

Illum, It-Tnejn, 20 ta' Januar 2020

Registratur Ta'l-Qorti

Qrati Civili

Valletta

Noti Addizzjonali dwar is- subbasta 64/14

Fl-Atti Tas-Subbasta numru 64 /2014

Bank of Valletta p.l.c. (C 2833)

vs

Amity Developments Limited (C37831)



B'referenza ghall-rapport precedent tiegħi data tħaxx ta' April 2017 (12.04.2017) fir-rigward tas-subbasta Nru. 64/14 nixticq inzid is-segventi:

NOTI ADDIZZJONALI :

Re: Block, The Cobbles, St.Philip Street, Birzebbuġa.

- Il-maisonette bid-drittijiet u l-pertinenzi kollha tagħha u li l-indirizz tagħha kien 186, The Cobbles, St.Philip Street, Birzebbuġa u li twaqqqħet biex tagħmel wisgha ghall-blokka bini li prezentament tokkupa l-istess sit giet trasferita l-ahhar fit-tnejn ta' Marzu elfejn u sitta (02.03.2006). "The maisonette overlies a third party property and enjoys the active servitudes of a terrace and of rain water; it has the drains and drainage system passing from the underlying garage, otherwise free and unencumbered with all its rights and appurtenances, including the relative airspace. L-expert tal-qorti m'għandux evidenza li xi appartament jew garaxx jew kwalunkwe parti mill-blokka ezistenti u li tinsab fi stat ta' gebla u saqaf qatt inbiegħat.
- L-arja giet trasferita l-ahhar fil-hdax ta' Frar elfejn u tmienja (11.02.2008). L-arja li tinsab mil-livell tat-triq 'il fuq sovrastanti drive in f'basement level u liema arja siha kejл ta' circa hamsa u tlettin (35) pied bi tlettix (1.3) il-pied u cieo disgha u tlettin punt sebgha metri kwadri (39.7m²), delineate bl-orango fuq l-annessa pjanta document A , jew billi siha stante illi hija imdawra bil-bini hlief naha wahda biss illi tasal sal-punt bejn il-garage ta' salvu u l-garage ta' Tony Cachia, u naha ohrailli tagħti fuq għalqa bi qbiela għand Francis Gauci. Din l-arja tinsab gewwa Saint Philip Street Birzebbuġa u tikkonfina Xlokk ma' Garage ta' certu Salvu, Majjistral mal-ghalqa bi qbiela għand Francis Gauci u Lbic ma' gid ta' Frances Gauci, bid-drittijiet kollha tagħha, u soggett ghac-cens annwu u temporanji ta'

dsatax punt disgha zero Euros (€19.90), ekwivalenti ghal tmien liri Maltin u erbgha u hamsin centezmu (LM8.54) jew cens aktar preciz, liema cens huwa rivedibbli kull hamsa u ghoxrin (25) sena mit-tletin ta' Settembru, tas-sena elf disgha mijha u wiehed u tmienin (30.09.1981), mill-bqija lbera u frana, bid-drittijiet u l-pertinenzi kollha.

- Il-bejgh ta' l-arja li kienet giet trasferita l-ahhar fil-hdax ta' Frar elfejn u tmienja (11.02.2008) kien gie maghmul u accettat, fost ohrajn, bil-pattijiet u l-kundizzjonijiet segamenti :

1. Man-naha tal-ghalqa li qieghda bi qbiela għand Frances Gauci, fejn jinfethu twieq jew gallariji il-hajt tal-gebel għandhu jkun ta' għoli ta' seba' (7) filati.
2. Pipes tal-ilma, jew drainage ma jistghux isir fuq in-naha ta' barra tal-hajt għal fuq in-naha tal-ghalqa. Inoltre ma jistax isir overflow tal-ilma għal go l-ghalqa.
3. L-ebda parti minn dan il-kuntratt ma għnadhu jitqies illi qed jingħataw drittijiet fuq l-ghalqa b' qbiela għand Frances Gauci.
4. Man-naha tal-Lbic tal-arja u cioe' dik in-naha li tagħti fuq ir-tampa tal-basement ta' garages ma jistghux jinfethu twieqi jew galleriji.

- Blokka koperta bil-permess numru PA 06302/ 07 inbniet u prezentament tokkupa l-istess siti li kienu jokkupaw il-*maisonette* 186, The Cobbles, St.Philip Street, Birzebbu li kienet giet trasferita trasferita l-ahhar fit-tnejn ta' Marzu elfejn u sitta (02.03.2006) u l-arja li giet trasferita l-ahhar fil-hdax ta' Frar elfejn u tmienja (11.02.2008). L-espert tal-qorti m'għandu evidenza li xi appartament jew garaxx jew kwalunkwe parti mill-blokka ezistenti u li tinsab fi stat ta' gebla u saqaf qatt inbiegħat.
- Koppja tal-kuntratti tal-bejgh jinsabu annessi ma din in-nota korretorja, b'referenza "The Cobbles" u "The Cobbles" – Airspace.
- Il-qisien ta' l-appartamenti fis-sulari kollha huma l-istess għalhekk gie mkejjel biss sular wieħed. Dawn is-surveys jinsabu annessi ma din in-nota korretorja, b'referenza "The Cobbles" – Surveys u jinkludu wkoll il-qisien tal-garaxxijiet. Il-penthouse ma tkejlitx għażi mhux mibnija skond il-pjanti tal-permess approvati u ma itstx tinbiegħ hekk kif inhi.
- M'hemm l-ebda ksur tal-ligijiet sanitari. Minkejja dan l-espert tal-qorti jixtieq jirrefer għas-sezzjoni 'Noti Importanti' tar-rapport tieghu precedenti u sabiex jissimpliċka l-affarijiet qiegħed jerghha jirriproduc ħawn taht:

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Noti Importanti:

L-espert tal-qorti jixtieq jigbed l-attenzjoni tal-qorti li hemm numru ta' rregolaritajiet fil-binja ezistenti (kif elenkat aktar il-quddiem). **L-espert tal-qorti jagħti parir li il-binja kollha tigi regolarizzat kif inhi permezz tal-provizzjonijiet ta' L.N. 285 – 2016 mill-aktar fiss. Il-mizata tal-awtorita għal dan l-iskop tkun tlahhaq €21,200. Il-mizati tal-**

perit tkun ta circa €2000 (Inkluz VAT). Dawn l-ispejjez addizjonali qed jitnaqqsu mill-prezz finali tal-blokk.

L-opzjoni l-ohra (li l-expert tal-Qorti ma jissugerix ghalkemm hi marginalment irhas) hi skond l-elenku tal-irregolaritajiet kif gejjin fil-punt hawn taht :

- Il-penthouse li tifforna parti min din il-bloCCA bini mhiex mibnija skond il-pjanti tal-permess u l-irhas mod ghall-bejjiegh ikun li permezz tal-perit tieghu, jdahhal applikazzjoni ghall- "*Sanctioning of apartment block overlying garages 'As Built', alterations to penthouse and construction of parapet wall above and along the perimeter of the roofed area of as proposed penthouse, sanctioning*" to respect provisions in DC2015." quddiem l-Awtorita ta' l-Ippjanar. L-ispiza biex wiehed japplika quddiem il-Planning Authority inkluz il-mizati ta' perit, xogħol li jrid isir fuq il-parti ta wara u ta quddiem tal-penthouse fejn ikunu jridu jitkissru parti mis-soqfa sabiex is-setbacks jirrispettaw il-policies ta DC2015 u l-bini ta opramorta madwar il-perimetru ta fuq tal-penthouse hi ta circa €5000 (Inkluz VAT). L-expert tal-Qorti jagħti parir sabiex l-applikazzjoni għas-sanzjonar tal-faccati kif inbnew u tal-btichi nterni tigi nkluza ma l-applikazzjoni li ssemiet aktar il-fuq ; "*Sanctioning of apartment block overlying garages 'As Built', alterations to penthouse and construction of parapet wall above and along the perimeter of the roofed area of as proposed penthouse, sanctioning*". L-gholi ntern tal-garaxx ta tmien karozzi hu ta 2 metri li hu anqas mit-2.1m minimu stabbilit minn DC2015 jew it-2.05m li kien il-minimu stabbilit minn DC2007. Għalhekk dan il-garaxx jrid jigi regolarizzat kif inhu permezz tal-provizzjonijiet ta L.N. 285 / 2016. Il-mizata tal-awtorita għal dan l-iskop tkun tlahhaq €2600. Il-mizati tal-perit tkun ta circa €400 (Inkluz VAT). L-expert tal-Qorti jagħti parir biex dan il-pass jittieħed wara t-trasferiment tal-garaxx fuq terzi. L-expert tal-qorti jinnota li ma setghax jsib il-bir fejn kien indikat fuq il-pjanti tal-permess u lanqas f'postijiet ohra taht din il-bloCCA bini; l-expert tal-qorti jikkonkludi li dan il-bir ma sarx. Għalhekk l-expert tal-Qorti jirrikmanda li dan il-bir li hu mitlub mill-ligi u li ma sarx jinbena wara li jigi skawat il-blat fejn indikat fuq il-pjanti tal-permess. Mingħajr dan il-bir, l-Awtorita ta' l-Ippjanar ma tkunx f'qaghda li toħrog il-compliance certificates li huma essenzjali li jigu annessi ma l-applikazzjonijiet tal-ARMS Ltd. sabiex jinkisbu s-servizzi tad-dawl u ta' l-ilma għal-fondijiet kollha f'din il-bloCCA bini. L-ispiza biex jitqatta il-blat u jinbena dan il-bir ikunu ta circa €12,000 (inkluz VAT).

L-expert tal-qorti jixtieq jigbed l-attenzjoni tal-qorti li fil-basement ta din l-istess bloCCA bini hemm *domestic store* li hu accessibl mill-komun ta l-istess bloCCA bini. Dan id-*domestic store* ma jissemmix fis-sentenza tal-Onorabqli Qorti.

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Re: Maisonette Rustica, Notabile Road, Attard.

- L-imsemmija maisonette tinsab mibnija fuq “a divided portion of land which comprises a garden, passage, garage, drive-in and a yard, all formerly forming an integral part of an unnumbered house named ‘Rustica’ in Notabile Road, Attard bounded on the South-East by the said street, West by the rest of the said house, property of Joseph and Carmen Mifsud, and North-east by property of Alfred Grech or his successors in title, free and unencumbered with all its rights and appurtenances.” Din il-porzjoni divisa ta’ art giet trasferita l-ahhar fit-tlieta u ghoxrin ta’ Frar ta’ l-elfejn u sebgha (23.02.2007).
- L-expert tal-qorti m’ghandux evidenza li l-maisonette qatt inbieghat u ghalhekk imkien ma hemm miktub x’inhuma d-drittijiet, il-pertimenzi u s-servitujiet tieghu. L-expert tal-qorti jasal jiddeduci li d-drittijiet, il-pertimenzi u s-servitujiet ta’ l-imsemmi maisonette huma dawk kollha rizultanti mill-pozizzjoni tieghu ; dawn possibilment jinkludu izda ma jkunux biss limitati ghas-servitu ta’ twieqi u gallariji u terrazzini sovraposti, ilma tax-xita, katusi tad-drains u drenagg li jghaddu mill-fond u drittijiet u servitujiet ohra rizultanti mill-pozizzjoni tieghu.
- Koppja tal-kuntratt tal-bejgh jinsab anness ma din in-nota korretorja, b’referenza “Rustica”.
- Is--survey jinsab anness ma din in-nota korretorja, b’referenza “Rustica” – Surveys u jinkludi wkoll il-qisien tal-garaxxijiet. L-gholi intern tal-maisonette hu ta’ 2.90m. L-arja superficjali tal-maisonette hi ta tmienja u disghin punt erbgha u tletin (98.34) metru kwadru. L-arja superficjali tal-bitha tal-maisonette hi ta tlieta u tletin punt tnejn u ghoxrin (33.22) metru kwadru.
- Il-maisonette jikkonforma mal-ligijiet sanitarji.
- Hadd ma jghix go dan il-maisonette.

Re: 3 Car Garage, Notabile Road, Attard.

- L-imsemmija garaxx jinsab mibni fuq “a divided portion of land which comprises a garden, passage, garage, drive-in and a yard, all formerly forming an integral part of an unnumbered house named ‘Rustica’ in Notabile Road, Attard bounded on the South-East by the said street, West by the rest of the said house, property of Joseph and Carmen Mifsud, and North-east by property of Alfred Grech or his successors in title, free and unencumbered with all its rights and appurtenances.” Din il-porzjoni divisa ta’ art giet trasferita l-ahhar fit-tlieta u ghoxrin ta’ Frar ta’ l-elfejn u sebgha (23.02.2007).
- L-expert tal-qorti m’ghandux evidenza li l-garaxx qatt inbiegh u ghalhekk imkien ma hemm miktub x’inhuma d-drittijiet, il-pertimenzi u s-servitujiet tieghu. L-expert tal-qorti jasal jiddeduci li d-drittijiet, il-pertimenzi u s-servitujiet ta’ l-imsemmi garaxx huma dawk kollha rizultanti mill-pozizzjoni tieghu. M’hemm ebda informazzjoni dwar jekk l-arja ta fuq il-garaxx tappartjenix lill-istess garaxx; l-expert tal-qorti josserva li m’hemm l-ebda access permanenti ghal fuq is-saqaf ta’ l-istess garaxx u kif ukoll li l-maisonette li jinsab fil-first floor m’ghandu l-ebda twieqi jghatu ghal fuq l-arja ta fuq il-garaxx.

- Koppja tal-kuntratt tal-bejgh jinsab anness ma din in-nota korretorja, b'referenza "Rustica".
- Is--survey jinsab anness ma din in-nota korretorja, b'referenza "Rustica" – Surveys u jinkludi wkoll il-qisien tal-garaxx. L-gholi intern tal-garaxx hu ta' circa 2.90m. Il-garaxx għandu qies ta' 35.3 metri kwadri. Il-qisien interni ta' dan il-garaxx huma ta' 2.98 metri wisgha b' 11.83 metri tul.
- Il-garaxx jikkorforma mal-ligijiet sanitarji.
- Id-dħul fil-garaxx sar bi zgass u għalhekk l-espert tal-qorti ma setax jingħata l-informazzjoni dwar jekk jezistux kuntratti jew le ta kiri u li kieku jekk jezistu, dwar x'jista' jkun il-kontenut tagħhom.

Re: 12 Car Garage, Notabile Road, Attard.

- L-imsemmija garaxx jinsab mibni fuq "a divided portion of land which comprises a garden, passage, garage, drive-in and a yard, all formerly forming an integral part of an unnumbered house named 'Rustica' in Notabile Road, Attard bounded on the South-East by the said street, West by the rest of the said house, property of Joseph and Carmen Mifsud, and North-east by property of Alfred Grech or his successors in title, free and unencumbered with all its rights and appurtenances." Din il-porzjoni divisa ta' art giet trasferita l-ahhar fit-tlieta u ghoxrin ta' Frar ta' l-elfejn u sebħha (23.02.2007).
- L-espert tal-qorti m'għandux evidenza li l-garaxx qatt inbiegh u għalhekk imkien ma hemm miktub x'inhuma d-drittijiet, il-pertimenzi u s-servitujiet tieghu. L-espert tal-qorti jasal jiddedu li d-drittijiet, il-pertimenzi u s-servitujiet ta' l-imsemmi garaxx huma dawk kollha rizultanti mill-pozizzjoni tieghu.
- Koppja tal-kuntratt tal-bejgh jinsab anness ma din in-nota korretorja, b'referenza "Rustica".
- Is--survey jinsab anness ma din in-nota korretorja, b'referenza "Rustica" – Surveys u jinkludi wkoll il-qisien tal-garaxx. L-gholi intern tal-garaxx hu ta' circa 2.58m. Il-garaxx għandu qies ta' 99 metri kwadri. Il-qisien interni ta' dan il-garaxx huma skond is-survey.
- Il-garaxx jikkorforma mal-ligijiet sanitarji.
- Id-dħul fil-garaxx sar bi zgass u għalhekk l-espert tal-qorti ma setax jingħata l-informazzjoni dwar jekk jezistux kuntratti jew le ta kiri u li kieku jekk jezistu, dwar x'jista' jkun il-kontenut tagħhom.

Re: 1 Car Garage, Notabile Road, Attard.

- L-imsemmija garaxx jinsab mibni fuq "a divided portion of land which comprises a garden, passage, garage, drive-in and a yard, all formerly forming an integral part of an unnumbered house named 'Rustica' in Notabile Road, Attard bounded on the South-East by the said street, West by the rest of the said house, property of Joseph and Carmen Mifsud, and North-east by property of Alfred Grech or his successors in title, free and unencumbered with all its rights and appurtenances." Din il-porzjoni divisa ta' art giet trasferita l-ahhar fit-tlieta u ghoxrin ta' Frar ta' l-elfejn u sebħha (23.02.2007).

- L-espert tal-qorti m'ghandux evidenza li l-garaxx qatt inbiegh u ghalhekk imkien ma hemm miktub x'inhuma d-drittijiet, il-pertimenzi u s-servitujiet tieghu. L-espert tal-qorti jasal jiddeduci li d-drittijiet, il-pertimenzi u s-servitujiet ta' l-imsemmi garaxx huma dawk kollha rizultanti mill-pozizzjoni tieghu.
- Koppja tal-kuntratt tal-bejgh jinsab anness ma din in-nota korretorja, b'referenza "Rustica".
- Is-survey jinsab anness ma din in-nota korretorja, b'referenza "Rustica" – Surveys u jinkludi wkoll il-qisien tal-garaxx. L-gholi intern tal-garaxx ivarja ghax jinsab that rampa; l-ghola gholi ntern tieghu u ta 2.94m. Il-garaxx għandu qies ta' 31.5 metri kwadri. Il-qisien interni ta' dan il-garaxx huma ta 2.88m wisgha u 10.93m fond.
- Il-garaxx jikkorforma mal-ligijiet sanitarji.
- Id-dħul fil-garaxx sar bi zgass u għalhekk l-espert tal-qorti ma setax jingħata l-informazzjoni dwar jekk jezistux kuntratti jew le ta kiri u li kicku jekk jezistu, dwar x'jista' jkun il-kontenut tagħhom.

Re: Penthouse, Mdina View Court, Triq Il-Laring, Attard.

- L-imsemmija penthouse bl-arja relativa giet trasferita l-ahhar darba fl-ewwel ta' Marzu elfejn u sebgha (01.03.2007).
- Koppja tal-kuntratt tal-bejgh jinsab anness ma din in-nota korretorja, b'referenza "Penthouse & Garage ~ Mdina View Court".
- Fil-penthouse ma jgħix hadd.
- Il-penthouse jikkonforma mal-ligijiet sanitarji kif gew emendati permezz tal-legal notice L.N.227 of 2016. L-espert tal-qorti jixtieq jirrefer għas-sezzjoni 'Noti Importanti' tar-rapport tieghu precedenti u sabiex jissimplifika l-affarijiet qiegħed jerghha jirriproduc ħawn taht:

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Noti Importanti:

Għalkemm il-penthouse giet deskritta fuq is-sentenza tal-Qorti bhala b'zewgt ikmamar tas-sodod, fuq il-permess originali kif inhareg mill-MEPA qedha ndikata bhala b'kamra tas-sodda wahda.

Il-penthouse mhiex mibnija skond il-pjanti tal-permess u fil-fatt tinsab affettwata b'enforcement notice EC/00538/10; ***Setbacks at the front of penthouse and in the internal yard not as per permit.*** Ma dan kollu nixtieq inzid nħid ukoll li nterriament il-penthouse ma gietx mibnija skond kif giet approvata mill-Awtorita ta l-Ippjanar.

Il-floorspace ezistenti tal-penthouse hu ta 73.85 metri kwadri.

L-espert tal-Qorti jinnota li hemm zewg affarrijiet li wieħed jista jagħmel biex igib din il-penthouse konformi mal-ligi:

- 1.) Jitlob li tigi regolarizzata kif inhi permezz tal-provizjonijiet ta L.N. 285 / 2016, fl-liema kaz l-applikant ikun jista' jinkludi t-tieni karma tas-sodda fil-fond in kwistjoni f' din l-applikazzjoni. Din il-procedura timplika mizata tal-awtorita ta' l-ippjanar ta €4,300 u spejjez tal-perit ta €700 (Inkluz VAT).
- 2.) Fid-dawl li l-provizjonijiet ta DC 2015 jippermettu li l-penthouse in kwistjoni tkompli tinbena sal-linja tal-bini u *recessed floor* addizjonali jinbena fuq li hemm; tigi prezentata applikazzjoni quddiem l-awtorita ta l-ippjanar sabiex jigu sanzjonati l-penthouse kif inbniet; *bl-internal layout* kif inhu, l-gholi ntern tal-fond ta 2.6m u l-btiehi interni ta 3.6m u kif ukoll sabiex il-binja tigi estiza sal-linja tal-bini. Jekk wiehed irid, ma l-istess applikazzjoni tigi wkoll proposta *r-recessed floor* fuq il-binja ezistenti u proposta li tkun proposta interconnected mas-sular ezistenti. Din il-procedura timplika mizata tal-awtorita ta' l-ippjanar ta €550 u spejjez tal-perit ta €1000 (Inkluz VAT). L-espert tal-qorti jaghti parir li mbagħad il-propjeta tinbiegħ bil-permessi mahruga mill-awtorita.

L-espert tal-Qorti jinnota li dan il-garaxx għandu il-bitha ta' wara li mhiex konformi konformi mal-ligi. Hi l-opinjoni ta l-espert tal-Qorti li tigi regolarizzata kif inhi permezz tal-provizjonijiet ta L.N. 285 / 2016. Din il-procedura timplika mizata tal-awtorita ta' l-ippjanar ta €600 u spejjez tal-perit ta €300 (Inkluz VAT).

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Re: Garage, Mdina View Court, Triq Il-Laring, Attard.

- L-imsemmija garaxx giet trasferit l-ahhar darba fl-ewwel ta' Marzu elfejn u sebgha (01.03.2007).
- Koppja tal-kuntratt tal-bejgh jinsab anness ma din in-nota korretorja, b'referenza "Penthouse & Garage – Mdina View Court".
- Il-garaxx mhuwiex qed jigi wzat.
- Il-garaxx ma jikkonformax mall-ligijiet sanitari.

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Noti Importanti:

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L-espert tal-Qorti jinnota li dan il-garaxx għandu il-bitha ta' wara li mhiex konformi konformi mal-ligi. Hi l-opinjoni ta l-espert tal-Qorti li tigi regolarizzata kif inhi permezz tal-provizjonijiet ta L.N. 285 / 2016. Din il-procedura timplika mizata tal-awtorita ta' l-ippjanar ta €600 u spejjez tal-perit ta €300 (Inkluz VAT).

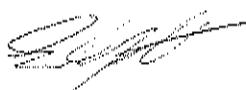
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Re: Garage, Mariella, Luigi Rosato Street, Bormla.

- L-arja sovrastanti l-imsemmija garaxx b'zewg bibien bla numru u bl-isem ta' Mariella, gie trasferit l-ahhar darba fit-tnejn u ghoxrin ta' Awissu elfejn u sitta (22.08.2006).
- L-imsemmija garaxx b'zewg bibien bla numru u bl-isem ta' Mariella, Bid-drittijiet kollha tieghu eskuza l-arja relativa gie trasferit l-ahhar darba fit-tnejn ta' Jannar elfejn u sebgha (12.01.2007).
- Koppja tal-kuntratti tal-bejgh jinsabu annessi ma din in-nota korretorja, b'referenza ta' "Mariella" u "Mariella" – Airspace

Re: Shop, Mariella, Luigi Rosato Street, Bormla.

- L-arja sovrastanti l-imsemmija garaxx b'zewg bibien bla numru u bl-isem ta' Mariella, gie trasferit l-ahhar darba fit-tnejn u ghoxrin ta' Awissu elfejn u sitta (22.08.2006).
- L-imsemmija garaxx b'zewg bibien bla numru u bl-isem ta' Mariella, Bid-drittijiet kollha tieghu eskuza l-arja relativa gie trasferit l-ahhar darba fit-tnejn ta' Jannar elfejn u sebgha (12.01.2007).
- Koppja tal-kuntratti tal-bejgh jinsabu annessi ma din in-nota korretorja, b'referenza ta' "Mariella" u "Mariella" – Airspace


Edgar Gatt A.&C.E.
17.01.2019

Ilum 2020/2020
Detar il-Perit Legali / Tekniku:
AIC Edgar Gatt KI 282748 (m)

L-i wara li ddikjara li thallas l-ammont illu
dovut fialef/nafet li qedha/qdlet fedelment
u onevestament l-linkarigu mogħi illu/ha.


Deputat Registratur

Marvic Farrugia
Deputy Registrar

Ilum 20 JAN 2020

Annalise Spiteri
Deputat Registratur
Qrati tal-Gustizzja (Malta)

Ilum 20 JAN 2020
AIC Edgar Gatt
S/Blokk wieded (1) date, name

the COBBLERS

"THE COBBLERS"

A true copy of the original
from the Acts of

NOTARY DOCTOR NICOLETTE VELLA LL.D.

NOTARY DOCTOR ADRIANA VELLA B.A.;LL.D.

**VELLA & VELLA NOTARIES PUBLIC
EST. NOT DR ANGELO VELLA B.A.;LL.D.**

*No 4, Alley 2,
Victory Square
Naxxar
NXR 1720
Malta*

*Tel: (00356) 21411279 / 21435532
Mob: 99421515 / 99256979 / 79449109 / 79484997
Fax: 21417598
Email: info@vellanotaries.com*

253

Today the second (2nd) day of March
of the year two thousand and six
(2006).

