

Fil- Prim' Awla tal- Qorti Civili

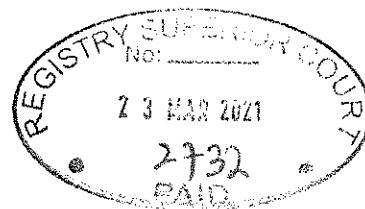
Subbasta Numru

46/20

Desmond Mizzi

Vs

Mizzi Group Ltd



Relazzjoni tal- Perit Tekniku

Dr. Robert Musumeci LL.B.,LL.D.,B.E.&A.(Hons.),M.Sc.(Cons.Tech.),Ph.D. in Development Planning Law,Perit

Relazzjoni tal-Perit tekniku Robert Musumeci

Jesponi bir-rispett:

PRELIMINARI

1. Illi permezz ta' ittra li ggib il-firma tad-Deputat Registratur (bla data), l-esponenti gie nominat bhala perit espert fl-Atti tas-Subbasta Nru 46/20 fl-ismijiet **Desmond Mizzi -vs- Mizzi Group Ltd** u dan sabiex *'jaghmel deskrizzjoni tal-fond jew fondi indikat fir-rikors promotur u sabiex ifisser il-pizijiet, kirjet u jeddiet ohra, sew reali kemm personali, jekk ikun hemm, li ghalihom dan il-fond jew fondi ikun suggett kif ukoll l-ahhar trasferiment tieghu, skond l-informazzjoni li jkun ha mill-kreditur jew mid-debitur'* (Ara Dokument **RM1** fl-anness);

2. Illi in segwitu ghal din in- nomina, l-esponenti zamm access nhar il-hdex (11) ta' Jannar 2021 fuq is-sit indikat fir-rikors promotur, u *cioe'* l-fond bl-isem '**Millennia**', Triq Aldo Moro, Marsa u dan fil-presenza ta' Jovan Mizzi qua direttur ta' *Mizzi Group Limited* u li kien assistit mill-perit Justin Mizzi u l-avukat Dr. Marlon Borg. Min-naha tar-rikorrenti ma deher hadd, anke jekk il-partijiet kollha kienu

notifikati personalment permezz ta' ittra datata 22 ta' Dicembru
2020 (Ara Dokument RM2 fl-anness).

RIZULTANZI

1. Illi minn dak li rrizulta waqt l-access ta' nhar il-hdax (11) ta' Jannar 2021 fil-fond bl-isem '***Millennia***', **Triq Aldo Moro, Marsa** (minn issa 'il quddiem imsejjah 'il-fond'), l-esponenti jinsab f'pozizzjoni li jikkonferma dan li gej:

1.1 Dan il-fond jikkonsisti essenzjalment fi plot rettangolari b'wisa' ta' *circa* 50.5 metri u fond ta' *circa* 27.5 metri. Il-faccata ta' quddiem tagħti direttament fuq *service road* li tizbokka minn u go Triq Aldo Moro (minn issa 'il quddiem imsejha 'service road'). Il-faccata ta' wara tagħti direttament fuq Triq Troubridge;

1.2 L-imsemmi fond huwa mibni u jikkonsisti f'*basement* u erba' sulari mibnija 'il fuq mil-livell tat-triq u l-arja sovraposta. (minn issa 'il quddiem is-sulari mibnija imsejha '*level -01*', '*level 00*', '*level +01*', '*level +02*' u '*level +03*' u '*level +04*' rispettivament filwaqt li l-arja sovraposta *qed tissejjah 'level +05'*;

1.3 Il-bini huwa mqassam bil-mod kif gej:

1.3.1 *Level -01* jikkonsisti fi *stores* u *open car park* accessibili minn zewg ranep li jagħtu għal Triq Troubridge;

1.3.2 *Level 00* jikkonsisti f'zewg ufficini b'access distint mill-access road u storage area b'access minn zewg entraturi wiesgha accessibili mit-triq ta' wara. Prezentement wiehed mill-imsemmija zewg ufficini jintuza mill-Malta Resources Authority filwaqt li l-ufficju l-iehor jintuza bhala centru religjuz;

1.3.3 *Level +01* jikkonsisti f'ufficju accessibili permezz ta' tarag komuni kif ukoll zewg lifts. Prezentement dan l-ufficju qed jintuza mill-Ministry for the Economy, Investment and Small Business (MEIB);

1.3.4 *Level +02* jikkonsisti f'ufficju accessibili permezz ta' tarag komuni u zewg lifts. Prezentement dan l-ufficju qed jintuza mill-Environment Resources Authority (ERA);

1.3.5 *Level +03* jikkonsisti f'ufficju accessibili permezz ta' tarag komuni u zewg lifts. Prezentement dan l-ufficju qed jintuza mill-Ministry for Home Affairs and National Security (MHAS);

1.3.6 *Level +04* jikkonsisti f'arja li parti minnha tinsab msaqqfa bi struttura *lightweight* (tal-hadid), accessibili permezz ta' tarag komuni u *goods lift*. F'dan il-livell, jinsabu numru ta' servizzi li jservu l-kumpless;

1.4 Il-fond qed jigi valutat bil-mod kif gej u dan wara li l-perit Justin Mizzi ghal Jovan Mizzi indika liema partijiet tal-fond m'humieks prezenterement mikrija u liema partijiet huma mikrija flimkien mat-termini li jirregolaw tali kirijiet:

1.4.1 Level -01 - ARA DRAWING 1.4.1 fl-anness:

1.4.1.1 *Area* prezenterement mhux mikrija u approvata ghall-uzu ta' *parking* ta' 7 vetturi (il-kumplament tal-*parking bays* mhux qed jigu ivvalutati *stante* li dawn jiffurmaw parti mill-kirjet tas-sulari sovraposti):

Valur stmat A1: 7 no x €20,000 = €140,000

1.4.1.2 *Area* prezenterement mhux mikrija u approvata ghall-uzu ta' *storage*, mifruxa fuq *area* ta' *circa* 22.75 m.k. (il-kumplament tal-*storage areas* mhux qed jigu ivvalutati *stante* li dawn jiffurmaw parti mill-kirjet tas-sulari sovraposti):

Valur stmat A2: 22.75 m.k. x €1,250 = €28,437.50

1.4.2 Level 00 - ARA DRAWING 1.4.2 fl-anness:

1.4.2.1 *Area* prezentement mikrija u li qed tintuza bhala ufficini (wara li telima l-partijiet komunal), mifruxa fuq *area ta' circa* 275.11 m.k.

Valur stmat B1: 275 m.k. x €1,800 = €495,000

1.4.2.2 *Area* prezentement mikrija u li qed tintuza bhala centru tat-talb (wara li telima l-partijiet komunal), mifruxa fuq *area ta' circa* 371.76 m.k.

Valur stmat 371 m.k. x €1,800 = €667,800

1.4.2.3 *Area* prezentement mhux mikrija u approvata ghall-uzu ta' *storage*, mifruxa fuq *area ta' circa* 400.26 m.k.

Valur stmat B3: 400.26 m.k. x €1,200 = €480,312

1.4.2.4 *Area (quadruple volume)* prezentement mhux mikrija u li mhux qed tintuza u li jidher li hemm permess ghal *Class 4C*, mifruxa fuq *area ta' circa* 117.1 m.k.

Valur stmat B4: 117.1 m.k. x €1,600 = €187,360

1.4.3 Level +01 – ARA DRAWING 1.4.3 fl-anness:

1.4.3.1 Area prezentement mikrija u li qed tintuza bhala ufficini (wara li telimina l-partijiet komunali, inkluz il-lift u l-hoist kif ukoll il-bitha tan-nofs), mifruxa fuq area ta' circa 1065.28 m.k.

