

Our ref: CC2001-Subbasta Nru. 3/2020

## FIL-PRIM' AWLA TAL-QORTI CIVILI

Subbasta Nru: 3/2020 fl-ismijiet:

Guido u Claudia mizzewgin Grima  
[ID Nru. 383460(M) u ID Nru. 739962(M)]

v.

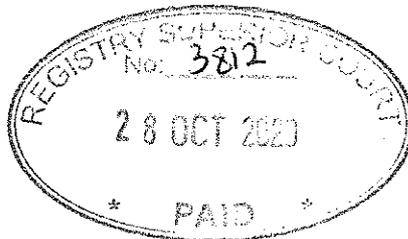
Romina Buontempo nee' Saliba [ID Nru. 426574(M)]  
u Pierre William Buontempo [ID Nru. 311370(M)]  
u Ruben Buontempo [ID Nru. 174273(M)]



Indirizz Tal-Propjetà:

"Rose House" bil-garage anness mieghu (minghajr numru), Triq Mimosa, il-Hamrun

Qiegħda nipprezenta hawnhekk bħala l-esperta ingaġġata mill-qorti ir-raport ta' valutazzjoni tal-propjetà hawn imsemmija.



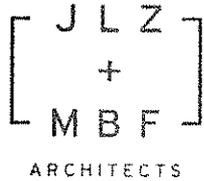
Michela Borg Francalanza

B. E. & A. (Hons),  
Architect & Civil Engineer

Annalise Spiteri  
Deputat Registratur  
Qorti tal-Gustizzja (Malta)

28 OCT 2020

Illum.....  
Ipprezentata mill- Mrs. M. Borg Francalanza.  
B/bla dok. Diversi dokumenti



Our ref: CC2001-Subbasta Nru. 3/2020

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v.

**Romina Buontempo nee' Saliba** [ID Nru. 426574(M)]  
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## VALUTAZZJONI TA' PROPJETA

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|                                    |   |
|------------------------------------|---|
| Data tar-Rapport                   | 26 ta' Ottubru 2020   |
| Destinatarju                       | Prim' Awla Tal-Qorti Ċivili<br>Fl-atti tas-Subbasta Immobbli Nru. 3/2020  |
| Indirizz tal-Fond                  | <b>"Rose House" bil-garaxx anness miegħu (mingħajr numru)</b><br><b>Triq il-Mimosa</b><br><b>Il-Ħamrun</b>  |
| Tip ta' Proprjetà                  | "Maisonette"  |
| Istruzzjoni                        | Biex jiġi stmat il-valur ta' proprjetà skond is-suq fiż-żmien tad-Data tal-Valutazzjoni.  |
| Data ta' Spezzjoni                 | 30 ta' Settembru 2020   |
| Data tal-Valutazzjoni              | 9 ta' Ottubru 2020  |
| Kwalifiki tal-istimatur            | Arkitett u Inġinier Ċivili  |
| Skop                               | Rikjesta tal-Qorti għal-atti tas-Subbasta   |
| Valur tal-Proprietà                | <b>€205,000</b> (elfejn u ħamest elef Ewro)   |
| Konformità mal-Valuation Standards | Il-valutazzjoni kienet primarjament derivata billi intuża l-metodu komparabbli ma' tranżazzjonijiet reċenti ta' proprjetà simili. Is-suppożizzjonijiet ikkunsidrati huma hawn imniżżlin.<br>Din il-valutazzjoni thejjiet skont il-KTP Valuation Standards for Accredited Valuers. |

|  |  |
|--|--|
| Titolu tal-Proprjetà                   | Il-propjetà hija sogġetta ghal ċens perpetwu ta' €326.11 (LM140) fis-sena. Dan kif ġejna infurmati minn wieħed mis-sidien tal-propjetà.  |
| Deskrizzjoni tal-Proprjeta             | <p>Il-propjetà tikkonsisti f'terran elevat minn Triq il-Mimosa u li tikkonsisti f'spazju estern fuq quddiem. Triq il-Mimosa hija triq arterjali ġo Hamrun u hija asfaltata u kompletament magħmra bis-servizzi.</p> <p>Il-propjetà tinkludi ukoll garaxx li hija aċċessata mill-istess triq kif ukoll internament mill-propjetà min naħa ta' wara.</p> <p>Meta tidhol għol-propjetà issib intrata b'salott fuq in-naħa tal-lemin. Lejn in-naħa ta' wara tal-propjetà wieħed isib kċina, karma ta' l-ikel u salott ieħor li huma kollha fuq pjan miftuħ u b-aċċess għal biħħa fuq wara. Kuratur iwassal għal kamra tal-banju, kamra tas-sodda li tħares għal fuq it-triq, kif ukoll studju. Fil-biħħa ta' wara hemm kamra zghira li tipprovdi aċċess għal garaxx.</p> |
| Partijiet Komuni                       | Il-propjetà hija aċċessata minn Triq il-Mimosa permezz ta' parapett li tagħti għal bieb prinċipali. Il-parapett huwa komuni għal zewġ propjetajiet li għandhom dritt ta' passaġġ biex jaċċessaw il-propjetajiet.   |
| Qies tal-Proprjetà                     | Ċirca 121 metri kwadrati fil-livell tal-"maisonette" u ċirca 60 metri kwadrati fil-livell ta' taht l-art. (L-"areas" provduti jirreferu għal "footprint area")<br>(Pjanta tal-permess hawn mehmuzza – DOC 2).  |
| Eta' tal-Proprjetà                     | Qabel 1968   |
| Tipoloġija tal-kostruzzjoni            | Ħitan tal-ġebel, b'soqfa bit-travi tal-ħadid u xorok.  |
| Finituri tal-Proprjetà                 | Il-propjetà tinsab kompletament lesta bil-ħitan miksija u miżbuha fil-kmamar kollha ħlief l-intrata li qiegħda bil-ġebel mikxuf. Il-finituri jinsabu fi stat tajjeb ħlief fil-kuratur li tagħti għal-istudju u il-kamra tal-banju fejn jidher li hemm ħafna umdita' tiela mal-ħitan.   |
| Servizzi                               | Il-propjetà hija abitabli u magħmra bis-servizzi tad-dranagġ, dawl u ilma.   |
| Karatteristiċi ta' Energy Conservation | Ma nstabu l-ebda miżuri ta' konservazzjoni ta' l-enerġija  |
| Kundizzjoni ta' l-istruttura           | Minn spezzjoni viżwali il-kundizzjoni ta' l-istruttura tal-bini tidher li hija tajba u ma jidherx li hemm danni fis-soqfa. It-travi tal-ħadid fil-kċina huma m'għottijin bl-injam u ma setawx jigu spezzjonati, waqt li is-soqaf tal-kamra tal-banju jikkonsisti minn saqaf sospiż.  |

|   |  |
|---|--|
|   | (DOC 1) Ritratti hawn mehmuża sabiex juru il-kundizzjoni tal-post  |
| Konformità mal-Permessi u r-Regolamenti | <p>Permess PA/01668/14<br/> Indirizz: Garage, Rose House, Triq il-Mimosa, Hamrun<br/> "Change of use from garage to Class 4B shop and proposed fascia sign"<br/> (DOC 2)</p> <p>Permess PA/02010/15<br/> Indirizz: Copy Serv, Triq il-Mimosa, Hamrun<br/> "To construct commercial store under existing front garden, to be interconnected to existing semi-basement Class 4B shop"<br/> (DOC 3)</p> <p>Il-permessi għannessi jirreferu għal garage anness mal-propjetà. Permessi fuq il-maisonette "Rose House" ma instabux.</p> <p>Il-Propjeta mijiex konformi mal-ligijiet tas-sanita peress li il-bitħa ta' wara m'għandiex tul bizzzejjed. Il-ligi tistipola tul ta' tlett metri mill-inqas għal kmamar abitabbli. Fil-post il-bitħa giet imkejla konsiderevolment iżgħar minn hekk. Għalekk, il-pjan miftuħ fuq wara kif ukoll il-kamra ta' l-istudju m'humieq konformi bħala kmamar abitabli mil-aspett tal-ligijiet tas-sanita.</p> <p>Filwaqt illi din is-sitwazzjoni timpatta fuq il-valur tal-propjetà, il-ligi L.N. 375 of 2020 tippermetti ir-regolarizzazzjoni ta din l-propjetà.</p> <p>Għalkemm il-garaxx għandu permess biex jintuza bħala ħanut (Class 4B Shop), fid-data ta' l-ispezzjoni dan kien qed jintuza bħala "store".</p> |
| Potenzjal tal-Proprietà                 | <p>Din il-proprietà tinstab fl-iskema ta' żvilupp u taqa' fi ħdan iż-żona residenzjali hekk kif indikata mil-mappa tal-policies HAM1 tal-Planning Authority (DOC 4).</p> <p>Il-propjetà tikkonsisti minn propjetà oħra mibnija fuqha u għalekk m'hemmx potenzjal li jinbnew iktar sulari.</p>  |
| Suppożizzjonijiet Ikkunsidrati          | Il-proprietà kif ukoll it-titolu tal-proprietà ġew indikati mil-partijiet hawn ikkonċernati u din l-informazzjoni giet meqjusa bħala korretta.   |
| Diviżibbiltà tal-fond                   | Qiegħed jitqies li din il-propjetà ma tistax tinqasam legalment f'aktar unitajiet.   |
| Kunflitt ta' Interess                   | M'għandna l-ebda kunflitt ta' interess fit-twettiq ta' din l-istruzzjoni   |



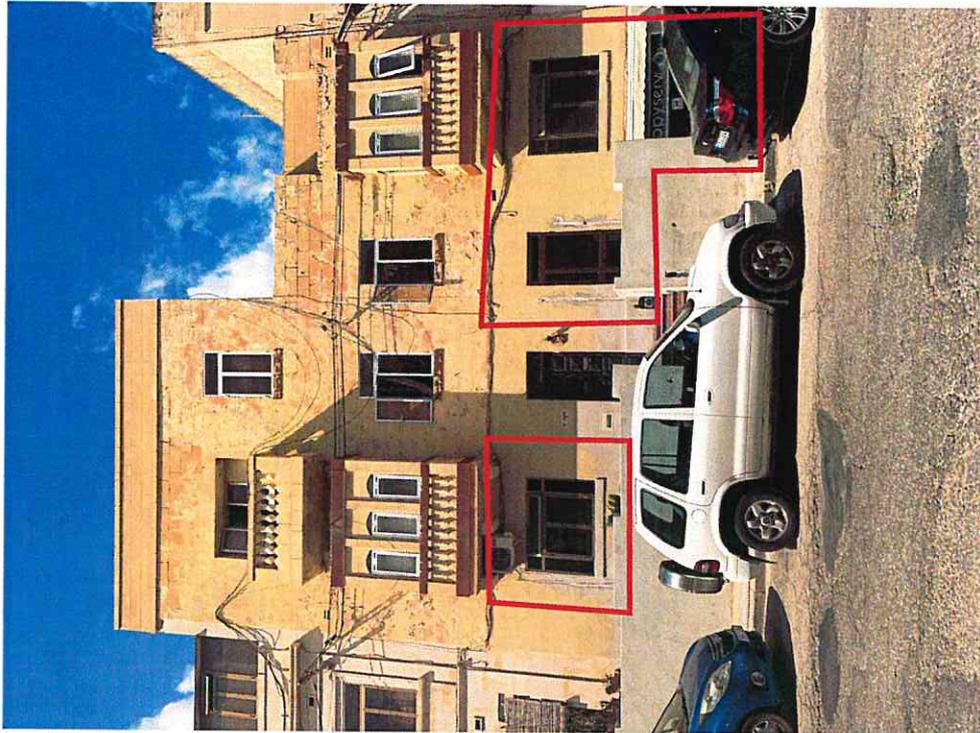
**Michela Borg Francalanza**

B. E. & A. (Hons). Architect & Civil Engineer

**Encl.:**

- Doc 1 – Ritratti tal-fond
- Doc 2 – Pjanta tal-propjeta
- Doc 3 – PA/01668/14 – “Change of use from garage to Class 4B shop and proposed fascia sign”
- Doc 4 – PA/02010/15 – “ To construct commercial store under existing front garden, to be interconnected to existing semi-basement Class 4B shop”
- Doc 5 – Mappa tal-lokal HAM1
- Doc 6 – Rikjesta għal-aċċess 03.09.2020
- Doc 7 – Rikors tal-Perit
- Doc 8 – Land Registry Plan
- Doc 9 – Eight Schedule

Doc 1 – Ritratti tal-fond



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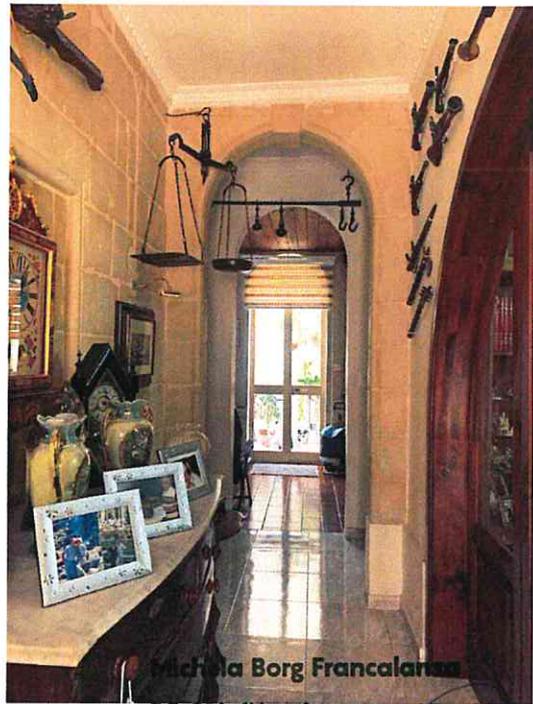
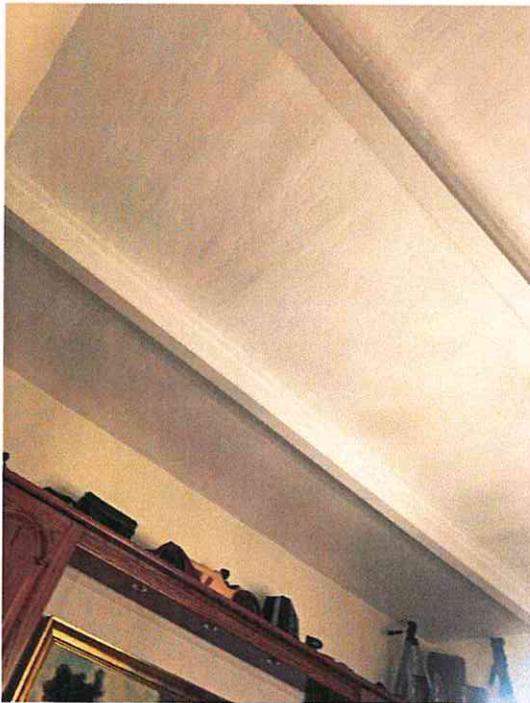
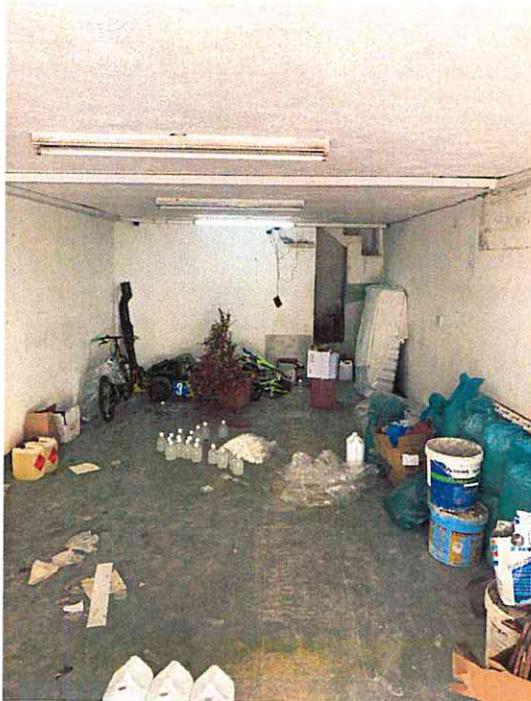
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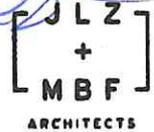