Nru
043

Before me Doctor of Laws, Adriana Vella,
Notary Public in Malta, duly sworn and admitted have
personally appeared:

Loan,
Sale and
Cancellation

Joseph John Camilleri, bank manager, son of the late
John and Mary Grace nee' Cassar, born Cospicua, residing
Birkirkara, holder of identity card number 458853M who is
appearing hereon for and on behalf of Bank of Valletta p.l.c.
as duly authorised, to be referred to hereafter as the Bank.

Insinuat:

25/04/2006

Ins VOL no

7,007/2006
ref

Ins VOL no

7,006/2006
(ref: locm)

Ins VOL R no

3,190/2006

Cre: Ins VOL no
20,942/2005

Of the Second Part:

Maria Buhagiar, unmarried, daughter of
Raymond Buhagiar and Filomena nee' Aquilina, holder of
identity card number 381482M, who is appearing hereon in
the name for and on behalf of Amity Developments Limited,
company registration number C37831, with its registered
office situated at number one hundred and eighty six (186),
Cobbles, Saint Philip Street, Birzebbugia, duly authorised for
the hereunder specified purpose by a resolution of the said
Company annexed as Document A, hereinafter referred to as
the Company or the Purchaser, as the case may be.

Of the Third Part:

Anton Pace, a company director, legally
separated from Pauline nee' Caruana, son of Paul and
Georgina nee' Baldacchino born Birzebbugia and residing
Birzebbugia, holder of identity card number 53671M,
hereinafter referred to as "the Vendor". Pauline nee' Caruana
is daughter of Francis Caruana and Agnes nee' Abdilla born
Pieta and residing Hal Safi holder of identity card number
209476M

Appearers have been duly identified by me, the
undersigned Notary in virtue of the above-mentioned
documents.

First Part:

In virtue of the first part of this deed, the Bank
hereby grants on loan to the Company which accepts the sum
of one hundred and fifty thousand Maltese lira (LM150,000),

NOTARY ADRIANA VELLA BA
Notary Public and Commissioner for Oaths
No. 4, Alley 2,
Naxxar, HX-1102
Tel: 21435520 - 21411279 Fax: 214117588
Mob: 77575163
A. Vella

hereafter called the loan, and which sum Company delegates the Bank which accepts:

- a. To pay to Vendor the sum of forty five thousand Maltese lira (LM45,000) as part of the purchase price of the property transferred in the second part of this same deed, and
- b. To pay the balance of one hundred and five thousand Maltese lira (LM105,000) to workers and contractors for the completion of said property, in terms of Section two thousand and ten (2010) of the Civil Code of the Laws of Malta.

In warranty of the proper observance of the conditions of this deed, and in particular of the repayment of the loan, and the payment of interest accruing thereon, the Company, constitutes in favour of the Bank, which accepts, a General Hypothec for the amount of one hundred and fifty thousand Maltese Liri (Lm150,000) on all its property in general, present and future, as well as a Special Hypothec and a Special Privilege for the amount of one hundred and fifty thousand Maltese Liri (Lm150,000) competent to the Bank in terms of Law on the same said property. This security is over and above such other security, as may be mutually agreed to from time to time.

The Bank and the Company agree that the loan and the security therefor shall be regulated by such conditions including repayments as have been, and/or shall be from time to time notified in writing by the Bank, and accepted by the Company, but the following shall be the overriding conditions, namely:

It is agreed that the loan shall bear interest at rates not exceeding the maximum rate allowed by Law; this interest shall be reckoned on the amount due for balance of loan by the Company from time to time in accordance with recognised banking practice.

Furthermore, the Company and the Bank agree, that the Bank shall be entitled to make or to follow any application in the Land Registry for the registration of the property transferred in the second part of this same deed, if this falls within a registration area, at the Company' sole expense. Moreover, the Company authorises the Bank to retain in its possession any land registry certificate, or certificate of hypothec, or precautionary hypothec, besides

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Notary Public and Conveyancer for Grants
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Tel: 21435522 - 21431270 Fax: 214117598

Tel: 21435522 - 21431270 Fax: 214117598

Reg. No. A.C. 150

M. Vella

the searches into the Company's transfers and liabilities, until final payment in full of the loan is effected.

If so requested by the Bank, the Company undertakes to insure its property against all normal risks with a reputable insurance company, and to have the Bank's interest noted on the relative Insurance policy. Furthermore, the Company authorises the Bank to effect any insurance on said property it deems fit at the Company's sole expense.

All fees and expenses in connection with this deed including, but not limited to all legal fees and administrative charges as well as charges made for bringing up to date from time to time, the searches into the Company's liabilities and transfers, duty on documents and transfers and similar taxes and registration costs and other fees due to the undersigned Notary, shall be borne by the Company and the Bank is hereby authorised to debit the Company's account/s with the Bank with all such fees and expenses and it shall not be incumbent upon the Bank to verify whether any demand by the undersigned Notary in this respect is justified.

Moreover the Company undertakes to give the Bank full details and all information relating to its business and financial position, as requested by the Bank from time to time, and to accord to the Bank every facility for the verification thereof.

The Company undertakes:

a). not to give, without the prior written consent of the Bank, any further charges over the said property even if these rank after the charges registered in favour of the Bank; and

b). not to let, part with, or allow third parties to use the said property under any title whatsoever, without the prior written consent of the Bank.

Unless otherwise agreed, the loan shall be repaid as agreed in the sanction letter which also forms an integral part of this deed or any extension thereof.

The Bank and the Company agree that if any one of the conditions listed in the schedule annexed hereto and marked 'B', which forms an integral part of this deed, occurs, then, or at any time thereafter, the Bank may, by notice to the

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 Notary Public and Commissioner for Oaths
 No. 2, Alley 2, Pinto Square,
 Tel: 21435590 - 21435279 Fax: 21117598
 Mob: 70446409
A. Vella

Company, declare the loan to be immediately due and payable, whereupon it shall become so due and payable together with accrued interest thereon and any other amounts then payable under this deed.

The terms and conditions regulating the loan (including the term, the interest rate, fees and charges), may be laid down or amended by the bank from time to time :

- a. in the event of changes in market conditions or in banking practice;
- b. in the event of changes in costs to the bank;
- c. if the Company is in breach of the Agreement or is otherwise in default;
- d. changes in the Law and/or a decision or recommendation of a court, regulator or similar body;
- e. the introduction of new or improved products, systems, methods of operation, technology, alternative delivery channels, services or facilities;
- f. in the case of a merger with or take over of the business of another bank or organisation offering similar services;
- g. if any event occurs or circumstance arises which may reasonably affect the performance by the Company of all or any of the obligations under this Agreement;

The Bank will give the Company reasonable notice of any such amendment.

By virtue of the second part of this deed the Vendor hereby sells and transfers to the Purchaser who accepts, purchases and acquires the maisonette officially numbered one hundred and eighty six (186) named Cobbles, situated in Saint Philip Street, Birzebbugia, as subject to the annual and perpetual groundrent of twenty Maltese Liri (Lm20) commencing from the twenty second (22nd) November of the year one thousand nine hundred and ninety three (1993), payable yearly in arrears with the right of laudemium, on any future transfer. The maisonette overlies a third party property and enjoys the active servitudes of a terrace and of rain water; it has the drains and drainage system passing from the underlying garage, otherwise free and unencumbered with all its rights and appurtenances, including the relative airspace. Said maisonette is bounded on the East by the said street, North by property of Angelo Galea and South by property of Rozina Farrugia.

A. Wells
 A. WELLS
 Notary Public and Commissioner for Oaths
 No. 2, Alley 2, Sliema,
 Malta - Tel: 21411879 Fax: 214117598
 Tel: 214255522 - 21411879
 Email: pwells@isys.com.mt

This sale is being made and accepted under the following terms and conditions, namely:

1. In consideration of the global purchase price of ninety five thousand Maltese Liri (Lm95,000), which are being paid as to the sum of fifty thousand Maltese Liri (Lm50,000) to Pauline Caruana and the balance to Anton Pace.
2. The Vendor warrants the peaceful possession of the Property by means of a general hypothec over all her property present and future, in general, and in order to better secure this warranty the Vendor constitutes in favour of the Purchaser who accepts a general hypothec on all its property present and future.
3. All fees and expenses due in connection with this deed are as prescribed by Law and no agency fees are due hereon.
4. The property is being transferred by Vendor unto the Company, which accepts with free and vacant possession, free from litigation and expropriation.
5. The property is free of any real or personal rights in favour of third parties.

For the purposes of the Duty on Documents and Transfers Act of the year one thousand nine hundred and ninety three (1993) I the undersigned Notary declare that Vendor acquired the abovementioned property as per deed in the records of Notary Doctor Angelo Vella on the twenty second (22nd) November of the year one thousand nine hundred and ninety three (1993) when he was still unmarried but in the deed of personal separation in the records of Notary Vanessa Pool dated eighteenth (18th) November of the year two thousand and five (2005). His wife Pauline Pace assigned to him all rights she had over said property.

Stamp duty 'ad valorem' due on this deed by the Purchaser amounts to four thousand seven hundred and fifty Maltese liri (LM4,750) whilst no Capital Gains Tax is due, since Vendor declares that he has occupied the maisonette hereby transferred for more than the last three (3) years.

ANGELO VELLA, B.A.
Notary Public and Conveyancer,
No. 4, Alley 2, Sliema,
Tel. 21425522 - 21411279, Fax. 214117520
Mobile: 77246103
Tel. 21425522 - 21411279, Fax. 214117520

A. Vella

For all intents and purposes of Law, it is being declared by the Purchaser and by the Vendor that the price mentioned upon this deed is a true and real one and this after I the undersigned Notary, duly explained to them the importance of the truthfulness of this declaration of theirs.

For the purposes of Act number twenty one (21) of the year one thousand nine hundred and ninety three (1993) it is hereby declared by the Vendor that he is legally separated as per deed in the records of Notary Vanessa Pool dated eighteenth (18th) November of the year two thousand and five (2005).

For the purposes of the Land Registration Act it is hereby declared that the property transferred hereon is not in a compulsory registration area.

In the third place and by virtue of this deed, there also appears, Pauline Caruana, legally separated from Anton Pace, daughter of Francis Caruana and Agnes nee' Abdilla, born Pieta', residing Hal Safi, holder of identity card number 209476M, hereinafter referred to as the creditor. The creditor is hereby canceling the note of hypothec, inscribed in the public registry of Malta, bearing number twenty thousand nine hundred and forty two of the year two thousand and five (20942/05) as per deed in the records of Notary Vanessa Pool of the eighteenth November of the year two thousand and five (2005) registered against Anton Pace.

The acquiring company declares that it qualifies in such a way as not to require a permit for the acquisition of immovable property by non residents in view of the fact that:

Not less than seventy five per cent of the shareholding in the said company and not less than seventy five per cent of the controlling shares of the said company belong to European Union Citizens who have resided continuously in Malta for at least five years during their lifetime and that all directors are also European Union Citizens who have resided continuously in Malta for at least five years during their lifetime. This declaration is being made after due explanation of its import according to Law by the undersigned Notary.

The Company binds itself to inform the Bank upon termination of the relative works and to appear on a deed of

P. C. Valletta
NOTARY ADRIANNE VALLETTA, B.A.
No. 29 Phoenix and Commercial Centre, Level 2
Naxxar, Malta, St. 1530
Tel: 21435592 - 21411279 Fax: 21417598
Email: PCValletta@G3



conservation of special privilege if so requested by the Bank and hereby delegates the Bank to appear on said deed of conservation of privilege in its stead and at the company's expense should the company be in default of this obligation.

This deed has been done, read and published after due explanation of the import hereof according to Law in Malta, Valletta, Saint Christopher Street number one hundred and seventy three (173).

Signed: J. J. Camilleri
 M. Buhagiar
 A. Pace
 P. Caruana

ADRIANA VELLA
NOTARY PUBLIC IN MALTA.

Certified True Copy
of the Original

Quod Attestor

This 5 Day of Dec 2017

Notary Dr. Adriana Vella

EVENTS OF DEFAULT

Bank of Valletta p.l.c.

shall be an event of default if:

The Customer* fails to pay any sum whether of principal, interest, fees or charges, due from it under the sanction letter and/or deed of loan at the time and in the manner stipulated in the sanction letter and/or deed; or

The Customer commits any breach of or omits to observe any obligations and undertakings expressed to be assumed by it under the sanction letter and/or deed; or

Any representation or warranty made or deemed to be made, or repeated by or in respect of the Customer, is or proves to have been, incorrect in any material respect; or

Any indebtedness of the Customer is not paid when due or becomes due and payable, or any creditor of the Customer becomes entitled to declare any such indebtedness due and payable prior to the date when it would otherwise have become due or any guarantee or indemnity of the Customer in respect of indebtedness is not honoured when due and called upon; or

Any consent, authorisation, licence or approval of, or registration with, or declaration to, governmental or public bodies or authorities, or courts, required by the Customer in connection with, or pursuant to, the execution, delivery, validity, enforceability or admissibility in evidence of the sanction letter and/or deed or the performance by the Customer of its obligations under the sanction letter and/or deed, is modified, or is not granted, or is revoked or terminated or expires and is not renewed or otherwise ceases to be in full force and effect; or

A creditor attaches or takes possession of, by way of execution, sequestration or other process is levied or enforced upon or sued out against, any of the undertakings, assets, rights or revenues of the Customer, and is not discharged within seven (7) days; or

The Customer suspends payment of its debts, or is unable, or admits inability to pay its debts as they fall due, commences negotiations with one or more of its creditors with a view to the general readjustment or rescheduling of all or part of its indebtedness, or proposes, or enters into any composition or other arrangement for the benefit of its creditors generally or as a class of creditors, or proceedings are commenced in relation to the Customer under any law, regulation or procedure relating to the reconstruction of debts; or

The Customer takes any action or any legal proceedings are started or other steps taken for:

- (i) the Customer to be adjudicated or found bankrupt or insolvent; or
- (ii) the winding up or dissolution of the Customer; or
- (iii) the appointment of a liquidator, curator, administrator or similar officer of the Customer; or

The Customer suspends or ceases or threatens to suspend or cease to carry on its business; or

All or a material part of the undertakings, assets, rights, or revenues of, or shares, or other ownership interests in, the Customer are seized, nationalised, expropriated or compulsorily acquired by, or under the authority of any government, or

It becomes unlawful at any time for the Customer to perform all or any of its obligations under the sanction letter and/or deed; or

The Customer repudiates, or does, or causes, or permits to be done, any act or thing evidencing an intention to repudiate the sanction letter and/or deed; or

There occurs in the opinion of the Bank, a material adverse change in the financial condition of the Customer, or

Any other event occurs or circumstance arises which, in the opinion of the Bank, is likely, materially and adversely to affect the ability of the Customer to perform all or any of its obligations under or otherwise comply with the terms of the sanction letter and/or deed.

Wherever the word "Customer" appears herein, this shall include the surety, if applicable

NOTARY ADORNATA VALLETA B.A.
Notary Public and Commissioner for Oaths
No. 4, Allevy 2, Senglea, Malta,
Naxxar, 1, Senglea,
Malta, 17435529 - 21411279 - 31117598
Email: NS-AS-163

Raphaella
Saliba

Raphaella
Saliba

261
SCHEDULE

(4, 5, 6)

Part I

"FIRST SCHEDULE

INTER VIVOS

Note: This document must be filed in triplicate

(WORD PROCESSED OR IN BLOCK LETTERS), TO BE FILED ON DEEDS OF TRANSFERS FOR THE PURPOSE OF FINAL WITHHOLDING TAX AND/OR PROVISIONAL CAPITAL GAINS TAX PURSUANT TO THE TERMS OF THE INCOME TAX ACTS, AND FOR THE PURPOSE OF ARTICLE 51 OF THE DUTY ON DOCUMENTS AND TRANSFERS ACT, CAP. 364.

Capital Gains Tax: Nil as occupied the maisonette for more than 3 years	Duty on Documents: Lm4,750		
--	----------------------------	--	--

Transferee's Name	Present Address	Apportioned Amount of Tax		Tel/Mob. No.	ID/IT/COS No.
		Final W/Tax	Prov. Tax		
Mr. J. M. De Souza	186, Cobbles, Saint Philip Str, Birzebbugia	/	/	53671M	

Transferee's Name	Present Address	Tel/Mob. No.	ID/IT/COS No.
Mr. J. M. De Souza	186, Cobbles, Saint Philip Str, Birzebbugia		C37831

A receipt of duty paid will be sent to the first transferee indicated by the Notary.

Notation of Promise of a
Notary Transfer Number

Notary	Notary Dr. Adriana Vella
Date	02.03.2006
Amount of the operation or sum declared	Lm95,000

Name of Broker	
I.D./I.T. Number	

FOR OFFICIAL USE ONLY

Final Withholding Tax	Bank Draft/Cheque No/s
	/

Final Withholding Tax	Bank Draft/Cheque No/s
	EFV CHQ NO 951

27/4/06

[Signature]

NOTARY ADRIANA VELLA B.A.
Notary Public and Commissioner for Oaths
No. 4, Alley 2 - Villa Square,
Naxxar - L.I.L.
Tel: 21435530 - 21411279 Fax: 21417698
E-mail: 7548109

[Signature]

DECLARATION BY NOTARY

An authenticated copy of the I.D. Card is to be annexed in respect of each individual and the I.T. No. and Company No. should be given where no I.D. Nos. exist.

Continuation Sheets may be used if necessary.

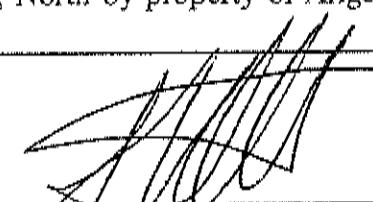
Annexure(s) should be inserted in the space in the order specified.

In the case of immovable property transactions or servitudes or other immovable property a full description of such property is to be given and in the case of immovable property a "block plan" and site plan on Land Registration Stationery duly signed by Architect should be annexed.

A copy of receipt of Provisional Duty on Documents payment (if applicable) is to be annexed.

Type of Transaction: SALE

The maisonette officially numbered one hundred and eighty six (186) named Cobbles, situated in Philip Street, Birzebbugia, as subject to the annual and perpetual groundrent of twenty Liri (Lm20) commencing from the twenty second (22nd) November of the year one thousand nine hundred and ninety three (1993), payable yearly in arrears with the right of laudemium, on any transfer. The maisonette overlies a third party property and enjoys the active servitudes of a drain of rain water; it has the drains and drainage system passing from the underlying garage, being free and unencumbered with all its rights and appurtenances, including the relative garage. Said maisonette is bounded on the East by the said street, North by property of Angelo Farrugia and South by property of Rozina Farrugia.



Signature of Notary

FOR OFFICIAL USE

Total C.G.T. Paid: Lm: _____

Duty on Documents Lm: _____

Withholding Tax : Lm: _____

Provisional Duty Lm: _____

Total Lm: _____

Receipt No/s : _____

Receipt No/s : _____

Receipt/s: _____

Date of Receipt: _____

NOTARY ADRIANA VELLA B.A.
Notary Public and Commissioner for Oaths
No. 4, Alley 2, Valley Square,
Naxxar - L.I. 1119
Tel: 31411278 Fax: 31417598



"THE COBBLES" - ANSPACE

Spec
Deli 4

A true copy of the original
from the Acts of

NOTARY DOCTOR NICOLETTE VELLA LL.D.

NOTARY DOCTOR ADRIANA VELLA B.A.;LL.D

**VELLA & VELLA NOTARIES PUBLIC
EST. NOT DR ANGELO VELLA B.A.;LL.D.**

No 4, Alley 2,
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N_{HII}:

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BEJGH

Insinwat:
06/06/2008
8,875

Ins. Vol. I. No:
5,541/2008

Quddiem Nutar Dottor Adriana Vella dehru personalment wara li vverifikajt l-identita' tagħhom:-

Joseph Gauci, direttur ta' kumpanija iben Francis u Sylvia nee Bonnici twieled Msida u residenti Hillock, Triq it-Terz Saint Andrews 363559M u mieghu martu **Josepha Anna** sive Joseanne Gauci bint Emanuel Caligari u Carmen nee Thornley twieldet Gzira u residenti Saint Andrews 96662M, 'l quddiem imsejjhin il-Vendituri minn naħha l-wahda;

Minn naha l-ohra Anton Pace, direktur ta' kumpanija iben Paul u Giorgina nee' Baldacchino twieled u residenti Birzebbugia, karta tal-Identita' numru 53671M, li qiegħed jidher fuq dan il-kuntratt f'isem u għan-nom tas-socjeta' **Amity Developments Limited**, bin-numru tar-registrazzjoni C37831 u bl-indirizz registrat 186, Cobbles, Saint Philip Street, Birzebbugia, aktar 'i quddiem imsejja il-Kumpanija Kumpratrici.

In forza ta' dan il-kuntratt il-Vendituri flimkien u in solidum bejniethom qieghdin ibieghu u jittrasferixxu a favur tal-Kumpanija Kumpratrici li qieghda taccetta tixtri u takkwista l-arja mil-livell tat-triq 'il fuq sovrastanti drive in f'basement level u liema arja fiha kejล ta' circa hamsa u tletin (35) pied bi tlettax (13) il-pied u cioe disgha u tletin punt sebgha metri kwadri (39.7m²), delineata bl-orangjo fuq l-annessa pjanta document A , jew billi fiha stante illi hija imdawra bil-bini hlief na ha wahda biss illi tasal sal-punt bejn il-garage ta' salvu u l-garage ta' Tony Cachia, u na ha ohra illi taghti fuq ghalqa bi qbiela għand Francis Gauci. Din l-arja tinsab gewwa Saint Philip Street Birzebbugia u tikkonfina Xlokk ma' Garage ta' certu Salvu , Majjistral mal-ghalqa bi qbiela għand Frances Gauci u Lbic ma' gid ta' Frances Gauci, bid-drittijiet kollha tagħha, u soggett ghac-cens annwu u temporanju ta' dsatax punt disgha zero Euros (€19.90), ekwivalenti għal tmien liri Maltin u erbgha u hamsin centezmu (LM8.54) jew cens aktar preciz, liema cens huwa rivedibbli kull hamsa u ghoxrin (25) sena mit-tletin ta' Settembru, tas-sena elf disgha mijha u wieħed u tmenin (30.09.1981), mill-bqija libera u franka, bid-drittijiet u l-pertinenzi kollha

Dan il-bejgh qiegħed jigi magħmul u accettat bil-pattijiet u l-kondizzjonijiet segwenti u cioe':

1. Bil-prezz miftiehem bejn il-partijiet ta' sittax-il elf tlett
mija u hamsa punt sitta tnejn Euros (€16,305.62),

- ekwivalenti ghal sebat elef Liri Maltin (LM7000), li l-Vendituri jiddikjaraw li diga' ricevew minn għand il-Kumpanija Kumpratrici u jħalluha debita ricevuta skond il-Ligi in via solidali bejniethom.
2. L-ispejjez ta' dan il-kuntratt huma skond il-ligi u senserija ma hemmx.
 3. il-Vendituri jiggarrantixxu l-pussess pacifiku tal-immobblī minnhom trasferit skond il-ligi, bl-Ipoteka Generali ta' gidhom kollha prezenti u futuri in via solidali bejniethom.
 4. L-arja in vendita' qed tigi kkonsenjata mill-Vendituri lill-Kumpanija Kumpratrici illi taccetta "with free and vacant possession".
 5. Il-Vendituri jiggarrantixxu illi l-propjeta hija hielsa mil-litigazzjoni, esproprijazzjoni jew rekwidizzjoni.
 6. Bil-patt illi ma hemm l-ebda azzjoni, pretenzjoni jew kawza fuq il-propjeta' jew parti minnha.
 7. Man-naha tal-ghalqa li qieghda bi qbiela għand Frances Gauci, fejn jinfethu twieqi jew galleriji il-hajt tal-gebel għandhu jkun tal-gholi ta' seba' (7) filati.
 8. Pipes tal-ilma, jew drainage ma jistghux isiru fuq in-naha ta' barra tal-hajt għal fuq in-naha tal-ghalqa. Inoltre ma jistax isir overflow tal-ilma għal gol-ghalqa.
 9. L-ebda parti minn dan il-kuntratt ma għandhu jitqies illi qed jingħataw drittijiet fuq l-ghalqa bi qbiela għand Frances Gauci.
 10. Man-naha tal-Lbic tal-arja u ciee' dik in-naha li tagħti fuq ir-rampa tal-basement ta' garages ma jistghux jinfethu twieqi jew galleriji

Għall-finijiet tal-att numru sbatax (17) u tal-att numru tmintax (18) tas-sena elf disa' mijha tlieta u disghin (1993) jigi dikjarat mill-partijiet kontraenti wara li jiena Nutar hawn taht iffimmat fehmhom sewwa dwar l-importanza tal-veracita' ta' din id-dikjarazzjoni tagħhom illi l-valur tal-proprieta' trasferita b'dan il-kuntratt kif kwotat hawn fuq huwa valur gust u reali u għalhekk il-boll ta' dan il-kuntratt jammonta għal tmieni mijha u għoxrin Euro, ekwivalenti għal tlett mijha u hamsin Liri Maltin (LM350), li minnhom diga' thallset is-somma ta' mijha u tlieta u sittin punt zero sitta Euros (€163.06), ekwivalenti għal sebghin Liri Maltin (LM70) skond kif jirrizulta mir-ricevuta numru 246279 li qed tigi hawn annessa bhala document "B", u l-bilanc ta' sitt mijha sebghha u hamsin Euro, ekwivalenti għal mitejn u tamenin Liri Maltin (LM280) qed jithallas issa, u l-Final Capital Gains Tax ta' dan il-kuntratt tammonta għal elf disa' mijha tmienja u sittin Euro (€1968).

