FIL-PRIM' AWLA TAL-QORTI ĊIVILI

Subbasta No. 72/2016

Bank of Valletta p.l.c.

Vs

Pauline Bugeja

REGISTRY SUPERIOR COURT
No: 71
03 FEB 2020
PAID

20 ta' Jannar, 2020

ATT KORRETTORJU GHAR-RELAZZJONI TA' L-ESPERT GUDIZZJARU

L-PERIT DANIEL GRIMA

Illi, in ottemperanza mad-digriet ta' din l-Onorabbli Qorti tat-30 ta' Lulju 2018 fl-atti ta' din is-subasta, l-esponenti jissottometti s-segwenti:

> Emenda tan-nota addizzjonali tal-10 ta' Ġunju 2018 fejn erronjament ġie indikat li l-fond bla numru uffiċjali u bl-isem "Santa Marija" fi Triq Indri Borg, Żebbuġ, Malta huwa propjeta' tal-konjugi Buġeja. Filfatt, dan il-fond huwa l-proprjeta' esklussiva ta' Pauline Buġeja (371461M).

Illum 03 FEB 2020

Ippreżentata mill Perit Daniel Grima

bla dok/b ..../.......dokumenti

Dr. Susan Cassar LL.B.(Hons), M.Adv.
Deputat Reġistratur

AIC Daniel Grima

ILLUM 22 t'Ottubru, 2020
DEHER IL-PERIT LEGALI/TEKNIKU Daniel Grima
239875M LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU

DEPUTAT REĠISTRATUR

Gaetana Aquilina
Deputat Reġistratur
Deputy Registrar
Qrati tal-Ġustizzja (Malta)
Law Courts (Malta)

FIL-PRIM' AWLA TAL-QORTI ĊIVILI

Subbasta No. 72/2016

Bank of Valletta p.l.c.

Vs

Pauline Bugeja

REGISTRY SUPERIOR COURT No: 72 03 FEB 2020 PAID

20 ta' Jannar, 2020

NOTA ADDIZIONALI GHAR-RELAZZJONI TA' L-ESPERT GUDIZZJARU

L-PERIT DANIEL GRIMA

Li biha, in ottemperanza mad-digriet ta' din l-Onorabbli Qorti tat-30 ta' Lulju 2018 fl-atti ta' din is-subasta, l-esponenti jippreċiża s-segwenti:

1. Il-fond bla numru uffiċjali u bl-isem "Santa Marija" fi Triq Indri Borg, Żebbuġ, Malta mhux suġġett għal ebda piż, kirja jew jeddijiet oħra. Dan ġie verifikat wara li saret refernza għall-kuntratt tal-akkwist in atti tan-Nutar Dottor Antoine Agius datat is-7 ta' Marzu, 1989 (kopja legali tal-istess kuntratt hawn annessa u mmarkata Dok. "A") u wara aċċess fuq il-post. Ma sar l-ebda trasferiment ieħor ta' dan il-fond wara dan il-kuntratt tal-akkwist tal-proprejta` hawn fuq imsemmija.

2. B'referenza għall-permess tal-bini maħruġ mil-Awtorita' ta' l-Ippjanar, PB 2334/85 (kopja tal-istess permess hawn annessa u mmarkata Dok. "B") irriżulta li l-fond referut f'din ir-relazzjoni ma giex mibni skond dan il-permess tal-bini u regoli sanitarji. Il-ġnien tal-ġenb approvat f'PB 2334/85 ġie żvilluppat illegalment b'riżultat ta' tkabbir ta' l-istess bini. Ukoll il-bitħa interna qiegħda iżghar minn dik approvata, b'hekk mhux skond ir-regoli sanitarji ta' dak iż-żmien kif ukoll ta' llum.

3. Ghalhekk l-esponenti wara li ha inkonsiderazzjoni ta' dawn il-punti msemmija, qieghed jirrevedi l-valutazzjoni ta' din ir-residenza inkluż l-arja sovrastanti għal **ħames mit elf Euro (€500,000)**.

AIC Daniel Grima

03 FEB 2020

Illum ....

