

Our ref: CC2101-Subbasta Nru. 23/21

FIL-PRIM' AWLA TAL-QORTI ĊIVILI

Subbasta Nru: 23/21 fl-ismijiet:

Bank of Valletta p.l.c. (C2833)

Vs

Grazia Auto Care Company Limited (C18549)

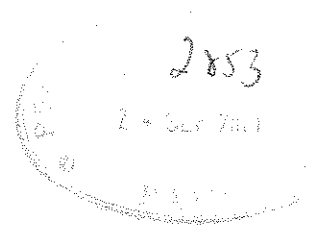
Anthony Vella (ID212146M)

Carmen Vella (ID426448M)

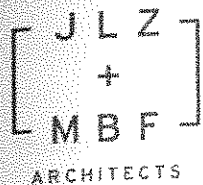
Indirizz Tal-Projetà: 19, Dar Vella, Triq il-Kappar, Haż-Żabbar.

Qiegħda nipprezenta hawnhekk bħala l-espert ingaġġat mill-qorti ir-raport ta' valutazzjoni tal-projetà hawn imsemmija.


Jean Luke Zarb
B.E. & A. (Hons),
MSc Struct. Eng.,
A. & C.E.
Warrant No. 707
+356 9919 3222
jeanluke@jz-mbf.com



Jean Luke Zarb
B. E. & A. (Hons),
MSc Struct. Eng.,
Architect & Civil Engineer



Our ref: CC2101-Subbasta Nru. 23/21
Your ref:

Subbasta Immobbli Nru: 23/21 fl-ismijiet:

Bank of Valletta p.l.c. (C2833)

Vs

**Grazia Auto Care Company Limited (C18549)
Anthony Vella (ID212146M)
Carmen Vella (ID426448M)**

VALUTAZZJONI TA' PROPJETÀ

Data tar-Rapport	09 ta' Settembru, 2021
Destinatarju	Prim' Awla Tal-Qorti Ċivili Fl-atti tas-Subbasta Immobbli Nru. 23/21
Indirizz tal-Fond	19, Dar Vella Triq il-Kappar, Haż-Żabbar
Tip ta' Proprjeta	Dar Terrezzata
Istruzzjoni	Biex jiġi stmat il-valur ta' proprjeta skond is-suq fiż-żmien tad-Data tal-Valutazzjoni, kif ukoll analiżi dwar il-potenzjal massimu ta' din il-propjeta.
Data tal-Valutazzjoni	03 ta' Settembru 2021
Kwalifiki tal-istimatur	Arkitett u Inġinier Ċivili
Skop	Rikjesta tal-Qorti għal-atti tas-Subbasta
Valur tal-Proprieta	€750,000 (Seba mija u ħamsin elf Ewro) Il-valutazzjoni kienet primarjament derivata billi intuża l-metodu komparabbli ma' tranżazzjonijiet reċenti ta' proprjeta simili. Is-suppożizzjonijiet ikkunsidrati huma hawn imniżżlin.
Konformita mal-Valuation Standards	Din il-valutazzjoni thejjiet skont il-KTP Valuation Standards for Accredited Valuers.

Titolu tal-Propjeta

Għandha ċens anwali u perpetwu, ta' LM42.21c3 li bir-rata tal-illum hu €98.33.

Deskrizzjoni tal-Propjeta

Il-propjeta hija okkupata mis-sinjuri Vella hekk meqjusin bhala is-sidien tal-propjeta.

Il-propjeta tikonsisti f'dar terzzata ta' tlett sulari. Din il-propjeta tħares fuq Triq il-Kappar, liema triq hija asfaltata u kompletament magħmra bis-servizzi. It-terran ta din id-dar terzzata jikonsisti min kamra tas-salott, kċina u biħħa interna. Dawn il-kmamar huma kollha aċċessibli min kuritur li jibda mill-bieb ta' barra għal fetħa li tgħati għal kċina. Madankollu, l-użu tas-salott inbidei u minflok qed jiġi użat bhala kamra tas-sodda. Il-kuritur jgħati aċċess internament għal garaxx min apertura li qedha faċċata tat-taraġ prinċipali, kif ukoll aċċess ieħor mill-kċina. L'aċċess primarju tal-garaxx hu minn Triq il-Kappar. Il-garaxx jestendi tull il-plott kollha, fejn il-parti ta wara tingħaqad mal-biħħa interna ma żewġ naħat, permess ta' żewġ it-twieqi fuq kull naħt li imiss magħha. Din il-biħħa interna, li għandha forma kwadra, tagħti għal-kċina permess ta fetħa u tieqa.

L-ewwel pjani, li jiġi aċċessat mit-taraġ prinċipali jikkonsisti minn tlett ikmamar tas-sodda, kamra tal-banju, salott u kamra li fiha hemm it-taraġ sekondarju. It-taraġ prinċipali jestendi biss sa l-ewwel sular. Il-kamra tas-sodda prinċipali kif ukoll il-kamra tas-sodda sekondarja jgħatu għal fuq it-triq. Filwaqt, li it-tieni kamra tas-sodda sekondarja tgħati għal fuq il-biħħa interna. Il-kamra prinċipali għandha gallarija kif ukoll tieqa, waqt li l-ewwel kamra tas-sodda sekondarja għandha tieqa biss. Il-kamra tal-banju li qegħda faċċata tat-tieni kamra tas-sodda sekondarja għandha ukoll tieqa li tagħti għal fuq il-biħħa interna. It-tieni sular, li jiġi aċċessat mit-taraġ sekondarju, jestendi fuq il-kamra tal-bejt. Din il-kamra tagħti aċċess għat-terrazzin, li jgħati għal fuq it-triq kif ukoll fuq il-biħħa interna. Il-proprietarji għandhom ukoll dritt tal-pussess ta' l-arja.

Pjanti tal-propjeta annessi (DOC 1).

Partijiet Komuni

Il-propjeta hija dar terzzata u ma għandha l'ebda parti komuni ma proprijetaġiet oħra, b' aċċess dirett minn mat-triq.

Qies tal-Propjeta

Arja; ċirka 258.79 metri kwadrati
Għoli; 8.03 metri
Għoli tal-bini; 9.96 metri
(Pjanta hawn meħmuza – DOC 1).

Eta tal-Propjeta

Inbriet qabel 1998 u wara 1968.

Tipologija tal-kostruzzjoni

Hitan tal-ġebel, b'soqfa tal-konkos.

Finituri tal-Propjeta

Il-propjeta tinsab lesta u abittabli. Għalkemm il-finituri huma ta' cirka 1980-1990, huma fi stat tajjeb għal-età li għandhom, imma mhux moderni u attrezzati għal-ġurnata tal-illum.

Servizzi

Il-propjeta għandha is-servizzi kollha provduti.

Karatteristiki ta' konservazzjoni ta' l-enerġija

Ma nstabu l-ebda mizuri ta' konservazzjoni ta' l-enerġija

Kundizzjoni

Mill-ispezzjoni li saret, il-kundizzjoni tad-dar terrazzata tinsab f'wieħed stabbli. Gie nnutat li id-dar għandha problemi ta umdità fejn il-bieb prinċipali kif ukoll fil-bitħa interna. Il-propjeta għandha ukoll problemi ta infiltrazzjoni ta' l-ilma fil-kamra tas-sodda sekondarja li tagħti fuq il-bitħa interna. Il-problemi jikonsistu f'infiltrazzjoni ta ilma minn mas-saqaf kif ukoll xquq li jistgħu ġew ikawżati habba li il-bini setgħa straħ. L-istess problemi jinstabu ukoll fis-saqaf tal-kamra tal-bejt. L-istat tas-saqaf tal-kamra tal-banju ma setax jiġi annalizzat peress li hu miksi b'saqaf tal-ġibs.

