

ARCHITECTS

Our ref: CC2102-Subbasta Nru. 44/21

## FIL-PRIM' AWLA TAL-QORTI ĊIVILI

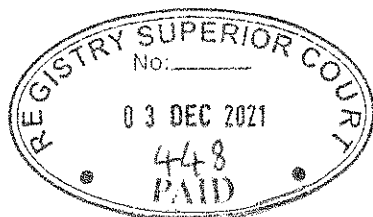
Subbasta Immobbli Nru: 44/21 fl-ismijiet:

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

Vs

John Tanti (ID 375982M)

Odette Sammut (ID 319189M)



Indirizz Tal-Propjetà:

GDS Buildings, 'Edel' Maisonette Nru. 2, Triq il-Wied, Msida

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

**Michela Borg Francalanza**  
B. E. & A. (Hons), Architect & Civil Engineer



ARCHITECTS

Our ref: CC2102-Subbasta Nru. 44/21

Your ref:

Subbasta Immobbli Nru: 44/21 fl-ismijiet:

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

**Vs**

**John Tanti (ID 375982M)  
Odette Sammut (ID 319189M)**

## VALUTAZZJONI TA' PROPJETÀ

---

Data tar-Rapport	23 ta' Novembru, 2021
Destinatarju	Prim' Awla Tal-Qorti Ċivili Fl-atti tas-Subbasta Immobbli Nru. 44/21
Indirizz tal-Fond	<b>GDS Buildings Edel, Maisonette Nru. 2 Triq il-Wied, Msida</b>
Tip ta' Proprjeta	<i>Maisonette fit-tieni sular</i>
Istruzzjoni	Biex jiġi smat il-valur ta' proprjeta skond is-suq fiż-żmien tad-Data tal-Valutazzjoni, kif ukoll analiżi dwar il-potenzjal massimu ta' din il-proprjeta.
Data tal-Valutazzjoni	23 ta' Novembru, 2021
Kwalifiki tal-istimatur	Arkitett u Inġinier Ċivili
Skop	Rikjesta tal-Qorti għal-atti tas-Subbasta
Valur tal-Proprjeta	<b>€139,000</b> (Mija disgħa u tletin 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 tfejjet skont il-KTP Valuation Standards for Accredited Valuers.

Titolu tal-Propjeta

Ikkunsidrat bħala liberu u frank

Deskrizzjoni tal-Propjeta

Il-propjeta tikonsisti f'maisonette li tinsab fil-livell tat-tieni sular li tinsab fuq showroom fil-livell tal-pjan terran flimkien ma' maisonette fil-livell ta l-ewwel sular. Aċċess għall-propjeta huwa permezz ta' taraġ estern komuni minn Triq il-Wied ta' L-Imsida, liema triq hija asfaltata u kompletament magħmra bis-servizzi.

Mal-ħin tal-ispezzjoni, instab li l-entrata prinċipali tal-propjeta kienet imblukkata permezz ta' ħajt. Il-propjeta tinstab fi stat mhux użat, madankolli t-tqassim intern tal-maisonette jippermetti l-provista ta' salott li jagħti għal fuq it-triq, kċina kongunta ma zona ta' l-ikel, tliet kmamar tas-sodda u karma tal-banju. Dawn il-kmamar huma kollha aċċessibbli min kuritur li jibda mill-bieb ta' barra. Il-propjeta tgawdi servitu ta' bitħa interna u bitħa ta' wara permess ta' twieqi.

L-arja kif ukoll il-washroom ta' fuq il-bejt huma proprjeta ta' terzi. Il-propjeta għandha dritt tal-użu tat-taraġ ta' barra li jwassal għal fuq il-bejt kif ukoll bid-dritt tal-użu perpetwu tan-nofs indiviż tal-bejt. Is-sidien ta' l-arja ta' fuq il-bejt għandhom dritt li jibnu sulari ulterjuri fuq l-arja tal-blokk u li jestendu it-taraġ u s-servizzi għal fuq il-bejt il-ġdid.

Pjanti tal-propjeta annessi (DOC 1).

Aċċess għall-propjeta huwa permezz ta' taraġ estern komuni minn Triq il-Wied ta' L-Imsida

Partijiet Komuni

Footprint mibnija; ċirka 113 metri kwadrati  
Għoli intern; ċirka 2.85 metri  
(Pjanta hawn meħmuza – DOC 1).

Qies tal-Propjeta

Età tal-Propjeta

Inbniet qabel 1998 u wara 1968.

Tipoloġija tal-kostruzzjoni

Ħitan tal-ġebel, b'soqfa tal-konkos.

Finituri tal-Proprjeta

Il-propjeta tinsab fi stat mhux użat, bil-finituri eżistenti fi stat ta' deterjorazzjoni u ħsarat konsiderevoli. Il-propjeta turi sinjali ta' dħul ta' ilma mil-bejt ta' fuq, li rriżulta f'moffa fis-soqfa u ħsara lill-finituri. Filwaqt li l-kamra tal-banju hija bil-madum, l-oġġetti sanitarji jinstabu li huma mħassra hafna.

Servizzi

Wara spezzjoni jidher li il-propjeta mhix fornuta b'meter tad-dawl u l-ilma. Ghalkemm provvista ta' wajers elettrici, kif ukoll pajpijiet tal-ilma u dranaġġ hija disponibbli, dawn mhumiex kollha konnessi jew qed jintużaw.

Karatteristici ta' konservazzjoni ta' l-enerġija

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

Kundizzjoni

L-struttura tal-propjeta hi fi stat ħazin. Ġie nnutat li partijiet mis-soqfa 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-biċċa il-kbira imsaddad. Il-kawża prinċipali tal-kundizzjoni li qiegħed fih is-saqaf hija primarjament nuqqas ta' manutenzzjoni tal-materjal li jipproteġi is-saqaf mill-l-ilma. Għalhekk, l-infiltrazzjoni ta' l-ilma qed tikkawġuna bidu ta' instabbiltà fis-saqaf. Dan qed jikawġuna li il-kopertura tal-konkrit tkompli tfaqqa 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-propjeta annessi (DOC 9).

Konformita mal-Permessi u r-Regolamenti

L-ebda permess għall-bini ma nstab fuq is-sit eletroniku ta' l-Awtorità ta' l-Ippjanar.

L-uniku permess traċċat relatat mas-sit ghandu n-numru GD/00548/01: Installazzjoni ta' dixx satellitari.

Madankollu il-propjeta hija mibnija skond, il-policies stabbiliti mill-Awtorità għall-Ippjanar u Ligijiet Sanitarji.

Potenzjal tal-Proprjeta

Din il-propjeta tinstab f'żona kummerċjali kif indikat fil-mappa tal-policies MP1 tal-Awtorità tal-Ippjanar (DOC 2).

Minhabba il-fatt li l-proprjeta ma tinkludix l-arja, m'hemm l-ebda potenzjal ghal aktar estensjoni tal-proprjeta. Peress li l-proprjeta ghandha access ghalija stess, il-proprjeta ghandha potenzjal ghall-konverzjoni fi stabiliment kummercjali tal-klassi erbgħa skond il-policies ta' L-Awtorita ta' L-Ippjanar.

Suppozizzjonijiet Ikkunsidrati

L-informazzjoni pprovduta fuq il-proprjeta kif ukoll it-titolu tal-proprjeta huma prezunti li huma korretti.

Divizibbiltà tal-fond

Jekk il-propjeta tinzamm bhala maisonette, m'hemm l-ebda potenzjal ghas-suddivizjoni. Meta wiehed iqis li l-propjeta hija meajusa li ghandha potenzjal li tigi kkonvertita fi stabiliment kummercjali jista' jkun hemm possibbiltà ta' suddivizjoni f'unitajiet separati kollha accessati mill-istess taraġ u daħla komuni.

Kunflitt ta' Interest

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

**Michela Borg Francalanza**

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

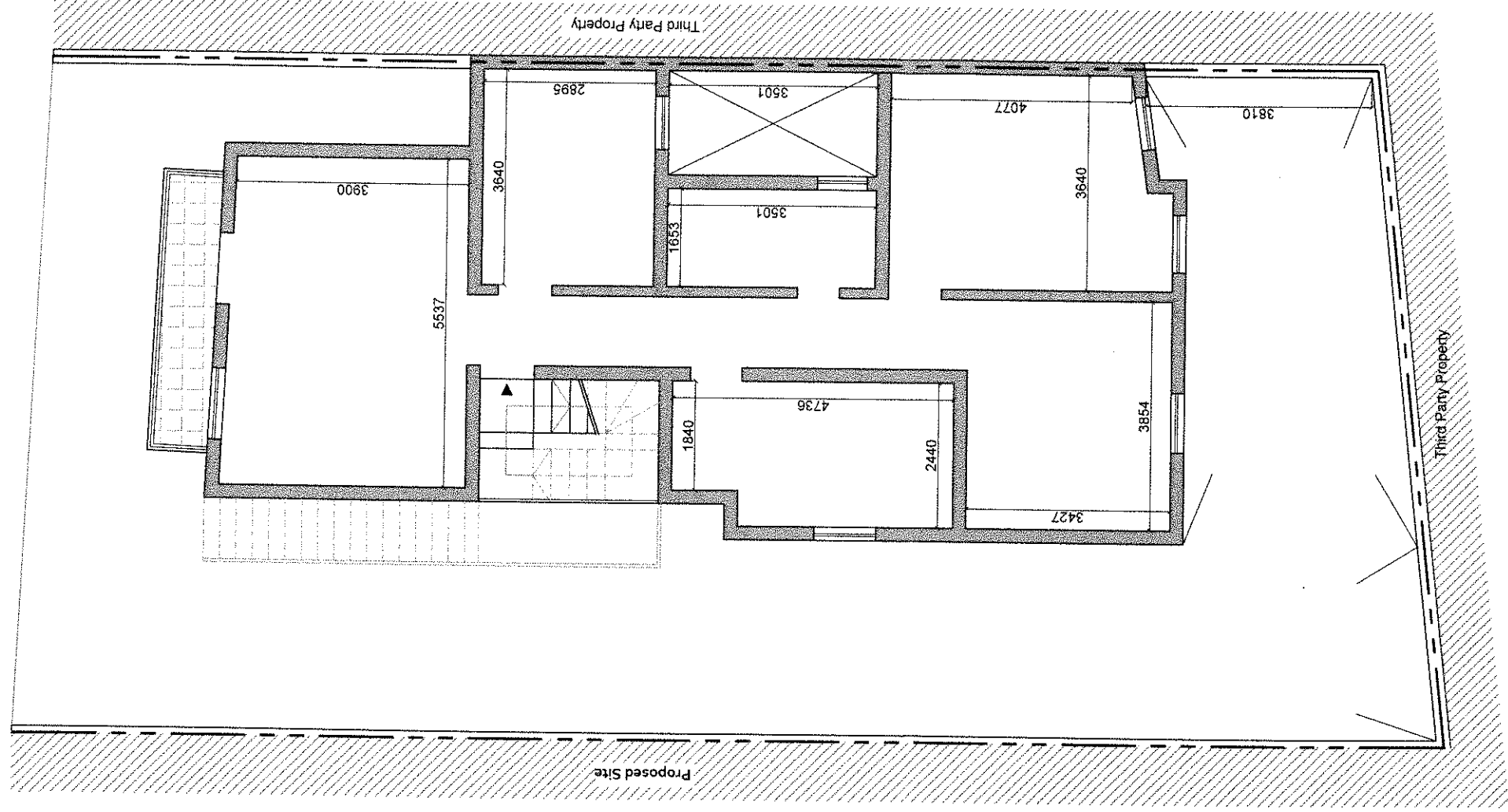
Ilum 2010 Jannar 2022
Deher il-Perit Legali / Tekniku: Alic M. Borg Francalanza 11342557M
Li wara li ddikjara li thallas l-ammont lillu dovut, halef/halfet li qeda/qdiet fedelment u onestament l-inkarigu mogħti lillu/ha.
 M. FARRUGIA Deputat Registratur

Encl.:

- o Doc 1 – Pjanti tal-propjeta
- o Doc 2 – Mappa tal-lokal – MP1
- o Doc 3 – Mappa tal-lokal – Limitu ta' l-Għoli fiz-zoni ta' l-izvilupp MP2
- o Doc 4 – Rikjesta għal-access 06.09.21
- o Doc 5 – Rikjesta għal-access 04.11.21
- o Doc 6 – Rikors tal-Perit
- o Doc 7 – Land Registry Plan
- o Doc 8 – Eight Schedule
- o Doc 9 – Ritratti


Ilum 03 DEC 2021  
Ipprezentata mill-Perit Michela Borg Francalanza  
B. E. & A. (9) dokumenti

# DOC 1 – PJANTI TAL-PROPJETA



Existing Second Floor Level

Scale 1:100

Michela Berg Francalanza  
 B.E. & A. (Hons).  
 A. & C.E.  
  