Ippreżentata mill Perit Daniel Grima

B żewġ doki (2) dokumenti

Annalise Spiteri
Deputat Registratur
Qrati tal-Ġustizzja (Malta)

ILLUM 22 t' Ottubru, 2023
DEHER IL-PERIT LEGALI/TEKNIKU Daniel Grima
239875M LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU

DEPUTAT REGISTRATUR
Deputat Registratur
Deputy Registrar
Qrati tal-Ġustizzja (Malta)
Law Courts (Malta)

DOK "M"

999 1185

Is-sebgha (7) ta' Marzu elf disa' mija u disgha u tmenin (1989)

Quddiemi Nutar Dottor Antoine Agius dehru personalment wara li accertajt ruhi mill-identita tal-komparenti skond il-ligi:

Minn naħa waħda:

Michelina mart Carmelo Vella bint Emanuel Abela u Paola nee Borg imwielda u toqghod Haz-Zebbug Malta (identity card numru 127237M) [illegible] 25 [illegible] Street Zebbug Malta

Minn naħa l-oħra:

Paulina Vella xebba bint Carmelo u Michelina nee Abela imwielda u toqghod Haz-Zebbug Malta (identity card numru 371461M)

U in forza ta' dan l-att il-komparent

Michelina Vella

qed tiċċedi, tassenja u tittrasferixxi b'titolu ta' tpartit a favur tal-komparent Paulina Vella

li bl-istess titolu ta' tpartit qed taccetta u takwista l-biċċa art [illegible] Haz-Zebbug Malta [illegible] (352) [illegible] Kardinal [illegible] Borg [illegible] Paulu Vella [illegible] Mikiel Mallia [illegible] (10) ta' Novembru elf disa' mija u tmenin (1980) [illegible] elf lira (Lm1000).

Numru	222
Tpartit	
Insinwat	15/3/89
Vol "I" No.:	4266/89

74165

-7 p.m.

30 p.m.

89

89

89

1186

In kontrakambju u bl-istess titolu , ta' tpartit il-komparent: [illegible] Vella

qed cassenja u ittrasferixx a favur tal-komparent [illegible] Vella

li bl-istess titolu ta' tpartit qed accetta u akwista [illegible]

Ghal-fini tal-Att numru seghba u erbghajn(47) tas-sena elf disamija tlieta u sebghajn(1973) jiena nutar niddikjara illi l-beni in permuta mhumiex inponibbli skond dan l-Att peress [illegible]

Ghal-fini tal-Att numru wiehed u tletin(31) tas-sena elf disamija wiehed u tmenin(1981) jiena nutar nidikjara illi il-komparenti attribwew il-valuri fuq imsemmija wara li jiena nutar spjegajt lilhom l-importanza li jddikjaraw il-verita skond

din il-ligi.

Ghal-fini tal-Att numru wiehed u tletin tas-sena elf disamija wiehed u tmenin (31/1981) it-taxxa tad-dokumenti fuq dan l-att tammonta ghall- [illegible] (Lm 35)

Il-komparent- Michelina Vella

garantixx à favur tal-komparent Pauline Vella

li accetta il-pacifiku pussess skond il-ligi tal-beni minn assenjati b'ipoteka generali tal-beni tal-komparent- Michelina Vella

Dan l-att sar, inqara, [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] (3)

Vella Kelinia

Vella Pauline

[illegible]

PERMESS NRU: 2408/88 1188

FORMOLA DDD 10

ATT TA' L-1973 DWAR IT-TAXXA TAL-MEWT U TAD-DONAZZJONI
APPLIKAZZJONI U CERTIFIKAT GĦALL-FINIJIET TA'
L-ARTIKOLU 41

Lill-Kummissarju tat-Taxxi Interni

Ġejt inkarigat nippubblika kuntratt ta' Ġurlett bil-valur ta' Lm 1000

(semmi t-titlu u l-prezz jew konsiderazzjoni oħra) tal-proprjeta' immobli jew ta' jeddijiet marbutin magħha li jidhru fuq dahar din il-formola.

Il-proprjeta' ġiet għand il-proprjetarji preżenti bit-trasferiment taxxabbli kif jidher hawn taħt:

DETTALJI TAT-TRASFERIMENT

Isem tal-mejjet jew tad-donatarju	Titlu	Data	Numru tad-denunzja	Data tal-preżentazzjoni
Michelangelo Vella	[illegible]	23-10-74 [illegible]	294/75	23-1-75

Biex inkun nista' nippubblika l-kuntratt relattiv, nitolbok tagħtini d-dettalji meħtieġa rigward in-notifika u l-preżentazzjoni fid-Dipartiment tiegħek tad-denunzja/i tal-proprjeta' li għaddiet taħt l-imsemmi trasferiment taxxabbli, flimkien ma' wieħed mic-certifikati msemmija fl-artikolu 41 (1) (b) ta' l-Att. Jekk ikun il-każ, ic-certifikat għandu jinkludi awtorizzazzjoni għall-finijiet ta' l-artikolu 41 (2).

