

FIL-PRIM' AWLA TAL-QORTI CIVILI

FL-ATTI TAS-SUBBASTA NUMRU 105/11

BANK OF VALLETTA P.L.C.

Versus

ALFRED ZARB

(detentur tal-karta tal-identita' numru 810058M)

u

CATHERINE ZARB

(detentriċi tal-karta tal-identita' numru 714358M)

RELAZZJONI TAL-PERIT ROBERT C. VELLA
ESPERT TEKNIKU

FIL-PRIM' AWLA TAL-QORTI ČIVILI

FL-ATTI TAS-SUBBASTA NUMRU 105/11

BANK OF VALLETTA P.L.C.

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ALFRED ZARB
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RELAZZJONI TAL-PERIT ROBERT C. VELLA ESPERT TEKNIKU

Jesponi bir-rispett:

Illi b'digriet ta' din l-Onorabbi Qorti, fl-atti tal-mandat ta' Qbid ta' Hwejjeg Immobili fl-atti ta' Subbasta numru 105/11, l-esponent ġie innominat bħala Espert Tekniku għall-fini tad-deskrizzjoni u valutazzjoni tal-propjeta seggwenti;

- *Fond (maisonette) numru 26, fi Triq il-Kwartin kantuniera ma' Triq C. Troisi, l-Ibraġġ, gewwa s-Swieqi.*

Kopja tal-ħatra tal-esponent Perit Tekniku hija mhemuża u mmarkata bħala Dok A.

Għaldaqstant l-esponent bagħat notifika ta' aċċess lill-intimati sabiex isir aċċess fuq il-post. Kopja tan-notifika hi mhemuża u mmarkata bħala Dok B. L-aċċess ma sarx fid-data indikata fl-ittra mhemuża għax l-intimati kienu ndisposti u għaldaqstant fil-qadi ta'dan l-inkarigu l-esponent Perit

Tekniku żamm aċċess nhar il-Ġimgħa 15 ta' Ĝunju 2018 fil-presenza tal-intimata.

Għaldaqstant, wara li żamm aċċess fuq il-fond fil-mertu ta' din is-subbasta, l-esponent Perit Tekniku qed jirrelata dan li ġej, għall-aħjar konsiderazzjoni ta' din l-Onorabbli Qorti.

1. DESKRIZZJONI

Il-post inkwistjoni huwa magħruf bħala maisonette bin-numru uffiċjali sitta u għoxrin (26), fi Triq il-Kwartin kantuniera ma Triq C. Troisi, l-Ibragg, gewwa s-Swieqi. Dan il-fond jinsab f' żona residenzjali, bil-maisonette fil-pjan terran elevat kif ukoll garaxx li jinsab fil-pjan semi-interrat sottostanti parti mill-imsemmija maisonette propjeta tal-intimati, liema garaxx hu aċċessibli minn rampa komuni li tisbokka fi Triq il-Kwartin. Il-maisonette, mingħajr l-arja tiegħi, hu aċċessibli minn tarāġ mikxuf li jmiss ma' parapett b'faċċata fuq Triq C. Troisi. Dan il-maisonette huwa sottostanti masionette ieħor propjeta ta' terzi. Il-post inkwistjoni jiffurma parti minn blokka ta' bini mibni fuq plot numru disgha (9) fuq l-artijiet magħrufa bħala "Tal-Misluta" sive "Tal-Francis", suġġetta għaċ-ċens annwu u perpetwu ta' tlieta u disghin Ewro u sbatax-il-ċenteżmu (€93.17), libera u franka, bid-drittijiet u l-pertinenzi kollha tagħha. Inkluża wkoll il-bitħa li tinsab fil-livell semi interrat fuq wara tal-imsemmi blokk, liema bitħha hija aċċessibbli kemm mill-maisonette u kemm mill-garaxx imsemmija, suġġetta għas-servitudni ta' tieqa favur garaxx ieħor li jifforma parti mill-blokk.



Il-blokk, li minnha jagħmel parti l-fond inkwestjoni, huwa konfinanti mil-Lvant mal-imsemmija toroq u mill-irjieħ l-oħra kollha minn propjeta ta' terzi. L-imsemmi fond jinsab delinejat bl-aħmar fuq is-site plan hawn annessa u mmarkata Dok. C u fir-ritratt hawn anness u mmarkat Dok. D.

Meta wieħed jidħol mill-bieb ta' barra, li huwa tal-injam mastizz, isib entrata li tagħti għal fuq is-salott hekk kif tidħol fuq in-naħha tax-xellug. Din il-kamra fiha ċirka 23 metri kwadri u tagħti aċċess, flimkien mal-entrata, għall-kurutur li jwassal għal kumplament tal-kmamar l-oħra. Dejjem fuq in-naħha tax-xellug hekk kif tibda dieħel minn ġol-kurutur lejn in-naħha ta' gewwa, issib il-kcina li fiha ċirka 13 metri kwadri, aċċess għall-bitħa interna, kamra tal-banju, il-kamra tas-sodda matrimonjali *bl-ensuite*, u fit-tarf tal-kurutur issib żewġti kmamar tas-sodda oħra. Il-kamra tas-sodda matrimonjali, li fiha ċirka 21 metri kwadri, tieħu d-dawl u hija ventilata minn tieqa li thares għal fuq bitħha interna, filwaqt li iż-żewġ kmamar tas-sodda l-oħra jagħtu għal fuq il-bitha ta' wara. Il-kmamar tas-sodda ta' wara, fihom ċirka 17-il metru kwadru u 13-il metru kwadru rispettivament. Din tal-ahħar għanda aċċess permess ta' taragħ mikxuf għall-bitħa ta' wara u l-garaxx fil-livell sottostanti.

2. KEJL

Il-maisonette jokkupa *area* ta' ċirka 195 metri kwadri, li minnhom ċirka 152 metru kwadri huma mibnijja, u l-garaxx jokkupa *area* ta' ċirka 65 metri kwadri kif deskrirt permezz tal-pjanta mhemuża u mmarkata bħala Dok E. L-gholi tal-kmamar abitabli jvarja bejn 2.76 metri u 2.85 metri. L-gholi tal-garaxx hu ta' 2.55 metri. Il-faċċata fiha tul ta' ċirka 10.3 metri. Dan il-kejl huwa approssimattiv u għal skop ta' valutazzjoni biss.



3. KOSTRUZZJONI U FINITURI

Il-ħitan huma tal-ġebel tal-franka/*bricks* u s-soqfa u t-taraġġ huma tal-konkos rinfurzat. Il-post huwa fi stat komplut u abitabli. Huwa miksi u mbajjad u l-faċċata qeda fuq il-fil. Is-servizzi tad-dawl, tal-ilma u tad-dranaġġ huma mgħoddija. L-art tal-maisonette miksija bil-madum u tal-garaxx bil-konkos. L-aperturi esterni huma tal-aluminium *single glazing*. L-aperturi interni huma tal-injam. Il-kmamar tal-banju miksijin bil-madum sas-saqaf u l-acċessorji huma taċ-ċeramika. Il-post hu generalment izzmun fi stat tajjeb ta' manutenzjoni izda l-finituri għandhom iz-zmien. Jirreferu ir-ritratti mir-Rekord Fotografiku tal-15 ta' Ĝunju 2018 mhemuż bħala Dok F.

4. LEĞIΖLAZZJONI

L-esponent Perit Tekniku għamel riċerka fl-arkivji tal-Awtorita' tal-Ippjanar fejn ġie stabilit li din il-propjeta hija koperta bil-permess tal-bini numru PA 3733/93/1259/90 maħruġ mill-istess Awtorita fis-26 ta' Lulju 1993. Kopja ta' dan il-permess tal-bini hu mhemuż u mmarkat bħala Dok G.