L-struttura tal-garaxx hi fi stat hazin. Gie nnutat li is-saqaf ta wara kif ukoll it-travi għandhom il-ħadid ta l-inforzar espost; mingħajr il-kopertura tal-konkrit neċessarju skont il-kodiċi strutturali. Il-ħadid ta l-inforzar li huwa espost huwa fil-bicca il-kbira imsaddad. Il-kawża prinċipali tal-kundizzjoni li qiegħed fih is-saqaf hija primarjament nuqqas ta' manitenzzjoni tal-materjal li jiproteġi is-saqaf mill l-ilma. Għalhekk, l-infiltrazzjoni ta l-ilma qed tikkaġġuna bidu ta instabbiltà fis-saqaf. Gie nnutat ukoll li ebda mitigazzjoni ma saret biex l-ilma ma jibqax jidħol. Dan qed jikaġġuna li il-kopertura tal-konkrit tkompli tfaqqqa fi bnadi godda tas-saqaf kif ukoll li l-ħadid ta l-inforzar ikompli jitlef is-saħħa strutturali tiegħu, billi ikompli jissaddad.

Jekk l-ebda protezzjoni ma tingħata lis-saqaf mill l-aktar fiss, il-problemi strutturali tas-saqaf aktar tigrava li jistgħu iwasslu għal aktar problem.

Ritratti tal-faċċata annessi (DOC 9). Is-sid tal-propjeta irrifjutat u waqfet it-teħid ta' ritratti tad-dar minn gewwa.

Konformita mal-Permessi u r-Regolamenti

L-ebda permess ma nstab fuq is-sit elettroniku ta l-Awtorità ta' l-lppjanar. Għaldaqstant rċerka għal pjanti tanġibli saret u rriżulta li huma mitlufa mill-Awtorità ta l-lppjanar

Madankollu il-propjeta hija mibnija skond, il-policies stabbiliti mill-Awtorità għall-lppjanar u Liġijiet Sanitarji, għajr il-kamra tal-bejt li għandha għoli ta 2.3 metri.

Potenzjal tal-Propjeta

Din il-propjeta tinstab fl-iskema ta' żvilupp u taqa' fi ħdan iż-zona residenzjali hekk kif indikat mil-mappa tal-policies ZA2 ta' L-Awtorita ta l-lppjanar (DOC 2).

Il-potenzjal massimu ta' din il-proprjeta huwa blokkja ta appartamenti ta' hames sulari, b'zewgt appartamenti fuq kull sular kif indikat fil-mappa tal-Lokal - Limitu ta l-Gholi fiz-Zoni ta l-lzvilupp ZA4 ta' L-Awtorita ta l-lppjanar (DOC 3). Il-valur tal-kiri u d-domanda ta' proprjeta simili fiz-zona hija meqjusa bhala gholja.

Suppozizzjonijiet Ikkunsidrati

Il-proprjeta kif ukoll it-titolu tal-proprjeta gew indikati mil-partijiet hawn ikkoncernati u din l-informazzjoni giet meqjusa bhala korretta.

Divizibilta tal-fond

Din il-proprjeta tista tinqasam f'ghaxart ispazji abitabli. Dawn jistghu jinqasmu f'zewgt appartamenti fuq kull sular u parti komuni li taghjad is-sulari kollha. Din il-proprjeta jista ikollha ukoll level ta garaxxijiet taht is-sular terran.

Kunflitt ta' Interest

M'ghandna l-ebda kunflitt ta' interest fit-tweqqi ta din l-istruzzjoni

Jean Luke Zarb

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

Encl.:

- o Doc 1 - Pjanti tad-dar terrezzata
- o Doc 2 - Mappa tal-lokal - ZA2
- o Doc 3 - Mappa tal-lokal - Limitu ta l-Gholi fiz-zoni ta l-izvilupp ZA4
- o Doc 4 - Rikjesta ghal-access 28.07.21
- o Doc 5 - Rikjesta ghal-access 25.08.21
- o Doc 6 - Rikors tal-Perit
- o Doc 7 - Land Registry Plan
- o Doc 8 - Eight Schedule
- o Doc 9 - Ritratti tal-faccata

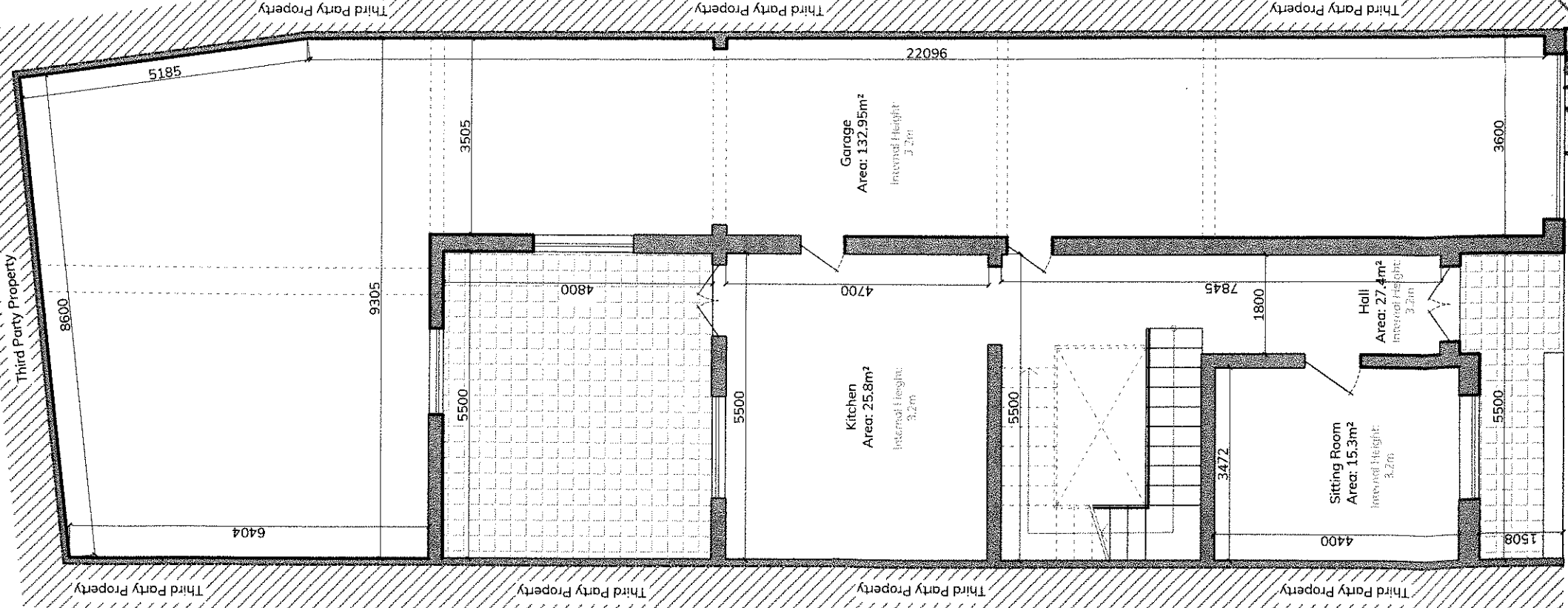
24 SEP 2021

Idenjata mill Jean Luke Zarb
lokli DSA (A)