Data 24-10-88

Firma ____________

Isem (Ittri Kbar) [illegible]

DIN L-APPLIKAZZJONI TRID ISSIR MIN-NUTAR LI SER JIPPUBBLIKA L-KUNTRATT.

CERTIFIKAT

Niccertifika, li notifika ta' l-imsemmi trasferiment taxxabbli ingħatat lid-Dipartiment permezz ta' denunzja/i tal-proprjeta' relattiva.

Niccertifika wkoll li l-proprjeta' immobbli li tidher fuq dahar din il-formola kienet tagħmel parti mill-proprjeta' ddenunzjata lid-Dipartiment kif intqal, u li t-taxxa relattiva tħallset, jew ~~fuq il-fatti kif magħrufa fid-data tal-firuġ ta'~~ dan ic-certifikat, ~~ma għandha tiġi mposta ebda taxxa dwar dik il-proprjeta' msemmija.~~

Peress li t-Taxxa għad mhix imħallsa, qed jingħata permess, għall-finijiet ta' l-rtiklu 41 (2) ta' l-Att taħt il-kondizzjonijiet:

KONDIZZJONIJIET

MALTA

25 OCT 1988

G.C. SAMMUT

Kummissarju tat-Taxxi Interni

[...] IL-LIGI DAN IC-CERTIFIKAT GĦANDU JIĠI MEHMUZ MAL-KUNTRATT TA' QSIM JEW TRASFERIMENT TAL-PROPRJETA' RELATTIVA

DESKRIZZJONI TAL.PROPRJETA'

(N.B. Hawn għandha tingħata l-kwota ta' proprjeta' immobbli li kellu l-mejjet jew id-donatarju kif ukoll dik li ser tiġi trasferita).

(iii) [illegible] 255 m² [illegible] - [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] 20 x 20 [illegible] [illegible]

Vella Kelina
Vella Pauline

[illegible]

Irčev
Rece
ghat-
for I
Lm

189 1190

DIPARTIMENT TAT-TAXXI INTERNI
DEPARTMENT OF INLAND REVENUE

№ 147890

14/3/ 19 97

...ejt mingħand ...
...ived from

... liri Maltin ... ċenteżmi ... milleżmi
Malta Pounds *cents* *mils*

Taxxa kif dikjarat minnu bħala dovut fuq strument esegwit fl-atti dwar
...uty as declared by him to be due on a deed executed in his records regarding

... c m

għall-Kummissarju tat-Taxxi Interni
for Commissioner of Inland Revenue

Dok 'B'

COPY

Permit No. 20/92/2344/85

PB

WORKS DEPARTMENT
BUILDING PERMITS SECTION
BELTISSEBH

BUILDING PERMIT

Permit is hereby granted to Polly Vella, 26 Hall Street, Zebbug.

by the

(a) Planning Area Permits Board in terms of the Planning Area Regulations, 1962; and the Building Permits (Temporary Provisions) Act 1988.

(b) Aesthetics Board in terms of Section 5 of the Aesthetics Building Ordinance(Chapter 135);

(c) Sanitary Authorities in terms of Section 95 - 134 of the Code of Police Laws (Chapter 10);

to carry out the Works described in his/her application of the 30.10.90.

at Zebbug

under the conditions specified hereunder:

To erect terraced house with side garden as per fresh plans/elevations (PAPB 2344/85/50A and 56A) submitted with letter dated 30.10.90. subject to General Conditions (A) on form DC 1/88. Balconies should not be in gold, silver or bronze aluminium. Height of building should not exceed one floor.

(1) The PAPB permit is valid for two calendar years from date of issue and may be withdrawn at any time during its validity period without any compensation from Government being granted.

(2) This permit is granted saving any third party civil rights.

(3) This permit does not dispense the grantee from the necessity of obtaining from any Department or Authority a permit, licence or any other permission required by any law or regulation, in force from time to time, in respect of the construction, reconstruction, repair, or alteration of a building or of acquiring materials for such works.