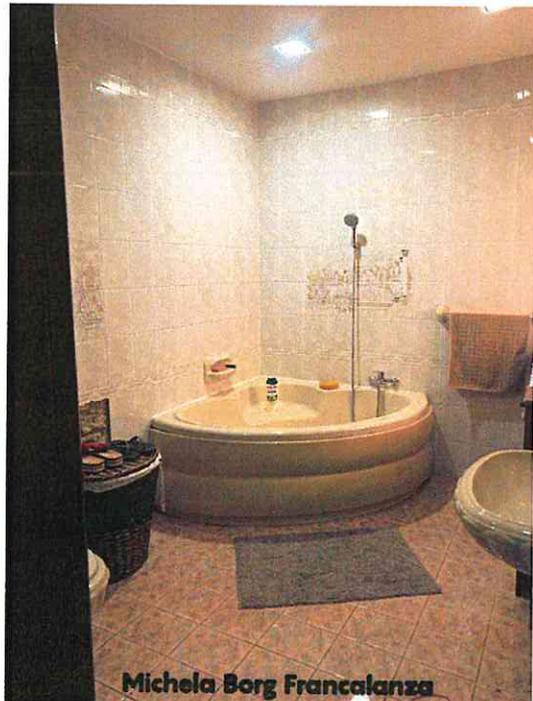
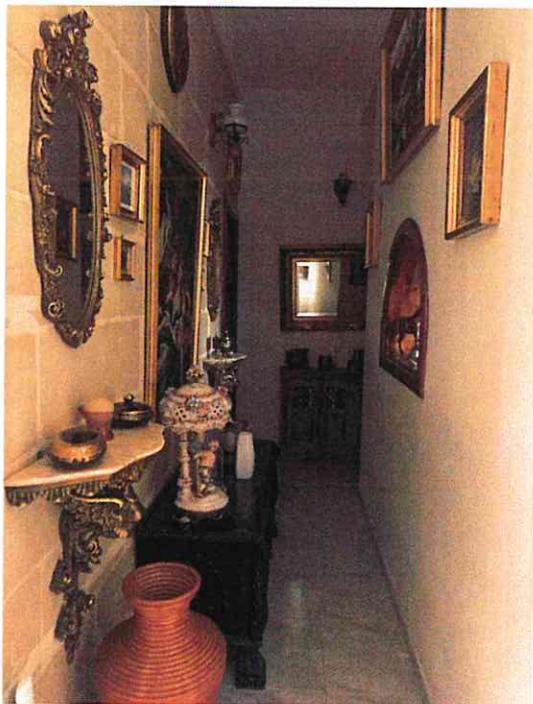
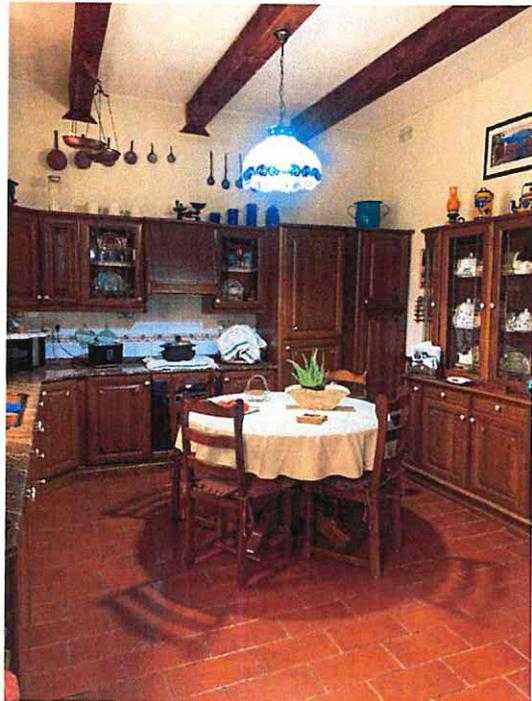
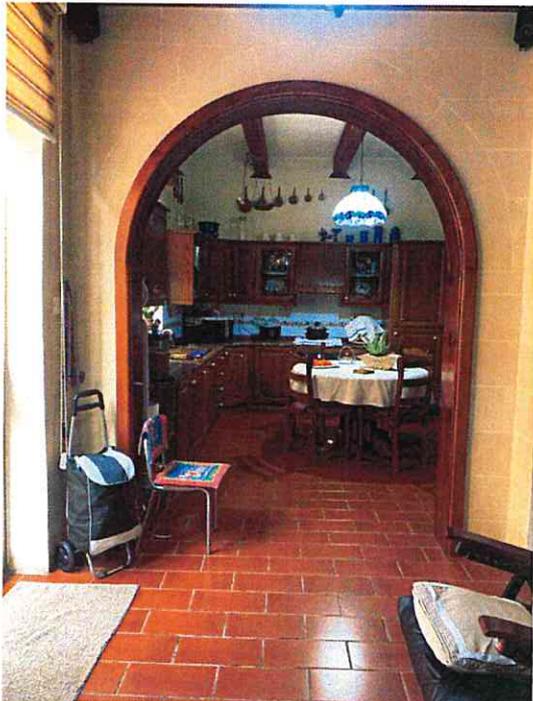
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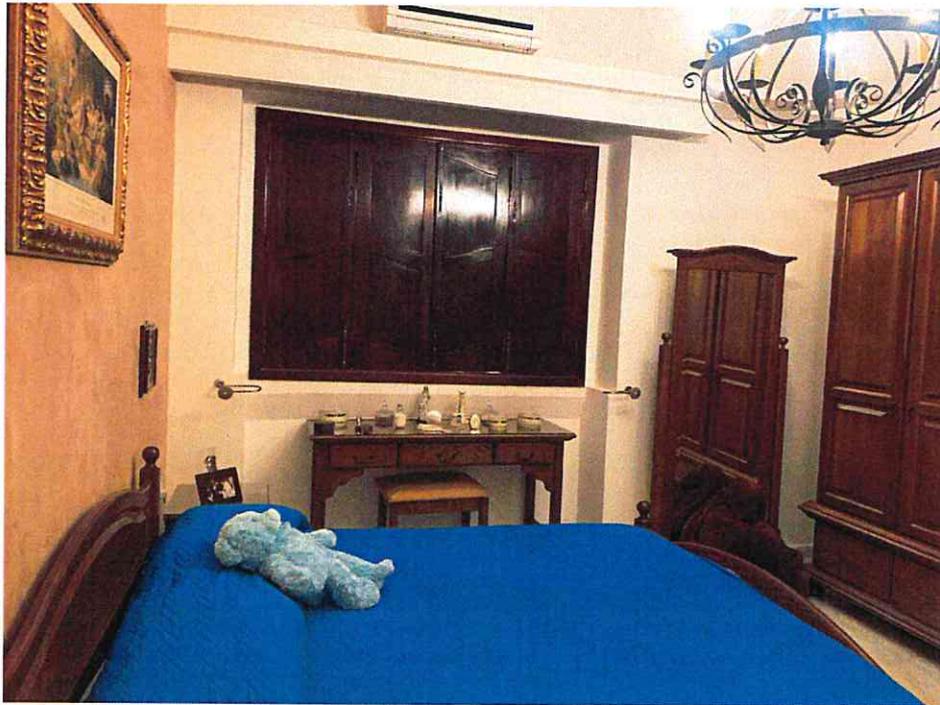
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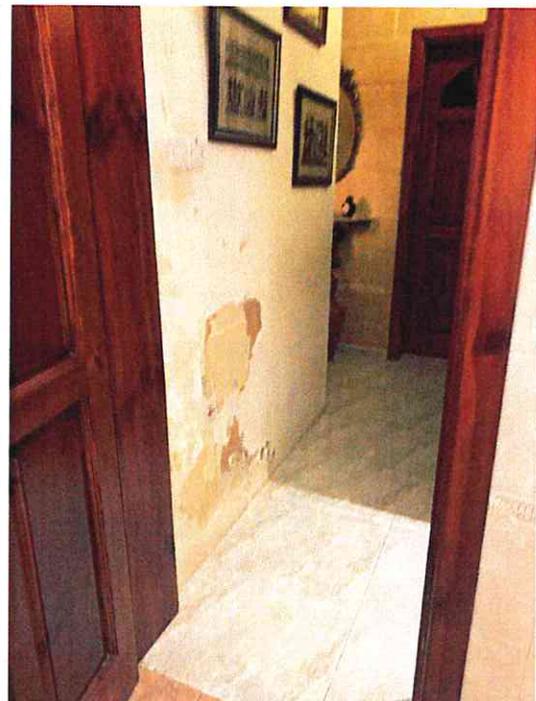
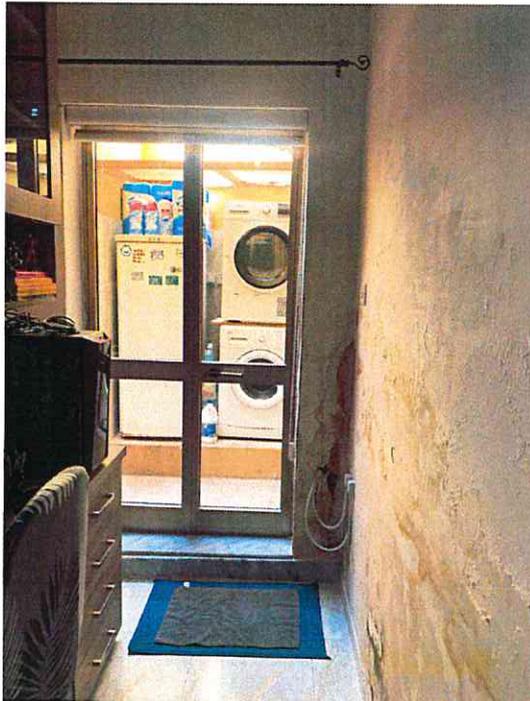


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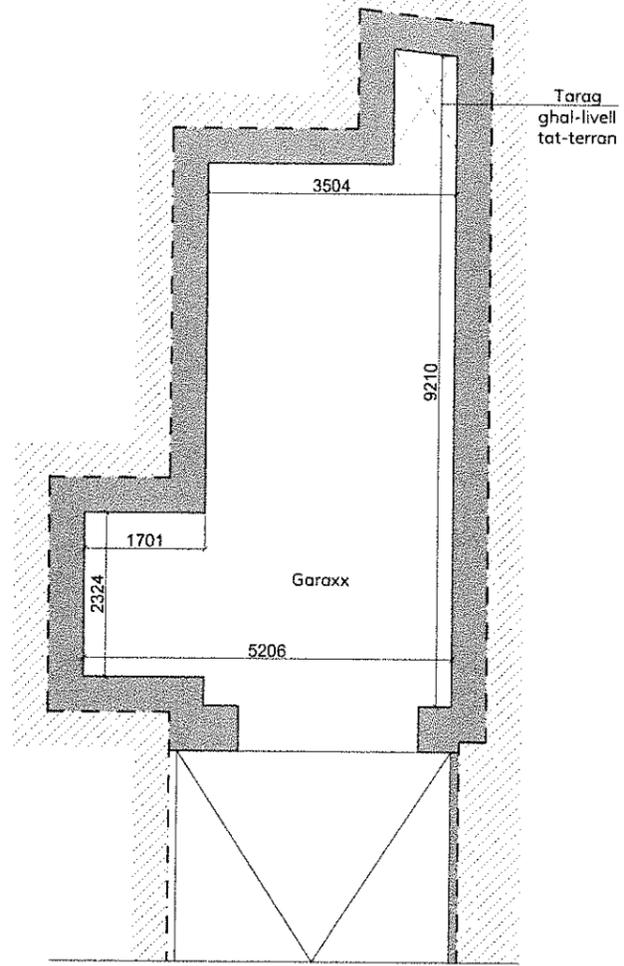
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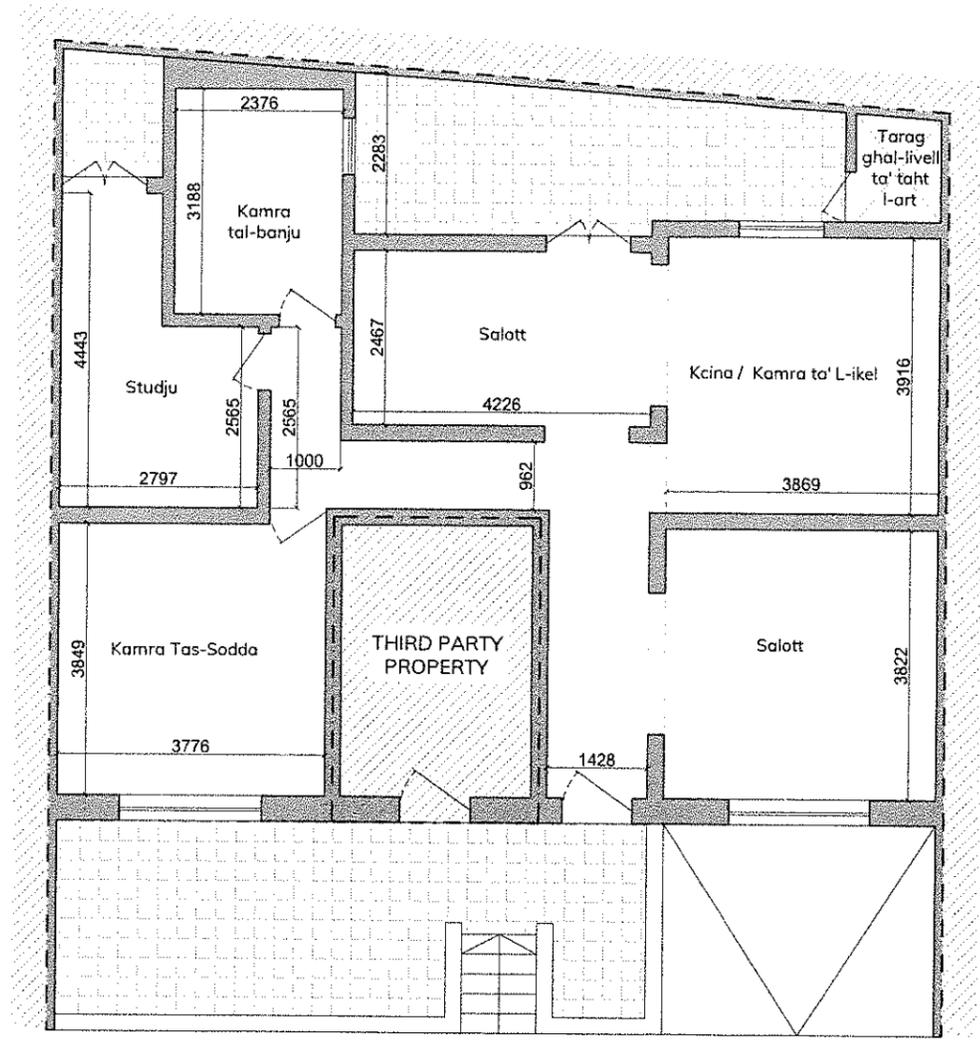


## Doc 2 – Pjanta tal-Propjetà



TRIQ IL-MIMOSA

⊙ Livell ta' taht il-Terran  
Scale 1:100



TRIQ IL-MIMOSA

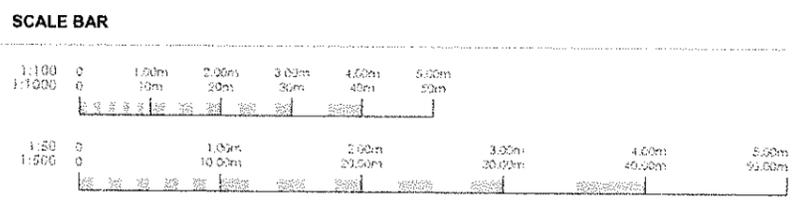
⊙ Livell tal-Pjan Terran  
Scale 1:100

- PLANS ARE FOR INDICATIVE LAYOUT PURPOSES
- APERTURE DIMENSIONS AND LOCATIONS ARE FOR INDICATIVE PURPOSES

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- NOTES** General
- All dimensions in mm unless noted otherwise.
  - All levels in metres unless noted otherwise.
  - Drawings should not be scaled. Use indicated dimensions only.
  - This drawing is to be read in conjunction with other architectural, structural and services drawings or other consultant's documentation as may be applicable.
  - Any discrepancies and inaccuracies in the drawing shall be brought to the attention of the architect in charge within 7 days of receipt.



| REV | DATE       | DETAILS             |
|-----|------------|---------------------|
| 0.  | 13.10.2020 | Original Submission |

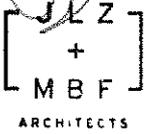
|                  |  |
|------------------|--|
| <b>CLIENT</b>    | Subbasta Nru. 3/2020: Prim' Awla Tal-Qorti Civili                              |
| <b>LOCATION</b>  | "Rose House" bil-garage anness mieghu (minghajr numru), Triq Mimosa, il-Hamrun |
| <b>PROJECT</b>   | Subbasta Nru. 3/2020   |
| <b>DWG TITLE</b> | Pjanti Ezistenti   |

|                    |            |
|--------------------|------------|
| <b>SCALE</b>       | 1:100      |
| <b>DATE</b>        | 13.20.2020 |
| <b>DRAWING NO.</b> | 01         |
| <b>JOB NO.</b>     | CC-2001    |

**Doc 3 – PA/01668/14 –**

**“Change of use from garage to Class 4B shop and proposed fascia sign”**

**Michela Borg Francalanza** +  
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**A. & C.E.**  
  
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**+**  
**M B F**  
**ARCHITECTS**

Mr. Ruben Buontempo  
Rose House  
Triq il-Mimosa  
Hamrun

Date: 29 July 2014  
Our Ref: PA/01668/14

Application Number: PA/01668/14  
Application Type: Full development permission  
Date Received: 28 February 2014  
Approved Documents: PA 1668/14/1B/32A.

Location: Garage, Rose House, Triq il-Mimosa, Hamrun, Malta  
Proposal: Change of use from garage to Class 4B shop and proposed fascia sign.

### **Environment and Development Planning Act, 2010** **Full Development Permission**

The Malta Environment & Planning Authority hereby grants development permission in accordance with the application and documents described above, subject to the following conditions:

- 1 a) This development permission is valid for a period of FIVE YEARS from the date of publication of the decision in the press but will cease to be valid if the development is not completed by the end of this validity period.
- b) This permission relates only to the development as specifically indicated on the approved drawings. This permission does not sanction any other illegal development that may exist on the site.
- c) Copies of all approved drawings and documents shall be available for inspection on site by MEPA staff at all reasonable times. All works shall be carried out strictly in accordance with the approved drawings, documents and conditions of this permission. Where a matter is not specified, then the conditions of this permission and of Development Control Policy and Design Guidance shall take precedence and shall modify the drawings and documents accordingly.
- d) Before any part of the development hereby permitted commences, the enclosed green copy of this development permission shall be displayed on the site. This must be mounted on a notice board, suitably protected from the weather and located not more than 2 metres above ground level at a point on the site boundary where it is clearly visible and can be easily read from the street. The copy of the permission must be maintained in a good condition and it shall remain displayed on the site until the works are complete.
- e) The enclosed Commencement Notice shall be returned to MEPA so that it is received at least five days prior to the commencement of any works hereby permitted.

PA/01668/14

Print Date: 31/07/2014

- f) Where applicable, the development hereby permitted shall be carried out in accordance with the provisions of the Environmental Management Construction Site Regulations, Legal Notice 295 of 2007 (or subsequent amendments). Any hoarding shall be erected in accordance with Schedule 2 of the same Regulations.
- g) No steps, ramps or street furniture are to be constructed on or encroached onto the public pavement or road.
- h) Any doors and windows, the lower edge of which is less than 2m above road level, and any gates shall not open outwards onto a public pavement or road.
- i) Air conditioning units shall not be located on the facades of the building which are visible from a public space/street.
- j) There shall be no service pipes, cables or wires visible on the front elevation or on any other elevations of the building which are visible from the street or public space.
- 2 a) The facade of the building shall be constructed in local unrendered and unpainted stone, except where other materials, finishes and colours are indicated on the approved drawings.
- b) Shopfront and sign shall not be in gold, silver or bronze aluminium.
- 3 a) The approved premises shall be used as indicated on the approved drawings or as limited by any condition of this permission. If a change of use is permitted through the Development Planning (Use Classes) Order, 2014 (or its subsequent amendments), and it is not restricted by a condition of this permission, approval from the National Commission for Persons with Disability may still be required. Reference needs to be made to MEPA Circular 3/10 or its subsequent amendments.
- c) The sign shall be fixed as indicated on approved drawing PA 1668/14/32A.
- d) No activity is to take place outside the premises, unless clearly indicated on the approved drawings, and no crates or other items are to be stored outside. The placing/installation of any structures or facilities in front of the premises, unless indicated on the approved drawings, must be the subject of a separate clearance/permission from MEPA.
- d) The approved shop shall be put to any Class 4B - Retail use as defined in the Development Planning (Use Classes) Order 2014, excluding grocer, supermarket, minimarket, butcher, fishmonger, confectionery and pharmacy.
- 4 The area of carriageway directly fronting the approved commercial premises, and currently reserved for the parking of cars having access to the existing garage, shall be made available for unrestricted public parking at all times. Should this area be subjected to parking restrictions resulting from the commercial activity, the part of this development permission relative to the change of use of the garage shall be withdrawn by MEPA, and the use of the premises shall be reverted solely for the parking of private vehicles.

A third party may have the right of appeal against this permission. Any action taken on this permission when such an appeal has been made, or until the time limit for the submission of such an appeal has expired, is undertaken at the risk that this permission may be revoked by the Environment and Planning Review Tribunal or quashed by the Court of Appeal.

Where the approved drawings and/or documents are dimensioned, then the declared dimensions shall prevail over the actual size as depicted on the approved drawings and/or documents.

Developers are advised to check the invert level to the sewer main with the Water Services Corporation as they would have to make their own arrangements where a gravity service connection is not possible. In these cases, the architect has to indicate the solutions envisaged and to indicate on the plan what needs to be carried out and obtain approval from WSC. Developers are further reminded that connection of storm water into main sewers is not allowed.

If the declaration of ownership, as contained in the application form, is determined as incorrect by a Court of Law, then the said Court of Law can declare this development permission as null and void. This development permission does not remove or replace the need to obtain the consent of the land/building owner to this development before it is carried out. Furthermore, it does not imply that consent will necessarily be forthcoming nor does it bind the land/building owner to agree to this development. Where the land/building is owned or administered by the Government of Malta a specific clearance and agreement must be obtained for this development from the Land and/or Estate Management Departments.

This development permission is granted saving third party rights. This permission does not exonerate the applicant from obtaining any other necessary permission, license, clearance or approval required from any Government department, local council, agency or authority (including MEPA), as required by any law or regulation.

This development permit does not authorise any storage of substances listed in Occupational Health and Safety Authority Act (Cap. 424) - Control of Major Accident Hazards Regulations, 2003, as amended, in quantities that would render this site an establishment within scope of these regulations. The storage and handling of said substances may require a new or amended development permission in line with current policies and regulations.

For any non-residential uses hereby being approved, prior to commencement of any works on site or any eventual permitted change of use, the applicant shall be required to contact the Environment Protection Directorate (within MEPA) to obtain any necessary operational permit or registration. This requirement does not apply to Class 4, 5, 7 and 8 uses as listed in the Development Planning (Use Classes) Order (1994), or its subsequent amendments.