Għall-finijiet ta l-att numru sbatax tas-sena elf disghha mijha u tlieta u disghin (17/1993), qiegħed jigi ddikjarat illi l-propjeta

ipperveniet lill-vendituri permezz ta' kuntratt ta' enfitewsi temporanja fl-atti tan-Nutar Dottor Gererd Spiteri Maempel datat tletin (30) ta' Settembru tas-sena elf disa mijas wiehed u tmenin (1981), minn liema kuntratt tirrizulta provenjenza ulterjuri u ghalhekk niddikjara jiena Nutar hawn that iffirmat illi trasferiment odjern mhuwiex imponibbli skond l-istess ligijiet.

Għall-finijiet tas-subartikolu tħax (12) tal-Artikolu hamsa ittra "A" (5A) tal-Kapitolu numru mijas u tlieta u għoxrin (123) tal-Ligijiet ta' Malta dwar it-Taxxa fuq il-Qlegh, il-partijiet jiddikjaraw, wara li jiena Nutara sottosfirmata fehemthom sewwa bl-importanza ta' tali dikjarazzjoni skond il-ligi f'Malta, illi huma f'dana l-att iddikjaraw l-fatti kollha li jiddeterminaw jekk it-trasferiment hux wiehed li jaapplika għalih l-artikolu hamsa ittra "A" (5A) u l-fatti kollha li huma relevanti sabiex jigi kkalkulat il-valur tat-taxxa li trid tħallax jew xi ezenzjoni tagħha, inkluz il-valur reali tal-proprijeta' li fl-opinjoni tagħhom huwa l-valur kummerċjali tal-istess proprijeta'.

Għall-finijiet tal-Att numru wiehed u għoxrin (21) tas-sena elf disa' mijas tlieta u disghin (1993) jigi dikjarat mill-Vendituri li bejniethom tezisti il-komunjonji tal-akkwisti.

Il-kumpanija akkwirenti tiddikjara illi hija tikwalifika sabiex takkwista id-drittijiet immobili fuq trasferiti mingħajr bzonn ta' permess ghall-akkwist ta' proprijeta' immobbli minn persuni mhux residenti f'Malta u dana peress illi mhux anqas minn hamsa u sebghin fil-mija (75%) tal-ishma tal-Kumpanija kif ukoll mhux anqas minn hamsa u sebghin fil-mija (75%) tal-controlling shares relativi huma ta' cittadini tal-Unjoni Ewropea u li ghexu f'Malta għal perjodu kontinwu matul hajjithom ta' hames (5) snin, u li d-diretturi kollha huma wkoll cittadini tal-Unjoni Ewropea u li ghexu f'Malta għal perjodu kontinwu matul hajjithom ta' hames (5) snin.

Magħmul, moqrī u ippubblikat wara li gie minni Nutar imfisser skond il-Ligi f'Malta, Naxxar, Victory Square Sqaq tnejn (2) bieb numru erbgħha (4).

Firmati: Joseph Gauci
 Josephine Anna Gauci
 Anton Pace

ADRIANA VELLA
NUTAR PUBBLIKU MALTI

Certified True Copy
of the Original
Quod Attestor

This 15th Day of September 2014
Adriana Vella

9.19

AREA =
(from p)

Traq San Filippi

AREA =
(Yard)

Scale.....1:100

Anton Zammit & Associates

46, Triq 23 ta' Luujiu 1942, Zumieq ZRQ 1762 MALTA Tel : 21642006

Location	B'BUGIA			
Title	PLAN			
Date	21/05/2007	Applicant	R Buhagiar & A Pace	
Drawn	aZammit	Scale	1/100	Job #:
Checked	aZammil	Sheet	1/1	3899
Rev.	/			Year 2007



Inland Revenue Department

Capital Transfer Duty

Registration No: C 37831

Receipt No.: 246279

Date: 31/08/2007

Received from: AMITY DEVELOPMENTS LTD
COBBLES, 186,
TRIQ SAN FILIPPU
BIRZEBBUGA BBG 03

Ref No: K6292

Duty on Documents	Lm
General	70.00
Inter Vivos	
Causa Mortis	
Interest	

Additional Duty

General	
Inter Vivos	
Causa Mortis	
Other	
Penalty	
Miscellaneous	

Total	Lm
	70.00
	* €163.06

Amount: Seventy Maltese Liri only

PROMISE OF SALE
DR. A. VELLA

Type of Payment	Draft / Cheque No.	Bank Name	Amount
LOCAL CHEQUE	000017	BOV	70.00

* Values displayed in euro are based on the rate of exchange of 1.42429300 and are for information purposes only.
Security Number: 0052931108

Note: Validity is subject to bank clearance.
NEVILLE BUSUTTIL
Commissioner of Inland Revenue

UFFICCJU TAT-TAXXI INTERNI
Dipartiment tal-Capital Transfer Duty

46, Triq il-Merkanti, Valletta



OFFICE OF INLAND REVENUE
Capital Transfer Duty Department

46, Merchants Street, Valletta

SKEDA

INTER VIVOS

Regola 2

"L-EWWEL SKEDA

AVVIZ TA' TRASFERIMENT INTER VIVOS TA' PROPRJETA' IMMOBILI LI GHANDU JINGHATA
SKOND L-ATT DWAR IT-TAXXA FUQ DOKUMENTI U TRASFERIMENTI U L-ATTI DWAR IT-TAXXI

Din il-formola għandha timtela min-Nutar li jippubblika l-att ta' trasferiment u għandha tingħata min-Nutar si tliet kopji fi zmien hmistax-il jum tax-xogħol mid-data tat-trasferiment.

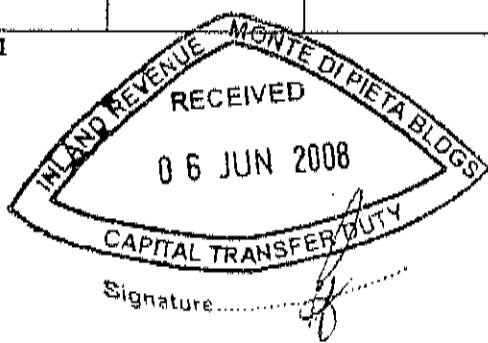
Għandhom jizziedu pagħni ta' kontinwazzjoni skond ma jkun mehtieg.

SEZZJONI A - DETTALJI TAL-PARTIJIET

Fil-kaz ta' 'individwi li ma humiex residenti u li ma humiex registrati ghall-finijiet tat-taxxa fuq l-income, aghqi n-numru tal-passaport u l-pajjix sejn tkun inhareg. Fil-kaz ta' persuni legali li ma humiex residenti u li ma humiex registrati ghall-finijiet tat-taxxa fuq l-income, aghqi dawk id-dettalji dwar l-identita' li jistgħu ikunu magħruża.

	Isem	Kunjom	Indirizz	Numru tal-karta ta' l-identità / tat-taxxa fuq l-income	Numru tat-telephone jew tal-mobile
Persuni li qed jittraferixxu	Joseph Joseph Anna	Gauci Gauci	'Hillock', Triq it-Terz, St Andrews samec as above	363559M 96662M	
Persuni li lilhom qed isir it-trasferiment	Armity Developments Ltd		186, 'Cobbles', St Philip Str, Birzebbugia	C 37831	

DDT 1



MOFFARM ADDUGGA'S VILLE, LTD.
Society registered under Company number 1000
of the Republic of Malta, Malta
Regulated by the Central
Bank of Malta
Tel: 21431530 - 21431571 Fax: 21431530
E-mail: adduggas@adduggas.com.mt



SEZZJONI D
TAXXA LI GHANDHA TITHALLAS TAHT L-ATT DWAR IT-TAXXA FUQ L-INCOME

Isem ta' min qed jittrasferixxi	Taxxa finali bit-12%	Taxxa finali bis- 7%	Taxxa Provvizorja	Total
Joseph Gauci	984			
Josephine Anna Gauci	984			
Total				€ 1,968 (Lm 844.86)

SEZZJONI E
DETALJI TA' CEDOLA BANKARJA/CEKK

Taxxa dovuta taht:-	BANK	NUMRU TA' CEDOLA BANKARJA/CEKK
Att dwar it-Taxxa fuq Dokumenti u Trasferimenti	BOV	Chq No 635840
Att dwar it-Taxxa fuq l-Income	BOV	Chq No 635839

ISEM TAN-NUTAR

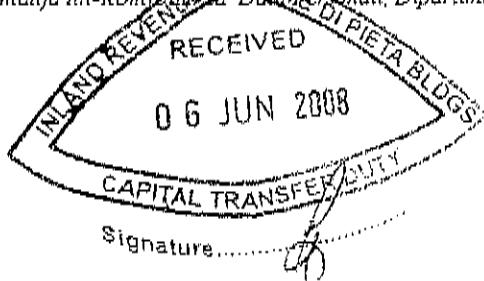
NUTAR DR. ADRIANA VELLA

FIRMA TAN-NUTAR

GHALL-UZU UFFICJALI

Taxxa Provvizorja Mhalla: Lm _____	Taxxa fuq Dokumenti: Lm _____ Taxxa Provvizorja diga mhalla: Lm _____
Taxxa Finali Mizmuma: Lm _____	Numru/i tal-ircevuta/i _____
Numru/i tal-ircevuta/i _____	Numru/i tal-ircevuta/i _____
Data tal-ircevuta/i _____	Data tal-ircevuta/i _____
Ufficial li jircievi l-hlas _____	Ufficial li jircievi l-hlas _____

*Id-Dipartiment tat-Taxxi Interni juza l-informazzjoni mibghuta minnek biex jipprocessa din il-formola skond id-dispozizzjoni ta' l-Attu dwar it-Taxxa u legislazzjoni sussidarja. Ahna nistgħu nivverifikaw l-informazzjoni mibghuta minnek, jew informazzjoni dwarek
ipprovudha minn terzi persuni, ma' l-informazzjoni mizmuma mid-Dipartiment. Ahna ma nghaddux informazzjoni dwarek kli ebda
persuna barra d-Dipartiment tat-Taxxi Interni kif' permess mil-ligħi. Id-Dipartiment tat-Taxxi Interni juza l-informazzjoni personali
tiegħek skond l-Att dwar il-Revieni u l-Privatezza tad-Data (Kap. 440) bieq' jipprotegi l-privatezza tiegħek. Għal aktar tagħrafha ta'
tikkunktatja lill-Kontrollha u Data Personalini, Dipartiment tat-Taxxi Interni, Floriana, CMR 03.*



INLAND REVENUE DEPARTMENT
 Capital Transfer Unit, Dipartiment tat-Taxxi Interni,
 12, 4 & 5, Triq Ġużepp Vella, St. Julian's,
 Naxxar, Malta
 Tel: 21422222, Fax: 21422222, Email: ctu@inlandrevenue.gov.mt
 Web: www.inlandrevenue.gov.mt

SEZZJONI B - INFORMAZZJONI DWAR IT-TRASFERIMENT

Data ta' l-att	11.02.08											
Deskrizzjoni tal-proprietà												
<i>Għandha tingħata deskrizzjoni shiha u, jekk ikun mehtieg, għandhom jigu mehmuxin "block plan" u pjanta fuq karti tar-Registru ta' l-Art iffirmati kif mistħoqq minn perit arkitekt Arja fi Triq St Philip Str, Birzebbugia</i>												
Tip ta' trasferiment												
-	-	-	-	-	-	-						
Bejgh	X	Koncessjoni emfitewtika		Donazzjoni		Permuta						
Assenjament fuq qasma		Datio in solutum		Oħrajn ()								

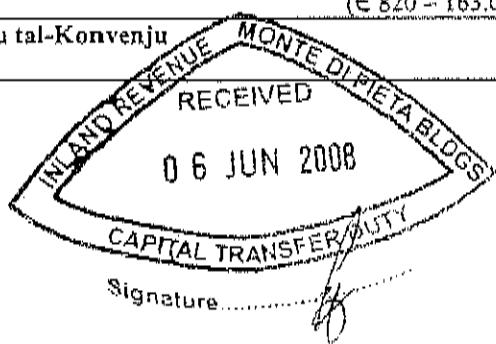
Tip ta' akkwist						
<i>Fil-kaz ta' akkwist li jaqa' taħbi iktar minn tip wieħed, immarka l-kaxxi kollha li jkunu applikabbli.</i>						
Xiri		Koncessjoni emfitewtika	X	Donazzjoni		Permuta
Wirt		Assenjament fuq qasma		Oħrajn		

Isem tas-Sensal	NRU ta' l-I.D./I.T.
-----------------	---------------------

SEZZJONI C TAXXA FUQ DOKUMENTI U TRASFERIMENTI (ATDT)

Ezenżjonijiet u helsien mit-taxxa												
<i>Trasferiment minn kumpannija għal ohra li jikkwalifika ghall-ezenżjoni li tingħata lil gruppi ta' kumpanniji taħbi l-art. 43 ATDT</i>												
<i>Assenjament li huwa ezentī skond l-art. 32(1) ATDT</i>												
<i>Qastna ta' proprietà li gejja minn wirt li hija ezentī skond l-art. 32(5) ATDT</i>												
<i>Trasferiment li huwa ezentī għal ragunijiet ohra barra dawk imsemmija fuq Aġhti r-ragunijiet specifici għall-ezenżjoni</i>												
<i>Trasferiment li jikkwalifika għall-helsien mit-taxxa taħbi l-art. 32(4) ATDT</i>												

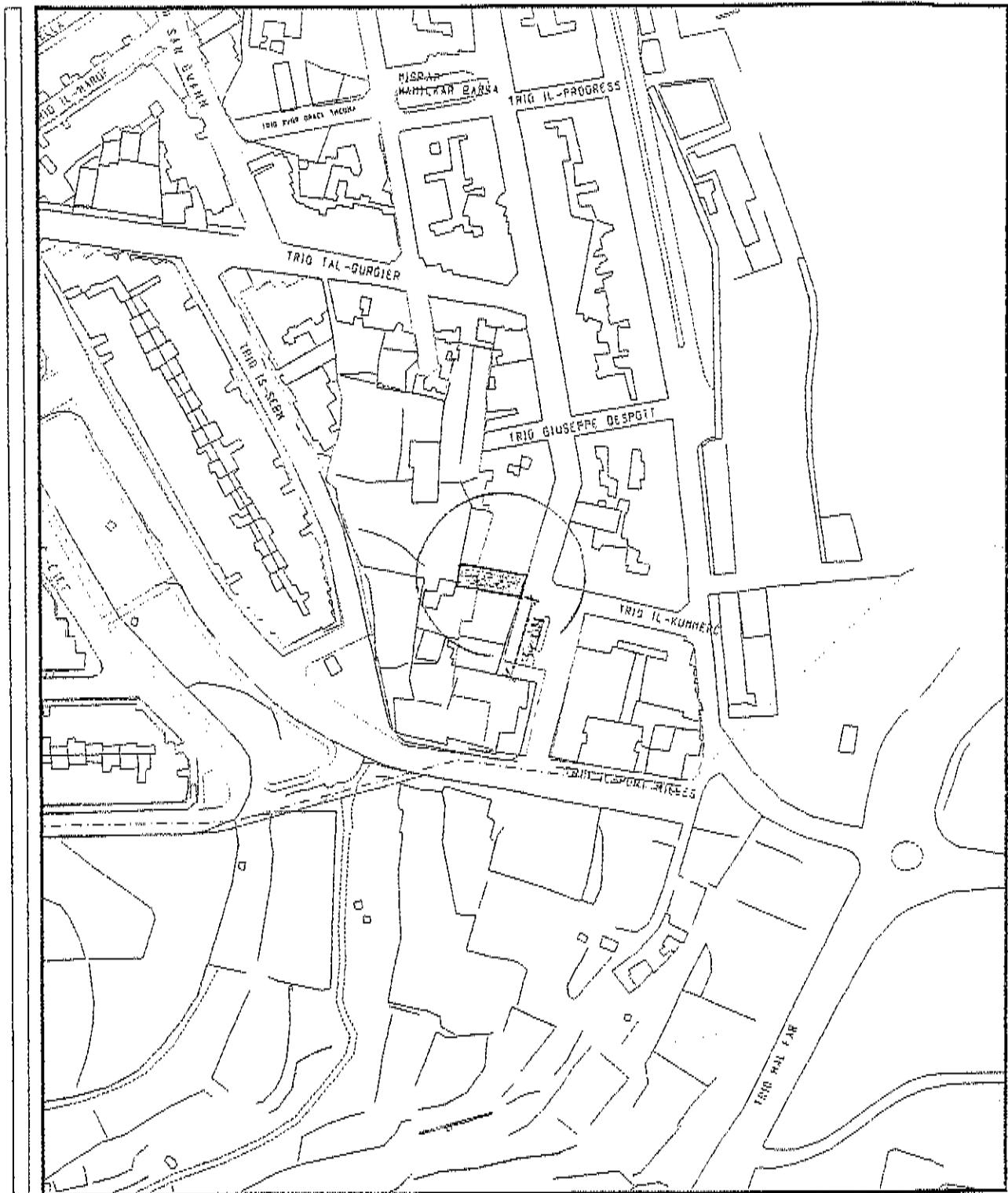
Valur taxxabbi tal-proprietà	€ 16,305.62 (Lm 7,000)
Ammont ta' taxxa li għandu jithallas	€ 657 Lm 282.66
Nunru tal-Konvenju	PS/2007/06935



INLAND REVENUE MONTE DI PIETÀ BUDGS
 Printed Address: Printed Address: Printed Address:
 CH. 3, A. 1, 1000 Valletta, Malta
 Tel. 21 2224201 2224202 Fax. 2224203
 E-mail: irmtb@inlandrevenue.gov.mt

DC K 15

500m



Min Easting = 57306.39, Min Northing = 64006.11, Max Easting = 57706.39, Max Northing = 64506.61

0m

400m

MEPA

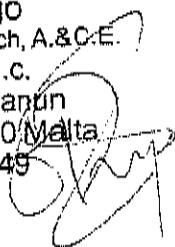
St. Francis Ravelin
Floriana
PO Box 200, Valletta, Malta
Tel: +356 240976 Fax: +356 224846

www.mepa.org.mt

Site Plan, Scale 1:2500 Printed on: Friday, January 13, 2012
Not to be used for interpretation or scaling of scheme alignments

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Perit Glynn Drago
B.E.&.(Hons.), M.Sc. Cons. Tech, A.C.C.E.
Bank of Valletta p.l.c.
BOV Centre, Triq il-Kanun
Santa Venera SVR 9030 Malta
Tel. +356 2275 6949





Bank of Valletta

SITE PHOTOS

Site Address: Site previously occupied by The Cobbles, 186, Triq San Filippu,
Birzebbugia

Arch. Ref: RS 05/12

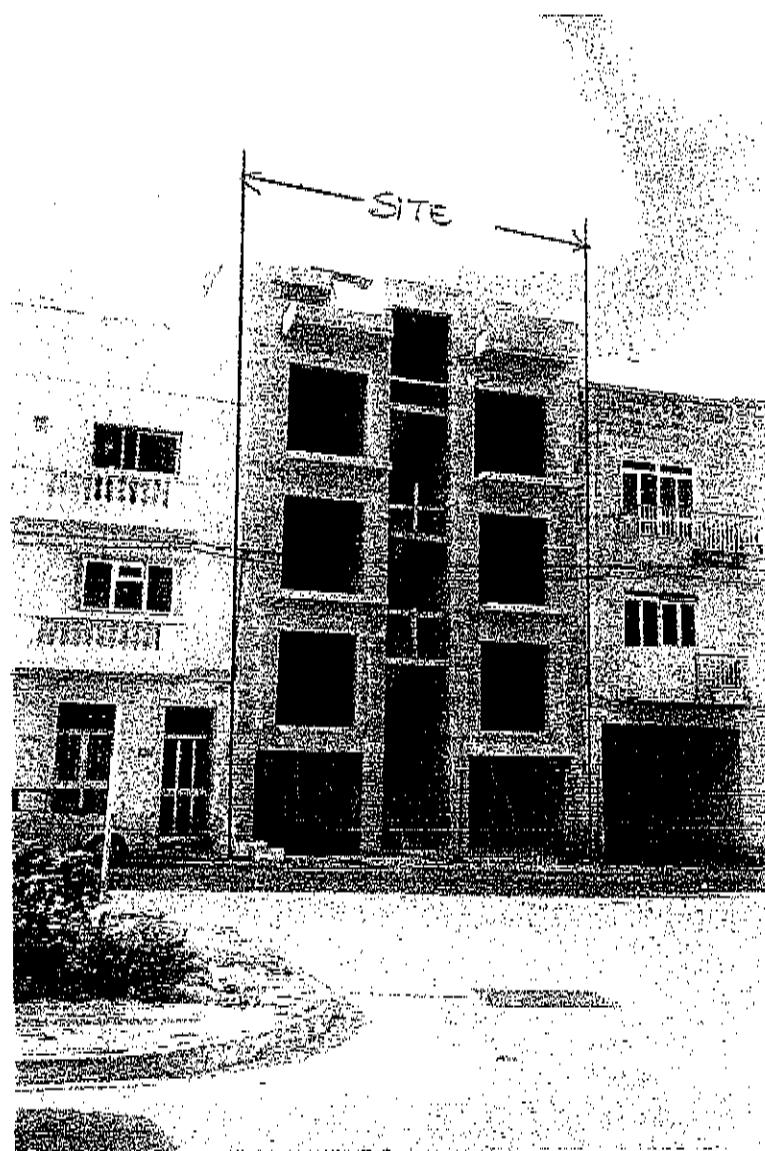


Photo 1

Perit Glynn Drago
B.E.&(Hons.), M.Sc. Cons. Tech, A.C.E.
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Tel. +356 2275 6949



Photo 2

Perit Glynn Drago
B.E.&(Hons.), M.Sc. Cons. Tech, A.&C.E.
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BOV Centre, Triq il-Kanun
Santa Venera SVR 9030 Malta
Tel. +356 2275 6949

"THE COFFEE'S"

SURVEY

THIRD PARTY PROPERTY

Existing covered drivers

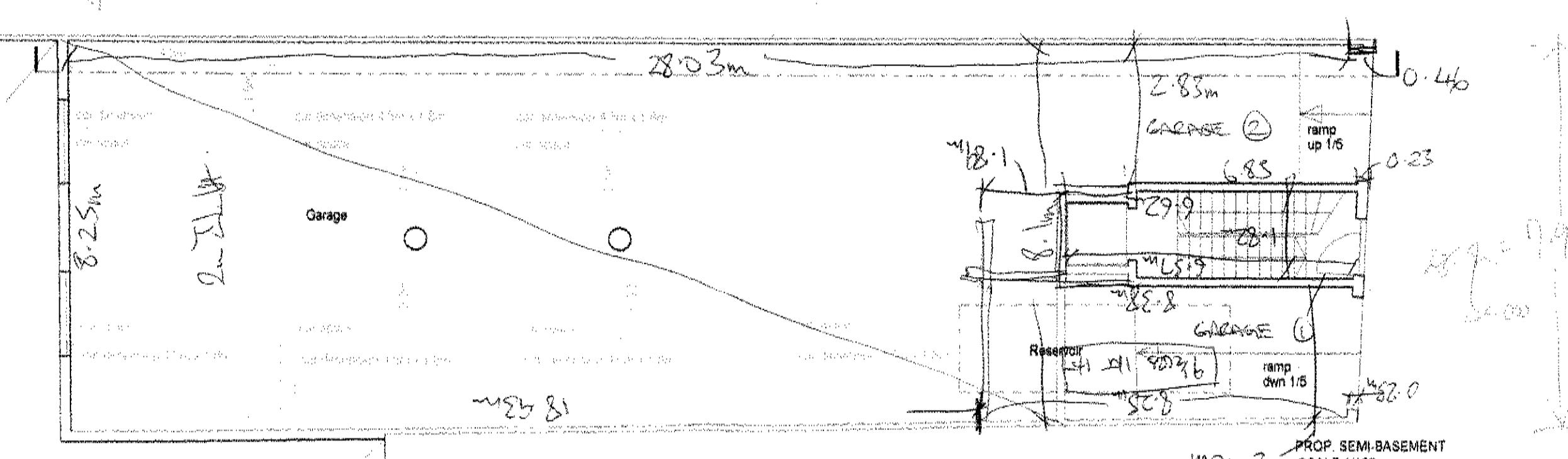
Existing garage

Domestic stores

11

794391

EXIST. / PROP. BASEMENT
SCALE 1/100

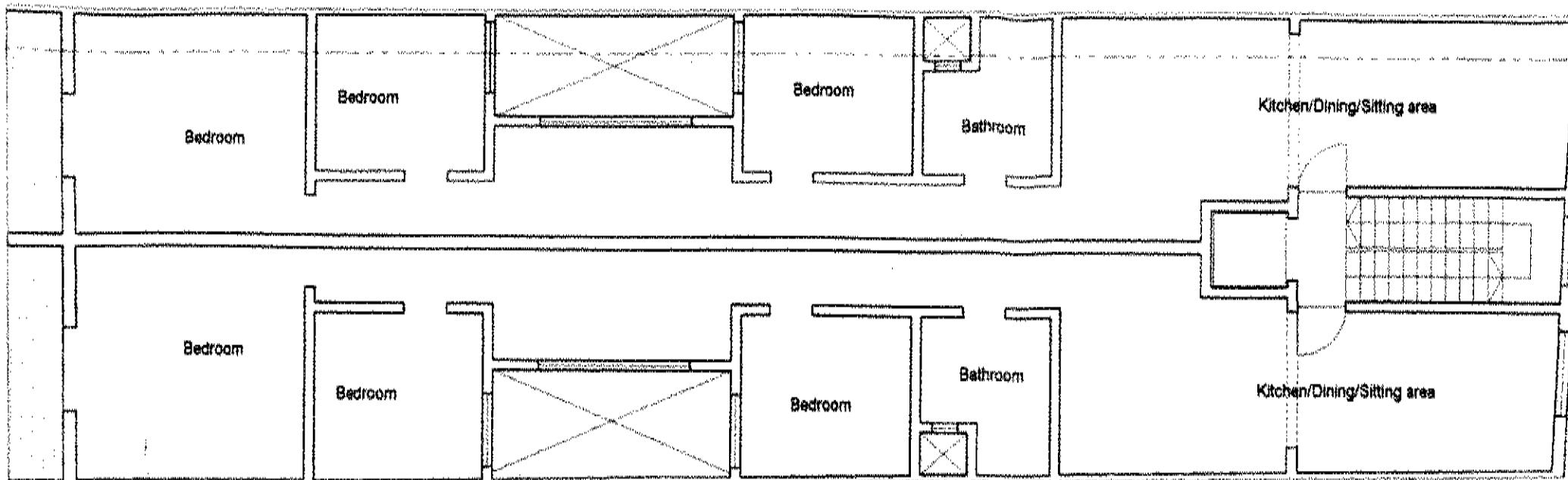


ANTON ZAMMIT & ASSOCIATES

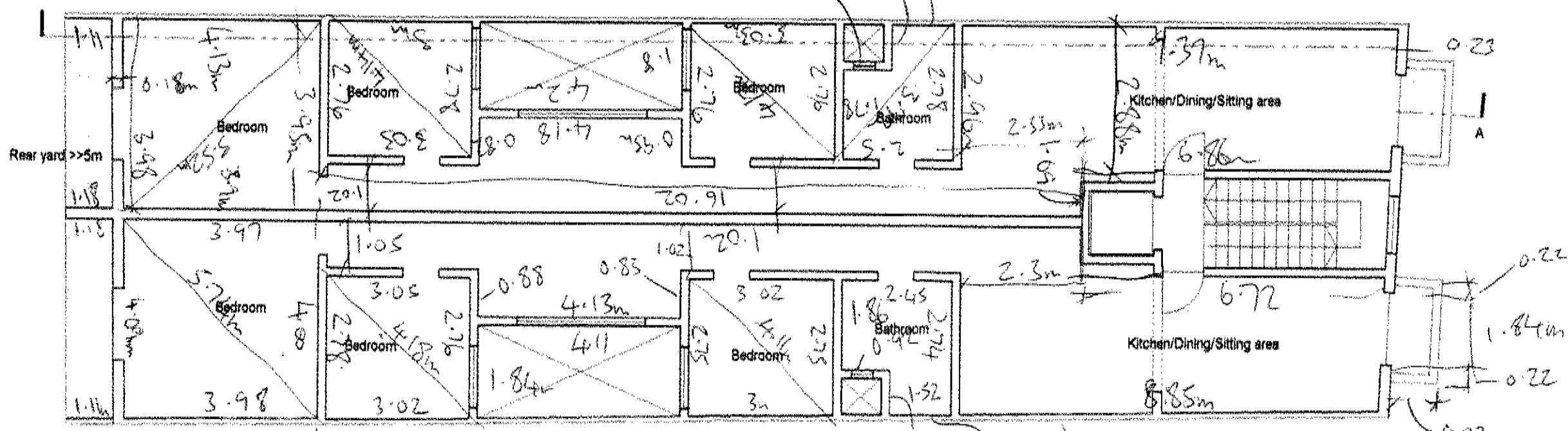
48. Tag 23.10. Luftwaffe 1942. Zustand ZBG 04 MALTA Tel.: 31842006

0 1 2 3 4 5 6 7 8 9 10m scale 1/100

Location	SIRZEBBUQA			
Title	Exst. / Prop. Plans			
Date	11dec2008	Applicant	R. Buttagier	
Drawn		Scale	1:100	Job #
Checked	azammit	Sheet	3 of 7	3889
Rev	(
Remarks	For construction purposes do not scale from drawing.			



