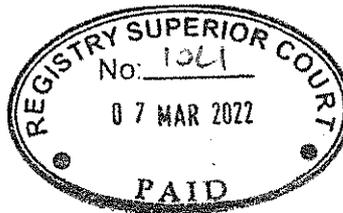


Fl-Atti tas-Subbasta Nru. 49/2021

Bank of Valletta plc
(C2833)

vs

Keith Perry
(KI 12072M)



**RELAZZJONI TAL-PERIT
LILL-ONORABBLI QORTI ĊIVILI
TA' MALTA**

Marzu 2022

Illum, 2 ta' Marzu 2022

DESKRIZZJONI U VALUTAZZJONI TA' PROPJETA' OSSIA SEMI-DETACHED
VILLA BIN-NUMRU MIJA TMENJA U ERBGHIN (148) BL-ISEM TA'
'THE PERRY'S', FI TRIQ ANTONIO SCHEMBRI,
KAPPARA, LIMITI TA' SAN GWANN

SKOP TA' DIN IR-RELAZZJONI: L-Onorabbli Qorti Civili innominatni fil-kapaċita' tiegħi bhala Perit biex nipprezenta deskrizzjoni u valutazzjoni tal-propjeta' indikata hawn fuq.

(Ara DOK 6 fl'Annetti ta' din ir-relazzjoni)

DATA TA' L-ISPEZZJONI:

15 ta' Frar 2022 *

**ISEM TAL-PERSUNA PREŻENTI
WAQT L-ISPEZZJONI:**

Is-Sinjur Keith Perry

TIP TA' PROPJETA':

Semi-detached villa, flatlet u garaxx

INDIRIZZ TAL-PROPJETA':

148, 'The Perry's'
Trij Antonio Schembri
Kappara
Limiti ta' San Gwann

(Għall-indikazzjoni eżatta tas-sit ara DOK 1 u DOK 2 fl'Annetti ta' din ir-releazzjoni)

**DESKRIZZJONI ĠENERALI TAL-
PROPJETA':**

Il-propjeta' tikkonsisti f'*semi-detached villa* mibnija fuq żewġ sulari, *flatlet* ta' sular u garaxx mal-livell tat-triq.

Semi-Detached Villa

Minhabba li l-villa hi elevata mill-livell tat-triq, l-aċċess tagħha hu minn taraġ miftuh li jibda minn *front patio* u jispiċċa fil-livell ta' l-*outdoor area* tal-villa.

* APPARTI DIN L-ISPEZZJONI KONIT MORT DARBTEJN
OHRA FEJN MA FETAHLI HADD.



Il-villa hi mqassma kif gejj:

Is-sular t'isfel - Intrata, kċina / kamra tal-pranzu forma ta' *open plan*, salott, *shower*, *outdoor area* u *swimming pool* mdaqqs fuq in-naħa ta' wara.

Il-sular ta' fuq - Tlett kmamar tas-sodda, *study* u kamra tal-banju.

Il-villa m'għandiex aċċess għall-bejt

(Għar-ritratti tas-*semi-detached* villa ara DOK 3 fl'Annetti ta' din ir-releazzjoni)

Flatlet

Il-*flatlet* hu mibni taħt l-*outdoor area* tal-villa u hu elevat mill-livell tat-triq tant li għandu aċċess mill-istess taraġ miftuħ li jagħti għall-villa.

Il-*flatlet* hu mibni fuq livell wieħed u jikkonsisti f'zewg kmamar tas-sodda, kċina / salott / kamra tal-pranzu forma ta' *open plan* u kamra tal-banju.

(Għar-ritratti tas- *flatlet* ara DOK fl'Annetti ta' din ir-releazzjoni)

Garaxx

Il-garaxx hu mibni taħt il-flatlet u għandu spazju li jippermetti pparkjar ta' madwar seba' karozzi ta' daqs medju.

(Għar-ritratti tal-garaxx ara DOK 5 fl'Annetti ta' din ir-releazzjoni)

QISIEN:

Il-propjeta' kollha hi mibnija fuq art li għandha kejl superficjali (*plot area*) ta' ċirka 363 metru kwadru.

Semi-Detached Villa

Il-kejl superficjali intern abitabbli (*habitable floor area*) tal-villa hu ta' ċirka 226 metru kwadru waqt li dak ta' l-*outdoor area* hu ta'

ċirka 251 metru kwadru.

L-ġholi intern tas-sulari tal-villa mkejjeġ mill-livell ta' l-art sas-saqaf hu ta' 2.98m.

Flatlet

Il-kejl superfiċjali intern abitabbli (*habitable floor area*) tal-flatlet hu ta' ċirka 146 metru kwadru.

L-ġholi intern tas-sulari tal-villa mkejjeġ mill-livell ta' l-art sas-saqaf hu ta' 2.1m.

Garaxx

Il-kejl superfiċjali intern tal-graxx hu ta' ċirka 146 metru kwadru.

ETA' TAL-BINI:

45 sena (ċirka)

IL-MADWAR TAL-PROPJETA':

Il-propjeta' qieġħdha f'zona residenzjali kwieta hafna u esklużivament ġħall-villel.

STAT PREŻENTI TAL-PROPJETA':

Il-villa hi kompluta bl-aperturi ta' ġewwa u ta' barra, madum ta' l-art, kmamar tal-banju, showers, tikhil, kisi, tibjid u l-installazzjonijiet kollha tad-dawl u ta' l-ilma.

Il-kondizzjoni ta' l-istruttura tidher li hi tajba.

SERVIZZI U SISTEMI INSTALLATI:

Dawl, ilma u komunikazzjoni mal-main sewer tad-drenaġġ.

PERMESSI TA' L-IŻVILUPP:

Ġħalkemm il-*mapping number* tal-permess ta' l-iżvilupp fuq dan is-sit nstab, in-numru tal-permess ma setġħax jiġi magħruf minħabba li kien hemm il-paġna tar-referenza tal-mappa tal-perjodu 1976-1978 nieqsa.

KONFORMITA' MALL-PERMESSI TAL-BINI:

Minħabba li l-permess ta' l-iżvilupp ma nstabx, ma setġħax jiġi verifikat jekk il-propjeta' ġietx mibnija skond il-pjanti approvati tal-permess.

Fir-rigward ta' fatturi sanitarji fil-villa kollox kien jidher li kien konformi mal-liġijiet kurrenti.

Fil-każ tal-*flatlet* ma kienx jidher li hu konformi mal-liġijiet sanitarji kurrenti.

ĊNUS U DRITTIJIET OĦRA:

Il-propjeta' hi soġġetta għal ċens annwu temporanju ta' € 314.46 (Lm 135) pagabbli lill-Uffiċċju Kongunt għal perjodu li fadal ta' l-*utile dominium temporaneum* ta' mija u hamsin sena (150) li beda mill-1 ta' Jannar 1967 kif deskritt fl-atti ta' l-akkwist.

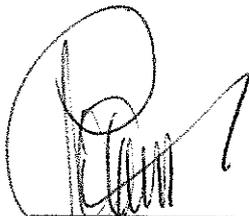
UŻU PREŻENTI TAL-PROPJETA':

Il-villa u l-*flatlet* ma kienux qed jiġu użati fid-data ta' meta saret l-ispezzjoni fuq is-sit waqt li fil-garxx kien hemm xi karozzi ipparkjati.

VALUR LIBERU U FRANK TAL-PROPJETA':

Wara li hadt in konsiderazzjoni l-fatturi kollha relevanti, jien nistma' din il-propjeta', fl-istat preżenti, għall-valur ta':

Miljun u Mitejn Elf Euro
€1,200,000



Perit Alex Cutajar

ILLUM. 21. 04. 22

DEHER IL-PERIT LEGALI/TEKNIKU. Alex Cutajar
.....LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU

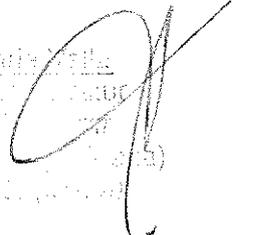
ILLUM. 07 MAR 2022

Ippreżentata mill- Alex A. Cutajar
B'dok wiehed (1)

DEPUTAT REGISTRATUR
General Registrar
Deputy Registrar
Grati tal-Ġustizzja (Malta)
Law Courts (Malta)

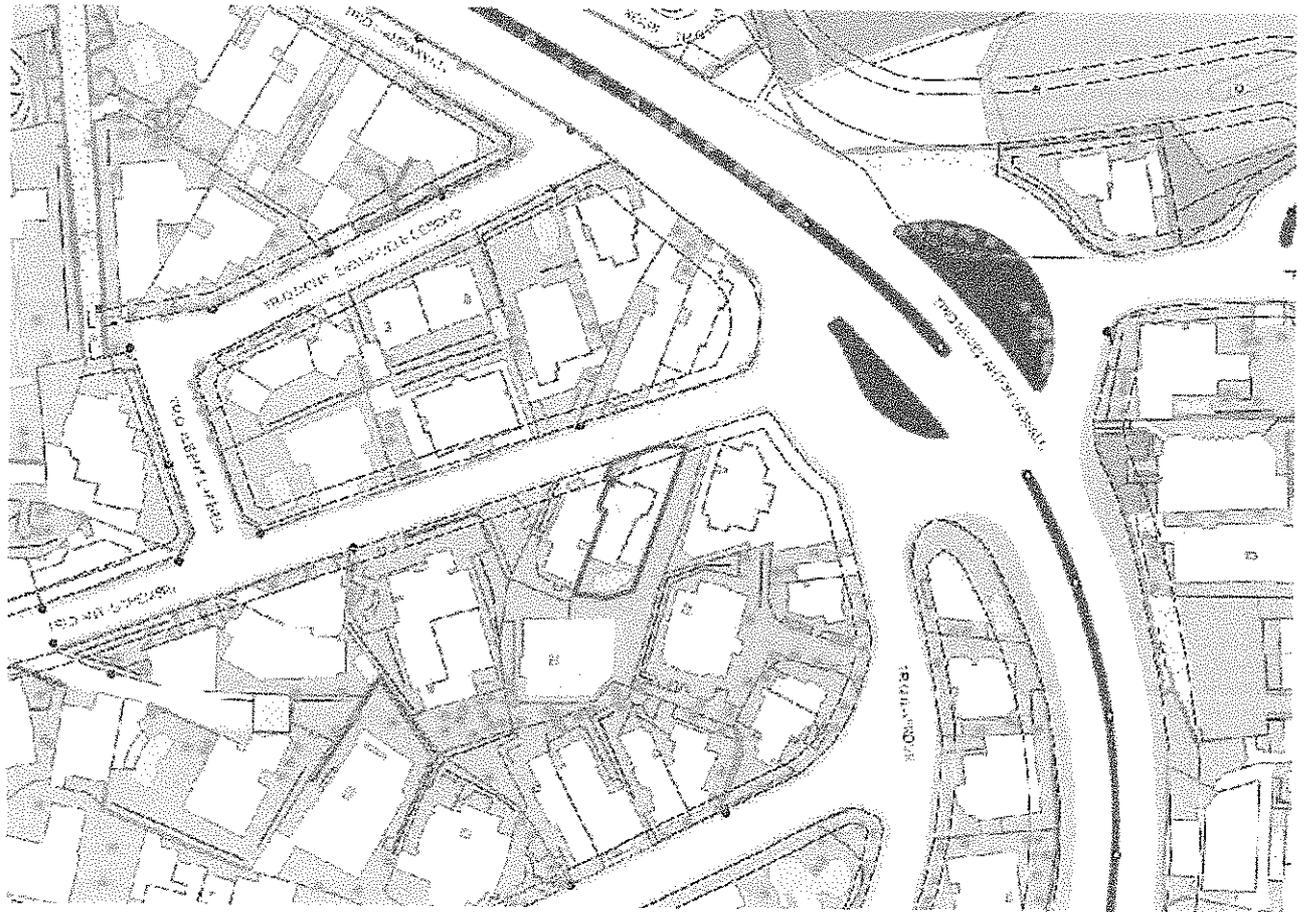
Page 5 of 5

Enza Maria Vella
Deputy Registrar
Grati tal-Ġustizzja (Malta)
Law Courts (Malta)