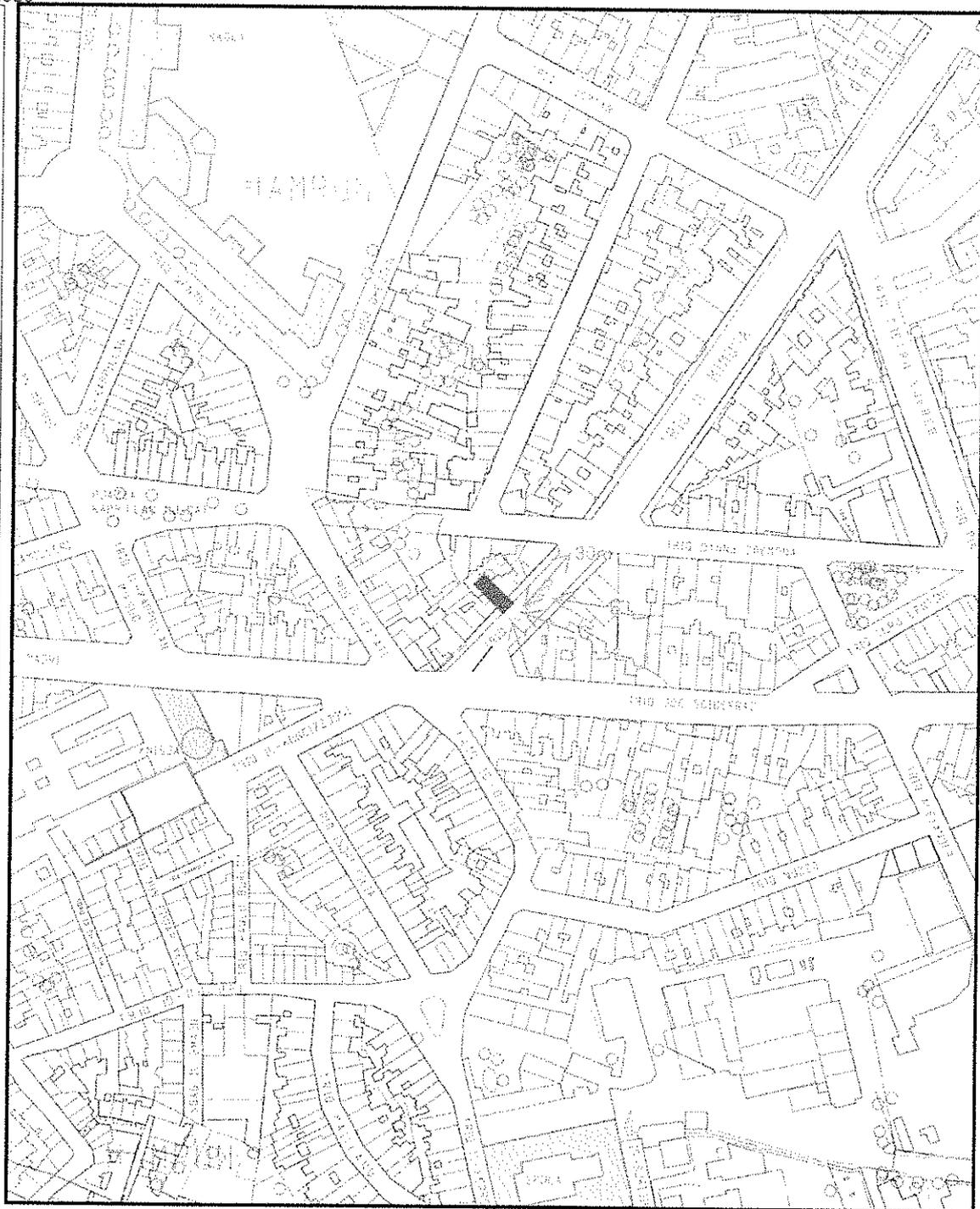
**This decision is being published on 9 August 2014.**

Joseph Borg  
f/Head EPC Secretariat  
Environment and Planning Commission

1b

500m

0m



Min Easting 53830.99, Min Northing 71694.08, Max Easting 54230.99, Max Northing 72194.08

0m

400m

### MEPA - [www.mepa.org.mt](http://www.mepa.org.mt)

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#### Site Plan, Scale 1:2500

Printed on: Wednesday, December 18, 2013

Not to be used for interpretation or scaling of scheme alignments  
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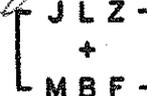
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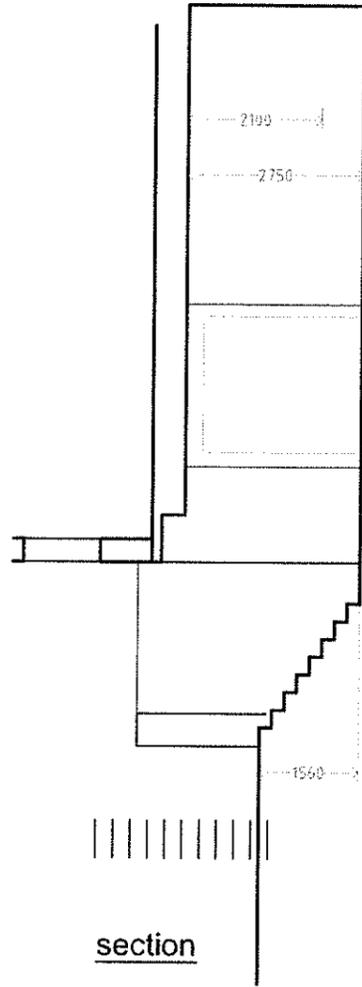
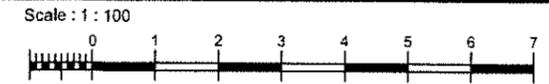


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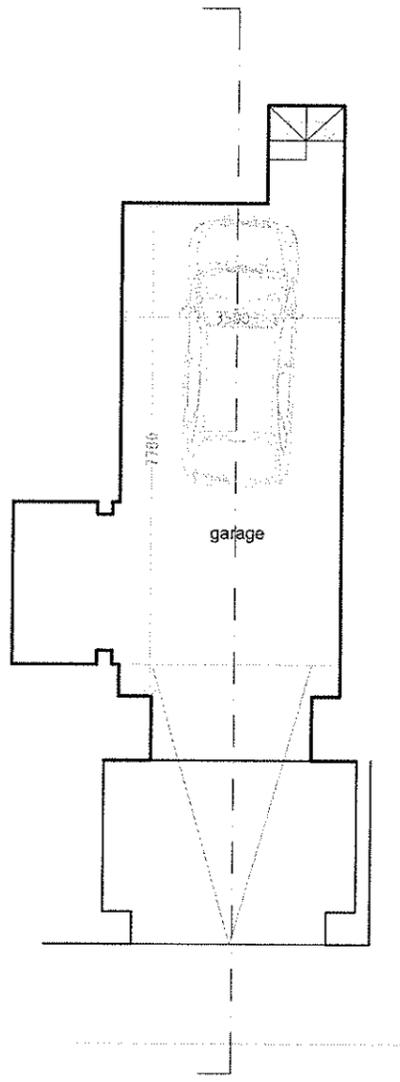


32a

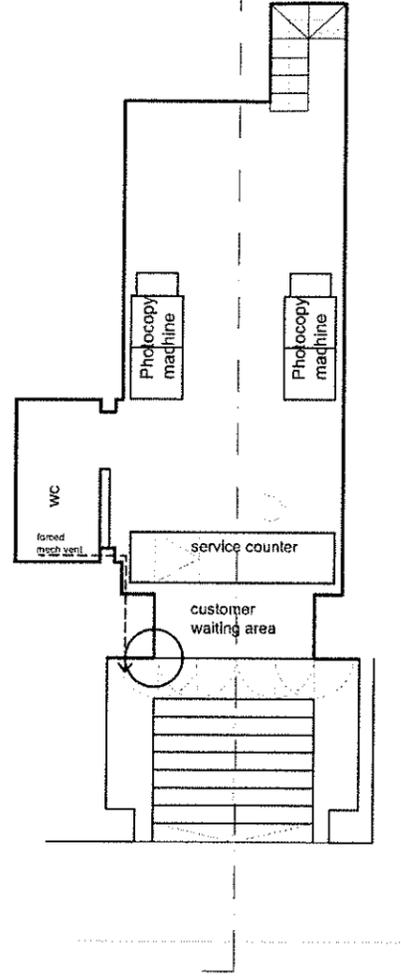
PA/01668/14 - 32a - Valid, Recommended for Approval, Sanita Approved, EPCB - Approved - Michela Borg Francalanza - on behalf of JLZ+MBF Architects - 12/10/2020



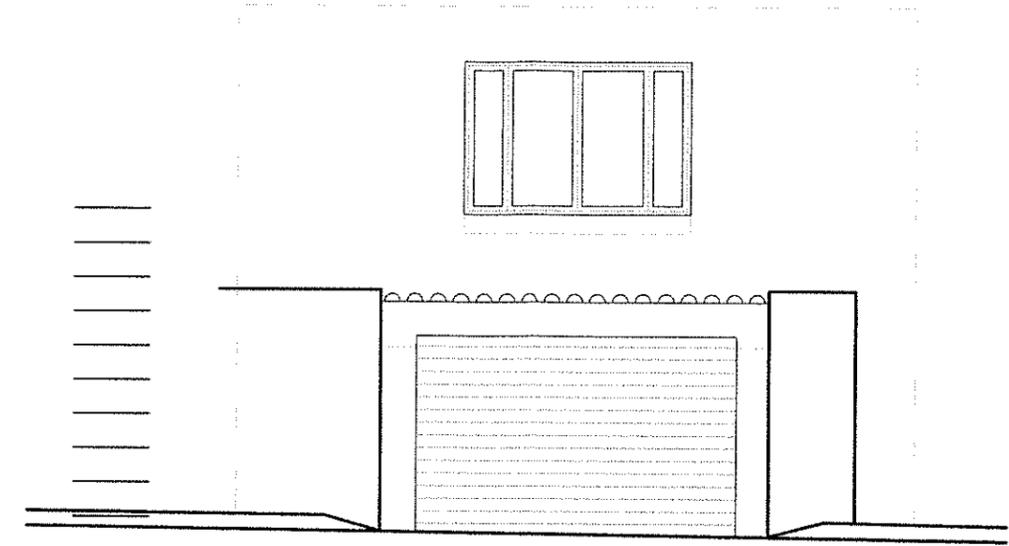
section



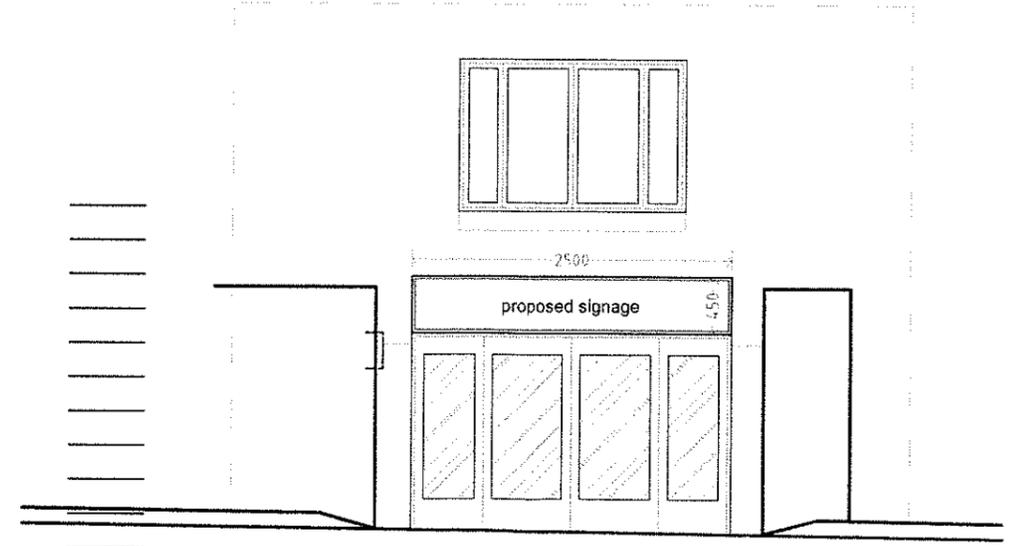
existing semi basement garage



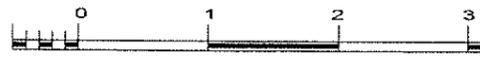
proposed semi basement



existing front elevation  
scale 1:50



proposed front elevation  
scale 1:50



Michela Borg Francalanza  
B.E. & A. (Hons),  
A. & C.E.

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michela@jlz-mbf.com



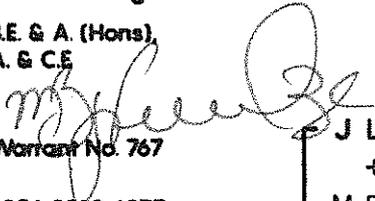
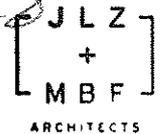
|  |                            |
|--|----------------------------|
| Drawing Title:<br>Existing and Proposed - no struct. alterations |                            |
| Drawn:   | Date:<br>Dec 2013          |
| Scale:<br>1:100 on A3  | Sheet No.:<br>b 2763 - 01b |

|  |
|--|
| Client:<br>MR. RUBEN BUONTEMPO   |
| Job:<br>PROPOSED PART CHANGE OF USE FROM PRIVATE GARAGE TO CLASS 4 SHOP (PHOTOCOPY BUREAU) AT HAMRUN |

|  |
|--|
| Architect & Civil Engineer:<br>Perit CLAUDE MALLIA.<br>B.E. & A. (Hons.), A. & C.E.<br>29, Triq il-Menhir, Marsascala.<br>claude.mallia@gmail.com<br>TEL: 21 634588 MOB: 9942 6800 |
|--|

**Doc 4 – PA/02010/15 –**

**“ To construct commercial store under existing front garden, to be interconnected to existing semi-basement Class 4B shop”**

**Michela Borg Francalanza** +  
B.E. & A. (Hons),  
A. & C.E.  
  
Warrant No. 767  
+356 9960 6277  
michela@jlz-mbf.com  
  
ARCHITECTS

Mr. Ruben Bountempo  
Rose House  
Triq il-Mimosa,  
Hamrun HMR 1560

Date: 14 August 2015  
Our Ref: PA/02010/15

Application Number: PA/02010/15  
Application Type: Full development permission  
Date Received: 29 March 2015  
Approved Documents: PA 2010/15/1A/1E/1F/1K.

Location: Copy Serv, Triq II- Mimosa, Hamrun, Malta  
Proposal: To construct commercial store under existing front garden, to be interconnected to existing semi-basement Class 4B shop.

### Environment and Development Planning Act, 2010 Full Development Permission

The Malta Environment & Planning Authority hereby grants development permission in accordance with the application and documents described above, subject to the following conditions:

- 1
  - a) This development permission is valid for a period of FIVE YEARS from the date of publication of the decision in the press but will cease to be valid if the development is not completed by the end of this validity period.
  - b) This permission relates only to the development as specifically indicated on the approved drawings. This permission does not sanction any other illegal development that may exist on the site.
  - c) Copies of all approved drawings and documents shall be available for inspection on site by MEPA staff at all reasonable times. All works shall be carried out strictly in accordance with the approved drawings, documents and conditions of this permission. Where a matter is not specified, then the conditions of this permission and of Development Control Policy and Design Guidance shall take precedence and shall modify the drawings and documents accordingly.
  - d) Before any part of the development hereby permitted commences, the enclosed green copy of this development permission shall be displayed on the site. This must be mounted on a notice board, suitably protected from the weather and located not more than 2 metres above ground level at a point on the site boundary where it is clearly visible and can be easily read from the street. The copy of the permission must be maintained in a good condition and it shall remain displayed on the site until the works are complete.
  - e) The enclosed Commencement Notice shall be returned to MEPA so that it is received at least five days prior to the commencement of any works hereby permitted.

PA/02010/15

Print Date: 14/08/2015

- f) Where applicable, the development hereby permitted shall be carried out in accordance with the provisions of the Environmental Management Construction Site Regulations, Legal Notice 295 of 2007 (or subsequent amendments). Any hoarding shall be erected in accordance with Schedule 2 of the same Regulations.
- g) No steps, ramps or street furniture are to be constructed on or encroached onto the public pavement or road.
- h) Any doors and windows, the lower edge of which is less than 2m above road level, and any gates shall not open outwards onto a public pavement or road.
- i) Air conditioning units shall not be located on the facades of the building which are visible from a public space/street.
- j) There shall be no service pipes, cables or wires visible on the front elevation or on any other elevations of the building which are visible from the street or public space.
- 2 a) The facade of the building shall be constructed in local unrendered and unpainted stone, except where other materials, finishes and colours are indicated on the approved drawings.
- b) Shopfront, sign and high level windows shall not be in gold, silver or bronze aluminium.
- 3 a) The approved premises shall be used as indicated on the approved drawings or as limited by any condition of this permission. If a change of use is permitted through the Development Planning (Use Classes) Order, 2014 (or its subsequent amendments), and it is not restricted by a condition of this permission, approval from the National Commission for Persons with Disability may still be required. Reference needs to be made to MEPA Circular 3/10 or its subsequent amendments.
- b) Unless shown on the approved drawings, no approval is hereby granted for the display of any sign or advertisement. These must form the subject of a separate application for advertisement consent.
- c) No activity is to take place outside the premises, unless clearly indicated on the approved drawings, and no crates or other items are to be stored outside. The placing/installation of any structures or facilities in front of the premises, unless indicated on the approved drawings, must be the subject of a separate clearance/permission from MEPA.
- d) The approved shop shall be put to any Class 4B - Retail use as defined in the Development Planning (Use Classes) Order 2014, excluding grocer, supermarket, minimarket, butcher, fishmonger, confectionery and pharmacy.

A third party may have the right of appeal against this permission. Any action taken on this permission when such an appeal has been made, or until the time limit for the submission of such an appeal has expired, is undertaken at the risk that this permission may be revoked by the Environment and Planning Review Tribunal or quashed by the Court of Appeal.

Where the approved drawings and/or documents are dimensioned, then the declared dimensions shall prevail over the actual size as depicted on the approved drawings and/or documents.

Developers are advised to check the invert level to the sewer main with the Water Services Corporation as they would have to make their own arrangements where a gravity service connection is not possible. In these cases, the architect has to indicate the solutions envisaged and to indicate on the plan what needs to be carried out and obtain approval from WSC. Developers are further reminded that connection of storm water into main sewers is not allowed.

If the declaration of ownership, as contained in the application form, is determined as incorrect by a Court of Law, then the said Court of Law can declare this development permission as null and void. This development permission does not remove or replace the need to obtain the consent of the land/building owner to this development before it is carried out. Furthermore, it does not imply that consent will necessarily be forthcoming nor does it bind the land/building owner to agree to this development. Where the land/building is owned or administered by the Government of Malta a specific clearance and agreement must be obtained for this development from the Land and/or Estate Management Departments.

