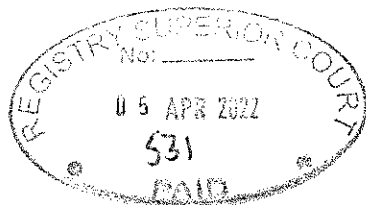


Perit Jonathan Grech
B. E.&A. (Hons.)(Melit.), A. & C. E., MSc (Surrey)

40, Triq il- Kappella tal- Mirakli, Attard, ATD2692
Mobile: 79018753
Email: peritjgrech@gmail.com

Fil-Prim' Awla tal-Qorti Civili

Subbasta Numru. 6/22



Fl-Atti tas-Subbasta:

HSBC Bank Malta plc

vs

Darren Dimech et.

RELAZZJONI TAL-PERIT TEKNIKU

Jonathan Grech
B.E. & A. (Hons.)(Melit.), A. & C.E., MSc (Surrey)

Referenza tal-Perit: 994/22

2 ta' April 2022

Indirizz tal-Propjeta: 154, gia 169, 'Etray', Triq Kent, Fgura

INTERNAIMENT NUMERAT 2 

Skop

L-iskop ta' dan ir-rapport huwa li jipprezenta stima u dettalji tal-propjeta immobbli hawn fuq msemmija. Jiena, l-Arkitett u Inġinier Civili Jonathan Grech, numru tal-warrant 859, hawn taht iffirmat niddikkjara, wara access fuq il-post hawn fuq imsemmi li sar nhar s-7 ta' Marzu 2022, u wara digriet tal-Qorti moghti fl- 1 ta' Frar 2022, dan li gej:

Tip ta' Propjeta u Deskrizzjoni

Skizz tal-fond qed jigi esebit bhala Dok A. u ritratti esebiti bhala Dok. B.

Il-fond in kwistjoni jikkonsisti minn appartement fit- tieni livell mit-triq (*second floor level*) soprapost minn maisonette u sottopost minn appartement ta' terzi persuni. L-access principali tal-propjeta qiegħed minn Triq Kent u il-bieb principali jista' jigi accessat minn komun li jinsab f'dan l-istess triq. Din il-propjeta tiffirma parti minn blokka ta' maisonette, zewg appartamenti residenzjali u *garages* fil- livell tat- triq. Iz- zewg appartamenti ta' fuq għandhom access minn dan l-istess komun u tromba tat- tarag li ma fiehx *lift*, filwaqt li maisonette għandu access minn bieb qabel it- tromba tat- tarag, imma xorta wahda għandu access mit- tarag komuni li hemm fuq quddiem tal- blokka. Kif deskritt fl- atti tan- Nutar Dr. Joseph Tabone fl- 14.04.2008, l-istess appartement jinkludi sehem proporzjonali tal- komun li jinkludi ukoll it- turgien, l- entrata u s- sistema tad-dranagg. Is- sid tal- apartment għandu dritt jwahhal tank tal-ilma u televixin *aerial* fuq il-bejt tal- blokka, filwaqt li għandu dritt għall- access għas- saqaf tal- blokka kull meta jkun il- bżonn

Perit Jonathan Grech

B. E. & A. (Hons.)(Melit.), A. & C. E., MSc (Surrey)

li jsir maintenance. L- appartement huwa ukoll suggett ghal cens perpetwu ta' €17.47 fis-sena. Mill- bqija l- apartment huwa liberu u frank, hieles u vakant minn kull pusses iehor u igawdi minn drittijiet u obligi ta' servitu skond il- pozizzjoni tieghu. Fl-isfond ta' dan kollu, il-kuntratt fl-intier tieghu qed jigi anness ma' dan id-dokument ta' valutazzjoni ghal aktar dettal (Dok. D).

Principarjament dan l-apparatment jikkonsisti f'entrata, *open plan area* li fiha kcina, kamra tal-ikel, u *living / sitting area*, *bar area*, tlett kmamar tas-sodda, kamra tal-banju principali, kamra tal-banju sekondarja u gallerija fuq in- naha ta' wara tal- apartment. Magenb il-kcina hemm ukoll hemm access ghal terrazin zghir li jinsab fil- bitha nterna, filwaqt li mit- tarag tal- komun wiehed jista jaccessa terrazin iehor li jhares lejn Triq Kent. Is- servizzi tad- dranagg u ilma, li huma komuni ghall- maisonette u l- appartamenti li jiffurmaw parti minn din l-istess blokka, ghaddejin kollha miz- zewg btiehi interni u l- bitha ta' wara tal- blokka. L- maisonette soprapost u l- apartment sottopost ghandhom ukoll twieqi iharsu ghal fuq dawn l-istess btiehi.

Dan l-appartament fih kejl ta' cirka mija erbgha u hamsin metri kwadri (154m²). Dan il- fond ghandu faccata ta' tminja punt tlieta metri (8.3m) u huwa oghli tnejn punt sebgha tminja (2.8m) mill-madum sa taht is-saqaf. Fil-prezent dan l-appartament qieghed ikun abitat.

Intant l-ahhar bejgh ta' din il-propjeta saret fil-kuntratt datat 14/04/2008 li sar quddiem in- Nutar Dr. Joseph Tabone, bejn il- vendituri Ivan John Seguna (235184M) u martu Caroline (524764M) u x- xerrejja Darrell Dimech (575977M) u Mirielle Dimech nee D'Amato (384983M). Il- bejgh sar versu self ta' EUR92, 243.19 minn HSBC mis- somma globali tal- bejgh ta EUR102,492.42.