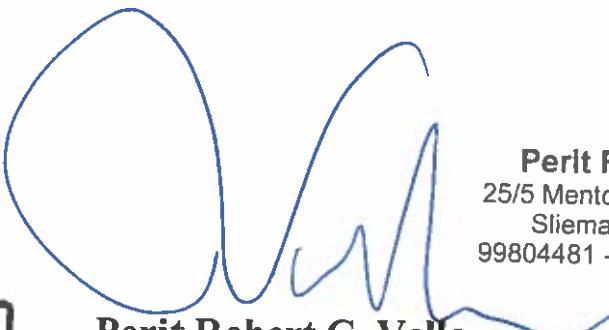
Il-post inkwistjoni huwa sugġett għall-kundizzjonijiet kollha elenkti fil-kuntratt tal-1 ta' April 1995, fl-*atti* tan-Nutar Dottor John Gambin, li kopja tiegħu qed tīgi hawn mhemuża u mmarkata bħala Dok H.



STIMA TAL-FOND

Wara li għamel dak kollu li titlob l-Arti, b'konsiderazzjoni tal-punti hawn fuq imsemmija u kif ukoll il-valur tal-propjeta fil-preżent, l-esponent qiegħed jistma l-valur tal-fond; maisonette bin-numru uffiċjali sitta u għoxrin (26), fi Triq il-Kwartin kantuniera ma Triq C. Troisi, l-Ibraġġ, ġewwa s-Swieqi kif ukoll l-garaxx li jinsab fil-pjan semi-interrat sottostanti parti mill-imsemmija maisonette propjeta tal-intimati, bis-somma ta' tlett mijja u erbghin elf Euro (€340,000).

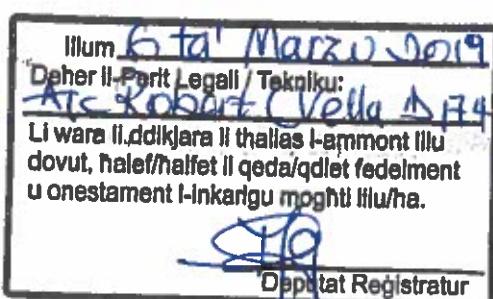
Daqstant għandu l-unur x'jirrelata l-esponent Perit Tekniku għas-savju konsiderazzjoni ta' din l-Onorabbli Qorti.


Perit Robert C. Vella
25/5 Menton Court, Dingli Street
Sliema SLM1904, Malta
99804481 - robvel@maltanet.net

Perit Robert C. Vella
25/5 Menton Court, Triq Sir Adrian Dingli,
Sliema SLM 1904

Data: 30 ta' Ġunju, 2018

Illum 02 JUL 2018
Ippreżentata mill-
bla dok/b Dok/b Dasa' (9) dokumenti



Dokumenti mhemuża ma' din ir-relazzjoni:-

- Dok A: Kopja tal-hatra tal-esponent Perit Tekniku bhala espert
- Dok B: Notifikasi ta' Access
- Dok C: Site Plan
- Dok D: Ritratt tal-Faccata
- Dok E: Pjanta tal-Post
- Dok F: Rekord Fotografiku
- Dok G: Kopja tal-permess tal-bini mahruġ mill-Awtorita' tal-Ippjanar
- Dok H: Kopja tal-kuntratt tal-1 ta' April 1995, fl atti tan-Nutar Dottor John Gambin
- Dok I: Eighth Schedule

Dok 3 SITE PLAN LAND REGISTRY



Fil-Prim Awla' tal-Qorti Ċivili

Fl-Atti tas-Subbasta Nru. 105/11

Bank of Valletta plc

vs

Alfred Vella et

Illum, 26 t' April 2018

Lill: Perit Robert Vella

Inti mħarraf illi gejt mahtur bhala espert fl-atti tal-Mandat ta' Qbid ta' Hwejjeg Immobbli hawn fuq imsemmi sabiex tagħmel deskrizzjoni tal-fond jew fondi indikat fir-rikors promotur u sabiex tfisser il-pizijiet, kirjiet u jeddiet ohra, sew reali kemm personali, jekk ikun hemm, li għalihom dan il-fond jew fondi ikun suggett kif ukoll l-aħħar trasferiment tiegħu, skond l-informazzjoni li jkun ha mill-kreditur jew mid-debitur.

Inti mitlub sabiex tiġi tiġbor l-inkartiment relativ mit- 30 t' April 2018 'i quddiem filwaqt illi mħarraf illi għandek sat- 2 ta' Lulju 2018 sabiex tipprezzena r-rapport dettaljati tiegħek.

Rudolph Marmara
Deputat Registratur

ROBERT C. VELLA EN(USA), B.E.& A. (HONS.), A.& C. E.**PERIT**

L-Erbgħa, 6 ta' Gunju, 2018

Referenza: S10511

FIL-PRIM AWLA TAL-QORTI ĊIVILI

Subbasta 105/11
Bank of Valletta p.l.c.

vs

Alfred Zarb
Catherine Zarb

BIL-POSTA**NOTIFIKA TA' AĆCESS**

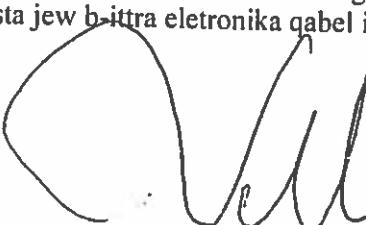
Bħala I-Perit Tekniku maħtur mill-Qorti Ċivili ta' Malta b'digriet sabiex nagħmel stima tal-fondi mertu ta'dan il-bejgħ b'subbasta, qiegħed navżak illi ser isir aċcess hekk kif indikat:

DATA: Is-Sibt, 16 ta' Gunju, 2018

HIN: 09:30am (disgħa u nofs ta' filgħodu)

POST: Maisonette u garaxx 26, Triq il-Kwartin, Swieqi limiti ta' San Giljan

Nitolbkom tavżaw lill-avukat tagħ kom u tikkuntatt jani fuq in-numri hawn taħt imsemmija, bil-posta jew b-ittra eletronika qabel id-data tal-aċcess.