A. J. Cassar

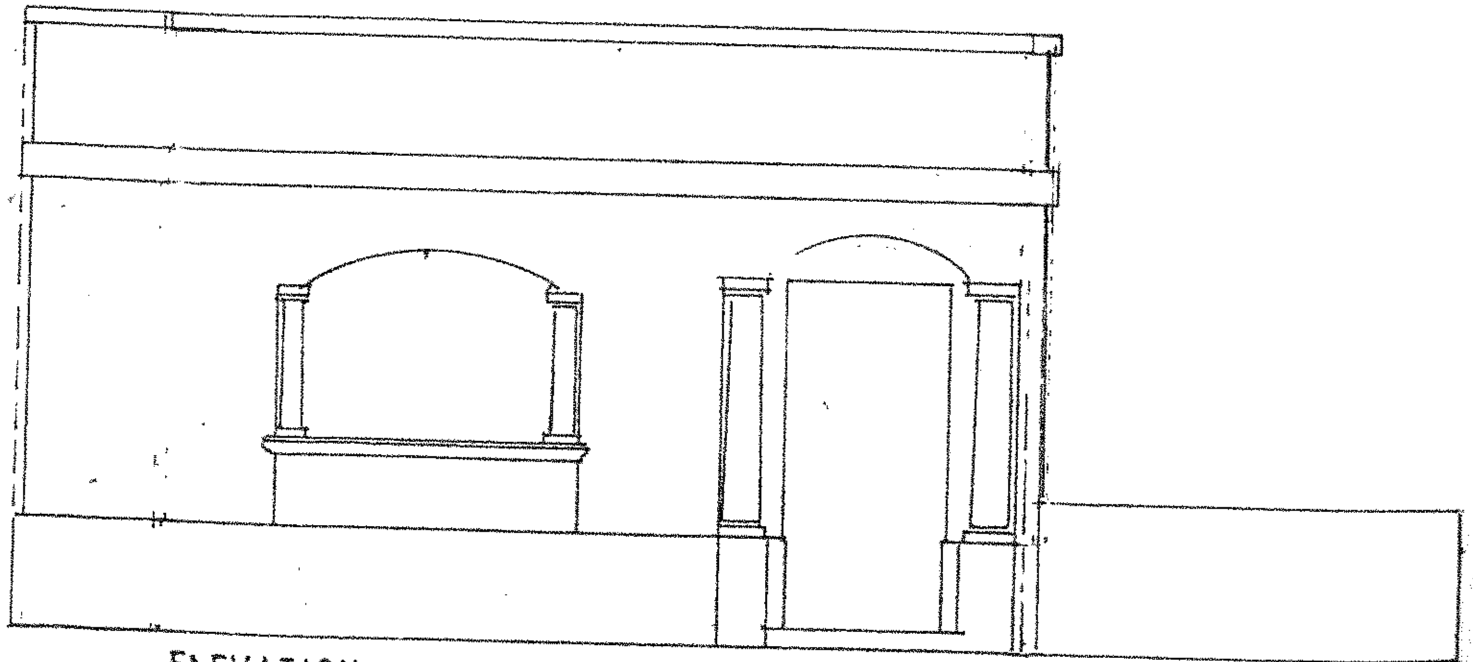
SECRETARY PAPB

MM
cc. Architect

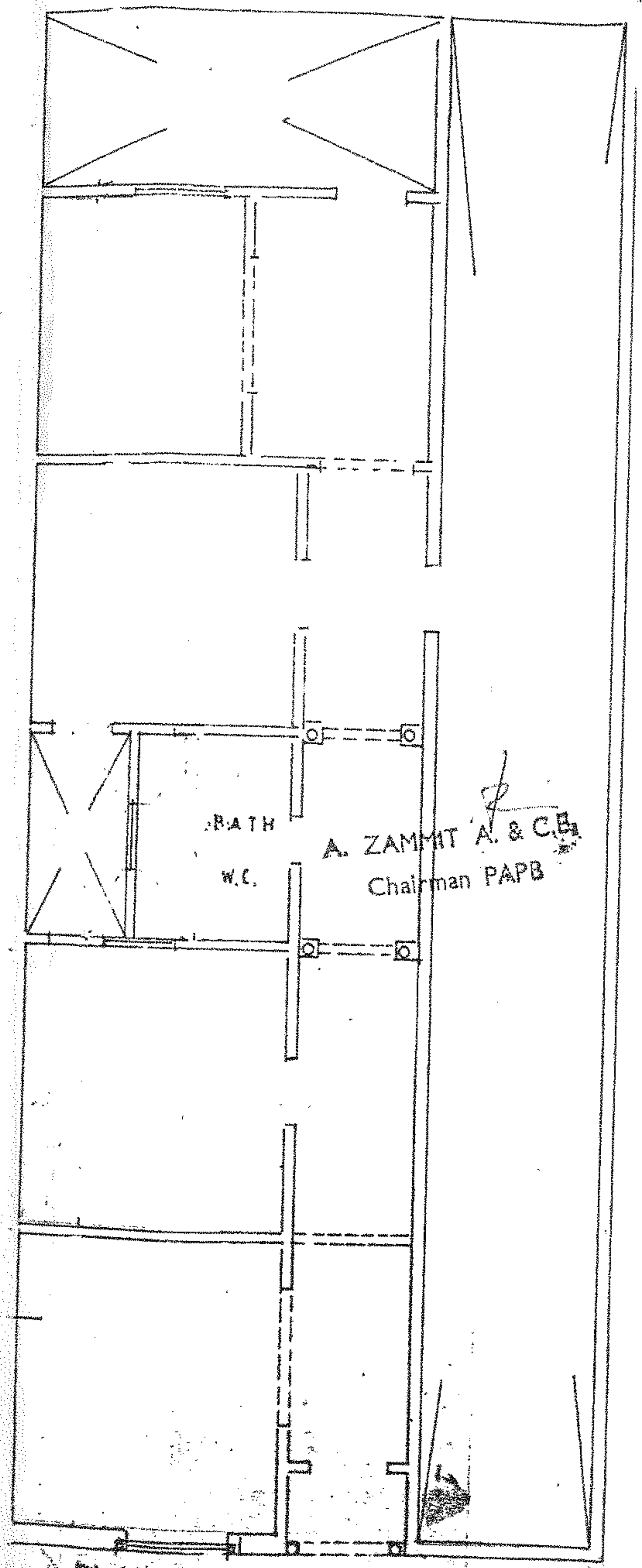
ZEBBUG

Bldg site in n/s in
Gandlora Street

All exposed walls to be erected according to [illegible]