Architect

-

Structural Engineer

-

Cost Consultant

Kostruzzjoni

Dan l-appartament jidher li nbena bis-sistema tal- *loadbearing construction*. Il-hitan ta' dan l-appartament huma tal-gebel tal-franka/*bricks* u s-soqfa huma tal-konkos rrinfurzat. Mill-ispezzjoni vizwali illi saret fuq il-post, l-istruttura ta' dan il-fond hija fi stat accettabli, madanakollu fiha xi hsarat minhabba dhul ta' ilma fis-saqaf tal- kamra tal-banju principali u s- saqaf tal- kcina. Dan wassal biex is- soqfa ta' dawn il-kmamar ikollhom rqajja maqsumin fil-konkos rinfurzat. Ritratti tal- hsarat u l- kundizzjoni tal-propjeta qed jigu ipprezentati ma' dan id-dokument f' Dok. B.

Finituri

Il-*flat* inkwistjoni jinsab fi stat tajjeb, abitabli, *finished u furnished*. L-art tal- propjeta hija kollha ccangata b'madum tac-ceramika. Parti kbira mill-hitan tad-dar jinsabu mizbugha u mkahlin. Intant, hafna mill-bibien interni tad-dar huma tal-injam mhux solidu, filwaqt li l- aperturi tal- font, li jaghtu ghal barra, huma kollha tal- *aluminium*.

Permess u Pjanijiet Lokali

Il-Perit hawn taht iffirmit, ghamel ricerka fl-arkivji tal-*Planning Authority* (PA) u jidher li l- permess ufficjali approvat mill- *Planning Authority* (PA) jew l-Awtorita kompetenti ma setghax jinstab u il- Perit hawn taht iffirmit ma' kellux access ghal dan l-imsemmi *file* tal- permess. Is- sidien tal- post lanqas ma' ghandhom kopja tal- permess tal- bini. Ghaldaqstant, il-permess mhux qieghed ikun ipprezentat ma' dan id-dokument ta' valutazzjoni.

L-appartament jinsab mibni f'zona residenzjali hekk kif muri f'dokument u mappa FG1 tal- Pjan Lokali tal- Fgura. Skond il-Pjanijiet Lokali tal-PA, dokument u mappa FG2, l-oghli tal- bini permessibbli huwa ta' tlett sulari u *semi-basement* li jittraduci f' oghli ta' 17.5m skond

Perit Jonathan Grech
B. E. & A. (Hons.) (Melit.), A. & C. E., MSc (Surrey)

Policy and Design Guidance 2015, Annex 1. L-imsemmija mappew FG1 u Fg2 jinsabu annessi kollha taht Dok. C.

Valur tal-Propjeta

Wara li kkunsidra dawn il-punti imsemmija hawn fuq, il-kuntratt, is-suq u l-policies applikabli fuq l-istess propjeta minn naha ta' pjanar, l-Perit hawn taht iffirmat, jistma din il-propjeta fl-ammont ta' mitejn u ghaxart elef ewro (€210,000).

Daqstant l-esponent, in adampiment mill-inkarigu lilu moghti ghandu l-unur jissottometti ghas-savju u superjuri gudizzju ta' din l-Onorabbli Qorti li taghha jiddikjara ruhu, serv umli u ubbidjent.



Perit Jonathan Grech
B.E. & A. (Hons) (Melit.), A. & C.E., MSc (Surrey)

ILLUM. 22.04.22

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

DEPUTAT REGISTRATUR

Gastana Aquilina
Deputat Registratur
Deputy Registrar
Qorti tal-Gustizzja (Malta)

Architect

Lawyer

Structural Engineer

Cost Consultant

05 APR 2022

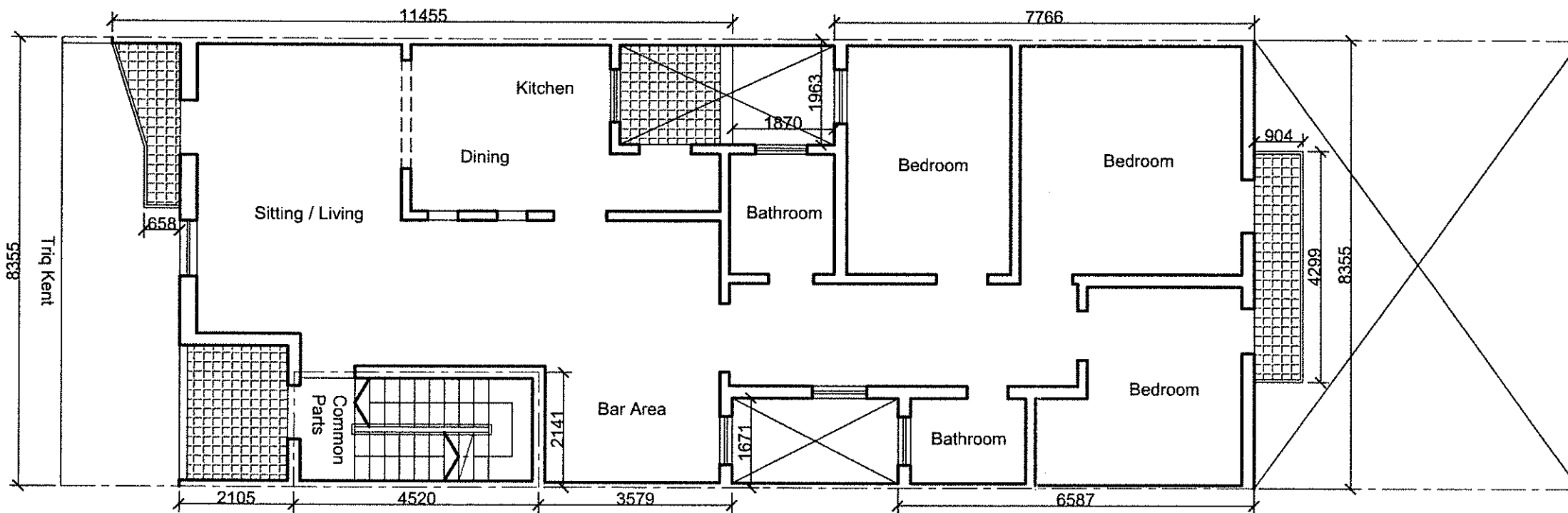
Illum.....