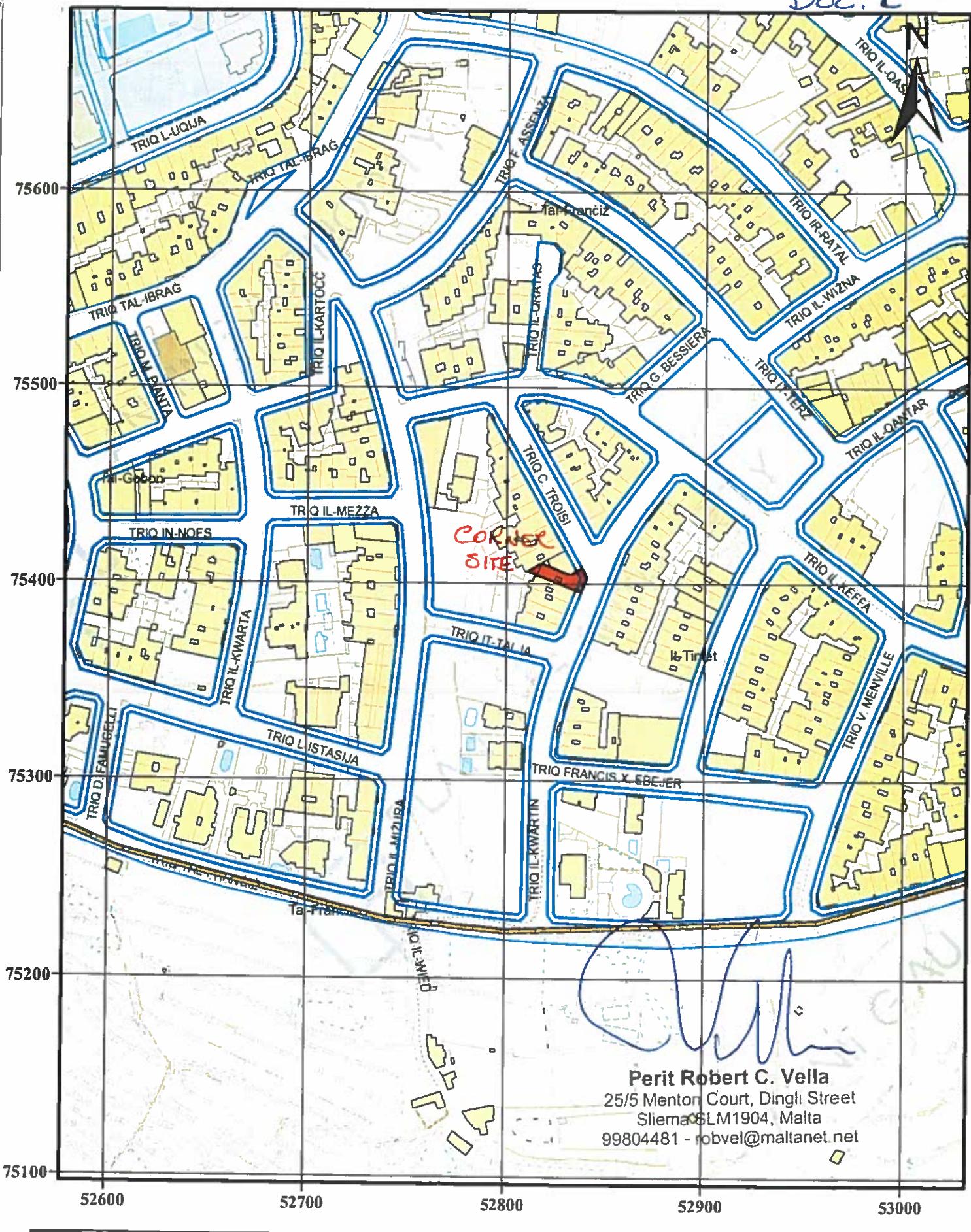
Perit Robert C. Vella

Perit Robert C. Vella
 25/5 Menton Court, Dingli Street
 Sliema SLM1904, Malta
 99804481 - robvel@maltanet.net

Esponenti: Bank of Valletta p.l.c (C.2833)
 1/5, Misraħ San Gorg, Valletta VLT1190

Intimati: Alfred u Catherine mizzewgin Zarb
 26, Triq il-Kwartin, Swieqi

DOC. C



Public Geoserver

Compiled and published by the Mapping Unit, Planning Authority ©PA.

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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
Copyright © PA - Planning Authority. Not for resale



PLANNING AUTHORITY

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

Dok. D

**Maisonette Numru 26, Triq il-Kwartin kantuniera ma Triq C. Troisi, I-
Ibraġġ, Swieqi.**

RITRATT TAL-FACCATA



Aċċess komuni għall-garaxx

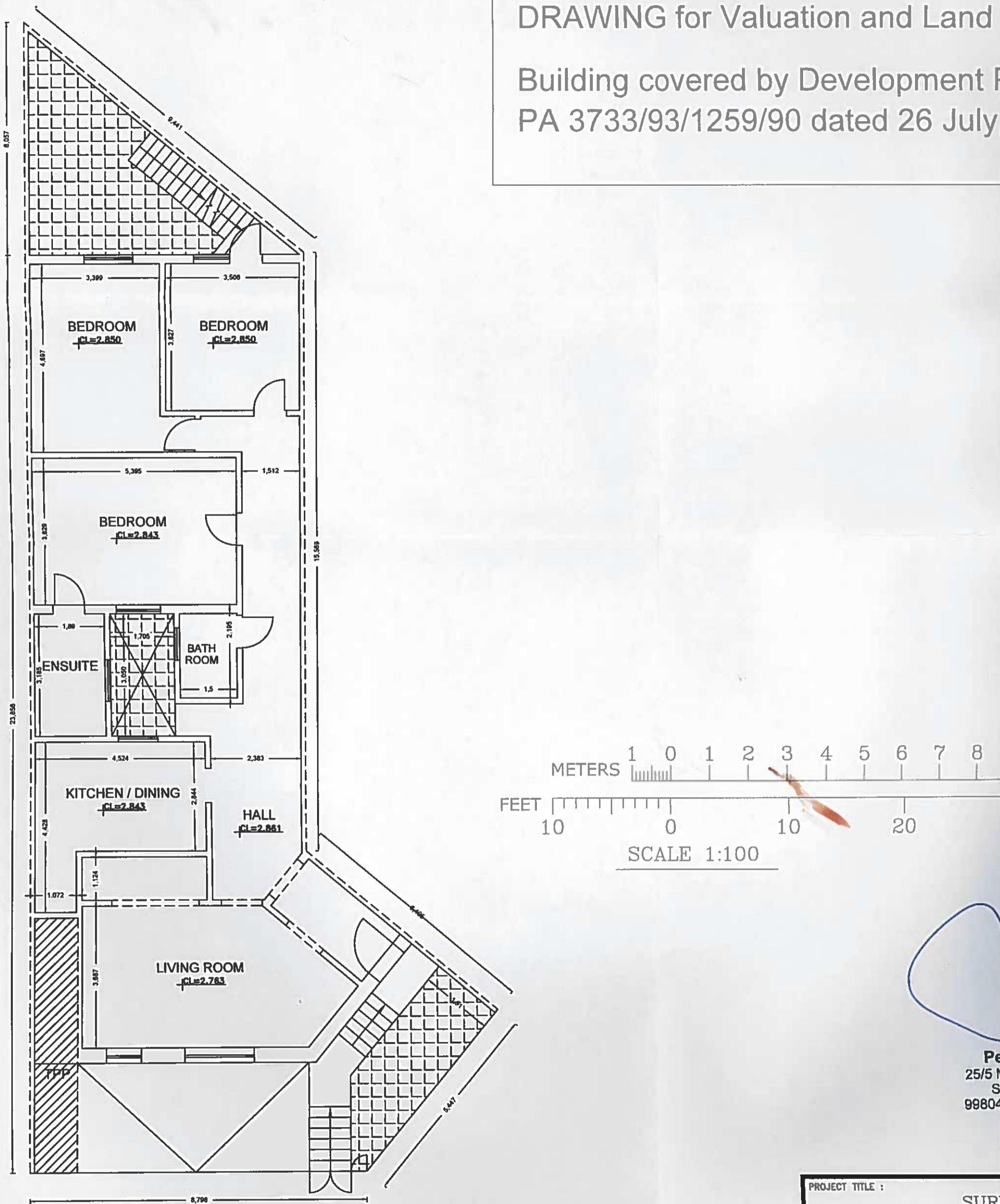
A handwritten signature in blue ink, appearing to read "Perit Robert C. Vella".

Perit Robert C. Vella
25/5 Menton Court, Dingli Street
Sliema SLM1904, Malta
99804481 - robvel@maltanet.net