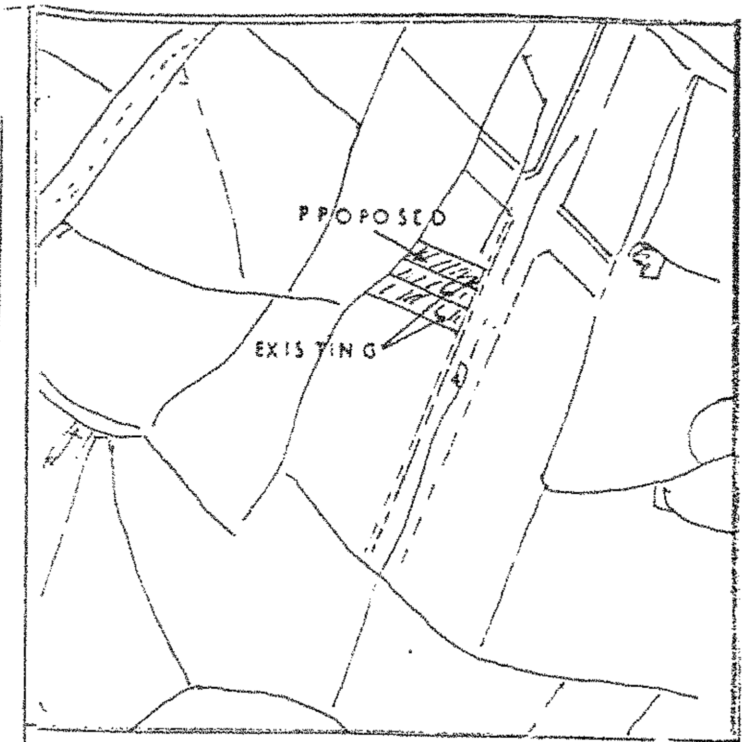


ELEVATION



PLAN

A. ZAMMIT A. & C.E.
Chairman PAPB



ZEBBUG SS MALTA 103 1/2500

ANTHONY BORG B.E.&A.

ARKITETT U INGINIER CIVILI

Ref.