2.81m Diff



2.84m Diff

ANTON ZAMMIT & ASSOCIATES
48, Triq 23 ta' Luu 1942, Zurrieq ZRQ 04 MALTA Tel: 21642006

Location	BIRZEBBUGA		
Title	Prop. plans		
Date	20/6/2007	Applicant	R. Buhagiar
Drawn		Scale	1/100
Checked	a.zammit	Sheet	4 of 7 Job # 3899
Rev.	/		
Remarks	For construction purposes do not scale from drawing.		

"RUSTICA"

*Revised
D.D. 11*

A true copy of the original
from the Acts of

NOTARY DOCTOR NICOLETTE VELLA LL.D.

NOTARY DOCTOR ADRIANA VELLA B.A.;LL.D

**VELLA & VELLA NOTARIES PUBLIC
EST. NOT DR ANGELO VELLA B.A.;LL.D.**

*No 4, Alley 2,
Victory Square
Naxxar
NXR 1720
Malta*

*Tel: (00356) 21411279 / 21435532
Mob: 99421515 / 99256979 / 79449109 / 79484997
Fax: 21417598
Email: info@vellanotaries.com*

NK/

31

Today the twenty third (23rd)
day of February of the year
two thousand and seven
(2007)

SALE

636

Before me Doctor of Laws Nicolette Shaw a Notary Public in Malta, duly admitted and sworn, have personally appeared duly identified by me by means of the herein mentioned official documents:

Of the First Part:

Francis Vella, a company director son of Luigi and Rose nee' Vella, born in and residing at Mgarr, Malta, who appears hereon for and on behalf of the limited liability company, FrameGrip Construction Limited, formerly named FrameGrip Limited with its registration number C17324 and with its registered office situated at FrameGrip Construction Limited, Valletta Road, Lija, duly authorised for the hereunder-specified purpose by the Memorandum and Articles of Association of the said company, hereinafter referred to as "the Vendor".

Of the Second Part :

Anton Pace, a company director, son of Paul and Giorgina nee' Baldacchino, born in and residing at Birzebbugia, holder of identity card number 53671M, who appears hereon for and on behalf of the limited liability company Amity Developments Limited, having its registration number C37831 with its registered office situated at 186, Cobles, Saint Philip Street, Birzebbugia, duly authorised for the hereunder-specified purpose by the Memorandum and Articles of Association of the said company and by virtue of the Resolution of the Board of Directors hereto annexed as document X, hereinafter referred to as "the Purchaser" or the Company

In virtue of this deed the Vendor hereby sells, transfers and conveys by title of sale to the Company which accepts, purchases and acquires a divided portion of land which comprises a garden, passage, garage, drive-in and a yard, all formerly forming an integral part of an unnumbered house named 'Rustica' in Notabile Road, Attard bounded on the South-East by the said street, West by the rest of the said house, property of Joseph and

Notary Dr. Nicolette Vella LL.D.
Notary Public and
Commissioner for Oaths
No. 4 Alley 2, Victory Square
Naxxar - Malta
Tel: 2143 5532 - 2141 1279
Fax: 2141 7598



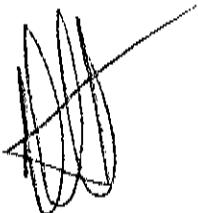
Carmen Mifsud, and North-East by property of Alfred Grech or his successors in title, free and unencumbered with all its rights and appurtenances. This property is shown on the annexed plan document 'A' and has an area of circa two hundred and seventy six point six six square meters (276.66m²).

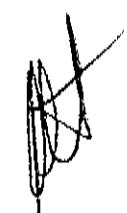
This sale is being made and accepted, under the following terms and subject to the following conditions namely:

- (1) In consideration and for the price of one hundred and twenty thousand Maltese liri (LM120,000), out of which Vendor declares to have received the sum of twelve thousand Maltese Liri as a deposit on the preliminary agreement and the balance of one hundred and eight thousand Maltese Liri (Lm 108, 000) are being paid hereon to vendor who tenders due receipt according to Law
- (2) Vendor warrants peaceful possession and real enjoyment in terms of law of the property hereby transferred by means of a general hypothec over all property present and future in favour of the Purchaser who accepts same.
- (3) The sale is being made with free and vacant possession.
- (4) The property has the relative permits for the building of two maisonettes, three garages, two of which are to be at semibasement level and the other at ground floor level all as indicated in the annexed plans marked document 'B' and 'C'.
- (5) The property is free from any litigation, expropriation or requisition orders or notices and no part of it is to be used for the construction of the road.
- (6) Fees and expenses due hereon are to be paid as prescribed by Law.

For the purposes of the Duty on Documents and Transfers Act, the Income Tax Act and the Income Tax Management Act the following is being declared:

- a. The undersigned notary declares that the immovable sold in virtue of this deed was acquired by vendor by


 Notary Dr. Nicla Vella LL.D.
 Notary Public and
 Commissioner for Oaths
 No. 4 Alley 2, Victory Square
 Naxxar - Malta
 Tel: 2143 5532 - 2141 1279
 Fax: 2141 7538



onerous title from Joseph and Carmen spouses Mifsud as per deed in the records of Notary Doctor Clinton Bellizzi of the seventh (7th) day of May of the year two thousand and four (2004), wherefrom results further root and origin of the property hereby transferred.

b. The purchaser declares after the undersigned notary warned him particularly as to the importance of the truthfulness of this declaration of his that he is purchasing the said immovable for the stated value, which is a fair and just value. Therefore duty on this deed amounts to six thousand Maltese liri (LM6,000), out of which the sum of one thousand two hundred Maltese liri (LM1,200) has already been paid on the relative preliminary agreement as evidenced by receipt number 188502, which is hereto annexed as document 'Y', and the balance of four thousand eight hundred Maltese liri (LM4,800) is being paid hereon.

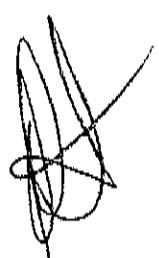
c. The acquiring company declares that it qualifies in such a way as not to require a permit for the acquisition of immoveable property by non residents in view of the fact that:

Not less than seventy five per cent of the shareholding in the said company and not less than seventy five per cent of the controlling shares of the said company belong to European Union Citizens who have resided continuously in Malta for at least five years during their lifetime and that all directors are also European Union Citizens who have resided continuously in Malta for at least five years during their lifetime. This declaration is being made after due explanation of its import according to Law by the undersigned Notary.

d. Provisional Capital gains tax amounts to eight thousand four hundred Malta Liri (LM 8,400) at the rate of seven (7) per centum since the Vendor is opting to pay at the rate of seven percent due to acquisition and sale within the same 5 year period.

For the purposes of sub article twelve (12) of Article five letter "A" (5A) of the Income Tax Act, the parties declare, after I the undersigned Notary explained to them the import hereof according to law in Malta, that in this deed they declared all the facts that determine if the transfer is one to which said Article 5A applies and all the facts that

Notary Dr. Nicoletta Vella LL.D.
Notary Public and
Commissioner for Oaths
No. 4 Alley 2 Victory Square
Naxxar - Malta
Tel: 2143 5532 - 2141 1279
Fax: 2141 7598



are relevant for ascertaining the proper amount of tax chargeable or any exemption thereof, including the value which, in their opinion, reasonably reflects the market value of the said property; and furthermore, the parties exempt me, the undersigned Notary from any responsibility regarding the method and payment of the taxes relative to this deed both as on publication of this deed as well as thereafter.

For all intents and purposes of law, I the undersigned notary declare that from a check that was effected in the Land Registry on the 22nd day of February of the current year (2006), it transpires that this property is duly registered with the Land Registry Department under title numbered one, two, zero, zero, two, seven, six, nine (12002769)

Done, read and published, after due explanation by me in terms of law, in Malta Valletta, Palace Square, at the Housing Finance Division of the Bank at number one stroke five (1/5).

Signed: Francis Vella
 Anton Pace

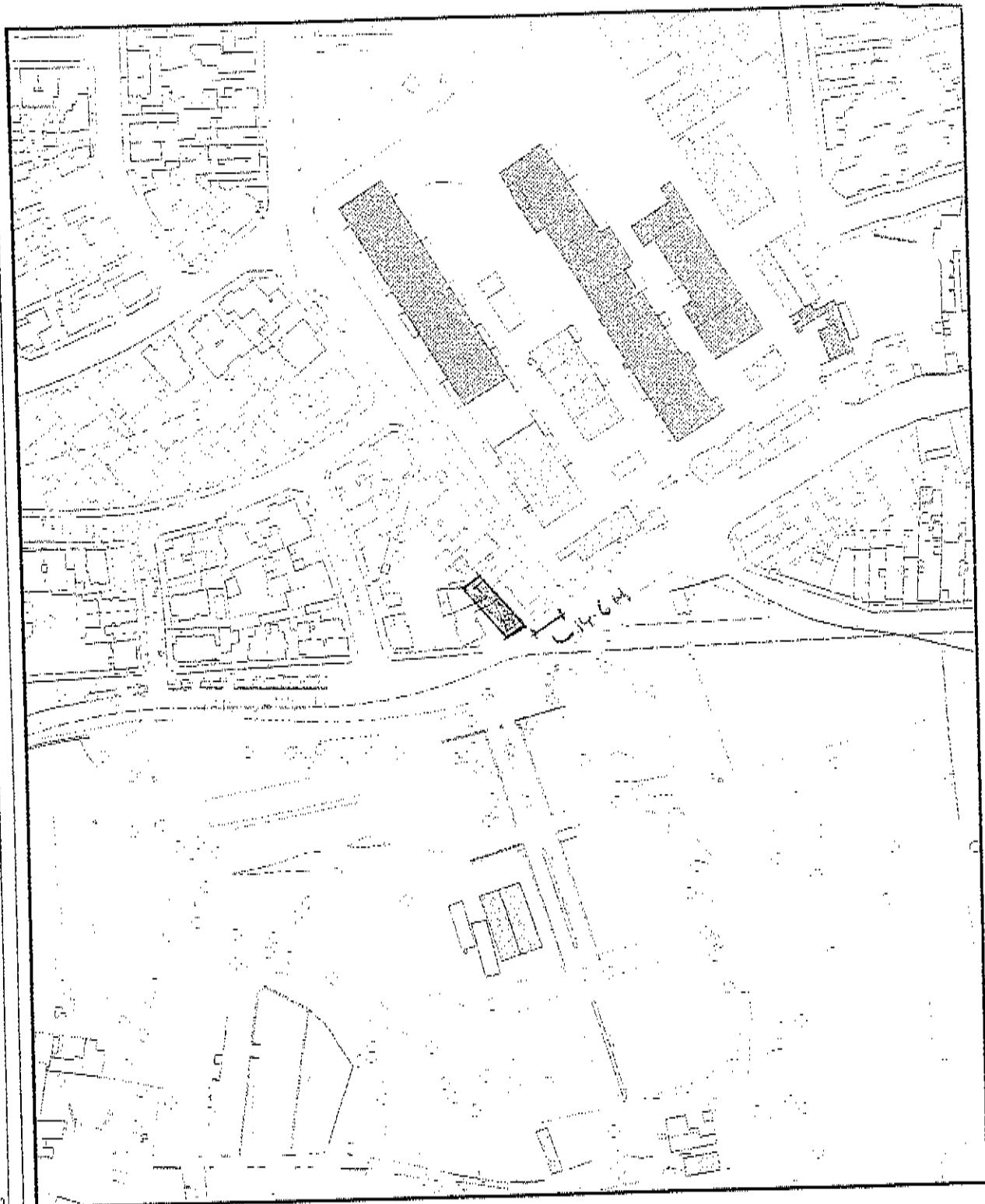
NICOLETTE SHAW
NOTARY PUBLIC IN MALTA

**Certified True Copy
of the Original Quod Attestor**

This 5 Day of 12 2012
Attest Dr. Nicolette Vella LL.D.



500m



Min Easting 48893, Min Northing 71631.68, Max Easting 49293, Max Northing 72131.68

0m

400m

0m

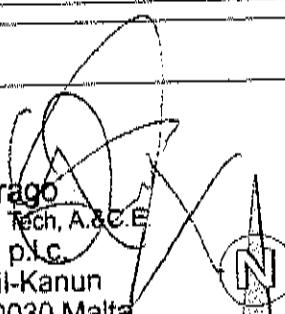
MEPA - www.mepa.org.mt

St. Francis Ravelin
Floriana FRN 1230, Malta
PO Box 200, Marsa MRS 1000, Malta
Tel: +356 2290 0000 Fax: +356 22902295

Site Plan, Scale 1:2500
Printed on: Wednesday, June 19, 2013

Not to be used for interpretation or scaling of scheme alignments
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Perit Glynn Drago
B.E.&(Hons.), M.Sc. Cons. Tech, A&C E.
Bank of Valletta p.l.c.
BOV Centre, Triq il-Kanun
Santa Venera SVR 9030 Malta
Tel. +356 2275 6949



20/03/2012

SITE PHOTOS

Site Address: Unnamed Maisonette & Garages, Mdina Road, Attard.
Arch. Ref: RS 18/13

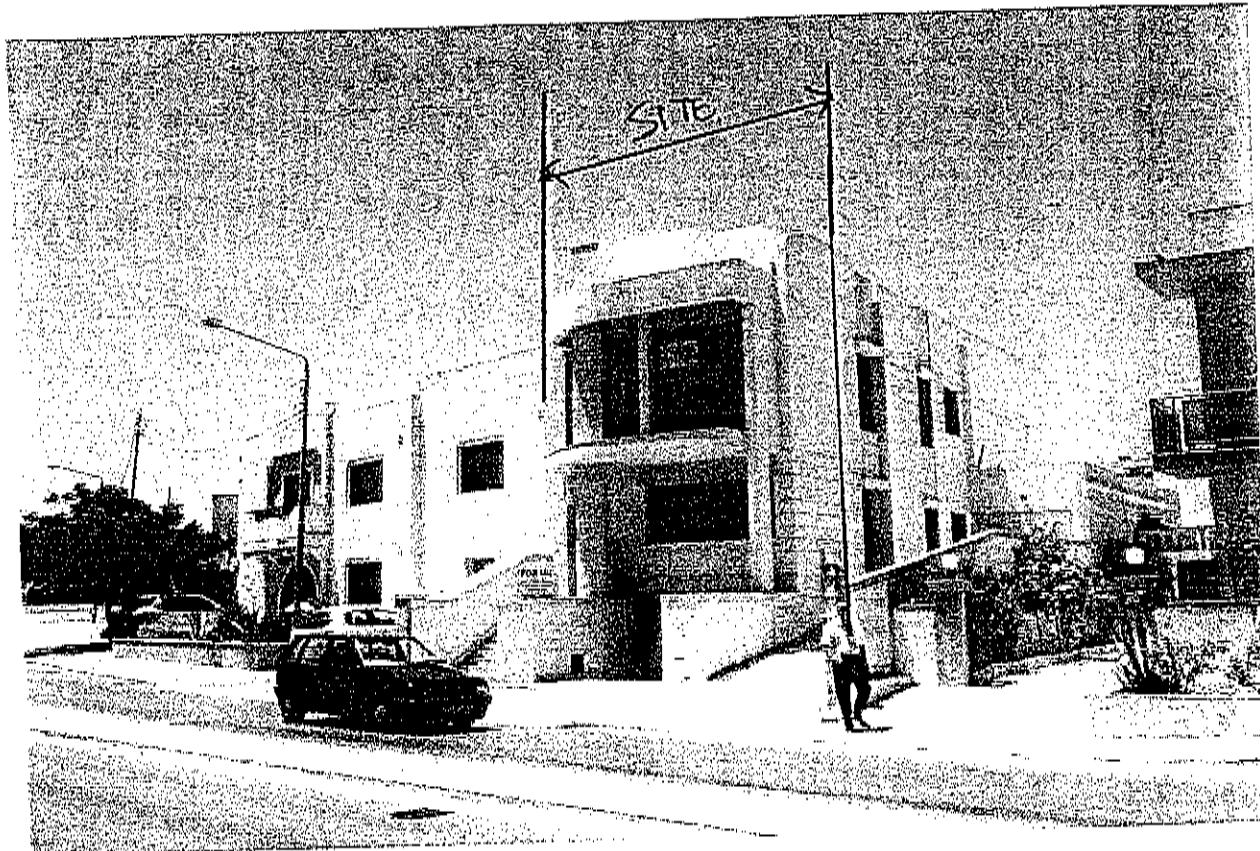


Photo 1

Penit Glynn Drago
B.E.&(Hons.), M.Sc. Cons. Tech, A.&C.E
Bank of Valletta p.l.c.
BOV Centre, Triq il-Kanun
Santa Venera SVR 9030 Malta
Tel. +356 2275 6949

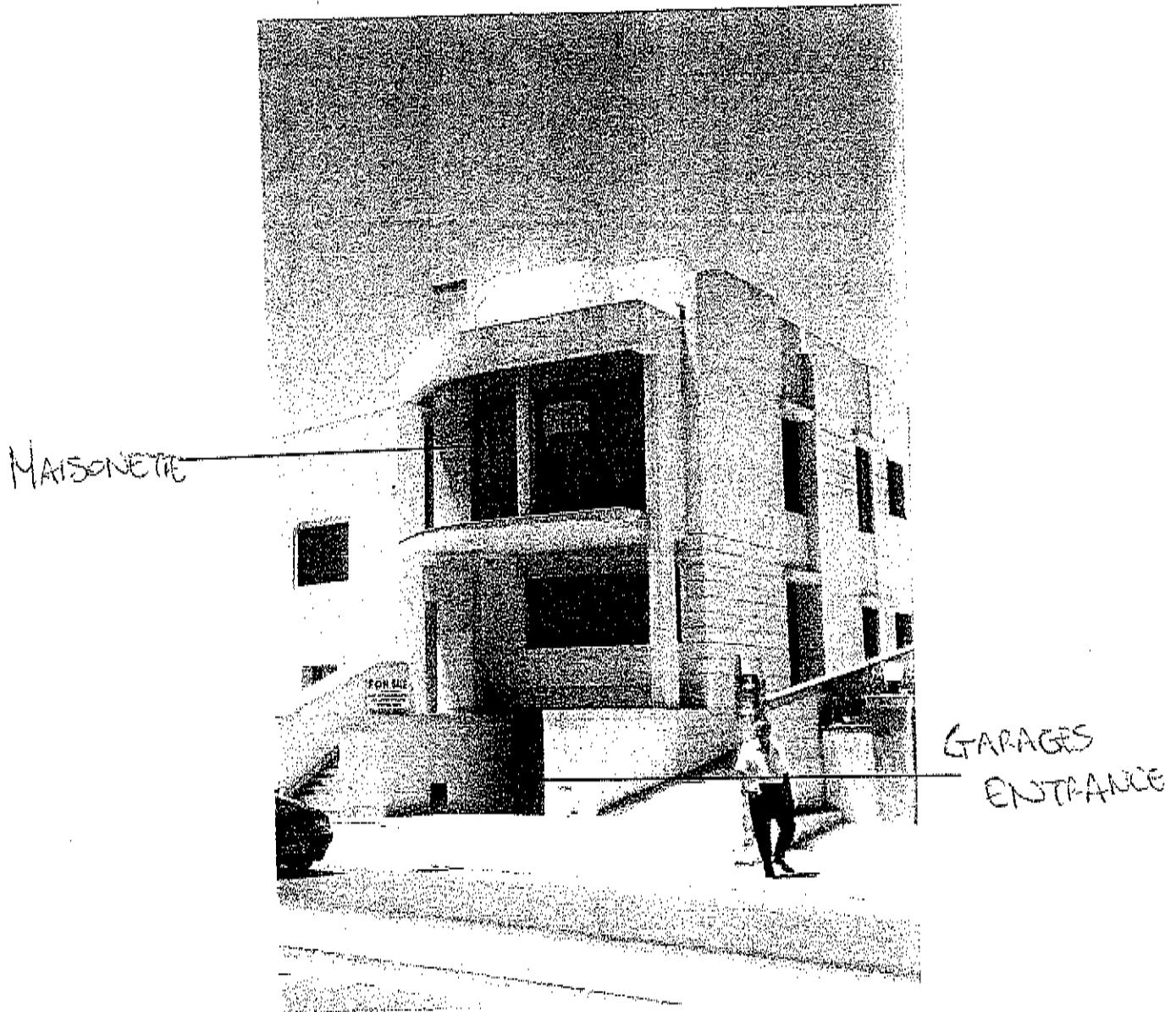
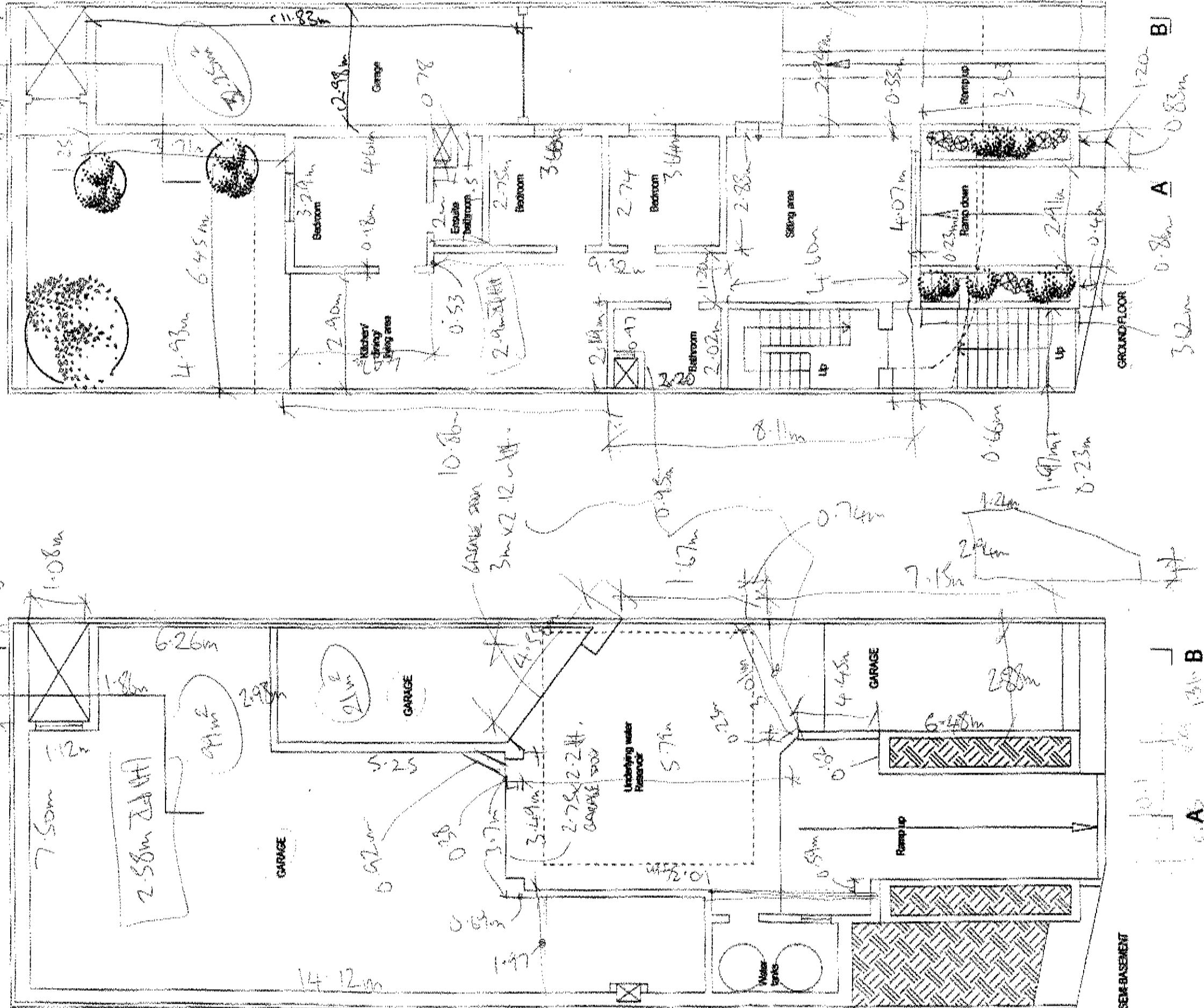


Photo 2

Perit Glynn Drago
B.E.&(Hons.), M.Sc. Cons. Tech, A.&C.E.
Bank of Valletta p.l.c.
BOV Centre, Triq il-Karun
Santa Venera SVR 9030 Malta
Tel. +356 2275 6949

A handwritten signature in black ink, appearing to read "P. Glynn Drago".