 Workshop No. 767  
 +356 9990 6277  
 michela@jtz-mbf.com  
 ARCHITECTS

NOTES General

1. All dimensions in mm unless noted otherwise.
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.

REV DATE DETAILS

0 24.11.2021 Original Submission

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

CLIENT	Prim' Awla Tai-Qorti Civil	SCALE	1:100
LOCATION	GDS Buildings, Edal, Maisonette Nru. 2, Triq il-Wied, Msida	DATE	24.11.2021
PROJECT	Subbasta Nru. 44/21	DRAWING NO.	01
DWG TITLE	Existing Plans	JOB NO.	CC2102

# DOC 2 – MAPPA TAL-LOKAL – MP1

9





DOC 3 – PJANTI TAL-PROPJETA – MP2

**NORTH HARBOURS LOCAL PLAN**



AMPLIFIED BY MALTA CIVIL ENGINEERS LTD. (MELPA)  
 PLANNING, DESIGN & CONSULTING SERVICES

**Key Building Height Limitations NHSE 04**  
 NHMP 01

**Outside UCA**  
 (All floors indicated here are with semi-basement)

- 2 Floors
- 3 Floors
- 4 Floors
- 5 Floors
- 6 Floors

**Within UCA**  
 (All floors indicated here are without semi-basement)

- 2 Floors
- 3 Floors
- 4 Floors

Institutional Buildings or Other Sites with no Specified Building Height - NHSE04

Upgrading of Public Open Spaces NHSE 05

Landmark Buildings NHSE 06

Environmental Improvements NHMP 04

Urban Conservation Area NHSE 09

No semi-basement within area enclosed by black line

Proposed Limit to Development NHSE01

Existing Limit to Development (TPS)

Scheme Alignment

Scheduled Sites/Areas  
 Properties of cultural importance may be added in the course of compiling the National Protective Inventory of the Maltese Islands or removed if officially descheduled.

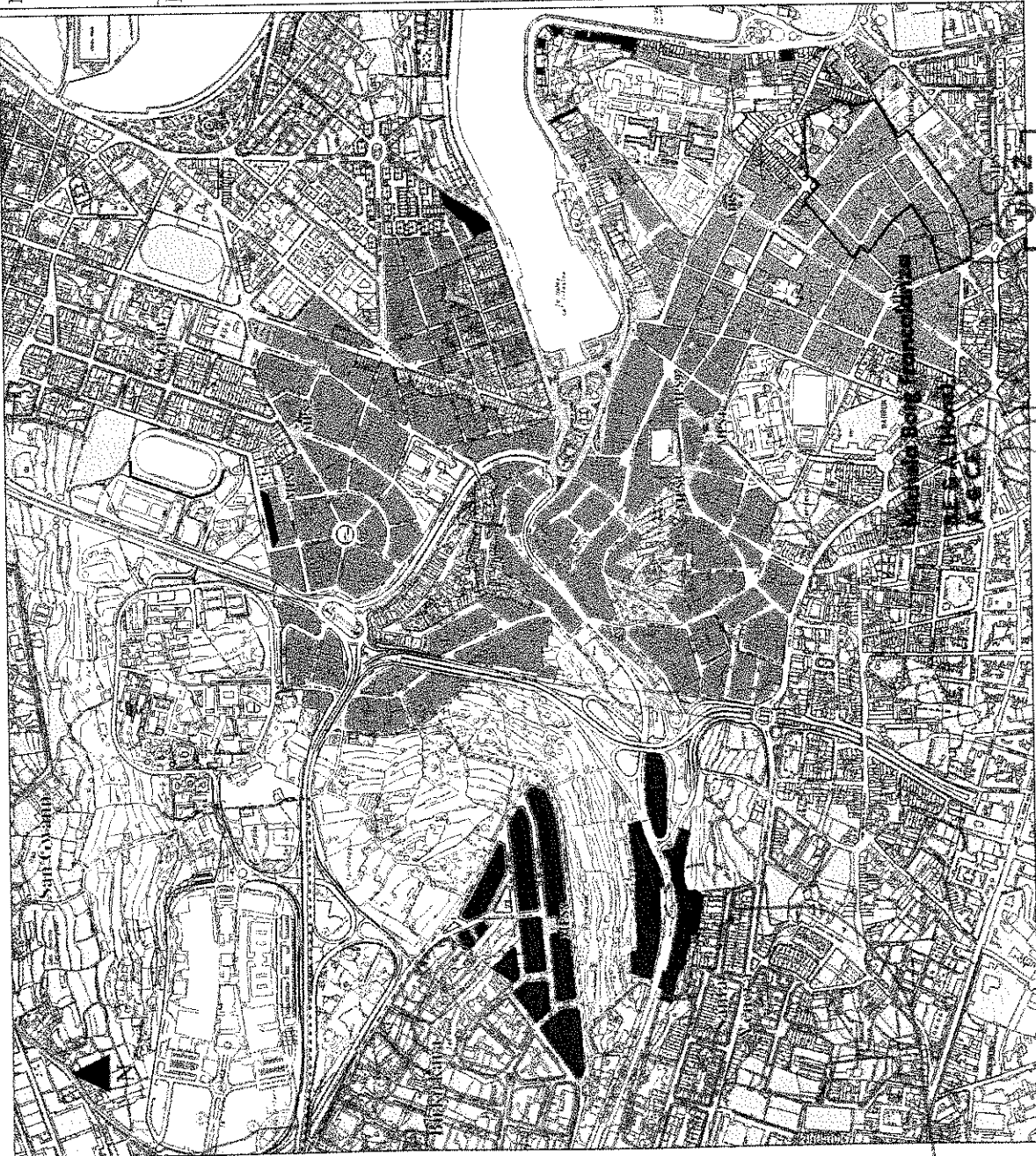
For Scheduled buildings, where no specific building height is shown, Structure Plan UCO policies apply.

**Msida and Pietra**  
**Building Heights & Urban Design**

Scale 1:7000  
 Date July 2006  
 Map MP2

FOR INFORMATION ONLY  
 Not to be used for direct implementation or for the interpretation of these plans.  
 Please refer to the relevant planning policies and regulations.

Copyright Reserved. All Rights Reserved. & Planning Control No. 1998/03/1222



**MBF**  
 ARCHITECTS

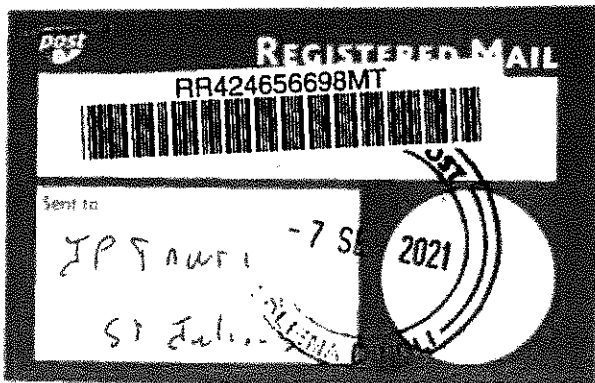
Warrant No. 767

+356 9980 6277

michela@jz-mbf.com

SITE

DOC 4 – RIKJESTA GHALL-ACCESS 06.09.21



6 September 2021

Mr. John Paul Tanti,  
38, Lapsi Street,  
St. Julian's

Dear Mr. John Paul Tanti

Property Auction No. 44/21: Civil Court  
Property: Maisonette "Edel", GDS Buildings, Triq il-Wied, Msida

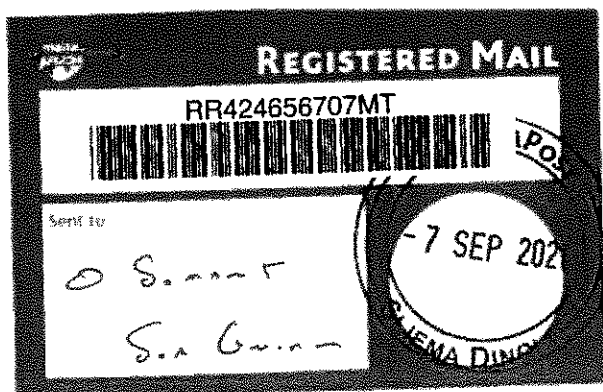
---

Reference is made to the Property Auction No. 44/21 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 maisonette, airspace and any pertinent rooms or yards to this property.

We gently request that you are present on site, Wednesday 22<sup>nd</sup> September 2021 at 10:00AM to carry out property inspection.

Should there be any difficulties, you can reach me directly on 9980 6277 / 9907 3195.

  
Michela Borg Francaianza



6<sup>th</sup> September 2021

Ms Odette Sammut,  
17, St. Paul, Flat 1,  
Sqaq Tomna,  
San Gwann

Dear Ms. Odette Sammut

Property Auction No. 44/21: Civil Court  
Property: Maisonette "Edel", GDS Buildings, Triq il-Wied, Msida

---

Reference is made to the Property Auction No. 44/21 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 maisonette, airspace and any pertinent rooms or yards to this property.

We gently request that you are present on site, Wednesday 22<sup>nd</sup> September 2021 at 10:00AM to carry out property inspection.

Should there be any difficulties, you can reach me directly on 9980 6277 / 9907 3195.

  
Michela Borg Francalanza



6

MaltaPost p.l.c.

07-September-2021

Stamps Affixed Letter - Reg  
€ 0.00

Total Postage Value

€ 2.80

LOCAL

Weight 0.035 Kg

11 items  
040011  
111891  
1100233450

c916460e18058c955b24812976f541a0



17/19  
b/FE1

MS. ODETTE SARULLA  
17, St. Paul, FLX11  
SS NO TEMPA  
GARDON

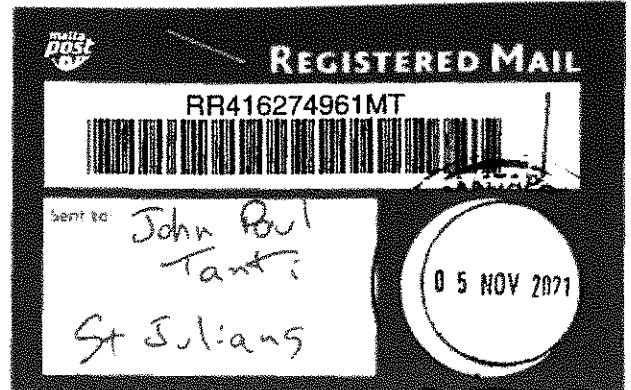
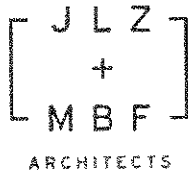
12/18/21  
1862  
2419

REGISTERED MAIL  
FOR REASON  
-  Unusually  
-  Date delay  
-  Demanded  
-  Insufficient address  
-  Address incomplete

SIGNATURE

DOC 5 – RIKJESTA GHALL-ACCESS 04.11.21





Our ref: CC2102-Subbasta Nru. 44/21  
Your ref:

04<sup>th</sup> November 2021

Mr. John Paul Tanti,  
38, Lapsi Street,  
St. Julian's

Dear Mr. John Paul Tanti

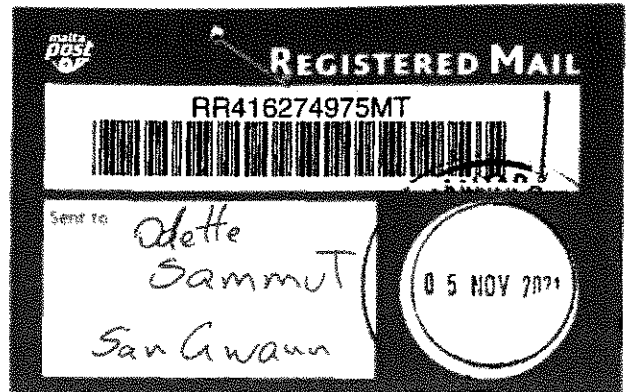
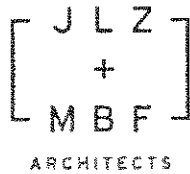
Property Auction No. 44/21: Civil Court  
Property: Maisonette "Edel", GDS Buildings, Triq il-Wied, Msida

Reference is made to the Property Auction No. 44/21 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 maisonette, airspace and any pertinent rooms or yards to this property.