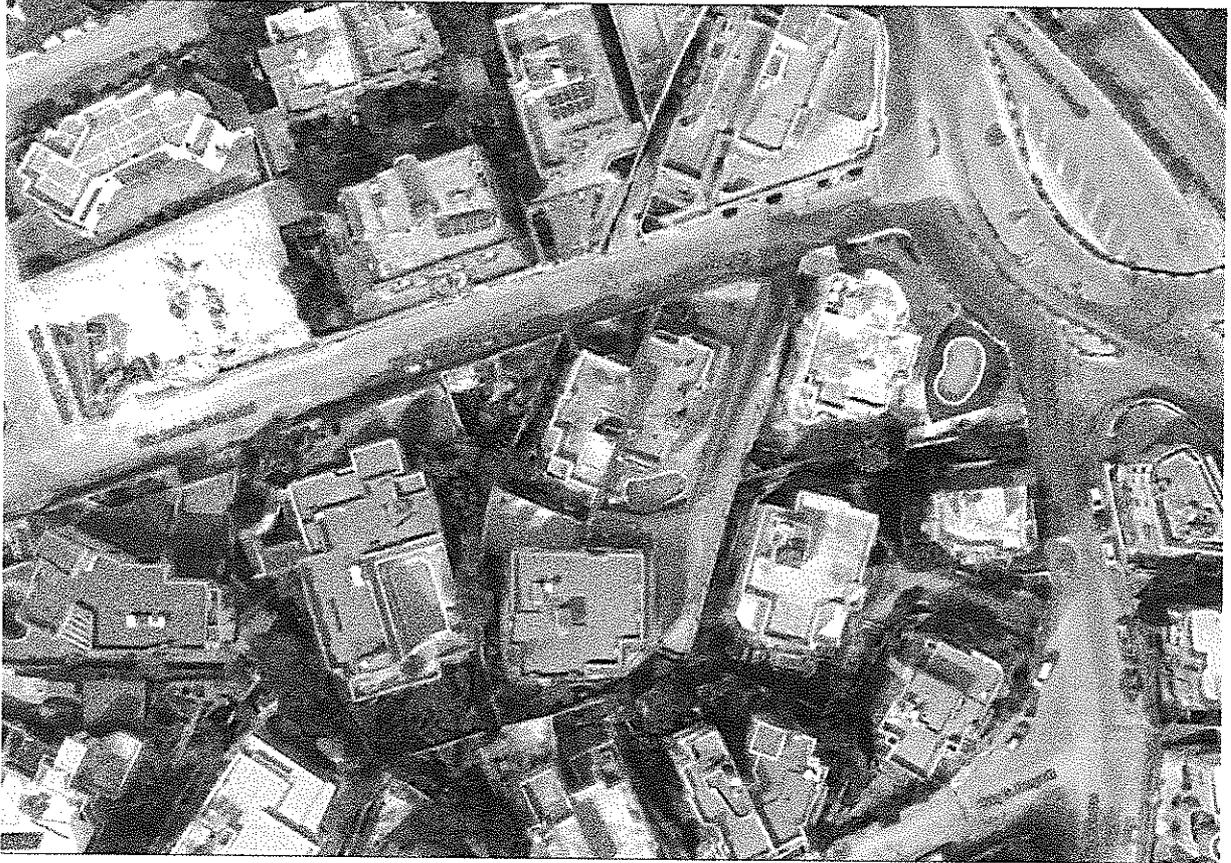


ANETTI

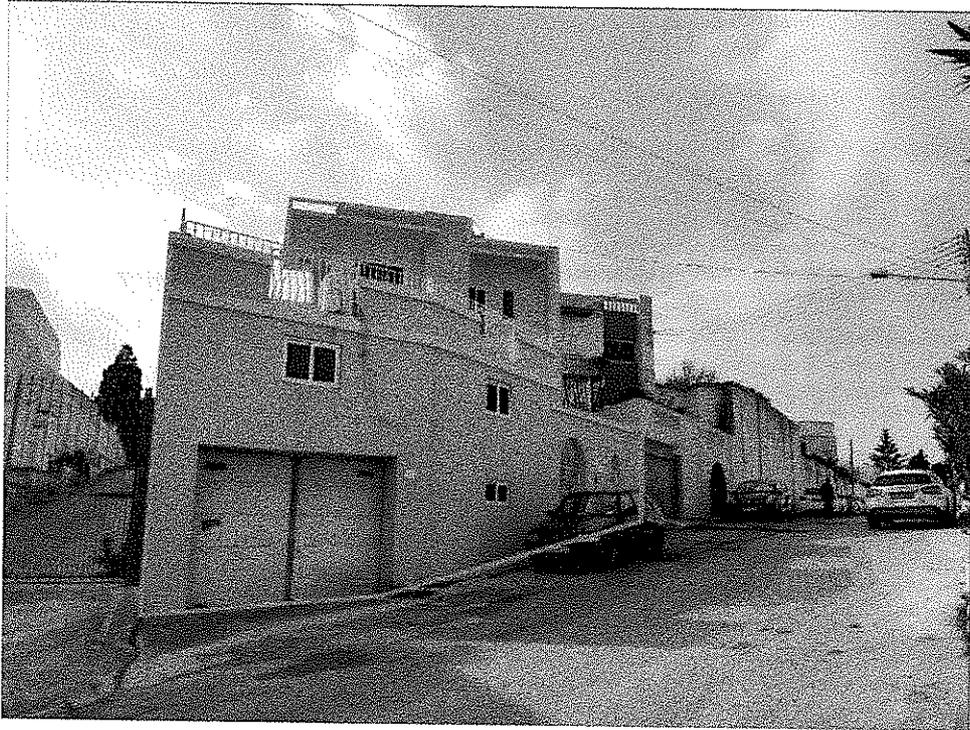
DOK 1 - SITE PLAN

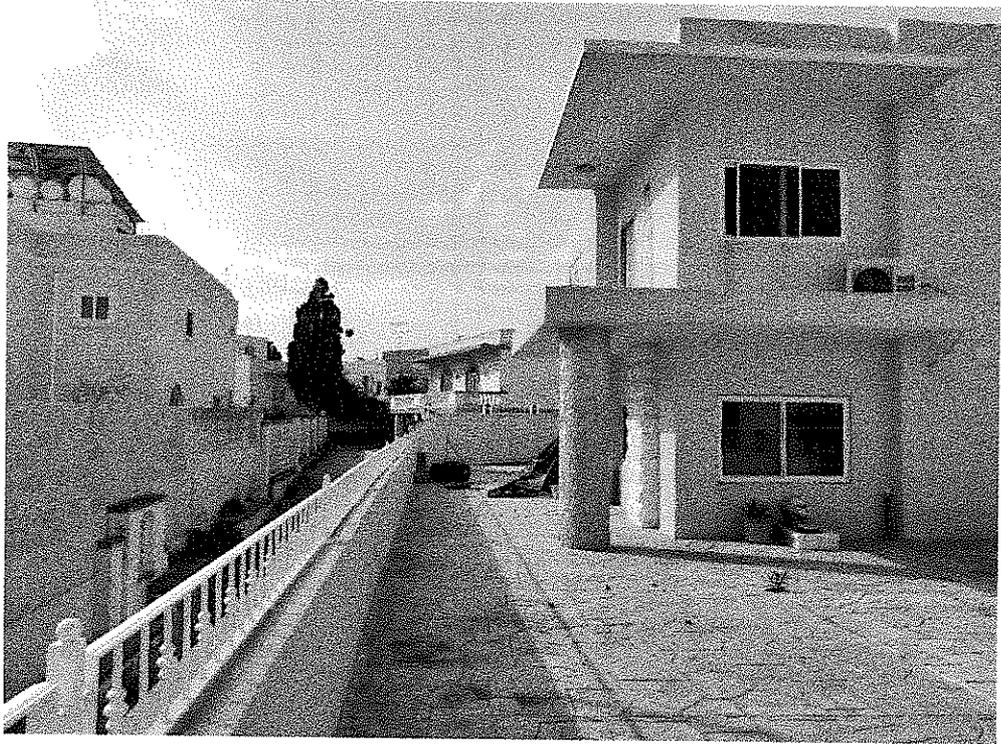


DOK 2 - ORTHOPHOTO MAP

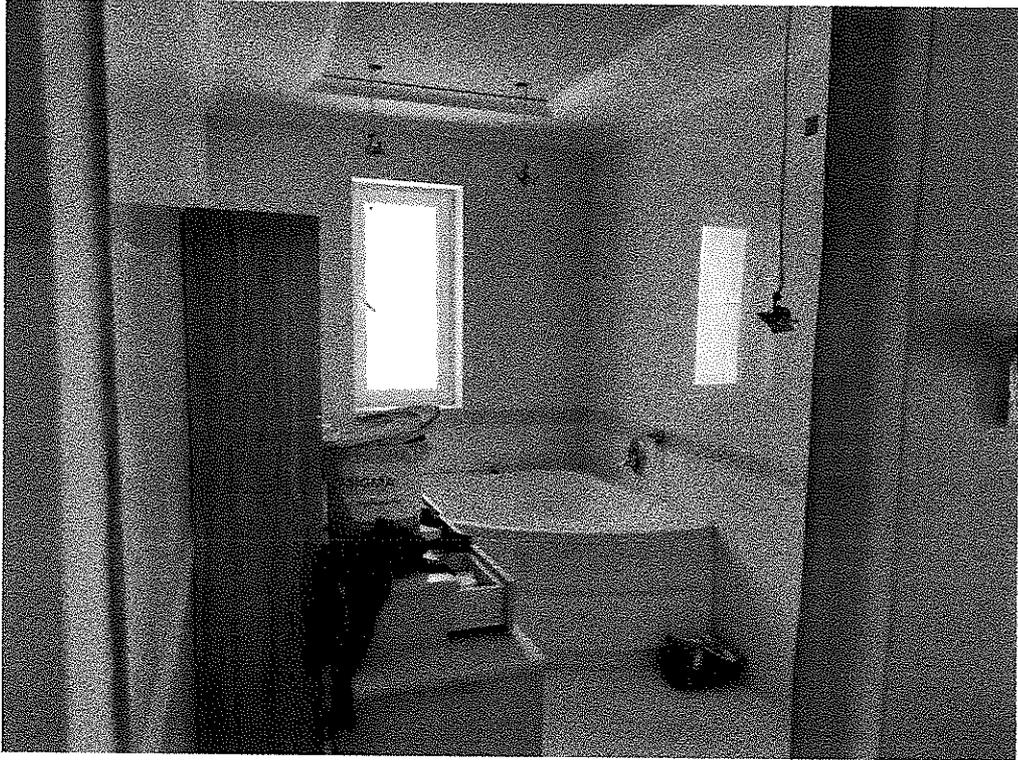


DOK 3 - RITRATTI TAL-VILLA

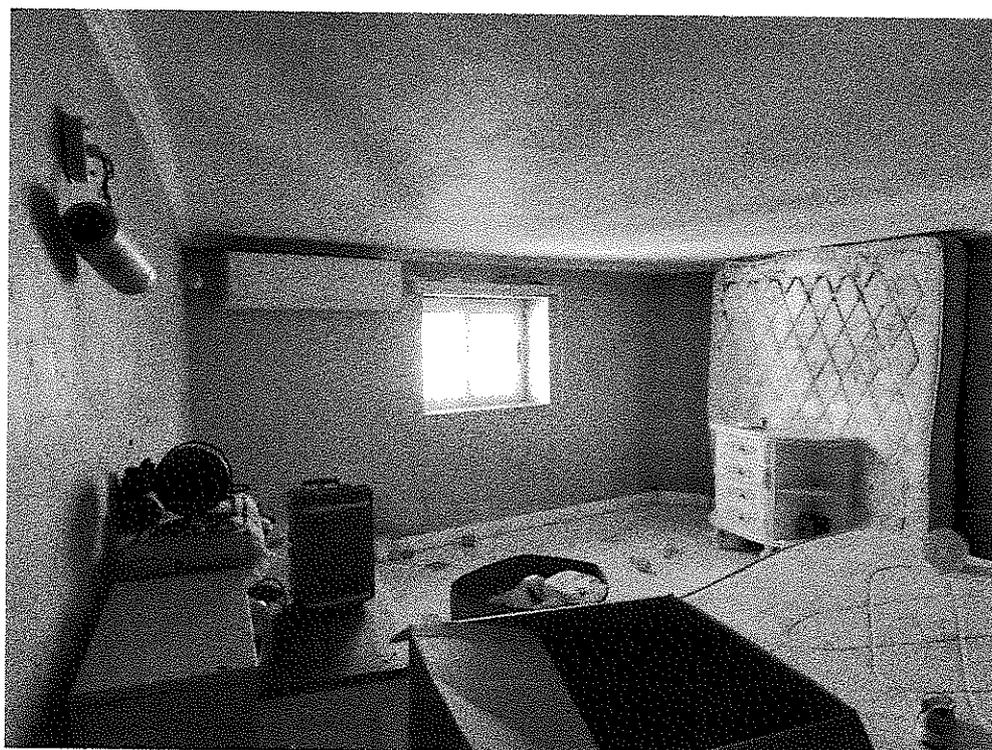
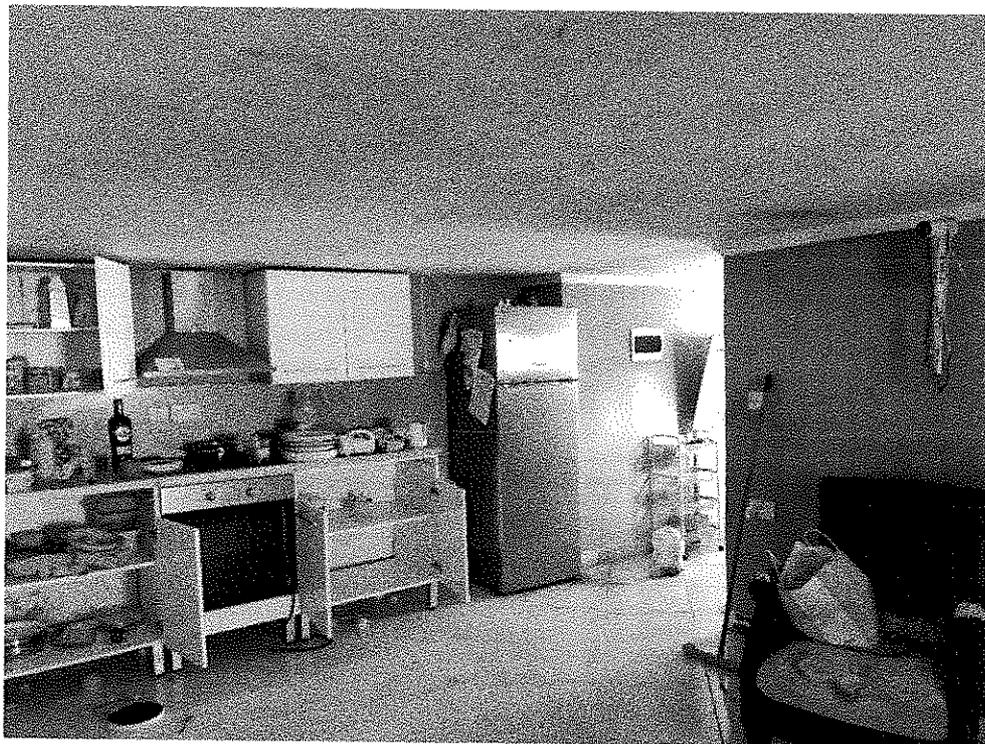




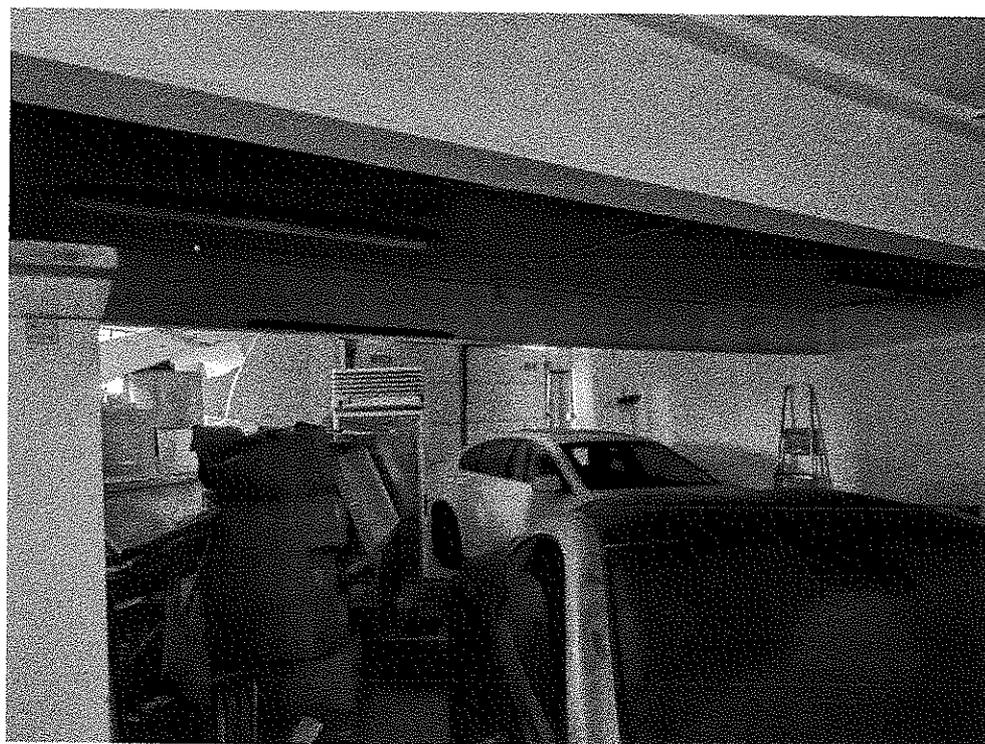




DOK 4 - RITRATTI TAL-FLATLET



DOK 5 - RITRATTI TAL-GARAXX



DOK 6 – ITTRA TAL-HATRA



Fil-Prim Awia' tal-Qorti Ċivili

Fi-atti tas-Subbasta numru 49/21 fl-ismijiet:

Bank of Valletta plc (C2833)

vs

Keith Perry (KI12072M)

Lill: Perit Alex Cutajar

Inti mgharraf illi gejт mahtur bhala espert fl-atti tal-Mandat ta' Qbid ta' Ftwejjeg Immobbli hawn fuq imsemmi sabiex taghmel deskrezzjoni tal-fond jew fondi indikat fir-rikors promotur u sabiex tfisser il-pizizzjiet, kirjiet 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 tigi tigbor l-inkartament relattiv mid-19 ta' Ottubru 2021 'l quddiem filwaqt illi mgharraf illi ghandek sal-20 ta' Dicembru 2021 sabiex tipprezenta r-rapport dettaljat tieghek.

Marvic Farrugia
Deputat Registratur



KARATTERISTIĊI FIZIĊI TAL-PROPJETA' IMMOBBLI

Lokalita'	Kappara, Limiti ta' San Gwann
Indirizz	148, 'The Perry's', Triq Antonio Schembri Kappara Limiti ta' San Gwann
Oies tal-Binja kollha trasferita *	363.0 metri kwadri

IMMARKA FEJN APPLIKABBLI (Imla kaxxa wahda f'kull kaz minbarra fejn indikat mod iehor)