Ippreżentata mill- A.C.S. Grech

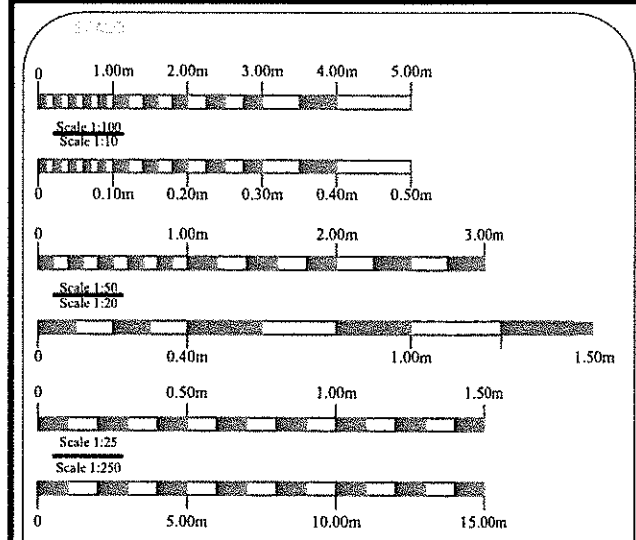
B/bja dok. (5) dokumenti

Annalise Spiteri
Deputat Registratur
Qorti tal-Gustizzja (Malta)

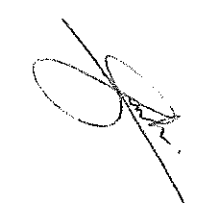
Pjanta – Dok. A



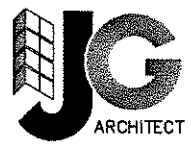
Existing Second Floor Level
Scale 1:100



LEGEND:


Perit Jonathan Grech
B.E. & A. (Hons.) (Milit.), A. & C.E.
Architect, Civil Engineer & Cost Consultant
 Warrant No. 859 – Mob.: 79018753

Drawings are not to be scaled. All dimensions have to be checked and confirmed on site with the architect in charge. This drawing is a property of Perit Grech and must not be disclosed to third parties, copied or lent without his written consent.

	PERIT Jonathan Grech 40, Triq il-Kappella tal-Mirakli Attard e-mail: peritjgrech@gmail.com mob: [+356] 79018753
---	--

PROJECT TITLE: Existing survey		
LOCATION: 154, gja 169, Etray, Apartment 2, Triq Kent, Fgura		
DRAWING TITLE : Existing second floor level		
DRAWN BY : --	ARCHITECT : jg	DATE : 2022-03-28
SCALE : 1:100	PROJECT No.: 994/22	DRAWING No.: 01

Ritratti – Dok. B

Ritratti Esterni tal- Apartment



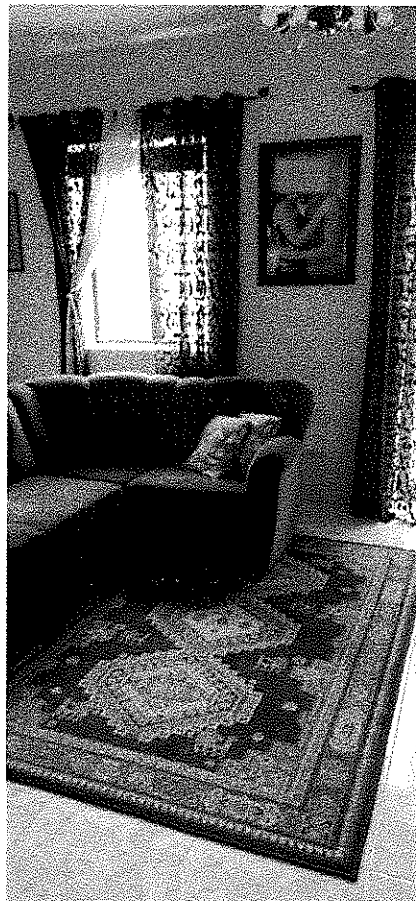

Perit Jonathan Grech
B.E.&A.(Hons.)(Melit.), A.&C.E.

Architect, Civil Engineer & Cost Consultant
Warrant No. 859 – Mob.: 79018753

Ritratti Interni tal- Apartment



A



B

A handwritten signature in black ink, appearing to read 'Jonathan Grech'.

Perit Jonathan Grech

B.E. & A. (Hons.) (Melit.), A. & C.E.