We gently request that you are present on site, Tuesday 16<sup>th</sup> November 2021 at 9:30AM to carry out property inspection.

Should there be any difficulties, you can reach me directly on 9980 6277 / 9907 3195.

Michela Borg Francalanza  
B. E. & A. (Hons).  
Architect & Civil Engineer



Our ref: CC2102-Subbasta Nru. 44/21  
Your ref:

04<sup>th</sup> November 2021

Ms. Odette Sammut,  
17, St. Paul, Flat 1,  
Sqaq Tomna,  
San Gwann

Dear Ms. Odette Sammut

Property Auction No. 44/21: Civil Court  
Property: Maisonette "Edel", GDS Buildings, Triq il-Wied, Msida

Reference is made to the Property Auction No. 44/21 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 maisonette, airspace and any pertinent rooms or yards to this property.

We gently request that you are present on site, Tuesday 16<sup>th</sup> November 2021 at 9:30AM to carry out property inspection.

Should there be any difficulties, you can reach me directly on 9980 6277 / 9907 3195.

Michela Borg Francalanza  
B. E. & A. (f/sons),  
Architect & Civil Engineer

# DOC 6 – RIKORS TAL-PERIT

9



**Fil-Prim Awla' tal-Qorti Ċivili**

**Fl-Atti tas-Subbasta Nru.44/21**

**Bank of Valletta p.l.c.**

**vs**

**John Tanti et**

Lill: Perit Michela Borg Francalanza

Inti mgharraf illi gejt mahtur bhala espert fl-atti tal-Mandat ta' Qbid ta' Hwejjeg Immobbli hawn fuq imsemmi sabiex taghmel deskrizzjoni 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-ahhar trasferiment tieghu, skond l-informazzjoni li jkun ha mill-kreditur jew mid-debitur.

Inti mitlub sabiex tiġi tigbor l-inkartament relattiv mit-13 ta' Awwissu, 2021 'l quddiem filwaqt illi mgharraf illi ghandek sat-13 ta' Ottubru, 2021 sabiex tipprezenta r-rapport dettaljat tieghek.

Gaetana Aquilina  
Deputat Registratur

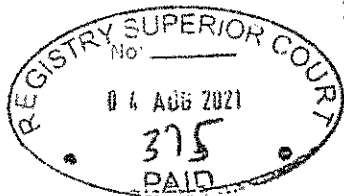
Fil-Prim' Awla tal-Qorti Civili

Prezz € 200.00

3 Reg € 18.00

3 not € 3.60

€ 221.60



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

vs

1. John Tanti, guvni, impjegat, iben il-mejjet Emanuel u Carmen nee' Farrugia, imwield Pietà' u residenti San Giljan, detentur tal-karta tal-identità' numru 375982 (M), u
2. Odette Sammut, xebba, fil-kummerc, bint missier mhux maghruf u Doris Sammut, imwiilda Pietà' u residenti San Gwann, detentrici tal-karta tal-identità' numru 319189 (M)

Rikors ta' Bank of Valletta p.l.c. (C2833) għall-hrug ta' Mandat ta' Qbid ta' Hwejjeg Immobli:-

Tesponi bir-rispett:-

Illi in forza ta' sentenza moghtija minn Din l-Onorabbli Qorti fl-10 ta' Novembru 2015 fl-ismijiet: "Bank of Valletta p.l.c. vs 1. John Paul Tanti u 2. Odette Sammut" - Rikors Guramentat numru 97/2015 LM - Onorevoli Mhallel Lawrence Mintoff LL.D. (Dok. "A") l-imsemmija Onorabbli Qorti Ikkundannat lill-intimati sabiex iħallsu flimkien u *in solidum* bejniethom is-somma ta' mija u sebgha u sebghin elf, mitejn u sitta u għoxrin Ewro u sebgha u tmenin centezmu (€177,226.87) sorte, flimkien mal-ispejjez tal-kawza u mal-imghaxijiet ulterjuri mill-14 ta' Novembru 2014 sal-jum tal-pagament effettiv;

Illi, debitu tal-intimati illum jammonta għas-somma ta' mitejn u sitta u sebghin elf, tlett mija u wiehed u disghin Ewro u tlieta u sebghin centezmu (€276,391.73) kwantu għas-somma ta' mija u sebgha u sebghin elf, mitejn u sitta u għoxrin Ewro u sebgha u tmenin centezmu (€177,226.87) sorte, kwantu għas-somma ta' tnejn u disghin elf, tlett mija u tnejn u tletin Ewro u sebgha u sebghin centezmu (€92,332.77) imghaxijiet legali sat-18 ta' Mejju 2021 (Dok. "B") u kwantu għas-somma sitt elef, tmin mija u tnejn u tletin Ewro u disa' centezmi (€6,832.09) spejjez legali kif ahjar jirrizulta mit-taxxi hawn annessi u mmarkati Dok. "C" u "D". flimkien mal-imghaxijiet ulterjuri mid-19 ta' Mejju 2021 sal-jum tal-pagament effettiv u spejjez legali ohra.

Illi l-imsemmija intimati John Paul Tanti u Odette Sammut jipposjedu s-segwenti proprjeta' immobiljari u cioe':

- (i) Il-*maisonette* immarkata bin-numru tnejn (2) bl-isem "Edel" li tinsab fis-*second floor*, formanti parti minn blokk ta' zewg *maisonettes* li in komuni għandhom l-entratura u t-tarag ta' barra, minghajr numru ufficjali imma formanti parti minn blokk ta' bini bl-isem "GDS Buildings" fi Triq il-Wied, Msida. Iz-zewg *maisonettes* huma sovvrastanti *showroom* li tinsab fil-livell terran. Il-blokk

imsemmi jikkonfina mit-Tramuntana ma Triq il-Wied, mill-Punent ma proprjeta tal-eredi ta' George Deattista u mill-Lvant ma proprjeta tal-eredi ta' Orlando Debono. Il-*maisonette* tigi bid-dritt kongunt ma terzi tal-uzu tat-tarag ta' barra li jwassal ghal fuq il-bejt kif ukoll bid-dritt tal-uzu perpetwu tan-nofs indiviz tal-bejt tal-imsemmija *maisonette*. Il-*washroom* fuq il-bejt ma hijiex inkluzo mal-*maisonette*. Dan il-fond igawdi mis-servituziet attivi u passivi naxxenti mill-pozizzjoni tieghu. Il-*maisonette* ma jinkludix l-arja ta' fuq u s-sidien tal-arja jirrizervaw id-dritt li jibnu sulari ulterjuri fuq l-arja tal-blokk u li jestendu t-tarag u s-servizzi komuni u jobligaw ruhhom li jitransferixxu s-servizzi tal-*maisonette* ghal fuq il-bejt il-gdid.

Illi l-imsemmija *maisonette* kienet giet akkwistata mill-intimati permezz ta' kuntratt datat 15 ta' Mejju 2009 in atti n-Nutar Dottor Maria Briffa. L-imsemmi kuntratt jinsab hawn anness u mmarkat Dok. "E".

Illi l-imsemmija *maisonette* tinsab delinejata bl-ahmar fuq *is-site plans* hawn annessa u markata Dok. "F" u skont ir-ritratti hawn annessi u mmarkati Dok. "G1 sa G2" u G3

Illi fuq l-imsemmi fond, giet iskritta s-segweni ipoteka u cioe' dik bin-numru I 8807/2009. Kopja tar-ricerki tal-attiv u l-passiv tal-intimati jinsabu hawn ezibiti u markati bhala Dok. "RIC 1 sa RIC22".

Ghaldaqstant is-socjeta' esponenti titlob bir-rispett illi, in ezekuzzjoni ta' l-imsemmija sentenza, Din l-Onorabbli Qorti Joghghobha Tordna l-hrug ta' Mandat ta' Qbid ta' Hwejjeg Immobbli tal-fond fuq imsemmi, kif ukoll Taghti dawk l-ordnijiet u provvedimenti li Jidrilha opportuni, u partikolarment imma mhux esklussivament dawk imsemmija fl-Artikolu 306 *et seq.* tal-Kap. 12 tal-Ligijiet, sabiex l-esponenti tottjenti l-hlas tad-debitu lilha dovut, kif fuq spjegat, wara li Taghti l-opportuni provvedimenti.

  
Avv. Dott. Dominic A. Cassar  
162, Omega House, Naxxar Road, San Gwann SGN 9030

  
Vanessa Magro  
Legal Procurator  
Bank of Valletta p.l.c.

Socjeta' Esponenti: Bank of Valletta p.l.c. (C 2833) 1/5, Misrah San Gorg, Valletta VLT 1190

Intimati:  
1. John Paul Tanti  
38, Lapsi Street,  
San Giljan, u

2. Odette Sammut  
17, St. Paul, Flat 1,  
Sqaq Tomna,  
San Gwann

04 AUG 2021

Il-*maisonette* ta' ...  
Apprezzjata minn PL Vanessa Magro

Ed u dok (31) ...  
wiehod u tlefin

bav13152r

Anjalise spitali  
Dokumenti  
Qorti ta' Giustizja (Malta)

Dok "B"



**STATEMENT OF ACCOUNT AT SIMPLE INTEREST**  
 Period - 14-Nov-2014 to 18-May-21  
 Currency: EUR  
 Branch - San Gwann  
 Loan Account no. 40018052042

John Paul Tanti & Odette Sammut

Date	Details	Amount Dr in EUR	Amount CR in EUR	No of Days	Interest Rate	Interest Accruing in EUR	Capital Net in EUR	Interest less Deposits in EUR	Capital in EUR
14-Nov-14	Interest Backtracking Judgement							0.00	-177,226.87
10-Nov-15	Judgement (Ref: 94/15 LM)			361	8.00	-14,022.77	0.00	-14,022.77	-177,226.87
18-May-21	Interest Accrued			2,016	8.00	-78,310.00	0.00	-92,332.77	-177,226.87

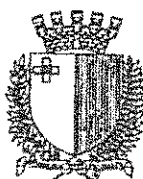
	EUR	LM
Capital as at 18-May-2021	-177,226.87	-76,083.50
Interest Accrued as at 18-May-2021	-92,332.77	-39,638.46
<b>Debt Balance</b>	<b>-269,559.64</b>	<b>-115,721.95</b>

Certified True Copy of Original

*Stefano*  
 Debt Management Department  
 Bank of Valletta p.l.c.