Tip ta' Propjeta'	<input checked="" type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input type="checkbox"/> Flat/Appartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanin	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Terran		
Kemm ilha mibnija	<input type="checkbox"/> 0-20 sena	<input checked="" type="checkbox"/> Aktar minn 20 sena	<input type="checkbox"/> Qabel it-Tieni Gwerra	
Il-Madwar	<input type="checkbox"/> Veduta tal-bahar	<input type="checkbox"/> Veduta tal-kampanja	<input checked="" type="checkbox"/> Urbana	
Ambjent	<input checked="" type="checkbox"/> Zona kwieta	<input type="checkbox"/> Zona Traffikuza	<input type="checkbox"/> Zona ta' divertiment	<input type="checkbox"/> Zona Industrijali
Stat ta' Kostruzzjoni	<input type="checkbox"/> Gebel u saqaf	<input type="checkbox"/> Nofsu Lest**	<input checked="" type="checkbox"/> Lest***	
Kundizzjoni	<input checked="" type="checkbox"/> Tajjeb	<input type="checkbox"/> Adegwat	<input type="checkbox"/> Hazin	
Facilitajiet <small>Tista' timmarka aktar minn wahda</small>	<input type="checkbox"/> Bil-Gnien	<input checked="" type="checkbox"/> Bil-Pool	<input type="checkbox"/> Bil-lift	<input type="checkbox"/> Bil-Basement
	<input type="checkbox"/> Bla Garaxx	<input type="checkbox"/> Garaxx karozza wahda	<input type="checkbox"/> Garoxx zewg karozzi	<input checked="" type="checkbox"/> Garaxx ta' aktar karozzi
Arja	<input checked="" type="checkbox"/> Bl-arja tiegħu	<input type="checkbox"/> Minghajr l-arja	<input type="checkbox"/> Bl-arja ma' terzi	

* Jinkludi l-artijiet kollha u għonja imma jinkludi sulari addizzjonali, soqfa u washrooms