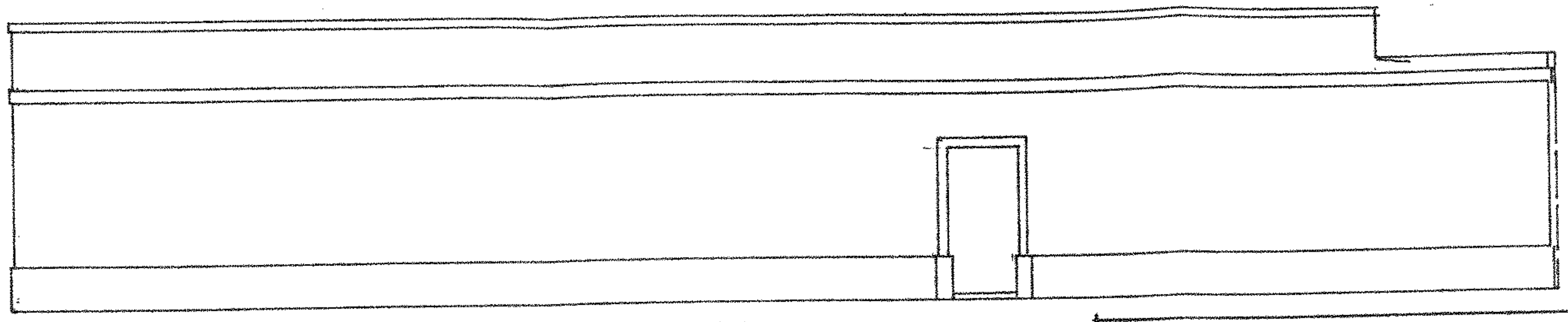
Drawn

SANITA
APPROVED
28 JAN 1991
Jean de' Conti [illegible]
Sanitary Engineering Officer

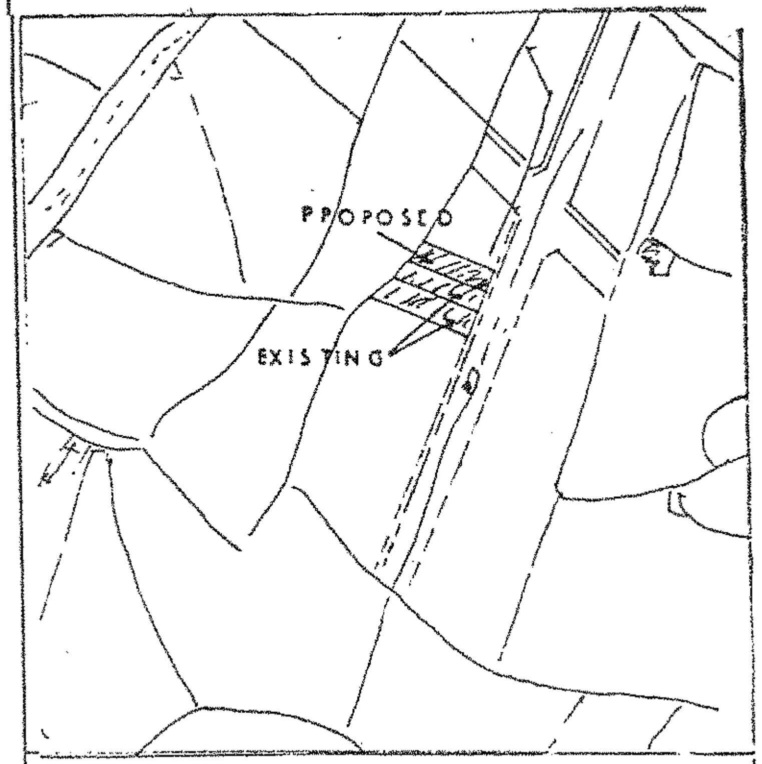
2344/85/50a

1 2 3 4 5 6 7 8 9 10 metres

SCALE 1/100



SIDE ELEVATION



ZEBBUG SS MALTA 103 1/2500

Bldg site in a new street
in Gandlora Sreet, Zebbug

ANTHONY BORG B.E.&A.
ARKITETT U INGINIER CIVILI

Ref.	
Drawn	

A. ZAMMIT A. & C.E.
Chairman PAPB

PLAN: 2344/85/564
APPROVED by the P... Board No. ....

PLANNING AUTHORITY

St Francis Ravelin, Floriana, FRN 1230, Malta
www.pa.org.mt
Tel: (+356) 2290 0000
customercare@pa.org.mt
VAT No: MT 1281-6708
Exemption No: EXO 1188

Cash Sale

Name: Perit Daniel Grima

Address:

Cash Sale Number: 263919-0286-3

Date: 19 October 2018

VAT No.:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Pre-1993 Search & Copy of permit PB 2344/85	1	€16.31	€16.31	€0.00	0
Copy of plans	2	€11.65	€23.30	€0.00	0

Payment Details:

Cash

Cash Sale Status:

Settled

Total NET:	€39.61
Total VAT:	€0.00
Total:	€39.61

Drawn up by

Connie Genuis

Receipt is not valid if payment is dishonoured.