Architect, Civil Engineer & Cost Consultant

Warrant No. 859 – Mob.: 79018753



C

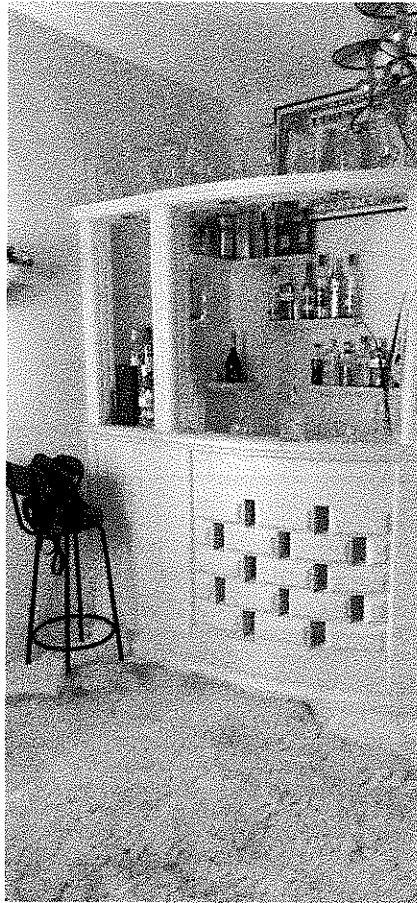


D

A handwritten signature in black ink, appearing to read 'Perit Jonathan Grech'.

Perit Jonathan Grech
B.E. & A. (Hons.) (Melit.), A. & C.E.

Architect, Civil Engineer & Cost Consultant
Warrant No. 859 – Mob.: 79018753



E



F

Perit Jonathan Grech
B.E.&A.(Hons.)(Melit.), A.&C.E.

Architect, Civil Engineer & Cost Consultant
Warrant No. 859 – Mob.: 79018753



G



H

Perit Jonathan Grech
B.E.&A.(Hons.)(Melit.), A.&C.E.

Architect, Civil Engineer & Cost Consultant
Warrant No. 859 – Mob.: 79018753



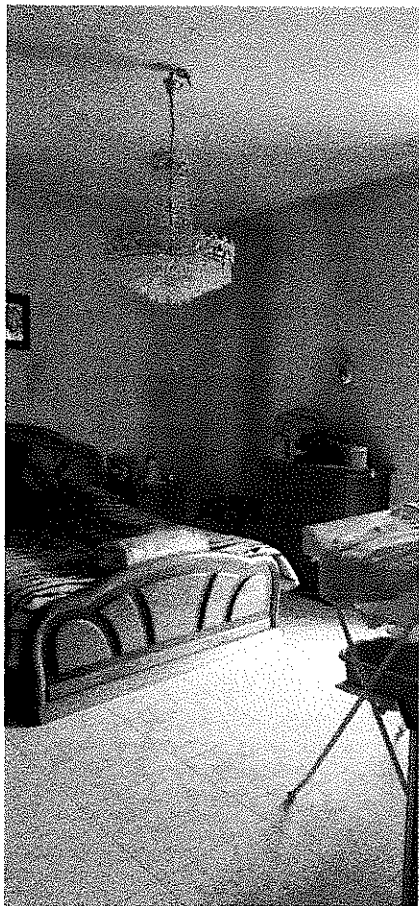
I



J

Perit Jonathan Groch
B.E. & A. (Hons.) (Melit.), A. & C. E.

Architect, Civil Engineer & Cost Consultant
Warrant No. 859 – Mob.: 79018753



K



L

Perit Jonathan Grech
B.E.&A.(Hons.)(Melit.), A.&C.E.

Architect, Civil Engineer & Cost Consultant
Warrant No. 859 – Mob.: 79018753

Hsarat Interni fl- Appartment



Saqaf tal- kamra tal- banju



Saqaf tal- kcina

Perit Jonathan Grech
B.E.&A.(Hons.)(Merit.), A.&C.E.

Architect, Civil Engineer & Cost Consultant
Warrant No. 859 – Mob.: 79018753

Pjan Lokali – Dok. C

SOUTH MALTA LOCAL PLAN



L-Avtorità ta' Malta Dwar l-Ambjent u l-ippjanar
 Malta Environment & Planning Authority

Key

- Limits to Development
- Proposed Scheme alignment
- Urban Conservation Area
- 1 Floor
- 2 Floors
- 3 Floors plus semi-basement
- Not to exceed existing height
- As per Policy SM16C.01

Remarks:
 The referenced height limitation shall not be applicable to mandatory green spaces, urban open spaces, courtyards, front or back gardens or other open spaces auxiliary to urban development.

Figura

Building Heights

Scale:

1:5000

Date:

July 2006

Map:

FG 2

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

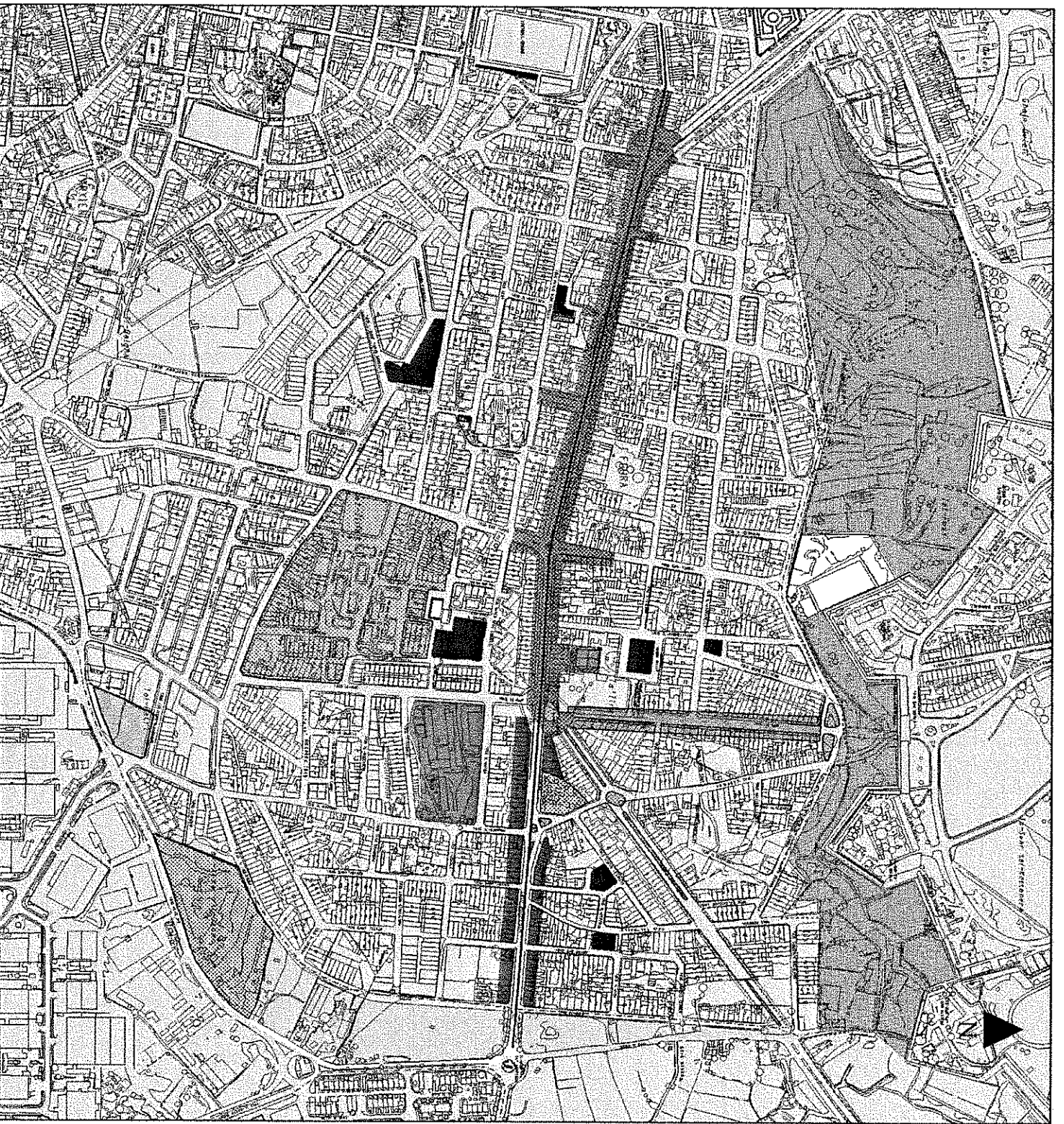
Date: May 2008
 Copyright Mapping Team, Malta Environment & Planning Authority



SOUTH MALTA LOCAL PLAN



L-Awtorità ta' Malta Dewas-Annigjent u Higijenza
 Malta Environment & Planning Authority



Key:

- Limits to Development
- Scheme Alignment
- Urban Conservation Area - SAUCO 01
- Rezoning - SAHF 03
- Residential Area - SAHO 02
- Green Area - SAHF 04
- Public Urban Open Space - SAHF 04
- Church - Chapel
- Educational Facility - SAHO 05
- Secondary Town Centre - SAHCA 01
- Local Centre - SAHCA 02
- District Park - SAHA 12
- Residential Amenity Improvement Action Area - SAHO 01
- Sports Facility - SAHF 01, SAHF 04
- Mixed Development Area - SAHG 02, SAHG 05
- Social Housing / Community Facilities - SAHO 03, SAHO 04
- Strategic Open Strip - SAHC 10
- Area Prone to Flooding - SAFTU 01
- Strategic Bus Corridor - SAFTU 01
- Creation of Boulevard - SAHA 04

Figura
Policy Map

Scale: 1:5000
 Date: July 2006
 Map: FG 1

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

Copyright Mapping Data: Malta Environment & Planning Authority
 June 2006 - 1988 Survey Sheet
 Figure Policy Plans 2006

Kuntratt – Dok. D

DLC
DJA

Fourteenth april two thousand and eight

NUMBER
LOAN AND SALE
Enrolled:

Before me Doctor of Laws Joseph Tabone Notary Public in Malta have personally appeared after having verified their identity:

Of the first part Advocate Doctor Ethelbert Fenech Adami son of Michael and Giovanna nee Galea born in Florjana and residing at Mosta with identity card number 87957M appearing hereon in the name for and on behalf of 'HSBC Bank Malta p.l.c.' - hereinafter referred to as 'The Bank' - as duly authorised.

Of the second part, Ivan John Seguna employee son of John and mary nee Caruana born in Edminton Canada and his wife Caroline daughter of Grazio Magri and Vincenza nee Falzon born in Pieta and both residing at fgura with identity card number 235184m and 524764M respectively who are appearing for all purposes of this agreement jointly and severally between them both hereinafter referred to as the vendors.

Of the third part, Darrell Dimech delivery man son of Emmanuel and Rita nee Scicluna born in Pieta and residing at Santa Lucia and Mirielle d'amato daughter of Christopher and Rachelle nee Bugeja born in Pieta and residing at Hamrun with identity card number 575977m and 384983M- hereinafter referred to as 'the Customers' or 'the Borrowers'.