Dok "B"

Dok "C"



Taxxa uffiċjali tad-drittijiet u spejjeż ta' l-Itra Uffiċjali Nru: 602/12 fl-ismijiet " Bank of Valletta p.l.c vs John Paul Tanti et "

Mitluba minn Av / Pl:

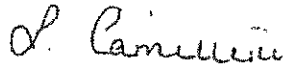
Rilaxxata fil-

Mahduma fil- 15 June 2021

DATA	DETTALJI	ATTUR	KONVENUT
		€	€
20-Feb-12	Ittra Uffiċjali	25.63	0.00
	Dritt avukat	23.29	0.00
	Dritt pl	7.76	0.00
	Kopji	9.32	0.00
23-Mar-12	Zieda	13.96	0.00
23-Apr-12	Zieda	13.96	0.00
19-Apr-12	Rikors	23.29	0.00
	Avukat u Prokuratur Legali	46.59	0.00
20-Feb-13	Rikors	23.29	0.00
	Avukat u Prokuratur Legali	46.59	0.00
14-May-12	Aff. U Pubb.	28.65	0.00
	Sub-total	€ 262.33	€ 0.00
	TOTAL	€ 262.33	€ 0.00

Illum 15 ta' Gunju, 2021

  
Deputat Registratur

  
Lorna-Marie Camilleri  
Clerk

N.B. Din it-taxxa trid tkun iffirmata minn Deputat Registratur biex tkun uffiċjali.

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



Dok "D"



Taxxa uffiċjali tad-drittijiet u spejjeż ta' Rikors Guramentat Numru: 94/15 LM fl-ismijiet " Bank of Valletta plc vs John Paul Tanti et " deciza fil-Qorti Ċivili- Prim'Awla fit-10 ta' Novembru 2015 fl-atti relattivi u sussegwenti.

Mitluba minn Av / Pl:

Rilaxxata fil-

Mahduma fil- 23 December 2015

DATA	DETTALJI	ATTUR	KONVENUT
		€	€
02-Feb-15	Rikors Guramentat	3,233.10	0.00
	Kopji - € 4.66	18.63	0.00
	Zieda	57.60	0.00
25-May-15	Affissjoni u Pubblikazzjoni	35.80	0.00
16-Feb-15	Affidavits - €23.29	23.29	0.00
10-Nov-15	Dritt registru sentenza	0.00	0.00
	Dritt avukat	2,401.00	0.00
	Dritt prokuratur legali	800.33	0.00
		0.00	0.00
		0.00	0.00
		€ 6,569.76	€ 0.00
	<b>RIMBORS</b>		
	<b>TOTAL</b>	<b>€ 6,569.76</b>	<b>€ 0.00</b>

Ilum

*18 ta' Novebr 2015*

Deputat Registratur

Eugenio Cutajar

Sezzjoni Taxxi

N.B. Din it-taxxa trid tkun iffirmata minn Deputat Registratur biex tkun uffiċjali.

**Spiteri**  
Deputat Registratur  
COURTS OF JUSTICE (Malta)

Dok "E"

Illum hmistax ta' Mejju tas-sena elfejn u disgha

Quddiem Nutar Dottor Maria Briffa qeghdin jidhru personalment wara li jiena Nutar hawn taht iffirmaż zgurajt ruhi personalment mill-identita' taghhom bid-dokumentu hawn taht imsemmija kif trid il-ligi.

Mill-ewwel parti : Christophehr La Ferla, bank manager, iben Victor Emmanuel La Ferla u Maria Dolores sive Mary nee' Debono, imwieled Saint Julians u residenti Balzan, karta ta' l-identita' numru 767451 (M), li qed jidher fuq dan l-att ghan-nom, fisem u fl-interess tal-Bank of Valletta p.l.c. kif debitament awtorizzat aktar 'il quddiem imsejjah il-Bank.

Mit-tieni parti : John Paul Tanti, karta ta' l-identita' numru 375982 (M) impjegat, guvni, iben il-mejjet Emanuel u Carmen nee' Farrugia imwieled Pieta' u residenti San Giljan 38, Triq Lapsi, u Odette Sammut, xebba, bint missier mhux maghruf u Doris Sammut imwielda Pieta' u residenti San Gwann, 17, St. Paul's Flats, Sqaq Tonna, San Gwann, karta ta' l-identita' numru 319189 (M), 'il quddiem imsejjha l-kompraturi u/jew il-klijenti.

Mit-tielet parti : George Debattista, benestant, iben il-mejtin George u Maria nee' Camilleri imwieled Msida u residenti Birkirkara, Elena, Triq Karm Zerafa, karta ta' l-identita' numru 839745 M u martu Elena Debattista bint Emanuel Schembri u Josephine nee' Gauci imwielda Birkirkara u residenti Birkirkara, karta ta' l-identita' numru 466646 (M), aktar 'il quddiem imsejjha il-vendituri.

Bis-sahha ta' l-ewwel parti ta' dan l-att il-Bank qiegħed jagħti b'titolu ta' self lill-klijenti li b'mod solidali bejniethom jaccettaw is-somma ta' (€145,000) mija u hamsa u erbghin elf ewro hawn aktar 'il quddiem imsejjha "is-self" liema somma se tintuza biex l-istess klijenti ikunu jistghu jixtru l-propjeta' deskritta fit-tieni parti ta' dan l-att u liema ammont, l-istess klijenti jiddelegaw lill-Bank li jaccetta li jhallasha lill-vendituri aktar 'l isfel fuq dan l-att bhala parti u għas-saldu tal-prezz tax-xiri tal-istess propjeta' b'mod li l-Bank jirriserva favur tiegħu il-privilegg speċjali lilu mogħti skond il-ligi.

In garanzija tal-osservanza tal-kondizzjonijiet ta' dan l-att partikolarment għall-hlas lura tal-istess self u tal-pagament tal-imghax fuq l-istess, il-klijenti b'mod solidali bejniethom, qegħdin jagħtu favur il-Bank li jaccetta ipoteka generali fuq il-beni tagħhom kollha in generali kemm presenti u kemm futuri kif ukoll ipoteka speċjali fuq il-propjeta' trasferita fit-tieni parti ta' dan l-att li tinsab l-imsida oltre l-privilegg speċjali spettanti lill-Bank skond il-ligi fuq l-istess imsemmija propjeta'. Din is-sigurta' hija oltre kwalsiasi sigurta' ohra li tista' tigi miftiehma bejn il-Bank u l-klijenti minn zmien għal zmien.

Il-partijiet jiftieħmu illi fuq is-self jiddekorri imghax bir-rata kif stipulata fis-sanction letter. Dan l-imghax ikun ikkalkolat fuq l-ammont dovut minn zmien għal zmien fuq il-bilanc tas-self skond il-prattika bankarja.

Att Numru

Self, cessjoni ta' drittijiet ta' konvenju u bejgh

Insinwa Vol I

Insinwat fi

G.P.P. Vol I

Priv. Vol I

Sakemm ma jkun hemm fehim xort' ohra, is-self irid jithallas lura fi zmien perjodu ta' tmienja u tletin snin jew kwalunkwe estensjoni ta' dan il-perjodu.

Il-bank u l-klijenti jifhemu li f'kaz li ssehh xi wahda mill-kondizzjonijiet innizzla, allura, u fi kwalunkwe hin wara, il-bank jista' b'avviz lill-klijenti, jiddikjara li s-self huwa dovut u pagabbli minnufih, u f'dan il-kaz is-self isir dovut u pagabbli flimkien ma' l-imghax dovut u kwalunkwe ammont iehor pagabbli skond dan il-kuntratt.

Fil-kaz li l-klijenti ma jaghlux il-pagamenti kif miftiehem jew jekk ikun hemm xi nuqqas min-naha tal-klijenti, il-Bank jista', b'avviz bil-miktub lill-klijenti, jiddebita xi kont jew kontijiet li l-klijenti ghandhom mal-bank, b'xi uhud mill-pagamenti jew bil-pagamenti kollha, imghax u spejjez.

Barra minn hekk, u minghajr pregudizzju ghad-drittijiet tal-Bank imsemmija fil-paragrafu ta' qabel, jekk il-klijenti ma jaghlux il-pagamenti kif miftiehem, jekk ikun hemm xi nuqqas min-naha tal-klijenti jew jekk il-klijenti b'xi mod iehor ma jonorawx jew jiksru l-kondizzjonijiet ta' l-ittra sanzjonarja jew/u tal-kuntratt tas-self, il-Bank jirriserva d-dritt li jzid ir-rata ta' l-imghax fuq l-ammont totali tas-self b'massimu ta' tlieta fil-mija (3%) fis-sena minghajr ma jaghti avviz iehor.

Il-klijenti jistghu f'kull hin ihallsu s-self kollu u l-imghax dovut sad-data tal-hlas. Fil-kaz li l-klijenti jitolbu li jaghmlu dan, il-bank jikkalkula l-ammont ezatt li hu dovut mill-klijenti fid-data tat-talba. Skond meta jsir il-hlas qabel iz-zmien stabbilit, l-ammont ezatt li l-klijenti ghandhom jhallsu jista' jkun inqas mill-ammont totali li jkun pagabbli lill-bank kieku l-klijenti ma hallsux qabel iz-zmien stabbilit fil-fehim.

Madanakollu, fil-kaz ta' hlas qabel iz-zmien stabbilit, ma tinghatax rifuzjoni ta' spejjez diga' imhallsa bhal spejjez ta' pprocessar u spejjez legali. Barra minn hekk, il-Bank jirriserva d-dritt li jimponi "fee" ghall-hlas qabel iz-zmien stabbilit. Din il-fee tkopri l-ispejjez tal-Bank relatati mal-fehim li l-bank jaghmel somma ta' flus disponibbli ghall-klijenti ghal perjodu twil. Din il-fee tigi imposta meta s-self jithallas kollu jew meta jithalla fil-kont bilanc ta' mhux izjed minn ghaxra fil-mija (10%) ta' l-ammont ta' self originali, fl-ewwel tliet (3) snin tas-self. Il-fee ta' tlieta fil-mija (3%) tigi imposta fuq il-bilanc li kien ikun dovut lill-bank kieku l-klijenti ihallsu skond il-fehim, fid-data ta' meta jsir il-hlas kollu tas-self jew fid-data meta jithalla fil-kont il-bilanc imsemmi qabel. Dan ifisser li kull pagament li seta' sar qabel iz-zmien jerga' jinghadd lura meta tigi kkalkulata din il-fee.