*** Jinkludi tikkil, elettriku, ilma u modum

** Jinkludi ** kif ukoll kmamar tal-banju w aperturi

Data: **2 ta' Marzu 2022**

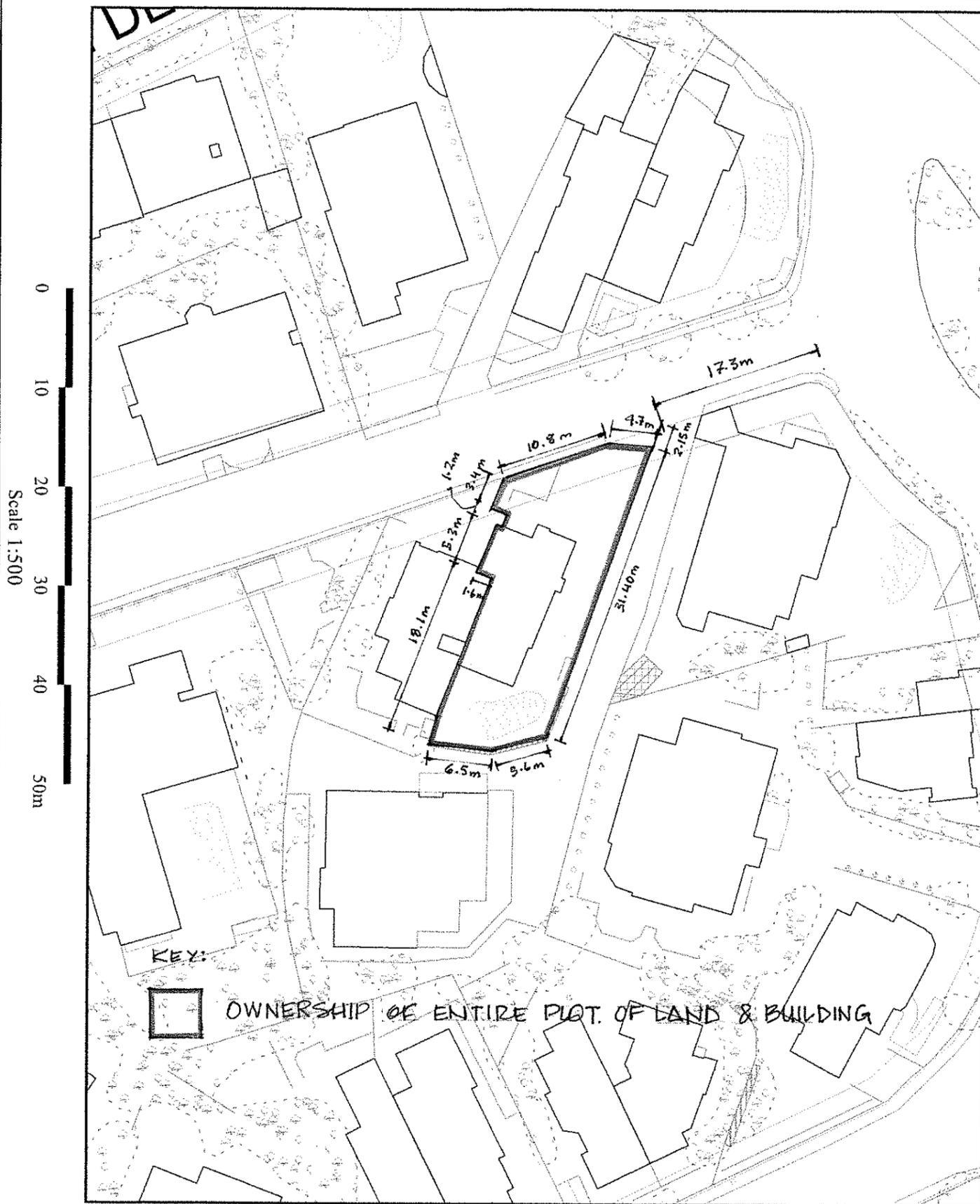
Firma tal-Perit:

Numru tal-Warrant: **235**

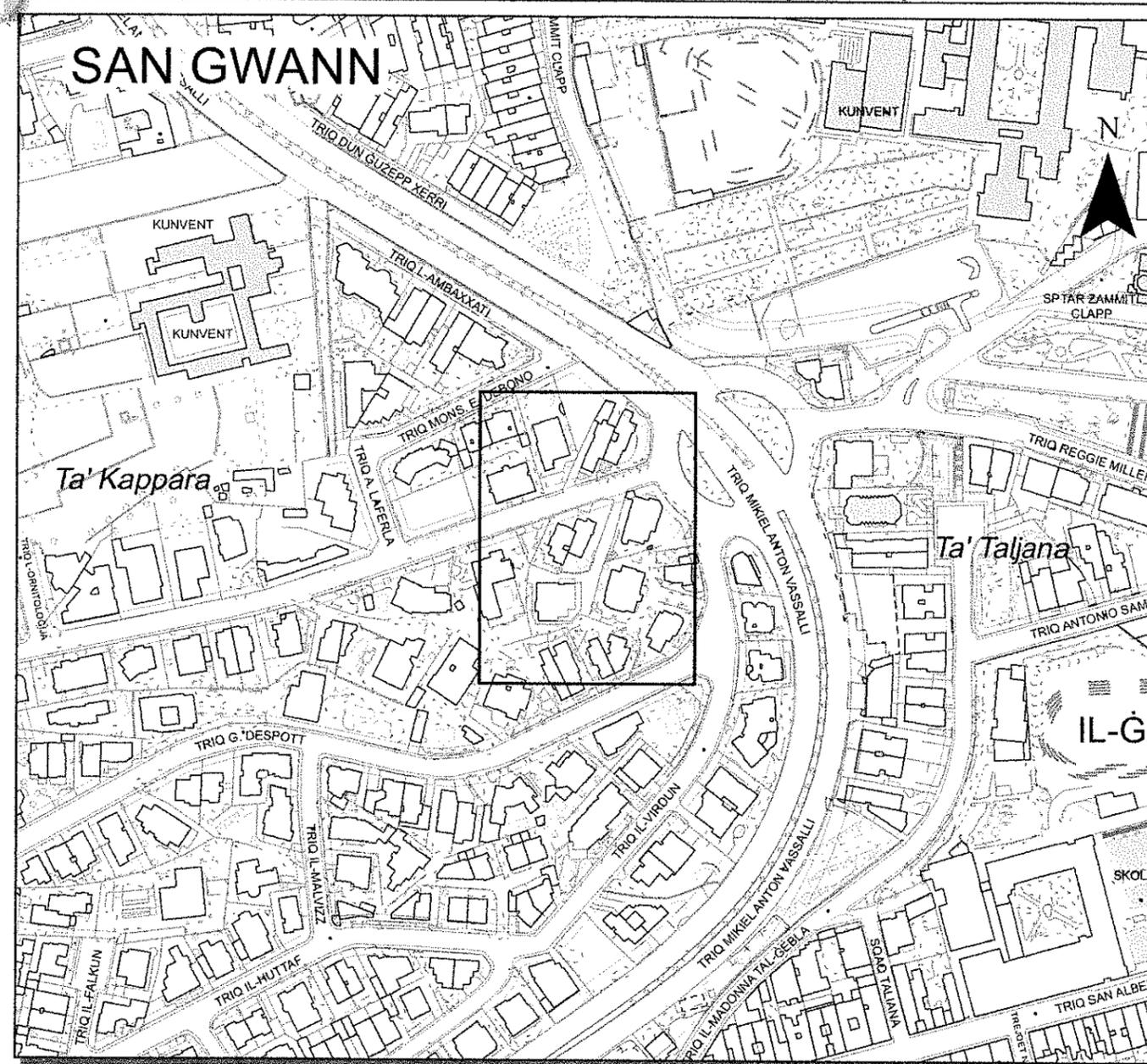
Timbru: **Perit ALEX CUTAJAR**
B.E. & A. (Hons), Pg. Dip. (Building Conserv. Tech.)
2A, AJ Maison, Triq Mile-End, Hamrun HMR 1718

Tel: +356 21415032 Mob: +356 99824232

Email: info.alexcutajar@gmail.com



Scale 1:500



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija għar-Registrazzjoni tal-Artijiet



Land Registration Agency

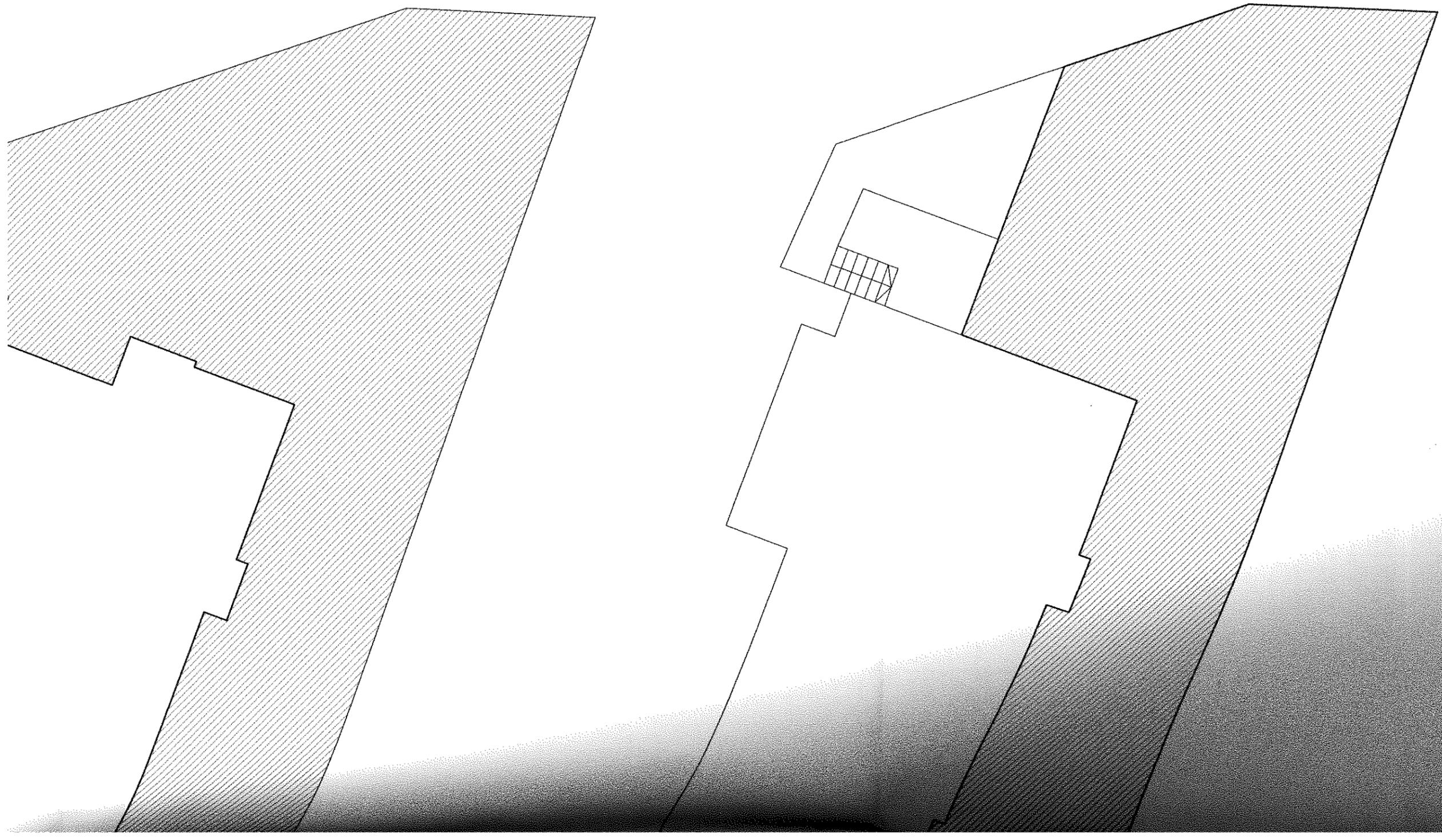
116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