Whereas the Customers have requested the Bank to grant them on loan the sum of ninety two thousand two hundred and forty three euro and nineteen cents (€92243.19c) equivalent to thirty nine thousand six hundred Maltese liri (l39600) hereinafter called 'The Loan' which is for the purpose of paying part of the purchase price of the hereunder described immovable property.

And whereas the Bank has acceded to the request of the Customers subject to the limitations and conditions set out hereunder.

Now, therefore, by virtue of this deed the Bank declares to accede and hereby accedes to grant on loan to the Customers, who accept, the sum of ninety two thousand two hundred and forty three euro and nineteen cents (€92243.19c) equivalent to thirty nine thousand six hundred Maltese liri (l39600) which sum the customers delegate the Bank which accepts to pay to the vendors later on in this deed.

The parties agree that the loan shall bear interest at rates that shall not exceed the maximum rate allowed by law, the said interest to be reckoned on the amount due for balance of loan by the Borrowers from time to time in accordance with recognised banking practice.

The Bank reserves unto itself the right to lay down such terms and conditions as it considers reasonable for the repayment of the loan over a period and may change or add to the terms and conditions (including the interest rate) for security, legal regulatory or market reasons. The Bank will give reasonable prior notification to the Borrowers accordingly.

The loan is for a fixed term. However, if an Event of Default (as listed in the attachment marked Document "A") takes place, any sum outstanding to the Bank shall be immediately due and payable (together with all charges and expenses) all rights appertaining to the Bank shall be exercisable and all security shall become enforceable. In such event the Borrowers shall lose the benefit of any time granted to them for payment and this without the necessity of any other proceedings.

In warranty of the proper observance of the conditions of this deed and in particular of the repayment of the loan and the payment of interest accruing thereon, the Customers hereby hypothecate in favour of the Bank, which accepts, and in solidum between them, all their property in general present and future over and above a special hypothec and special legal privilege on their property being purchased in the second part of this deed.

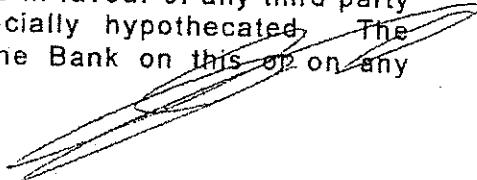
The Customers undertake to give the Bank full details and all information relating to their business and financial position as requested by the Bank from time to time and to accord to the Bank every facility for the verification thereof.

All fees and expenses in connection with this deed are to be borne by the Customers, who further undertake to refund to the Bank all expenses including legal fees made for bringing up to date from time to time the researches into the Customers' liabilities and transfers. Said researches become bank property.

The Customers delegate the Bank to pay the Notary on his first demand an amount representing Notarial fees and expenses relative to this deed by debit of Customers' Account/s with the Bank. It shall not be incumbent on the Bank to verify whether such amount is justified.

Further, the Customers undertake at the Bank's request to insure their property against all normal risks with a reputable insurance company and to have the Bank's interest noted on the relative insurance policies. Further, the Customers authorise the Bank to affect all such insurances on their property at their expense.

The Customers hereby bind themselves with the acceptance of the Bank, not to charge in favour of any third party the property which they have specially hypothecated. The Customers undertake in favour of the Bank on this or on any



other deed, not to transfer such property in any manner including by title of lease to any third party without the prior written consent of the Bank. Should the Customers be in breach of this condition the Bank shall have the right to call in the facility and demand full payment of all monies due whether by way of capital, interest or any other nature from both the Customers or any one of them irrespective of who of them breached the said condition.

Furthermore the parties to this deed agree to submit to the non-exclusive jurisdiction of the Maltese Courts.

The Borrowers hereby acknowledge receipt of the sanction letter and any subsequent amendment thereto; the Borrowers confirm having read, understood and accepted the terms and conditions therein regulating the facility being granted.

The Borrowers acknowledge that the Bank has obtained legal advice on the title of the property acquired/hypothecated on this deed of the purpose of carrying out its own risk assessment of the lending.

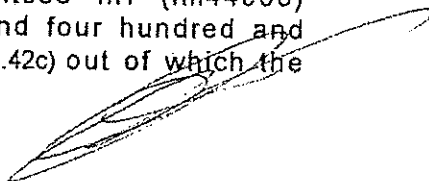
The Borrowers declare that they are not relying on the Bank's decision to lend as proof of the title of the property being acquired/hypothecated.

To all intents and purposes it is hereby declared that the property being hypothecated does not fall within a compulsory Registration Area.

In virtue of the second part of this deed, vendors hereby sell and transfer jointly and indivisibly between them unto the purchasers who accept, purchase and acquire jointly and indivisibly between them the flat internally numbered two overlying a maisonette belonging to third parties and underlying property of the vendors in a block officially marked number one hundred and fifty four formerly one hundred and sixty nine named Etray in Kent street Fgura together with an undivided part of all the common parts including the entrance stairs staircase and drainage system as subject to the perpetual and uninterrupted right of access to the roof for the maintenance of a water tank and a television aerial and subject to seven Maltese liri and fifty cents equivalent to seventeen point forty seven euro annual and perpetual groundrent as better described and subject to all the conditions mentioned in the deed of its acquisition by vendors, otherwise free and unencumbered, with all its rights and appurtenances, with free and vacant possession, in its present state and in the condition in which it lies. Said property is being sold as subject to and enjoying all such servitudes arising from its position.