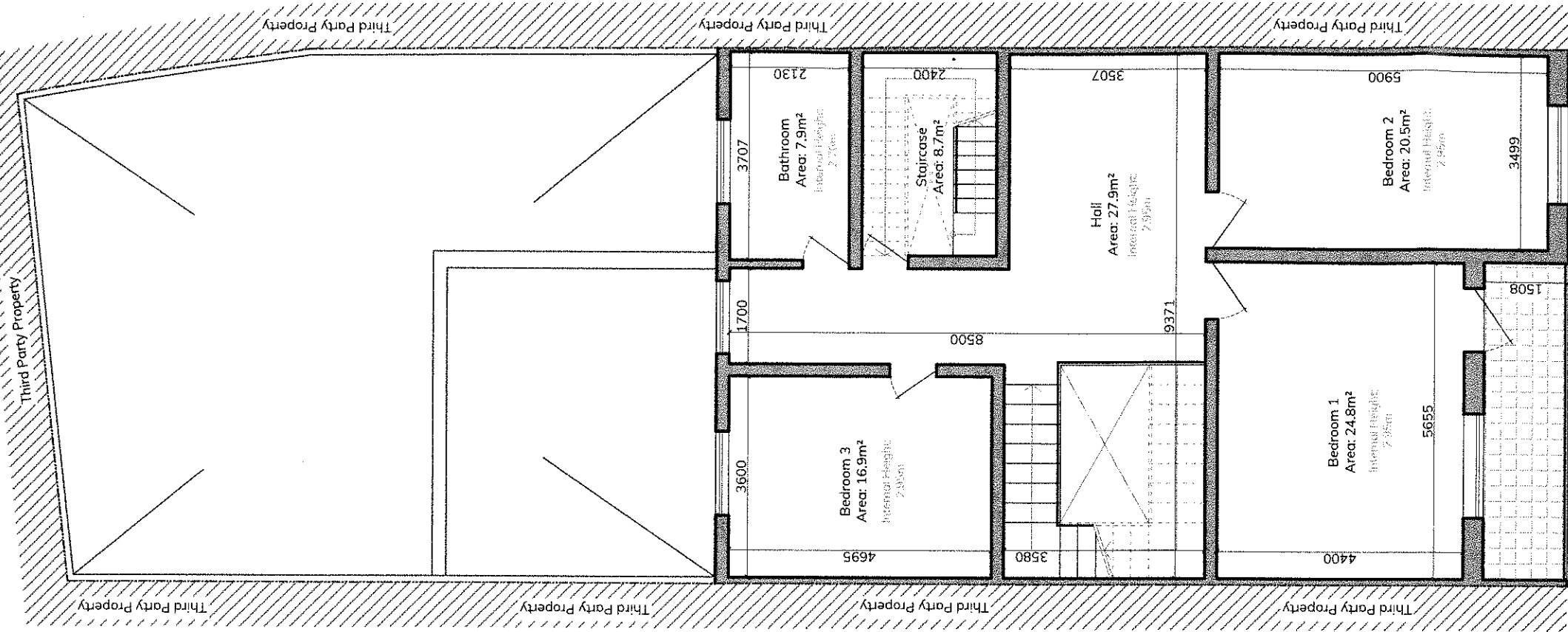
Rose Marie Vella
Deputat Registratur
Deputy Registrar
Qrati tal-Gustizzja (Malta)
Law Courts (Malta)

ILLUM 10.11.21

DEHER IL-PERIT LEGALI/TEKNIKU.....
Jean Luke Zarb.....LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOCCHI LILU



Existing
Ground Floor Level
Scale 1:100



Existing
First Floor Level
Scale 1:100

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Triq il-Kappari

J L Z
+
M B F
ARCHITECTS

NOTES General

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

REV DATE DETAILS

0.	10.09.2021	Original Submission
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CLIENT

Prim' Awla tal-Qorti Civili

LOCATION

19, Dar Vella, Triq il-Kappari, Zabbar

PROJECT

Site Survey
Atti tas-Subbasta 23/2021

SCALE

1:100

DATE

10.09.2021

DRAWING NO.

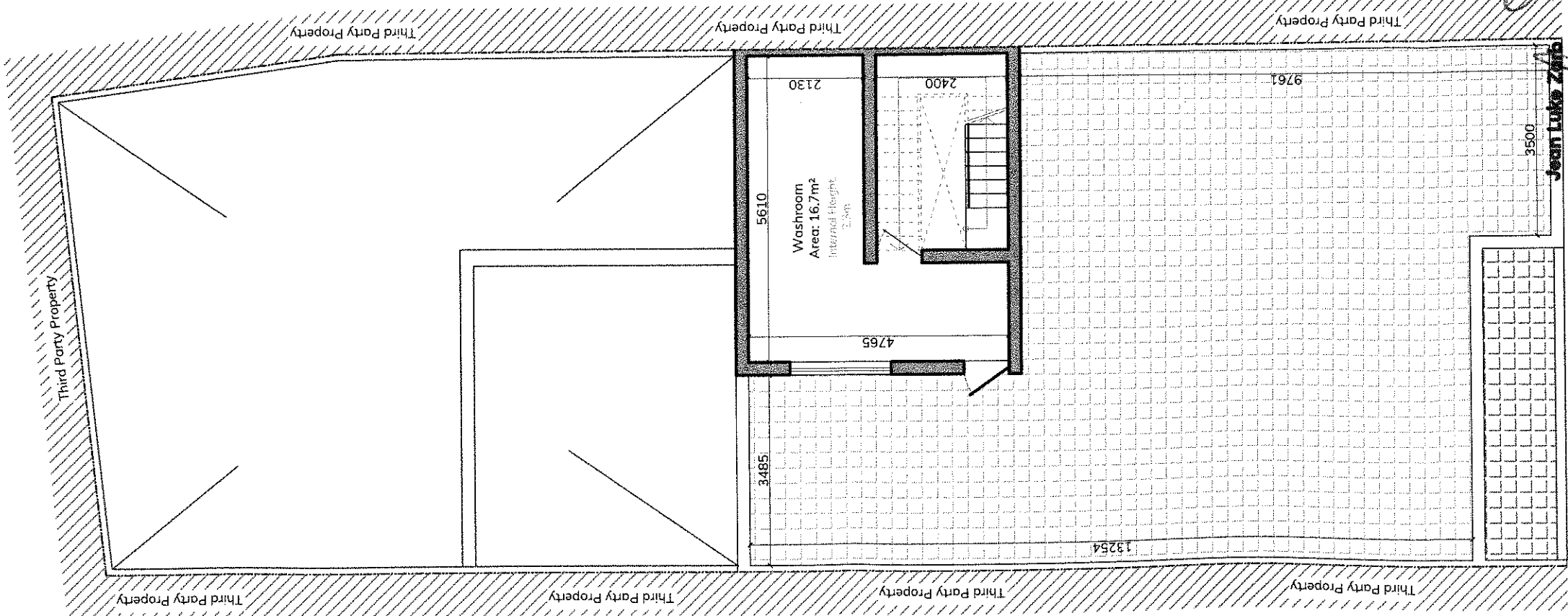
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DWG TITLE

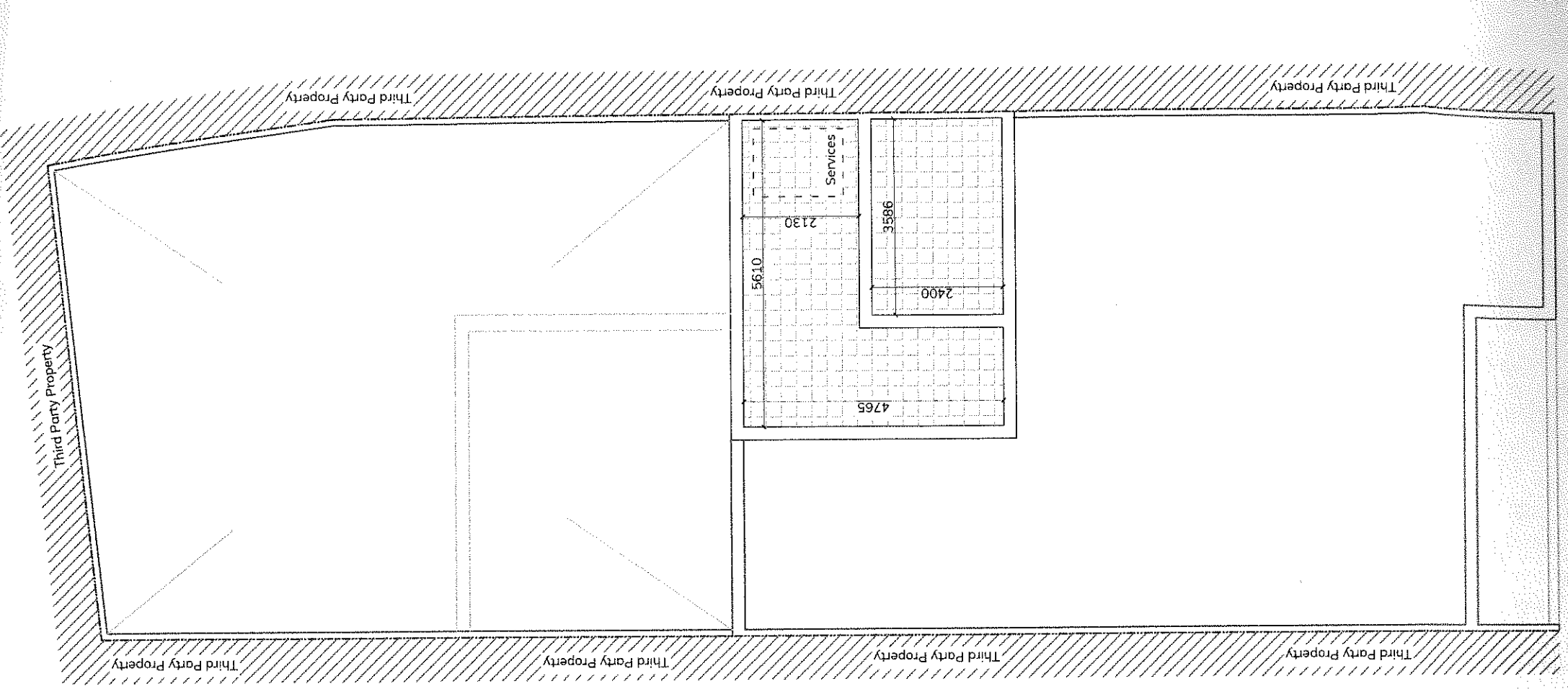
Existing Plans

JOB NO.