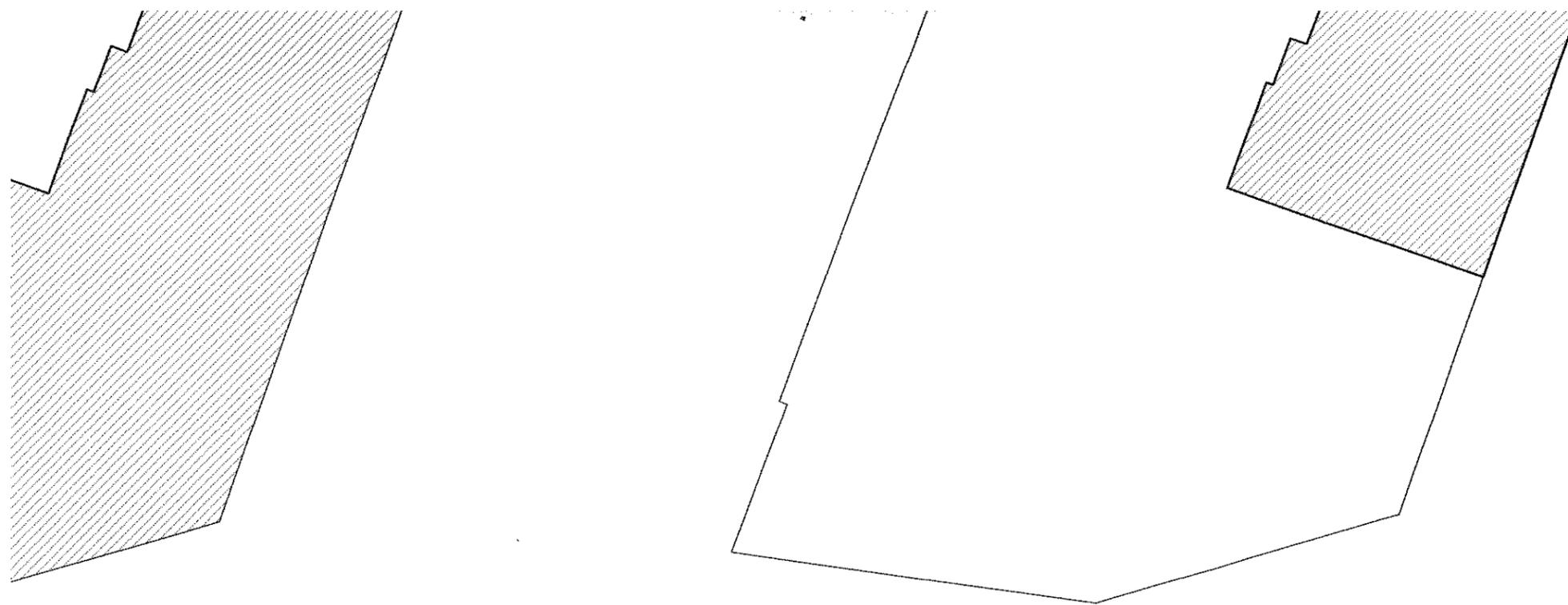
116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Nru tal-Mappa: Map Number:	237293 E	Pozizzjoni Ċentrali: Centre Coordinates:	x = 53972 y = 74114	Parti min S.S.: Extracted from S.S.:	5274	Data: Date:	08/11/2021
Perit: Architect:				Qies (metri kwadri): Area (square metres):	363.0		
Timbru tal-Perit: Architect's Stamp:				Perit ALEX CUTAJAR A. (Hons), Pg. Dip. (Building Conserv. Tech.) 2A, AJ Maison, Triq Mile-End, Hamrun HMR 1713 Tel: +356 21415032 Mob: +356 99824232 Email: info.alexcutajar@gmail.com			Firma ta' l-Applikant: Applicant's Signature:

LR 234475

Dritt imhallas
Fee Paid



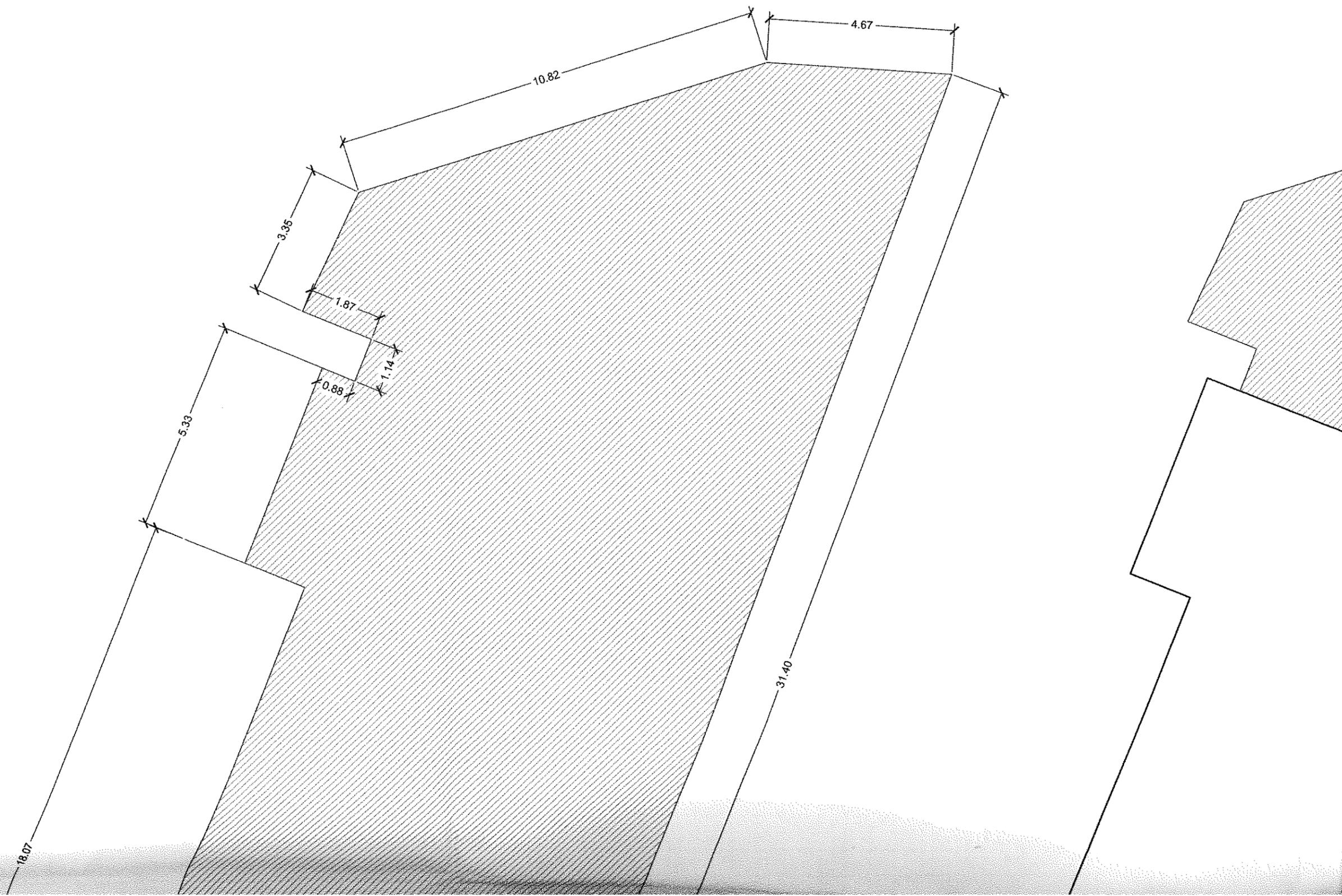


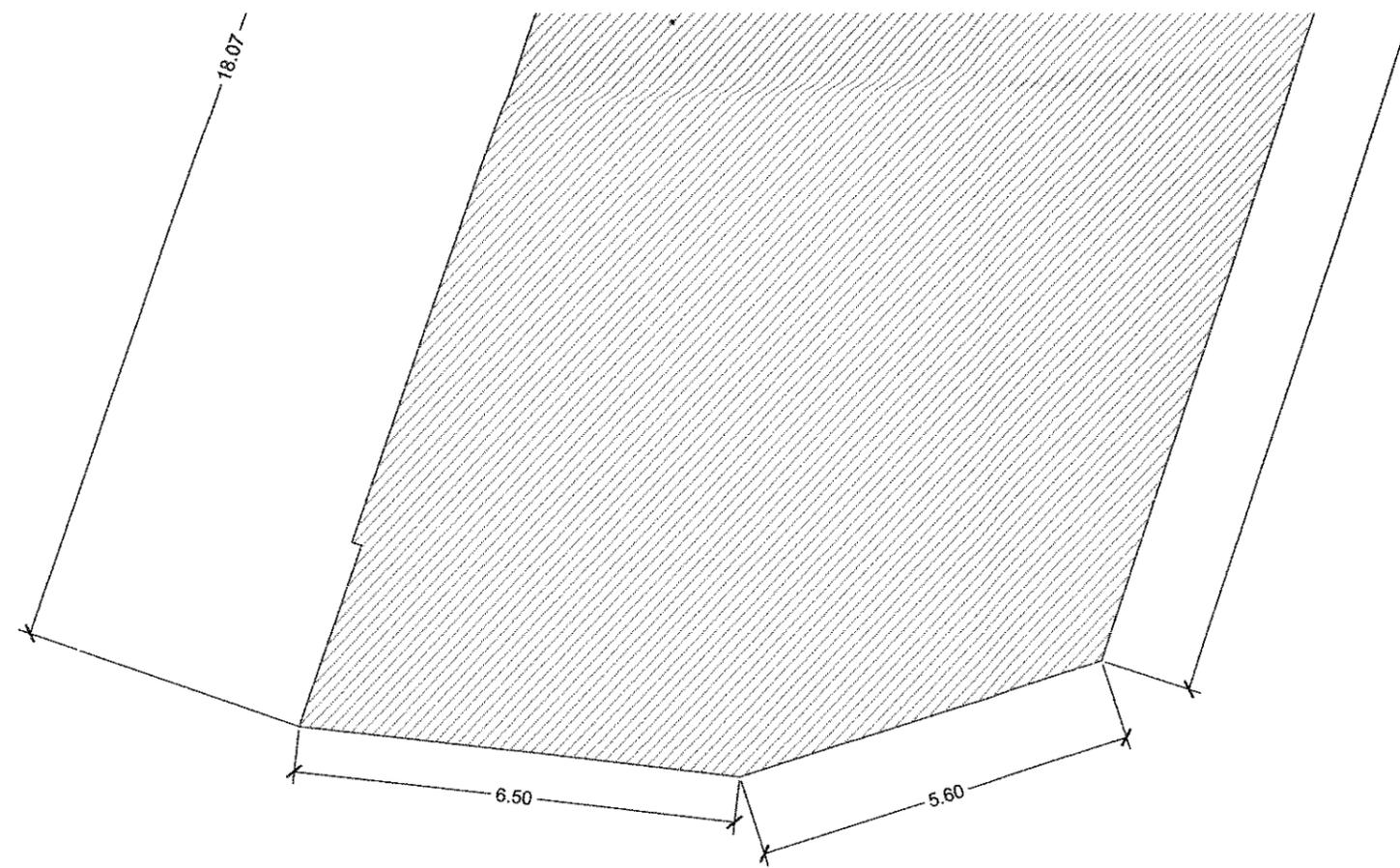
Perit ALEX CUTAJAR
B.E. & A. (Hons), Pg. Dip. (Building Conserv. Tech.)
2A, AJ Maison, Trig Mills Ln, Harrogate HG1 1JH
Tel: +356 21415032 Fax: +356 21424232
Email: info.alexcutajar@gmail.com