*It-termini u l-kundizzjonijiet li jirregolaw is-self (inkluzi l-perjodu ghall-hlas, ir-rata tal-imghax, hlasijiet u drittijiet) jistghu jigu imposti jew mibdula mill-Bank minn zmien ghal zmien :*

- (a) jekk jinbidlu l-kundizzjonijiet tas-suq jew tinbidel il-prattika bankarja;*
- (b) fil-kaz ta' bidla fl-ispejjez jew tnaqqas fil-profitti tal-bank, inkluz spejjez jew tnaqqas fil-profitti bhala rizultat ta' l-osservanza min-naha tal-bank t'a kondizzjonijiet dwar l-adegwatezza kapitali jew ir-riservi minimi jew kull*



*htiega jew kondizzjoni ohra imposta minn xi bank centrali jew min xi awtorita' fiskali jew monetarja jew minn xi awtorita' ohra.*

*(c) jekk il-klijenti jiksru dan il-ftehim jew jekk ikun hemm nuqqas iehor minnaha tal-klijenti;*

*(d) jekk tinbidel il-ligi u/jew ikun hemm decizjoni jew rakkomandazzjoni ta' xi qorti, regolatur jew entita' simili;*

*(e) jekk jigu introdotti prodotti, sistemi, metodi ta' operazzjoni, teknologija, channels ghal twassil alternattiv, servizzi jew facilitajiet, godda jew mtejba;*

*(f) jekk il-bank jinghaqad ma' bank iehor jew jekk jakkwista n-negozju ta' bank jew organizzazzjoni ohra li toffri servizzi simili;*

*(g) jekk jokkorri xi kaz iehor jew xi cirkostanza ohra li ghandha mnejn ragjonevolment taffettwa il-kapacita' tal-klijent li jezegwixxi l-obbligi tieghu taht dan il-kuntratt.*

*Il-bank jaghti lill-klijent avviz ragonevoli ta' tali tibdil.*

Il-bank u l-klijenti jiftiehm u illi jekk :

(a) il-klijenti jonqsu milli jhallsu kwalunkwe somma kemm ta' kapital kif ukoll ta' imghax, drittijiet jew spejjez, dovuti minnhom skond dan il-kuntratt fil-hin u bil-mod indikat f'dan il-kuntratt jew

(b) il-klijenti jiksru jew jonqsu milli josservaw l-obbligi u l-weghdiet espressi bhala assunti minnhom f'dan il-kuntratt, jew

(c) kwalunkwe rapprezentazzjoni jew garanzija maghmula jew mehuda bhala maghmula, jew ripetuta minn jew in konnessjoni mal-klijenti, hija jew tinstab li kienet inkorretta b'mod sostanzjali; jew

(d) kwalunkwe dejn tal-klijenti mhuwiex imhallas meta dovut jew isir dovut u pagabbli, jew xi kreditur tal-klijenti ikun intitolat jiddikjara l-istess dejn dovut u pagabbli qabel l-iskadenza tieghu jew xi garanzija jew indennizz tal-klijenti in konnessjoni ma' kwalunkwe dejn mhijiex onorata meta dovuta u mitluba; jew

(e) kwalunkwe kunsens, awtorizzazzjoni, licenzji jew approvazzjoni ta', jew registrazzjoni ma' jew dikjarazzjoni favur, entitajiet jew awtoritajiet pubblici jew tal-gvern, jew qrati, rikjesti mill-klijenti in konnessjoni ma', jew bhala risultat ta' l-ezekuzzjoni, konsenja, validita', enfurzar jew ammissibilita' bhala evidenza ta' dan il-kuntratt jew it-twettiq tal-klijenti ta' l-obbligi taghhom skond dan il-kuntratt jigi mibdul, jew mhuwiex moghti, jew huwa revokat jew terminat jew jiskadi u mhuwiex renovat jew inkella jispiccalu l-forza u effett; jew

(f) kreditur jezercita dritt fuq jew jiehu pussess ta', permezz ta' esekuzzjoni, sekwestru jew xi process iehor huwa enforzat jew mahrug kontra xi imprizi, assi, drittijiet jew dhul tal-klijenti, u mhuwiex revokat fi zmien sebat (7) ijiem; jew

(g) il-klijenti jissospendu pagament tad-djun taghhom, jew ma jistghux, jew jammettu li ma jistghux ihallsu d-djun meta jsiru dovuti, jew jibded



negozjati ma' wiehed jew izjed mill-kredituri taghhom bl-iskop ta' reaggustament generali jew riskjedament tad-dejn taghhom kollu jew parti minnu, jew jipponu, jew jidhlu f'xi komposizzjoni jew arrangament iehor ghall-beneficcju tal-kredituri in generali jew ta' xi klassi minnhom, jew procedimenti jibded in konnessjoni mal-klijenti taht xi ligi, regolament jew procedura ghal rikostruzzjoni tad-djun; jew

(h) il-klijetni jiehdu azzjoni, jew proceduri legali jibded, jew xi passi ohra jittiehdu sabiex :

- (i) il-klijenti jigu aggudikati jew misjuba falluti jew insolventi; jew
- (ii) il-klijent jigu straljati jew xolti; jew
- (iii) jigi appuntat likwidatur, kuratur, amministratur jew ufficjal simili tal-klijenti jew

(i) il-klijenti jissospendu jew iwaqqfu jew jheddu li jissospendu jew iwaqqfu in-negozju taghhom; jew

(j) it-total jew parti sostanzjali mill-imprizi, assi, drittijiet jew dhul tal-, jew ishna, jew interessi ta' propjeta', tal-klijenti jigu maqbuda, nazzjonalizzati, esproprijati jew akkwistati bilfors minn jew taht l-awtorita' ta' xi gvern; jew

(k) it-twettiq ta' l-obbligi jew ta' kwalunkwe obbligu tal-klijenti taht dan il-kuntratt isir illegali f'xi hin; jew

(l) il-klijenti ihassru jew jattakkaw jew jaghmlu, jew igieghlu jew jippermettu li jsir xi att jew haga li turi l-intenzjoni li jhassru jew jattakkaw dan il-kuntratt; jew

(m) jokkorri fl-opinjoni tal-Bank, xi tibdil sostanzjali fil-kundizzjoni finanzjarja tal-klijenti; jew

(n) jokkorri xi kaz iehor jew xi cirkostanzi ohra li, fl-opinjoni tal-bank, ghandha mnejn taffettwa sostanzjalment u negattivament il-kapacita' tal-klijenti li jesegwixxu l-obbligi jew wiehed mill-obbligi taghhom, jew b'xi mod iehor jonoraw it-termini ta' dan il-kuntratt;

allura, u fi kwalunkwe hin wara, il-Bank jista' b'avviz lill-klijenti, jiddikjara illi s-self huwa dovut u pagabbli minnufih, u f'dan il-kaz is-self isir dovut u pagabbli flimkien ma' l-imghax dovut u kwalunkwe ammont iehor pagabbli skond dan il-kuntratt.

Inoltre, il-klijenti u l-Bank jaqblu illi :

(1) Huwa inoltre miftiehem illi l-ispejjez u d-drittijiet kollha in konnessjoni ma' dan il-kuntratt, inkluzi izda mhux limitat ghall-ispejjez u d-drittijiet legali u amministrattivi, maghmula minn zmien ghal zmien, sabiex jigu aggornati r-ricerki tat-trasferimenti u tad-debitti tal-istess klijent kif ukoll sabiex tigi mantenuta fi stat tajjeb is-sigurta kollha tal-bank ghas-sodisfazzjon tal-istess bank, taxxa fuq id-dokumenti u trasferimenti u taxxi

ohra simili, spejjez tar-registrazzjoni u drittijiet ohra dovuti lin-Nutar sottoskritt jithallsu mill-kljient u l-istess kljient qed jawtorizza lill-Bank li jiddebita l-kont tal-kljienti biex jithallsu tali spejjez u drittijiet minghajr ma jkun l-obbligu tal-bank li jivverifika jekk il-hlas mitlub min-Nutar sottoskritt f'dan ir-rigward hux gustifikat.

(2) Il-kljenti jawtorizzaw lill-Bank sabiex jirritjeni fil-pussess tieghu ir-ricerki tat-trasferimenti u tad-debiti ta' l-istess kljenti sakemm is-self jithallas lura ghas-saldu ta' l-istess kljenti.

(3) Izjed minn hekk, il-kljenti jobbligaw ruhhom li fuq talba tal-bank jaghmlu polza ta' assigurazzjoni fuq il-propjeta' taghhom kontra kull riskju normali ma' kumpanija ta' assigurazzjoni ta' reputazzjoni tajba u li l-interessi tal-Bank, jigu indikati fuq il-polza ta' assigurazzjoni relattiva. barra minn hekk, il-kljenti jawtorizzaw lill-Bank sabiex jaghmel kull polza ta' assigurazzjoni f'dan ir-rigward fuq il-propjeta' taghhom, kif jidhirlu l-Bank li hemm bzonn, u dan a spejjez ta' l-istess kljenti.

(4) Il-kljenti jobbligaw ruhhom li jaghtu a faur tal-Bank, kull dettali u informazzjoni mehtiega, rilevanti ghall-posizzjoni finanzjarja taghhom, kif mitluba mill-Bank minn zmien ghal zmien, u li jaghtu lill-Bank kull opportunita' li jivverifika l-istess.

(5) Il-kljenti b'mod solidali bejniethom, jobbligaw ruhhom a favur tal-bank, li jaccetta :

a) illi ma jaghtux izjed garanziji ipotekarji fuq il-propjeta' hawn taht deskritta, anke jekk dawn il-garanziji ipotekarji ikunu wara dawk registrati a favur tal-bank, minghajr il-kunsens antecedenti u bil-miktub tal-bank u

b) illi ma jikrux, ma jissullokawx, ma jitolqux u ma jhallux terzi persuni juzaw l-istess propjeta' taht l-ebda titolu, u dan minghajr il-kunsens antecedenti u bil-miktub tal-bank.

(6) Jiena Nutar sottofirmat, wara li ghamilt il-verifiki opportuni mar-Registru ta' l-Artijiet, niddikjara illi l-propjeta' traferita bis-sahha ta' dan il-kuntratt ma taqax f'area ta' registrazzjoni u illi ma gietx volontarjament registrata.

Inoltre il-kljenti u l-Bank jaqblu illi l-Bank ikun intitolat illi jaghmel jew iesegwi kwalsiasi applikazzjoni fir-Registru ta' l-Artijiet ghar-registrazzjoni tal-propjeta' trasferita fit-tieni parti ta' dan l-istess att f'kaz illi l-istess propjeta' taqa' f'area ta' registrazzjoni u dan a spejjez tal-kljenti.

Dokument "A" anness.

Ghal fini u effetti tal-ligi qed jigi dikjarat li l-Ministru responsabbli ma ghamel l-ebda ordni li biha l-art fejn tinsab l-propjeta' immobbli mibjugha fuq dan l-att taqa' f'Registration Area ai termini tal-Att dwar ir-Registrazzjoni tal-Artijiet, u lanqas ma giet volontarjament registrata, izda kemm-il darba ssir taqa' u l-kljenti jawtorizzaw lill-bank biex jiddeposita l-istess certifikat mar-Registratur tal-Artijiet b'istruzzjonijiet li jinzammu

ohra simili, spejjez tar-registrazzjoni u drittijiet ohra dovuti lin-Nutar sottoskritt jithallsu mill-klijent u l-istess klijent qed jawtorizza lill-Bank li jiddebita l-kont tal-klijenti biex jithallsu tali spejjez u drittijiet minghajr ma jkun l-obbligu tal-bank li jivverifika jekk il-hlas mitlub min-Nutar sottoskritt f'dan ir-rigward hux gustifikat.

(2) Il-klijenti jawtorizzaw lill-Bank sabiex jirritjeni fil-pussess tieghu ir-ricerki tat-trasferimenti u tad-debiti ta' l-istess klijenti sakemm is-self jithallas lura ghas-saldu ta' l-istess klijenti.

(3) Izjed minn hekk, il-klijenti jobbligaw ruhhom li fuq talba tal-bank jaghmlu polza ta' assigurazzjoni fuq il-propjeta' taghhom kontra kull riskju normali ma' kumpanija ta' assigurazzjoni ta' reputazzjoni tajba u li l-interessi tal-Bank, jigu indikati fuq il-polza ta' assigurazzjoni relattiva. barra minn hekk, il-klijenti jawtorizzaw lill-Bank sabiex jaghmel kull polza ta' assigurazzjoni f'dan ir-rigward fuq il-propjeta' taghhom, kif jidhirlu l-Bank li hemm bzonn, u dan a spejjez ta' l-istess klijenti.

(4) Il-klijenti jobbligaw ruhhom li jaghtu a faur tal-Bank, kull dettall u informazzjoni mehtiega, rilevanti ghall-posizzjoni finanzjarja taghhom, kif mitluba mill-Bank minn zmien ghal zmien, u li jaghtu lill-Bank kull opportunita' li jivverifika l-istess.