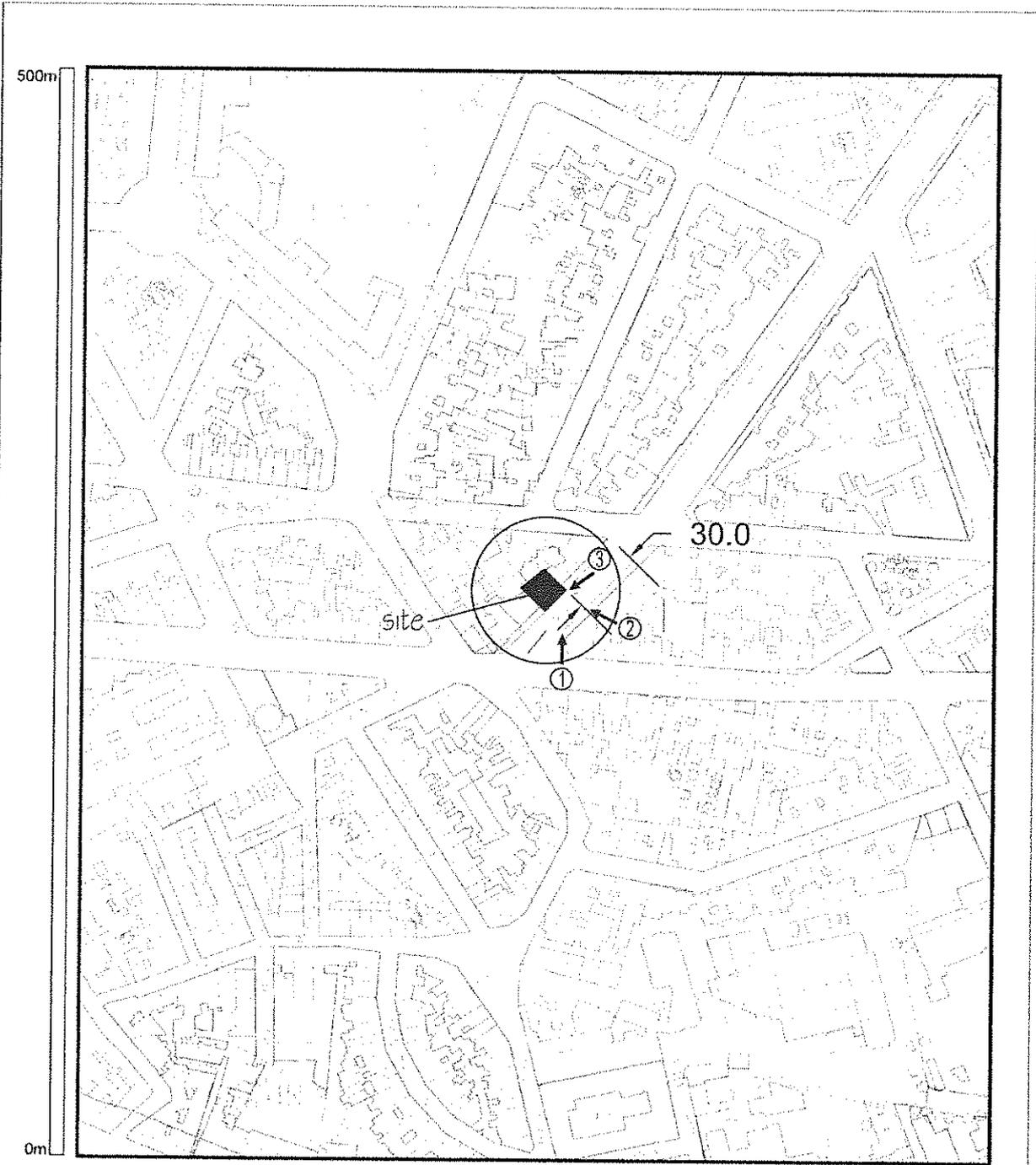
This development permission is granted saving third party rights. This permission does not exonerate the applicant from obtaining any other necessary permission, license, clearance or approval required from any Government department, local council, agency or authority (including MEPA), as required by any law or regulation.

This development permit does not authorise any storage of substances listed in Occupational Health and Safety Authority Act (Cap. 424) - Control of Major Accident Hazards Regulations, 2003, as amended, in quantities that would render this site an establishment within scope of these regulations. The storage and handling of said substances may require a new or amended development permission in line with current policies and regulations.

For any non-residential uses hereby being approved, prior to commencement of any works on site or any eventual permitted change of use, the applicant shall be required to contact the Environment Protection Directorate (within MEPA) to obtain any necessary operational permit or registration. This requirement does not apply to Class 2B, 2C, 4A and 4B uses as listed in the Development Planning (Use Classes) Order 2014, or its subsequent amendments.

**This decision is being published on 19 August 2015.**

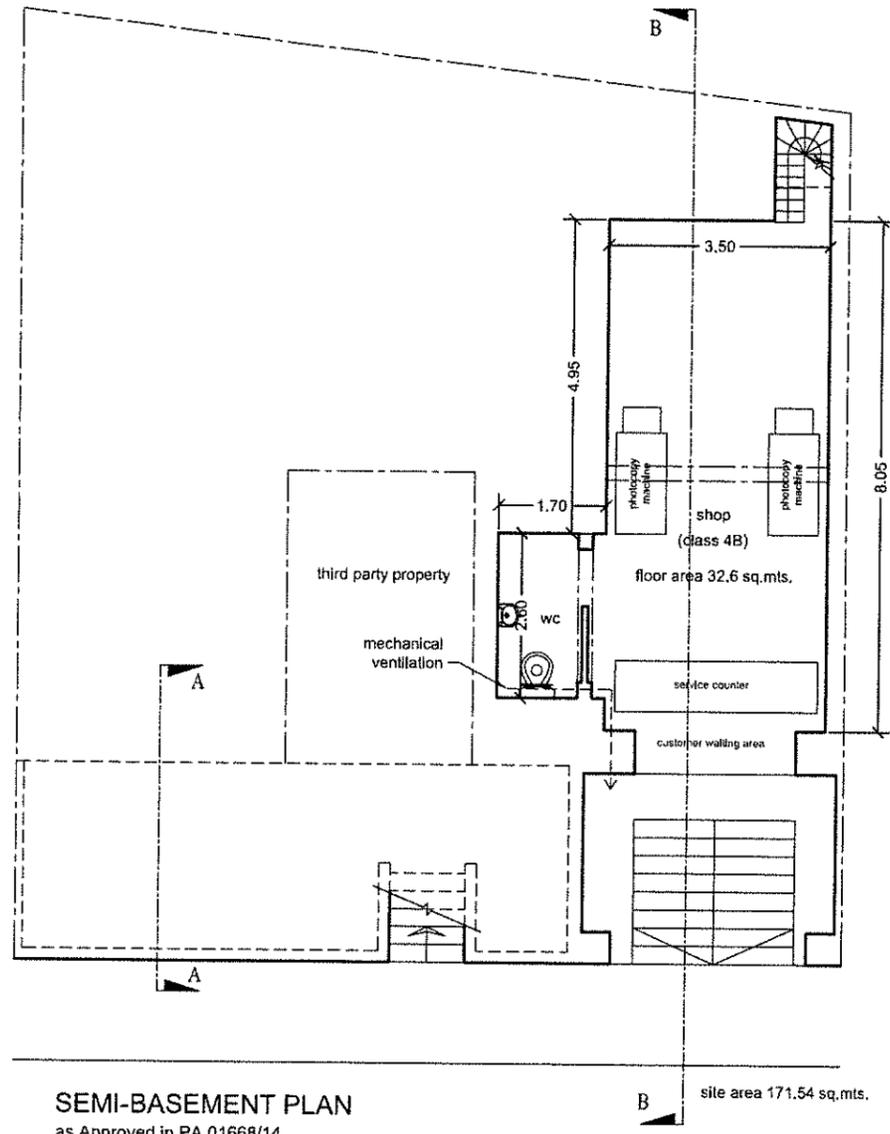
Claudine Faure  
Head EPC Secretariat  
Environment and Planning Commission



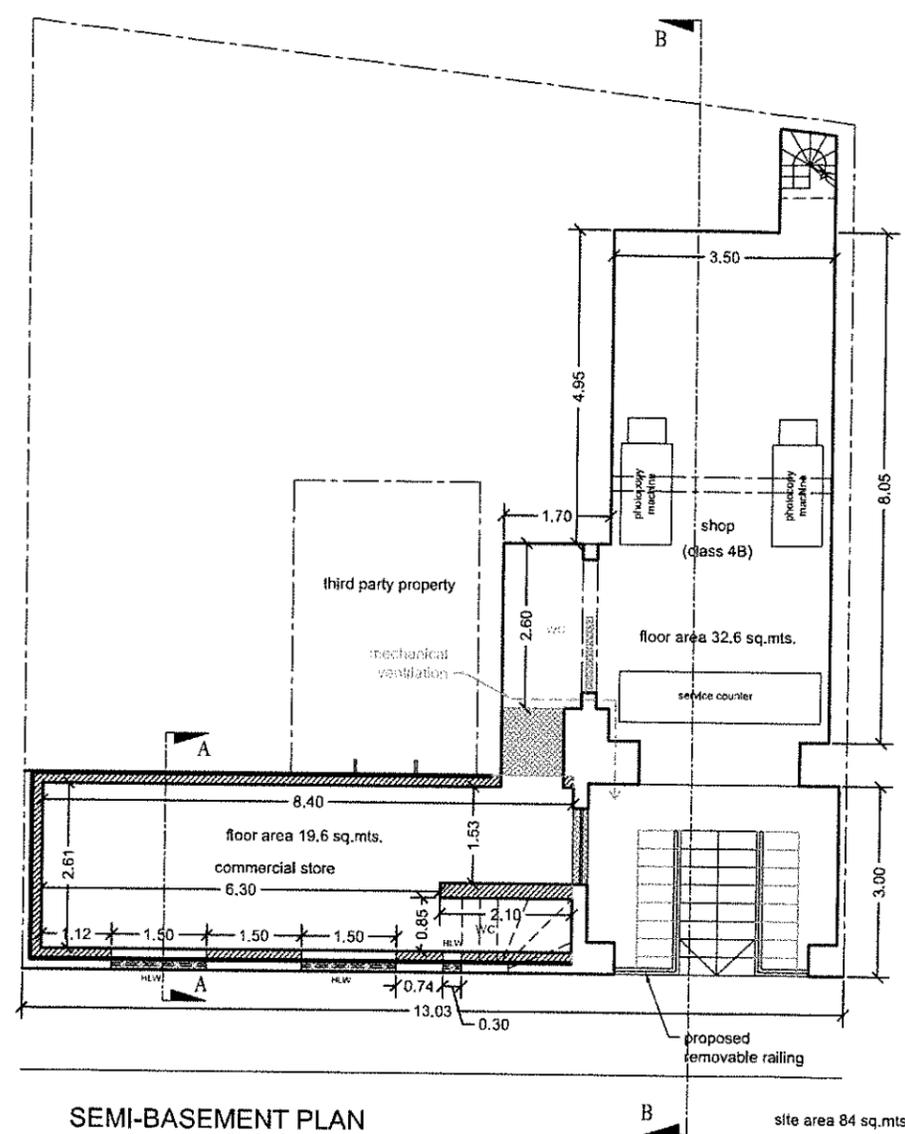
Min Easting 53826.12, Min Northing 71684.43, Max Easting 54226.12, Max Northing 72184.43



|   |   |   |
|---|---|---|
| <p><b>MEPA - www.mepa.org.mt</b><br/>St. Francis Ravelin<br/>Floriana FRN 1230, Malta<br/>PO Box 200, Marsa MRS 1000, Malta<br/>Tel: +356 2290 0000 Fax: +356 22902295</p> <p><b>Site Plan, Scale 1:2500</b><br/>Printed on: Sunday, February 15, 2015</p> <p><small>Not to be used for interpretation or scaling of scheme alignments<br/>Copyright © MEPA - Malta Environment &amp; Planning Authority. Not for resale.</small></p> | <p>Michela Borg Francalanza<br/>B.E. (Hons),<br/>A. &amp; C.E.<br/><i>Michela Borg Francalanza</i><br/>Warrant No. 767<br/>+356 9980 6277<br/>michela@jlz-mbf.com</p> | <p>JLZ<br/>+<br/>MBF<br/>ARCHITECTS</p> |
|---|---|---|



**SEMI-BASEMENT PLAN**  
as Approved in PA 01668/14  
scale 1:100



**SEMI-BASEMENT PLAN**  
as Proposed  
scale 1:100

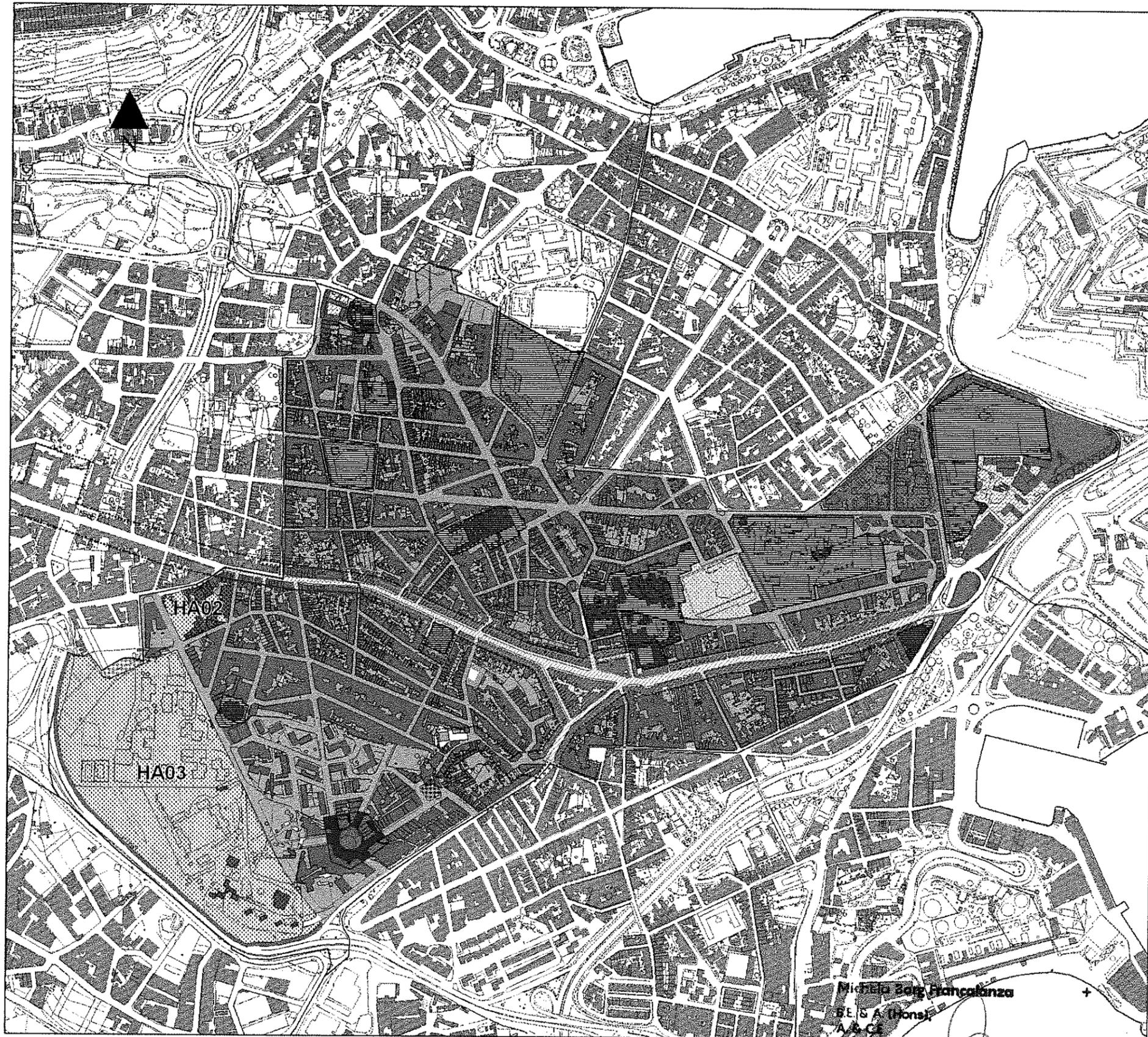
 **CONSTRUCTION**  
 **DEMOLISH**

**Michela Borg Francalanza** +  
B.E. & A. (Hons),  
A. & CE  
*Michela Borg Francalanza*  
Warrant No. 767  
+356 9980 6277  
michela@jz-mbf.com  
**JLZ + MBF**  
ARCHITECTS



|            |  |        |                   |
|------------|--|--------|-------------------|
| Drawing:   | APPROVED / PROPOSED SEMI-BASEMENT PLANS  |        |                   |
|            | Job No:  | 001-15 | Drawing No: 001r1 |
| Date:      | 02.04.2015   | Scale: | 1:100             |
| Project:   | Premises at 'Copy/serve', Triq Mimosa, Hamrun.   |        |                   |
| Client:    | Mr Ruben Buontempo   |        |                   |
| Architect: | Joseph Zerafa Boffa<br>B.E.&A.(Hons), A.&C.E.<br><b>ARCHITECT &amp; CIVIL ENGINEER</b><br>22, Ta' MONITA, M'Scala, ZBR 09, mobile 99470669 |        |                   |

## Doc 5 – Mappa tal-lokal HAM1



**CENTRAL MALTA LOCAL PLAN**



L-Awtorita' ta' Malta Dwar l-Ambjent u l-ippjanar  
 Malta Environment & Planning Authority

**Key**

- Local Council Boundary
- - - Limit to Development (TPS)
- ..... Urban Conservation Area CG09
- ▨ Retain Existing Use with Extensions to Institutions
- ▩ Residential Areas CG07
- ▧ Residential Priority Area CG08
- ▦ Green Areas CG18
- ▤ Sports CG18
- ▣ Primary Town Centre CG12
- ▢ Local Centre CG13
- ▧ Redevelopment HA02, HA03
- ▨ Commercial Areas HA04, CG14
- Commercial Area uses at ground floor only and residential units above
- CPPS Car Park HA06, HA08
- ▨ Mixed Use Area SV01
- ▨ Design Priority Areas HA05
- ▨ Villa Area identified for possible rezoning to Residential Area subject to Policy CG08
- ▨ Rezoning HA01

**Hamrun Area Policy Map**

|   |                        |                  |
|---|------------------------|------------------|
| Scale: <b>1:6500</b>  | Date: <b>July 2006</b> | Map: <b>HAMI</b> |
| INDICATIVE ONLY<br>Not to be used for direct interpretation or for the interpretation of street alignments. |                        |                  |
| Base Maps - 1988 Survey Sheets<br>Copyright Mapping Unit, Malta Environment & Planning Authority            |                        |                  |

Michela Berg Francalanza  
 E.E. & A. (Hons)  
 A & C

*M. Berg*  
 Warrant No. 767  
 356 9980 6277  
 hela@jz-mbf.com

**[ JLZ + MBF ]**  
 ARCHITECTS

**Doc 6 – Rikjesta għal-aċċess 03.09.2020**



ARCHITECTS

Our ref: CC2001-Subbasta Nru. 3/20  
Your ref:

3<sup>rd</sup> September 2020

Ms. Romina Buontempo,  
Mr. Pierre William Buontempo,  
Mr. Ruben Buontempo,  
"Rose House",  
Triq Mimosa,  
Il-Hamrun

Gheziez Sinjuri,

Subbasta Nru. 3/20:  
Propjeta:

Prim' Awla Tal-Qorti Civil  
"Rose House" bil-garage għness mieghu (minghajr numru), Triq Mimosa, il-Hamrun

B'referenza għal-Atti tas-Subbasta Nru. 3/20 hawn fuq imsemmi, nixtieq ngħarfek li għandi bzonn nagħmel spezzjoni fuq il-fond hawn fuq imsemmi. Liema spezzjoni ikun hemm bzonn li jittiehdu il-qisien tal-post u xi ritratti.

Gentilment nitlobkom li tkunu fuq il-post nhar l-Erbgha, 16 ta' September 2020, fl-10:00 ta' filghodu sabiex issir din l-ispezzjoni.

F'kaz ta' diffikulta', tista' tikkuntattja lili direttament fuq 9980 6277.

**Michela Borg Francalanza**  
B. E. & A. (Hons),  
Architect & Civil Engineer

cc. Av. Dr. Philip M. Magri  
Av. Gianella Farrugia



ARCHITECTS

Our ref: CC2001-Subbasta Nru. 3/20  
Your ref:

3<sup>rd</sup> September 2020

Ms. Romina Buontempo,  
Mr. Pierre William Buontempo,  
Mr. Ruben Buontempo,  
"Rose House",  
Mimosa Street,  
Hamrun

Dear Ms. Romina Buontempo,  
Mr. Pierre William Buontempo,  
Mr. Ruben Buontempo

Property Auction No. 3/20: Civil Court  
Property: "Rose House" with adjacent garage (no number), Mimosa Street, Hamrun

Reference is made to the Property Auction No. 3/20 in caption. We would like to inform you that we must carry out a site visit to this property, during which we will require access, time to measure the property and to carry out a photographic survey.

We gently request that you are present on site, Wednesday 16<sup>th</sup> September 2020 at 10:00AM to carry out property inspection.

Should there be any difficulties, you can reach me directly on 9980 6277.