GARAGE AT GROUND FLOOR LEVEL
AREA = 146 SQ.M

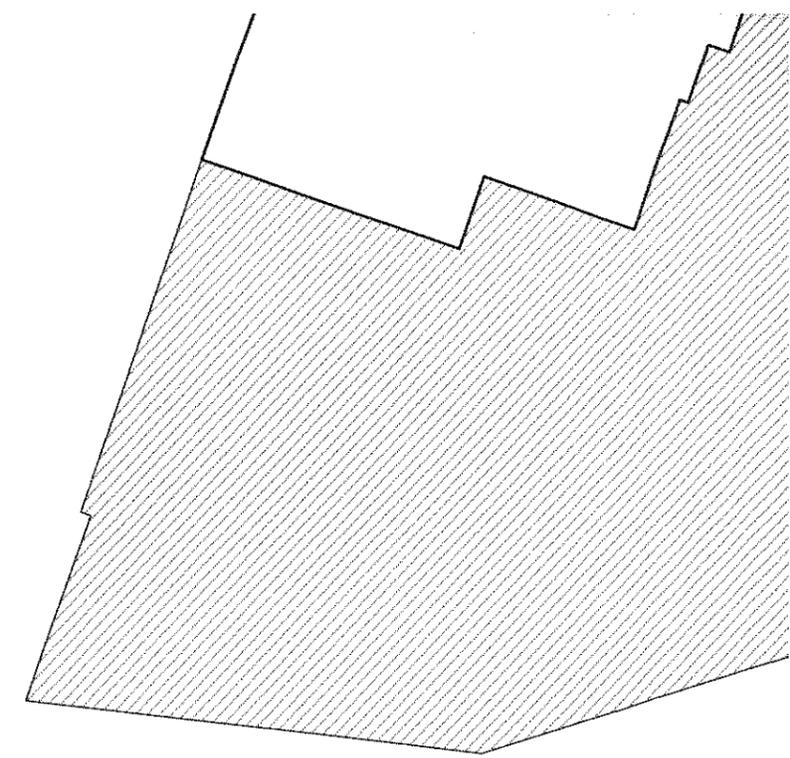


1 : 100 (m)





PLOT AREA
AREA = 363 SQ.M



OUTDOOR AREA
AREA = 251 SQ.M

Perit ALEX CUTAJAR

B.E.A. (Hons), Pg.Dip. (Building Conservation Technology), A.A.C.E.

2A, A1 Malson, Triq Mile-End
Hamrun, HMR 1118
T: 356-21415032 M: 356-99824232
E: info.alexcutajar@gmail.com

Drawing Title:
Schematic Plans of Property No. 1

Job:
Subbasta 49/2021

Applicant:

Location:
148, 'The Perry's'
Triq Antonio Schembri
Kappara, Limiti ta' San Gwann

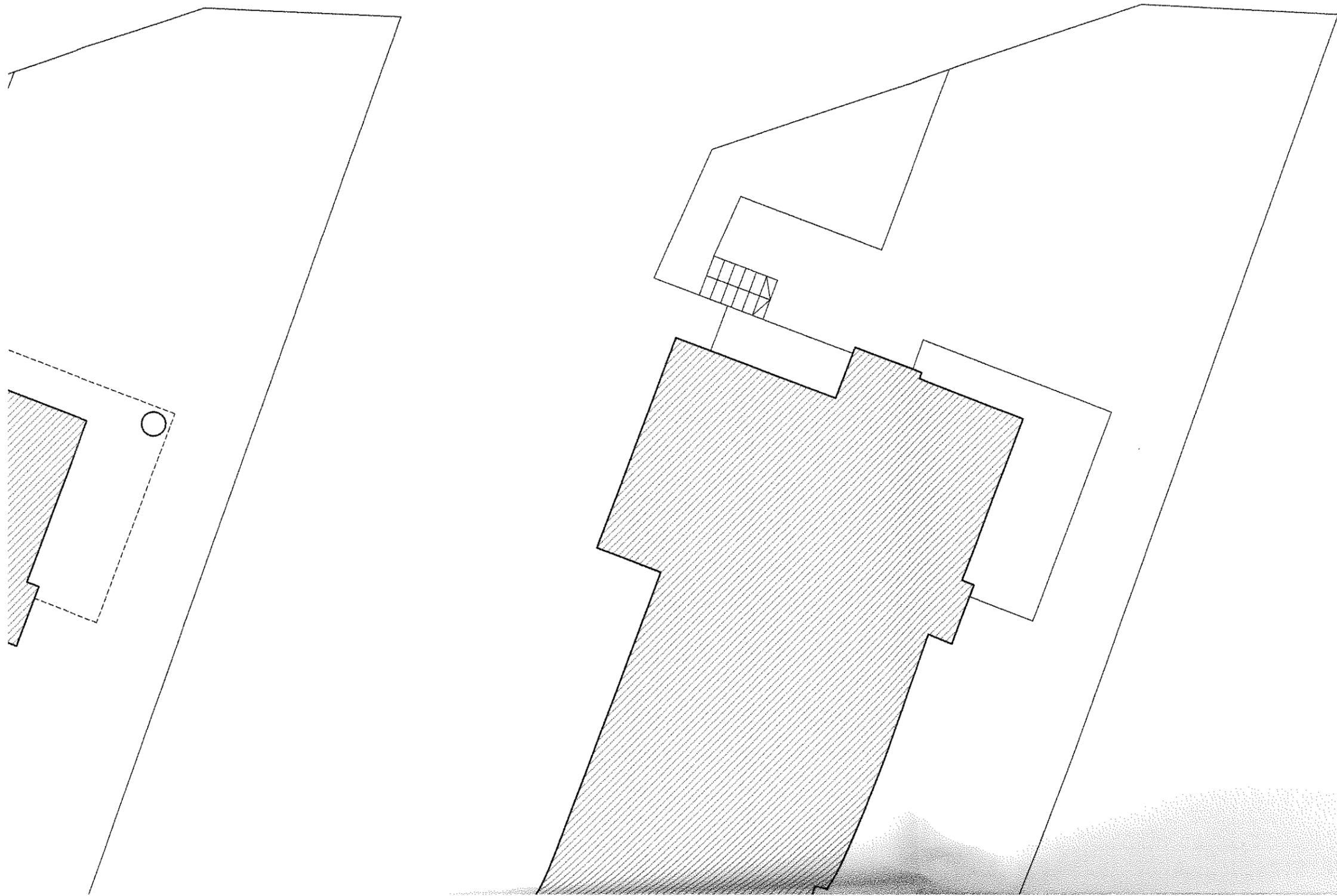
Job no: 2521

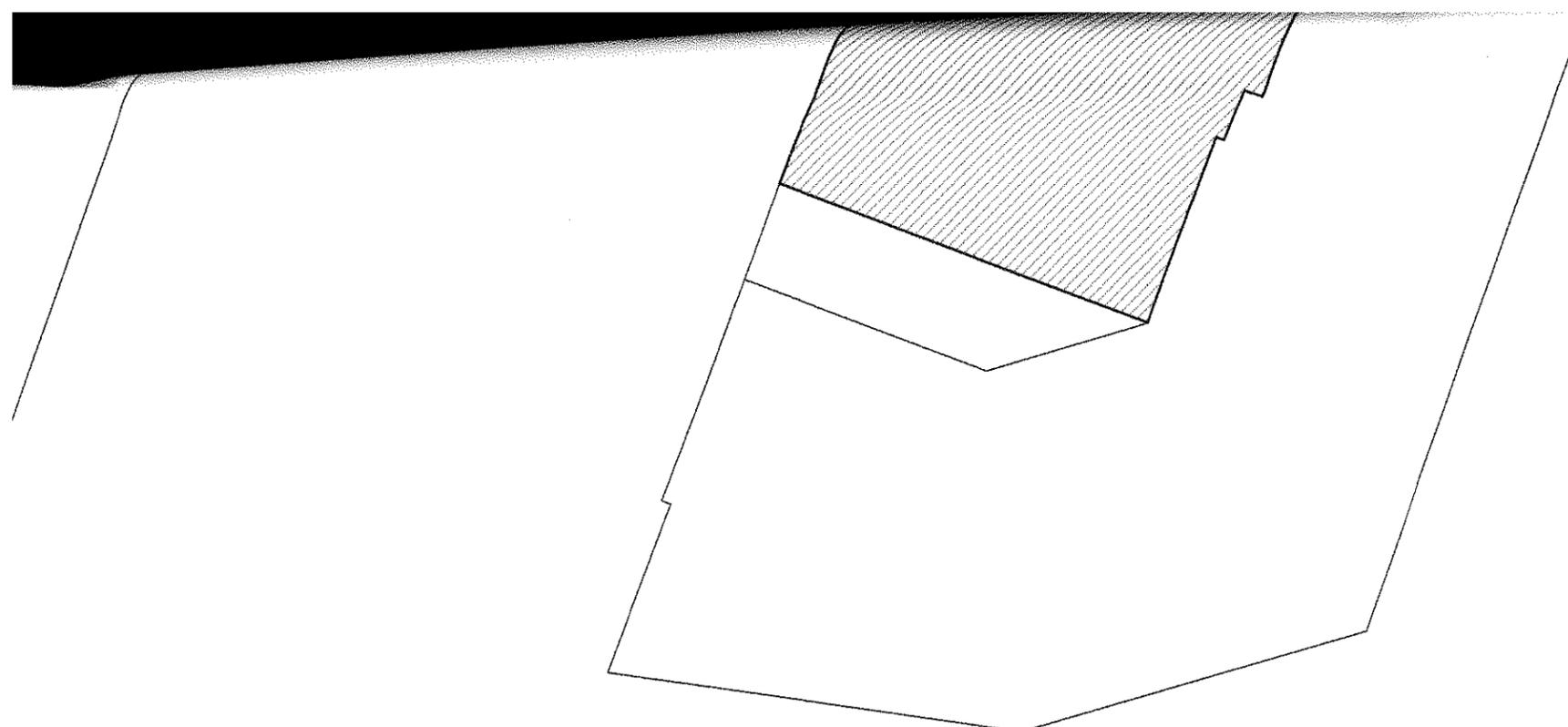
Drwg no: A01

Scale: 1:100

Date:
2 March 2022

Remarks:





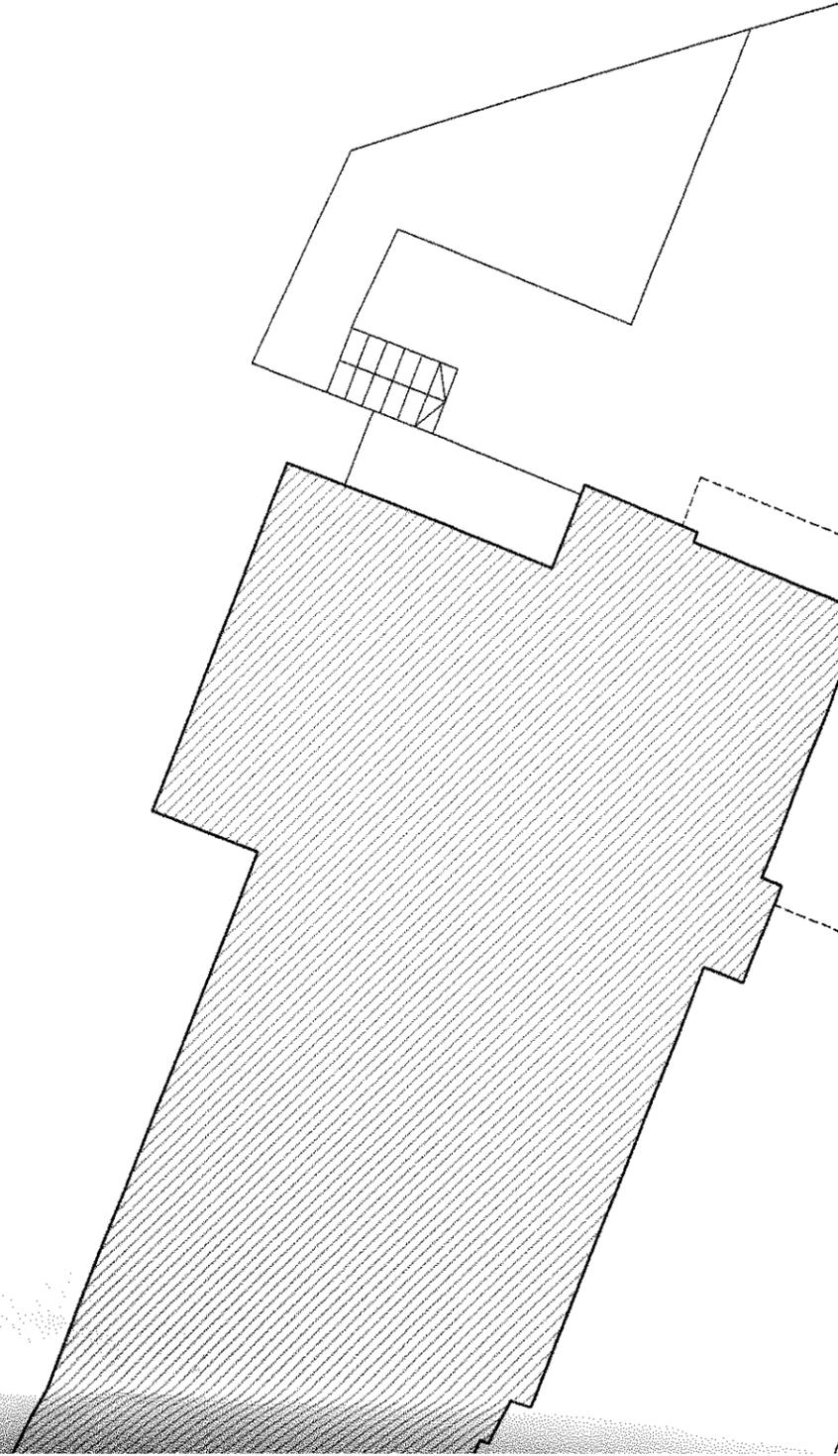
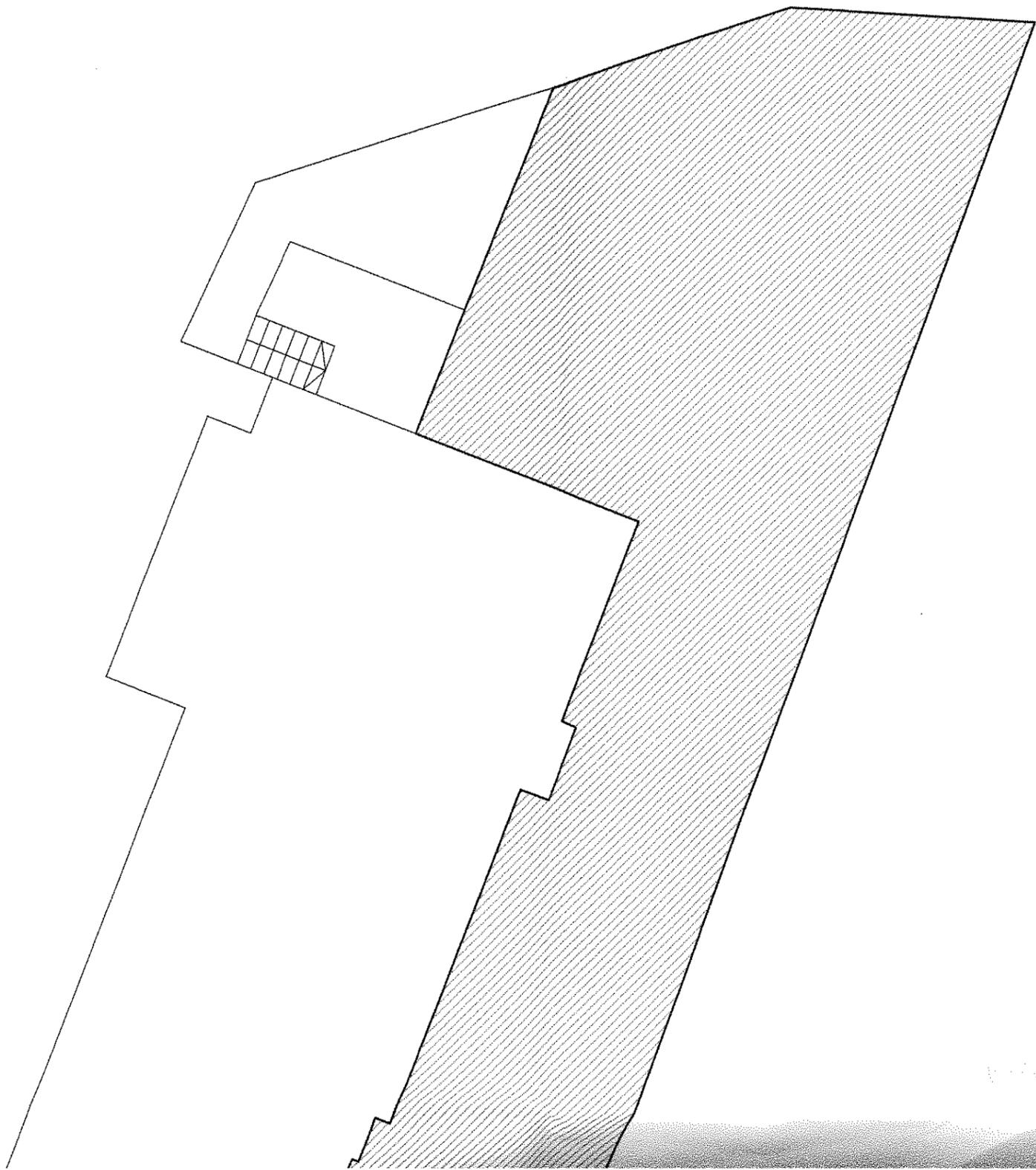
LLA

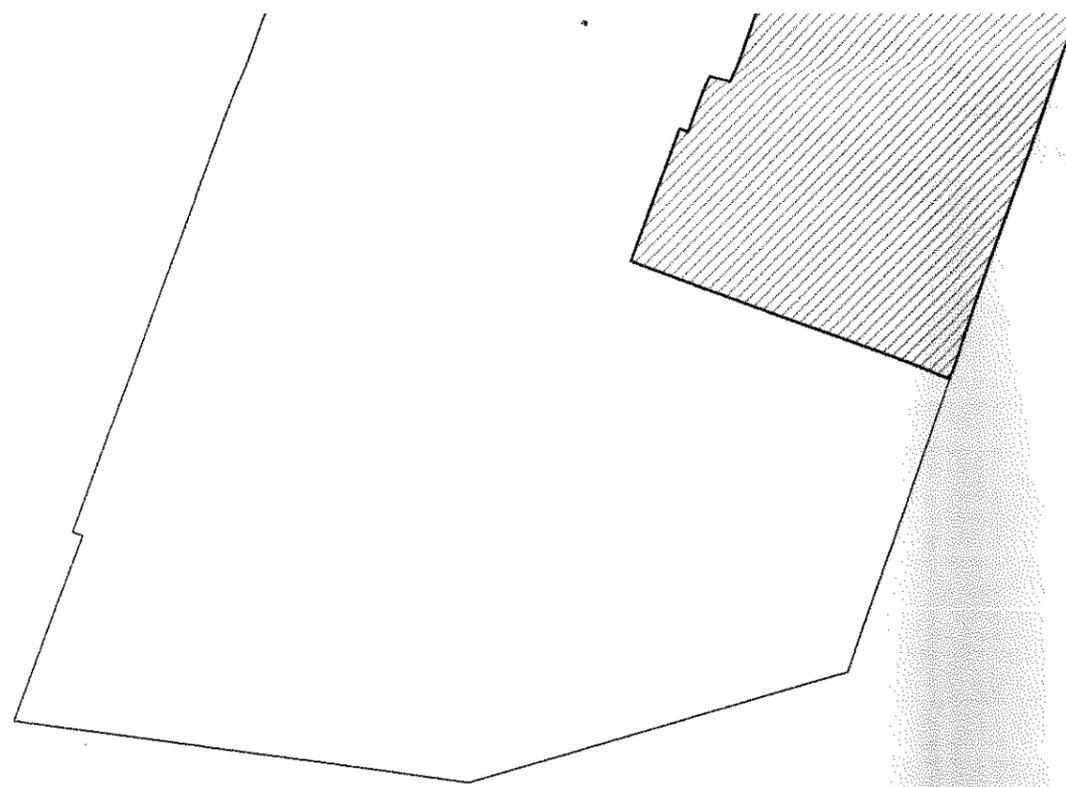
THIRD FLOOR - UPPER FLOOR OF VILLA
AREA = 114 SQ.M

Perit ALEX CUTAJAR
B.E. & A. (Hons), Pg. Dip. (Building Conserv. Tech.)
2A, AJ Maison, Triq Mile-End, Hamrun HMR 1718
Tel: +356 21415032 Mob: +356 99824232
Email: info.alexcutajar@gmail.com