(5) Il-klijenti b'mod solidali bejniethom, jobbligaw ruhhom a favur tal-bank, li jaccetta :

a) illi ma jaghtux izjed garanziji ipotekarji fuq il-propjeta' hawn taht deskritta, anke jekk dawn il-garanziji ipotekarji ikunu wara dawk registrati a favur tal-bank, minghajr il-kunsens antecedenti u bil-miktub tal-bank u

b) illi ma jikrux, ma jissullokawx, ma jitolqux u ma jhallux terzi persuni juzaw l-istess propjeta' taht l-ebda titolu, u dan minghajr il-kunsens antecedenti u bil-miktub tal-bank.

(6) Jiena Nutar sottoskritt, wara li ghamilt il-verifiki opportuni mar-Registru ta' l-Artijiet, niddikjara illi l-propjeta' traferita bis-sahha ta' dan il-kuntratt ma taqax f'area ta' registrazzjoni u illi ma gietx volontarjament registrata.

Inoltre il-klijenti u l-Bank jaqblu illi l-Bank ikun intitolat illi jaghmel jew iesegwi kwalsiasi applikazzjoni fir-Registru ta' l-Artijiet ghar-registrazzjoni tal-propjeta' trasferita fit-tieni parti ta' dan l-istess att f'kaz illi l-istess propjeta' taqa' f'area ta' registrazzjoni u dan a spejjez tal-klijenti.

Dokument "A" anness.

Ghal fini u effetti tal-ligi qed jigi dikjarat li l-Ministru responsabbli ma ghamel l-ebda ordni li biha l-art fejn tinsab l-propjeta' immobbli mibjugha fuq dan l-att taqa' f'Registration Area ai termini tal-Att dwar ir-Registrazzjoni tal-Artijiet, u lanqas ma giet volontarjament registrata, izda kemm-il darba ssir taqa' u l-klijenti jawtorizzaw lill-bank biex jiddeposita l-istess certifikat mar-Registatur tal-Artijiet b'istruzzjonijiet li jinzammu

ghall-ordni tal-Bank u minn fejn ma jistghux jigu mahruġa minghajr l-awtorita' u l-kunsens tal-bank. Jigi dikjarat li jien Nutar sottofirmat ma ghandix il-mezzi disponibbli sabiex nivverifika jekk it-titolu tal-istess propjeta' immobbli mibjugha fuq dan l-att hux wiehed li jista' jaqa' taht il-provedimenti tal-artikolu hamsa (5) tal-att fl-Att dwar Propjeta' ta' Entijiet Ekklesjastici (Kapitolu tliet mija u tmienja u hamsin (358) tal-ligijiet ta' Malta) dwar propjeta' li elenkata fl-istess att u li in forza tal-imsemmi artikolu hija registrabbli favur l-Ufficcju Kongunt b'titolu assolut b'effett bid-data msemmija fl-att hawn fuq citata.

(7) Il-partijiet jaqblu u jiftiehem li l-obbligi, id-drittijiet u l-kondizzjonijiet kollha tas-self u l-kuntratt relattiv ghandhom jigu regolati u interpretati esklussivament skond il-ligijiet tar-Repubblika ta' Malta u li l-Qrati Maltin ghandhom gurdizzjoni esklussiva fir-rigward ta' dan is-self u l-kuntratt relattiv.

(8) Il-klijenti jiddikjaraw illi jafu illi l-Bank ottjena parir legali dwar it-titolu tal-propjeta' li qed tigi ipotekata favur il-bank fuq dan l-istess kuntratt, u dan sabiex jirregola ruhu dwar ir-riskju fuq is-self moghti lill-klijenti. Il-klijenti jiddikjaraw li huma mhux qed jistrieħu fuq id-decizjoni tal-bank li jissomministra s-self bhala prova li t-titolu tal-propjeta' hu wiehed tajjeb.

Fit-tieni lok ta' dan l-att, il-komparenti John Paul Tanti qed jassenja u jitraferixxi lil Odette Sammut li taccetta u takkwista **nofs indiviz** tad-drittijiet u l-obbligi kollha li John Paul Tanti ghandu naxxenti mill-konvenju datat it-tlieta ta' Frar elfejn u disgha (2009) rigward il-maisonette markat numru tnejn jismu Edel GDS Buildings Valley Road Msida, hawn taht deskritt, li hu registrat bhala Konvenju numru PS 2009 00908. Fuq ir-registrazzjoni ta' dan il-konvenju kienet thallset ukoll minn John Paul Tanti is-somma ta' (€1399) elf tliet mija u disgha u disghin ewro bhala taxxa tal-boll provizorja skond kif jidher mill-ircevuta tal-boll hawn annessa bhala dokument "Z" liema ircevuta qed tigi trasferita wkoll lil Odette Sammut kwantu ghal nofs indiviz tagħha.

L-assenjazzjoni ta' nofs indiviz tad-drittijiet ta' konvenju tal-propjeta' l-Insida qed issir minghajr korrispettiv ghalhekk ebda taxxa provizorja fuq il-qliegħ kapitali fuq l-ewwel lok ta' dan l-att ma hi pagabbli minn John Paul Tanti.

Il-partijiet qed jawtorizzaw lili Nutar sabiex nirregistra din ic-cessjoni mad-Dipartiment tat-taxxa u sabiex niffirma f'isimhom kull dokument mehtieg għal dan il-ghan.

Fit-tielet lok, bis-sahha wkoll ta' dan l-att, il-vendituri flimkien u in solidum bejniethom qed ibiegħu, jassenjaw u jitransferixxu a favur tal-kompraturi li bl-istess titolu jaccettaw, jixtru u jakkwistaw, f'ishma indaqs, indivizament u in solidum bejniethom il-maisonette (gieli maghrufa bhala flat) markat numru tnejn (2) u jismu *Edel*, fil-second floor level formanti parti minn blokk ta' zewg maisonettes b'entrata u tarag estern komuni bla numru izda formanti parti minn blokk jismu GDS Buildings, f'Valley Road, Msida.





Iz-zewg maisonettes huma sovrapposti ghal showroom fil-pjan terran u l-blokk imiss dan il-blokk Tramuntana ma' Valley Road, Punent ma' beni ta' l-eredi ta' George Debattista u Lvant ma' beni tal-eredi ta' Orlando Debono. Il-kompraturi ghandhom id-dritt ta' l-uzu in perpetwu flimkien ma' terzi tat-tarag estern li jwassal sal-bejt u big-dritt ta' l-uzu ta' nofs indiviz tal-bejt ta' l-istess mezzanine izda l-washroom li hemm fuq il-bejt tal-mezzanin mhux qed tigi trasferita b'dan l-att. Il-vendituri jirriservaw id-dritt li jibnu sulari ulterjuri fuq l-arja tal-blokk u li jestendu t-tarag u s-servizzi komuni u jobbligaw ruhhom li jitransferixxu s-servizzi tal-kompraturi ghal fuq il-bejt il-gdid.

Il-propjeta' qed tigi trasferita kif soggetta u tgawdi s-servitujiet attivi u passivi li jirrisultaw skond il-posizzjoni taghha altrimenti libera u franka bid-drittijiet u pertinenzi kollha taghha, tale quale u minghajr garanzija ta' difetti kemm latenti kif ukoll apparenti u bil-pussess battal.

L-ispejjez tat-tarag u tal-bejt li huma in komuni ghandhom jinqasmu f'sehem indaq bejn is-sidien taz-zewg maisonettes.

Il-partijiet komuni ma jistghux jigu ingumbrati fl-ebda hin u bl-ebda mod.

Dan il-bejgh qed isir u jigi accettat taht is-segwenti pattijiet u kondizzjonijiet:

1. Versu l-prezz bonarjament konvenut bejn il-partijiet ta' (€174,703) mija u erbgħa u sebgħin elf seba' mija u tliet ewro minn liema ammont il-Bank kif delegat mill-klijenti aktar 'il fuq f'dan l-att qed ihallas lill-vendituri li jaccettaw is-somma ta' (€145,000) mija u hamsa u erbgħin elf ewro. Ir-rimanenti bilanc ihallas mill-kompraturi lill-vendituri li jaccettaw u għalhekk il-vendituri qed jirrilaxxaw d-debita ricevuta għas-somma intiera ta' €174,703 fuq dan l-att skond il-tigi għas-saldu tal-prezz intier. B'hekk il-Bank qiegħed jirriserva favur tiegħu il-privilegg speċjali spettanti lill-bil-ligi fuq il-propjeta' trasferita.

2. Il-vendituri flimkien u solidalment bejniethom jiggarrantixxi l-pacifiku pussess u liberu godiment tal-fond in kwistjoni, b'ipoteka generali tal-gid tagħhom kollu in generali prezenti u futuri a favur tal-kompraturi li jaccettaw.

3. Il-vendituri jiggarrantixxu illi fuq il-propjeta' trasferita m'hemm ebda ipoteki charges u/jew kwalunkwe dejn iehor u li fuqha m'hemm ebda litigazzjoni u ma hemm ebda ordni jew avviz ta' rekwizzjoni jew expropriation mill-Gvern jew enforcement order mill-Planning Authority.

4. Il-vendituri jiggarrantixxu illi l-propjeta' in vendita hi mibnija skond ir-regoli u ligijiet tal-bini ta' Malta, bil-permessi kollha meħtiega u konformanti ma' dawn il-permessi.

5. Dwar appoggi l-kompraturi la jhallsu u anqas j'ihallsu.

6. Ir-road contributions u l-asfaltar tat-triq jinsabu mħallsa.

7. Senserija fuq dan l-att m'hemmx.



8. Il-vendituri jobbligaw ruhhom li jhallsu l-kontijiet tad-dawl, tal-ilma u tat-telephone sad-data ta' illum.

9. L-ispejjez ta' dan l-att jithallsu mill-kompraturi skond il-ligi.

Għall-finijiet ta' l-att numru sbatax tas-sena elf disa' mija u tlieta u disghin (XVII/1993) jigi dikjarat illi l-propjeta' in vendita giet koncessa in enfitewsi perpetwa lill-venditur George Debattista matul iz-zwieg tieghu ma' martu minghand missieru George b'att tan-Nutar Maurice Gambin tat-tmax (12) ta' April elf disa' mija erbgha u tmenin (1984). Ic-cens annwu u perpetwu li kien jaggrava l-fond infeda stante li d-dirett dominju tal-fond imsemmi thalla b'titolu ta' prelegat lil George Debattista mill-genituri tieghu George u Maria konjugi Debattista, b'hekk il-fond gie liberu u frank. George Debattista miet fis-sebgha u ghoxrin ta' Mejju elf disa' mija sebgha u disghin (1997) u in forza tat-testmenti tieghu fl-atti tan-Nutar Maurice Gambin tas-sebgha ta' Marzu elf disa' mija erbgha u disghin u iehor fit-tmienja u ghoxrin ta' Marzu elf disa' mija sitta u disghin, huwa halla diversi prelegati fosthom il-prelegat tad-dirett dominju tal-fond in vendita lil ibnu George Debattista. L-att dikjaratorju causa mortis tal-mejjet George Debattista sar fl-atti tan-Nutar Maurice Gambin tal-hamsa u ghoxrin ta' Novembru elf disa' mija sebgha u disghin. L-immissjoni fil-pussess tal-prelegat sar fl-atti tan-Nutar Maurice Gambin tat-tnejn u ghoxrin ta' Mejju elfejn u sebgha.

Maria Debattista mietet fl-ghoxrin ta' Frar elfejn u tlieta u in forza tat-testmenti taghha fl-atti tan-Nutar Maurice Gambin tas-sebgha ta' Marzu elf disa' mija erbgha u disghin u iehor fit-tmienja u ghoxrin ta' Marzu elf disa' mija sitta u disghin, u iehor fit-tletin ta' Ottubru elf disa' mija tmienja u disghin, hija halliet diversi prelegati fosthom il-prelegat tad-dirett dominju tal-fond in vendita lil binha George Debattista. L-att dikjaratorju causa mortis tal-mejta Maria Debattista sar fl-atti tan-Nutar Maurice Gambin tat-tmax ta' Awissu elfejn u tlieta. L-immissjoni fil-pussess tal-prelegat sar fl-atti tan-Nutar Maurice Gambin tat-tnejn u ghoxrin ta' Mejju elfejn u sebgha.