RENTAL INCOME UNTIL POINT OF REVERSION OF PERPETUITY						
Year	Year Starting	% Increase	Rent (eur)	Net Rent after deducting 20% for electricity consumption, maintenance etc.	Discount rate %	Present value of Eur 1 PV=(1+r)^-n
1	2021	0	€142,943.00	€114,354.40	7	1
2	2022	5	€150,090.15	€120,072.12	7	0.970513786
3	2023	5	€157,594.66	€126,075.73	7	0.942595909
4	2024	5	€165,474.39	€132,579.51	7	0.91541659
5	2025	5	€173,748.11	€138,998.49	7	0.888687048

TOTAL RENT UP TO POINT OF REVERSION

€594,412.10

YEARS PURCHASE OF REVERSION OF A PERPETUITY IN 'n' YEARS BASED ON CURRENT INCOME ONCE LEASE EXPIRES				
Current Net Rent	Discount rate %	Years to revert (n)	Present value of Eur 1 PV=(1+r)^-n	Value = Net Rent/Discouned PV
€138,998.00	7	5	0.712986179	€1,415,766.47

FREEHOLD VALUE ONCE CURRENT LEASE EXPIRES

€1,415,766.47

TOTAL RENT UP TO POINT OF REVERSION
FREEHOLD VALUE ONCE LEASE EXPIRES
CURRENT FREEHOLD VALUE

€594,412.10 plus
€1,415,766.47
€2,010,178.57

Valur stmat C1: €2,010,178

1.4.4 Level +02 – ARA DRAWING 1.4.4 fl-annex:

1.4.4.1 Area prezentement mikrija u li qed tintuza bhala ufficini (wara li telimina il-partijiet komunal, inkluz il-lift u l-hoist kif ukoll il-bitha tan-nofs), mifruxa fuq area ta' circa 1123.89 m.k.

RENTAL INCOME UNTIL POINT OF REVERSION OF PERPETUITY						
Year	Year Starting	% increase	Rent (eur)	Net Rent after deducting 20% for electricity consumption, maintenance etc.	Discounted Present value of Eur 1 PV=(1+r)^-n	Value = Net Rent/Discounted PV
1	2021	0	€136,689.00	€109,351.20	1	€109,351.20
2	2022	5	€143,525.45	€114,818.75	0.970873795	€114,474.52
3	2023	5	€150,699.62	€120,559.70	0.942595909	€119,639.08
4	2024	5	€158,234.60	€126,587.68	0.915141659	€125,845.66

TOTAL RENT UP TO POINT OF REVERSION

€450,310.46

YEARS PURCHASE OF REVERSION OF A PERPETUITY IN 'n' YEARS BASED ON CURRENT INCOME ONCE LEASE EXPIRES				
Current Net Rent	Discount rate %	Years to revert (n)	Discounted Present value of Eur 1 PV=(1+r)^-n	FREEHOLD VALUE ONCE CURRENT LEASE EXPIRES
€126,587.00	7	4	0.762395212	€1,379,608.80

FREEHOLD VALUE ONCE CURRENT LEASE EXPIRES

€1,379,608.80

TOTAL RENT UP TO POINT OF REVERSION
FREEHOLD VALUE ONCE LEASE EXPIRES
CURRENT FREEHOLD VALUE

€450,310.46 plus
€1,379,608.80
€1,829,919.27

Valur stmat D1: €1,829,919

1.4.5 Level +03 – ARA DRAWING 1.4.5 fl-anness:

1.4.5.1 Area prezentement mikrija u li qed tintuza bhala ufficini (wara li telimina il-partijiet komunali, inkluz il-lift u l-hoist kif ukoll il-bitha tan-nofs), mifruxa fuq area ta' circa 1078.52 m.k.

RENTAL INCOME UNTIL POINT OF REVERSION OF PERPETUITY							
Year	Year Starting	% Increase	Net Rent after deducting 20% for electricity consumption, maintenance etc.	Discount rate %	Present value of Eur 1 PV=(1+r) ⁻ⁿ	Value = Net Rent/Discounted PV	
1	2021	0	€136,689.00	3	1	€109,351.20	
2	2022	5	€145,523.45	3	0.970875795	€141,474.52	
3	2023	5	€150,699.62	3	0.942595999	€113,639.08	
4	2024	5	€158,234.60	3	0.915141659	€145,845.66	
5	2025	5	€166,146.33	3	0.889487048	€118,095.09	

TOTAL RENT UP TO POINT OF REVERSION

€568,405.56

YEARS PURCHASE OF REVERSION OF A PERPETUITY IN 'n' YEARS, BASED ON CURRENT INCOME ONCE LEASE EXPIRES				
Current Net Rent	Discount rate %	Years to revert (n)	Discounted Present value of Eur 1 PV=(1+r) ⁻ⁿ	Value = Current Net Rent x Discounted Present value of Eur 1 PV=(1+r) ⁻ⁿ
€132,917.00	7	5	0.712986179	€95,3828.34

FREEHOLD VALUE ONCE CURRENT LEASE EXPIRES

€1,353,828.34

TOTAL RENT UP TO POINT OF REVERSION	€568,405.56	plus
FREEHOLD VALUE ONCE LEASE EXPIRES	€1,353,828.34	
CURRENT FREEHOLD VALUE	€1,922,233.90	

Valur stmat D1: €1,922,233

Level +04 – ARA DRAWING 1.4.6.1 u 1.4.6.2 fl-anness

1.4.5.2 *Area ta' circa 1140.25 m.k.* (wara li telima l-partijiet komunal, inkluz il-lift u l-hoist kif ukoll il-bitha tan-nofs). Parti sostanzjali minn din l-area hi msaqqfa b'lightweight structure. L-ispazju sottopost ghall-lightweight structure mhux mikri mentre l-ispazju sovrapost ghal-lightweight structure huwa mikri lil terzi sabiex jitpoggew il-PV panels. Il-Pjan Lokali jippermetti li dan is-sular jinbena u, *in piu*, jinbena iehor fuqu ghalkemm dan ta' l-ahhar irid ikun irtirat 5.85 metri minn Triq Aldo Moro u madwar 25.5 metri minn Triq Troubridge. Fil-fatt inhareg permess ta' zvilupp f'das-sens f'sit vicin, liema permess igib referenza PA78/16. Kwindi, meta wiehed jikkunsidra li l-arja msemmija tista' tigi zviluppata ghal zewg sulari kif spjegat, l-area zviluppabli (wara li telima l-partijiet komunal, is-services areas inkluz il-lift u l-hoist kif ukoll il-bitha tan-nofs izda mhux iz-zewgt ikmamar markati store u services rispettivamente) tekwivali ghal:

- (i) *circa 920.56 m.k. f'Level +04*
- (ii) *circa 388.82 m.k. f'Level +05*

Valur stmat D1: (920.56 m.k. + 388.82 m.k.) x €900/m.k. = €1,178,442¹

¹ Dan dejjem jekk l-istruttura sottoposta tiflha għal dan il-piz

1.5 Hija l-fehma ghalhekk ta' l-istess esponenti li l-valur kumplessiv ta' din l-imsemmija proprjeta' jammonta ghal prezz ta' € **8,939,681.5** (tmien miljuni, digha mijà w digha w tletin elf, sitt mijà u wiehed u tmenin ewro u hamsin centezmi).

Tant għandu l-esponenti x'jissottometti għal wisq aktar savju gudizzju ta' din l-Onorabbli Qorti.

Dr Robert Musumeci

LL.B., LL.D., B.E.&A.(Hons.), M.Sc.(Cons.Tech.), Ph.D. in Development Planning Law, Perit
Perit Tekniku

23 MAR 2021

Il-lum. 27 Februari 2021
Deheri - Perit Legal / Tekniku:
Dr ROBERT Musumeci LS
Li wara il-ddikjara il-thalias l-ammont illu dovut, halief/haffet il-qeda/qdiet fedelment u onevestament i-linkarigu mogħiġi lili/ha.