NOTES

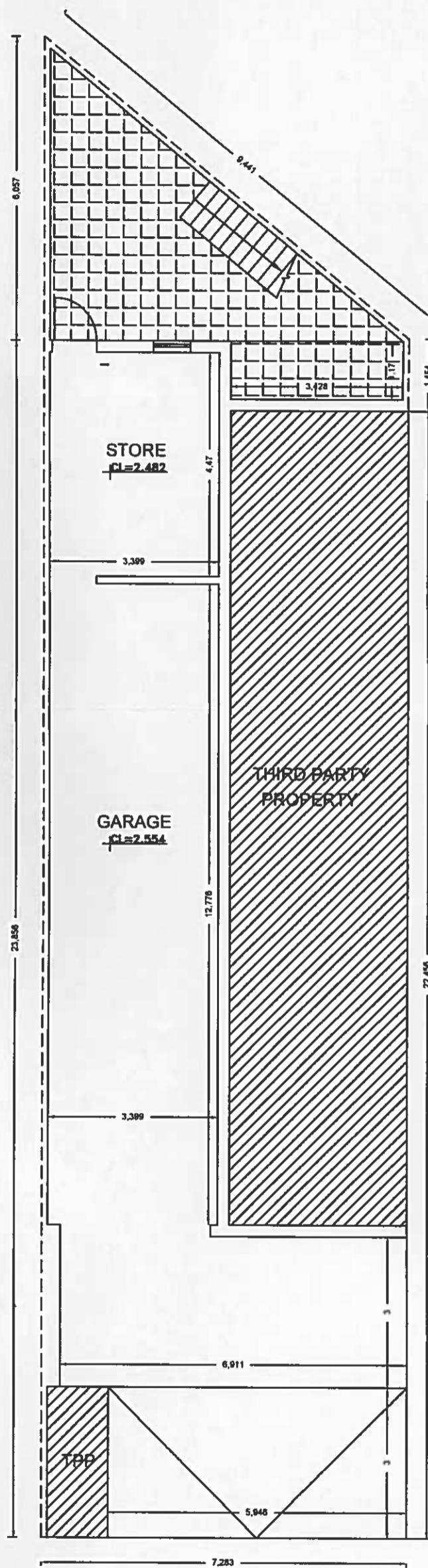
DRAWING for Valuation and Land

Building covered by Development F
PA 3733/93/1259/90 dated 26 July,

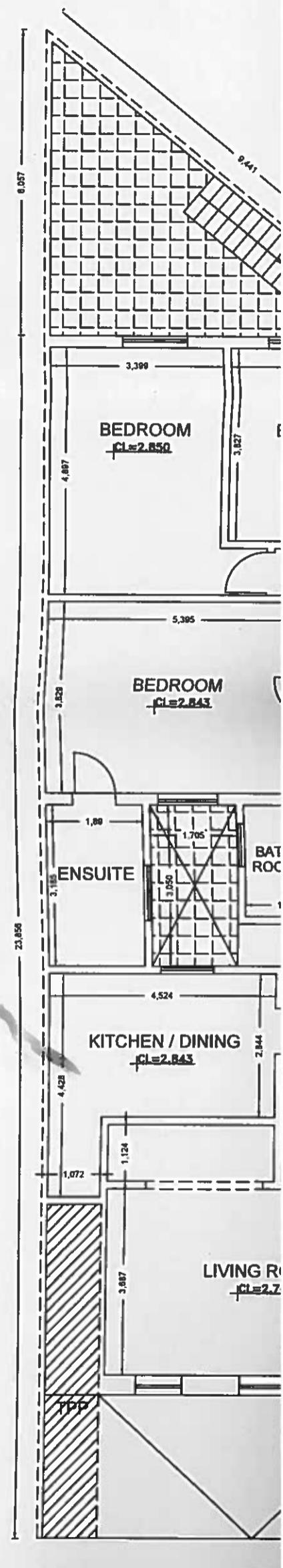


PROJECT TITLE :	SURV
SITE :	26, Triq il-Kwartin
DRAWING TITLE :	Floor
ARCHITECT/PLANNER :	ROBERT C. VELLA EN (USA) Architect & C 25/5, Menton Court, Sir email: robvel@ Tel: 21316311

P
25/5 N
SI
99804



SEMI BASEMENT
SCALE 1:100



Dok. F

**Maisonette Numru 26, Triq il-Kwartin kantuniera ma Triq C. Troisi, I-
Ibragg, Swieqi.**

RECORD FOTOGRAFIKU tal-15 ta' Ġunju 2018



A handwritten signature in blue ink, appearing to read "Perit Robert C. Vella".

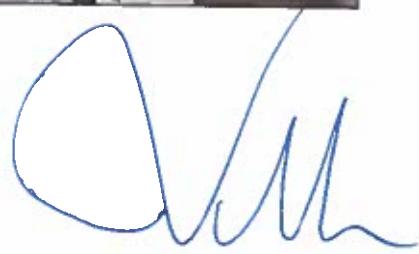
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Perit Robert C. Vella
25/5 Menton Court, Dingli Street
Sliema SLM1904, Malta
99804481 - robvel@maltanet.net



A blue ink signature of the name "Robert C. Vella".

Perit Robert C. Vella
25/5 Menton Court, Dingli Street
Sliema SLM1904, Malta
99804481 - robvel@maltanet.net



Awtoritá ta' L-Ippjanar Tel : 240976
 St. Francis Ravelin Fax : 240978
 P.O. Box 200
 Valletta CMR 01

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AWTORITÄ TA'L-IPPJANAR
PLANNING AUTHORITY

Mr Marcus Marshall

To NMR Ltd
 113, St Francis Street
 Floriana.

Application No: PA 3733/93/1259/90

Location Plot 9, Swieqi.

Proposal To erect two (2) basement garages for private use and overlying ground and first floor maisonettes.

DEVELOPMENT PLANNING ACT 1992 SECTION 33 DEVELOPMENT PERMISSION

The Planning Authority, following the decision taken by the Development Control Commission at meeting No 40 held on 28.06.93 hereby grants permission to carry out the development described above and in the application dated 18.04.90 received on 23.04.90 and in accordance with the plans submitted

PA 1259/90/1A/1B

with the application, or as amended and subject to the following conditions

General conditions (A) on form DC 1/88 and other conditions as applicable namely : (B) Conditions for underlying basements and garages. Apertures and balconies should not be in gold, silver or bronze aluminium. Height of building should not exceed two (2) floors plus underlying basement. In case where a setback is permitted, the applicant is to construct a skin to the third party wall at his own expenses maintaining same features as per front elevation.

1. The development hereby permitted shall commence within 12 months of the date of this permission, that is by 26.07.94

Reasons for Conditions

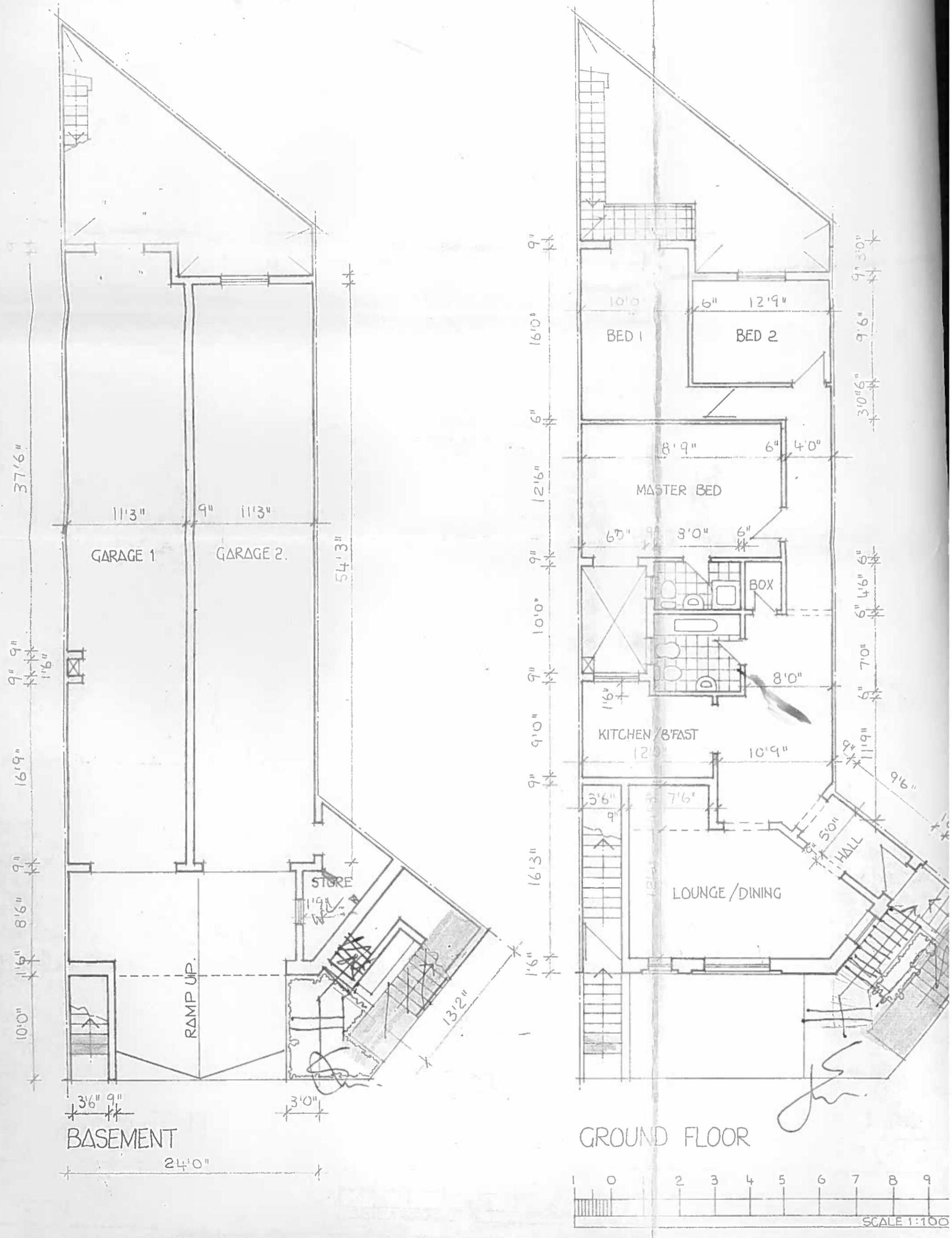
1. As required by Section 33(4) of the Development Planning Act 1992

Signed _____
 C.J.Scenf
 Acting Secretary
 Development Control Commission

Date 26.07.93

NOTES TO APPLICANTS

- 1) Permission expires within two years from date of this permit;
- 2) This permit is granted saving third party rights;
- 3) This permit does not dispense the grantee from obtaining from any Department or Authority a permit, license or any other permission required by any law or regulation, in force from time to time, in respect of the construction, reconstruction, repair or alteration of a building or of acquiring materials for such work.