CC2101



Existing Second Floor Level
Scale 1:100



Existing Roof Level
Scale 1:100

**B.E. & A. (Hons),
MSc Struct. Eng.
A. & C.E.**

**Warrant No 707
+356 9919 3222
jeanluke@jlm-bf.com**



NOTES	General	REV	DATE	DETAILS
1.	All dimensions in mm unless noted otherwise.	0	10.09.2021	Original Submission
2.	All levels in metres unless noted otherwise.			
3.	Drawings should not be scaled. Use indicated dimensions only.			
4.	This drawing is to be read in conjunction with other architectural, structural and services drawings or other consultant's documentation as may be applicable.			
5.	Any discrepancies and inaccuracies in the drawing shall be brought to the attention of the architect in charge within 7 days of receipt.			

CLIENT	Prim' Awla tal-Qorti Civili	SCALE	1:100
LOCATION	19, Dar Vella, Triq il-Koppar, Zabbar	DATE	10.09.2021
PROJECT	Site Survey Atti tas-Subbasta 23/2021	DRAWING NO. 02	
DWG TITLE	Existing Plans	JOB NO.	CC2101

SOUTHERN LULU LOCAL PLAN



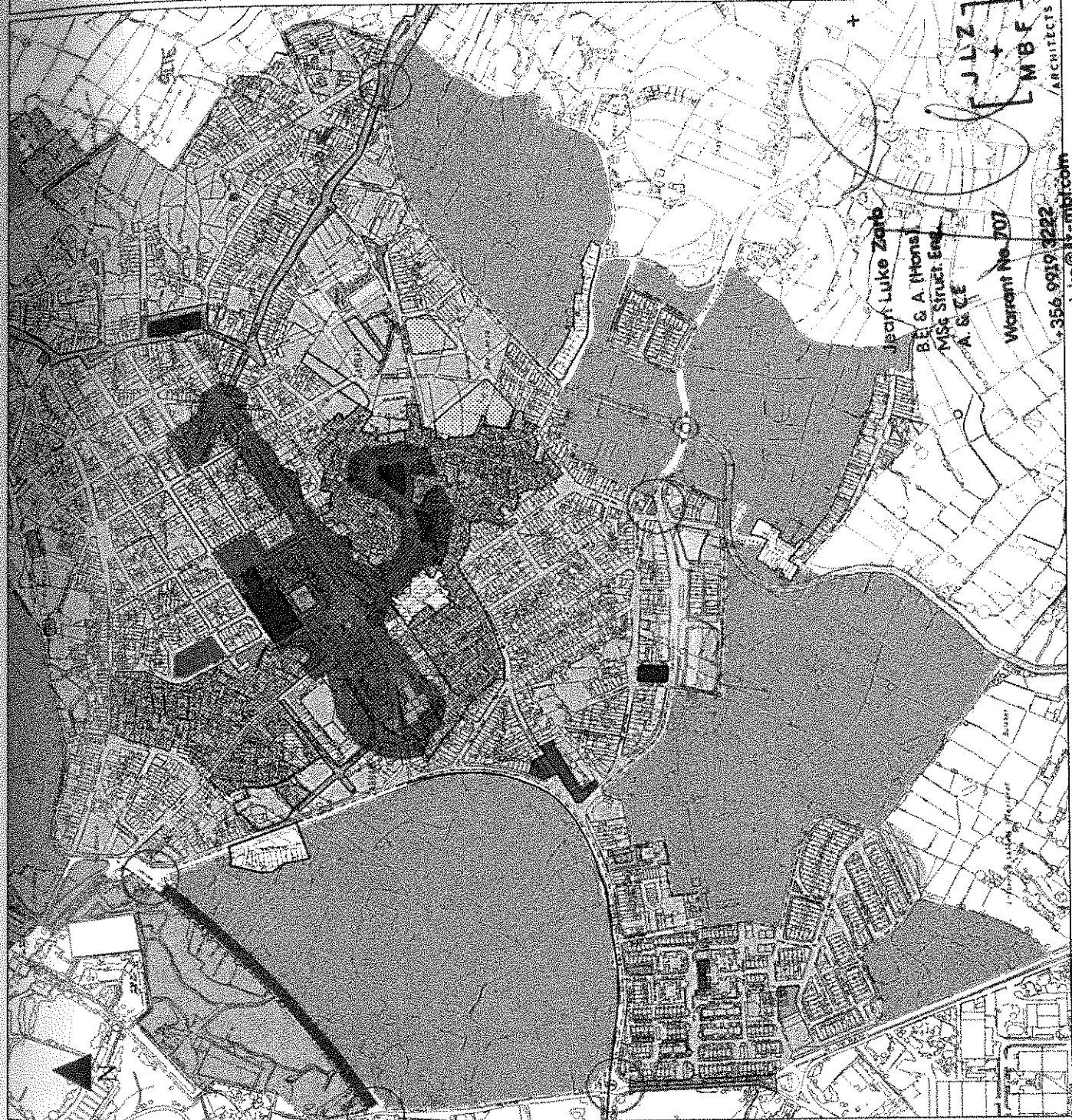
Approved by Malton Town Council on 14th September 2006
 Malton Environmental & Planning Authority

- Key**
- - - - - Limits to Development
 - - - - - Scheme Alignment
 - - - - - Urban Intervention Area: SMRU01
 - - - - - Local Plan Boundary
 - Categories 1 Settlements: SMRE05, SMRE06
 - Reserves: SMZA03, SMZA07
 - Residential Areas: SMBA02
 - Green Areas: SMGE04, SMGA03
 - Public Urban Open Spaces: SMSP04, SMGA07
 - Strategic Open Space: SMGA10
 - Open Space Enclaves: Private Gardens: SMGA10
 - Sports Facilities: SMRE01, SMBA11
 - Parks/Park: SMBA11
 - Secondary Town Centre: SMST01, SMST02
 - Local Centre: SMST02
 - Areas prone to Flooding: SMFU01
 - Function Improvement: SMTR05
 - Strategic Bus Corridor: SMTR04
 - Sites subject to Earthquake: SMZA01 & SMZA10
 - Educational Authority Improvement Action Area: SMBA01
 - Mixed Development: SMZA06, SMBA11
 - Enhancement of Outdoor Market: SMZA08
 - Social & Community Facilities: SMCA04, SMBA01, SMBA04
 - Commercial Area: Retail Park: SMCA06
 - South Housing: Commercial: SMBA03
 - Educational Facilities: SMCA05, SMCA04
 - Churches and Chapels
 - Cemetery: SMCA02
 - South Harbour Highways Strategy: SMHO02

Zabbar (Urban South)
Policy Map
 Scale: 1:5000
 Date: July 2006
 Map: Z A 2

Not to be used for measurement or direct interpretation
 Maps to be used in conjunction with Policy Document

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jeanluke@jlz-mlt.com



Excerpts from Main Town Environment & Appearance
Maha Environment & Planning Authority

Key

- Limits to Development
- Scheme Alignment
- Urban Conservation Area
- 1 Floor
- 2 Floors
- 3 Floors plus basement
- 3 Floors plus semi basement
- 3 Floors plus basement - subject to Policy MB.00.01, except for Basement Edge blocks
- 3 Floors plus semi basement
- 4 Floors
- 5 Floors
- Not to exceed existing height
- As per Policies MB.04.05, MB.04.06 & MB.04.10