Deputat Registratur

29674(m)

Dr R. Musumeci
QINVERORATI KIR-RAPPORTU U Għ-
MANVUONI I SEPARAZJON
(Land Reg Plan &
Schedule 8)

Marvic Farrugia
Deputy Registrar

Malta Online
Digital Registry
Ministry of JUSTICE ... etc)



ELENKU TA' DOKUMENTI

- **DOK RM1:** Ittra li ggib il-firma tad-Deputat Registratur (bla data)
- **DOK RM2:** Kopja ta' l-ittra datata tnejn u ghoxrin (22) ta' Dicembru 2020 li ntbagħtet lill-partijiet fejn gew infurmati li kien se jin zammi access fuq il-fond *in disamina*
 - **Dok RM1.4.1:** Pjanta li turi *Level -01*
 - **Dok RM1.4.2:** Pjanta li turi *Level 00*
 - **Dok RM1.4.3:** Pjanta li turi *Level +01*
 - **Dok RM1.4.4:** Pjanta li turi *Level +02*
 - **Dok RM1.4.5:** Pjanta li turi *Level +03*
 - **Dok RM1.4.6.1:** Pjanta li turi *Level +04*
 - **Dok RM1.4.6.2:** Pjanta li turi *Level +05*

DOK RM1
Ittra li ggib il-firma tad-Deputat Registratur (bla data)

**Fil-Prim Awla' tal-Qorti Ċivili****Fl-Atti tas-Subbasta Nru. 46/2020****Desmond Mizzi****vs****Mizzi Group Limited**

Lill: Perit Dr Robert Musumeci

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

Inti mitlub sabiex tiġi tigħor l-inkartament relativ mit-18 ta' Dicembru 2020 'i quddiem filwaqt illi mgħarraf illi għandek sat-18 ta' Frar 2021 sabiex tipprezzena rr-rapport dettaljat tiegħek.

A handwritten signature in black ink, appearing to read 'Gaetana Aquilina'. It is positioned above a horizontal line.

Gaetana Aquilina
Deputat Registratur

DOK RM2

Kopja ta' l-ittra datata tnejn u ghoxrin (22) ta' Dicembru 2020 li
ntbagħtet lill-partijiet fejn gew infurmati li kien se jinżamm access fuq
il-fond *in disamina*

ROBERT MUSUMECI

avukat - perit

Desmond Mizzi
13, New Street off Valletta Road
Luqa

Mizzi Group Ltd
240, Triq Haz Zabbar
Fgura

22 ta' Dicembru 2020

| 1

Sinjuri,

Cit. Nru.	FL-atti tas-Subbasta nru 46/20 – Desmond Mizzi -vs- Mizzi Group Ltd
Rif Tagħna	SUB401

B'referenza għas-subbasta sicutata, ninfurmakom li ser jinżamm access access fil-proprijeta' segwenti:

- *Millennia, Triq Aldo Moro, Marsa*

L-access ser jinżamm fid-data u hin indikati:

11 ta' Jannar 2021 fil-hin tan-1230hours

F'kaz li jezistu pjanti u/jew permessi ta' zvilupp, intom gentilment mitluba sabiex tfornu kopja lill-perit sottoskrift dakinhar tal-access.

Dr. Robert Musumeci

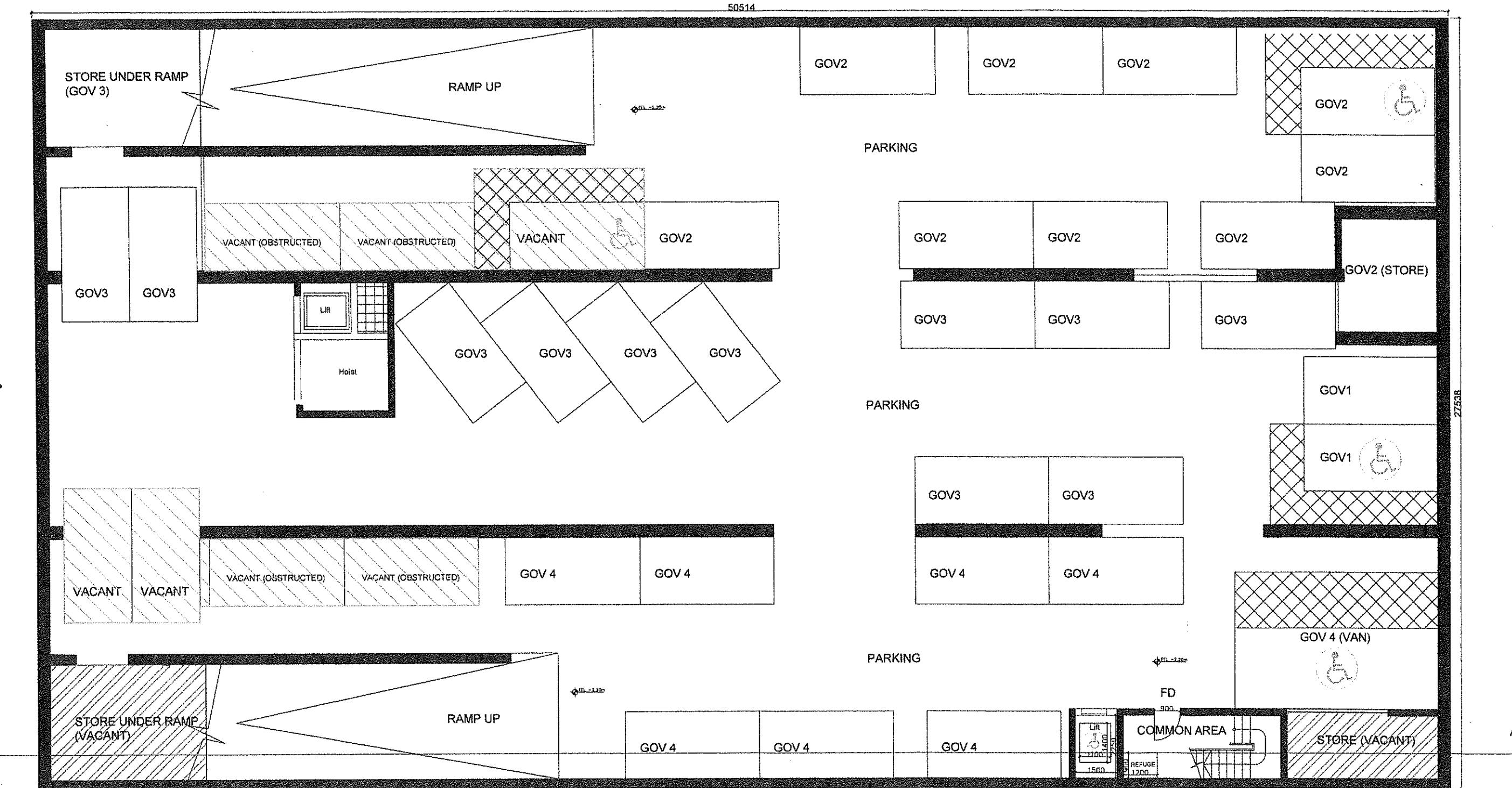
LL.B.,LL.D.,B.E.&A.(Hons.),M.Sc.(Cons.Tech.),Ph.D. in Development Planning Law,Perit