SCALE	DATE	APR 90	MA
89/1056/6	JOB NO.	JOB TITLE MAISONETTES AT SWEGI	
PLOT 9			

123 MELITA STREET VALLETTA MALTA TEL 224883
ARCHITECT+CIVIL ENGINEER+DESIGN CONSULTANT

BARUCH ARCE MCSA SLA

Edward Micallie

J.FALZON A.C.E.
Chairman D.C.C.

1A

APPROVED by the P.A.B Board No. 125392

PLAN: P.A.P.B. No. 125392

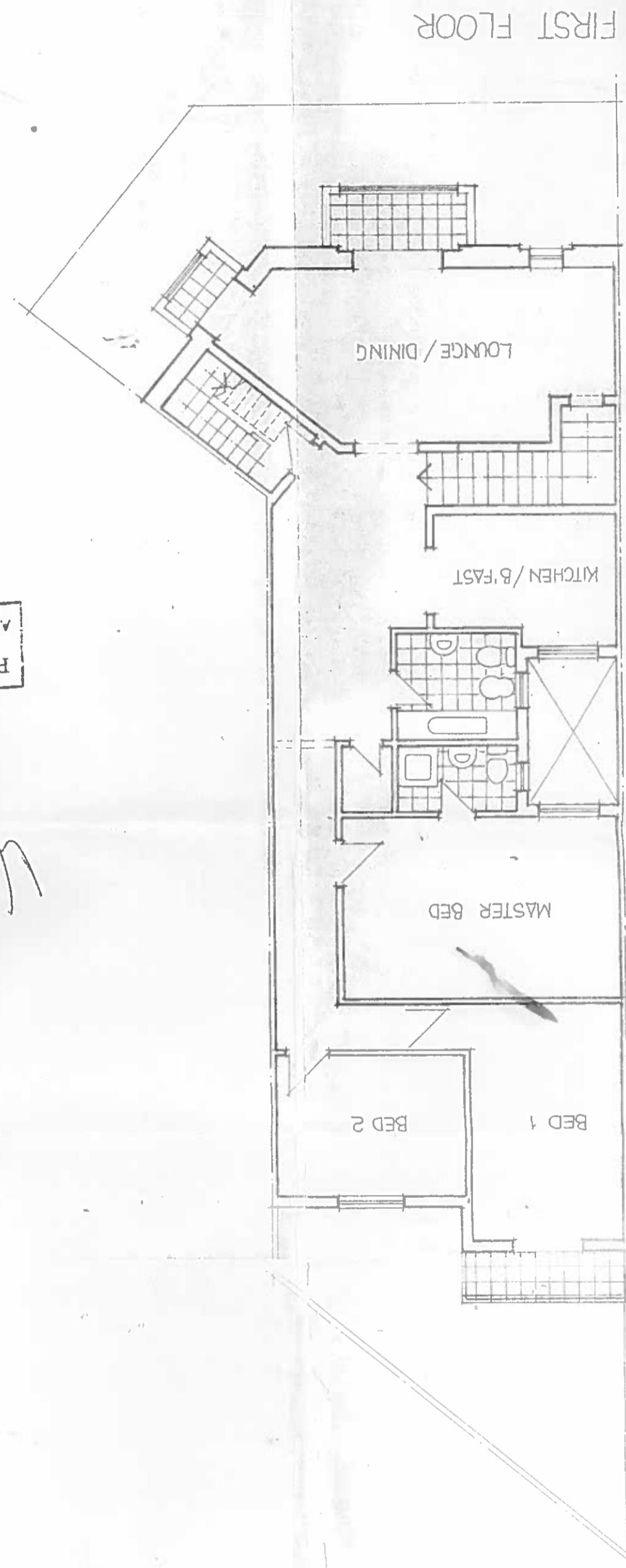
Chairman PAB

A.ZAMMIT A.C.E.

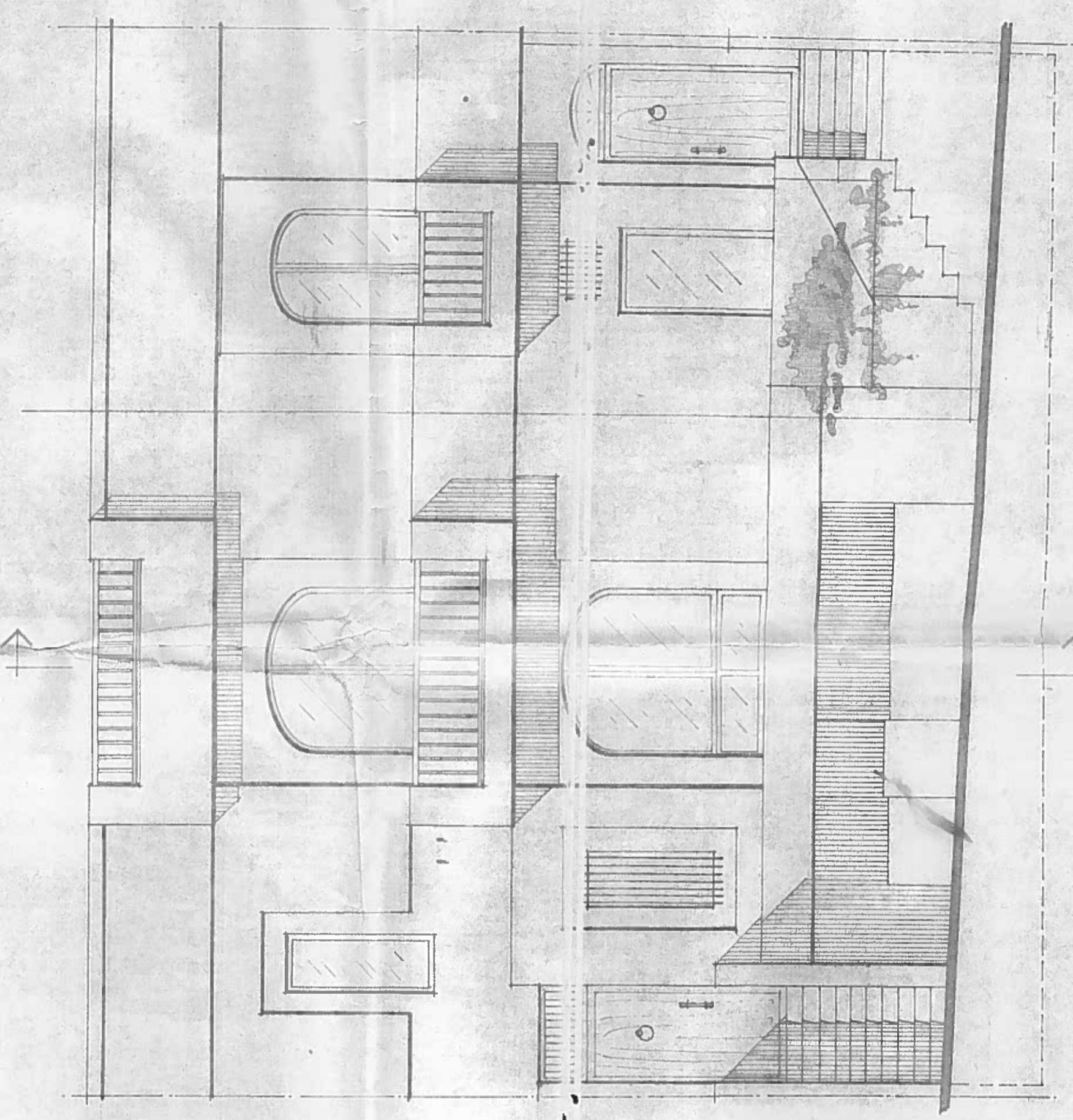
APPROVED AS AMENDED
21 MAY 1990

SANITA
Jean de Ghar Minnucia
Sanitary Engineering Officer

SITE PLAN - SCALE 1:2500 - SS 52/5



SECTION I



DEVELOPED ELEVATION



Today, the first day of April
of the year nineteen hundred
and ninety five
(1.4.1995)