**Michela Borg Francalanza**  
B. E. & A. (Hons),  
Architect & Civil Engineer

cc. Av. Dr. Philip M. Magri  
Av. Gianella Farrugia

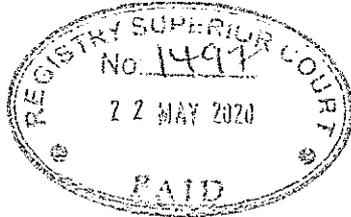
**Doc 7 – Rikors tal-Perit**

Fil-Prim'Awla tal-Qorti Civili

PREZ: €25.00  
Reg: €6.00  
Not: €1.20  

---

€32.20



Fil-atti tal-mandat ta' qbid eżekuttiv fuq hwejjeg immobbli u bejgh bis-subbasta s-subbasta fl-ismijiet

Guido u Claudia mizzewgin Grima (ID Nru. 383460(M) u ID 739962(M))

v.

Romina Buontempo nee' Saliba (ID Nru. 426574(M)) u Pierre William Buontempo (ID 311370(M)) u Ruben Buontempo (ID 174273(M))

Subbasta Nru. 3/2020  
App: 9 ta' Gunju, 2020

**Rikors ta' Ruben Buontempo (ID Nru. 174273(M))**

Jesponi umilment,

Illi fil-granet li ghaddew l-esponenti gie notifikat bl-atti tas-subbasta surreferiti.

Illi minn qari attent tal-istess rikors jirrizulta car li d-dettalji hemmhekk kontenuti huma f'certu kazijiet inkorretti u/jew mhux sufficientement cari sabiex ikunu jistghu jiggustifikaw it-talba odjerna.

Illi jibda sabiex jinghad illi mhuwiex korrett dak indikat fl-istess rikors li l-fond fl-indirizz « Rose House », bil-garage anness mieghu, minghajr numru ufficjali, li jinsab gewwa Triq il-Mimosa, Hamrun huwa proprjeta` tal-intimat Pierre Buontempo jew li dan tal-ahhar jipposjedi din il-proprjeta`. Dana ghalix kif

jirrizulta kjarament min-noti tal-insinwa 16991 relattiva ghall-art datat 24 ta' Novembru tas-sena elf disa' mija sebgha u disghin (1997) u 12688 relattiva ghall-art tas-7 t'Awwissu tas-sena elfejn u tmienja (2008) il-proprietarji ta' tali fond kienu originarjament l-esponenti u martu Romina Saliba u llum tali proprietarji t'appartjeni lill-esponenti b'mod esklussiv. Perdipiu' l-esponenti jiddikjara minn issa li l-fond imsemmi huwa okkupat minn terzi b'titolu ta' kera. Sal-lum il-gurnata dan il-fond ghadu ma giex valutat minn perit tekniku u lanqas ma sar access ghal tali fini.

Illi, oltre dak dikjarat mir-rikorrenti permezz tar-rikors taghha, jirrizulta kjarament mill-istess ricerki annessi mal-istess rikors li tali proprietarji hija soggett ta' diversi pizijiet senjatament ipoteka specjali favur Monica Grima nec' McKeon et (Noti 006036 u 6535 rispettivament datati 9 ta' Mejjju, 2013 u Mejjju, 2013) oltre mandat ta' inibizzjoni numru 123/2007 fost ohrajn. Jinghad illi minkejja dak espressament provdut taht l-art. 305 tal-Kodici t'Organizzazzjoni u Procedura Civili (Kap. 12 tal-Ligijiet ta' Malta) u cioe' il-htiega li «*r-rikors ghandu jkun benni indikat deskrizzjoni dettaljata tal-bwejjeg li taghhom jintalab il-bejgh fl-irkant, inkluza l-provenjenza u kull piz fuq l-istess art u pjanta li turi b'mod car fejn hija l-art*» (enfazi mizjudha), ir-rikorrenti naqset milli taghmel kemm debita referenza ghall-provenjenza korretta tal-istess (tant illi lanqas il-proprietarju m'hu indikat korrettament) u kif ukoll referenza ghal kull piz gravanti l-istess proprietarji u kif tista' tigi segwita b'success is-subbasta odjerna minkejja dak hawn indikat. Ir-rikorrenti jidher li naqset ukoll milli tipprovdi pjanta li turi b'mod car fejn hija l-art. Fl-umli fehma tal-esponenti dan kollu ghandu jkun sufficjenti sabiex iwassal ghan-nullita' tal-mandat odjern jew almenu li jigu ordnati l-korrezzjonijiet opportuni (b'dana li, fil-frattemp, is-subbasta tigi debitament sospiza). Fi kwalunkwe kaz huwa wkoll car li, tenut kont tas-surreferit, dina l-Onorabbli Qorti ghandha tordna n-notifika tas-subbasta odjerna lill-partijiet kollha interessati – dan a spejjez tal-

istess rikorrenti – u dana sabiex tigi determinata l-posizzjoni tal-istess partijiet in vista tal-istess subbasta.

Illi ulterjorment, permezz tar-rikors taghhom, ir-rikorrenti illikwidaw is-somma mitluba minnhom fis-segwenti: « *is-somma ta' mija u elfejn, tlett mija u hamsa u sittin euro u sitt centezmi (€102,365.06) rapprezentanti s-somma ta' erbghin elf, tmin mija u sebghin euro u erbatax-il centezmi (€40,118.89) u l-imghax dekoribbli mill-erbatax (14) ta' Settembru, 1998 sad-data tal-ewwel pagament mill-intimat ta' tmintax-il elf tmin mija u hames euro u sebgha u sebghin centezmi (€18,805.77) nbar l-ewwel (1) ta' Settembru, 2015 u in kwantu ghat-lieni pagament li sar nbar il-bdax (11) ta' Lulju, 2016 ta' elf u zewg euros u wiehed u ghoxrin centezmi (€1002.21)* ». F'dan ir-rigward allura r-rikorrenti jallekaw li biss rcewew pagamenti minghand terzi mhux indikati fis-somom rispettivi ta' tmintax-il elf tmin mija u hames euro u sebgha u sebghin centezmi (€18,805.77) u ta' elf u zewg euros u wiehed u ghoxrin centezmi (€1002.21). Anke hawn ir-rikors ma jaghti l-ebda informazzjoni ohra dwar tali pagamenti, inkluz dwar min u kif wettaqhom, u/jew ukoll ricevuta relativa li rikkonferma l-ammont indikati mir-rikorrenti.

Illi oltre s-surreferit ir-rikorrenti jonqsu milli jindikaw li, permezz ta' sentenza datata 5 t' April, 2013 (kif sussegwentement konfermata permezz tas-sentenza datati 19 t'April, 2014 u 1 ta' Dicembru, 2014) fl-ismijiet 'Joseph u Monica konjugi Grima et. v. Pierre Buontempo et' (Rik. Nru. 1843/1999) (kopji relattivi hawn annessi u mmarkata Dok. RB1-RB3) l-esponenti gie kostrett ihallas a nom tal-istess rikorrenti is-somma ta' hdax-il elf sitt mija u sitta u erbghin euro u sebgha u tmenin centezmi (€11646.87) u dana ghaliex l-esponenti gie ritenut responsabbli *in solidum* mar-rikorrenti konjugi Grima ghas-somma hemmhekk likwidata. Tali pagament jirrizulta kjarament mill-iskrittura li kopja taghha qed tigi hawn annessa u mmarkata Dok. 'RB4' u r-rikorrenti huwa ben konxju tal-istess. Sal-lum lahqu ddekorrew imghaxijiet fuq l-istess somma mhallsa ammonranti ghal ghoxrin elf, hames mija u sitta u

sebgħin euro u tlettax-il centezmu (€20576.13) b'dana illi s-somma totali dovuta mir-rikorrenti lill-esponenti tammonta għal tnejn u tletin euro, mitejn u tlieta u għoxrin euro (€32,223).

Illi għaldaqstant m'huwiex minnu li s-somma mitluba hija wahda certa, likwida u dovuta u dana għaliex għandu jsir stharrig kemm tal-pagamenti li r-rikorrenti allegatament ircevev minghand terzi u li jagħmlu referenza għalihom fir-rikors promotur tagħhom u kif ukoll għandu jitnaqqas mill-istess ammont is-somma mhallsa mill-esponenti a nom u in rappresentanza tal-konjugi Grima kif dettaljat hawn fuq. Tali tnaqqis jopera bi tpaccija *ope legis* a tenur tal-art. 1196(2) tal-**Kodici Civili** liema artikolu jipprovdi espressament li *“l-tpaccija ssir ipso jure, u wkoll minghajr ma jkunni jafu d-debituri. Flekk kif ikunni jeżistu żewġ idjun fi żmien wiehed, jinqatlu wiehed bl-iehor sa fejn ikunni udaqx.”*

Illi konsegwentement għas-surreferit, anke jekk wiehed jikkunsidra il-figuri arbitrarjament indikati mir-rikorrenti permezz tar-rikors tagħhom u sal-lum mhux pruvati, is-somma dovuta mill-esponenti mhijiex dik erronjament indikata fir-rikors ossija mija u elfejn, tlett mija u hamsa u sittin euro u sitt centezmi (€102,365.06) imma dik ferm aktar minima ta' hamsin elf, mitejn u wiehed u disgħin euro u tmenin centezmi (€50,291.80) u dana tenut kont tas-segventi:

1. Mis-sortie dikjarata gew effettwati pagamenti ta' tmintax-il elf, tmin mija u hames euros u sebgha u sebghin centezmi (Eur18,805.77) u ta' elf u zewg euros u wiehed u għoxrin centezmi (€1,002.21) rispettivament fl-ewwel (1) ta' Settembru, elfejn u hmsitax (2015) u hdax ta' Lulju, elfejn u sittax (2016).
2. Għaldaqstant ir-rikorrenti huwa – kif minnu stess dikjarat - kreditur tal-bianc rimanenti mis-sortie imsemmija oltre l-imghax li labaq iddekorra fuq l-allegati pagamenti rispettivi mill-erbatax (14) ta' Settembru, elf disa' mija u tmeninja u disgħin (1998) sad-data tal-pagamenti rispettivi (6197 jiem fuq Eur 18805.77; 6511 jiem fuq Eur1002.21 u 7914 jiem fuq il-bilanc rimanenti ta' Eur20,310) :

Eur18,805.77 X 8% p.a. X 6197 jiem = Eur25,542.87 imghax

Eur 1002.21 X 8% p.a. X 6511 jiem = Eur 1430.22 imghax

Eur 20,310 X 8% p.a. X 7914 jiem = Eur35,230.80 imghax

Imghax totali : Eur 62,203.89

3. Ma' din is-somma ghandu jizdied il-bilanc rimanenti fuq is-sorta ta' Eur 20,310 u ghandha titnaqqas ukoll is-somma imhallsa mill-esponenti kif hawn fuq indikat:

Eur 62,203.89 + Eur 20,310 = Eur 82,514.80

Nieqes: Eur 32,223

Bilanc rimanenti: €50,291.80

Illi fin-nuqqas ta' accettazzjoni da parti tar-rikorrenti ta' dak surreferit, l-esponenti ser jghaddi fil-granet li gejjin sabiex jiddepozita s-somma dovuta ossija dik ta' hamsin elf, mitejn u wicied u disghin euro u tmenin centezmi (€50,291.80) u dana sabiex jigi evitat imghax ulterjuri fuq l-istess oltre milli jipprocedi ulterjorment sabiex jittutela id-drittijiet tieghu fir-rigward tal-ammont spettanti lilu mill-istess rikorrenti.

Illi tenut kont tas-surreferit mhux biss jidher car li l-ammont dovut mill-esponenti lir-rikorrenti mhuwiex cert, likwidu u dovut imma wkoll huwa fi kwalunkwe kaz ferm izghar minn dak indikat fir-rikors ghal subbasta. Dan ukoll ghandu jwassal ghan-nullita' tal-istess rikors promotorju ghal-hrug tal-mandat.

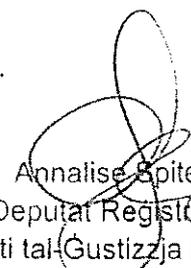
Ghaldaqstant l-esponenti jtlub umilment li in vista ta' dak kollu surreferit u prevja dawk id-dikjarazzjonijiet u/jew ordnijiet necessarji u/jew opportuni,

inkluz jekk ikun hemm il-bzonn li tappunta r-rikors odjern ghas-smiegh, dina l-Onorabbli Qorti :

1. Tordna lir-rikorrenti sabiex iressqu provi dwar il-pagamenti kollha li rcewew fir-rigward tas-somma mitluba u jikkonfermaw l-istess bil-gurament taghhom u dana oltre li tordna n-notifika tal-atti kollha ta' din is-subbasta lill-partijiet kollha interessati a spejjez tal-istess rikorrenti kif jirrizultaw ukoll minn dan ir-rikors
  2. Tiddikjara li in vista ta' dak hawn fuq indikat is-somma dovuta mill-esponenti lir-rikorrenti tammonta ghal dik ta' hamsin elf, mitejn u wiehed u disghin euro u tmenin centezmi (€50,291.80) jew somma ohra verjuri ferm inqas minn dik dikjarata fir-rikors promotur.
  3. Tiddikjara, ghar-ragunijiet kollha indikati, il-mandat odjern bhala wiehed irritu u null a tenur tal-ligi senjatament a tenur tal-art. 305 et. seq. tal-**Kodici t'Organizzazzjoni u Procedura Civili** (Kap. 12 tal-Ligijiet ta' Malta) u kwindi tirrevoka contrario imperio d-digriet taghha datat tmintax (18) ta' Frar, elfejn u ghoxrin (2020) jew, fin-nuqqas, tordna l-prezentata tal-atti rikjesti mil-ligi u/jew il-korrezzjoni/jiet opportuni fil-mandat ta' qbid u wkoll f'kull att ichor relativ u sussegwenti inkluz fir-rigward tas-somma dovuta mill-esponenti lir-rikorrenti
  4. Tordna fil-frattemp it-twaqqif tal-irkant a tenur tal-art. 326 tal-Ligijiet ta' Malta. F'dan ir-rigward l-esponenti qieghed jikkonferma bil-gurament tieghu il-kontenut tar-rikors odjern oltre milli jaffettwa d-depozitu tal-ispejjez relattivi a tenur tal-istess artikolu surreferit
- Bl-ispejjez ta' din il-procedura kontra l-istess rikorrenti.



Av. Dr. Philip M. Magri,  
203, Flat 2, Vincenti Building,  
Old Bakery Street,  
Valletta



Annalise Spiteri  
Deputat Registratur  
Qrati tal-Gustizzja (Malta)

31/01/2020  
Kubon - kmj  
Bjetti (3) Doki  
D. O. M.



## QORTI CIVILI - PRIM AWLA

S.T.O. PRIM IMHALLEF  
MARK CHETCUTI

Fl-atti tal-mandat ta' qbid eżekuttiv fuq hwejjeg immobbli u bejgh bis-subbasta  
Subbasta Nru: 3/2020  
fl-ismijiet

**Guido u Claudia mizzewgin Grima**  
vs  
**Romina Buontempo nee Saliba u**  
**Pierre William Buontempo u Ruben Buontempo**

Illum 13 ta' Awwissu 2020

### **Il-Qorti**

Regghet rat ir-rikors ta' Reuben Bountempo tat-22 ta' Mejju 2020.

Rat ir-risposti u n-noti tar-rikorrenti Grima u tal-intimat Buontempo.

### **Ikkunsidrat**

Ir-rikorrenti jressaq diversi lanjanzi ghalix id-digriet tal-Qorti tat-18 ta' Frar 2020 ghandu jigi revokat jew jigi korrett biex jirrifletti s-sitwazzjoni reali.

L-ewwel lanjanza tirrigwarda l-premessa tar-rikorrenti illi l-fond 'Rose House' bil-garage anness mieghu hu proprjeta ta' Pierre Buontempo mentri ma hix ta' Pierre Buontempo izda ta' Reuben Buontempo. Ghal din il-lanjanza r-rikorrenti jirrelevaw li sar zball u talbu korrezzjoni billi jigi mibdul l-isem ta' Pierre Buontempo ma' dak ta'

Reuben Buontempo ai termini tal-artikolu 175(1) tal-Kap. 12. Huma jzidu li billi d-debituri huma responsabbli in solidum din is-sostituzzjoni ma hi ta' ebda pregudizzju.

It-tieni lanjanza tirrigwarda n-nuqqas tar-rikorrenti li jipprovdu pjanta tal-art, indikazzjoni cara tal-pizijiet u provenjenza fejn jirrizulta ipoteka specjali favur Monica Grima u mandat ta' inibizzjoni 123/2007, u li jigi dikjarat li l-fond hu soggett ghal kirja favur terzi.

Ghal din il-lanjanza r-rikorrenti irrispondew illi ghalkemm id-deskrizzjoni tal-art tista' issir b'deskrizzjoni tal-konfini, gie esebit mar-risposta 'site plan' tal-art. In oltre l-perit Michela Borg Francalanza nominata mill-Qorti ghadha ma lestietx ir-rapport taghha minhabba l-pandemija u ghalhekk ghadha ma saritx l-istima kif ukoll dikjarazzjoni dwar jekk il-fond hux okkupat minn terzi. Gie rilevat li l-istess perit talbet estensjoni biex tespleta l-inkarigu.

It-tielet lanjanza tirrigwarda l-ammont tal-kreditu u li dwaru saru l-ispjegazzjonijiet tal-partijiet.

Rigward l-ewwel lanjanza l-Qorti ma issib ebda pregudizzju li l-isem ta' Pierre Buontempo jigi mibdul ma' dak ta' Ruben Buontempo kif intalab fir-risposta tal-intimat ai termini tal-artikolu 175(1) tal-Kap. 12.

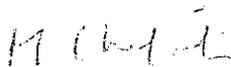
Rigward it-tieni lanjanza, il-Qorti ma tirrelewa ebda nullita fil-mod kif saret it-talba u d-dokumenti esebiti. Ir-rapport tal-perit tekniku pero ghandu jindika l-pizijiet fuq il-proprjeta, jekk hemm kirjiet li mhux dejjem jistghu jirrizultaw minn ricerki ufficjali u jekk hemmx bzonn ta' pjanta dettaljata oltre s-site plan esebita li mhix rekwizit ad validitatem, li fil-kaz ghandha issir mill-perit jekk ihoss li deskrizzjoni cara tal-proprjeta mhix bizzzejjed ghall-iskop tar-relazzjoni tieghu u dan wara talba lil Qorti.

Rigward it-tielet lanjanza, wara li l-Qorti rat id-diversi sottomissjonijiet li saru taqbel mal-intimati illi skont in-nota korrettorja s-sorti li ghadu pendenti hu ta' €82,750.86 (ara nota tat-8 ta' Lulju 2020).

Wara li l-Qorti rat in-nota tar-rikorrenti tas-16 ta' Lulju 2020 u tal-intimat tal-10 ta' Awwissu 2020 tqis li l-partijiet sottanzjalment jaqblu li l-ammont bilancjali dovut lill-intimati hu ta' €82,750.86 (€82,514.80 skont ir-rikorrenti). Li ma jaqblux hu fuq it-tpaccija ta' €35,000 (skont l-intimati) jew €32,223 (skont ir-rikorrenti) somma dovuta lir-rikorrenti li jghidu ghadha mhix imhallsa. Id-dokument OAD mar-risposta tal-intimati tat-3 ta' Gunju 2020 turi li s-somma ta' €35,000 thallset lil Romina Buontempo fl-2016. Il-Qorti ghalhekk tqis illi jidher li r-rikorrenti ma ghandux ragun li s-sorti ghandu jonqos aktar mis-somma ridotta mill-istess intimati fin-nota tat 8 ta' Lulju 2020.

### Decide

Ghal dawn ir-ragunijiet il-Qorti filwaqt li tordna l-korrezzjoni tal-isem ta' Pierre Buontempo fir-rikors promotur ma' Ruben Buontempo, tidderigi lil perit tekniku jiehu konjizzjoni tat-tieni lanjanza tar-rikorrenti u l-konsiderazzjonijiet ta' din il-Qorti; tichad it-tielet lanjanza tar-rikorrenti, konsegwentement tichad it-talbiet tar-rikorrenti ghan-nullita tal-mandat u t-twaqqif tal-irkant. Spejjez ghar-rikorrenti.