"RUSTICA" - SURVEYS



Anton Zammit & Associates

卷之三

Location	Attain	Wear ornaments & supply client			
Title	Pisa				
Date	No. X07	Applied	Passenger	Passenger	Passenger
Start	alarm	Scare	VIN	402	Yan 200
Checked	alarm	Scare	VI		
Ref.					
Remarks	For construction purposes do not state from drawing				

1-148

JOURNAL OF POLYMER SCIENCE: PART A-1

" PENTHOUSE & GARAGE
MDINA VIEW COURT "

D.D.V.

A true copy of the original
from the Acts of

NOTARY DOCTOR NICOLETTE VELLA LL.D.

NOTARY DOCTOR ADRIANA VELLA B.A.;LL.D

**VELLA & VELLA NOTARIES PUBLIC
EST. NOT DR ANGELO VELLA B.A.;LL.D.**

No 4, Alley 2,
Victory Square
Naxxar
NXR 1720
Malta

Tel: (00356) 21411279 / 21435532
Mob: 99421515 / 99256979 / 79449109 / 79484997
Fax: 21417598
Email: info@vellanotaries.com

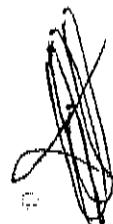
Nru:

DAKBEJGH

Insinwat:

25/04/2007

Ins. Vol. I. No:

6,605/2007re Falzon S + CIns. Vol. I No6,606/2007re Amity


 Stefan Falzon
 25/04/2007
 Identity Card Office
 Malta Government

Illum l-ewwel (1) ta' Marzu
tas-sena elfejn u sebgha (2007)

Quddiem Nutar Dottor Nicolette Shaw dehru personalment wara li vverifikajt l-identita' tagħhom:-

Grazio Briffa, ixtirat, iben Carlo u Anne nee' Degiorgio twieled Qormi u residenti Attard (karta tal-Identita' numru 883344M) u flimkien mieghu martu **Agnes Briffa** bint Spiridione Zammit u Francesca nee' Fenech twieldet Qormi u residenti Attard (karta tal-Identita' numru 186546M), 'l quddiem imsejjhin il-Vendituri minn naħha l-wahda; (Whitehouse, Triq il-Laring Attard)

Minn naħha l-ohra Anton Pace, (karta tal-Identita' numru 53671M) direktur ta' kumpanija iben Paul u Giorgina nee Baldacchino twieled u residenti Birzebbugia li jidher fuq dan il-kuntratt għan-nom u fl-interess tas-Socjeta' **Amity Developments Limited**, company registration number C37831, debitament awtorizzat skond l-annessa rizoluzzjoni tal-Board tad-Diretturi document A aktar 'l quddiem imsejjha is-socjeta kompratrici.(186 Cobbles, St Philip Street, Birzebbugia)

Fl-ewwel lok in forza ta' dan il-kuntratt il-Vendituri flimkien u in solidum bejniethom qieghdin ibieghu u jittrasferixxu a favur tas-socjeta' kompratrici taccetta, tixtri u takkwista il-penthouse mibnija fuq blokk ta' erbgħa appartamenti u l-penthouse hawn trasferita, liema korp huwa ufficialment enumerat sbatax (17) u jismu Mdina View Court, fi Triq il-Laring Attard mibni tali blokk fuq il-plot numru ghoxrin (20) mill-partijiet tal-Bajdun Attard u inkluz ukoll huwa sehemha mill-partijiet komuni kollha pro rata inkluzi s-servizzi tad-drains u dranagg, hielsa minn cnus u pizijiet, dejn jew ipoteki, bid-drittijiet u l-pertinenzi kollha tagħha u bl-arja relativa, hielsa minn servitujiet, kif koperta bil-permessi kollha validament approvati, u skond kif delineata fuq l-annessa pjanta document C, bis-servitujiet kollha rizultanti mill-posizzjoni tagħha sia attivi u passivi.

Jidhru ukoll **Stefan Falzon**, impiegat, iben Joseph u Gaetana nee' Debono twieled Pieta' u residenti Attard (Identity card numru 467577M) u martu **Claudia Falzon**, bint Grazio Briffa u Agnes nee' Zammit twieldet Pieta' u residenti Attard (Identity card numru 204881M), il-quddiem imsejjhin il-vendituri. Stefan Falzon huwa awtorizzat illi jidher ghall-martu skond l-nnessa prokura document B

Fit-tieni lok ta' dan il-kuntratt il-fuq imsemmija Stefan u Claudia konjugi Falzon qieghdin flimkien u in solidum bejniethom ibieghu u jittrasferixxu a favur tal-fuq imsemmija Amity Developments Limited il-garage bla numru u bla isem izda privatament enumerat hamsa (5) sottopost ghall-flat numru erbgha (4) u jinsab f'basement ta' imien (8) garages, inkluz sehemu mir-rampa u l-partijiet komuni tal-korp ta' garages accessibbli minn rampa komuni, liema entratura hija bla numru li taghti fuq Triq il-Laring, Attard, liema garage huwa it-tieni garage fuq il-lemin meta tidhol gol-basement ta' garages minn go drive-in, konfinanti dan il-garage mill-irrijhat kollha ma' gid tal-konjugi Briffa jew successuri taghhom, fih bitha retroposta li fiha tieqa taghti fiba, liema bitha fiha l-katusi tal-jlma tax-xita u tal-washing machine tal-vendituri konjugi Briffa għaddejjin minn mal-hajt.

Dawn il-bejghijat qegħdin jigu magħmula u accettati bil-pattijiet u l-kondizzjonijiet segwenti u cieo' :

1. Versu il-prezz konvenut bejn il-partijiet ta' erbgha u tletin elf Lira Maltija (LM34,000) ghall-penthouse u disat elef lira Maltija (LM9,000) ghall-garage, li minnhoġi is-somma ta' tlett elef u erbgha mijja liri maltin (LM3,400) thallset bhala depositu akkont tal-prezz globali tal-penthouse waqt illi is-somma ta' disa' mitt lira Maltija (LM900) thallset bhala depositu akkont tal-prezz globali tal-garage. Il-bilanc qed jithallas kollu illum iill-vendituri rispettivi illi jħallu debita ricevuta skond il-Ligi in via solidali bejniethom.
2. L-ispejjeż ta' dan il-kuntratt huma skond il-ligi, pero il-capital gains tax taz-zewg bejghijat jithallsu mill-konjugi Briffa.
3. Il-Vendituri jiggarrantixxu l-pussess pacifiku tal-immobblji minnhoġi trasferiti b'dan il-att favur is-socjeta' kompratrici li taccetta bl-ipoteka generali ta' gidhom kollha prezenti u futuri in via solidali bejniethom.
4. Il-fondi in vendita' qed jigi kkonsenjat mill-Vendituri lis-socjeta' kompratrici li taccetta "with free and vacant possession".
5. Is-socjeta kompratrici trid tikkontribwixxi sehemha pro rata mill-ispejjeż ta' manutenzjoni u riparazzjoni tal-partijiet u servizzi komuni.

6. Il-faccata u l-aperturi esterni jridu jinzammu uniformi ma' dawk tal-flats l-ohrajn.

7. Il-Vendituri jiggarrantixxu illi l-penthouse u l-garage in vendita' gew mibnija skond l-arti u s-sengha b'materjal ta' kwalita' tajba u bil-permessi kollha necessarji validament approvati.

8. Is-sidien tal-appartamenti għandhom id-dritt li jghamlu tank tal-ilma ta' daqs normali u tv aerial fuq il-bejt tal-penthouse u bid-dritt ta' access ghalihom ghall-skopijiet ta' manutenzjoni u riparazzjoni tagħhom.

9. Ta' l-appoggi is-socjeta kompratrici la thallas u lanqas tithallas.

10. Il-garage jista' jintuza biss ghall-parking ta' karozza u store ta' oggetti personali izda fiha ma jistgħux jinhaznu materjali perikoluzi jew jinzammu annimali.

11. Il-faccata trid tinxam uniformi skond il-permess.

12. Ma jistgħux jinzammu annimali fil-flat.

13. Il-partijiet komuni tal-blokk tal-flats irid jitnaddaf darba fil-gimħha.

14. It-tromba tat-tarag trid tinzebah darba kull erbgha (4) snin.

15. Il-kont ta' l-arlogg tad-dawl komuni irid jithallas bejn kullhadd.

16. IL-kompraturi għandhom id-drittilli jghaddu trunking tal-wiring tad-dawl u ilma mill-bitħha propjeta tal-vendituri konjugi Briffa sabiex jitqabad mal-komun u għal dan il-ghan din għandha tikkostitwixxi servitu.

Għall-finijiet tal-att numru sbatax tas-sena elf disa' mijha tlieta u disghin (17/93) jiġi dikjarat li din il-penthouse inbniet inter alira fuq art illi giet akkwistata fuq art illi inxtrat mingħand George Micallef mill-konjugi Briffa permezz ta' kuntratt fl-atti tan-Nutar Anthony Agius datat sitta u għoxrin (26) ta' Jannar tas-sena elf disa' mijha disghha u tmenin (1989); il-konjugi Falzon akkwistaw dan il-garage mill-poter tal-konjugi Briffa skond kuntratt fl-atti tan-Nutar Pierre Falzon datat hdax (11) ta' Marzu tas-sena elfejn u tnejn (2002) fejn hemm indikata provenjenza ulterjuri.


 Michael G. Vella
 General Manager
 Project Management Department
 Ministry of Finance
 Republic of Malta
 Tel: +356 232 4141 ext 1270
 Fax: +356 232 4141 ext 1271

Għall-finijiet tal-att numru sbatax (17) u tal-att numru tmintax (18) tas-sena elf disa' mijha tlieta u disghin (1993) jigi dikjarat mill-partijiet kontraenti wara li jiena Nutar hawn taht iffirmat fehmhom sewwa dwar l-importanza tal-veracita' ta' din id-dikjarazzjoni tagħhom illi l-valur tal-proprietà trasferita fl-ewwel lok ta' dan il-kuntratt kif kwotat hawn fuq huwa valur gust u reali u għalhekk il-boll ta' dan il-kuntratt jaġi minn għaliex:

1. elf u sebgha mitt lira Maltija (LM1700) bir-rata ta' 5% fuq il-prezz ta' LM34,000 (penthouse) li minnhom l-ammont ta' tlett mijha u erbghin lira Maltin (Lm340) diga gew imhallsa mal-konvenju u qed tigi hawn annessa ircevuta numru wiehed disa' tmienja sebgha erbgha erbgha (198744) (Doc D) u l-bilanc ta' elf tlett mijha u sittin lira Maltin (Lm1360) qed jithallsu presenzjalment;
 2. il-boll dovut fuq il-prezz tal-garage u cioe LM9000 jammonta ghal erbgha mijha u hamsin liri maltin (LM450) li minnhom l-ammont ta' disghin lira Maltija (LM90) thallsu fuq il-konvenju u qed tigi hawn annessa ricevuta numru wiehed disgha tmienja sebgha erbgha tnejn (198742) u li bilanc ta' tlett mijha u sittin lira Maltija (LM360) qed tithallas presenzjalment (Doc E)
 3. filwaqt li l-Final Capital Gains Tax dovuta mill-konjugi Briffa tammonta ghal erbat elef u tmenin Liri Maltin (LM4080) bir-rata ta' 12% taxxa shiba u finali mentri
 4. final capital gains tax dovuta fuq il-bejgh tal-garage fuq il-prezz ta' LM9000 tammonta ghal elf u tmenin Liri Maltin (LM1080) bir-rata ta' 12% taxxa shiba u finali. Dawn dovuti mill-konjugi Falzon.

Għall-finijiet tas-subartikolu tħax (12) tal-Artikolu hamsa ittra "A" (5A) tal-Kapitolu numru mijha u tlieta u għoxrin (123) tal-Ligijiet ta' Malta dwar it-Taxxa fuq il-Qliegh, il-partijiet jiddikjaraw, wara li jiena Nutara sottosfirmata fehemthom sewwa bl-importanza ta' tali dikjarazzjoni skond il-ligi f'Malta, illi huma f'dana l-att iddi kjarraw l-fatti kollha li jiddeterminaw jekk it-trasferiment hux wieħed li jaapplika għalih l-artikolu hamsa ittra "A" (5A) u l-fatti kollha li huma relevanti sabiex jigi kkalkulat il-valur tat-taxxa li trid tħallas jew xi ezenzjoni tagħha, inkluż il-valur reali tal-proprijeta' li fl-opinjoni tagħhom huwa l-valur kummercjalji tal-istess proprijeta'; u inoltre l-partijiet jezentaw lin-Nutar sottosfirmat minn kwalsiasi responsabbilita' dwar il-metodu u l-hlas tat-taxxi relativi ma' dana l-att sia fuq l-att imsemmi kif ukoll wara.

Għall-finijiet tal-Att numru wieħed u ghoxrin (21) tas-sena elf disa' mijha tlieta u disghin (1993) jigi dikjarat mill-Vendituri Grazio u Agnes konjugi Briffa u Stefan u Claudia

konjugi Falzon li bejniethom tezisti il-komunjon i tal-akkwisti.

Għall-finijiet u l-effetti kollha tal-ligi, jiena Nutar hawn that ifirmat niddikjara illi minn ricerka illi saret fir-registratu ta' l-artijiet 28.02.07, tas-sena korrenti, irrizulta illi a) il-Ministru ma kien għamel l-ebda ordni għar-registrazzjoni ta' l-inħawi fejn tinstab il-proprietà illi qedha tigi trasferita f'dana l-att, sabiex din tifforma parti minn Compulsory Land Registration Area, skond l-Artikolu ghaxra (10) ta' l-att illi jirregola r-registrazzjoni ta' l-artijiet u b) illi ma kien hemm l-ebda applikazzjoni għar-registrazzjoni volontarja.

Il-kumpanija akkwirenti tiddikjara illi hija tikwalifika sabiex takkwista id-drittijiet immobili fuq trasferiti mingħajr bzonn ta' permess ghall-akkwist ta' proprietà immobblu minn persuni mhux residenti f'Malta u dana peress illi mhux anqas minn hamsa u sebghin fil-mija (75%) tal-ishma tal-Kumpanija kif ukoll mhux anqas minn hamsa u sebghin fil-mija (75%) tal-controlling shares relativi huma ta' cittadini tal-Unjoni Ewropea u li ghexu f'Malta għal perjodu kontinwu matul hajjithom ta' hames (5) snin, u li d-diretturi kollha huma wkoll cittadini tal-Unjoni Ewropea u li ghexu f'Malta għal perjodu kontinwu matul hajjithom ta' hames (5) snin. Qed tithallas is-somma ta' Lm 160 għas-saldu ta' l-interessi dovuti mill-Amity Developments lill-vendituri

Magħmul, moqrri u ippubblikat wara li gie minni Nutar imfisser skond il-Ligi f'Malta, Naxxar, Victory Square Sqaq tiejn (2) bieb numru erbgha (4).

Firmati: Grazio Briffa
 Agnes Briffa
 Anton Pace
 Stefan Falzon

NICOLETTE SHAW
NUTAR PUBBLIKU F'MALTA

**Certified True Copy
of the Original Quod Attestor**

This 15 Day of 09 20 14
Notary Dr. Nicolette Vella LL.D.

**RESOLUTION OF THE BOARD OF DIRECTORS OF AMITY DEVELOPMENTS
LIMITED (C37831)**

Meeting of the Board of directors of the said Company held today the 28th day of February 2007 at the registered office of the Company situated at 186, Cobbles, St Philip Street Birzebbuha, wherein it was unanimously resolved that Mr Anton Pace Identity card number 53671M, a director of the said Company be and is hereby authorised to represent the Company on a deed of sale between Grazio Briffa, retired, son of Carlo and Anne nee' Degiorgio born Qormi and residing Attard (identity card number 883344M) and with him his wife Agnes Briffa daughter of Spiridione Zammit and Francesca nee' Fenech born Qormi and residing Attard (identity card number 186546M), regarding the penthouse built on a block four apartments and the penthouse here being transferred, which block is officially numbered seventeen (17) named Mdina View Court, in Triq il-Laring Attard, said block is built on plot numbered twenty (20), forming part of the land known as tal-Bajdun Attard. Included in this sale is their share of the common parts pro rata, including the services of the drains and drainage, free from any groundrent, hypothecs and all its appurtenances and its relative airspace, free from any servitudes.

It is also being resolved that Mr Anton Pace as director of the said Company is hereby authorised to represent the company in the deed of sale between Stefan Falzon, an employee, son of Joseph and Gaetana nee' Debono born Pieta' and residing Attard (Identity card number 467566M) and his wife Claudia Falzon, daughter of Grazio Briffa and Agnes nee' Zammit born Pieta' and residing Attard (Identity card number 204881M), regarding the purchase of the garage without number and without name, but privately numbered five (5) underlying flat number four (4), and it forms part of a basement of eight (8) garages, including its share of the drive in and the common parts accessible from a common drive in, whose entrance is without a number in Triq il-Laring Attard. The said garage is the second one on the right when one enters the basement of garages.

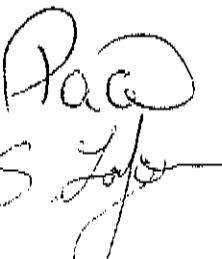


Anton Pace

Maria Buhagiar

Maria Buhagiar

Amity Developments Limited
 186 Cobbles, St Philip Street, Birzebbuha,
 Malta, Gzira, GZ1131, Republic of Malta
 Tel: +356 2152 1379 Fax: +356 2152 1379
 Email: info@amitymalta.com



S. Lopez



L. Del



D. M.



Anton Pace

*Vella & Vella
Notaries Public
No 4 Alley 2, Victory Square, Naxxar, Malta.
Tel: 435532/411279
Fax: 417598*

22 May 1966

I, the undersigned, Claudia wife of Stefan daughter of Grazio Briffa and Agnes nee Zammit, born Pieta and residing at Attard, identity card number 204881M, do hereby nominate and appoint my husband Stefan Falzon, employed, son of Joseph and Gaetana nee Debono bor Pieta and residing at Attard, identity card number 4675~~38~~M as my specific attorney to appear on the deed of sale of the unnumbered garage, privately numbered five (5) overlying the flat number four (4), forming part of a basement of eight (8) garages, including its share of the drivein and the common parts, all accessible from a common drive in, in Triq il-Laring Attard, under the following terms:

1. To sell the abovementioned property at the price of nine thousand Maltese Lira (LM9,000);
 2. To warrant the peaceful possession of the sale of the property by a means of a General Hypothec of all our property present and future;
 3. in general to sign all documents for the said sale which may be necessary on the final deed.

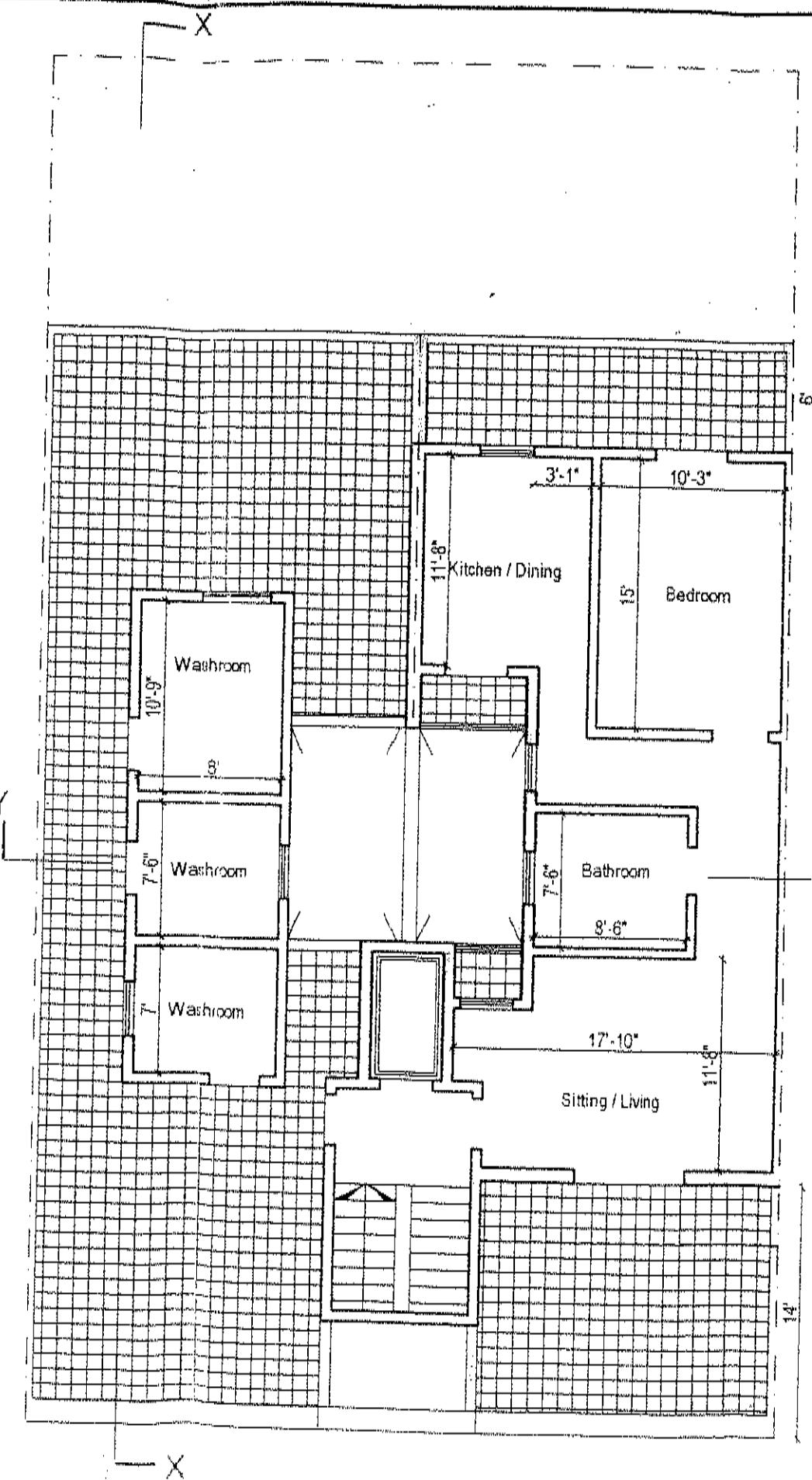
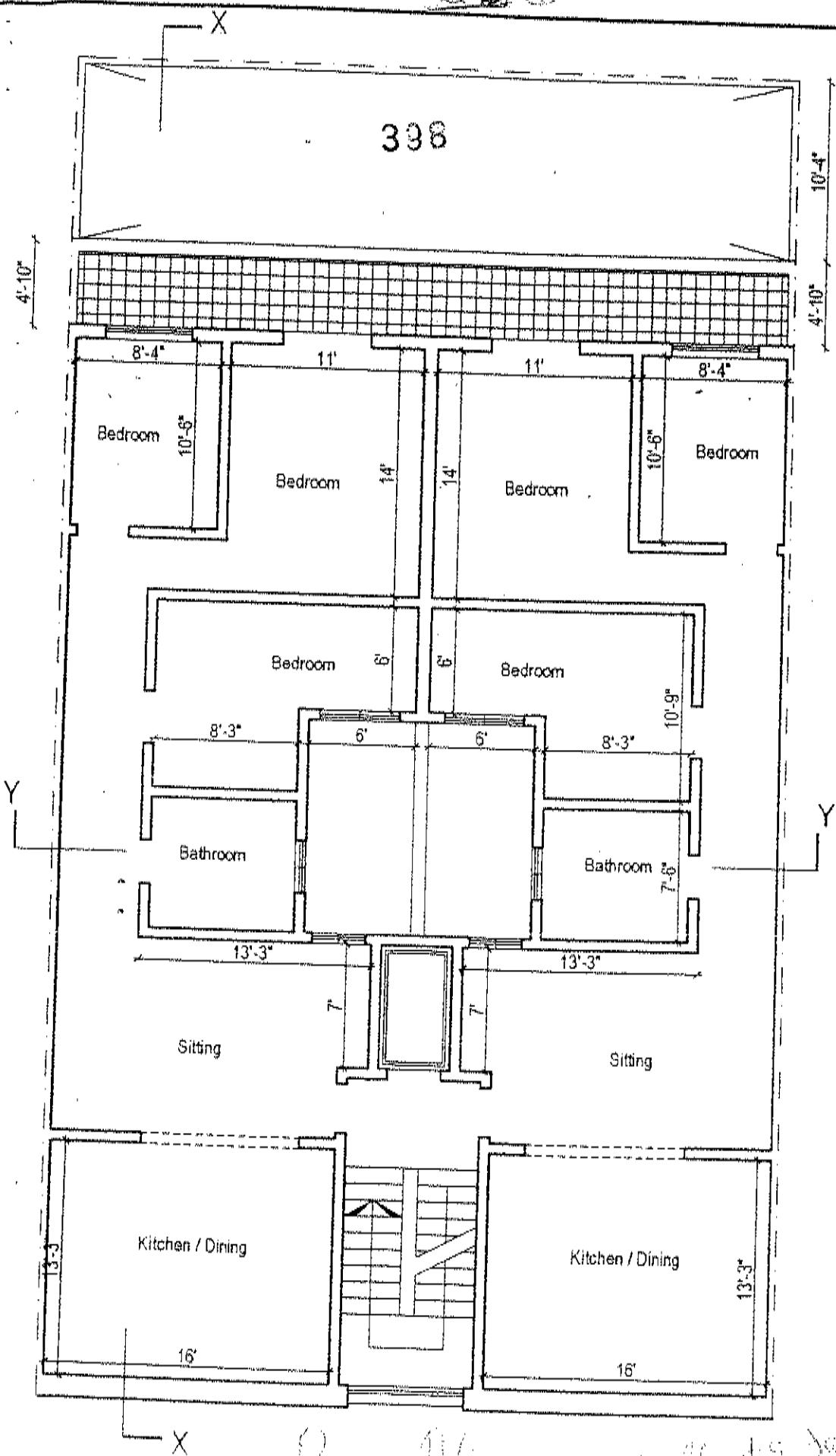
20

Planaria dilatata

~~Wade, Weller, and O'Neil~~

S. Jofe

W. H. D. & Co., Ltd., B.M.D.
Montgomery
10, Montgomeryshire
No. 1, Montgomeryshire
Telephone: Maitland
Post Office: Maitland
Date: 24th May 1929



**DAVID PSAILA BEA, A&CE
ARCHITECT & CIVIL ENGINEER**

13, St. Catherine Street, Attard.
Tel: 412908 - Fax: 419390 - Mobile: 0949 5847

Client: GREZZU BRIFFA

Second Floor & Penthouse Layout

Architectural Drawing No. 398
Scale 1:100 Date: 1/10/01
Drawing No. 1279
Signature: [Handwritten signatures over the drawing]

Inland Revenue Department
 Capital Transfer Duty

Registration No.