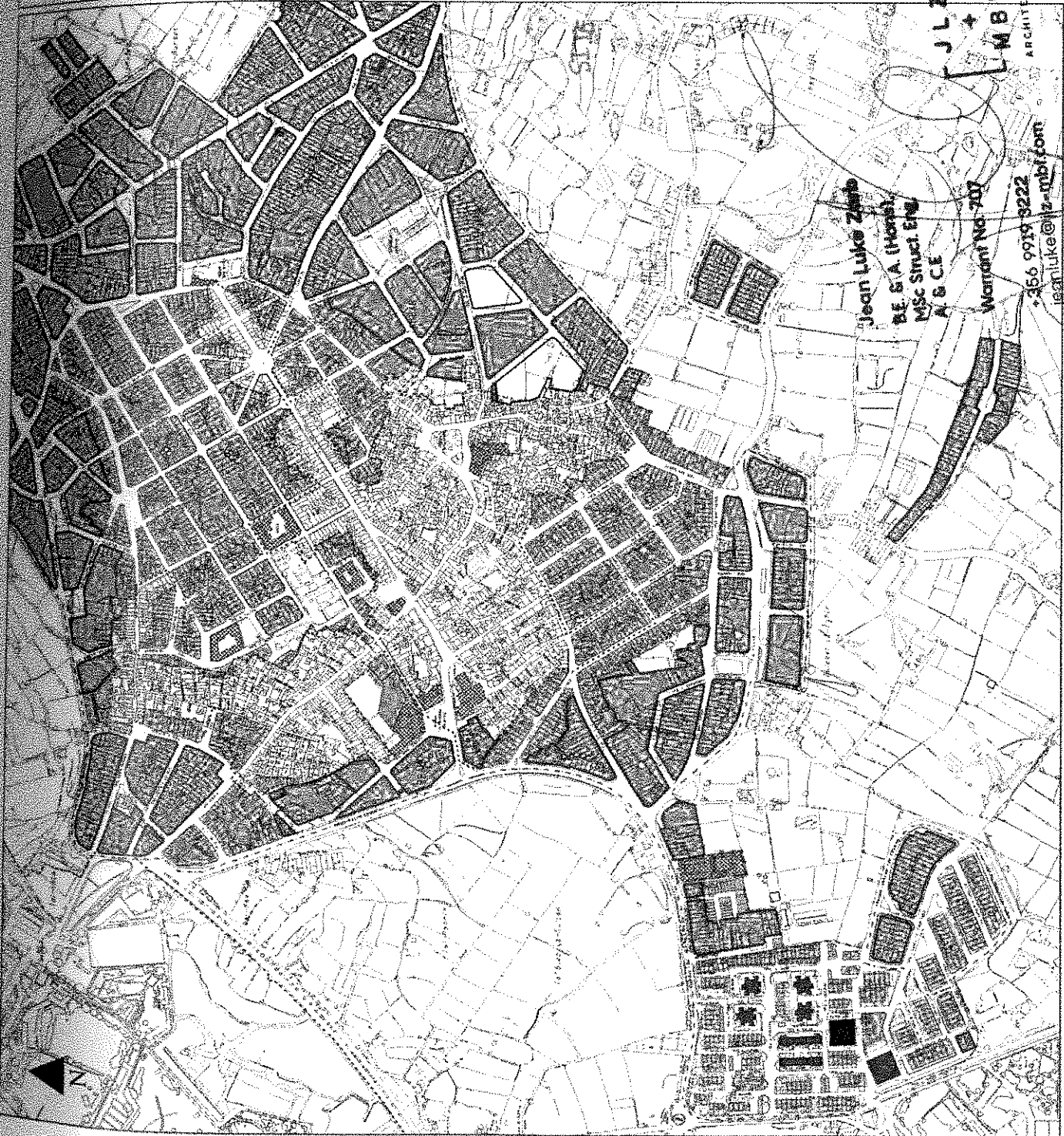
Remarks:
The relevant height limitation shall not be applicable to mandatory green spaces, public open spaces, courtyards, front or back garden or other open spaces ancillary to urban development

Zabbar (South)
Building Heights

Date: July 2006
Map: ZA 4
Scale: 1:5000

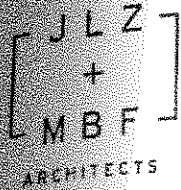
PRELIMINARY
Not to be used for construction or direct interpretation
Map to be used in conjunction with Policy Environment

Drawn by: [Name]
Checked by: [Name]
Approved by: [Name]
Copyright Mapping Unit, Maha Environment & Planning Authority



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L M B F
ARCHITECTS



Our ref: CC2101-Subbasta Nru. 23/21
Your ref:

28th July 2021

Mr. Anthony Vella,
Ms. Carmen Vella
19, "Vella House",
Triq il-Kappar,
Żabbar

Dear Mr. Anthony Vella
Ms. Carmen Vella

Property Auction No. 23/21: Civil Court
Property: 19, "Vella House", Triq il-Kappar, Żabbar

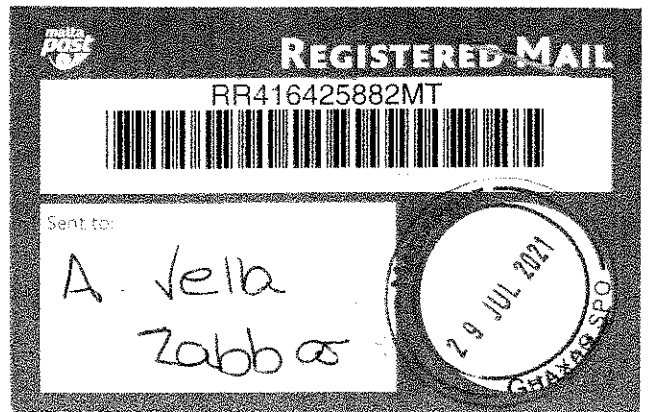
Reference is made to the Property Auction No. 23/21 in caption. We would like to inform you that we must carry out a site visit to this property, during which we will require access, time to measure the property and to carry out a photographic survey. Access will be required to the house, garage, airspace and any pertinent rooms or yards to this property.

We gently request that you are present on site, Monday 9th August 2021 at 14:00hrs to carry out property inspection.

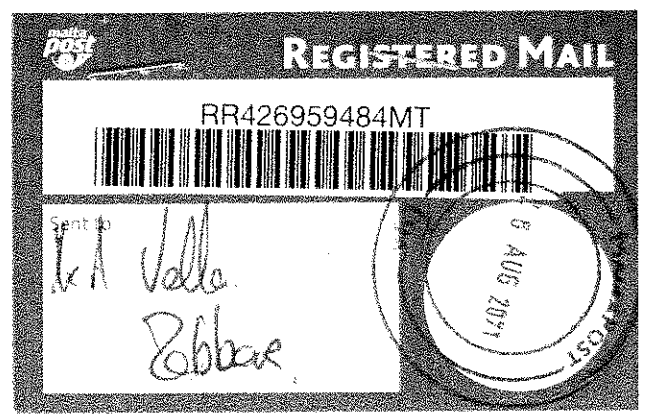
Should there be any difficulties, you can reach me directly on 99193222 / 99073195.



Jean Luke Zarb
B. Sc. & A. (Hons).
Architect & Civil Engineer



J L Z
+
M B F
ARCHITECTS



Our ref: CC2101-Subbasta Nru. 23/21
Your ref:

25th August, 2021

Mr. Anthony Vella,
Ms. Carmen Vella
19, "Vella House",
Triq il-Kappor,
Zabbar

Dear Mr. Anthony Vella
Ms. Carmen Vella

Property Auction No. 23/21: Civil Court
Property: 19, "Vella House", Triq il-Kappor, Zabbar

Reference is made to the Property Auction No. 23/21 in caption. We would like to inform you that we must carry out a site visit to this property, during which we will require access, time to measure the property and to carry out a photographic survey. Access will be required to the house, garage, airspace and any pertinent rooms or yards to this property.

We gently request that you are present on site, Friday 3rd September 2021 at 10:00hrs to carry out property inspection.

Should there be any difficulties, you can reach me directly on 99193222.

