00 %

Total:	EUR
	3.00
Remaining	EUR
Balance:	30.80

overlooking Triq il-Bajja tas-Salina

common
stairwellopen space
combined living / dining
11.05m x 3.80mkitchen
4.0m x 4.0mbedroom
3.64m x 4.0mbedroom
3.54m x 4.0mshower
2.45m x 1.5mante room
1.15m x 3.57mbathroom
1.75m x 3.55m

third party

overlooking Triq il-Kappella tal-Lunzjata

DRAWING NOT TO SCALE

Perit Kylie Ann Borg Marks BEBA(Hong), AACE Architect & Civil Engineer  48, LEMPRAC, North Street Tardeni TXN 5172 MALTA e kylie.borgmarks@gmail.com	project: No.5, Flt.9, Verdemar Park, Triq il-Bajja tas-Salina, Salina Dimensions are to be verified on site. Figured dimensions are to be taken in preference to those scaled. Any discrepancies to be reported immediately. This drawing is the copyright of the author and cannot be copied, reproduced, retained or disclosed to any unauthorised persons.	dwg. title: SKETCHED PLAN			rev. details of revision	
					A	drawn for report
		B				
		C				
		D				
		E				
file ref.:	dwg no:	revision:				
1226	DOK E	A				
date:	drawn by:	scale:	part:			
04.03.2013	KBM	NTS	1226 plan			

Manuel Darmanin

48 Sunrise,

F.Zahra Street

B'Kara

Malta

BKR 1783

Cash Sale

02/07/2018

82443E

Land Registry Site Plan	€ 2.60
-------------------------	--------

Administrative Charge	€ 2.40
-----------------------	--------

Total	€ 5.00

Land Registry, Casa Bolino, 116, West Street, Valletta, VLT 2000

Tel: +356 21239777, 25904700

Email: landregistry.ima@gov.mt

www.identitymalta.com

www.landregistryplans.gov.mt

**PART III
EIGHTH SCHEDULE**

Physical Attributes of Immovable Property

Locality	MARSA	Address	'Redentur'
Total Footprint of Area Transferred *	170 sq.mt		Sqaq il- Gerrejja, limiti ta' triq Is-Serkin
			Marsa

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

Type of Property	☐ Villa	☐ Semi-Detached	☐ Bungalow	☐ Flat/Apartment
	☐ Penthouse	☐ Mezzanine	☐ Maisonette	☐ Farmhouse
	☒ Terraced House (elevated terraced house)	☐ Ground Floor Tenement		
Age of Premises	☐ 0-20 years	☒ Over 20 years	☐ Pre WW2	
Surroundings	☐ Sea View	☐ Country View	☒ Urban	
Environment	☒ Quiet	☐ Traffic	☐ Entertainment	☐ Industrial
State of Construction	☐ Shell	☐ Semi-finished **	☒ Finished ***	
Level of Finishes	☐ Good	☐ Adequate	☒ Poor	
Amenities <i>Tick as many as appropriate</i>	☐ With Garden	☐ With Pool	☐ With Lift	☐ With Basement
	☒ No Garage	☐ One Car Garage	☐ Two Car Garage	☐ Multi Car Garage
Airspace	☒ Ownership of Roof	☐ No Ownership of Roof	☐ 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: 05/07/2018

Perit's Signature:

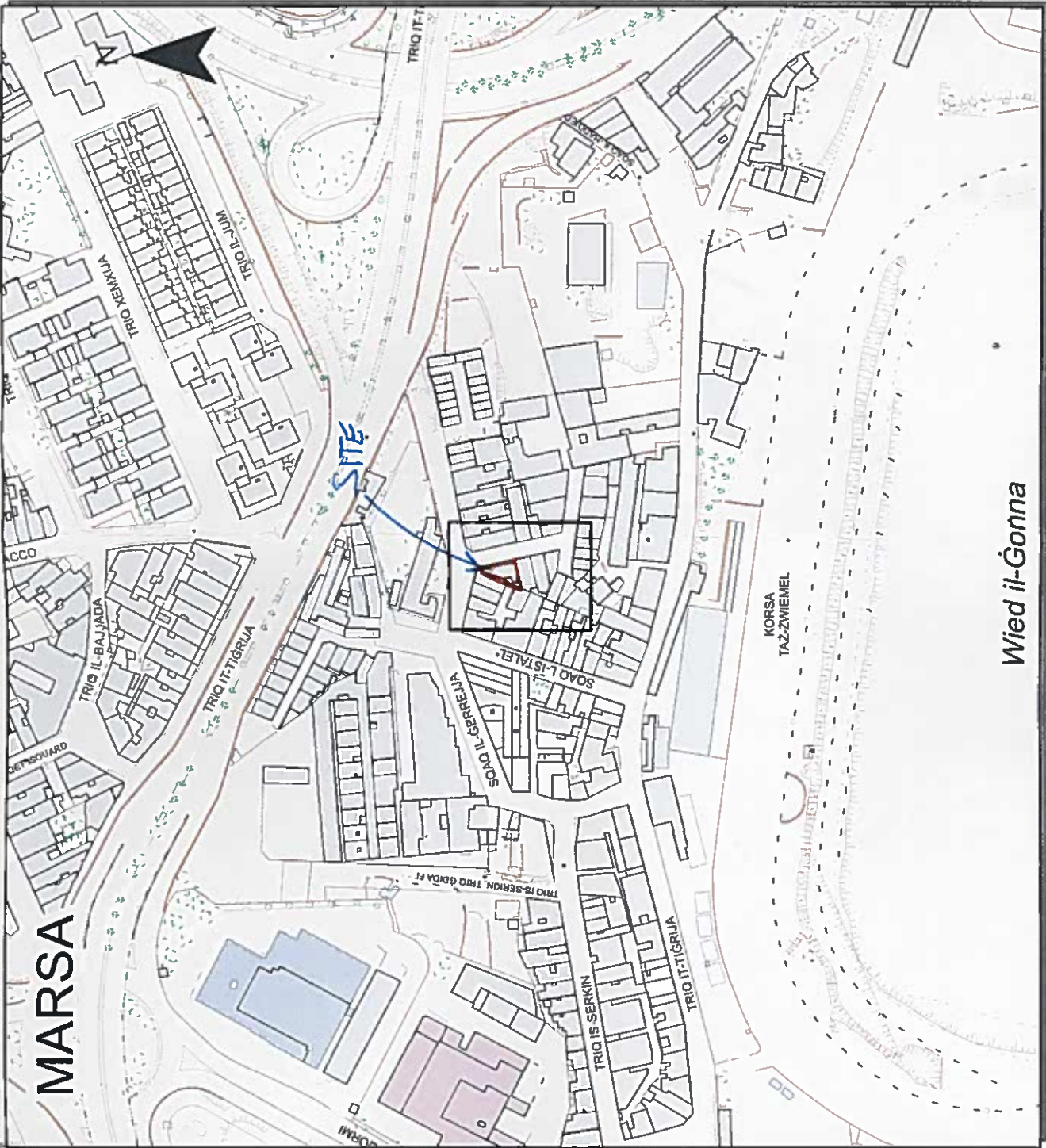
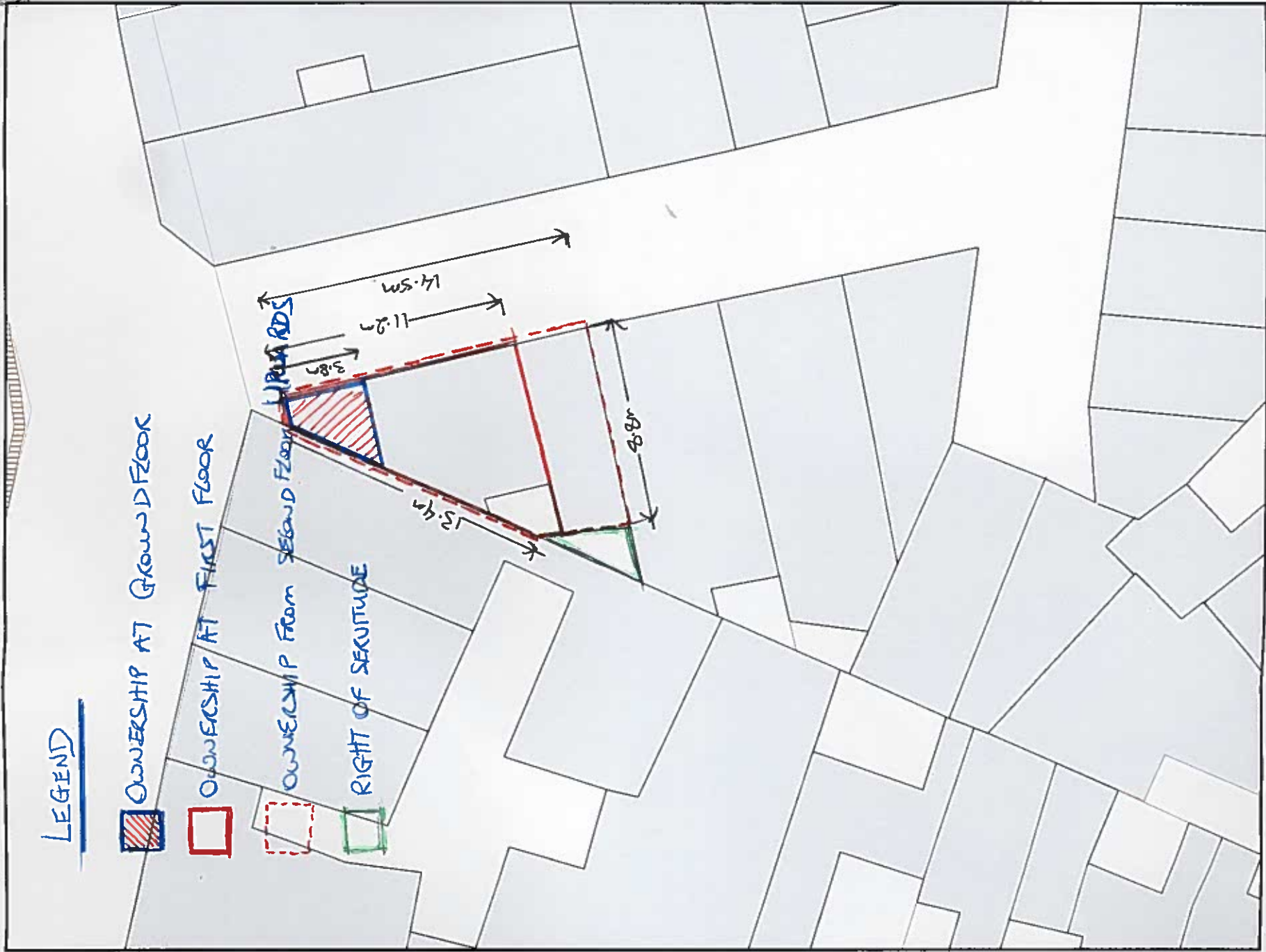