Dok. H

In my presence John Gambin, Doctor of Laws and Notary Public of Malta, there personally came and appeared:-

of the one part:-

Alfred Carauana, Bank Manager, son of Carlo and of Helen nee Fenech, born in Hamrun and residing at Ghaxaq, identified by his Identity Card number 707639(M) and who appears on this deed for, on behalf and in representation of the "Bank of Valletta Limited" duly authorised, and hereinafter referred to as "The Bank";

of the second part:-

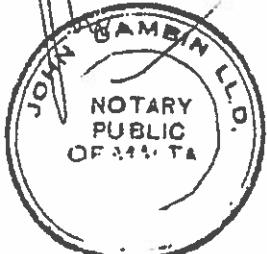
Mary wife of Edward Privitera (from whom she is legally separated in virtue of Public Deed dated the twenty fourth day of October of the year nineteen hundred and ninety one (24.10.1991) in the Records of Notary Michel Dingli), daughter of Arthur Brightwell and of Helen nee Spiteri, born in Birkirkara and residing at Saint Julians, identified by her Identity Card number 73541(M), and hereinafter referred to as 'The Vendor'; and,

of the third part:-

Alfred Zarb, Junior Clerk, son of Joseph and of Antonia nee Busuttil, born in Valletta, and his wife Catherine Zarb, daughter of Joseph Degabriele and of Emmanuel nee Frendo, born in Sliema, and both residing in Sliema, respectively identified by their Identity cards numbers 810058(M) and 714358(M), and hereinafter both referred to as 'The Borrowers' or 'The Purchasers';

By virtue of this deed and in the first part hereof the Bank hereby grants on loan unto purchasers jointly and severally between themselves who hereby accept and 'in solidum' between themselves acquire from the Bank by title of loan the sum of twenty six thousand eight hundred maltese liri (Lm26,800), hereinafter referred to as 'the loan' for the purpose of purchasing the immovable property in Saint Andrews hereunder described.

Borrowers hereby delegate the Bank which accepts to pay the said sum loaned directly to the vendor later on in the second part of this deed in settlement of the purchase price of the same immovable property purchased by borrowers hereunder.



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Borrowers have offered to the Bank as security and jointly and severally between themselves a General Hypothec over all their property in general present and future, as well as a Special Hypothec over and above the Special Privilege accorded to the Bank by Law upon the same immovable property at Saint Andrews purchased by borrowers hereunder.

Whereas the Bank has acceded to the request of the borrowers subject to the limitations and conditions set out hereunder.

Now therefore, in virtue of this deed, the Bank declares to accede and hereby accedes to grant on loan to the borrowers who jointly and severally between themselves accept the said sum of Lm26,800, and which sum loaned the Bank hereby accedes to pay as above delegated by borrowers.

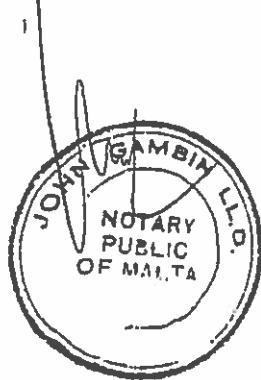
It is agreed that the loan shall bear interest at rates not exceeding the maximum rates allowed by Law; this interest shall be reckoned on the amount due for balance of loan by the borrowers from time to time, in accordance with recognised Banking practise; the said rate of interest is to be fixed by the Bank in its sole discretion from time to time;

The Bank reserves unto itself the right to lay down such conditions as it considers necessary for the repayment of the loan over a period, which conditions shall be/have been notified in writing to the borrowers, subject to the overriding condition that the outstanding balance of loan and interest accruing thereon shall be repayable on demand, a simple request in writing to be deemed good and sufficient notice for this purpose.

In warranty of the proper observance of the conditions of this deed, and in particular of the repayment of the loan and of the payment of interest accruing thereon, and of the observance by borrowers of all the terms and conditions of this deed, borrowers jointly and severally between themselves hereby hypothecate in favour of the Bank which accepts all their property in general present and future by way of a General Hypothec and by way of Special Hypothec the immovable property at Saint Andrews purchased by them hereunder, over and above the Special Privilege accorded to the Bank by Law upon the same immovable property purchased hereunder.

It is also hereby being agreed upon that:-

- i. borrowers undertake to give to the Bank full details and all information relating to their financial position, as requested by the Bank from time to time, and to accord to the Bank every facility for



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the verification thereof;

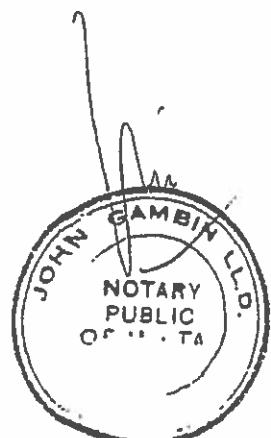
ii. All fees and expenses in connection with this deed are to be borne by the borrowers who further undertake to refund to the Bank all expenses including legal fees and administrative charges made or incurred from time to time for bringing up to date the searches into their liabilities and transfers.

iii. borrowers undertake, at the Bank's request, to insure their property against all normal risks, with a reputable Insurance Company, and to have the Bank's interest noted on the relative Insurance Policies; further, they authorise the Bank to effect all such Insurances on their property it deems fit and at their own expense;

iv. Borrowers bind themselves not to give any further hypothecary charges over the immovable property purchased hereunder even if these rank after the charges granted by the borrowers in favour of the Bank in virtue of this deed, unless the Bank's prior consent is granted;

v. Borrowers bind themselves not to lease, sub-let or allow third parties to make use of the immovable property purchased hereunder unless they obtain the Bank's prior consent;

In the second part of this deed and by virtue hereof vendor hereby sells and transfers unto purchasers who hereby jointly accept, purchase and acquire from vendor the maisonette at elevated groundfloor level, and the garage at semi-basement level, which maisonette underlies another maisonette belonging to Dimitri Zhilin and which garage underlies part of the maisonette being sold, which maisonette and garage are unofficially numbered nine letter A (9A), and are situated in Triq il-Kwartin, at Tal-Ibrag, Saint Andrews, limits of Saint Julians, which maisonette and garage are built upon plot number nine (9) of the lands 'Tal-Misluta' sive 'Tal-Francis', which maisonette and garage are shown shaded in red on the plan annexed hereto and marked as document 'a'; the maisonette sold underlies another maisonette at first floor or top floor level numbered nine letter B (9 B) which belongs to Dimitri Zhilin, and is bounded North-East by Triq il-Kwartin, North-West by property of Lino Farrugia, and South-West by property of NMR Property Limited, or other more correct boundaries; the garage sold which underlies part of the maisonette sold hereby is bounded on the South-East by Triq il-Kwartin, North-East by another garage which belongs to Dimitri Zhilin, and North-West by property of NMR Property Limited or other more correct boundaries, and is the garage on the left hand side when facing the block from the said street; the said maisonette and



9

year nineteen hundred and ninety four (23.2.1994) in
the Records of Notary Doctor Mary Grech Pace;

The said company in turn constructed the said block of buildings upon the said plot of land which it purchased from Mignon Marshall by a deed dated the twenty seventh October of the year nineteen hundred and eighty nine (27.10.1989) in the Records of Notary Doctor Tonio Spiteri;

The said plot of land has been assigned to the said Mignon Marshall in virtue of a deed of partition dated the twenty ninth day of March of the year nineteen hundred and eighty eight (29.3.1988) in the Records of Notary Doctor Tonio Spiteri;

For which reasons I the undersigned Notary do hereby declare that this deed is not chargeable in terms of the said Act.