Said property is being sold as subject to and enjoying all such servitudes arising from its position, free from any real and/or personal rights in favour of third parties

This sale is being made and accepted in consideration of the agreed price of forty four thousand Maltese liri (1m44000) equivalent to one hundred and two thousand four hundred and ninety two euro and forty two cents (€102492.42c) out of which the



bank in execution of the delegation made to it by the customers/purchasers in the first part of this deed is hereby paying the sum of ninety two thousand two hundred and forty three euro and nineteen cents (€92243.19c) equivalent to thirty nine thousand six hundred Maltese liri (l39600) to the vendors who tender due receipt. The vendors declare to have received from the purchasers the balance for which receipt is likewise acknowledged.

Vendors guarantee in favour of buyers who accept:

- (a) that architects, building contractors, workmen and suppliers, who carried out works thereon, have all been fully paid up
- (b) that there is no litigation regarding said property.
- (c) that the building is covered by a regular building permit issued by all competent authorities.
- (d) that all expenses, including road and drainage contribution, electricity, water and telephone bills, relative to said property have been settled.

Vendors guarantee in favor of buyers who accept this sale in terms of law with a general hypothec of all its property present and future in general

Fees and expenses relating to the publication of this deed are being paid according to law

For the purposes of the Duty on Documents and Transfers Act, I the undersigned Notary declare that, this transfer is not chargeable because vendors bought said property in virtue of a deed published by to which deed the parties refer as regards further root of title.


After I the undersigned Notary warned them specifically as to the importance of the truthfulness of these declarations:

For the purpose of the Income Tax Act, the parties declared to me Notary, all the facts that determine if this transfer is one to which Article five letter A, (5A) of the said Act applies and that are relevant for ascertaining the proper amount of tax chargeable or any exemption, including the value which, in their opinion, reasonably reflects the market value of the said property, if this value is higher than the consideration for the transfer.

The buyers declare:

- (a) to be citizens of the European Union and that they have resided continuously in Malta for at least five years during their lifetime.
- (b) That they qualify to acquire the immovable property above being transferred without the necessity of a permit for the acquisition of property by non-residents.

For the purposes of the Duty on Documents and Transfers Act, the buyers declare, that they are purchasing the abovementioned property in order to establish therein their sole ordinary residence; and thus, the duty payable on this deed amounts to three thousand five hundred and eighty seven euro and twenty four cent (€3587.24c) equivalent to one thousand five hundred and forty Maltese liri (l1540).

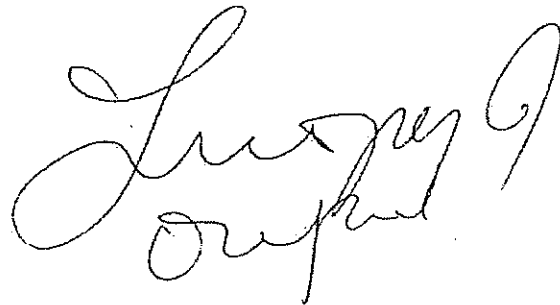


Capital Gains tax is not payable on this deed because vendors declare to have lived in said property for over three years.

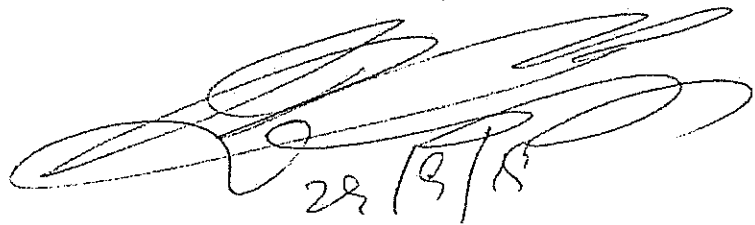
Further more there appears on this deed Joseph Camilleri manager son of John and Mary Grace nee Cassar born in Cospicua and residing at Birkirkara with identity card number 458853M who is appearing on this deed in the name for Bank of Valletta plc which is giving its consent for the total cancellation of hypothecs numbered five thousand two hundred and seventy five of the year two thousand and three (5275/03) and ten thousand three hundred and six of the year nineteen hundred and ninety seven (10306/97)

Done, read and published after appearers have been duly informed of the import hereof according to Law in Malta, at Valletta, Merchants Street, at number thirty two (32).

Signed: Ethelbert Fenech Adami - Ivan seguna - Carol Seguna - Joseph Camilleri - Darrell Dimech - Mirielle Damato - Joseph Tabone Notary Public Malta