Warrant Number:

607

Rubber Stamp:

MANUEL DARMARIN B.E. & A. (Hons), A. & C.E.
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 48, 'Sunrise', Triq F. Zahra, B'Kara BKR 1703
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 Email: manueldarmarin@gmail.com



Gvern ta' Malta		Pjanta tas-Sit 1:2500		Site Plan	
Registru ta' l-Artijiet		Government of Malta		Land Registry	
Casa Bolino, 116, Triq il-Punent, Valletta		Casa Bolino, 116, Triq il-Punent, Valletta			
Nru tal-Mappa: 82443 E	Pozizzjoni Ċentrali: x = 53788	Parti min S.S.: 5270	Data: 02/07/2018		
Map Number:	Centre Coordinates: y = 70967	Extracted from S.S.:	Date:		
Perit:	Qies (metri kwadri): 170m ² gross (excluding roof)				
Architect:	Area (square metres):				
Timbru tal-Perit:	Firma ta' l-Applikant:				
Architect's Stamp:	Applicant's Signature:				
MANUEL DARMANIN B.E. & A. (Hons), A. & C.E. ARCHITECT AND CIVIL ENGINEER 48, 'Sunrise', Triq F. Zahra, B'Kara BKR 1783 Mob: 79285869; Tel: 21447650 Email: manueldarmantin@gmail.com					