Mark Chetcuti

Prim Imhalled



Anne Xuereb

Deputat Registratur

3120

Fil-Prim Awla Qorti Civili

Rez. €200.00  
 6 Reg. € 36.00  
 6 Not. € 7.20  

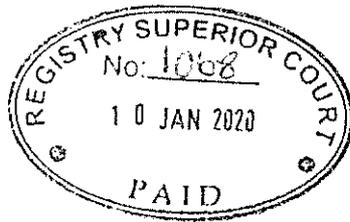

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 €243.20

Guido u Claudia mizzewgin Grima (ID nru: 383460M u 739962M)

vs

Romina Buontempo nee Saliba (ID nru 426574) u Pierre William Buontempo (ID 311370M) u Ruben Buontempo (ID 174273M)



Rikors ta' Guido Grima (K.I. 383460M) u ta' Claudia Grima (K.I. 739962M) mizzewgin ghall-hrug ta' Mandat ta' Qbid Ezekuttiv fuq Hwejjeg Immobbli u Bejgh fis-Subbasta:

Jesponu bir-rispett:

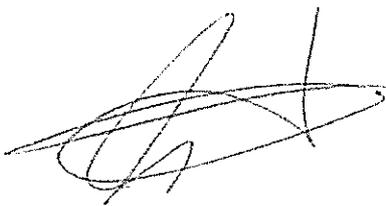
Illi b'sentenza moghtija minn din l-Onorabbli Qorti nhar l-ewwel (1) ta' Dicembru 2014, fl-ismijiet 'Guido u Claudia mizzewgin Grima versus Pierre Buontempo, Ruben u Romina mizzewgin Buontempo, u Centre Travel Co. Ltd' kopja tas-sentenza hawn annessa u mmarkata bhala "Dok.A", l-intimat Pierre Buontempo gie kanonizzat debitor tal-imsemmijin Guido u Claudia mizzewgin Grima fis-somma ta' **mija u elfejn, tlett mija u hamsa u siting ewro u sitt centezmi (€102,365.06)** rapprezentanti s-somma ta' erbghin elf, tmien mija u sebghin ewro u erbatax-il centezmu (€40,118.89) u l-imghaxx dekoribbli mill-erbatax (14) ta' Settembru 1998 sad-data tal-ewwel pagament mill-intimat ta' tmintax-il elf tmien mija u hames ewro u seba' u sebghin centezmu (€18,805.77) nhar l-ewwel (1) ta' Settembru 2015, u in kwantu ghat-tieni pagament li sar nhar li sar nhar il-hdax (11) ta' Lulju 2016 ta' elf u zewg ewro u wiehed u ghoxrin centezmi (€1,002.21) ghall- ammont fuq imsemmi li huwa cert, likwidu u dovut.

Illi l-imsemmi Pierre Buontempo jippossjedi s-segweni propjeta' immobbli u cioe:

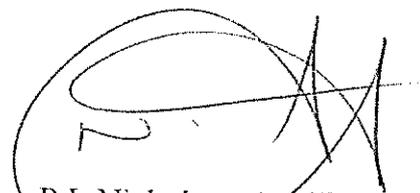
Fuq il-fond li jismu "Rose House" bil-garage anness mieghu, minghajr numru ufficjali, li jinsab gewwa Triq il-Mimosa, il-Hamrun, konfinanti minn nofsinhar ma' Triq il-Mimosa, mit-Tramuntana ma' propjeta ta' Agostino Bajada jew is-successuri fit-titolu, u mill-punent ta' propjeta ta' Marianna Gerada jew is-successuri fit-titolu, soggett ghaccens annwu u perpetwu ta' tlett mija u sitta u ghoxrin Ewro u hdax-il centezmu (€326.11), altriment liberu u frank u pertinenti kollha tieghu.

Elenku tad-Dokumenti:

1. Dok A- decizjoni moghtija minn din l-Onorabbli Qorti nhar l-ewwel (1) ta' Dicembru 2014.
2. Dok B- l-ipoteka specjali bin-numru 24434/19



Av. Gianella Farrugia LL.D  
217, Strait Street, Valletta



P.L. Nicholette Aquilina  
c/o Bini tal-Qrati Valletta



MALTA

**QORTI TA' L-APPELL**

**ONOR. IMHALLEF -- AGENT PRESIDENT**

**GIANNINO CARUANA DEMAJO**

**ONOR. IMHALLEF**

**NOEL CUSCHIERI**

**ONOR. IMHALLEF**

**JOSEPH ZAMMIT MC KEON**

Seduta ta' l-1 ta' Dicembru, 2014

Appell Civili Numru. 1729/2000/1

**Guido u Claudia miżżewġin Grima**

*versus*

**Pierre Buontempo, Ruben u Romina konjuġi  
Buontempo u *Centre Travel Company  
Limited***

4. Il-kawża nstemgħet flimkien mal-kawża fl-ismijiet Joseph Grima et v. Pierre Buontempo et (citazzjoni numru 1843/99).
5. Bis-sentenza tas-7 ta' Lulju 2009 li minnha sar l-appell, l-ewwel qorti, wara li ċaħdet l-eċċezzjonijiet tal-konvenuta Romina Buontempo, iddeċidiet hekk:

"Tiċhađ l-ewwel talba attriċi, u tilqa' t-tieni u t-tielet talba fis-sens biss li se jingħad hawn taħt u cioè:-

"1. tiddikjara illi l-konvenuti Pierre Buontempo, Ruben u Romina Buontempo u *Centre Travel Company Limited* [huma] responsabbli għall-flas lill-atturi [ta]s-somma ta' €30,089.17.6;

"2. tikkundanna lill-istess konvenuti flimkien u *in solidum* iħallsu lill-atturi s-somma hekk likwidata.

"Bl-imgħax dekorribbli mill-14 ta' Settembru 1998.

"L-ispejjeż tal-istanti għandhom jiġu sopportati in kwantu għal tliet kwarti mill-konvenuti Pierre Buontempo, Ruben u Romina Buontempo u *Centre Travel Company Limited in solidum* bejniethom u in kwantu kwart mill-atturi."

6. L-ewwel qorti fissret hekk ir-raġunijiet li wassluha għal din id-deċiżjoni:

"... .. l-atturi qed jitolbu li l-konvenuti jithallsu [*recte*, jħallsu] lura s-somma ta' Lm17,223.04, liema somma l-attur Guido Grima avvanzalhom bħala faċilità bankarja konsistenti f'*bank drafts* favur kredituri ta' l-istess konvenuti, liema somom sussegwentement l-attur ħallas personalment lill-*Bank of Valletta plc* a beneficiċju tal-istess konvenuti.

"Illi jirriżulta mix-xieħda tal-attur illi fiż-żmien in kwistjoni huwa kien impjegat bħala *supervisor* fuq *advances* mal-*Bank of Valletta plc* fil-branch tal-*Preluna Towers*, Sliema. Fl-istess żmien kien għamel ukoll xi xhur jaħdem bħala *book keeper* mas-soċjetà konvenuta *Centre Travel Co. Ltd.*

"Jirriżulta wkoll illi l-attur kien jieħu ħsieb joħroġ il-*bank drafts* li kien ikun hemm bżonn favur kredituri tal-kumpanija konvenuta. Ġara illi wara li l-attur kien iffirma numru minn dawn il-*bank drafts*, il-konvenut Pierre Buontempo kien tah xi ċekkijiet biex jagħmlu tajjeb għall-istess li però rriżulta illi ħamsa minnhom ma kinux ġew onorati mentri d-*drafts* kollha ġew imsarrfin. Illi meta l-*managers* tal-bank indunaw b'dan talbu spjegazzjoni mingħand l-attur. Meta l-attur ikkomunika ma' Pierre Buontempo dan min-naħa tiegħu qallu li kien se jissettija din il-pendenza *stante* li kien qiegħed jinnegozja xi artijiet. Madankollu l-attur baqa' taħt

7. Dwar l-eċċezzjoni tal-konvenuta Romina Buontempo l-ewwel qorti qalet hekk:

"Illi fir-rigward tat-tielet eċċezzjoni mressqa minn Ruben u Romina Buontempo u *cioè* illi bejniethom teżisti d-diviżjoni tal-beni u li ċertament fi kwalunkwe każ Romina Buontempo ma għandha x'taqsam xejn mat-talbiet attriċi u għandha tiġi liberata mill-osservanza tal-ġudizzju, din il-qorti tissottometti illi fl-ewwel lok ma saret l-ebda prova illi teżisti d-diviżjoni tal-beni bejniethom (dawn lanqas biss xehdu), u fit-tieni lok billi tali dejn jaggrava l-komunjoni tal-akkwisti, *stante* li l-konvenut Ruben Buontempo kien koparteċipi fil-ħruġ taċ-ċekkijiet in kwistjoni u li sussegwentement ma ġewx onorati, din il-qorti ma tistax tilqa' l-istess eċċezzjoni."

8. Minn din is-sentenza appellaw Pierre, Ruben u Romina Buontempo ["il-konvenuti Buontempo] u *Centre Travel Limited* ["is-soċjetà konvenuta"] b'rikors tal-24 ta' Lulju 2009 u appellaw inċidentalment l-atturi Grima fit-13 t'Awissu 2009.
9. L-appell ewlieni u l-appell inċidentali nqatgħu b'sentenza mogħtija minn din il-qorti fil-5 ta' April 2013 li iddeċidiet hekk:

"... .. tiddisponi mill-appell ta' Pierre Buontempo, ta' Ruben u Romina miżżewġin Buontempo, u ta' Centre Travel Co. Ltd billi tiċhad l-istess, u tiddisponi mill-appell inċidentali ta' Guido u Claudia Grima billi tilqa' l-istess, tħassar u tirrevoka s-sentenza tal-ewwel qorti u tgħaddi minflok biex tilqa' t-talbiet attriċi u, għalhekk, tikkundanna lill-konvenuti *in solidum* iħallsu lill-attur is-somma ta' €40,118.89 (ekwivalenti għal Lm17,223.04), bl-imghax legali mill-14 ta' Settembru 1998, sal-pagament effettiv.

"L-ispejjeż kollha tal-kawża, inkluż dawk in prim'istanza, jithallsu kwantu għal nofs mill-atturi *in solidum*, u kwantu għan-nofs l-ieħor mill-konvenuti *insolidum*."

10. Il-qorti waslet għal din id-deċiżjoni wara li għamlet dawn il-konsiderazzjonijiet:

"Rat ir-rikors tal-appell ta' Pierre Buontempo, Ruben u Romina miżżewġin Buontempo u *Centre Travel Co. Ltd* li in forza tiegħu, għar-raġunijiet minnhom premissi, talbu illi din il-qorti jogħgobha tikkonferma s-sentenza

"Mis-sentenza appellaw iż-żewġ naħat. Il-kumpanija *Centre Travel Co Ltd* tgħid li bin-negozju gawda biss Guido Grima u hi għandha tiġi liberata minn kull imputazzjoni ta' responsabbiltà, u l-familja Buontempo tgħid li, f'kull każ, huma personalment ma għandhom x'jaqsmu xejn ma' kull ma sar. L-attur iġħid li hu kien biss intermedjarju fin-negozju u ma għandux jinstab responsabbli.

"Dwar l-appell tal-konvenuti dawn huma simili għall-aggravji li ressqu fil-kawża l-oħra konnessa, u li ġew trattati u miċhuda minn din il-qorti fis-sentenza li tat illum stess f'dik il-kawża. Għall-fini ta' din il-kawża, il-qorti tagħmel referenza għall-motivazzjoni tagħha fil-kawża l-oħra li għandhom japplikaw u qed jigu adottati wkoll għall-fini ta' din il-kawża. Fil-qosor jista' jingħad li hu car, fil-fehma tal-qorti, li kemm il-kumpanija, kif ukoll l-aħwa Pierre u Ruben Buontempo, kienu komparteċipi fl-aġir doluż li wettaq l-attur, li ġie indott jikser il-fiduċja li tassorbi l-posizzjoni tiegħu fil-bank, b'ħafna paroli u wegħdjet fuq flus li suppost kienu se jigu min-negozju li huma riedu jagħmlu fuq art ix-Xemxija – li mhux car proprjetà ta' min kienet. Il-kumpanija kienet il-benefiċċjarja tal-flus in kwistjoni, u l-familja Buontempo aġixxew b'intenzjoni malizzjuza meta poġġew lill-attur f'sitwazzjoni ta' gwaj mal-bank fejn kien jaħdem.

"Kwindi, għal din ir-raġuni u għar-raġunijiet aktar dettaljatament trattati fil-kawża l-oħra konnessa, qed tiċhad l-aggravji tal-familja Buontempo u l-kumpanija *Centre Travel Co Ltd*.

"Dwar il-każ ta' Guido Grima, il-posizzjoni tiegħu f'din il-kawża hi differenti milli hi fil-kawża l-oħra konnessa. Hu veru, u din il-qorti taqbel ma' dak li osservat l-ewwel qorti fir-rigward, li l-attur ma hux xi bniedem imbecilli, u kien jaf il-kosegwenzi ta' dak li kien qed jagħmel. Hu aġixxa volontarjament u kiser il-fiduċja li l-bank jinvesti [sic] fl-impjegati tiegħu. Hu seta' kien indott jagħmel li għamel bil-paroli tal-familja Buontempo, però, fl-aħħar mill-aħħar, hu għażel li jipparteċipa fl-aġir qarrieqi, u ma jistax jgħid li hu kien sempliċi intermedjarju jew vittma innoċenti ta' xi komplott fil-konfront tiegħu. Hu kellu posizzjoni importanti fil-kumpanija *Centre Travel Co Ltd*, u ħafna affarijiet ta' ġestjoni normali kienu jithallew f'idejh. Hu abbuża mid-*dual role* li kellu fil-bank u fil-kumpanija konvenuta. Ta' min isemmi wkoll illi l-attur fl-ebda stadju ma aġixxa biex jirrexxindi l-involvement tiegħu fin-negozju a bażi ta' vjolenza u/jew qerq; hu aġixxa konsapevolment u żgur li kien jaf li kien qed jagħmel xi ħaġa illegali.

"Din il-qorti ma taqbilx, però, li l-attur għandu jħallas parti mill-flus mislufa. *Vis-à-vis* it-terz ... u/jew il-bank, ir-responsabbiltà tiegħu kienet tkun waħda solidali mal-familja Buontempo u l-kumpanija *Centre Travel Co Ltd*; però, kemm it-terz, kif ukoll il-bank ġew rifiżi l-flus li ħarġu. F'din il-kawża s-sitwazzjoni hi fuq min, bejn il-komparteċipi fil-frodi, għandu jintefa' l-piż tal-flus in kwistjoni, u din il-qorti tara li meta l-benefiċċjarji kienu l-familja Buontempo u l-kumpanija tagħhom, l-attur ma għandux ibati parti mis-somma. L-ewwel qorti waħħlitu kwart mis-somma bħala piena jew penali talli aġixxa *in mala fede*, però hawnhekk mhux il-każ ta' xi ħadd qed jitlob danni minhabba l-aġir tal-attur. L-attur issellef flus biex iħallas dejn li għalih il-konvenuti kienu responsabbli, u l-attur sempliċement qiegħed jitlob li jiehu l-flus lura.

## Kopja Informali ta' Sentenza

"... .. b'referenza għall-appellanti Romina Buontempo għandu jingħad ukoll illi permezz tal-kuntratt ta' separazzjoni personali bejnha u l-appellanti l-ieħor Ruben Buontempo ġie miftiehem illi:

"The husband and wife agree that all debts including debts contracted or incurred during marriage or period of *de facto* separation shall be the sole responsibility and remain exclusively payable by the party who personally contracted or incurred such debts."

"Għal din ir-raġuni ... l-appellanti Romina Buontempo għandha tiġi liberata mill-osservanza tal-ġudizzju."

14. Is-sentenza tal-5 ta' April 2013 ċaħdet dan l-aggravju għall-istess raġunijiet mogħtija fis-sentenza li ngħatat dakinhar stess fl-atti taċ-ċitazzjoni numru 1843/1999 li mxiet flimkien ma' din il-kawża. Ir-raġuni mogħtija f'dik is-sentenza ġiet imfisra hekk:

"Fir-rigward ta' Romina mart Ruben Buontempo, dak li ftiehmu fuqu fil-kuntratt ta' separazzjoni personali huwa *res inter alios acta* għall-kredituri, u bħala parteċipi fil-komunjoni tal-akkwisti allura eżistenti bejnha u żewġha, hi komparteċipi fl-obbligi li assumu żewġha fil-kors tan-negozju tiegħu (ara artikolu 1324 tal-Kodiċi Ċivili)."

15. Il-parti tas-sentenza tal-5 ta' April 2013 fil-kawża tallum li ġiet imħassra bis-sentenza *in rescindendo* tad-19 ta' Mejju 2014 għar-raġuni li ġiet imfissra hekk:

"Is-sentenza attakkata qalet illi Romina Buontempo twieġeb għad-dejn bħala siebba fil-komunjoni tal-akkwisti bejnha u żewġha l-konvenut Ruben Buontempo. Dan iżda ma hux biżżejjed għax kellha tara wkoll jekk id-dejn huwiex wieħed li jidhol fil-komunjoni tal-akkwisti. Fiċ-ċirkostanzi tal-każ tallum, l-aktar meta sabet illi l-konvenuti Pierre u Ruben Buontempo kienu personalment responsabbli għad-dejn għax kienu ħatja ta' qerq, il-qorti kellha tara jekk it-talba tal-atturi kinitx għal "rimedju ċivili dwar reat li jkun sar bir-rieda". Din il-qorti ma hijjex sejra tagħmel din l-indaġni f'dan l-istadju *in rescindendo*, iżda, billi din hija indaġni li kien imissha saret u għandha ssir, sejra tħassar is-sentenza attakkata fil-kap tagħha biss li jolqot ir-responsabilità personali ta' Romina Buontempo u tordna illi l-appell ta' din relativ għal dak il-kap tas-sentenza jinstema' mill-ġdid."

16. Mhux biżżejjed illi l-kuntratt ta' firda ma jehlisx lill-konvenuta appellanti mir-responsabbiltà – mhux tant għax *res inter alios acta* iżda għax ma

kienu dawn li bbenefikaw mill-flus mislufa. Il-flus mislufa marru kollha a benefiċċju tal-kredituri tal-kumpanija, bi gwadan għaliha u għal dawk li kienu jmexxuha u jipparteċipaw fil-qligħ tagħha. Għalhekk, filwaqt li l-aġir tal-attur kien wieħed ta' stmerrija, fl-aħħar mill-aħħar gawdew mill-aġir tiegħu biss il-konvenuti u, għalhekk, huma għandhom jirrifondu l-flus in kwistjoni."

19. Fi kliem ieħor, il-kawżali tad-dejn li qiegħed jintalab il-ħlas tiegħu llum ma hijiex il-qerq li twettaq kontra terzi iżda r-"rivalsa" favur kondebitur solidali li jhallas dejn ta' kondebitur ieħor. Għalhekk, il-ħlas ma huwiex qiegħed jintalab bħala "rimedju ċivili dwar reat li jkun sar bir-rieda" iżda biex il-konvenuti ma jistagħnewx bit-telf tal-atturi.
20. Għalhekk, ladarba d-dejn ma huwiex "rimedju ċivili dwar reat li jkun sar bir-rieda", għandu jidhol fil-komunjoni tal-akkwisti u għandha twieġeb għalih il-konvenuta appellanti wkoll.
21. Għal dawn ir-raġunijiet il-qorti tiċċhad l-appell, tikkonferma s-sentenza appellata kif riformata b'dik il-parti li ma tħassritx tas-sentenza ta' din il-qorti tal-5 ta' April 2013 u tikkundanna lill-appellanti tħallas ukoll l-ispejjeż ta' dan l-appell.

**< Sentenza Finali >**

-----TMIEM-----

24434

Nota ghal iskrizzjoni ta' Ipoteka Legali Specjali

Numru Progressiv

Rimarki  
ghall-uzu  
ufficjali biss

**Kreditur:** Guido Grima, operations manager, iben il-mejjet Carmelo u Ersilia nee' Vassallo, imwieled Pieta' u resident l-Imsida (karta tal-identita' numru 383460M), u Claudia Grima, mart Guido, bint Filiberto Tufigno u l-mejta Josephine nee' Xuereb, imwielda Sliema u residenti l-Imsida (karta ta' identita' numru 739962M).

