

Illum, il-Gimgha 4 ta' Gunju 2021

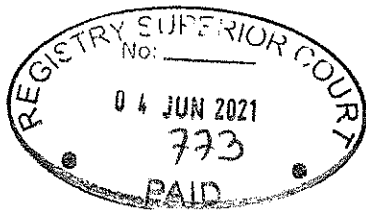
Registratur Tal-Qorti

Qrati Civili

Valletta

Nota Addizzjonali dwar subasta 12/16

Fl-Atti tas-Subasta numru 12/16



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

Vs.

Kurt Mario Bezzina K.I. 397488 (M)

B'referenza ghall-rapport precedent tieghi datat 8 ta' Ottubru 2016 nixtieq inqid is-segwenti

- Fl-ewwel paragrafu: - 1. Skop tac-certifikat ta' valur ta' propjeta - ghandu jizdied il-kliem: - 'Liema propjeta msemija hawn fuq giet akkwistata permezz ta' kuntratt fl-atti tan-nutar Jean Paul Farrugia datat 26 ta' Frar 2010. B'hekk din il-propjeta msemija hija soggetta ghat-termini u kundizzjonijiet kollha fil-kuntratt imsemmi hawn fuq.'
- Fit -tieni paragrafu: 2. Sit u deskrezzjoni tal-fond -
  - a) ghandha titnehha s-sentenza: 'Il-Komun li jikkonsisti minn tarag u il-lift jaqsmu iz-zewg appartamenti ta' kull sular' u
  - b) flokha jizdiedu s-sentenzi: 'Id-drittijiet tal-uzu tal-partijiet komuni ta' dan l-izvilupp, tal-flat, kif ukoll tal-garaxx huwa ahjar deskritti fil-kuntratt tal-akkwist tas-26 ta' Frar 2010. Dan l-appartament jinkludi wkoll id-dritt perpetwu u mhux interott tal-uzu tal-partijiet komuni u tal-bejt kif ahjar jirrizulta fil-kuntratt tal-akkwist imsemmi'.

**DB**  
ARCHITECTURE  
ARCHITECTURE, INTERIORS & SPACE CONSULTANTS  
PENTAGON BANKING GROUP  
S.L.S.A. (Heard & Hall)  
Tel/Mob: 21432522 / 99287776  
Email: admin@pentagonbanking.com  
8, Madonna ta' Pjazza  
Triq il-Barrieri  
Valletta, MVT 2853

- c) ghandha titnehha is-sentenza :- 'L-appartament imsemmi ma access ghal-bejt' u
- d) flokha tizdied is-sentenza: 'L-appartament imsemmi huwa sog igawdi servitujiet attivi u passivi kif ahjar deskritti fil-kuntratt t datat 26 ta' Frar 2010'
- e) ghandhom jitnehhew il-kliem: 'ghadu fl-stat originali hekk kif n jigifieri' u
- f) flokha jizdiedu s-sentenzi: 'Il-garaxx jinkludi d-dritt perpetwu u interott tal-uzu tal-partijiet komuni, kif ahjar deskritt fil-kuntratt ta' Frar 2010. Huwa wkoll igawdi u huwa suggestt ghas-servitujiet imsemmija fl-istess kuntratt'

**Fit-tielet paragrafu: 3. Planning Authority (PA) policy u storja tal-bini**  
 a) ghandha tizdied is-sentenza: 'Il-garaxx huwa konformi mal-perme 06011 tal-2007'

**Fir-raba paragrafu: 4. Kalkolu tal-valur tal-propjeta -**  
 a) ghandhom jitnehhew il-figuri '€2.98' u '€0.88' u l-kliem 'fis-sena' jii ghal 'imhallas kull sitt xhur' kemm fil-kaz tal-appartament kif ukoll tal-garaxx.  
 b) ghandhom jizdiedu ukoll il-kliem 'Dan ic-cens beda fl- 24 ta' Mejju 1 suggestt ghal-kundizzjonijiet imsemmija fil-kuntratt tal-24 ta' Mejju 1 fl-atti tan-Nutar Joseph Sciberras'.

Nixtieq inzid ukoll li minhabba trapass ta zmien minn meta saret il-valutazzj originali, il-valur tal-propjeta, ghandu jkun €200,000 ghal l-appartament ta' zewg kmamar tas-sodda u €40,000 ghal garaxx ta' zewg karozzi.

Qed nanetti wkoll Dokument 'Schedule 8'

**DB**  
**ARCHITECTURE**  
 Daniel Borg  
 Perit Daniel Borg

PERIT DANIEL BORG  
 S.E. & A. (CONS.) L.L.C.  
 Tel / Mob: 21432822 / 79268895  
 E-mail: danieldaniel@gmail.com  
 Address: 3, Madrasa ta' Fern, Triq il-Barra, Mosta MSY 3263

ILLUM. 04 ta' Guj  
 DEHER IL-PERIT LEGALI/TEKNIKU. Daniel  
 4.22.7.33M  
 U ONESTAMENT L-INKARIGU MOGHTI LILU

Annalise Spiteri  
 Deputy Registrar  
 Qrati tal-Gustizzja (Malta)

Geetane Aquilina  
 Deputy Registrar  
 Qrati tal-Gustizzja (Malta)  
 Law Courts (Malta)

Ippreżentata milli- A.C.D. Borg  
 Erbio dot.  
 dok wienet (1) ymenij



PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY	
Locality	SAN PAWL 11-BAHAR
Address	Vela Vista BLOCK E, FLAT 12 TRIQU 17-TURISTI
Total Footprint of Area Transferred*	101.40 m <sup>2</sup> .

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 checked="" 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
Age of Premises	<input checked="" type="checkbox"/> 0-20 years <input 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 type="checkbox"/> Traffic <input checked="" 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 checked="" type="checkbox"/> With Lift <input type="checkbox"/> With Basement <input type="checkbox"/> No Garage <input type="checkbox"/> One car Garage <input checked="" type="checkbox"/> Two Car Garage <input type="checkbox"/> Multi Car Garage
Airspace	<input type="checkbox"/> Ownership of Roof <input checked="" 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

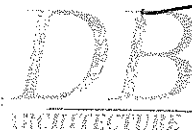
\*\* Includes plastering, electricity, plumbing and floor tiles

Date: 20/05/2021

Perit's Signature: Daniel Boag

Warrant Number: 841

Rubber Stamp:



PERIT DANIEL B.O.A.  
F.C.A.S. (Hons) A.F.C.I.  
Tel/Mob: 21432622 / 78204339  
Email: danboag1@gmail.com  
Address: 2 Harbour 12 Flats,  
Triqu 17-Turisti,  
Mosta MSF 2051