Receipt No.: 198744
 Date: 14/07/2006

Received from: AMITY DEV. LTD.
 186, COBBLE
 ST PHILIPS STREET
 BIRZEBBUGA

PROMISE OF SALE
 DR. N. SHAW

Amount: Three Hundred Forty Maltese Liri only

Type of Payment	Draft / Cheque No.	Bank Name	Amount
LOCAL CHEQUE	000182	BOV	340.00

Security Number:
 0048105315

Note: Validity is subject to bank clearance.

KG132
 ANTOINE BORG
 #Commissioner of Inland Revenue



Inland Revenue Department

Capital Transfer Duty

Receipt No.: 198742
Date: 14/07/2006

Registration No:

Received from: AMITY DEV. LTD.

186, COBBLE
ST PHILIP STR
BIRZEBBUGA

K613

Duty on Documents LM

General 90.00

Inter Vivos

Causa Mortis

Interest

Additional Duty

General

Inter Vivos

Causa Mortis

Other

Penalty

Miscellaneous

Total

90.00

Type of Payment Draft / Cheque No. Bank Name Amount
LOCAL CHEQUE 000183 BOV 90.00

PROMISE OF SALE
DR. N. SHAW

Amount: Ninety Maltese Liri only

401

406

UFFICCJU TAT-TAXXI INTERNI
Dipartiment tal-Capital Transfer Duty

46, Triq il-Merkanti, Valletta



OFFICE OF INLAND REVENUE
Capital Transfer Duty Department

46, Merchants Street, Valletta

SKEDA

Regola 2

INTER VIVOS

"L-EWWEL SKEDA

**AVVIZ TA' TRASFERIMENT INTER VIVOS TA' PROPRJETA' IMMOBBLI LI GHANDU JINGHATA
SKOND L-ATT DWAR IT-TAXXA FUQ DOKUMENTI U TRASFERIMENTI U L-ATTI DWAR IT-TAXXI**

Din il-formola għandha limtela min-Nutar li jippubblika l-att ta' trasferiment u għandha tingħata min-Nutar fi iliet kopji fuq zmien hmistax-il jum tax-xogħol mid-data tat-trasferiment.

Għandhom jiżdiedu pagni ta' kontinwazzjoni skond ma jkun meħtieg.

SEZZJONI A - DETTALJI TAL-PARTIJET

Fil-kaz ta' individwi li ma humiex residenti u li ma humiex registrati ghall-finijiet tat-taxxa fuq l-income, aghti n-numru tal-passaport u l-pajjiz fejn ikun inhareg. Fil-kaz ta' persuni legali li ma humiex residenti u li ma humiex registrati ghall-finijiet tat-taxxa fuq l-income, aghni dawk id-dettalji dwar l-identita' li jisighu ikunu magħrufa.

	Isem	Kunjom	Indirizz	Numru tal-karta ta' l-identita' / tat-taxxa fuq l-income	Numru tat-telephone jew tal-mobile
Persuni li qed jittrasferixxu	Stefan	Falzon	17 / Flat 4, Triq il-Laring Attard, BZN 12	467577 M	
	Claudia	Falzon		204881 M	
Persuni li lilhom qed isir it-trasferiment	Amity Developments Ltd		186, Cobbles, St Philip Street, Birzebbugia	C37831	

DDT 1

National Bank of Malta F.L.D.
11, Republic Street,
Valletta, Malta
Msida 1013
Tel: +356 2141 1279
Fax: +356 2141 7500

31/12/2012
M

SEZZJONI B - INFORMAZZJONI DWAR IT-TRASFERIMENT

Data ta' l-att	1 ta' Marzu 2007
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Deskriżzjoni tal-proprietà

Għandha tingħata deskriżzjoni shiha u, jekk ikun meħtieg, għandhom jigu mehmuzin "block plan" u pjanta fuq karti tar-Garage bla numru u bla isem idza privatament enumerat 5, sottopost għall-flat numru 4 u jinsab f'basement ta' 8 garages, fi Triq il-Laring, Attard

Tip ta' trasferiment

Fil-kaz ta' trasferiment li jaqa' taht iktar minn tip wieħed, immarka l-kaxxi kollha li jkunu applikabbli.

Bejgh	X	Koncessjoni emfitewtika	Donazzjoni	Permuta
Assenjament fuq qasma		Datio in solutum	Ohrajn ()	

Tip ta' akkwist

Fil-kaz ta' akkwist li jaqa' taht iktar minn tip wieħed, immarka l-kaxxi kollha li jkunu applikabbli.

Xiri	X	Koncessjoni emfitewtika	Donazzjoni	Permuta
Wirt		Assenjament fuq qasma	Ohrajn	

Isem tas-Sensal	NRU ta' I.I.D./I.T.
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SEZZJONI C
TAXXA FUQ DOKUMENTI U TRASFERIMENTI (ATDT)

Ezenżjonijiet u helsien mit-taxxa

Trasferiment minn kumpannija għal ohra li jikkwalifika ghall-ezenżjoni li tingħata lil gruppi ta' kumpanniji taht l-art. 43 ATDT

Assenjament li huwa ezent skond l-art. 32(1) ATDT

Qasma ta' proprietà li gejja minn wirt li hija ezent skond l-art. 32(5) ATDT

Trasferiment li huwa ezent għal ragunijiet ohra barra dawk imsemmija fuq

Aġhti r-ragunijiet specifici għall-ezenżjoni

Trasferiment li jikkwalifika ghall-helsien mit-taxxa taht l-art. 32(4) ATDT

Valur taxxabbli tal-proprietà

Ammont ta' taxxa li għandu jithallas	(450 - 90)	Lm 9,000
Numru tal-Konvenju		Lm 360

PS 200605627

Notary Dr. Michael Vella LL.D.
Notary Public and
Conveyancer for Civils
No. 1, Upper & Victoria Square
Birkirkara - Malta
Tel: 2143 5502 - 2141 1279
Fax: 2141 7540

31/4/07
M.J.

**SEZZJONI D
TAXXA LI GHANDHA TITHALLAS TAHT L-ATT DWAR IT-TAXXA FUQ L-INCOME**

Isem ta' min qed jittrasferixxi	Taxxa finali bit-12%	Taxxa finali bis- 7%	Taxxa Provvizorja	Total
Stefan u Claudia Falzon	1080			
Total				Lm 1080

**SEZZJONI E
DETALJI TA' CEDOLA BANKARJA/CEKK**

Taxxa dovuta taht:-	BANK	NUMRU TA' CEDOLA BANKARJA/CEKK
Att dwar it-Taxxa fuq Dokumenti u Trasferimenti	BCW	CHE NO 272
Att dwar it-Taxxa fuq l-Income	BCW	CHE NO 181

ISEM TAN-NUTAR

NUTAR DR NICOLETTE SHAW

FIRMA TAN-NUTAR

GHALL-UZU UFFICJALI

Taxxa Provvizorja Mhalla: Lm _____	Taxxa fuq Dokumenti: Lm _____
Taxxa Finali Mizmura: Lm _____	Taxxa Provvizorja diga mhalla: Lm _____
Numru/i tal-ircevuta/i _____ _____ _____	Numru/i tal-ircevuta/i _____ _____ _____
Data tal-ircevuta/i _____ _____	Data tal-ircevuta/i _____ _____
Ufficial li jircievi l-hlas _____	Ufficial li jircievi l-hlas _____ _____

Id-Dipartiment tat-Taxxi Interni juza l-informazzjoni mibghuta minnek biex jipprocessa din il-formola skond id-dispozizzjoni ta' l-Attidwar it-Taxxa u legislazzjoni sussidaria. Ahna nistgħu nivverifiskow l-informazzjoni mibghuta minnek, jew, informazzjoni dwarek iprovdu minn terzi persuni, ma' l-informazzjoni mizmura mid-Dipartiment. Ahna ma' ngħaddux informazzjoni dwarek lil ebda persuna barra d-Dipartiment tat-Taxxi Interni hlief kif perness mill-ligi. Id-Dipartiment tat-Taxxi Interni juza l-informazzjoni personali tiegħek skond l-Attidwar il-Protezzjoni u l-Privatezza tad-Data (Kap. 440) biex jipprotegi l-privatezza tiegħek. Għal aktar tagħrifistha rikkuntatt ja lill-Kontrollur ta' Data Personal, Dipartiment tat-Taxxi Interni, Floriana, CMR 03.

Nostro Dr. Nicolette Shaw LL.D.
10th April 2009
Minister for Finance
Ministry of Finance
13, Triq Sir Francis Sengier
Sliema - Malta
Tel: 2143 5511 - 2141 1279
Fax: 2141 7563

3/4/09
N.F.

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UFFICCU TAT-TAXXI INTERNI
Dipartiment tal-Capital Transfer Duty

46, Triq il-Merkanti, Valletta



OFFICE OF INLAND REVENUE
Capital Transfer Duty Department

46, Merchants Street, Valletta

SKEDA

*Regola 2**INTER VIVOS***"L-EWWEL SKEDA"**

**AVVIZ TA' TRASFERIMENT INTER VIVOS TA' PROPRJETA' IMMOBBLI LI GHANDU JINGHATA
SKOND L-ATT DWAR IT-TAXXA FUQ DOKUMENTI U TRASFERIMENTI U L-ATTI DWAR IT-TAXXI**

Din il-formola għandha timtela min-Nutar li jippubblika l-att ta' trasferiment u għandha tingħata min-Nutar fi filiet kopji fi zmien hmistar-il jum tax-xogħol mid-data t-tut-trasferiment.

Għandhom jizziedu pagni ta' kontinwazzjoni skond ma jkun meħtieg.

SEZZJONI A - DETTALJI TAL-PARTIJIET					
	Isem	Kunjom	Indirizz	Numru tal-karta ta' l-identita' / tal-taxxa fuq l-income	Numru tat-telephone jew tal-mobile
Persuni li qed jittrasferixxu	Grazio	Briffa	Whitehouse, Triq il-Laring, Attard	883344 M	
	Agnes	Briffa	Whitehouse, Triq il-Laring, Attard	186546M	
Persuni li lilhom qed isir it-trasferiment	Amity Developments Ltd		186, Cobbles, St Philip Street, Birzebbugia	C37831	

Fil-kaz ta' individwi li ma humiex residenti u li ma humiex registrati ghall-finijiet tat-taxxa fuq l-income, aghzi n-numru tal-passaport u l-pajjż sejn ikun inhareg. Fil-kaz ta' persuni legali li ma humiex residenti u li ma humiex registrati ghall-finijiet tat-taxxa fuq l-income, aghzi dawk id-dettalji dwar l-identita' li jisľghu ikunu magħruża.

	Isem	Kunjom	Indirizz	Numru tal-karta ta' l-identita' / tal-taxxa fuq l-income	Numru tat-telephone jew tal-mobile
Persuni li qed jittrasferixxu	Grazio	Briffa	Whitehouse, Triq il-Laring, Attard	883344 M	
	Agnes	Briffa	Whitehouse, Triq il-Laring, Attard	186546M	
Persuni li lilhom qed isir it-trasferiment	Amity Developments Ltd		186, Cobbles, St Philip Street, Birzebbugia	C37831	

DDT 1

No. 100, Merchant Street, Valletta, L.L.D.
1000, Malta, G1R 0010
www.inlandrevenue.gov.mt
+356 2141 1279
+356 2141 7598

31/11/07
MF

437

SEZZJONI B - INFORMAZZJONI DWAR IT-TRASFERIMENT

Data ta' l-atti	1 ta' Marzu 2007				
Deskrizzjoni tal-proprietà					
<p>Għandha tingħata deskrizzjoni shiha u, jekk ikun meħtieg, għandhom jiġi mehmuzin "block plan" u pjanta fuq karti tar-Registru ta'l-Art iffimma kif misħoqq minn perit arkitekti Penthouse enumerat 17 u jismu Mdina View Court, si Triq il-Laring, Attard, mibni tali blokk fuq il-plot No 20 mill-artijiet tal-Blandu, Attard</p>					
Tip ta' trasferiment					
<p>Fil-kaz ta' trasferiment li jaġa' taht iktar minn tip wieħed, immarka l-kaxxi kollha li jkunu applikabbli.</p>					
Bejgh	<input checked="" type="checkbox"/>	Koncessjoni emfitewtika	Donazzjoni	Permuta	
Assenjament fuq qasma		Datio in solutum	Ohrajn ()		

Tip ta' akkwist					
<p>Fil-kaz ta' akkwist li jaġa' taht iktar minn tip wieħed, immarka l-kaxxi kollha li jkunu applikabbli.</p>					
Xiri	<input checked="" type="checkbox"/>	Koncessjoni emfitewtika	Donazzjoni	Permuta	
Wirt		Assenjament fuq qasma	Ohrajn		

Isem tas-Sensal	NRU ta' I-I.D./I.T.
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**SEZZJONI C
TAXXA FUQ DOKUMENTI U TRASFERIMENTI (ATDT)**

Ezenżjonijiet u helsien mit-taxxa					
<p>Trasferiment minn kumpannija għal ohra li jikkwalifika ghall-ezenżjoni li tingħata lil gruppi ta' kumpanniji taħt l-art. 43 ATDT</p>					
<p>Assenjament li huwa ezent skond l-art. 32(1) ATDT</p>					
<p>Qasna ta' proprietà li ġejja minn wirt li hija ezent skond l-art. 32(5) ATDT</p>					
<p>Trasferiment li huwa ezent għal ragunijiet ohra barra dawk imsemmija fuq Aġħi r-ragunijiet specifici ghall-ezenżjoni</p>					
<p>Trasferiment li jikkwalifika ghall-helsien mit-taxxa taħt l-art. 32(4) ATDT</p>					

Valur taxxabbli tal-proprietà					
<p>Ammont ta' taxxa li għandu jithallas</p>					
<p>(1700 - 340)</p>					
<p>Numru tal-Konvenju</p>					
<p>Lm 34,000</p>					
<p>Lm 1,360</p>					
<p>PS 200605628</p>					

Norbert J. Vella, L.L.C.
 13, Triq il-Medja,
 Għadira, Għajnejha, Malta
 No. 1792 - 3, Victory Square
 Naxxar - Malta
 Tel: 2143 5532 - 2141 1279
 Fax: 2141 7569

31/4/07

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SEZZJONI D
TAXXA LI GHANDHA TITHALLAS TAHT L-ATT DWAR IT-TAXXA FUQ L-INCOME

**SEZZJONI E
DETALJI TA' CEDOLA BANKARJA/CEKK**

Taxxa dovuta taht:-	BANK	NUMRU TA' CEDOLA BANKARJA/CEKK
Att dwar it-Taxxa fuq Dokumenti u Trasferimenti	BAXI PCV	CHE NO 184
Att dwar it-Taxxa fuq I-Income		CHE NO 185

ISEM TAN-NUTAR

NUTAR DR. NICOLETTE SHAW

FIRMA TAN-NUTAR

GHALL-UZU UFFICIALE

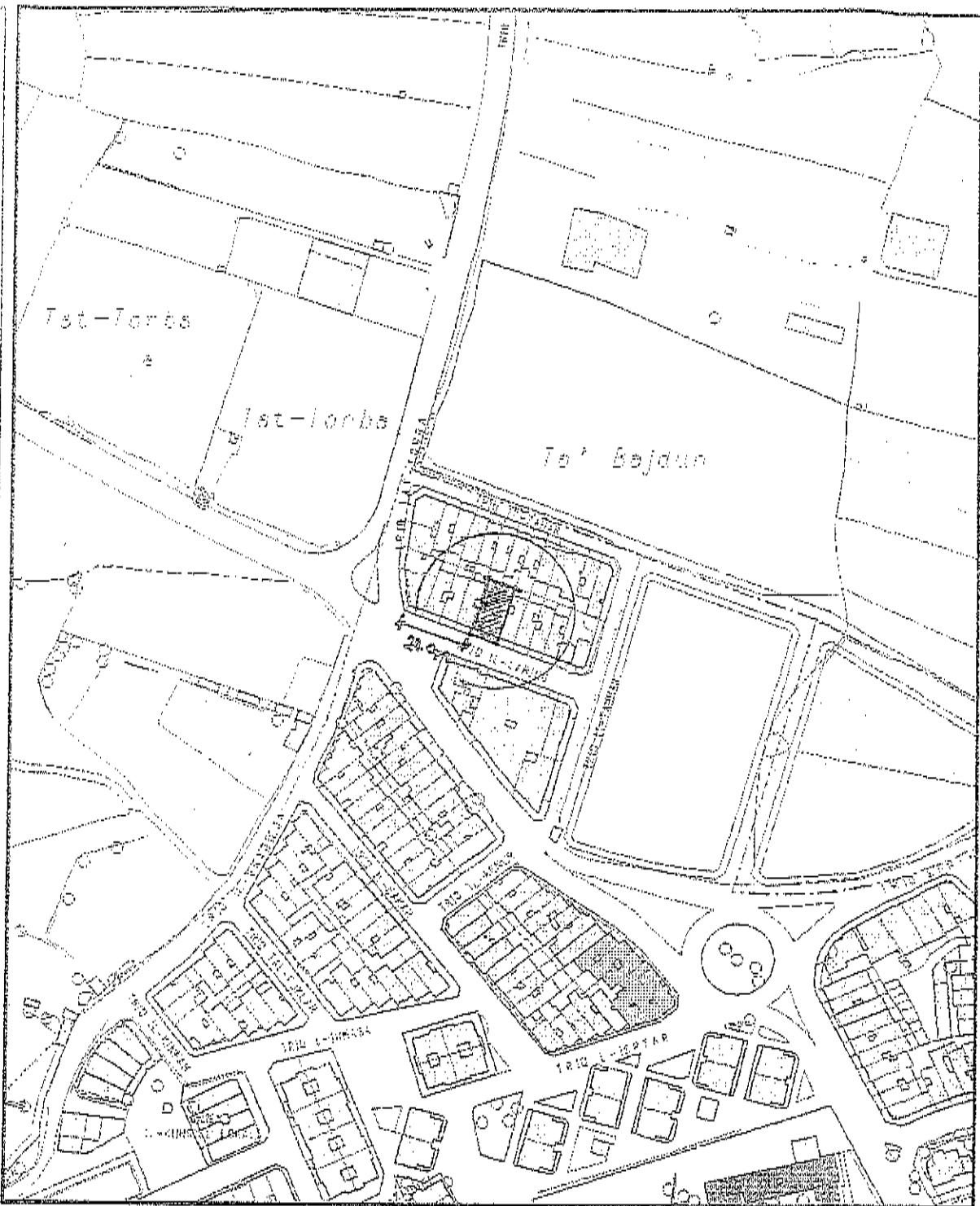
Taxxa Provvizorja Mhalla: Lm _____	Taxxa fuq Dokumenti: Lm _____
Taxxa Finali Mizmura: Lm _____	Taxxa Provvizorja diga mhalla: Lm _____
Numru/i tal-ircevuta/i _____ _____ _____ _____	Numru/i tal-ircevuta/i _____ _____ _____ _____
Data tal-ircevuta/i _____ _____	Data tal-ircevuta/i _____ _____
Ufficial li jircievi l-hlas _____	Ufficial li jircievi l-hlas _____

Id-Dipartiment tal-Taxxi Interni juza l-informazzjoni mibghuta minnek biex jipprocessa din il-formola skond id-dispozizzjoni ta' l-Atti dwar it-Taxxa u legislazzjoni sussidarja. Ahno nistighu nivverifikaw l-informazzjoni mibghuta minnek, jew informazzjoni dwarek ipprovdua minn terzi persuni, ma' l-informazzjoni misumma mid-Dipartiment. Ahno ma nghaddux informazzjoni dwarek til ebda persuno barra d-Dipartiment tal-Taxxi Interni hlef kif permess mil-ligi. Id-Dipartiment tal-Taxxi Interni juza l-informazzjoni personali tiegħek skond l-Atti dwar il-Protezzjoni u l-Privatezza tad-Data (Kap. 440) biex jipprotegi l-privatesza tiegħek. Għal aktar tagħrif tista' tikkuntatija till-Kontrollur ta' Data Personalni, Dipartiment tal-Taxxi Interni, Floriana, CMR 03.

Notary Public - Bennett, Veitch, LL.D.
1000 Franklin Street
Notary Public - Morris
Notary Public - McMurtry, Sutherland
Notary Public - Morris
1000 Franklin Street
Notary Public - Morris

DC 61 1.1

500m



0m

Min Easting 48816.4, Min Northing 72658.14, Max Easting 49216.4, Max Northing 73158.14

0m

400m

MEPA - www.mepa.org.mt

St. Francis Revelin
Floriana FRN 1230, Malta
PO Box 200, Marsa MRS 1000, Malta
Tel: +356 2290 0000 Fax: +356 22902295

Site Plan, Scale 1:2500
Printed on: Tuesday, July 24, 2012

Not to be used for interpretation or scaling of scheme alignments
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Perit Glynn Drago
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Bank of Valletta p.l.c.
BOV Centre, Triq il-Kanun
Santa Venera SVR 9030 Malta
Tel. +356 2275 6949





Bank of Valletta

SITE PHOTOS

Site Address: 17, Mdina Viewcourt, Triq il-Laring, Attard.
Arch. Ref: RS 33/12

20/11/2012
Site location



Photo 1

Perit Glynn Drago
B.E.&(Hons.), M.Sc. Cons. Tech. A.&C.E.
Bank of Valletta p.l.c.
BOV Centre, Triq il-Kanun
Santa Venera SVR 9030, Malta
Tel. +356 2275 6949

"MARIELLA" - MSPACE

Wise Rose
Baron D.K.W.

A true copy of the original
from the Acts of

NOTARY DOCTOR NICOLETTE VELLA LL.D.

NOTARY DOCTOR ADRIANA VELLA B.A.;LL.D.

**VELLA & VELLA NOTARIES PUBLIC
EST. NOT DR ANGELO VELLA B.A.;LL.D.**

No 4, Alley 2,
Victory Square
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Malta

Tel: (00356) 21411279 / 21435532
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Email: info@vellanotaries.com

Nru:

131

BEJGH

Insinwat:

04/10/2006

Ins. Vol. I. No:

16,422/2006

Illum it-tnejn u ghoxrin (22) ta' Awwissu, tas-sena elfejn u sitta (2006).