**Debitur:** Pierre Buontempo, direttur ta' kumpanija, iben Mario u Dorothy nee' Moran, imwieled Guardamangia u resident Santa Venera (karta ta' identita' numru 311370M), Ruben Buontempo, direttur ta' kumpanija, iben Mario u Dorothy nee' Moran, imwieled H'Attard u resident Hal Qormi (karta ta' identita' numru 174273M), Romina Buontempo, maghrufa ukoll bhala Romina Saliba, bint Edwin Saliba u Jane nee' Magri, imwielda Pieta u residenti Marsaskala (karta ta' identita' numru 426574M), u Centre Travel Co. Limited (C-20790)

**Kreditu:** Is-Somma ta' erbghin elf mija u tmintax-il Ewro u disgha u tmenin centezmu (Eur 40,118.89) u l-imghaxx dekorribbli mill-erbatax (14) ta' Settembru, elf disa' mija tmienja u disghin (1998) sad-data tal-effettiv pagament u cioe tal-pagament dovut mill-imsenmija debitori in solidum bejniethom lill-kredituri kanonizzati b'sentenza moghtija mill-Onorabbli Qorti tal-Appell fil-kawza fl-ismijiet "Guido u Claudia mizzewgin Grima versus Pierre Buontempo, Ruben u Romina mizzewgin Buontempo, u Centre Travel Company Limited." (Citazzjoni numru elf seba' mija disgha u ghoxrin sbarra elfejn [1729/2000] deciza fl-ewwel (1) ta' Dicembru elfejn u erbatax (2014).

**Kawza ta' Preferenza:** Ipoteka Legali Specjali Gudizzjarja wara l-Ipoteka Generali gja registrata fir-Registru ta Malta bin-numru Tmint elef hames mija u wiehed u hamsin tas-sena elfejn u tlettax (H/ 8551/2013) fuq il fond li jismu "Rose House" bil-garage anness mieghu, li jinsab go Triq il-Mimosa, il-Hamrun, minghajr numru ufficjali, konfinanti minn nofsinhar ma Triq il-Mimosa, mit-Tramuntana ma propjeta ta Angostino Bajada jew is-successuri fit-titolu, u mill-punent ma' propjeta ta Marianna Gerada jew is successuri fit-titolu, soggett ghaccens annwu u perpetwu ta tlett mija u sitta u ghoxrin Euro u hdax il-centezmu (€326.11) altrimenti liberu u frank u bid-drittijiet u pertinenzi kollha tieghu.

Din l-ipoteka speciali qedha tigi registrata bhala garanzija ulterjuri ai termini tal-artikolu elfejn u sttax (2016) tal-Kapitolu Sittax (16) tal-Ligijiet ta Malta.

Illum ta' 2019

(Direttur)

(firma tal-persuna li tapplika ghall-iskrizzjoni)

3 DEC 2019

Ghall-Kreditur

Rose Marie Vella  
Deputat Registratur  
Deputy Registrar  
Malta

FIL-PRIM' AWLA TAL-QORTI CIVILI

Imħallef: Onor. M.Chetcuti

Fl-atti tas-Subbasta Immobbli

Nru: 3/2020

Fl-ismijiet:

**Guido Grima et**

**Vs**

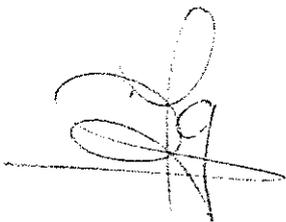
**Romina Bountempo et**

Il-Qorti,

Qabel xejn tordna lir-rikorrenti jesebixxi r-ricerki tal-attiv u l-passiv tal-intimati;

Tirriserva li tipprovdi ulterjorment.

Ilum, 13 ta' Jannar 2020.



Marvic Farrugia

Deputat Registratur



Searches Unit,  
Archbishop Street,  
Valletta  
Tel No: 25904400  
Email: pubsearches@identitymalta.com



## INVOICE

General Public

MR ALFRED CHETCUTI  
TO COLLECT

Contact Number: 99240427

Invoice No. 326118  
Reference: N/A  
Date Issued: 28 January 2020

### Orders

| Order Number | Main Criteria |
|--------------|---------------|
| 736098       | ROMINA SALIBA |

|                         |   |          |              |
|-------------------------|---|----------|--------------|
| Number Of Searches      | 1 | €        | 15.85        |
| Number Of Notes         | 0 | €        | 0.00         |
| GPP                     | 0 | €        | 0.00         |
| D/M                     | 0 | €        | 0.00         |
| D/P                     | 0 | €        | 0.00         |
| Common Notes            | 0 | €        | 0.00         |
| <b>Total Search Fee</b> |   | <b>€</b> | <b>15.85</b> |



Searches Unit,  
Archbishop Street,  
Valletta  
Tel No: 25904400  
Email: pubsearches@identitymalta.com

## INVOICE

General Public

MR ALFRED CHETCUTI  
TO COLLECT

Invoice No. 326114

Reference: LEGALLY SEPARTED AND  
DIVORCED

Contact Number: 99240427

Date Issued: 28 January 2020

### Orders

| Order Number | Main Criteria |
|--------------|---------------|
| 736094       | ROMINA SALIBA |

|                         |   |   |              |
|-------------------------|---|---|--------------|
| Number Of Searches      | 1 | € | 15.85        |
| Number Of Notes         | 4 | € | 12.80        |
| GPP                     | 0 | € | 0.00         |
| D/M                     | 0 | € | 0.00         |
| D/P                     | 0 | € | 0.00         |
| Common Notes            | 0 | € | 0.00         |
| <b>Total Search Fee</b> |   | € | <b>28.65</b> |

8551

Nota għal Iskrizzjoni ta' Ipoteka Generali

Numru Progressiv .....

Rimarki  
(għall-uzu ufficjali biss)

Kreditur: Guido Grima, impjegat il-bank, iben il-mejjet Carmelo u Ersilia nee' Vassallo, imwieled Pieta' u residenti l-Imsida (karta tal-identita' numru 383460m), u Claudia Grima, mart Guido, bint Filiberto Tufigno u l-mejta Josephine nee' Xuereb, imwiilda Sliema u residenti l-Imsida (karta ta' identita' numru 739962m)

Debituri: Pierre Buontempo, direttur ta' kumpanija, iben Mario u Dorothy nee' Moran, imwieled Guardamangia u residenti Santa Venera (karta ta' identita' numru 311370m), Ruben Buontempo, direttur ta' kumpanija, iben Mario u Dorothy nee' Moran, imwieled H'Attard u residenti Hal Qormi (karta ta' identita' numru 174273m), Romina Buontempo, maghrufa ukoll bhala Romina Saliba, mart Ruben Buontempo, bint Edwin Saliba u Jane nee' Magri, imwiilda Pieta' u residenti Marsaskala (karta ta' identita numru 426574m), u Centre Travel Co. Limited (C-20790)

Kreditu: is-somma ta' erbghin elf mija u tmintax-il Euro u disgha u tmenin cent (€40,118.89) u l-imghax dekorribbli mill-erbaghatx (14) ta' Settembru, elf disa' mija tmienja u disghin (1998) sad-data tal-effettiv pagament dovuti mill-imsemmija debituri in solidum bejniethom lill-kredituri skont sentenza moghtija mill-Onorabbli Qorti tal-Appell fil-kawza fl-ismijiet "Guido u Claudia mizzewgin Grima versus Pierre Buontempo, Ruben u Romina mizzewgin Buontempo, u Centre Travel Co. Ltd" (Citazzjoni numru elf seba' mija disgha u ghoxrin sbarra elfejn [1729/2000]) deciza fil-hamsa (5) ta' April, elfejn u tlettax (2013)

*g*  
*€ 23.29*  
*1*

Kawza ta' Preferenza: Ipoteka ~~Legali~~ Generali. Gudizwjali

*Fazio Maria Vella*  
*Dirigenti*  
*Chanceliera*

Illum ..... ta' Gunju, elfejn u tlettax (2013).

*H. Grima*  
**RECEIVED**  
**25 JUN 2013**  
(Direttur)

*Robert Tufigno*

Dr. Robert Tufigno  
- karta ta' identita  
numru 191657m -  
(għall-kredituri)

**REGISTRY SUPERIOR COURTS**  
No: *2419*  
**25 JUN 2013**  
**PAID**

01720

Hamsa (5) ta' Jannar tas-sena  
el-fejn u disgha (2009).

Testment magħmul minn Josephine Farrugia, armla ta' Joseph, bint il-mejtin  
Vincenzo Zahra u Carmela nee' Abela, imwielda Hal-Ghaxaq u toghqod 'St.  
Catherine" Triq San Guzepp, Ghaxaq, bin-numru tal-karta ta' l-identita  
118839(M).

€ 5.82  
AS

01721

Tnax (12) ta' Jannar tas-sena  
el-fejn u disgha (2009).

Testment unica charta magħmul minn Michael Lungaro, irtirat, iben il-mejtin  
Joseph Lungaro u Mary nee' Ellul, imwielded Zejtun u residenti Marsascale,  
bin-numru tal-karta ta' l-identita 389951(M) u martu Angela Lungaro, bint il-  
mejjet Anthony Tabone u Lucia nee' Caruana, imwielda Zejtun u residenti  
Marsascale, bin-numru tal-karta ta' l-identita 380855(M).

€ 5.82  
AS

01722

Tlettax (13) ta' Jannar tas-sena  
el-fejn u disgha (2009).

Testment magħmul minn Romina Saliba, accounts clerk, legalment separata  
minn ma' zewgha Ruben Buontempo, bint Edwin Saliba u Jane nee' Magri,  
imwielda Pieta u residenti 7A, Ta' Xexe, Triq Wied iz-Ziju, Zejtun, bin-numru  
tal-karta ta' l-identita 426574(M).

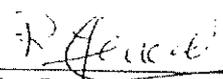
€ 5.82  
AS

01723

Sitta u ghoxrin (26) ta' Jannar tas-  
sena el-fejn u disgha.

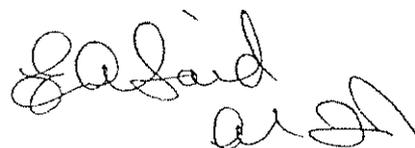
Testment magħmul minn Emanuel Delia, pensjonant, iben il-mejtin Carmelo u  
Josephine nee' Montebello, imwielded Tunis, it-Tunezija, u residenti 16 Rose,  
Flat 4, Triq San Stiefnu, Birzebbugia, bin-numru tal-karta ta' l-identita  
115588(M).

€ 5.82  
AS

  
Not. Dr. Riffenne Bugeja Fenech

RECEIVED

- 6 FEB 2009



NOT. Dr. E.A. SAID

No Remarks

Order 736095 Front Page

Name REUBEN HENRY SIVE RUBEN HENRY BUONTEMPO  
Spouse  
Father MARIO PAUL BUONTEMPO  
Mother DOROTHY MORAN

ID Card Birthplace ATTARD Date Of Birth

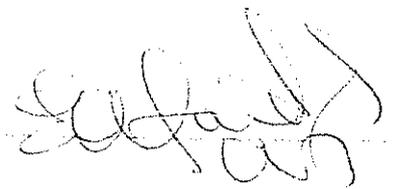
Liabilities From 01/01/1990 To 20/01/2020 Malta & Gozo

Transfers From 01/01/1989 To 20/01/2020 Malta & Gozo

Fidi From 01/01/1989 To 20/01/2020 Malta & Gozo No Different Maternity

Search Results

| Note Type | Note Year | Note Num. | V  | D/P  | D/M  | I |
|-----------|-----------|-----------|----|------|------|---|
| H         | 1997      | 12653     |    |      |      |   |
|           |           |           | RC | 2001 | 6423 |   |
| H         | 2000      | 7335      |    |      |      |   |
| H         | 2011      | 11227     |    |      |      |   |
|           |           |           | RC | 2015 | 5572 |   |
| H         | 2011      | 13074     |    |      |      |   |
|           |           |           | RC | 2015 | 5572 |   |
| H         | 2012      | 15283     |    |      |      |   |
|           |           |           | RC | 2015 | 869  |   |
| H         | 2012      | 16397     |    |      |      |   |
|           |           |           | RC | 2015 | 869  |   |
| H         | 2013      | 5956      |    |      |      |   |
| H         | 2013      | 6036      |    |      |      |   |
| H         | 2013      | 6535      |    |      |      |   |
| H         | 2013      | 8551      |    |      |      |   |
| H         | 2019      | 24434     |    |      |      |   |
| I         | 1997      | 16991     |    |      |      |   |
| I         | 1999      | 16354     |    |      |      |   |
| I         | 2008      | 12688     |    |      |      |   |
| M         | 2007      | 1789      |    |      |      |   |
| S         | 2012      | 152       |    |      |      |   |
| S         | 2013      | 68        |    |      |      |   |
| S         | 2014      | 62        |    |      |      |   |
| S         | 2017      | 21        |    |      |      |   |

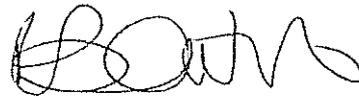


NOTA TA' REFERENZA

|                 |      |                     |
|-----------------|------|---------------------|
| REFERENZA NUMRU | 6423 | TITOLU-KANCELLAMENT |
|-----------------|------|---------------------|

Vol I 12653/1997

Permezz ta' att tieghi tas-sitta u ghoxrin ta' Settembru tas-sena elfejn u wiehed (26.09.2001) il-kreditur ippresta l-kunsens tieghu ghall-kancellament totali ta' l-imsemmija-nota:



Not. Dr. Romina Bartolo LL.D.

L.M. 1.501

RECEIVED

28 SEP 2001

TODAY



011227

Nota ghal Iskrizzjoni ta' Ipoteka

Numru Progressiv \_\_\_\_\_

Rimarki  
(ghall-uzu  
ufficjali biss)

Kreditur APS Bank Limited(C2192)

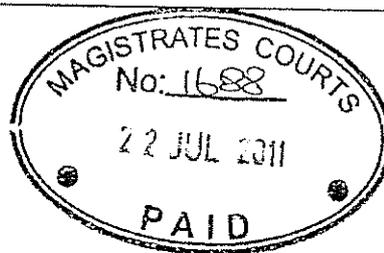
Debitur: Ruben Henry Buontempo, direttur ta kumpanija, bin Mario u Dorothy nee Moran, imwieded H'Attard, Malta u residenti Hal-Qormi, Malta, detentur tal-karta ta l-identita numru 174273M.

Kreditu: Is-somma ta sitt elef tmien mija u sebgha u ghoxrin Euro u sebgha u ghoxrin Centezimu(€6,827.27) bhala sorte, oltre l-imghax legali b'effett mill-wiehed u tletin(31) ta Dicembru tas-sena elfejn u hamsa(2005) sad-data tal-pagament effettiv u oltre l-ispejjez u drittijiet gudizzjarji, ilkoll kanonizzati skond sentenza fl-ismijiet APS Bank Limited(C2192) vs Dram Company Limited(C29773) u Ruben H.Buontempo(I.D.174273M) fil-kapacita tieghu ta' garanti solidali ta l-istess Dram Company Limited, moghtija mill-Qorti tal-Magistrati(Malta) fit-tlettax(13) ta Novembru tas-sena elfejn u sitta(2006)-Avviz numru erbgha u tmenin tas-sena elfejn u sitta(84/2006MM)

€23.29

AD

Kawza ta' Preferenza: Ipoteka Generali



RECEIVED

Illum \_\_\_\_\_ ta' \_\_\_\_\_ 2011 27 JUL 2011

*Said*

(Direttur)

Q

NOT. DO. E.A. SAID

*MF*  
**Marica Fenech**  
Courts of Justice (Malta)  
Deputy Registrar

(Firma tal-persuna li tapplika  
ghall-Iskrizzjoni)  
Av Stefan Meilak L.L.D ghall-Kreditur

Order 736095

H / 11227 / 2011

Nota ghal Iskrizzjoni ta' Ipoteka

Numru Progressiv 013074

Rimarki  
(ghall-uzu  
ufficjali biss)

Kreditur APS Bank Limited(C2192)

Debitur: Ruben Henry Buontempo,direttur ta kumpanija,bin Mario u Dorothy nee Moran,imwieled H'Attard ,Malta u residenti Hal-Qormi,Malta,detentur tal-karta ta l-identita numru 174273M.

Kreditu: Is-somma ta sitt elef tmien mija u sebgha u ghoxrin Euro u sebgha u ghoxrin Centezimu(€6,827.27)bhala sorte,oltre l-imghax legali b'effett mill-wiehed u tletin(31) ta Dicembru tas-sena elfejn u hamsa(2005) sad-data tal-pagament effettiv u oltre l-ispejjez u drittijiet gudizzjarji,ilkoll kanonizzati skond sentenza fl-ismijiet APS Bank Limited(C2192) vs Dram Company Limited(C29773) u Ruben H.Buontempo(I.D.174273M) fil-kapacita tieghu ta' garanti solidali ta l-istess Dram Company Limited,moghtija mill-Qorti tal-Magistrati(Malta)fit-tlettax(13) ta Novembru tas-sena elfejn u sitta(2006)-Avviz numru erbgha u tmenin tas-sena elfejn u sitta(84/2006MM)

Kawza ta' Preferenza:

Ipoteka specjali fuq il fond li jismu "Rose House" bil-garage anness mieghu,li jinsab go Triq il-Mimosa,il-Hamrun,minghajr numru ufficjali,konfinanti minn nofsinhar ma Triq il- Mimosa,mit-Tramuntana ma propjeta ta Agostino Bajada jew is-successuri fit-titolu,u mill-punent ma propjeta ta Marianna Gerada jew is-successuri fit-titolu,soggett ghac-cens annwu u perpetwu ta tlett mija u sitta u ghoxrin Euro u hdax il-centezimu(€326.11),altrimenti liberu u frank u bid-drittijiet u pertinenzi kollha tieghu.

Din l-ipoteka specjali qedha tigi registrata bhala garanzija ulterjuri ai termini tal-artikolu elfejn u sittax (2016)tal-Kapitolu Sittax(16)tal-Ligijiet ta Malta bhala garanzija ulterjuri ghall-kreditu kawtelat bin-nota ta ipoteka generali gja registrata fir-Registru Pubbliku ta Malta bin-numru hdax il-elf mitejn u sebgha u ghoxrin tas-sena elfejn u hdax(H 11227/2011).

RECEIVED

29 AUG 2011

Illum \_\_\_\_\_ ta' \_\_\_\_\_ 2011

*E. Said*

(Direttur)

MARIO AZZOPARDI  
Deputat Registratur  
Qorti tal-Gustizzja (Malta)  
Comissarju ghal-Guramanti

*[Signature]*

(Firma tal-persuna li tapplika  
ghall-Iskrizzjoni)  
Av Stefan Meilak L.L.D ghall-Kreditur

NOT D. E. A. SAID  
Order 736095

H / 13074 / 2011

*€ 23,000*

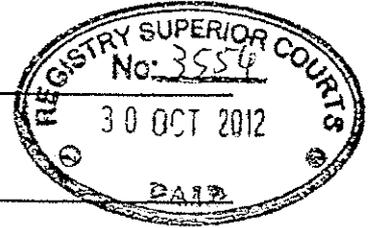
*811*

Nota ghal  
Iskrizzjoni ta' Ipoteka

Numru 15283  
Progressiv \_\_\_\_\_

Rimarki  
(ghall-uzu  
Ufficjali biss)

Kreditur: M.Demajo (Graphic Arts) Limited (C 2522)



Debituri:  
Dram Company Limited, registrazzjoni numru C 29773,

Ruben sive Reuben Buontempo, direttur ta' kumpanija, bin Mario u Dorothy nee Moran imwieled H'Attard, Malta u residenti Hal-Qormi, Malta, detentur tal-karta ta' l-identita numru 174273M

*flikkien u solidament bejniethom*

Kreditu:

Ghoxxrin elf, mija u hamsa u erbghin Euro u erbgha u sebghin centezmi (€20,145.74) kwantu ghas-somma ta' tlett mija u erbghin Euro u tmien centezmi (€340.08) rapprezentanti bilanc dovut mill-import ta' kambjala numru sbatax (17) datata sittax (16) ta' Jannar tas-sena elfejn u sitta (2006) liema kambjala skadiet nhar it-tlettin (30) ta' Gunju tas-sena elfejn u sebgha (2007), u kwantu ghas-somma ta' dsatax il-elf, tmien mija u hames Euro u sitta u sittin centezmi (€19,805.66) rapprezentanti import ta' sitt (6) kambjali enumerati minn numri tmintax (18) san numru tlieta u ghoxrin (23) it-tnejn inkluzi, liema kambjali skadew fil-wiehed u tlettin (31) ta' Lulju tas-sena elfejn u sebgha (2007), u kull xahar sussegwenti sal-wiehed u tlettin (31) ta' Dicembru tas-sena elfejn u sebgha (2007), u li baqghu ma thallsux, u liema kambjali gew rezi ezegwibbli bhala titoli ezekuttivi a tenur tal-Artikolu mitejn u tlieta u hamsin, (253) ittra "e" tal-Kapitolu tnax (12) tal-Ligijiet ta' Malta permezz tal-Ittra Ufficjali datata tmienja u ghoxrin (28) ta' Novembru tas-sena elfejn u hdax (2011) pprezentata fir-registru tal-Prim Awla tal-Qorti Civili u li ggib in-numru tlett elef seba' mija u sebgha u disghin tas-sena elfejn u hdax (3797/2011), oltre l-imghaxxijiet legali mid-data ta' l-iskadenza ta' kull kambjala sad-data tal-pagament effettiv u l-ispejjez gudizzjarji.