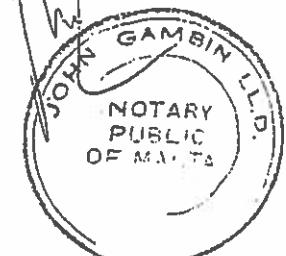
There also appears upon this deed and in the third part hereof Marcus Marshall, Company Director, son of the late Alan, born in Paris, France, and residing at Saint Julians, identified by his Identity Card number 617564(M) and who appears upon this deed for, on behalf and in representation of the limited liability Company "The Vintage Company Limited", duly authorised, and by virtue of this deed appearer Marcus Marshall nomine hereby grants his consent for the total cancellation of Note of Hypothec number, two thousand six hundred and fifty three of the nineteen hundred and ninety four (I.2653/1994) registered against vendor appearer Mary Privitera.

This deed has been done, read and published after due explanation in terms of Law to the appearing parties in Malta, Valletta, Zachery Street, number forty two (42).

Signed: Marcus Marshall
Alfred Caruana
Mary Privitera
Alfred Zarb
Catherine Zarb

Dr John Gambin, Notary Public, Malta

A TRUE COPY "QUOD ATTESTOR"
TAKEN FROM MY RECORDS
THIS ...24... DAY OF April 1995
Not. Dr. JOHN GAMBIN LL.D.
13, St. Ann Street, Valletta,
Tel.



PART III
EIGHTH SCHEDULE

Physical Attributes of Immovable Property

Locality **SWIEQI**

Address **MAISONETTE NO 26
TRIQ IL-KWARTIR C/W
TRIQ C. TROISI
IBRAHQ - SWIEQI**

Total Footprint of Area Transferred * **195 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"/> Penthouse <input type="checkbox"/> Terraced House	<input type="checkbox"/> Semi-Detached <input type="checkbox"/> Mezzanine <input type="checkbox"/> Ground Floor Tenement	<input checked="" type="checkbox"/> Bungalow <input checked="" type="checkbox"/> Maisonette * ¹ * ¹ ELEVATED GROUND FLOOR	<input type="checkbox"/> Flat/Apartment <input type="checkbox"/> Farm house
Age of Premises	<input type="checkbox"/> 0-20 years	<input checked="" 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 type="checkbox"/> Good	<input checked="" type="checkbox"/> Adequate	<input type="checkbox"/> Poor	
Amenities <i>Tick as many as appropriate</i>	<input type="checkbox"/> With Garden <input type="checkbox"/> No Garage	<input type="checkbox"/> With Pool <input type="checkbox"/> One Car Garage	<input type="checkbox"/> With Lift <input checked="" type="checkbox"/> Two Car Garage * ² * ² SEMI-BASEMENT	<input type="checkbox"/> With Basement <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:

30/6/18

Perit's Signature:

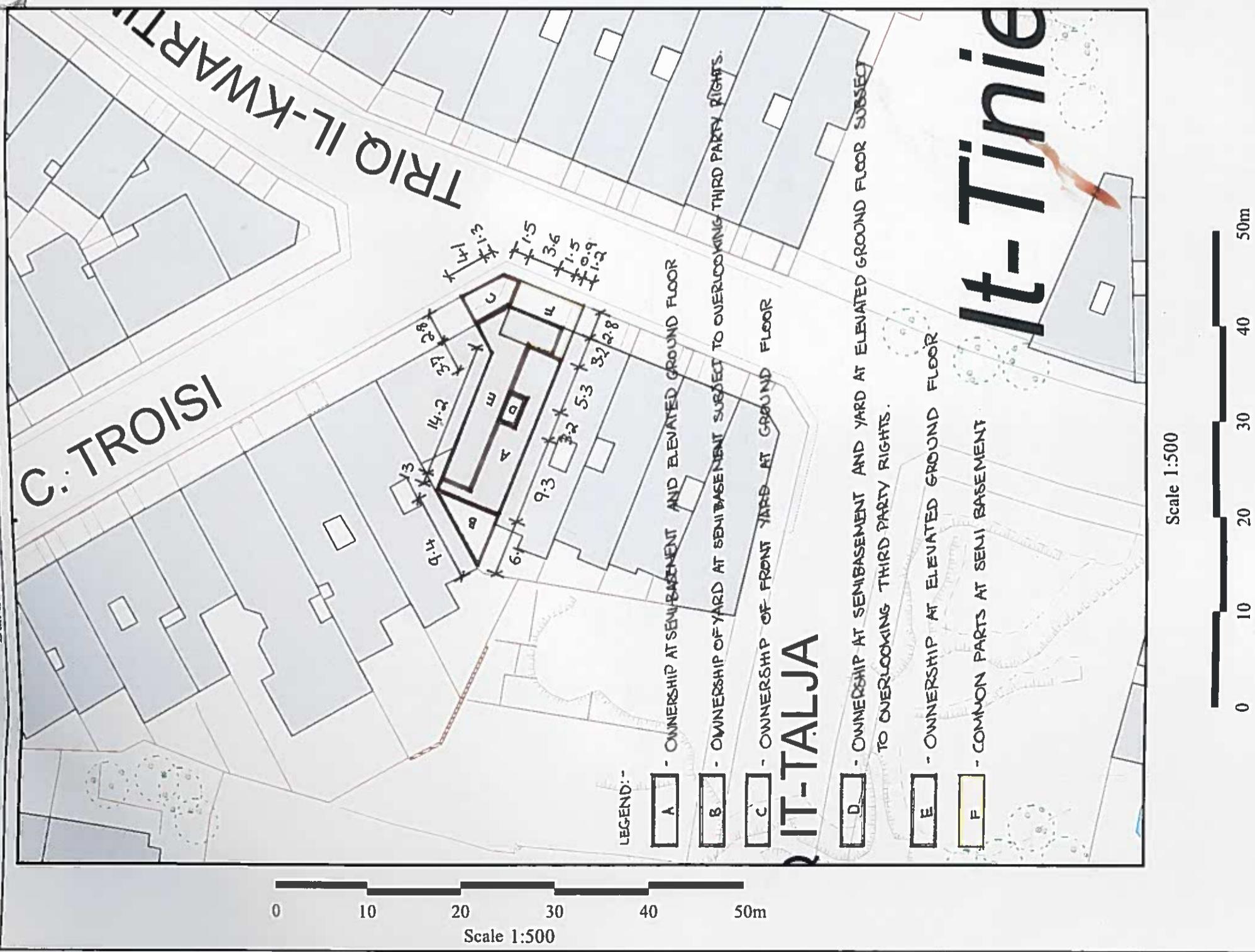
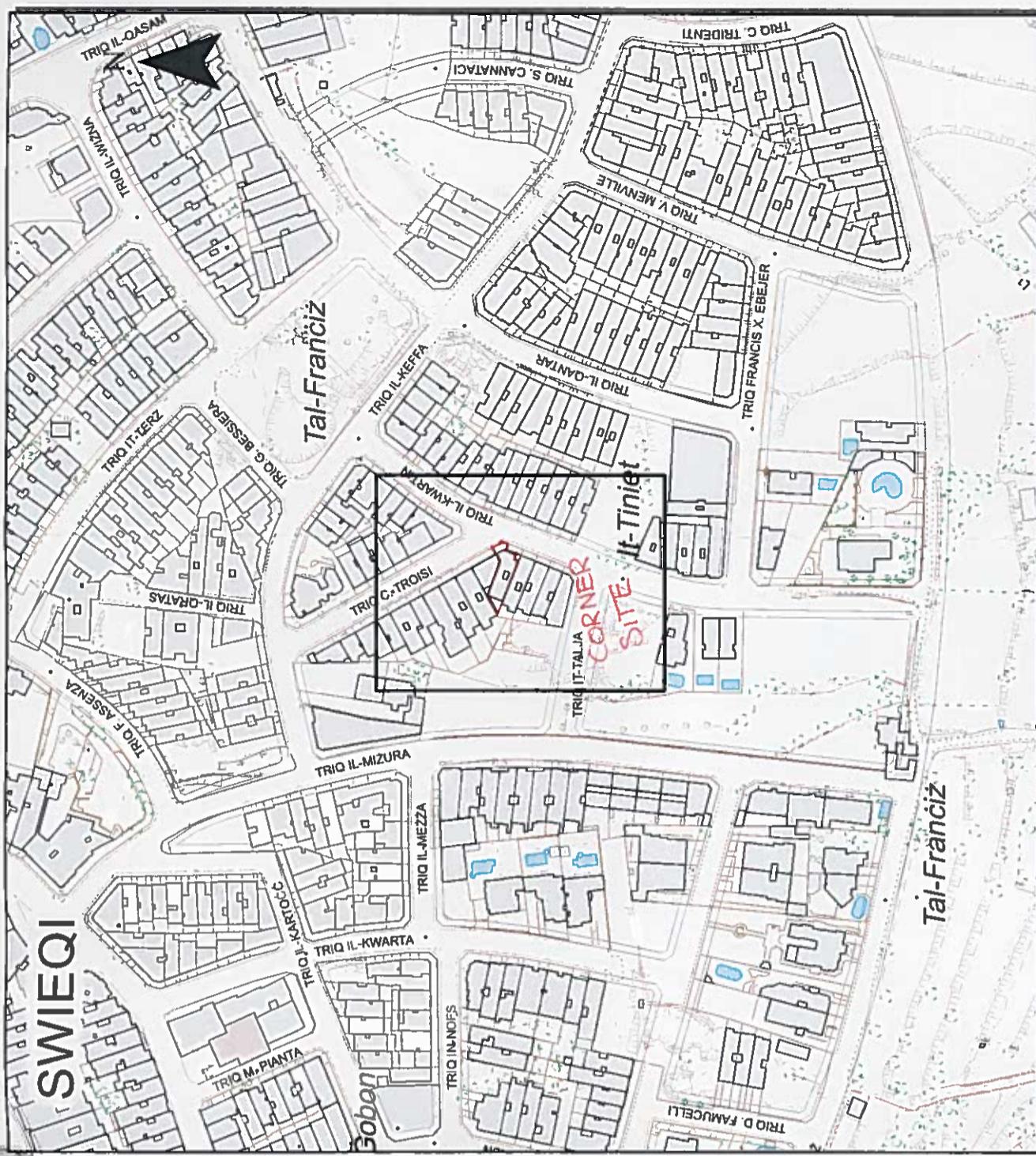