Jean Luke Zarb
B.E. & A. (Hons), MSc Struct. Eng., Architect & Civil Engineer

FIL-PRIM'AWLA TAL-QORTI CIVILI

IMHALLEF: ONOR. AUDREY DEMICOLI LL.D.

FI-Atti tas-Subbasta 23/2021

Bank of Valletta plc

Vs

Anthony Vella

Il-Qorti,

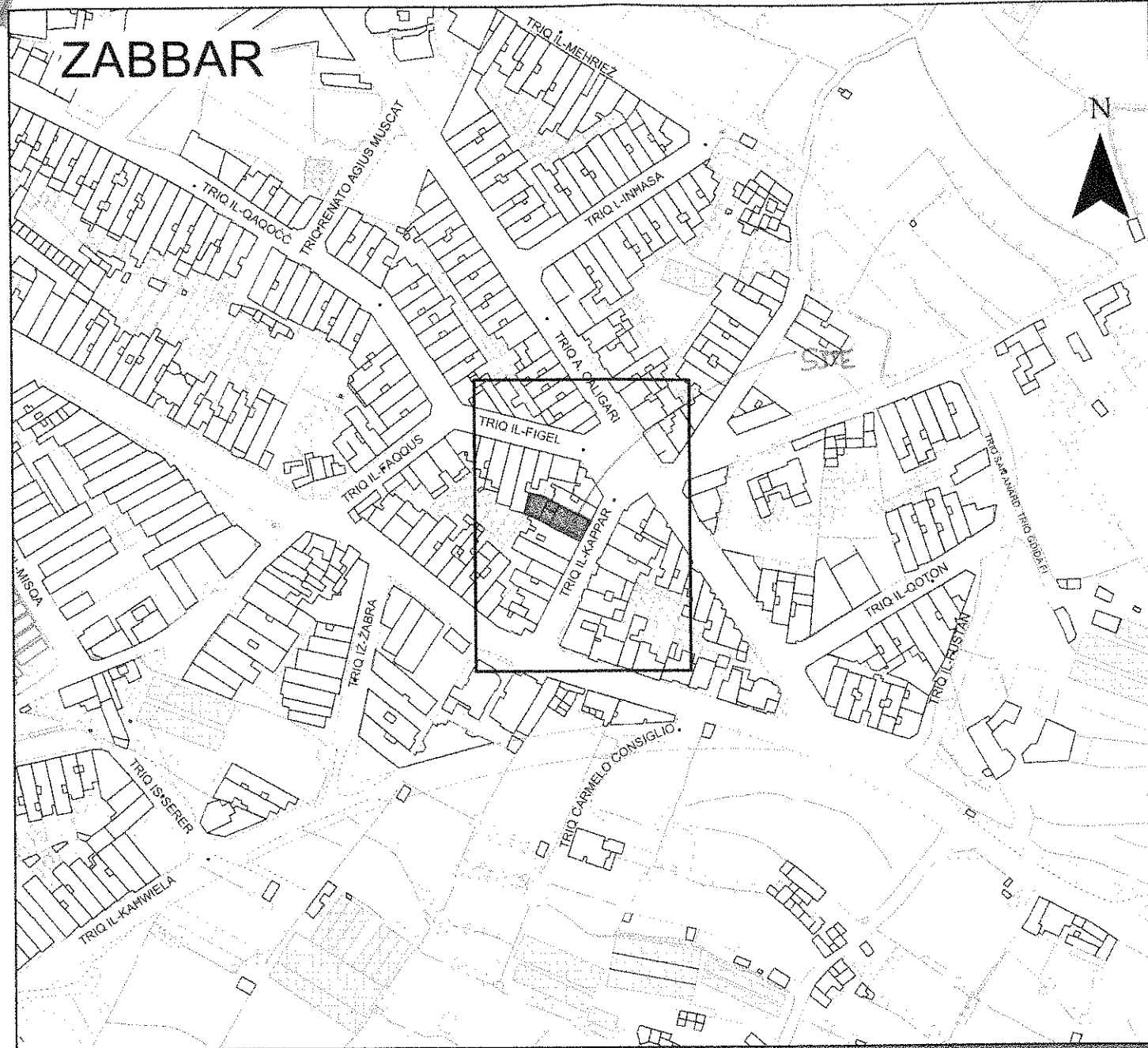
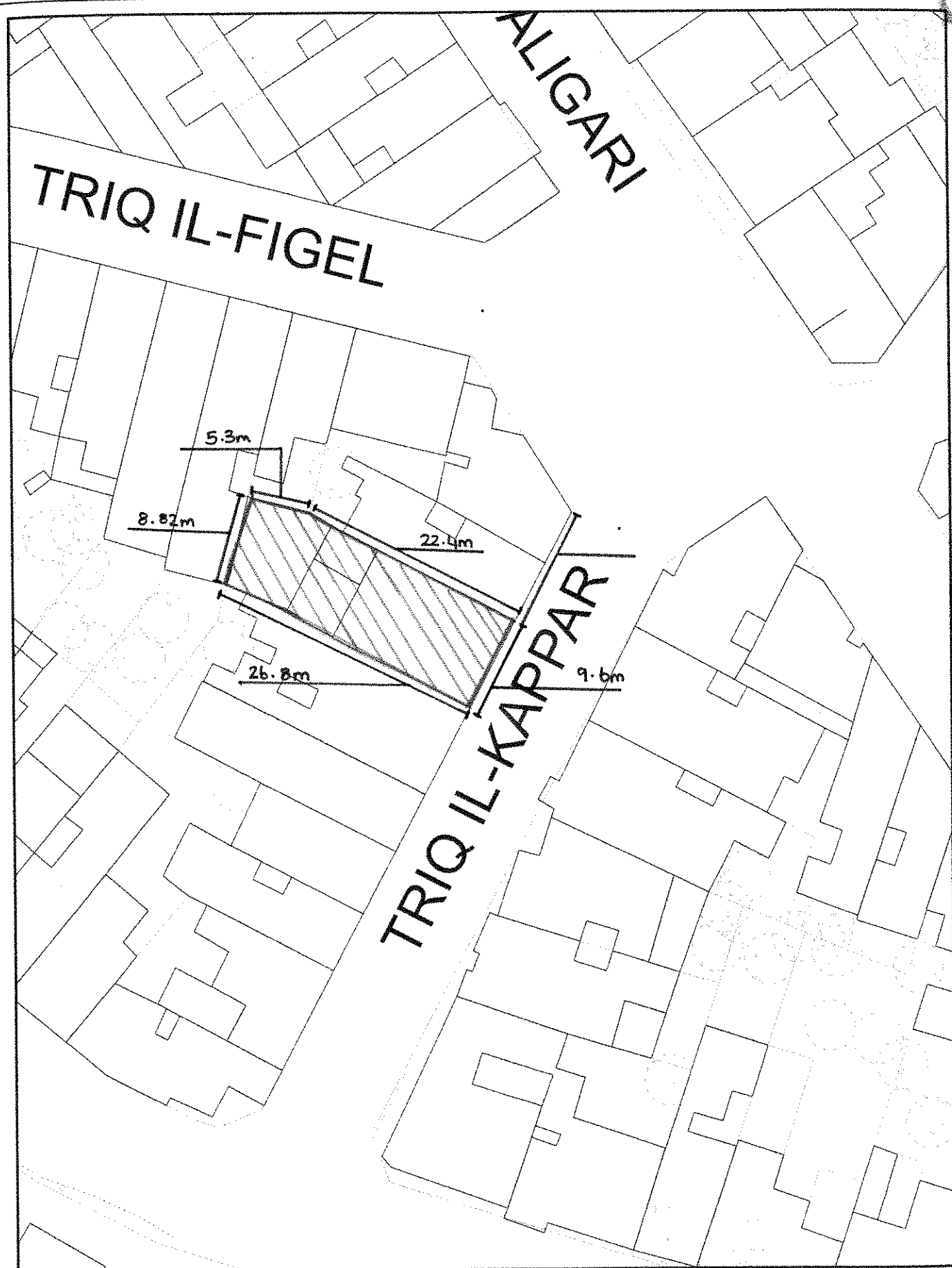
Rat ir-rikors;

Tilqa' t-talba u testendi t-terminu sal-24 ta' Settembru 2021.