Kawza ta' Preferenza:

Ipoteka Generali

23291  
AD  
S

Marie Vella  
D'Registrar  
Courts of Justice (Malta)

Illun \_\_\_\_\_ ta' \_\_\_\_\_ 2012

(Direttur)

Avv. Karl Briffa  
ghall-kreditur

Nota ghal  
Iskrizzjoni ta' Ipoteka

Numru 016397  
Progressiv

Rimarki  
(ghall-uzu  
Ufficjali biss)

Kreditur: **M.Demajo (Graphic Arts) Limited (C 2522)**

Debituri:

**Dram Company Limited**, registrazzjoni numru C 29773,

**Ruben sive Reuben Buontempo**, direttur ta' kumpanija, bin Mario u Dorothy nee Moran imwieled H'Attard, Malta u residenti Hal-Qormi, Malta, detentur tal-karta ta' l-identita numru 174273M

*flimkien u solidament bejniethom*

Kreditu:

Ghoxrin elf, mija u hamsa u erbghin Euro u erbgha u sebghin centezmi (€20,145.74) kwantu ghas-somma ta' tlett mija u erbghin Euro u tmien centezmi (€340.08) rapprezentanti bilanc dovut mill-import ta' kambjala numru sbatax (17) datata sittax (16) ta' Jannar tas-sena elfejn u sitta (2006) liema kambjala skadjet nhar it-tlettin (30) ta' Gunju tas-sena elfejn u sebgha (2007), u kwantu ghas-somma ta' dsatax il-elf, tmien mija u hames Euro u sitta u sittin centezmi (€19,805.66) rapprezentanti import ta' sitt (6) kambjali enumerati minn numri tmintax (18) san numru tlieta u ghoxrin (23) it-tnejn inkluzi, liema kambjali skadew fil-wiehed u tlettin (31) ta' Lulju tas-sena elfejn u sebgha (2007), u kull xahar sussegwenti sal-wiehed u tlettin (31) ta' Dicembru tas-sena elfejn u sebgha (2007), u li baqghu ma thallsux, u liema kambjali gew rezi ezegwibbli bhala titoli ezekuttivi a tenur tal-Artikolu mitejn u tlieta u hamsin, (253) ittra "e" tal-Kapitolu tnax (12) tal-Ligijiet ta' Malta permezz tal-Ittra Ufficjali datata tmienja u ghoxrin (28) ta' Novembru tas-sena elfejn u hdax (2011) pprezentata fir-registru tal-Prim Awla tal-Qorti Civili u li ggib in-numru tlett elef seba' mija u sebgha u disghin tas-sena elfejn u hdax (3797/2011), oltre l-imghaxxijiet legali mid-data ta' l-iskadenza ta' kull kambjala sad-data tal-pagament effettiv u l-ispejjez gudizzjarji.

*AD*

*€ 23,29*  
*8*

Kawza ta' Preferenza:

**Ipoteka Specjali** fuq il-fond li jismu 'Rose House' bil-garage anness mieghu, li jinsab go Triq il-Mimosa, il-Hamrun, minghajr numru ufficjali, konfinanti minn nofsinhar ma Triq il-Mimosa, mit-Tramuntanama proprjeta ta' Agostino Bajada jew is-successuri fit-titolu, u mill-punent ma proprjeta ta' marianna Gerada jew is-successuri fit-titolu, soggett ghac-cens annwu u perpetwu ta' tlett mija u sitta u ghoxrin Euro u hdax il-centezmu (€326.11), altrimenti liberu u frank u bod-drittijiet u pertinenzi kollha tieghu.

Din l-ipoteka specjali qieghdha tigi registrata bhala garanzija ulterjuri ai termini tal-artikolu elfejn u sittax (2016) tal-Kapitolu Sittax (16) tal-Ligijiet ta' Malta bhala garanzija ulterjuri ghall-kreditu kawtelat bin-nota ta' ipoteka generali gja registrata fir-Registru Pubbliku ta' Malta bin-numru ta' iskrizzjoni hmistax il-elf, mitejn u tlieta u tmenin tas-sena elfejn u tnax (15283/2012)

Ille RECEIVED ta' \_\_\_\_\_ 20\_\_

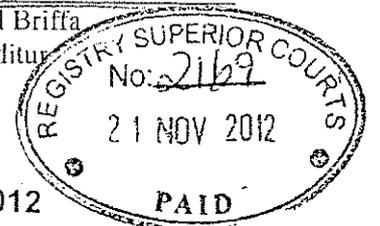
21 NOV 2012

(Direttur)  
*[Signature]*

*Dr. E.A. SAID*

*[Signature]*  
Dr. E.A. SAID  
Direttur

*[Signature]*  
Avv. Karl Briffa  
ghall-kreditur



Order 736095

H / 16397 / 2012

005956

Nota ghal iskrizzjoni ta' Ipoteka Generali

NUMRU PROGRESSIV:

Rimarki  
(ghall-uzu  
ufficjali biss)

**Kreditur:** Monica Grima nee' McKeon, amila ta' Joseph Grima, mara tad-dar, bint Paul McKeon u Alice nee' Cutajar, imwielda nhar il-hdax (11) ta' Awwissu tas-sena elf, disa' mija u erbgha u hamsin (1954), il-Hamrun u residenti Zebbug (Malta), bil-karta tal-identita' numru sitta' zero erbgha hamsa hamsa erbgha ittra (M) (ID604554M) u Nazzareno Seguna, iben Joseph Seguna u Grezzja nee' Borg, impjegat, imwieled nhar l-erbgha (4) ta' Frar tas-sena elf, disa' mija u tlieta u hamsin (1953), Zebbug (Malta) u residenti Zebbug (Malta), bil-karta tal-identita' numru wiehed tmienja tlieta erbgha hamsa tlieta ittra (M) (ID183453M), Mary Grace Seguna, mizzewga lil Nazzareno Seguna, mara tad-dar, bint Salvu Camilleri u Caterina nee' Spiteri imwielda nhar it-tlieta (3) ta' Awwissu tas-sena elf, disa' mija u sebgha u hamsin (1957), iz-Zejtun u residenti Zebbug (Malta) bil-karta tal-identita' numru hamsa wiehed tmienja sitta' hamsa sebgha ittra (M) (ID518657M) u Olivia Ann Debattista, mizzewga lil Kevin Debattista, impjegata, bint Joseph Grima u Monica nee' McKeon, imwielda nhar is-sittax (16) ta' Dicembru tas-sena elf, disa' mija u sitta' u sebghin (1967), H'Attard u residenti Zebbug (Malta), bil-karta tal-identita' numru tmienja wiehed tlieta sebgha sebgha ittra (M) (ID81377M)

**Debitur:** Reuben Buontempo, direttur, iben Mario Buontempo u Dorothy nee' Moran, imwieled nhar it-tnejn (2) ta' April tas-sena elf, disa' mija u tlieta u sebghin (1973) Attard u residenti Hamrun, bil-karta tal-identita' numru wiehed sebgha erbgha tnejn sebgha tlieta bl-ittra (M) (ID174273(M))

**Kreditu:** sitta' u erbghin elf, hames mija u sebgha u tmenin ewro u sebgha u erbghin centezmu (€46,587.47), bl-imghax legali mill-hmistax (15) ta' April tas-sena elf disa' mija u tmienja u disghin (1998), sal-pagament effettiv a tenur ta' sentenza moghtija mill-Qorti tal-Appell Superjuri fl-ismijiet "Joseph u Monica konjugi Grima u b'digriet tal-5 ta' Frar 2013 stante l-mewt ta' Joseph Grima fil-mori tal-kawza, il-gudizzju f'ismu gie trasfuz f'isem l-istess Monica Grima fil-kwalita' taghha ta' werrieta universali tieghu u f'isem Olivia Ann Debattista ghal kull interess li ghandha u li jista' jkollha; Nazzareno u Mary Grace konjugi Seguna vs Pierre Buontempo, Ruben u Romina konjugi Buontempo u Centre Travel Company Limited u b'digriet tad-19 ta' Mejju 2000 gie kjamata in kawza Guido Grima.

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AD  
S

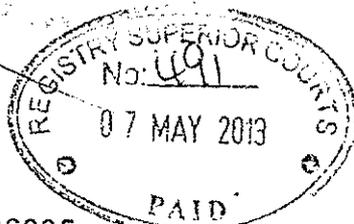
Kawza ta' Preferenza : Ipoteka Generali

Illum ta' 8 ta' 2013

(Direttur)

(Firma tal-persuna li tapplika ghall-Iskrizzjoni)

2013 Malta  
Director  
Court of Justice



o.b.o. the creditors

*Small payment  
 Cara lish to 702  
 to 8 to July 2013*

*00000 AD  
 006535*

|  |  |                   |
|--|--|-------------------|
| Nota ghal iskrizzjoni ta' Ipoteka Specjali |  | NUMRU PROGRESSIV: |
| Rimarki<br>(ghall-uzu<br>ufficjali biss)   |  |                   |
| Kreditur:                                  | <p>Monica Grima nee' McKeon, armla ta' Joseph Grima, mara tad-dar, bint Paul McKeon u Alice nee' Cutajar, imwielda nhar il-hdax (11) ta' Awwissu tas-sena elf, disa' mija u erbgha u hamsin (1954), il-Hamrun u residenti Zebbug (Malta), bil-karta tal-identita' numru zero sitta zero erbgha hamsa hamsa erbgha ittra (M) (ID0604554M) u Nazzareno Seguna, iben Joseph Seguna u Grezzja nee' Borg, impjegat, imwieled nhar l-erbgha (4) ta' Frar tas-sena elf, disa' mija u tlieta u hamsin (1953), Zebbug (Malta) u residenti Zebbug (Malta), bil-karta tal-identita' numru zero wiehed tmienja tlieta erbgha hamsa tlieta ittra (M) (ID0183453M), Mary Grace Seguna, mizzewga lil Nazzareno Seguna, mara tad-dar, bint Salvu Camilleri u Caterina nee' Spiteri imwielda nhar it-tlieta (3) ta' Awwissu tas-sena elf, disa' mija u sebgha u hamsin (1957), iz-Zejtun u residenti Zebbug (Malta) bil-karta tal-identita' numru zero hamsa wiehed tmienja sitta hamsa sebgha ittra (M) (ID0518657M) u Olivia Ann Debattista, mizzewga lil Kevin Debattista, impjegata, bint Joseph Grima u Monica nee' McKeon, imwielda nhar is-sittax (16) ta' Dicembru tas-sena elf, disa' mija u sitta u sebghin (1967), H'Attard u residenti Zebbug (Malta), bil-karta tal-identita' numru zero zero tmienja wiehed tlieta sebgha sebgha ittra (M) (ID0081377M)</p> |                   |
| Debitur:                                   | <p>Reuben Buontempo, direttur, iben Mario Buontempo u Dorothy nee' Moran, imwieled nhar it-tnejn (2) ta' April tas-sena elf, disa' mija u tlieta u sebghin (1973) Attard u residenti Hamrun, bil-karta tal-identita' numru zero wiehed sebgha erbgha tnejn sebgha tlieta bl-ittra (M) (ID0174273M)</p>   |                   |
| Kreditu:                                   | <p>sitta u erbghin elf, hames mija u sebgha u tmenin ewro u sebgha u erbghin centezmu (€46,587.47), bl-imghax legali mill-hmistax (15) ta' April tas-sena elf disa' mija u tmienja u disghin (1998) sal-pagament effettiv a tenur ta' sentenza moghtija mill-Qorti tal-Appell Superjuri nhar il-hamsa (5) ta' April tas-sena elf u tlettax (2013), fl-ismijiet "Joseph u Monica konjugi Grima u b'digriet tal-5 ta' Frar 2013 stante l-mewt ta' Joseph Grima fil-mori tal-kawza, il-gudizzju f'ismu gie trasfuz f'isem l-istess Monica Grima fil-kwalita' taghha ta' werrieta universali tieghu u f'isem Olivia Ann Debattista ghal kull interess li ghandha u li jista' jkollha; Nazzareno u Mary Grace konjugi Seguna vs Pierre Buontempo, Ruben u Romina konjugi Buontempo u Centre Travel Company Limited u b'digriet tad-19 ta' Mejju 2000 gie kjamat in-kawza Guido Grima.</p>   |                   |

*Dr. Sharon Nizzi Dequana  
 cba creditors.*

*RECEIVED  
 21 JUN 2013*

8551

Nota għal Iskrizzjoni ta' Ipoteka Generali

Numru Progressiv .....

Rimarki  
(għall-uzu ufficjali biss)

Kreditur: Guido Grima, impjegat il-bank, iben il-mejjet Carmelo u Ersilia nee' Vassallo, imwield Pietà' u residenti l-Imsida (karta tal-identita' numru 383460m), u Claudia Grima, mart Guido, bint Filiberto Tufigno u l-mejta Josephine nee' Xuereb, imwielda Sliema u residenti l-Imsida (karta ta' identita' numru 739962m)

Debituri: Pierre Buontempo, direttur ta' kumpanija, iben Mario u Dorothy nee' Moran, imwield Guardamangia u residenti Santa Venera (karta ta' identita' numru 311370m), Ruben Buontempo, direttur ta' kumpanija, iben Mario u Dorothy nee' Moran, imwield H'Attard u residenti Hal Qormi (karta ta' identita' numru 174273m), Romina Buontempo, maghrufa ukoll bhala Romina Saliba, mart Ruben Buontempo, bint Edwin Saliba u Jane nee' Magri, imwielda Pietà' u residenti Marsaskala (karta ta' identita numru 426574m), u Centre Travel Co. Limited (C-20790)

g  
€ 23. 19  
7

Kreditu: is-somma ta' erbgħin elf mija u tmintax-il Euro u disgha u tmenin cent (€40,118.89) u l-imghax dekorribbli mill-erbagħatx (14) ta' Settembru, elf disa' mija tmienja u disghin (1998) sad-data tal-effettiv pagament dovuti mill-imsemmija debituri in solidum bejniethom lill-kredituri skont sentenza mogħtija mill-Onorabbli Qorti tal-Appell fil-kawza fl-ismijiet "Guido u Claudia mizzewgin Grima versus Pierre Buontempo, Ruben u Romina mizzewgin Buontempo, u Centre Travel Co. Ltd" (Citazzjoni numru elf seba' mija disgha u ghoxrin sbarra elfejn [1729/2000]) deciza fil-hamsa (5) ta' April, elfejn u tlettax (2013)

Kawza ta' Preferenza: Ipoteka ~~Legal~~ Generali. Gudizzjali

Maria Vella  
U Registratur  
Canti d'Jura (Mali)

Illum ..... ta' Gunju, elfejn u tlettax (2013).

  
/ (Direttur)  
RECEIVED  
2 JUN 2013

Dr. Robert Tufigno  
- karta ta' identita  
numru 191657m -  
(għall-kredituri)

REGISTRAR SUPERIOR COURTS  
No: 2419  
25 JUN 2013  
PAID

16991

Erba u ghoxrin ta Novembru tas-sena elf disa mija sebgha u disghin (1997);

Mario Buontempo fil kummerc bin il-mejtin Carmelo u Vittoria nee Ferro imwieled Valletta u residenti Blata l-Bajda limiti tal-Hamrun u martu Dorothy Buontempo bint il-mejjet William Moran u Evelyn nee Camilleri imwielda Valletta u residenti Blata l-Bajda limiti tal-Hamrun assenjaw u ttrasferew flimkien u insolidum bejniethom b'titolu ta Donazzjoni lill-Ruben Buontempo fil kummerc bin Mario u Dorothy nee Moran imwieled Attard u residenti Guardamangia u martu Romina Buontempo bint Edwin Saliba u Jane nee Magri imwielda l-Pieta u residenti Guardamangia l-fond bla numru maghruf bi-isem ta "Rose House" f'Mimosa street gja New Street li fikkongingji Our Lady of Sorrows Street ma Saint Luke's Road fil Hamrun drabi ohra jaghmel ma Guardamangia u konfinanti mit-Tramuntana ma beni ta Agostino Bajada jew is-succesuri tieghu minn Nofsinhar ma l-imsemmija Triq Mimosa u mil-Punent ma beni ta Marianna Gerada jew is-succesuri taghha jew irjeh verjuri ohra bis-servitujiet attivi u passivi, kif soggett ghac cens u subcens annwu u perpetwu ta mija u erbghin lira Maltija (Lm140) pagabbli lill Nazzareno sive Rennie Zarb minn kull hag-onta libera u frank u bid-drittijiet u pertinenzi kollha tieghu u dana bil-valur ta ghaxar telef lira Maltija (Lm10,000) u taht il-pattijiet imsemmija fl-att.

*Handwritten signature*

*Handwritten signature*

Not. Dr. Hugh Grima LL.D. 15 DEC 1997

Notice i.f.o. Sec 51 filed  
 on 15 12 97  
 m/n  
 f/Comm of Inland Revenue  
 Order 736095

RECEIVED  
 TODAY  
*Handwritten signature*  
 1/16991/1997

12688

Seventh (7<sup>th</sup>.) day of August of the year two thousand and eight (2008)

Deed of Personal Separation entered into between **Ruben Buontempo**, a company director, son of Mario and of Dorothy nee Moran, born in Attard and residing at Hamrun, holder of Identity Card number 174273(M), and **Romina Buontempo**, wife of the appearer Ruben Buontempo, daughter of Edwin Saliba and of Jane nee Magri born in Pieta' and residing at Marsaskala, holder of identity card numbered: 0426574(M), whereby the Community of Acquests which existed between the said spouses Buontempo was terminated with immediate effect as from date of deed.

Following this personal separation the said Romina Buontempo assigned and transferred by title of Liquidation and Partition of the Community of Acquests unto the said Ruben Buontempo her one half (1/2) undivided share together with any rights of whatsoever nature that she may have on the matrimonial home namely the house and the garage annexed to the said house situated in Mimosa Street, Hamrun, without an official number but bearing the name *Rose House* bounded on the South by the said street, on the North by property of Agostino Bajada or his successors in title and on the West by proeprty of Marianna Gerada or her successors in title as subject to the annual and perpetual groundrent of three hundred and twenty six euro and eleven euro cents (€326.11c) equivalent to one hundred and forty Maltese liri (Lm140) otherwise free and unencumbered with all its rights and appurtenances.

The said Ruben Buontempo and Romina Buontempo nee' Saliba contracted marriage on the seventh (7th) day of December of the year one thousand, nine hundred and ninety-six (1996);

The said Romina Buontempo reverted to her maiden surname "Saliba" with immediate ffect as from date of deed.

Not. Dr. Andre' Farrugia LL.D.

13 AUG 2008