Warrant Number:

741

Rubber Stamp:

Perit Robert C. Vella
25/5 Menton Court, Dingli Street
Sliema SLM1904, Malta
99804481 - robvel@maltanet.net



Gvern ta' Malta
Registru ta' l-Artijiet
Casa Bolino, 116, Triq il-Punent, Valletta

Site Plan
Government of Malta
Land Registry

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

Nru tal-Mappa: 82289 E
Map Number:
Centre Coordinates: x = 52823
y = 75396
Parti min S.S.: 5275
Extracted from S.S.:
Date: 28/06/2018
Data: 28/06/2018
Date:

FOOTPRINT GROSS EXTERNAL AREA OF:
[A] - circa 64m²
[B] - circa 22m²
[C] - circa 16m²
[D] - circa 5m²
[E] - circa 88m²
COMMON PARTS [F] - circa 44m²

Qies (meiri kwadri):
Area (square metres):
Firma ta' l-Applicant:
Applicant's Signature:
Perit:
Architect:
Timbru tal-Perit:
Architect's Stamp:
Perit Robert C. Vella
25/5 Menton Court, Dingli Street
Siema SLM1904, Malta
99804481 - robvvel@maltanet.net

Dritt imħallas
Fee Paid

LR 730135

FIL-PRIM AWLA TAL-QORTI ĆIVILI

Subbasta 105/2011

BANK OF VALLETTA P.L.C.

Versus

ALFRED ZARB
(detentur tal-karta tal-identita' numru 810058M)
u
CATHERINE ZARB
(detentriċi tal-karta tal-identita' numru 714358M)



NOTA ADDIZJONALI

B'referenza għar-relazzjoni datata 30 ta' Gunju, 2018 tal-Perit Tekniku sottoskrift maħtut mill-Qorti Ćivili ta' Malta b'digriet sabiex jagħmel stima tal-fondi mertu ta'dan il-bejgħ b'subbasta, jirrelata li;

Il-pussess komuni jinkuli it-taraġ mis-sular terran għal dak elevat, il-katusi u sistema tad-drenaġġ, ix-xaftijiet, kif ukoll il-'carport' u rampa li tagħti aċċess lill-żewġ garaxxijiet sottostanti l-Blokk. Is-sid ta'dan il-maisonette għandu dritt li jzomm fuq il-bejt tas-sular ta' fuq areal tat-televiżjoni jew apparat ta' riċezzjoni tat-televiżjoni li ma jeċċedix diametru ta' erba piedi u tank tal-ilma li ma jaqbizx il-kapaċità ta' 1000 litru fuq is-sit indikat mis-sid tal-maisonette sovrastanti. Minn naħha l-oħra, is-sidien tal-post inkwistjoni huma marbuta li jippermettu aċċess lis-sidien tal-maisonette sovrastanti għax-xaftijiet tal-masonette tagħhom sabiex ikunu jiġi tgħid lu jagħmlu manutenzjoni jew tiswijiet lis-sistemi tal-ilma u drenaġġ. Bl-istess

A blue ink signature of Perit Robert C. Vella.

Perit Robert C. Vella
25/5 Menton Court, Dingli Street
Siema SLM1904, Malta
99804481 - robvel@maltanet.net

mod, is-sidien tal-maisonette inkwistjoni għandhom d-dritt ta' access għall-imsemmi xaftijiet li jinsab fil-mezzanin sovrastanti.

Din il-proprietà hija mibnija b'alterazzjonijiet mill-pjan approvat. Dawn l-alterazzjonijiet jinkludu l-posizzjoni tal-bitha interna u l-estenzjoni tal-kamra tas-sodda iz-zgħira fuq il-bitha ta' wara. Għalkemm il-qisien tal-bitha interna u l-qisien u l-gholi tal-kmamar abitabbli huma konformi mal-ligi sanitarja attwali, A.L. 227 tal-2016; Regolamenti tal-2016 dwar l-Ippjanar tal-Iżvilupp (Sahħha u Sanità), sta għall-Awtorità tal-Ippjanar biex tippermetti tnaqqis fil-bitha ta' wara minħabba l-ghamla tas-sit. Għaldaqstant wara li jittieħdu f'konsiderazzjoni il-kondizzjonijiet partikolari tas-sit dan il-post għandu jigi sanzjonat jew irregolarizzat permezz ta' aplikazzjoni mal-Awtorità tal-Ippjanar.

Il-proprietà inkwistjoni hija okkupata. Wara stħarrig mas-sinjura Zarb, l-esponent Perit Tekniku infurmat li dan il-post huwa abitat mill-konjugi Zarb u li din ir-residenza mhux mikrija lil terzi.

Daqstant għandu l-unur x'jirrelata l-esponent Perit Tekniku għas-savju konsiderazzjoni ta' din l-Onorabbi Qorti.

Perit Robert C. Vella

25/5 Menton Court, Triq Sir Adrian Dingli,
Sliema SLM 1904

Data: 2 ta' Awissu, 2018

Perit Robert C. Vella
25/5 Menton Court, Dingli Street
Sliema SLM1904, Malta
99804481 - robvel@maltanet.net

Illum. 6 ta' Marzu 2019
Deherit Perit Legal / Tekniku:
Perit Robert C. Vella (D) #4999
(M)

Li wara li ddikjara li thallas l-ammont illi dovut, halef/halfet li qeda/qdiet fedelment u onestament l-inkarigu mogħiġi luu/ha.

- S.R. Deputat Registratur

09 AUG 2018

Sharon Anna
Deputat Registratur
Deputy Registrar
Qrati tal-Gustiżżeja (Malta)
Law Courts (Malta)

Illum. _____
Ipprezzata mill-
Bla dok. _____

Perit Robert C. Vella
dokumenti