cc Av Massimo Vella – 43e, St Paul's Building Triq il-Punent, Valletta

Dok RM1.4.1
Pjanta li turi Level -01

DOKUMENT 1.4.1

Pjanta li turi Level -01



1 Basement Floor Level -01
Scale: See Scale Bar (Fit to Page A3)



Area B1 Circa: 91.73m²

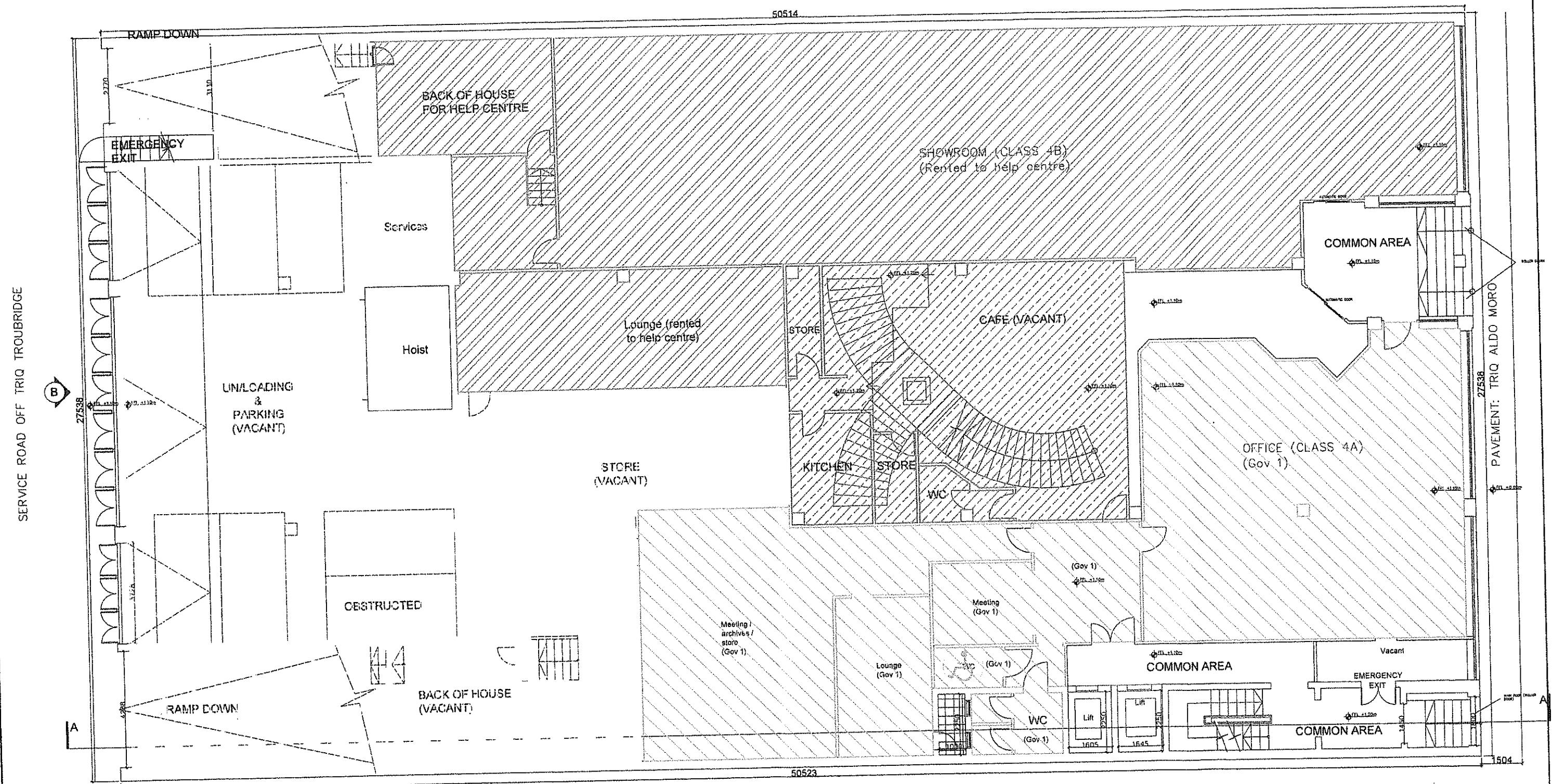


Area A2 Circa: 22.75m²

METRES 1 0 1 2 3 4 5 6 7 8 9 10 1:100

Dok RM1.4.2
Pjanta li turi *Level OO*

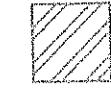
DOKUMENT 1.4.2
Pjanta li turi Level +00



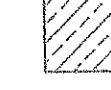
(1) Elevated Ground Floor Level 00
Scale 1:100



Area B1 Circa: 275.11m²



Area B2 Circa: 371.76m²



Area B3 Circa: 117.10m²

Area B4 Circa: 400.26m²

ROBERT MUSUMECI
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Permit Endorsement

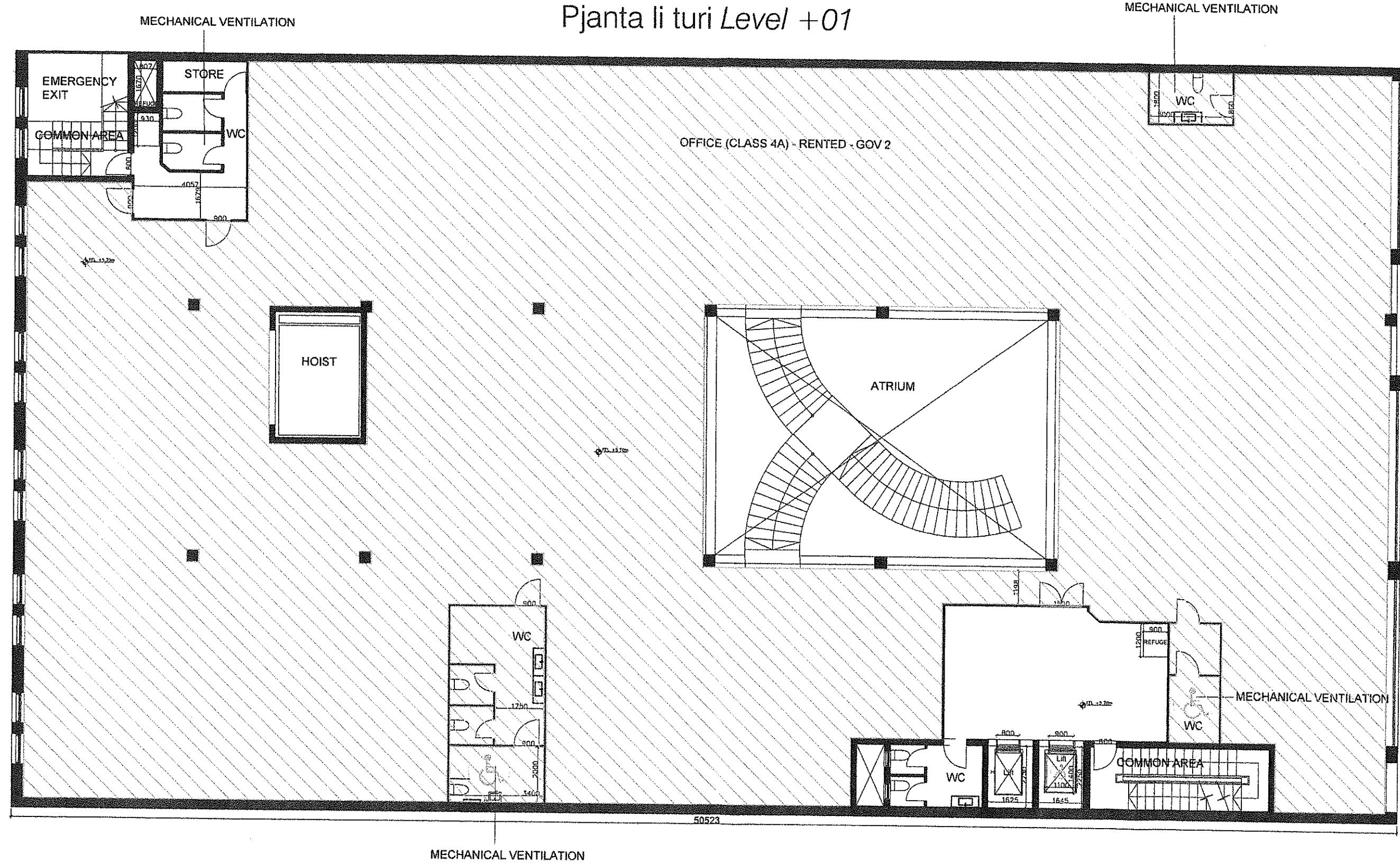
1 0 1 2 3 4 5 6 7 8 9 10
METRES

1:100

Dok RM1.4.3
Pjanta li turi Level +01

DOKUMENT 1.4.3

Pjanta li turi Level +01



① Floor level +01

Scale: See Scale Bar (Fit to Page A3)