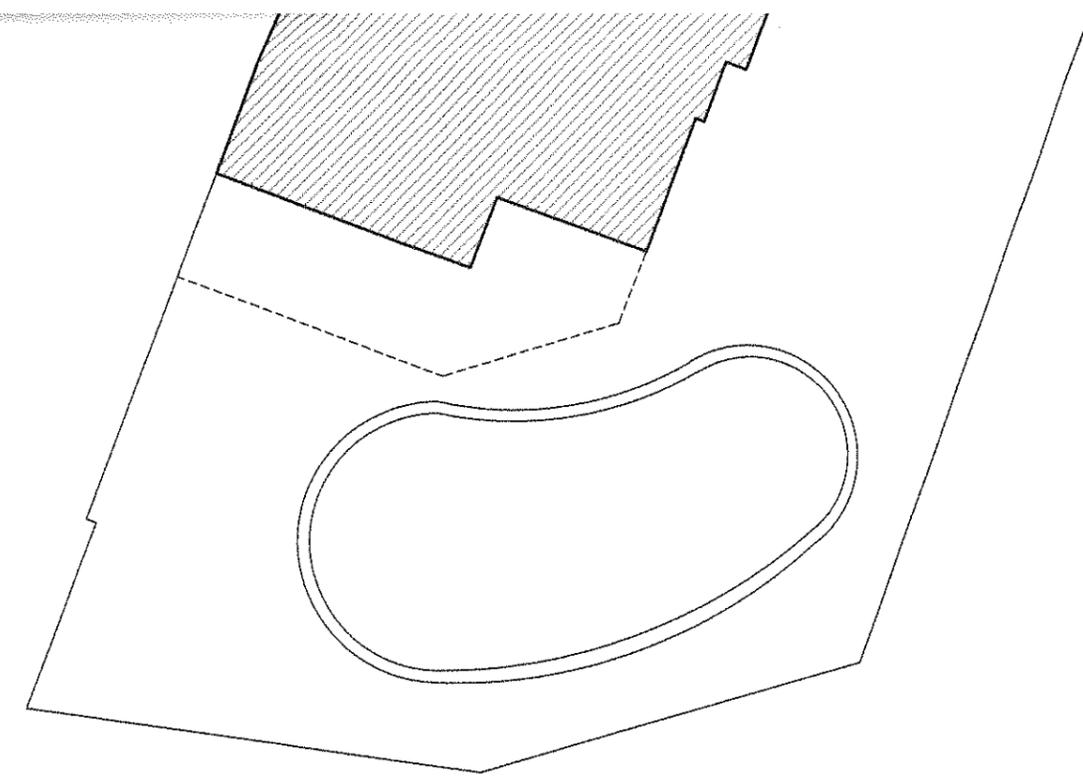


1 : 100 (m)



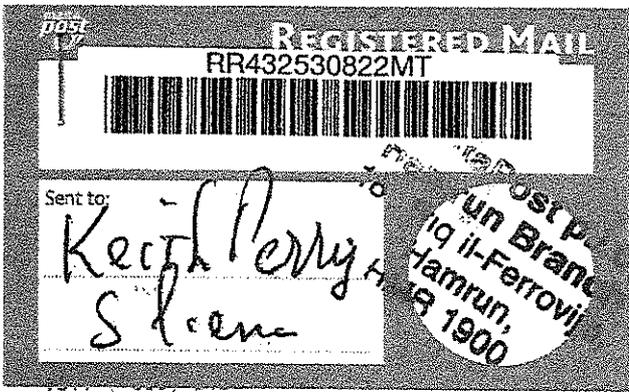


FLATLET AT FIRST FLOOR LEVEL
AREA = 146 SQ.M



SECOND FLOOR - LOWER FLOOR OF VILLA
AREA = 112 SQ.M

Perit ALEX CUTAJAR <small>B.E.A. (Hons), Pg.Dip. (Building Conservation Technology), A & C.E.</small> 2A, A.J. Maison, Triq Mile-End Hamrun, HMR1718 t. 356-21415032, m. 356-99824232 e. info.alexcutajar@gmail.com	Drawing Title: Schematic Plans of Property No. 2	Applicant :	Job no : 2521	Remarks:
	Job: Subbasta 49/2021	Location : 148, 'The Perry's' Triq Antonio Schembri Kappara, Limiti ta' San Gwann	Drwg no : A02	
			Scale : 1:100	
			Date : 2 March 2022	



EXD No: EX0947
 VAT No: MT15114134
 TII No: ---

HNR038892S 16 Nov 2021 11:35:49
 USER: ACHO14
 Contact Name: CASH SALE CLIENT
 Vat Number: NA

Sale Number: HNR1154895B

Local Post

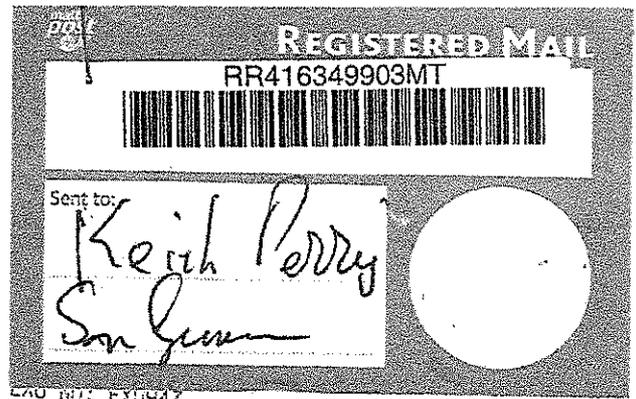
Weight: 0.012 kg
 Quantity: 1
 Service: Letter
 Price: 2.80
 Stamps Affixed: N/A
 Paid: E €2.80

Track & Trace Barcodes:
 RR432530822MT

Grand Total: €2.80
 Total Tendered: 2.80
 Cash Tendered: 2.80
 Change: €0.00
 VAT Analysis €
 Full F 16%: 0.00
 Reduced R 5%: 0.00
 Exempt E 0%: 2.80
 Non-Vatable NV 0%: 0.00
 VAT Paid: €0.00

***HMR1154895**
 #HMR1154895B*

This receipt is invalid
 if cheque is dishonoured
 or payment against Local Purchase Order



EXD No: EX0947
 VAT No: MT15114134
 TII No: ---

HNR038876S 06 Nov 2021 11:36:59
 USER: ACHO14
 Contact Name: CASH SALE CLIENT
 Vat Number: NA

Sale Number: HMR1153830B

Local Post

Weight: 0.034 kg
 Quantity: 1
 Service: Letter
 Price: 2.80
 Stamps Affixed: N/A
 Paid: E €2.80

Track & Trace Barcodes:
 RR416349903MT

Grand Total: €2.80
 Total Tendered: 2.80
 Cash Tendered: 2.80
 Change: €0.00
 VAT Analysis €
 Full F 16%: 0.00
 Reduced R 5%: 0.00
 Exempt E 0%: 2.80
 Non-Vatable NV 0%: 0.00
 VAT Paid: €0.00

***HMR1153830C**
 #HMR1153830B*

This receipt is invalid
 if cheque is dishonoured
 or payment against Local Purchase

Perit ALEX CUTAJAR

BE&A (Hons), PGDip (Building Conservation Tech.), A&CE

Mob: 9982 4232

Email: info.alexcutajar@gmail.com

15th November 2021

Mr Keith Perry
c/o Sliema Wanderers FC Nursery
The Point
Sliema

Our Ref: 2521

Dear Sir,

REQUEST FOR APPOINTMENT TO INSPECT PROPERTY

I have been appointed as a Court expert by the Hon. Civil Court of Malta, in connection with Atti tas-Subbasta 49/2021, to inspect and prepare a report on the property at:

148, 'The Perry's', Triq Antonio Schembri, Kappara L/O San Gwann.

Please note that I shall be carrying out my inspection on:

Thursday 18th November 2021 at 10.30am.

You are kindly requested to contact me in coming days by phone on 99824232 or by email on info.alexcutajar@gmail.com to confirm your availability, otherwise, it will be assumed that the indicated date and time have been accepted.

Best Regards,

Perit A. Cutajar

Perit ALEX CUTAJAR

BE&A (Hons), PGDip (Building Conservation Tech.), A&CE

Mob: 9982 4232

Email: info.alexcutajar@gmail.com

5th November 2021

Mr Keith Perry
148, 'The Perry's'
Triq Antonio Schembri
Kappara
L/O San Gwann

Our Ref: 2521

Dear Sir,

REQUEST FOR APPOINTMENT BY COURT EXPERT TO INSPECT PROPERTY

I have been appointed as a Court expert by the Hon. Civil Court of Malta, in connection with Atti tas-Subbasta 49/2021, to inspect and prepare a report on the property at:

148, 'The Perry's', Triq Antonio Schembri, Kappara L/O San Gwann.

Please note that I shall be carrying out my inspection on:

Thursday 11th November 2021 at 10.30am.

You are kindly requested to contact me in coming days by phone on 99824232 or by email on info.alexcutajar@gmail.com to confirm your availability, otherwise, it will be assumed that the indicated date and time have been accepted.

Best Regards,

Perit A. Cutajar

Aquilina Gaetana at Court Services Agency

From: Alex Cutajar <info.alexcutajar@gmail.com>
Sent: Monday, 07 March 2022 16:51
To: Aquilina Gaetana at Court Services Agency
Subject: Re: Subbasta 49/21
Attachments: REGISTERED MAIL 2.pdf; REGISTERED MAIL 1.pdf

CAUTION: This email originated from OUTSIDE the Government Email Infrastructure. DO NOT CLICK LINKS or OPEN attachments unless you recognise the sender and know the content is safe.

Ms Aquilina

Please find attached letters sent by registered mail to the owner. Bothe tentatives have failed

The proper inspection was then held on 15 February 2022.

Regards
Perit Alex Cuatajar

On Mon, 7 Mar 2022 at 13:36, Alex Cutajar <info.alexcutajar@gmail.com> wrote:
Ms Aquilina

Fir-rigward tal-pjanti nikkonferma li huma iffirmati imma iz-zewg ispezzjonijiet mhux imsemmija fir rapport ghax ma ghandhom l-ebda relevanza fuq il-valur tal-propjeta' imma jekk trid nibghatlek iz-zewg ittri li kont bghat lis-sid.

Tislijiet
Perit Alex

On Mon, 7 Mar 2022 at 12:02, Aquilina Gaetana at Court Services Agency <gaetana.aquilina@courtservices.mt> wrote:

Perit Cutajar,

Grazzi li qed tinfurmani.

Irrid niccekja li l-pjanti imsemmija hawn isfel huma ffirmati minnek u illi hemm fir-rapport illi ghamilt zewg spezzjonijiet.

Nitkellmu,

Gaetana Aquilina
Deputy Registrar

t +356 25902504

REPUBLIC STREET,
VALLETTA VLT1112

e gaetana.aquilina@courtservices.mt w www.courtservices.mt

Kindly consider your environmental responsibility before printing this e-mail

From: Alex Cutajar <info.alexcutajar@gmail.com>
Sent: Monday, 07 March 2022 11:57
To: Aquilina Gaetana at Court Services Agency <gaetana.aquilina@courtservices.mt>
Subject: Re: Subbasta 49/21

CAUTION: This email originated from OUTSIDE the Government Email Infrastructure. DO NOT CLICK LINKS or OPEN attachments unless you recognise the sender and know the content is safe.

Ms Aquilina

Qiegħed nerga niktiblek fuq Subbasta 49/21 biex ninfurmak biex meta tipprepara l-pagament dovut lili tinkludjex il-VAT ghax jien VAT exempt.

Grazzi u Tislijiet

Perit Alex Cutajar

On Mon, 7 Mar 2022 at 11:32, Alex Cutajar <info.alexcutajar@gmail.com> wrote:

Bongu Ms Aquilina

Għadni kemm iddepożitajt id-dokumenti li gejt mitlub lil naghmel bhala Perit Tekniku fir-rigward ta' Subbasta 49/21.

Qiegħed niktiblek biex meta tkun qiegħdha taħdem il-pagament dovut lili jekk jogħgbok inkludi dawn:

(a) Żewg ispezzjonijiet fuq is-sit mingħajr suċċess li għamilt f'zewg dati differenti wara li kont infurmajt lis-sid b'permezz ta' ittri registrati (ricevuti annessi)

(b) Preparazzjoni ta' zewg pjanti ta' qies A1 mad-dokument

Grazzi u Tislijiet

Perit Alex Cutajar