In-nofs indiviz tad-dirett dominju tac-cens ta' Lm120 fl-atti causa mortis gew dikjarati li jiswew Lm375 ewkivalenti ghal €873.50 kull nofs indiviz. Ghalhekk il-valur shih tad-dirett dominju kif dikjarat fiz-zewg causa mortis flimkien jammonta ghal €1747.

Ghal dawn ir-ragunijiet jiena Nutar niddikjara illi l-presenti trasferiment mhux imponibbli a termini ta' l-imsemmi att.

Għall-finijiet ta' l-att numru sbatax tas-sena elf disa' mija u tlieta u disghin (XVII/1993) jigi dikjarat illi t-taxxa tal-boll fuq dan l-att tammonta ghal (€6992.50c) sitt elf disa' mija u tnejn u disghin ewro u hamsin centezmu li minnu l-ammont ta' (€1399) elf tliet mija u disgha u dighin ewro diga' thallsu mar-registrazzjoni tal-konvenju kif jidher mill-ircewuta hawn annessa bhala dokument "Z" filwaqt li r-rimanenti bilanc pagabbli fuq dan l-att huwa ta' (€5593.50c) hamest elf hames mija u tlieta u disghin ewro u hamsin

centezmu.

Il-kompraturi jiddikjaraw illi huma xtraw il-propjeta' hawn fuq imsemmija bil-ghan li jstabilixxu fiha l-unika residenza u r-residenza ordinarja taghhom u huma qed jaghmlu din id-dikjarazzjoni wara li jiena Nutar iccerzjorajthom dwar l-importanza tal-veracita' ta' din id-dikjarazzjoni taghhom.

Ghall-finijiet ta' l-att numru tmintax tas-sena elf disa' mija u tlieta u disghin (XVIII/1993) jigi dikjarat illi t-taxxa finali bit-tmax fil-mija fuq il-valur tal-propjeta' trasferita b'dan l-att tammonta ghal [€174703 - €1747 (valur fil-causa mortis) = €172,956 x 12% = €20,755] ghoxrin elf seba' mija u hamsa u hamsin ewro.

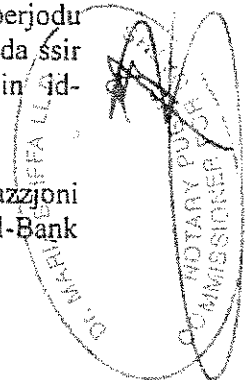
Ghall-fini tas-subartikolu tmax (12) tal-artikolu hamsa ittra A (5A) tal-Att dwar l-Income Tax, il-partijiet jiddikjaraw li huma stqarru l-fatti kollha li jiddeterminaw jekk dan it-trasferiment hux wiehed li ghalih japplika l-artikolu hamsa ittra A (5A) u li huma relevanti sabiex jigi stabbilit l-ammont ta' taxxa dovuta jew kwalunkwe ezenzjoni, inkluz il-valur li fl-opinjoni taghhom jirrifletti ragonevolment il-valur fis-suq tal-imsemmija propjeta', jekk dan il-valur hu oghla mill-prezz ta' dan it-trasferiment. Il-partijiet ghamlu din id-dikjarazzjoni wara li jien Nutar sottofirmat wissejthom bl-importanza tal-veracita' ta' din id-dikjarazzjoni taghhom.

L-akkwirenti jiddikjaraw illi huma jikkwalifikaw li jakkwistaw il-propjeta' li qiegħda tigi trasferita aktar 'il fuq minghajr il-bzonn ta' permess tal-akkwist ta' propjeta' immobbli minn persuni mhux residenti u huma jiddikjaraw illi huma residenti cittadini tal-Unjoni Ewropeja u li ghexu f'Malta ghal perjodu kontinwu matul hajjithom ta' hames snin. Din id-dikjarazzjoni qiegħda ssir wara li jiena Nutar spjegajt lill-akkwirenti l-importanza ta' din id-dikjarazzjoni.

Dan l-att gie magħmul, moqri u ppublikat wara d-debita cerzjorazzjoni skond il-ligi f'Malta, Valletta, Misrah San Gorg, fl-ufficcju legali tal-Bank of Valletta p.l.c. numru wiehed sbarra hamsa (1/5).

Iffirmati : Christopher La Ferla  
Odette Sammut  
John Paul Tanti  
George Debattista  
Elena Debattista  
Dr. Maria Briffa LL.D.  
Nutar Pubbliku Malti

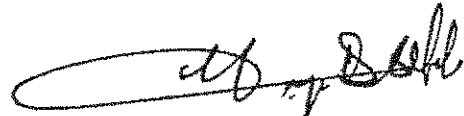

*Certified True Copy  
of Original. 15day, 20-01-2021*



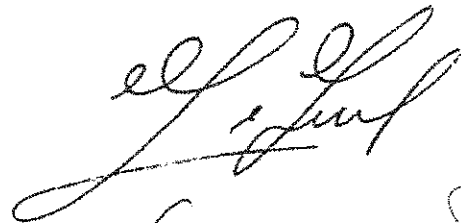
Kwalunkwe aggstament fil-hlas lura tas-self, minhabba kwalunkwe varjazzjoni fir-rata ta' l-interessi jista' jigi accettat mill-Bank fid-diskrezzjoni tieghu permezz ta':

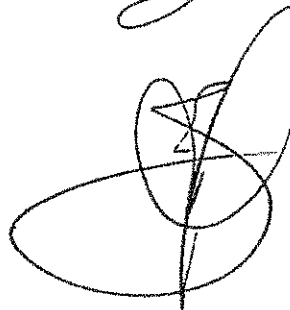
- a) aggstament fl-ammont tal-pagamenti regolari matul il-perjodu li ghalih ikun sar is-self; jew
- b) aggstament fin-numru ta' pagamenti regolari matul il-perjodu li ghalih ikun sar is-self; jew
- c) aggstament fl-ammont ta' l-ahhar pagament.

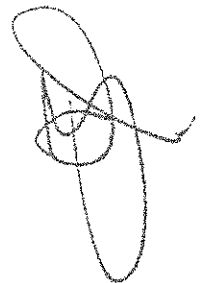
Jekk ma jsir l-ebda aggstament simili, il-pagamenti jkomplu sakemm is-self, flimkien mal-interessi, jithallas lura minkejja li dan jista' jbidel il-perjodu li kien gie previst originarjament.

  
Felice DeBattista  


Edette sammut







2004 00908

# Inland Revenue Department

## Capital Transfer Duty

Receipt No.: 297868

Date: 20/02/2009

Registration No: 375982M

Received from: TANTI JOHN PAUL  
38  
TRIQ LAPSI  
SAN GILJAN STJ 08

Amount: One Thousand, Three Hundred Ninty Nine Euro only

PROMISE OF SALE  
DR C GAFA

Duty on Documents	€
General	1,399.00
Inter Vivos	
Causa Mortis	
Interest	
<b>Additional Duty</b>	
General	
Inter Vivos	
Causa Mortis	
Other	
Penalty	
Miscellaneous	
<b>Total</b>	<b>€ 1,399.00</b>

Type of Payment	Draft / Cheque No.	Bank Name	Amount €
LOCAL CHEQUE	005006	BOV	1,399.00

Odette Sammut

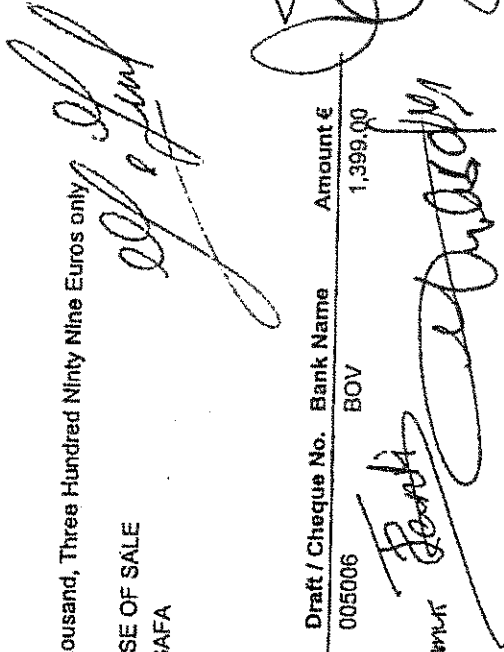
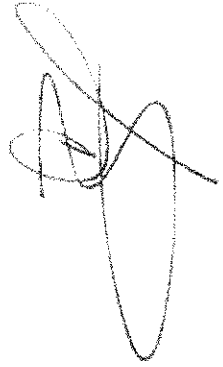
0059181719

Security Number:

Note: Validity is subject to bank clearance.

ANTOINE BORG

if/Commissioner of Inland Revenue





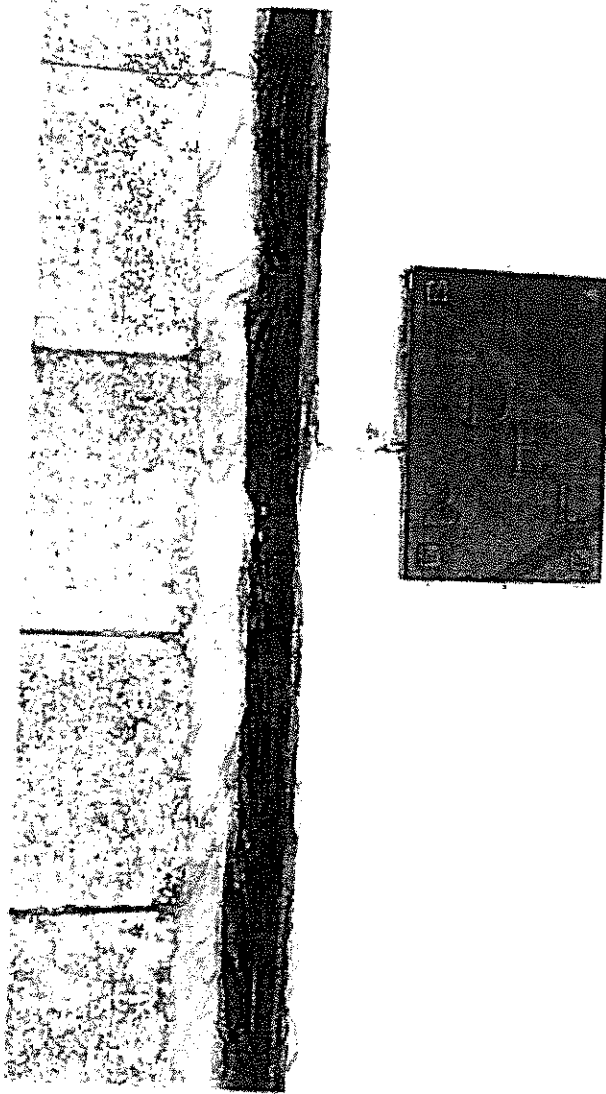
Do n' G1"