Area Circa: 1065.28m²

1 0 1 2 3 4 5 6 7 8 9 10
METRES

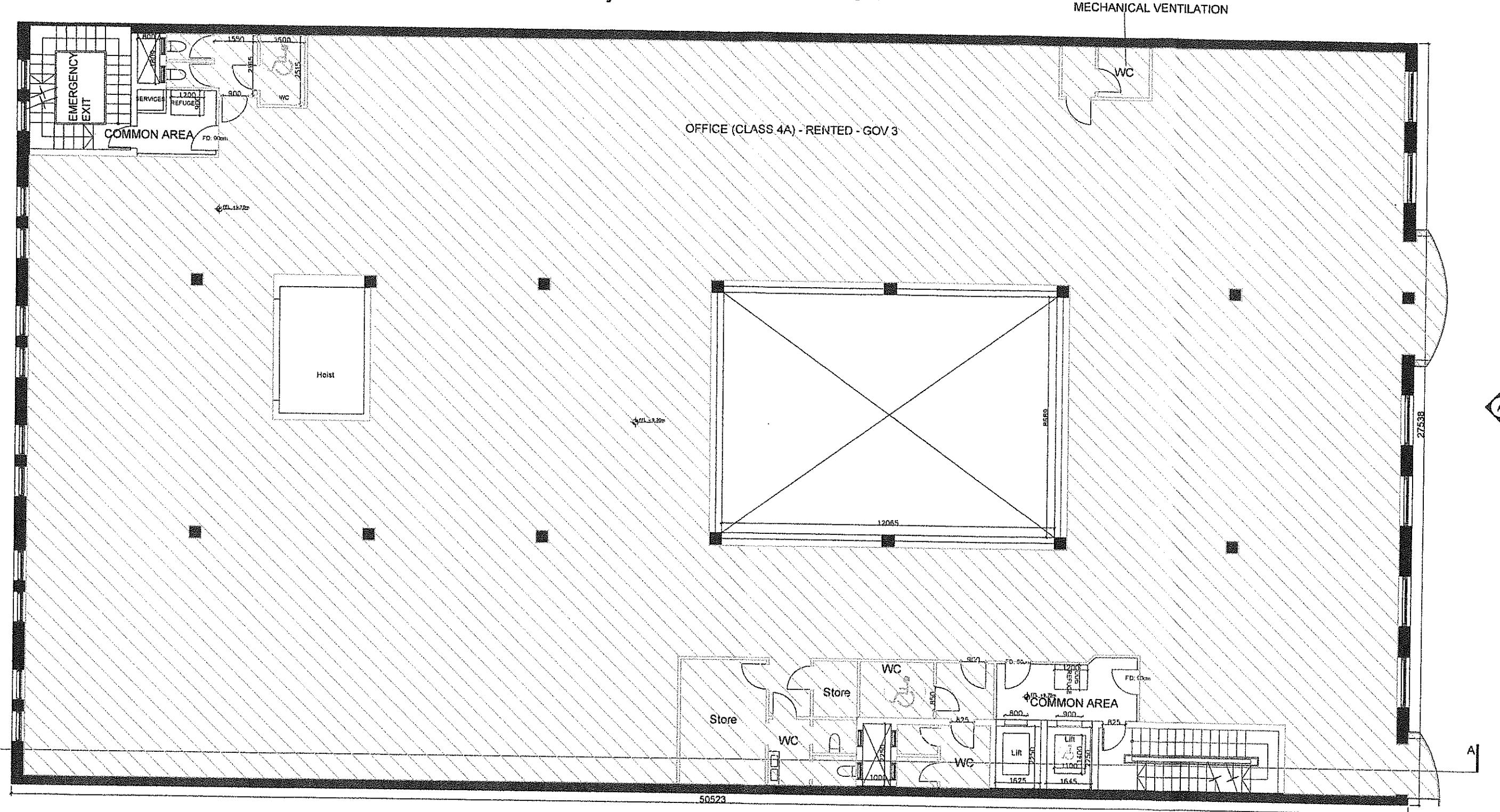
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Perit's Endorsement

Dok RM1.4.4
Pjanta li turi *Level +02*

DOKUMENT 1.4.4



① Floor level + C

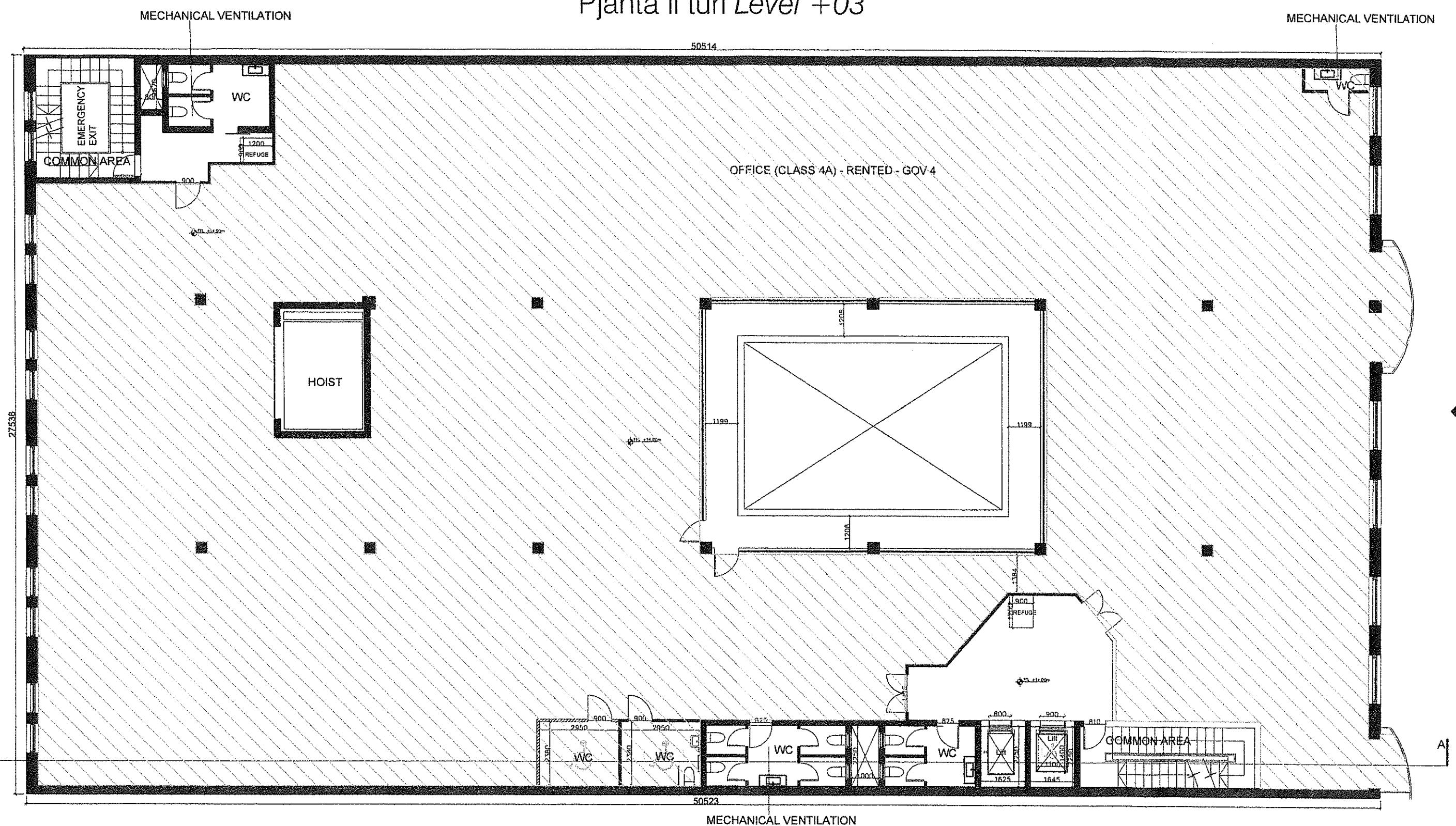
Scale: See Scale Bar (Fit to Page A)