Illum 24 ta' Awwissu 2021

Gaetana Aquilina

Deputat Registratur



Pjanta tas-Sit 1:2500 Site Plan

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: **224231 E**
Map Number:

Pozizzjoni Ċentrali: **x = 58949**
Centre Coordinates: **y = 70483**

Parti min S.S.: **5870**
Extracted from S.S.:

Data: **30/07/2021**
Date:

Perit:
Architect:

Jean Luke Zera
B.E. & A. (Hons),
MSc Struct. Eng.,
A & CE

Timbru tal-Perit:
Architect's Stamp:

Warrant No. 707
+356 9919 3222
jeanluke@ls-mbf.com



Qies (metri kwadri): **258.79m²**
Area (square metres):

Firma ta' l-Applikant:
Applicant's Signature:

FULL OWNERSHIP OF PROPERTY

Scale 1:500



LR 220962

Dritt imħallas
Fee Paid



EIGHTH SCHEDULE

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	HAZ - ZABBAR
Address	19, DAR VELLA, TRIQ IL-WAPPAR, HAZ-ZABBAR
Total Footprint of Area Transferred*	

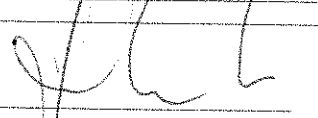
TICK WHERE APPLICABLE (Tick one box in each case except where indicated otherwise)

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 checked="" type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement		
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 checked="" type="checkbox"/> Quiet	<input type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell	<input type="checkbox"/> Semi-Finished**	<input checked="" type="checkbox"/> Finished***	
Level of Finishes	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Adequate	<input type="checkbox"/> Poor	
Amenities <small>Tick as many as appropriate</small>	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input type="checkbox"/> With Lift	<input 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

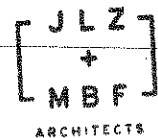
*** Includes ** plus bathrooms and apertures

** Includes plastering, electricity, plumbing and floor tiles

Date: <u>09/09/2021</u>	Perit's Signature: 
Warrant Number: <u>707</u>	Rubber Stamp: Jean Luke Zorb B.E. & A. (Hons), MSc Struct. Eng. A. & C.E.

Warrant No. 707

+356 9919 3222
jeanluke@jlz-mbf.com





Jean-Luke Zerb
(Miami),
Architect, Eng.

+

[J L Z]
+
[M B F]
ARCHITECTS

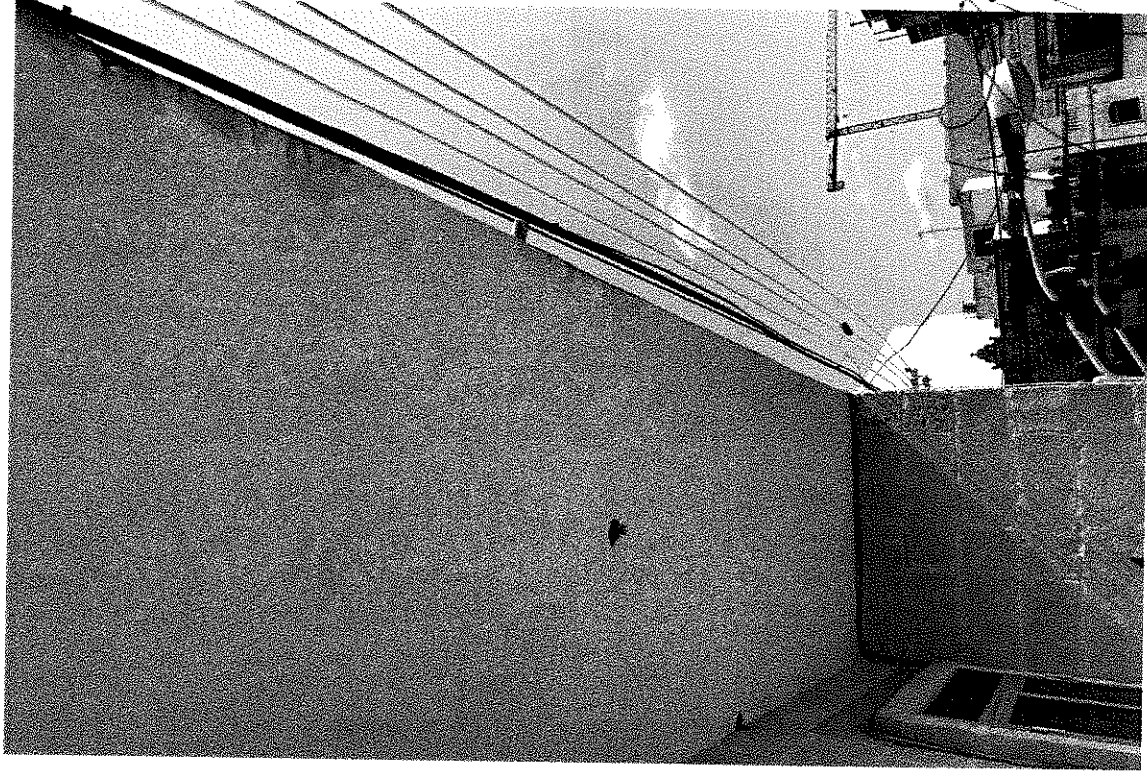
Warrant No. 707

+356 9919 3222

jeanluke@jz-mbf.com

Handwritten notes in the top left corner, including the name 'Jean-Luke Zerb' and other illegible text.

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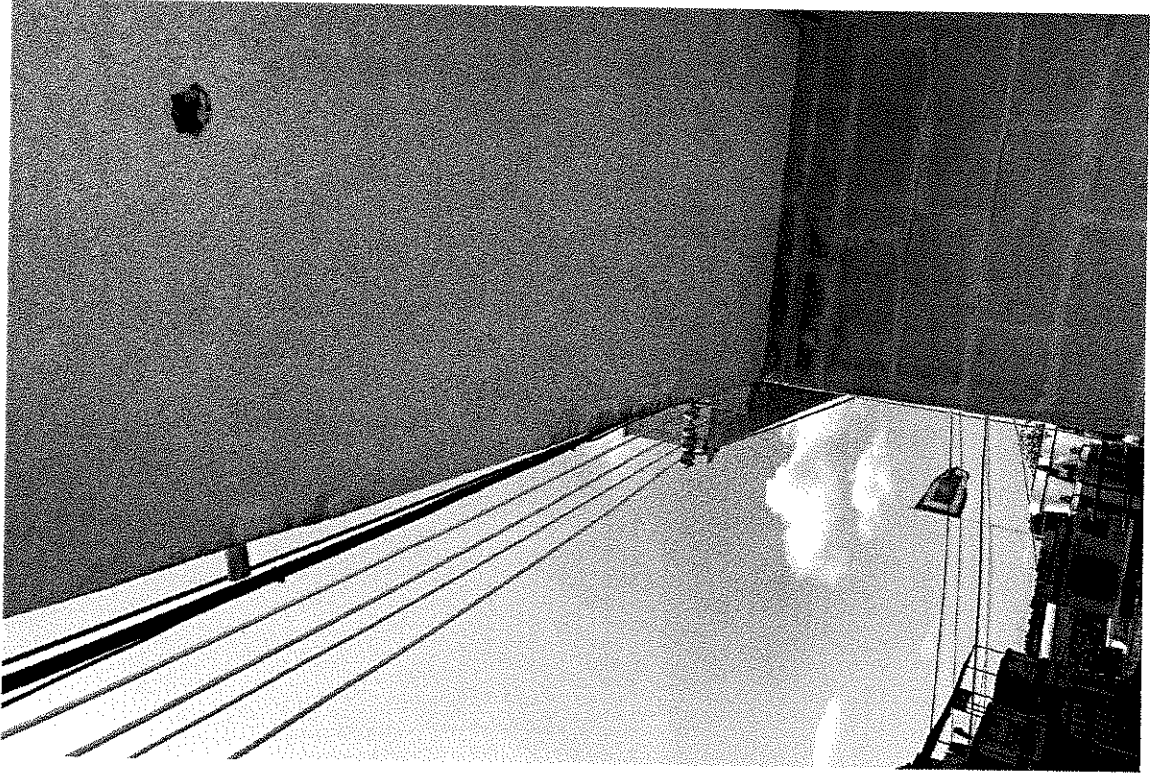