Ivan Seguna

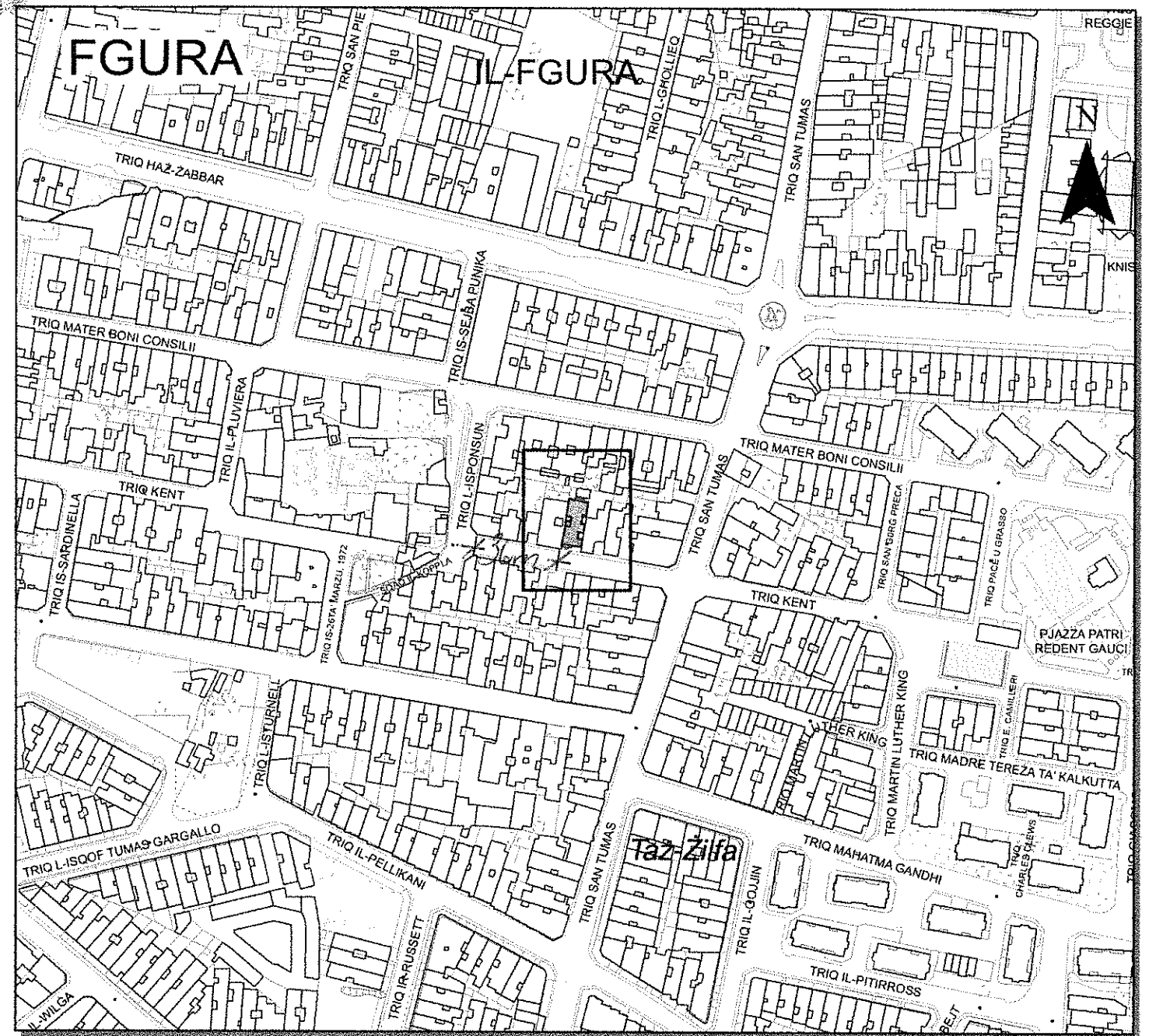


28/9/18

Land Registry Plan – Dok. E



Scale 1:250



Pjanta tas-Sit 1:2500 Site Plan

Agenzija 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: 253488 E	Pozizzjoni Ċentrali: x = 56567	Parti min S.S.: 5670	Data: 09/03/2022
Map Number:	Centre Coordinates: y = 70021	Extracted from S.S.:	Date:

Perit:
Architect:

Timbru tal-Perit:
Architect's Stamp:

Perit Jonathan Grech
B.E. & A. (Hons.) (Milit.), A. & C.E.

Architect, Civil Engineer & Cost Consultant
Warrant No. 854 - Mob.: 79018753

Qies (metri kwadri): **AREA CIRCA**
Area (square metres): **154m²**

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

LR 266430

Dritt imballas
Fee Paid



EIGHTH SCHEDULE

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY	
Locality	Fgmba
Address	154, g/a 169, E-TRAY APARTMENT 2 TRIS KENT Fgmba
Total Footprint of Area Transferred*	154m 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 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 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 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 checked="" type="checkbox"/> No Garage <input type="checkbox"/> One car Garage <input 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: <u>29/03/2022</u>	Perit's Signature:
Warrant Number: <u>859</u>	Rubber Stamp: Architect, Civil Engineer & Cost Consultant Warrant No. 859 – Mob.: 79018753

DATE TIME CHANGES DATA IN DOCUMENT WILL BE CONSIDERED AS VOID

Nathan Grech
Triq il-Kappella tal-Mirakli
Attard
ATD2692
Malta

Cash Sale

09/03/2022

253488E

No of Copies 1

Fee Per Site Plan €6.00

Total €6.00

Land Registration Agency
116, Casa Bolino,
Triq il-Punent
Il-Belt Valletta
VLT 1535

Tel: +356 21239777, 25904700

Email: enquirieslandregistry@gov.mt

www.landregistryplans.gov.mt

meta post

REGISTERED MAIL

RR432360394MT

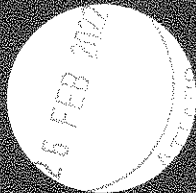


Land Registration Agency

Sent to:

D. Dimech

Gzira



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

HTD000303S 26 Feb 2022 11:45:19
USER: ACH294
Contact Name: CASH SAFT CLIENT
Vat Number: NA

Sale Number: HTD0015003B

Local Post

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

Paid: € 2.80

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

Paid: € 2.80

Track & Trace Barcodes:
RR432360394MT
RR432360394M1

Grand Total: €5.60

Total Tended: 5.60
Cash Tended: 5.60

Change: €0.00

VAT Analysis: €

Full F 0% 0.00
Reduced R 5% 0.00
Exempt E 0% 5.60
Non-Vatable NV 0% 0.00

VAT Paid: €0.00



HTD0015003B

This receipt is invalid
if change is disconnected
or payment against Local Purchase Order