Area Circa: 1123.89m²

Dok RM1.4.5
Pjanta li turi Level +03

DOKUMENT 1.4.5
Pjanta li turi Level +03



① Floor level +0

Scale: See Scale Bar (Fit to Page A)

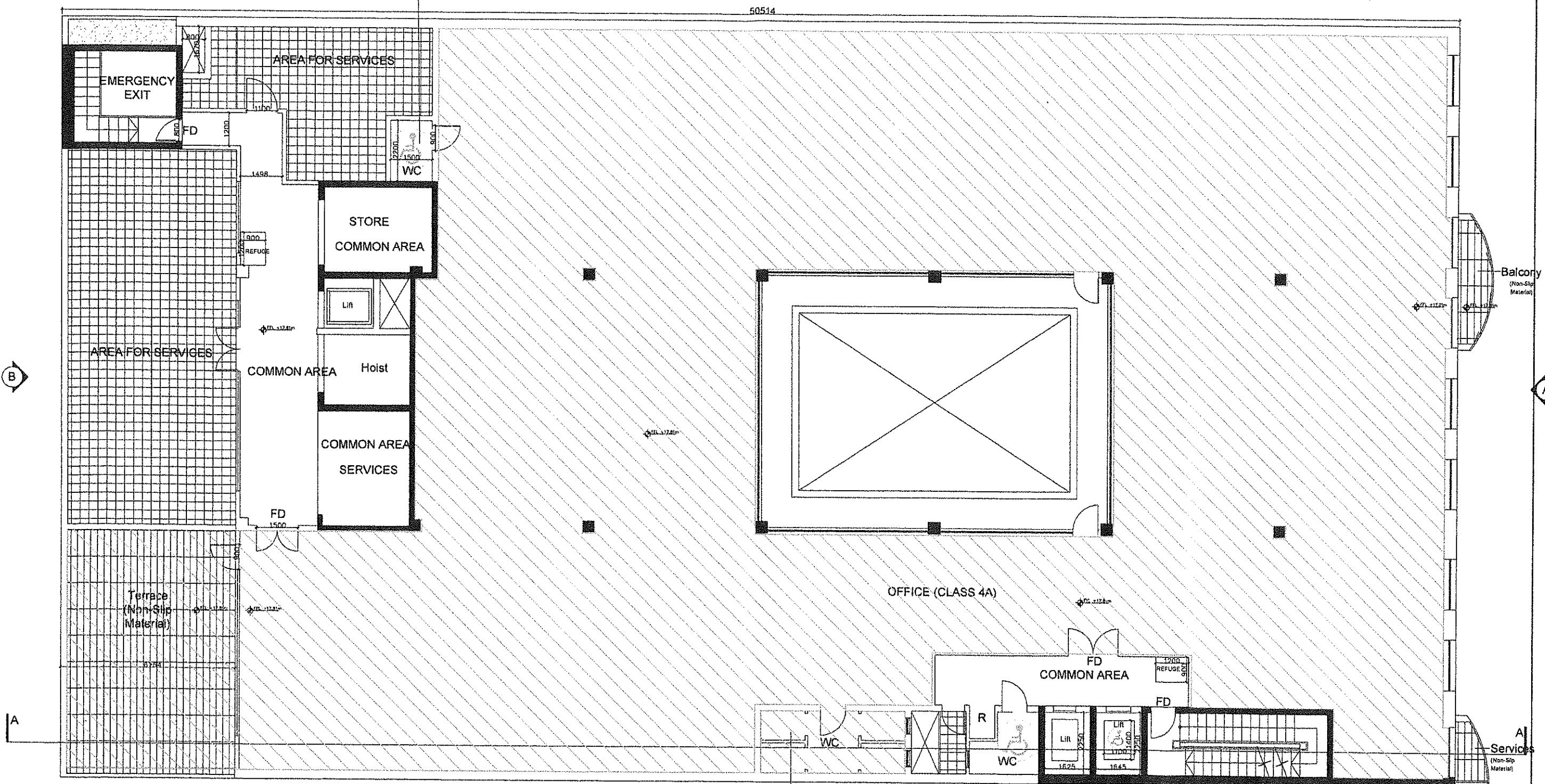


Area Circa: 1078.52m²

Dok RM1.4.6.1
Pjanta li turi Level +04

DOKUMENT 1.4.6.1

MECHANICAL VENTILATION



1 Floor Level +0

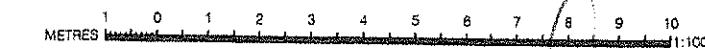
Scale: See Scale Bar (Fit to Page A)