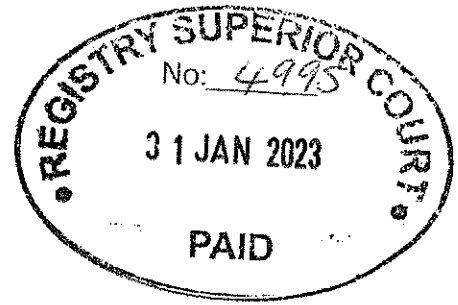
JLZ
+
MBF
ARCHITECTS

Westport, Va. 707

+366 9919 3222

jeanluke@jz-mbf.com





Our ref: CC2101-Subbasta Nru. 23/21
Your ref:

Registratur Tal-Qorti
Fil-Prim Awla Tal-Qorti Civili

NOTA KORRETTORJA / ADDIZZJONALI DWAR IS-SUBBASTA NRU. 23/21

Subbasta Immobbli Nru: 23/21 fl-ismijiet:

Bank of Valletta p.l.c. (C2833)

Vs

**Grazia Auto Care Company Limited (C18549)
Anthony Vella (ID212146M)
Carmen Vella (ID426448M)**

B'referenza għar-rapport tiegħi bid-data ta 9 ta' Settembru 2021 u wara rikjesta mill-Bank of Valletta, nixtieq inżid is-segwent:

1. Rikjesta mill-Bank of Valletta:

"Property belongs to Anthony & Carmen Vella as detailed in our application for sale and deed of acquisition dated 27/10/1977 in the acts of Dr. George Cassar (attached). In this regards, valuation okkju needs to read: Bank of Valletta plc vs. Anthony212146M & Carmen Vella l.d.426448M"

Nota Addizzjonali:

B'referenza għar-rikjesta tal-Bank of Valletta, Grazia Auto Care Company Limited għandu jitnehha u l-okkju għandu jinbidel għas-segwent:

Bank of Valletta p.l.c. (C2833)

Vs

**Anthony Vella (ID212146M)
Carmen Vella (ID426448M)**

2. Rikjesta mill-Bank of Valletta:

"There is no mention of when property was transferred i.e. by deed dated 27/10/1977 in the acts of Dr. George Cassar. You can make reference to 'Dok D' in the acts of the sale or re-present the deed of acquisition attached."


Nota Addizzionali:

Skond ir-rikors li ġi ipprovdut ma din is-subbasta, l-imsemmija *maisonette* kien ġie akkwistat mill-intimati permezz ta' kuntratt datat 27 ta' Ottubru 1977 in atti n-Nutar Dottor Geroge Cassar. L-imsemmi rikors jinsab hawn anness u mmarkat Dok. "D".

Bħala l-perit impenjata għal-preparazzjoni tal-valutazzjoni, m'għandix aċċess għal kuntratti legali u għalhekk ma nistax nikkonferma li dan huwa l-aħħar kuntratt ta' xiri fuq il-propjeta.

ILLUM. 21 ta' Febr 2023

DEHER IL-PERIT LEGALI/TEKNIKU Jean Luke Zarb
.....LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU


Gaetano Aquilina
DEPUTAT REGISTRATUR
Deputat Registrar
Deputy Registrar
Qrati tal-Gustizzja (Malta)
Law Courts (Malta)

31 JAN 2023

Illum.....

Ippreżentata mill- Perit Jean Luke Zarb

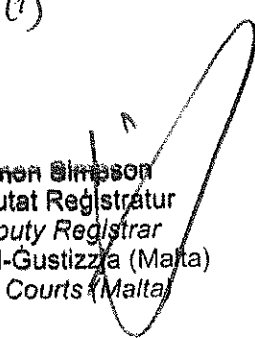
Bibla dok wieheddokumenti
(1)

Jean Luke Zarb

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

Encl.:

- o Doc D – Kuntratt 27/10/1977


Simon Simpson
Deputat Registratur
Deputy Registrar
Qrati tal-Gustizzja (Malta)
Law Courts (Malta)

Dok "D" – Kuntratt 27/10/1977

5409

U ~~ST~~

num 706

Bepi

1st Jan 968
1977

Amint
letta Boreche
1977

Il mio figlio e' povero
e' stato ucciso
due mesi fa
a Saffa (27
10 1977)

Giulio Russo

Lettera per il signor
giovane in richiesta lavoro
con permesso di soggiorno
e' indigeno nelle t. t. t.
il signor Boreche
personale.

mi ha detto
che agio, si agio
tra Saffa e Saffa
nel 1968, un altro 1977
perche' per questo
giorno. ma non
sono agio con Boreche.
Giulio e' Boreche nel 1977
nella 1977 e' perche' 1977
a mi ha detto.

Anthony Vella, panel
bello, un Boreche
Lorenzo nel 1977, un altro
e' perche' 1977. Giulio
muri con Boreche
Boreche e' Boreche e.
e' il Boreche e' Giulio
e' Boreche Boreche
perche' Boreche Boreche
perche' Boreche Boreche
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e' Boreche. id. do. Boreche



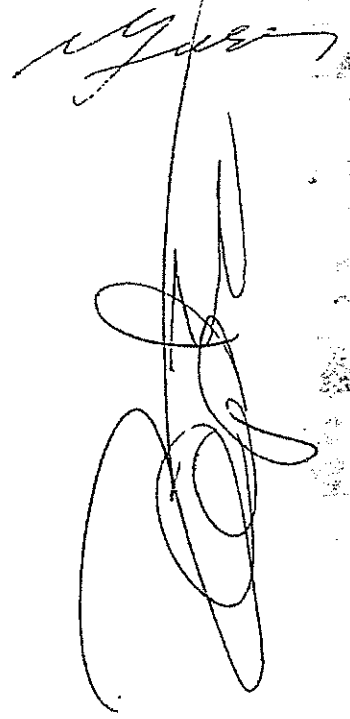
"Rosa Aquia"
 1. Paper shell, yellow
 and purple segments
 inner & the outer,
 inside smooth & inner
 and the former
 part is white, a large
 blue yellow, yellow
 & large structure
 a purple blue - white
 yellow & purple
 a yellow line marked
 a brown center
 blue (114 & 2. 210. 31) pr.
 one by the other
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 effect under
 purple. It is
 the brown
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 red to blue
 no purple to blue
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 blue (114 & 2)

Rosa Aquia.

Rosa Aquia

Ulla



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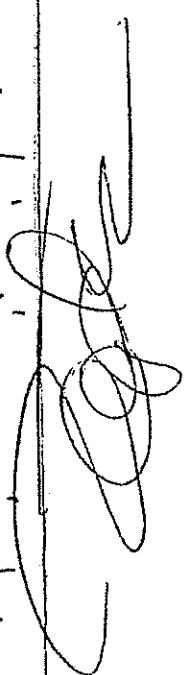
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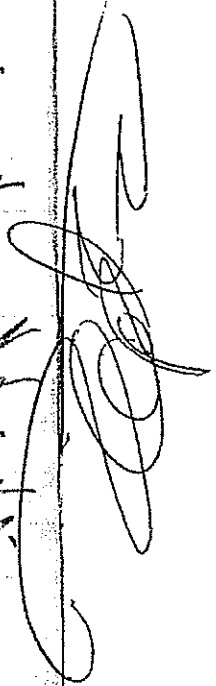
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Rose Aguis.

John Aguis

T. Uella

Cassar.

Samuel

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5415

A



DIPARTIMENT TAT-TAXXI INTERNI
DEPARTMENT OF INLAND REVENUE

No 09017

1977

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Not. Cassar
liri Malta
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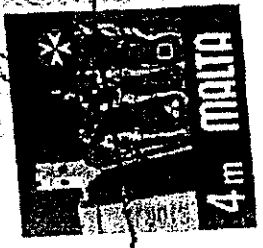
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mils

għall-Boll kif dikjarat minnu b'halta dovut fuq sstrument esegwit fl-atti dwar
for stamp duty as declared by him to be due on a deed executed in his records regarding
Sole of house in Għarabjan
Ed. A. Vella

EM c m

112654

Cassar
għall-Kummissarju ta' Taxxi Interni
for Commissioner of Inland Revenue



[Signature]