Quddiemi Dottor Adriana Vella, Nutar Pubbliku Malti, dehru personalment wara li vverifikajt l-identita' tagħhom:-

Emmanuel Briffa, fil-kummerc, iben Fortunato u Maria nee' Borg, twieled Bormla, karta tal-Identita' numru 0862048M u flimkien mieghu martu **Catherine Briffa**, bint Lawrence Mamo u Carmelina nee' Busuttil, twieldet Pieta' karta tal-identita' numru 0600552M, u residenti t-tnejn: numru sittin (60), Paris, Triq il-Falkunier, Fgura, 'i quddiem imsejjħin il-Vendituri minn naħha l-wahda;

Minn naħha l-ohra Anton Pace, direttur ta' kumpanija, iben Paul u Giorgina nee' Baldacchino, twieled u residenti Birzebbugia, karta tal-Identita' numru 53671M, li jidher fuq dan l-att fissem u għan-nom tas-socjeta' **Amity Developments Limited**, (numru tar-registrazzjoni C37831) u bl-indirizz registrat: numru mijja sitta u tmenin (186), Cobbles, Saint Philip Street, Birzebbugia, debitament awtorizzat bil-Board Resolution hawn annessa bhala Dokument 'A', aktar 'i quddiem imsejjah il-Kumpanija.

In forza ta' dan il-kuntratt il-Vendituri flimkien u in solidum bejniethom qiegħdin ibieghu u jittrasferixxu a favur tal-Kumpanija li taccetta tixtri u takkwista:

l-arja sovrapposta għal zewg garaxxijiet bla numru fi Triq Guliermu kantuniera ma' Triq Wigi Rosato, illi jinsabu kollha mibnija fuq porzjoni diviza ta' art bla denominazzjoni, tal-kejl ta' circa hmistax-il qasba kwadra (15q2), gewwa Cospicua. Il-blokka kollha u cioe' l-garaxxijiet u l-arja sovrapposta għalihom tmiss mill-Lvant ma' Triq Wigi Rosato, Lbic ma' Triq Guliermu u mil-Majestral ma' beni tat-Tabib Daniel Piscopo jew successuri tieghu, libera u franka bid-drittijiet u l-gustijiet tagħha kollha. Din l-arja fiha l-kejl ta' tlieta u hamsin metru kwadru (53m²), liema kejl ma jinkludix il-partijiet komuni u l-lift shaft, liema arja tinsab delineata bil-kulur isfar fuq il-pjanta hawn annessa bhala document 'A'.

ADRIANA VELLA BA
Asst. to the Minister and Permanent Secretary for Health
St. 1, Alley 2, Sliema, Sliema,
Malta, M1500, Tel: 21435522, 21441279, Fax: 21417538
E-mail: *D.Vella@hs.mt*

L-ġejja, 10/10/2006

Tel: 21435522, 21441279, Fax: 21417538

Dan il-bejgh qieghed jigi magħmul u accettat bil-pattijiet u l-kondizzjonijiet segwenti u cioe' :

1. Versu il-prezz konvenut bejn il-partijiet ta' sebat elef u erba' mitt Liri Maltin (LM7,400), li l-Vendituri jiddikjaraw illi diga' rcevew mingħand il-Kumpanija u jhallulha debita ricevuta skond il-Ligi in via solidali bejniethom.
2. L-ispejjez ta' dan il-kuntratt huma skond il-ligi.
3. Il-Vendituri jiggħarantixxu l-pussess pacifiku tal-imnobbli minnhom trasferiti b'dan il-att favur il-Kumpanija li taccetta bl-ipoteka generali ta' għidhom kollha prezenti u futuri in via solidali bejniethom.
4. L-arja in vendita' qed jigi kkonsenjat mill-Vendituri lil-Kumpanija li taccetta "with free and vacant possession".
5. Bil-patt illi l-propjreta' hija hielsa minn litigazzjoni, esproprijazzjoni jew rekwiżiżżjoni.
6. Il-Kumpanija qedha tobbliga ruhha illi thallas s-somma ta' mijha u tmienja u sittin lira Maltin mit-taxxa shiha u finali bir-rata ta' tħax fil-mija (12%) mit-taxxa dovuta mill-vendituri.

Għall-finijiet tal-att numru sbatax tas-sena elf disa' mijha tlieta u disghin (17/93) jigi dikjarat:

1. illi Salvatore u Emmanuel u cioe l-Venditur, ahwa Briffa, fi kwoti ndaqs bejniethom, kienu akkwistaw mingħand id-Domus Sagra Familja ta Cospicua porzjoni diviza ta art tal-kejl ta hmistax-il qasba kwadra, f'Cospicua, u dan permezz ta kuntratt ta bejgh fl-atti tan-Nutar Dottor Alexander Sciberras Trigona tas-sittax (16) ta' Ottubru elf disa' mijha tmienja u sittin (1968).
2. illi sussegwentament fuq din l-art gew mibnija garage u mahzen, mill-ahwa Briffa,
3. Permezz ta kuntratt ta' divizjoni fl-atti tan-Nutar George Cassar tat-tnejn ta Gunju, tas-sena elf disgha mijha sebgha u sebghin (02.06.1977), il-mahzen

NOTARY ADRIAN VELLA B.A.
No. 27 Republic and Commonwealth Office Building,
St. George's Square,
Valletta VLT 1110
Tel: 21435532 - 21419279 Fax: 214117599
Mobile: 77150130

sovrapost ghal-garage flimkien ma l-arja relativa gew assjenati lil-Venditur Emmanuel Briffa, minn liema kuntratti tirrizulta provenjenza ulterjuri, u ghalhekk niddikjara jiena Nutar hawn taht iffirmat li t-trasferiment odjern mhuwiex imponibbli skond l-istess ligijiet.

Għall-finijiet tal-att numru sbatax (17) u tal-att numru tmintax (18) tas-sena elf disa' mijha tlieta u disghin (1993) jigi dikjarat mill-partijiet kontraenti wara li jiena Nutar hawn taht iffirmat fehmthom sewwa dwar l-importanza tal-veracita' ta' din id-dikjarazzjoni tagħhom illi l-valur tal-proprieta' trasferita b'dan il-kuntratt kif kwotat hawn fuq huwa valur gust u reali u għalhekk il-boll ta' dan il-kuntrati jammonta għal tlett mijha u sebghin Liri Maltin (LM370), li minnhom diga' thallset is-somma ta' erbgha u sebghin liri Maltin (LM74) kif jiirizulta mill-irċevuta enumerata 197869, li qed tigi hawn annessa bhala document 'B', u l-bilanc ta' mitejn u sitta u disghin liri Maltin (LM296) qed jithallsu issa.

Fil-waqt illi t-taxxa shiba u finali bir-rata ta' tnax fil-mija (12%) tammonta għal tmien mijha tmienja u tmenin lira Maltin (Lm888).

Għall-finijiet tas-subartikolu tnax (12) tal-Artikolu hamsa ittra "A" (5A) tal-Kapitolu numru mijha u tlieta u ghoxrin (123) tal-Ligijiet ta' Malta dwar it-Taxxa fuq il-Qleġi, il-partijiet jiddikjaraw, wara li jiena Nutara sottofirmata fehemthom sewwa bl-importanza ta' tali dikjarazzjoni skond il-ligi f'Malta, illi huma f'dana l-att iddikjaraw l-fatti kollha li jiddeterminaw jekk it-trasferiment hux wieħed li japplika għaliex l-artikolu hamsa ittra "A" (5A) u l-fatti kollha li huma relevanti sabiex jigi kkalkulat il-valur tat-taxxa li trid tithallas jew xi ezenzjoni tagħha, inkluż il-valur reali tal-proprietà li fl-opinjoni tagħhom huwa l-valur kummericjali tal-istess proprietà; u inoltre l-partijiet jezentaw lin-Nutar sottofirmat minn kwalsiasi responsabbilita' dwar il-metodu u l-hlas tat-taxxi relativa ma' dana l-att sia fuq l-att imsemmi kif ukoll wara.

Għall-finijiet tal-Att numru wieħed u ghoxrin (21) tas-sena elf disa' mijha tlieta u disghin (1993) jigi dikjarat mill-Vendituri li bejniethom tezisti il-komunjonji tal-

akkwisti. Fil-waqt illi dan l-att ma japplikax ghas-socjeta kompratrisci.

Għall-finijiet u l-effetti kollha tal-ligi, jiena Nutar hawn taht ifixmat niddikjara illi minn ricerka illi saret fir-registru ta' l-artijiet fi tmienja (8) ta Awwissu, tas-sena korrenti, irrizulta illi a) il-Ministru ma kien għamel l-ebda ordni għar-registrazzjoni ta' l-inħawi fejn tinstab il-proprijeta illi qedha tigi trasferita f'dana l-att, sabiex din tiiforma parti minn Compulsory Land Registration Area, skond l-Artikolu ghaxra (10) ta l-att illi jirregola r-registrazzjoni ta' l-artijiet u b) illi ma kien hemm l-ebda applikazzjoni għar-registrazzjoni volontarja.

Il-kumpanija akkwirenti tiddikjara illi hija tikwalifika sabiex takkwista id-drittijiet immobili fuq trasferiti mingħajr bzonn ta' permess ghall-akkwist ta' proprijeta' immobblī minn persuni mhux residenti f'Malta u dana peress illi mhux anqas minn hamsa u sebghin fil-mija (75%) tal-ishma tal-Kumpanija kif ukoll mhux anqas minn hamza u sebghin fil-mija (75%) tal-controlling shares relativi huma ta' cittadini tal-Unjoni Ewropea u li ghexu f'Malta għal perjodu kontinwu matul hajjithom ta' hames (5) snin, u li d-diretturi kollha huma wkoll cittadini tal-Unjoni Ewropea u li ghexu f'Malta għal perjodu kontinwu matul hajjithom ta' hames (5) snin.

Magħmul, moqri u ippubblikat wara li gie minni Nutar imfisser skond il-Ligi f'Malta, Naxxar, Victory Square Sqaq tnejn (2) bieb numru erbgha (4).

Firmati: E. Briffa
 C. Briffa
 A. Pace

ADRIANA VELLA
NUTAR PUBBLIKU MALTI.

Certified True Copy
of the Original

Quod Attestor

This 5 Day of Dec 20 17
A. Vella
Notary Dr. Adriana Vella

Document A

975

Roz
Catherine Buffo
and M

Adriana Vella
Notary Public
Malta

Garage

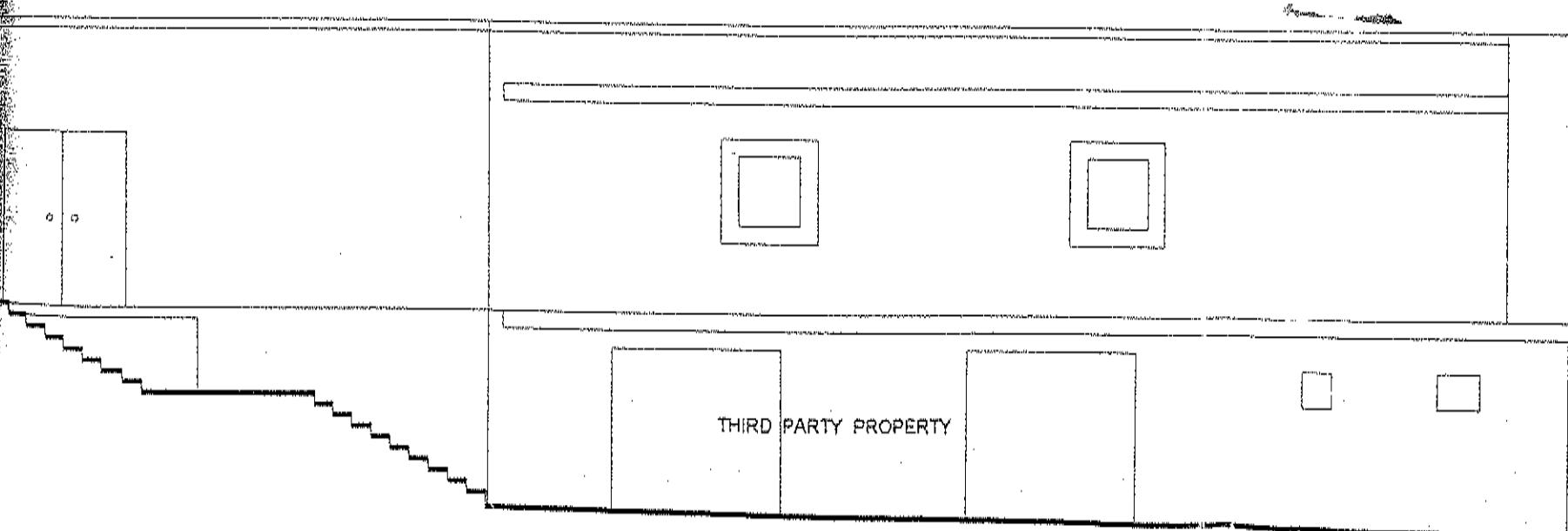
Garage

Store

Store

-1* FLOOR

EXIST. 0* FLOOR (To be demolished)



EXIST. ELEVATION

H. Vella

NOTARY ADRIANA VELLA B.A
Notary Public and Commissioner for Oaths
No. 4, Alley 2, Jersey Square,
Naxxar - 1712, Malta
Tel: 21436532, 21411279, Fax: 214117598
E-mail: 70-45100

ANTON ZAMMIT & ASSOCIATES
48, Triq 23 ta' Luu 1942, Zurrieq ZRQ 04 MALTA Tel: 21642008

Location	Trik Guiermu c/w Trik W. Rozato BORMLA			
Title	Plans & elevation			
Date	19.1.2006	Applicant	R. Buhagiar & A. Pace	
Drawn	aZammit	Scale	1/100	Job #:
Checked	aZammit	Sheet	2/6	3888
Drawn				
Remarks: For construction purposes do not scale from drawing.				

UFFICCJU TAT-TAXXI INTERNI
Dipartiment tal-Capital Transfer Duty

46, Triq il-Merkanti, Valletta



OFFICE OF INLAND REVENUE
Capital Transfer Duty Department

46, Merchants Street, Valletta

SKEDA

INTER VIVOS

Miegola 2

"L-EWWEL SKEDA

AVVIZ TA' TRASFERIMENT INTER VIVOS TA' PROPRJETA' IMMOBBLI LI GHANDU JINGHATA SKOND L-ATT DWAR IT-TAXXA FUQ DOKUMENTI U TRASFERIMENTI U L-ATTI DWAR IT-TAXXI

Bin il-formola għandha timtela min-Nutar li jippubblika l-att ta' trasferiment u għandha tingħata min-Nutar fi tliet kopji fi men hmxistax-il jum taxx-xogħol mid-data tat-trasferiment.

Għandhom jizziedu pagħni ta' kontinwazzjoni skond ma jkun mehtieg.

SEZZJONI A - DETTALJI TAL-PARTIJIET

Fil-kaz ta' individwi li ma humiex residenti u li ma humiex registrati ghall-finijiet tat-taxxa fuq l-income, aghqi n-numru tal-passaport u l-pajjiz fejn ikun inhareg. Fil-kaz ta' persuni legali li ma humiex residenti u li ma humiex registrati ghall-finijiet tat-taxxa fuq l-income, aghqi dawk id-dettalji dwar l-identita' li jistgħu ikunu magħrufa.

	Isem	Kunjom	Indirizz	Numru tal-karta ta' l-identita' / tat-taxxa fuq l-income	Numru tat-telephone jew tal-mobile
Persuni li qed it-trasferixxu	Emmanuel	Briffa	60, Paris, Triq il-Falkunier, Fgura	0862048M	
	Catherine	Briffa		0600552M	
Persuni li bilhom qed isir it-trasferiment	Amity Developments Limited		186, Cobbles, Saint Philip Street, Birzebbugia.	C37831	

DDT 1

NOTARY PUBLIC AND COMMISSIONER FOR Oaths
No. 4, Allev 2, Senglea Square,
Naxxar, Malta
Tel: 21435521 - 21411273 - 2147568
(Fax: 21435521)

19/9/08

A/Valle

SEZZJONI B - INFORMAZZJONI DWAR IT-TRASFERIMENT

Data ta' l-att	22.08.2006
----------------	------------

Deskriżzjoni tal-proprietà

L-arja sovrapposta għal zewg garaxxijiet bla numru fi Triq Guliermu kantuniera ma' Triq Wigi Rosato, illi jinsabu kollha mibnija fuq porzjoni diviza ta' art bla denominazzjoni, tal-kejl ta' circa mistax-il qasba kwadra (15q2), gewwa Cospicua. Il-blokka kollha u cioè l-garaxxijiet u l-arja sovrapposta għalihom tmiss mill-Lvant ma' Triq Wigi Rosato, Lbic ma' Triq Guliermu u mil-Majestral ma' beni tat-Tabib Daniel Piscopo jew successuri tieghu, libera u franka bid-drittijiet u l-ġustijiet tagħha kollha. Din l-arja fiha l-kejl ta' tlieta u hamsin metru kwadru ($53m^2$), liema kejl ma' inkludix il-partijiet komuni u l-lift shaft, liema arja tinsab delineata bil-kulur isfar fuq il-pjanta hawn annessa bhala dokument 'A'.

Tip ta' trasferiment

Fil-kaz ta' trasferiment li jaqa' taht iktar minn tip wieħed, immarka l-kaxxi kollha li jkunu applikabbli.

Bejgh	X	Koncessjoni emfitewtika		Donazzjoni		Permuta
Assenjament fuq qasma		Datio in solutum		Oħrajn (agħiex t-tip specifiku)		

Tip ta' akkwist

Fil-kaz ta' akkwist li jaqa' taht iktar minn tip wieħed, immarka l-kaxxi kollha li jkunu applikabbli.

Xiri	X	Koncessjoni emfitewtika		Donazzjoni		Permuta
Wirt		Assenjament fuq qasma	X	Oħrajn (agħiex t-tip specifiku)		

Issem tas-Sensal	NRU ta' l-I.D./I.T.
------------------	---------------------

**SEZZJONI C
TAXXA FUQ DOKUMENTI U TRASFERIMENTI (ATDT)**

Ezenzjonijiet u helsien mit-taxxa

Trasferiment minn kumpannija għal ohra li jikkwalifika ghall-ezenzjoni li tingħata lil gruppi ta' kumpanniji taħt l-art. 43 ATDT

Assenjament li huwa eżenti skond l-art. 32(1) ATDT

Qasma ta' proprietà li gejja minn wirt li hija eżenti skond l-art. 32(5) ATDT

Trasferiment li huwa eżenti għal ragunijiet ohra barra dawk imsemmija fuq Aġħli r-ragunijiet specifici ghall-ezenzjoni

Trasferiment li jikkwalifika ghall-helsien imit-taxxa taħt l-art. 32(4) ATDT

Valur taxxabbli tal-proprietà

Lm7,400

Ammont ta' taxxa li għandu jithallas

Lm370 – Lm74 =
Lm296

Numru tal-Konvenju 200605335

NOTARY ADVICE VILLA B.A.
No. 27, Republic and Commonwealth Square, Msida,
Malta, M-1030, Republic of Malta
Tel: 21436599 - 21471270, Fax: 21417598

19/9/06
4

978

**SEZZJONI D
TAXXA LI GHANDHA TITHALLAS TAHT L-ATT DWAR IT-TAXXA FUQ L-INCOME**

<i>Isem ta' min qed jittrasferixxi</i>	Taxxa finali bit-12%	Taxxa finali bis- 7%	Taxxa Provvisorja	Total
Emmanuel Briffa	Lm888			
Catherine Briffa				
Total	Lm888			

**SEZZJONI E
DETTELJI TA' CEDOLA BANKARJA/CEKK**

Taxxa dovuta taht:-	BANK	NUMRU TA' CEDOLA BANKARJA/CEKK
Att dwar it-Taxxa fuq Dokumenti u trasferimenti		
Att dwar it-Taxxa fuq l-Income		

ISEM TAN-NUTAR

NUTAR DOTTOR ADRIANA VELLA

FIRMA TAN-NUTAR

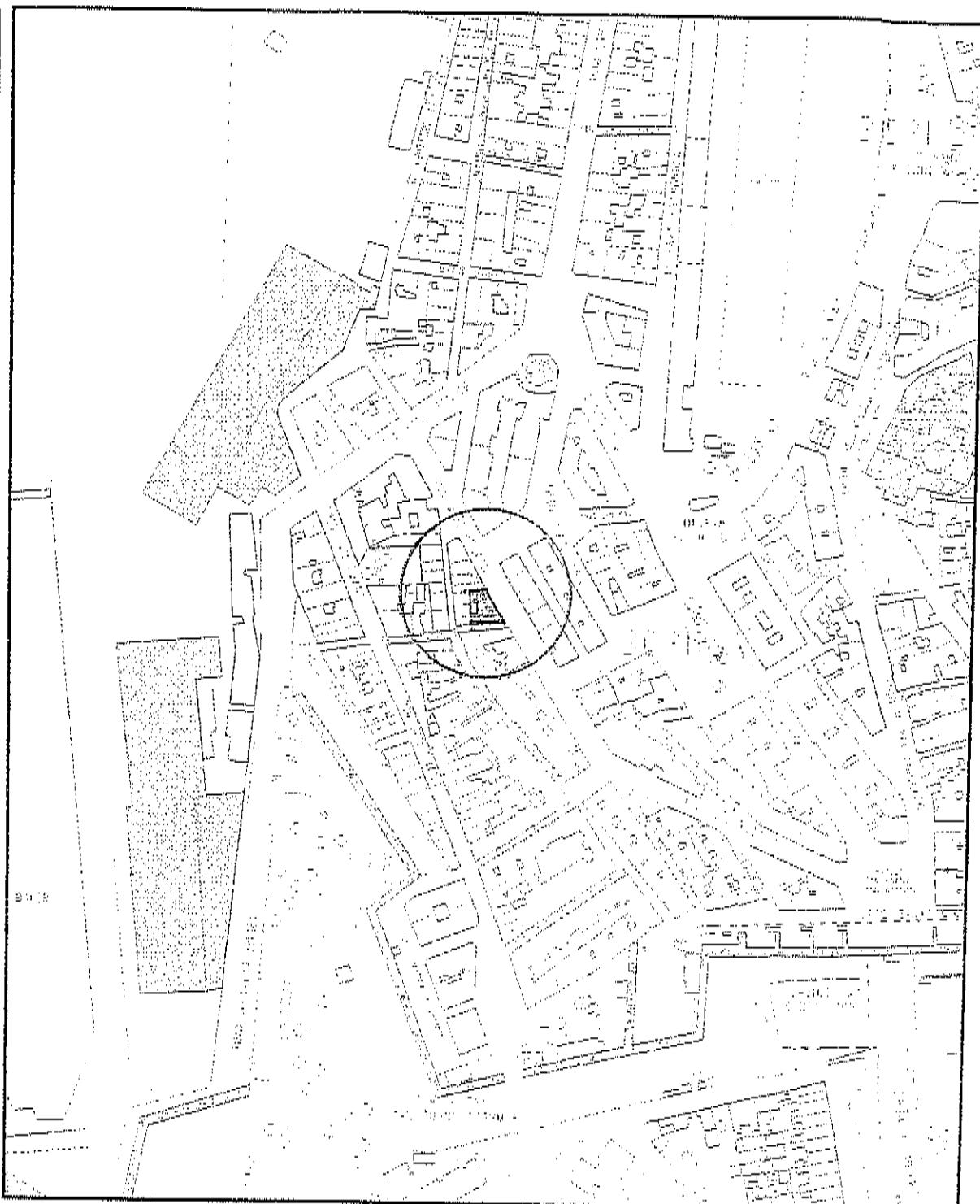
GHALL-UZU UFFICJALI

Taxxa Provvisorja Mhalla: Lm _____	Taxxa fuq Dokumenti: Lm _____
Taxxa Finali Mizmuma: Lm _____	Taxxa Provvisorja diga mhalla: Lm _____
Numru/i tal-ircevuta/i _____ _____ _____	Numru/i tal-ircevuta/i _____ _____ _____
Data tal-ircevuta/i _____ _____	Data tal-ircevuta/i _____ _____
Ufficial li jircievi l-hlas _____ _____	Ufficial li jircievi l-hlas _____ _____

Id-Dipartiment tat-Taxxi Interni juza l-informazzjoni mibghuta minnek biex jipprocessa din il-formola skond id-dispozizzjoni ta' l-Att dwar il-Taxxa u legislazzjoni sussidarja. Ahna nistgħu niverifikaw l-informazzjoni mibghuta minnek, jew informazzjoni dwarek uprovdu minn terzi persuni, ma' l-informazzjoni mizmuma mid-Dipartiment. Ahna ma nghadlux informazzjoni dwarek lil ebda persuna barra d-Dipartiment tat-Taxxi Interni kif'permess mil-ligi. Id-Dipartiment tat-Taxxi Interni juza l-informazzjoni personali tiegħek skond l-Att dwar il-Protezzjoni u l-Privatezza tad-Data (Kap. 440) biex jipprotegi l-privatezza tiegħek. Għal aktar tagħrif tista' ukkuntatt ja l-Kontrollur ta' Data Personalini, Dipartiment tat-Taxxi Interni, Floriana, CMR 03.

Dok C

500m



Min Easting 56426.72, Min Northing 70747.21, Max Easting 56826.72, Max Northing 71247.21

0m

400m

MEPA - www.mepa.org.mt

St. Francis Ravelin
Flonana FRN 1230, Malta
PO Box 200, Marsa MRS 1000, Malta
Tel: +356 2290 0000 Fax: +356 22902296

Site Plan, Scale 1:2500

Printed on: Wednesday, June 26, 2013

Perit Glynn Drago

B.E.&(Hons.), M.Sc. Cons. Tech. A&C.E.
Bank of Valletta p.l.c.
BOV Centre, Trig ii-Kanun
Santa Venera SVR 9030 Malta
Tel. +356 2275 6949



18 LX/6

SITE PHOTOS

Site Address: Unnamed Studio Flats & Underlying Garages, Triq Wigi Rosato, Bormla
Arch. Ref: RS 21/13



Photo 1

Perit Glynn Drago
B.E.&(Hons.), M.Sc. Cons. Tech, A.&C.E.
Bank of Valletta p.l.c.
BOV Centre, Triq il-Kanun
Santa Venera SVR 9030 Malta
Tel. +356 2275 6949



Qorti Ċivili – Prim' Awla

Fl-atti tal-bejgh bl-irkant numru 64/irf.