Area Circa: 920.56m²

MECHANICAL VENTILATION

Approved/Proposed Lower Roof (4th Floor) Level



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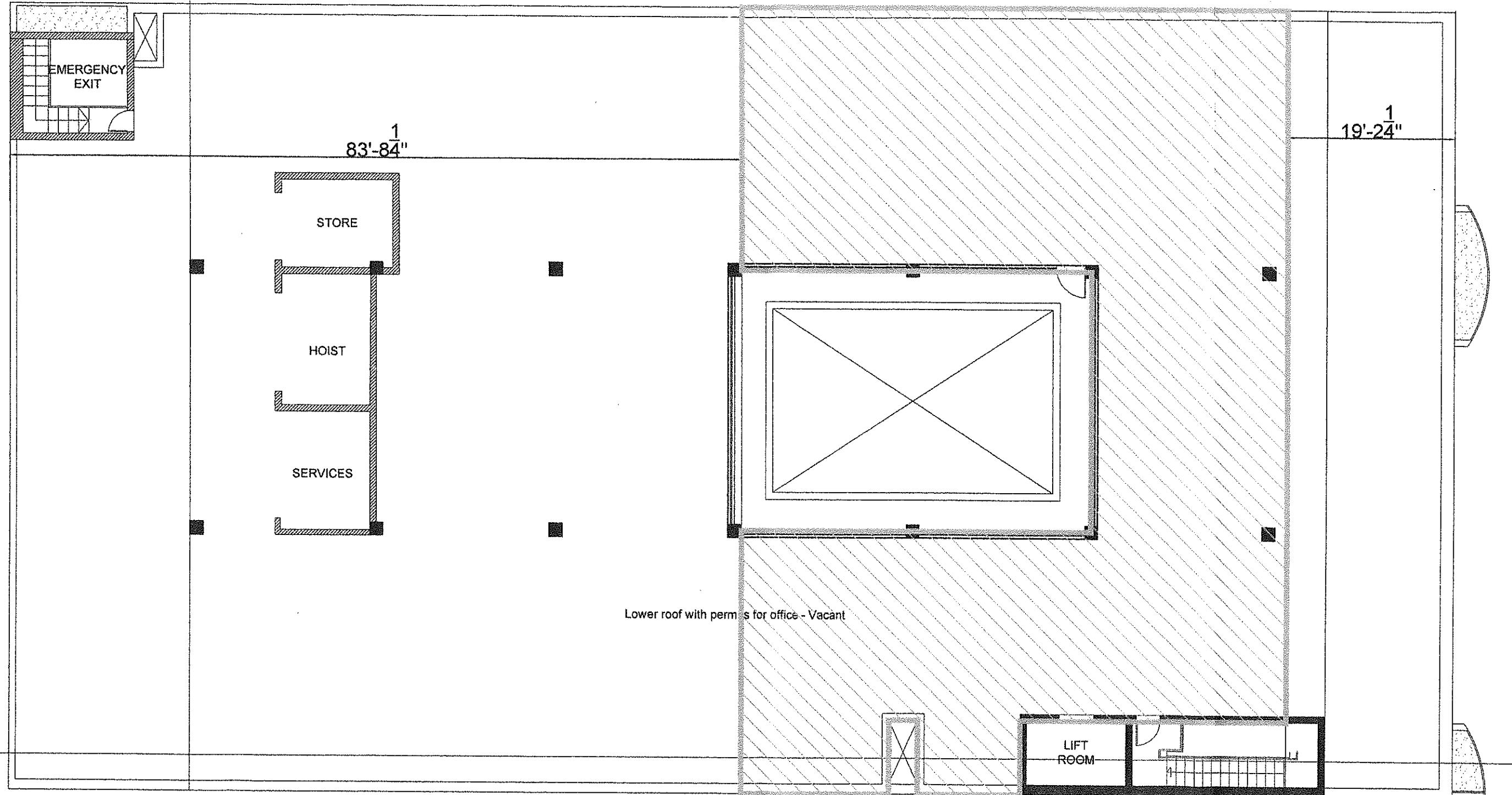
ANSWER - per

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Perito's Endorsement

Dok RM1.4.6.2
Pjanta li turi Level +05

DOKUMENT 1.4.6.2
Pjanta li turi Level +05



(1) Floor Level +05
Scale: See Scale Bar (Fit to Page A3)



Area Circa: 388.82m²

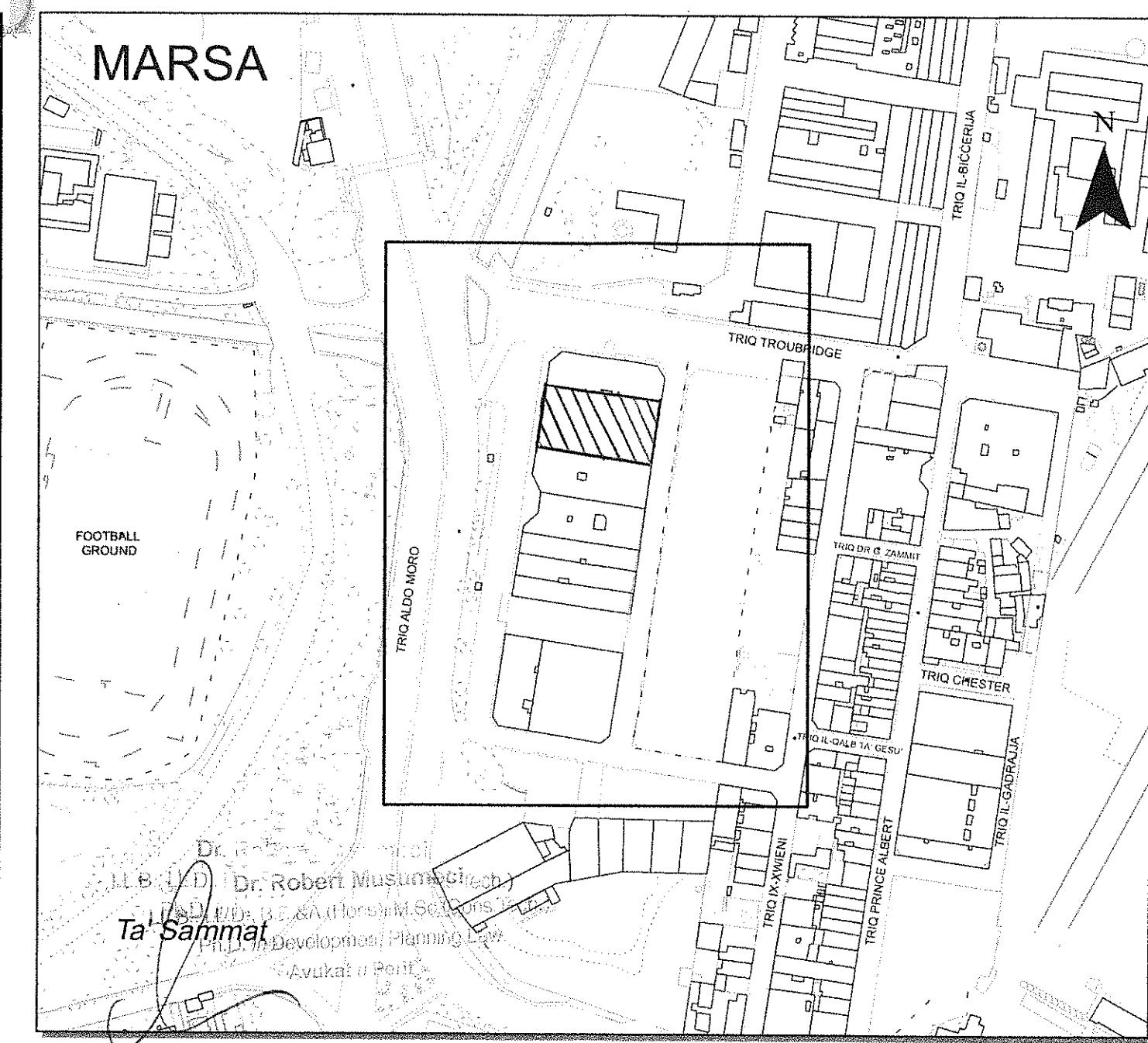
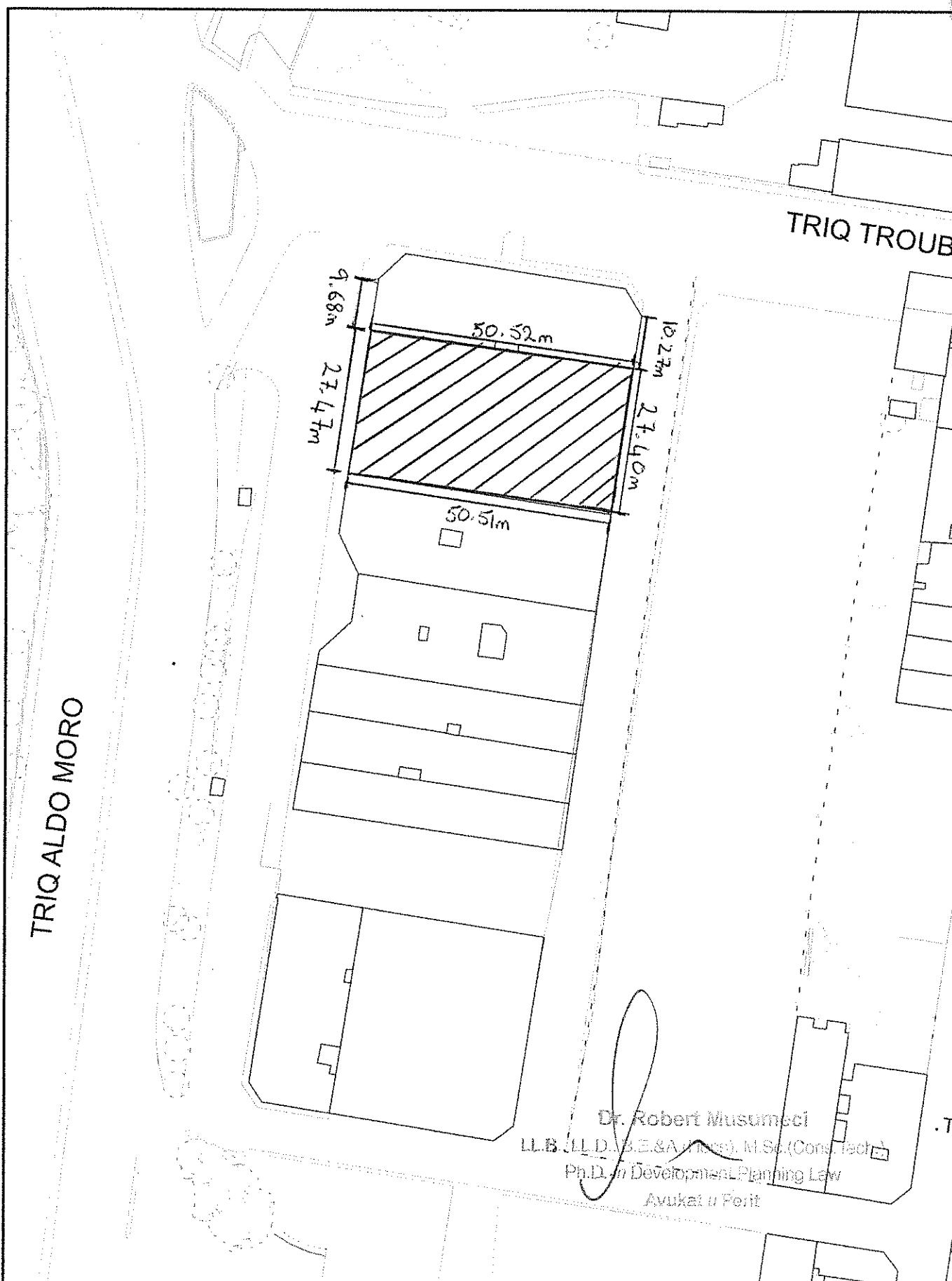
1 0 1 2 3 4 5 6 7 8 9 10
METRES

1:100

ROBERT MUSUMECI
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L' Edifida, Piazza San Gwann, Siggiewi, Malta T: +356 2145 2268 E: info@robertmusumeci.com

Perit's Endorsement



Aġenzija għar-Registrazzjoni tal-Artijiet

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta



Land Registration Agency

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Nru tal-Mappa
Map Number:

202695 E

Pożizzjoni Ċentrali: x = 54559
Centre Coordinates: y = 70461

Parti min S.S.: 5470
Extracted from S.S:

Data: 10/03/2021
Date:

Perit:

Architect:

Dr. Robert Musumeci

Timbru tal-Perit:
LL.B., I.L.D., B.E.&A. (Hons), M.Sc. (Cons. Tech.)

Architect's Stamp: Development Planning Law

Avukat u Perit

Qies (metri kwadri): Area circa: 1385.88m²
Area (square metres):

Firma ta' l-Applicant:

Applicant's Signature:

Scale 1:1000

0 20 40 60 80 100m

LR 197533

Dritt imħallas
Fee Paid



EIGHTH SCHEDULE

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	MARSA
Address	'MILLENNIA' TR 100 MORA
Total Footprint of Area Transferred*	1385.88 m ²

TICK WHERE APPLICABLE (Tick one box in each case except where indicated otherwise)

Type of Property	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input type="checkbox"/> Flat/Apartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement	<input checked="" type="checkbox"/> COMMERCIAL	
Age of Premises	<input type="checkbox"/> 0-20 years	<input checked="" type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WWII	
Surroundings	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" type="checkbox"/> Urban	
Environment	<input type="checkbox"/> Quiet	<input checked="" type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell	<input type="checkbox"/> Semi-Finished**	<input checked="" type="checkbox"/> Finished***	
Level of Finishes	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input type="checkbox"/> Poor	
Amenities Tick as many as appropriate	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input checked="" type="checkbox"/> With Lift	<input checked="" type="checkbox"/> With Basement
	<input type="checkbox"/> No Garage	<input type="checkbox"/> One car Garage	<input type="checkbox"/> Two Car Garage	<input checked="" type="checkbox"/> Multi Car Garage
Airspace	<input checked="" type="checkbox"/> Ownership of Roof	<input type="checkbox"/> No Ownership of Roof	<input type="checkbox"/> Shared Ownership	

* Includes all lands and gardens but excludes additional floors, roofs and washrooms

** Includes ** plus bathrooms and apertures

*** Includes plastering, electricity, plumbing and floor tiles

Date: 23/3/21

Perit's Signature: R. M. M.

Warrant Number: 377

Rubber Stamp: ALL ROBERT MUSUMECI

7 PLAZA SAN GABRIEL

SIGGIEWI

Dr. Robert Musumeci

D.L.B., LL.D., B.E.&A.(Hons), M.Sc.(Cons.Tech.)

Ph.D. in Development Planning Law

Avukat u Perit

Fil-Prim'Awla tal-Qorti Civili



Subbasta numru: 46/20

Desmond Mizzi

vs

Mizzi Group Ltd.

Nota tal- Perit Dr Robert Musumeci

Illi permezz tagħha:

1. Jikkonferma li l-fond spezzjonat jirrifletti dak indikat fir-rikors promotur;
2. Jikkonferma li fil-valutazzjoni li huwa rrediga bhala parti mill-inkarigu, il-fond in disamina ittieħed bhala 'freehold' stante li fir-rikors promotur m'hemm xejn x'jindika li däl-fond huwa suggett għal xi piz bhal cens temporanju ecc.

Dr Robert Musumeci

LL.B., Q.L.D., B.E.&A.(Hons.), M.Sc.(Cons.Tech.), Ph.D. in Development Planning Law, Perit
Perit Tekniku



25 MAR 2021

Perit R. Musumeci

Fil-Prim'Awla tal-Qorti Civili



Subbasta numru: 46/20

Desmond Mizzi

vs

Mizzi Group Ltd.

Nota tal- Perit Dr Robert Musumeci

Illi permezz tagħha jippuntwalizza li paragrafu 1.1 f'pagina 4 tar-rapport għandu jaqra hekk kif gej:

1.1 *Dan il-fond jikkonsisti essenzjalment fi plot rettangolari b'fond ta' circa 50.5 metri u wisa' ta' circa 27.5 metri. Il-faccata ta' quddiem tagħti direttament fuq service road li tizbokka minn u go Triq Aldo Moro (minn issa 'il-quddiem imsejha 'service road'). Il-faccata ta' wara tagħti direttament fuq Triq Trubbridge;*

A handwritten signature in black ink, appearing to read "Dr Robert Musumeci".

LL.B., LL.D., B.E.&A.(Hons.), M.Sc.(Cons.Tech.), Ph.D. in Development Planning Law, Perit
Perit Tekniku

Ippreżentat minn

AIC Robert Musumeci
illum 16 ta' April 2021,
bla/ b'

dokumenti.

~~Deputat Registratur
Ahhalje Spikeri
Deputat Registratur
Qraġġ tal-Gustizzja (Malta)~~

RIF:SUB401-2

illum 16 ta' April 2021

"Dohor il-Perit Legali Tekniku:
AIC Robert Musumeci K/T

Li wara li oddikjara li thallas l-ammont illu dovut, halef/halfet li qeda/qdlet fedelment u onestament i-linkarġu mogħiġi illu/ha.



Deputat Registratur

Marvic Farrugia
Deputy Registrar