Fl-ismijiet:

Baile ef Valletta plc

Vs

Anity Development Ltd.

Il-Qorti rat ir-rikors ipprezentat 23 ta' Ottubru 2014 u d-dokumenti hemm eżebiti;

Tilqa' t-talba għall-hruġ ta' mandat ta' qbid ta' hwejjeg immobblu fuq il-proprijeta' msemija fir-rikors u tippordvi kif ġej:

1. Tordna lir-Registratur jahtar Arkitett u Inġinier Ċivili – li lili jmiss it-turn skont il-lista pubblikata skont id-dispozizzjoni tal-artikolu 89 tal-Kodiċi ta' Organizazzjoni u Proċedura Ċivili (Kap. 12) – bhala espert sabiex jagħmel l-istima tal-proprijeta' immobblu, liema stima għandha tinkludi r-ritratti tal-fond jew sit inkwistjoni, pjanta tar-Registru tal-Artijiet, l-iskema tal-MEPA u r-ragunijiet tal-valutazzjoni;
2. Tordna lill-espert hekk maħtur sabiex jippreżenta l-istima tiegħu kif trid il-ligi fi żmien xahar wara li jagħlaq iż-żmien imsemmi fl-artikolu 307 tal-Kap. 12;
3. Tordna lir-Registratur jahtar irkantatur pubbliku – li lili jmiss it-turn skont il-lista pubblikata skont id-dispozizzjoni tal-artikolu 89 tal-Kodiċi ta' Organizazzjoni u Proċedura Ċivili (Kap. 12) – sabiex imnexxi l-irkant;
4. Tordna li l-bejgħ *sub hasta* tal-immobbli jsir fid-data, hin u lok imsemmi hawn taħt:
 - a. 31 Hanużi ji ta' Dicembru 2014
 - b. l-ixxid u nefs ta' l-igħodlu (il-ġewwa)
 - c. Fil-kurituri tal-Qrati tal-Ġustizzja, Triq ir-Repubblika, Valletta
5. Tordna lir-Registratur sabiex igħarrat fid-Direttur tar-Registru Pubbliku u lir-Registratur tal-Artijiet b'dan id-digriet tallum;
6. Tordna fid-Direttur tar-Registru Pubbliku sabiex jirregistra dan id-digriet minnufi;
7. Tordna n-notifika ta' dan id-digriet fid-debitur li għandu, kif ighid u jrid l-artikolu 307 tal-Kap. 12, żmien ghoxrin ġurnata min-notifika sabiex jitlob li ma ssirx stima ġdida u minflok, jippreżenta stima mahluka b'nota li għandha tiġi notifikata lir-rikorrent kif trid il-ligi.

Onor. Imħallef Jacqueline Padovani Grima
LL.D., LL.M. (IMU)

Imħallef

Data: 27/10/2014

HVYK VELLA

A true copy of the original
from the Acts of

NOTARY DOCTOR NICOLETTE VELLA LL.D.

NOTARY DOCTOR ADRIANA VELLA B.A.;LL.D

**VELLA & VELLA NOTARIES PUBLIC
EST. NOT DR ANGELO VELLA B.A.,LL.D.**

No 4, Alley 2,
Victory Square
Naxxar
Mxb 1720
Malta

Tel: (00356) 21411272 / 21435532
Mob: 99421515 / 99256979 / 79449109 / 79484997
Fax: 21417598
Email: info@vellenotaries.com

<p>Illum it-tnejx (12) ta' Jannar tas-sena elfejn u sebgha (2007).</p> <p>Quddiemni Nutar Dottor Nicolette Shaw debru personalment wara li vverifikajt l-identità' tagħhom:-</p> <p>Antonia Attard Gialanze', mart Mario Iacorvaja, misnu legalment isseparata u annullata, self employed, bint Carmelo Attard u Carmela nee' Gialanze', twieldet Kalkara u residenti numru erbatax 14, Triq Sofija, Block C, Bormla, karta tal-Identità' numru 497647M, illi tidher fisimha propju u kif ukoll bhala direktori ta' AAG Limited (C13399) illi għandha l-indirizz irregistrat Block C, numru erbatax (14), Triq Sofija, Cospicua, debitament awtorizzata bil-Memorandum u l-Articles of Association tas-socjeta, 'i quddiem imsejjjh il-Vendituri minn naha l-wahda;</p> <p>Minn naha l-ohra, Anton Pace, direktur ta' kumpanija iben Paul u Giorgina nee' Baldacchino twield u residenti Birzebbugia, karta tal-Identità' numru 53671M, li qiegħed jidher fuq dan il-kuntratt fissem u għan-nom tas-socjeta' Amity Developments Limited, bin-numru tar-registrazzjoni C37831 u bl-indirizz registrat 186, Cobbles, Saint Philip Street, Birzebbugia, debitamenti awtorizzati bil-rizołuzzjoni tal-Board Tad-Diretturi hawn annessa bhala document X aktar 'i quddiem imsejjha il-Kumpanija Kumpratricei jew Akkwirenti.</p> <p>In forza ta' dan il-kuntratt fl-eewel lok, il-Venditrice Antonia Attard Gialanze proprio qiegħda tħieġ u titrasferixxi a favor tal-Kumpanija Kumpratricei li qiegħdha tacċeuta, uixtri u takkwista id-dirett dominju perpetwu u cens annu relativ ta' hamsin Liri Maltin (LM50) gravanti l-garage b'zewg bibien bla numru u bl-isem ta' Mariella, qabel kien jismu Salvu Garage fi Triq Luigi Rosato, ja magħrufa bhala New Street, in Saint Michael Street, Cospicua, bid-driftijiet kollha tiegħi eskuza l-arja relativa, li hija di propjeta tal-kumpanija kompratricei u konfinanti Lvani mat-triq imsemmija, Lbie ma' William Street, Majjistral ma' għid ta' Dottor Daniel Piscopo, hieles mill-litigazzjoni esproprijazzjoni jew rekwiżizzjoni, with vacant possession u hiclsa mill-pizijiet.</p>	<p>Nru: 005</p> <hr/> <p>BEIGH</p> <hr/> <p>Insinwa: 16/03/2007</p> <hr/> <p>Ins. Vol. I. No: 44483/2007</p> <hr/> <p>re: Għażiex</p> <hr/> <p>Ins. Vol. I. No: 44482/2007</p> <hr/> <p>re: A&G LTD</p> <hr/> <div style="text-align: right; margin-top: 20px;"> </div>
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ta' AAG Company Limited qiegħda tħieġ u tiurasferixxi a favur tal-Kumpanija Kumpratrici li qiegħdha maceema, tixtri u takkwista l-utile dominju perpetwu tal-garage b'zewg bibien bla numru u bl-isem ta' Mariella, qabel kien jismu Salvu Garage fi Triq Luigi Rosato, ja magħrufa bhala New Street, in Saint Michael Street, Cospicua, bid-drittijiet kollha tiegħu esklusa l-arja relativa, li hija di propjeta tal-kumpanija kompratrici u konfiananti Levant mat-triq imsemmija, Lbie ma' William Street, Majjistral ma' għid ta' Dottor Daniel Piscopo, hieles mil-litigazzjoni esproprijazzjoni jew rekwiżizzjoni, with vacant possession u bielsa mill-pizijiet, liema garage huwa soggett ghac-eens annawu u perpetwu ta' hamisn Liri Maltin (LM50) izda b'rizzultat ta' dan l-att il-kumpanija akkwirenti qiegħda takkwistah bhala libera u frank.

Dan il-bejgu qiegħed jigi magħmlu u acceptat bil-patujjet u l-kondizzjonijiet seguenti u cioe' :

1. Versu il-prezz konvenut bejn il-partijiet ta': Sbatax-il elf Liri Maltin (LM17,000) għall-utile dominju perpetwu hawn fuq trasferit u kwantu għal elf Liri Maltin (Lm1,000) għad-direti dominju hawn trasferit, li AAG Limited u l-Venditri Antonia Attard Għalanzu jiddikjaraw illi diga' recevwhom rispettivament mingħand il-Kumpanija Kumpratrici u jħalluha debita ricevuta skond il-Ligi in via solidali bejniethom.
2. L-ispejjez ta' dan il-kontratt huma skond il-Ligi u senserija ma hemmx.
3. Il-Venditri in solidum bejniethom jiggħarantixxu l-ipposseċċi pacifiku tal-immobblji minnhom trassferiti b'dan il-att favur il-Kumpanija Kumpratrici li taccetta bl-ipoteka generali ta' għidhom kollha prezenti u futuri in via solidali bejniethom. Inoltre il-vendiutri solidalment jiggħaranti x-xbi b'rizzultat ta' dan l-att il-propjeta mibnugħha qiegħda tigħi trasferita bhala libera u franka u bielsa minn kull piz jew dritt reali jew personali favur terzi.
4. Il-fond in vendita' qed jigi kkonsenjat mill-Venditri lil-Kumpanija Kumpratrici li taccetta "with free and vacant possession".

5. Il-vendituri flimkien u solidalment bejniethom jiggarrantixnu illi l-propjeta bija hiclaa mill-litigazzjoni, esproprijazzjoni jew rekvizizzjoni.

6. Il-kumpanija kompratrici qiegħda tagħti l-fakolta lill-Antonia Attard Gialanze proprio illi tokkupa l-garage-hawn trasferit b'mera tolleranza sa mhux aktar mit-tletin (30) ta' Jannar eſſejn u sebgha (2007).

Għall-finijiet tal-att numru sbatax tas-sena elf-disa' mijha tlieta u disghin (17/93) jiġi dikjarat li il-Venditri Antonia Attard Gialanze' akkwistat l-garage imsemmi hawn fuq mingħand Salvatore Briffa, permezz ta' kuntratt fl-atti tan-Nutar Dottor Pierre Cassar datat wieħed u għoxrin ta' Frar tal-elf disa' mijha u disghin (1990). Permezz ta' kuntratt fl-atti tan-Nutar Dottor Carmel Gafa' datat tleħha (13) ta' Frar tas-sena elf-disa' niċċa tnejn u disghin (1992) l-isemmijja Antonia Attard Gialanze tat-il-propjeta in kwistjoni b'ċens perpetwu lill-kumpanija AAG Limited u għalhekk niddikjara jiena Nutar hawn tabt iſſirmat li t-trasferimentu odjern mħuwiex imponibbli skond l-istess liggħiex.

Għall-finijiet tal-att numru sbatax (17) u tal-att numru minnixx (18) tas-sena elf-disa' mijha tlieta u disghin (1993) jiġi dikjarat mill-partijiet kontraenti wara li jiena Nutar hawn taħi iſſirmat sehemhom sewwa dwar l-importanza tal-veracita' ta' din id-dikjarazzjoni tagħhom illi l-valur tal-proprieta' trasferita b'dan il-kuntratt kif' kwotat hawn fuq luuwa valur gusti u reali u għalhekk il-boli u dan il-kuntratt jammonta għal disa' miti Liri Maltin (LM900) illi minnhom is-somma ta' mijha u tmenin Liri Maltin (LM180) thallu mal-konvenju relattività (Vide Ricevuta numru 212355 Dok Y) u l-bilanc ta' LM720 qiegħed jithallas prezenzjalment u l-Final Capital Gains Tax dovuta bir-rata ta' 12% illi qiegħda tingħażzel mill-Vendituri tamminha għal mijha u għoxrin Liri Maltin (LM120) min-naha tal-venditri Antonia Attard Gialanze properio u eſſejn u erbghain Liri Maltin (LM2040) min-naha ta' AAG Limited.

Għall-finijiet tas-subartikolu tħad (12) tal-Artikolu hamsa intura "A" (5A) tal-Kapitolu numru minnha u tlieta u għoxrin (123) tal-Ligijiet ta' Malta dwar it-Taxxa fuq il-Qiegħ. Il-partijiet jiddikjaraw, wara li jiena Nutara sottosfirmata sehemhom sewwa bl-importanza ta' tali dikjarazzjoni skond

Dokumenti u ġarr-ix-xieb
Riporti u ċiex-żgħiex
Minn-Subsidiary Company
Malta - 2023 - 2024
Xe' u Aġġu - 2024 - 2025



il-ligi f'Malta, illi huma f'dana l-att iddekkjaraw l-fatti kollha li jidderminaw jekk it-trasferiment hux wiced li japplika għalib l-arukolu hamsa ittra "A" (5A) u l-fatti kollha li huma relevanti sabiex jigi kkalkulet il-valur tat-taxxa li trid iż-żejt jew xi ezenzjoni tagħha, inkluż il-valur reali tal-proprija' li fl-opinjoni tagħhom huwa l-valur kummerciali tal-istess proprija': u inoltre l-partijiet jezentaw fin-Nutar sottosirma minn kwalsiasi responsabbilità dwar il-metodu u l-hlas tat-taxxi relativi ma' dana l-att sia fuq l-att inisejji kifukoll wara.

Għall-finijiet tal-Att numru wieħed u ghoxrin (21) tas-sena elf disa' mijha tħieta u disgħi (1993) jiġi dikjarat mill-Venditri Antonia Attard Għalanzie' li hija legalment isseparata u annulata.

Għall-finijiet u l-efljet kollha ta'l-ligi, jiena Nutar hawn taħbi iffirmat niddikjara illi minn riceerka illi saret fir-registru ta'l-artijiet fl-erbgħa (4) ta' Jannor, tas-sena korrenti, irrizulta illi a) Il-Ministru ma kien għamel l-ebda ordni għar-registrazzjoni ta'l-inshawi fejn uinstab il-proprietà illi qedha tigi trasferita f'dana J-Att, sabiex din tifforma parti minn Compulsory Land Registration Area, skond l-Artikolu ghaxra (10) ta'l-Att illi jirregola r-registrazzjoni ta'l-artijiet u b) illi ma kien hemm l-ebda applikazzjoni għar-registrazzjoni volontaria,

Illi-kumpanija akkwirentu tiddikjara illi hija li kwalifika sabiex takkwista id-drittijiet immobili fuq transferiti minghajr bzon ta' permess għall-akkwist ta' proprieta' immobblī minn persuni mbux residenti f'Malta u dana peress illi mhux anqas minn hamsa u sebghin fil-miċċa (75%) tal-iskraha tal-Kumpanija kif ukoll mbux anqas minn hamsa u sebghin fil-miċċa (75%) tal-controlling shares relatiivi huma ta' cittadini tal-Unjoni Ewropea u li għexu f'Malta għal perjodu kontinwu matul hajjithom ta' hames (5) snin, u li d-direituri kollha huma wkoli cittadini tal-Unjoni Ewropea u li għexu f'Malta għal perjodu kontinwu matul hajjithom ta' hames (5) snin.

Fl-ahhar jok ta' dan l-att qiegħed jiġiher ukoll:

Michael Seychell (Identity Card Numru 823939M, irtirat, iben Anthony u Vincenza nee' Grixti twieled Zejtun u residenti Fgura u martu Felicia Seychell 694337M, hini

Emanuel Gatt u Maria Rosa nee' Grech twieldet Rabat, Malta u residenti Fgura, illi qieghdiu presenzjalment jircievu s-somma ta' hamest elef tmien mijha u zewg Liri Maltin u ulettax -il centezimu (Lm5802.13) minghand il-komparenti Antonia Attard Gialanze' ghas-saldu ta' kull debitu dovu filhom, u qiegħdin prezenzjalment icċedu s-subasia Insinwa numru mijha hamsa u sebghin tas-sena olfejn u sittu (S175/2006) u Subbasta Regisiru Numru 109/2006.

Magħimul, moqri u ippubblikat wara li gie minni Nutar imfisser skond il-Ligi f'Malta, Valletta fil-kuritur tal-Bini tal-Qorti.

Firmati: A. Attard Gialanze'
A. Pace
M. Seychell
F. Seychell

NICOLETTE SHAW
NUTAR PUBBLIKU MALTA

Certified True Copy
of the Original Quod Attestor

This 5 Day of 12 2012
Notary Dr. Nicolette Vella LL.B.



RESOLUTION OF THE BOARD OF DIRECTORS OF AMITY DEVELOPMENTS LIMITED (C37831)

Meeting of the Board of directors of the said Company held today the 5th January 2007 at the registered office of the Company situated at 186, Cobbles, St Philip Street Birzebbuga, wherein it was unanimously resolved that Mr Anton Pace Identity card number 53671M, a director of the said Company be and is hereby authorised to represent the Company on a deed of loan between Bank of Valletta plc and Amity Developments Ltd as principal debtor by means of a general hypothecation present and future, of any and/or all of the Company's assets as well as a special hypothecation on all and/or any of the Company's assets for the amount of LM60,000 He is further authorised to sign the Bank's Private guarantee form/s on behalf of the Company and to sign any documentation ancillary thereto.

It is also being agreed that Mr Anton Pace as director the said Company is hereby authorised to represent the Company in the deed of sale between Antonia Attard Gialanze identity card number C 13399 and AAG Limited (C 13399) , regarding the purchase of the garage named Mariella before named Salvu Garage in Luigi Rosato Street also known as New Street in Saint Michaels Street Cospicua and to sign all the relative documentation ancillary thereto.

Anton Pace

Maria Buhagiar

Amity Developments Limited
Bank of Valletta plc
AAG Limited

Baldwin Senghor

W. Senghor

John Baldwin Senghor

Financial Revenue Department

Capital Transfer Duty

Ergonomics

Receipt No.: 212355 Date: 10/11/2006

Received from ASHTON DEV. LTD
180. COBBLES
SAINT PHILIP ST.
JERSEY B1GA

Notary Dr. Rendicca, D.O.B. 11-11-19
Notary Public and
Commissioner of Oaths
No. 4 Allay J. Notary Services
Nashville, Tennessee
Tel: 214-421-8537 - 3-21-1379
Fax: 214-421-7502

Type of Payment	Draft / Cheque No.	Bank Name	Amount
LOCAL CHEQUE	000528	BOV	100.00

ANALISIS DE LA DIFUSION

ANTIQUE BORG
Commissioner of Internal Revenue

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UFFICIO TAT-TAXXI INTERNI Dipartiment tal-Capital Transfer Duty

48, Triq il-Merkanti, Valletta



OFFICE OF INLAND REVENUE
Capital Transfer Duty Department

46, Merchants Street, Valletta

SKEDDA

Reply 2

"LEWWEI SKEDA

INTERVIEWS

AVVIZ TA' TRASFERIMENTU VIVOS TA' PROPRJETA' IMMOBILI GHANDU JINGHATA SKOND L-ATT DWAR IT-TAXXA FUQ DOKUMENTI U TRASFERIMENTU LI L-ATT DWAR IT-TAXXA

Oui il-formida għandha hawn u-kun il-ġippubblikka kien sal transformiex o-ġarridha minn-hawn jiġi minn-nadur u-kun il-kompetiencija minn-ix-xażżeek.

Chamissoa pyrenaica (G. Körber) Wenzel ex Skand eraschneidet die nachstehenden

SEZIONI A - DETALI ITALI - PARTIE II

Fil-hes li m'a b'marr recurred u li m'a b'marr registrati ghall-justifiers tui-deux fu b'la'ebante, u qiegħi u minn u hawn qed u hawn qed jidher. Fil-hes fu per minn fegħid li m'a b'marr recurred u d'ma b'marr registrati ghall-justifiers kien fu b'la'ebante, segħi duw li id-dan biex jaġid li istabu kien minn b'marr.

	Item	Keljjeja	Innifida	Indirektil-kariz taf bizzekka / int- erjekta fuq i- ħinno	Premisa (P) retpi kieni jew u droppo
Person 1, qed juraġġiex-xu	Antonin AAG Limited	Anast Gialeuze, 14, Triq Sofija, Block C, Bormla	14, Triq Sofija, Block C, Bormla	492667M C13399	
Person 2 lilhom qed isir it-traġġiblement	Amity Developments Limited		186, Cobbles, Saint Philip Street, Birżebbuġa	C37831	

ESTATE 1

Notary Public
Commissioner for Oaths
W. A. RAY L. ANTHONY SQUARRO
Notary Public
May 27, 1980 - 2000-1276
W. A. RAY L. ANTHONY SQUARRO

SEZZIONE B - INFORMAZZJONI DWAR IL-TRASFERIMENTI

Data ta' l-atti	12.01.2007
Deskriżjoni tal-projekta	

Antonia Attard Giaħanze trasferiha a favur ta' Amity Developments id-dirett dominju perpetwu u ġens annw u relettiv ta' bamsie Liri Malta (LM50) gravanti i-garage b'zewg bibien bla numru u bl-ixx ta' Mariella, qabel kien jismu Salvo Garage fi Triq Luuji Roseau, jaġi magħruża bhala New Street, in Saint Michael Street, Cospicua, bid-driftijiet kollha tiegħi esklusa l-arja relativa. Il-hija di projekta ta' Amity Developments Limited u konfina li Levata mat-triq imsemmi, Lbie ma' William Street, Majjistral ma' god is' Doctor Daniel Piscopo, tiegħi minn il-litigazzjoni esproprijazzjoni jew rekwiżizzjoni, with vacant possession u biexxa minn-pizżej.

Antonia Attard Giaħanze għan-nem ta' AAO Company Limited trasferiha a favur ta' Amity Developments il-akkwistaw fu-fil-utte dominju perpetwu tal-garage b'zewg bibien bla numra u bl-ixx ta' Mariella, qabel kien jismu Salvo Garage fi Triq Luuji Roseau, jaġi magħruża bhala New Street, in Saint Michael Street, Cospicua, bid-driftijiet kollha tiegħi esklusa l-arja relativa. Il-hija di projekta ta' Amity Developments u konfina li Levata mat-triq imsemmi, Lbie ma' William Street, Majjistral ma' god is' Doctor Daniel Piscopo, tiegħi minn il-litigazzjoni esproprijazzjoni jew rekwiżizzjoni, with vacant possession u biexxa minn-pizżej. Niema garage luuwa sogġetti għad-ċenna annw u perperlu ta' bamsin Liri Malta (LM50) ikka b'riżuha tu' dan l-akku il-kumpanijs il-akkwist.

Tip ta' trasferiment

Fil-kok tif' informar il-paxx tħalli id-dokumenti tip-wieħi, ummarr li-kokxi kifla il-karru appu/ħabba

Bekker	X	Koncessjoni emmiegħiha	Donazjoni	Permata
As-Sorġi - iż-żaqqa	X	Dokumenti v-ix-xażżeen	Għażiex ()	

Tip ta' akkwist

Fil-kok tif' aktar aktar id-dokumenti li ġalli kifla kollha li nistaxxu kifla.

Nro	X	Koncessjoni emmiegħiha	Donazjoni	Permata
Wid	X	Akkonċament fuq quqqas	Oħra jekk (tagħbi r-ixx speċifiċi)	

Isem tax-Sensal

] NRU (a' L.D.T.L.)

SEZZIONE C
TAXXA FUQ DOKUMENTI U TRASFERIMENTI (ATDT)

Cenzjonijiet u helsien mit-taxxa

Trasferiment minn kumpanijs ċhat idu li jikkwaliha ghall-erezziċċi li tingħata fil-gruppi ta' kumpanijs tħalli l-art. 43 ATDT

Assejjenament li huwa exenti skond l-art. 32(1) ATDT

Qasna ta' proprjeta' u jeftu minn wirt li huwa exenti skond l-art. 32(5) ATDT

Trasferiment li huwa exenti għal-raqunijiet ohra barra dawk ī-żmejnha fuq jekk n-raqunijiet specifici għall-erezzi

Trasferiment li jikkwaliha ghall-ħelsien mit-taxxa tħalli l-art. 32(4) ATDT

Notary Dr. Nicholas Vella LL.D.
Notary Public and
Commissioner for Oaths
No. 4 Avenue 2, Victory Square
Kalkara - Kalkara
Tel: 2123 8842 - 2123 1279
Fax: 2123 7769

14/3/07
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Valor taxxabeli tal-proprietetă	Lmt 7,000 (tasse dominju peroperaw Lmt 1,000 għad-direk dominju)
Ammont ta' taxxa li għandu jikkallus	Lmt 500 - Lmt 180 = Lmt 720
Nuura tal-Konvenju	260,648.827

SEZIONI D

TAXNA LI GHANDHA TITHALLAS TAHT L-ATE DWAR IL-TANNA FUQ L-INCOME

Isem ta' min qed jittransferixxi	Taxxa finali bit-12%	Taxxa finoli bis- 7%	Taxxa Provvizorja	Total
Antonia Attard Giafone	Lm120			
A&G Limited	Lm2640			
Total	Lm2169			

SEZIONE V

DETALJITA' CEDOLA BANKARIA/CEKK

Tavan doanya sahit:-

188

NUMBER OF GEDOLI RAMBAM L'YAHAD

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1878. MARCH 20.

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18624 FAMILY TRAD

NUTRITION, SUGAR, LIPIDS, AND

FIRMA TAN-CHUAN

GHALL-UZU UFFICJALI

Taxxa Provvizorja Mhallsa: Lm	Taxxa fuq Dokumenti: Lm
Taxxa Finali Mizzenuna: Lm	Taxxa Provvizorja diga mhallsa: Lm
Numru/i tal-ircevuta/i	Numru/i tal-ircevuta/i
Date tal-ircevuta/i	Date tal-ircevuta/i
Ufficiali li jirelevi l-hlas	Ufficiali li jirelevi l-hlas

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Secretary Public and
Commissioner for District
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Telex: 221276.