Photo B: Maisnette 2, Edel, GDS Building, Valley Road, Msida

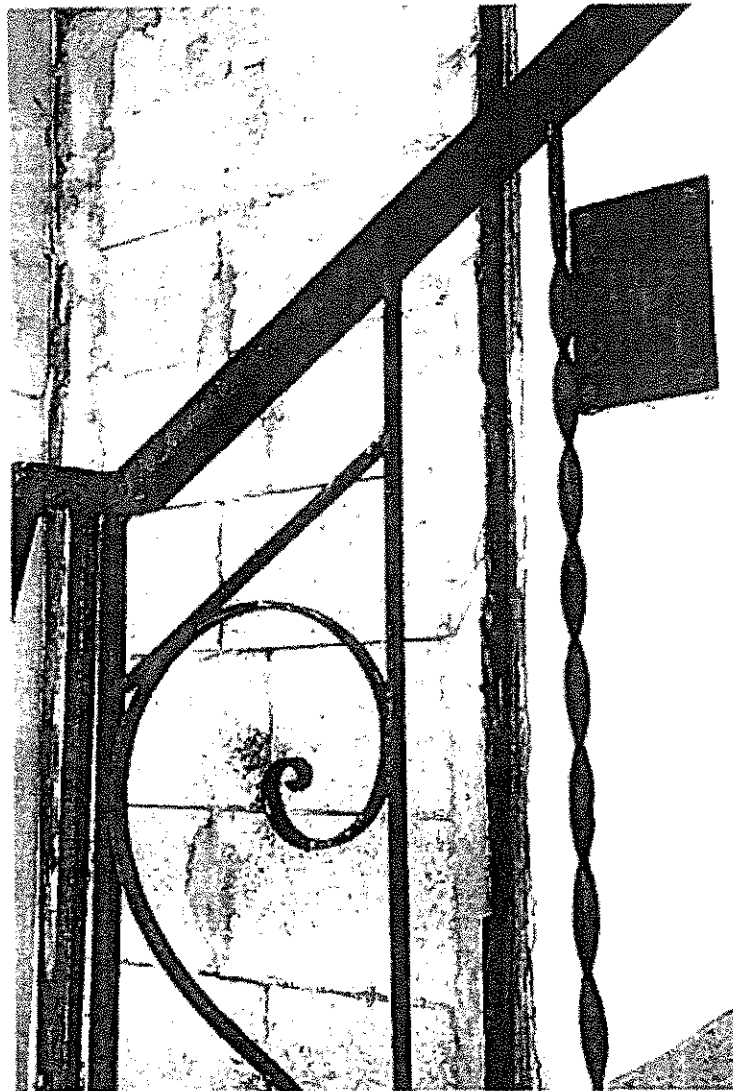
Perit David Cilia  
B.E. & A. (Hons.) (Melit.), M.Sc., B.Sc. (Hons.) & C.E.  
Bank of Valletta p.l.c.  
BOV Centre, Triq il-Kanun,  
Santa Venera SVR9030 Malta  
Tel: +356 2275 5889 1600

"G2"





"63"



Doit RIC 1



Searches Unit,  
Archbishop Street,  
Valletta  
Tel No: 25904400  
Email: pubsearches@identitymalta.com



### INVOICE

Priority

BOV	Invoice No.	408228
Bank Of Valletta	Reference:	285
Contact Number: 22755304	Date Issued:	25 January 2021

### Orders

Order Number	Main Criteria
928232	JOHN PAUL TANTI
928233	ODETTE SAMMUT

Number Of Searches	2	€	63.40
Number Of Notes	15	€	96.00
GPP	0	€	0.00
D/M	0	€	0.00
D/P	0	€	0.00
Common Notes	2	€	3.80
<b>Total Search Fee</b>		€	<b>163.20</b>

RIC2



Searches Unit,  
Archbishop Street,  
Valletta

No Remarks

Order 928232 Front Page (Priority) 1 / 2

Name JOHN PAUL TANTI  
 Spouse  
 Father EMANUEL TANTI  
 Mother CARMEN FARRUGIA  
 ID Card 375982M Birthplace PIETA Date Of Birth  
 Liabilities From 01/01/1998 To 20/01/2021 Malta & Gozo Group Reference 285  
 Transfers From 01/01/1998 To 20/01/2021 Malta & Gozo  
 Fidi N/A No Different Maternity

Search Results

Note Type	Note Year	Note Num.	V	DIP	DIMI
<del>H</del>	1998	7532	IRC	2000	5861
			R	2002	5633
			<u>RC</u>	2004	6447 <i>come</i>
<del>H</del>	1998	7535	IRC	2000	5861
			R	2002	5626 <i>sonja HSE</i>
			<u>RC</u>	2004	6891
<u>H</u>	2009	8807			
<u>H</u>	2009	8809			
<u>H</u>	2018	23381			
<del>H</del>	2003	10689			<i>ina</i>
<del>H</del>	2004	14398			<i>ina.</i>
<u>AKI</u>	2009	11433			<i>massonette c 'Edel' "GDS Building", Valley Road Nside.</i>
P	2000	60			

0900308



Nota għal iskrizzjoni ta' Hypothec Numru Progressiv

7532

Rimarki  
(għal uzu ufficjali biss)

Kreditur :Bank of Valletta p.l.c.

~~Debitor Canadis Auto Dealer Limited as the principal debtor and Emanuel Tanti, in business son of Paul and Maria nee' Micallef born in Hamrun and residing at Lija and his wife Rita Tanti, daughter of Paul Pulo and Maria nee' Micallef born in Luqa and residing at Lija; David Tanti, in business, son of Emanuel and Rita nee' Pulo born in Toronto Canada and residing at Mosta and his wife Judith Tanti, daughter of Francis Grech and Mary nee' Grima born in Attard and residing at Mosta; and Paul Tanti in business and his wife Claudine Tanti, daughter of Tarcisio Gauci and Maria nee' Tanti born in Lija and residing at Mosta, jointly and severally between themselves and with the customer, as the sureties.~~

Kreditu : Extension of overdraft facilities by an additional eighty thousand Maltese liri (Lm80,000) over and above the original facility of fifty thousand Maltese liri (Lm50,000) granted by the creditor Bank to the principal debtor, thereby bringing up to (Lm130,000) one hundred and thirty thousand Maltese liri the maximum limit that the principal debtor can overdraw from its current account with the Bank with interest at the rate not exceeding the maximum rate allowed by law, payable in accordance with recognised banking practice the whole amount being payable on demand a simple request in writing to be deemed good and sufficient notice for this purpose as per deed in my records of the sixteenth day of April nineteen hundred and ninety eighth (16/4/1998). The original facilities were granted in virtue of two deeds : one of overdraft up to a limit of (Lm35,000) thirty-five thousand Maltese liri which was granted by a deed in my records of the twenty seventh (27) day of April nineteen hundred and ninety five (1995) inscribed in the Public Registry by a note of general and special hypothec in Volume letter I number nine thousand and eighty two of the year 1995 (I 9082/95); and the second of an extension of overdraft up to the global amount of fifty thousand Maltese liri (Lm50,000) inclusive of the previous overdraft and other banking facilities of Lm35,000, which was granted by a deed in my records of the tenth (10) day of December nineteen hundred and ninety six (1996) inscribed in the Public Registry by a note of general and special hypothec in Volume letter I number three hundred and fifty seven of the year nineteen hundred and ninety seven (I 357/97).

Kawza ta' preferenza : General hypothec for the additional amount of Lm80,000, and special hypothec for the global amount of Lm130,000 granted by the principal debtor

RECEIVED  
17 JUN 1998  
TODAY  
Dr. Carmel Gafa LL.D.

Nota għal iskrizzjoni ta' Hypothec Numru Progressiv

Rimarki  
(għal usu ufficjali biss)

Kreditur

Debitur

Kreditu

Kawza ta' Preferenza continued ...

over the garage formerly a store numbered one hundred and eighty eight (188) in Fleur de Lys Road, Saint Venera, formerly described as being within the limits of Birkirkara, including its own free airspace and the annexed garden, as subject to the annual and perpetual groundrent mentioned in the deed, otherwise free and unencumbered. A general hypothec for Lm80,000 granted by all the sureties in solidum over and above a special hypothec for the additional amount of Lm80,000 granted by Emanuel and Riia spouses Tanti over the groundfloor tenement with an annexed garden which tenement is without number and named Casa Tanti in Stefano Erardi Street, previously known as New Street off Naxxar Road, in the district of Iklin at Lija, which tenement is bounded from the West with the said street, East with property of a certain Striberras and South with property of Joseph Magro or their successors in title or more correct boundaries. The said tenement underlies property of third parties and is subject to the servitudes resulting from its position and to the annual and perpetual groundrent and subgroundrent mentioned in the deed otherwise free and unencumbered.

Special hypothec for the global amount of Lm130,000 granted by the sureties David and Judith spouses Tanti over the unnumbered tenement named "Gardenia", in Triq is-Sghajtar, Mosta, built on a divided part of plot number forty nine forming part of the lands known as Ta' Mliet in the district of Ta' Mliet, limits of Mosta, bounded from the North East with Sghajtar Street, South East with property of Joseph Vassallo and West with property of Thomas Vassallo, or more correct boundaries, as subject to the annual and temporary groundrent of fifty Maltese liri which commenced on the twenty eighth day of November nineteen hundred and seventy nine (28.11.1979), otherwise it is free and unencumbered. And special hypothec for the global amount of Lm130,000 granted by the sureties Paul and Claudine spouses Tanti over the unnumbered tenement named Orchidea, in Triq il-Pont Mosta, forming part of a block of two maisonettes without name and without number which maisonette has in common with the other maisonette in the same block the entrance and entrance hall of the block, the stairs and the stairwell and the drains and drainage system. Said maisonette has its own divided and segregated part of the roof which is the portion that lies at the back of the block and is free and unencumbered with all its rights and appurtenances. Said property is built on plot number one forming part of the lands known as Ta' Bridge Street, which is bounded from the South with the said street, East with a new unnamed street and West with property of the Church or its successors in title.

RECEIVED  
19 JUN 1998

Not. Dr. Carmel Gafa LL.D.  
Not. Dr. Carmel Gafa LL.D.

Order 928232

H/7532/1998

## NOTA TA' REFERENZA

Referenza Nru

5861

TITOLU

*Kancellament*

17532/98

17535/98

16074/2000

B'att tieghi tal-wiehed u tletin (31) ta' Avissu tas-sena elfejn (2000) Bank of Valletta p.l.c. ta l-kunsens tieghu ghar-riduzzjoni ta' dawn l-iskrizzjonijiet ipotekarji u privileggiati iskritta fir-Registru Pubbliku ta' Malta kontra Canadis Auto Dealer Limited bhala d-debitur principali u Paul Tanti, u martu Claudine Tanti, bhala l-garanti in solidum fost garanti ohra sa fejn l-imsemmija tliet noti jolqtu biss il-maisonette ossia appartament internament markat bin-numru tnejn (2), li jifforma parti minn blokk ta' zewg appartamenti bl-isem ta' Orchidea u bla numru b'access minn Triq Guzeppi Hyzler, kantuniera ma' Triq il-Pont, il-Mosta, liema appartament ghandu in komuni mal-appartament l-iehor l-entrata tal-blokk, entrata, tarag, tromba tat-tarag, drains u drenagg u kif ukoll il-parti diviza segregata tal-bejt tal-blokk li tigi fuq wara fil-blokk, liema appartament hu liberu u frank, bid-drittijiet, gustijiet u pertinenzi tieghu kollha. Il-propjeta' hi mibnija fuq il-plot numru wiehed (1) formanti parti mill-art maghrufa bhala "Ta' Bridge Street", konfinanti Nofsinhar mal-imsemmija Bridge Street, Lvant ma' Triq Guzeppi Hyzler, gia' triq gdida bla isem u Punent ma' beni tal-Kurja Arciveskovili ta' Malta, jew aventi kawza taghha.

Il-Bank zamm validi, fermi u integri d-drittijiet l-ohra kollha naxxenti mill-imsemmija noti.

Illum

RECEIVED  
10 OCT 2000

TODAY

(direttur)

Dr. Carmel Gafa' LL.D.

~~1000~~  
5633

NOTA TA' REFERENZA

Referenza Nru

TITOLU

*Riduzzjoni*

- I 9082/1995
- I 357/97
- I 7532/98
- I 6074/2000

B'att tiegħi tat-tnejn (2) ta' April tas-sena elfejn u tnejn (2002) Bank of Valletta p.l.c. ta l-konsens tiegħu għar-riduzzjoni tal-ipoteki speċjali u l-privileggi speċjali naxxenti mill-fuq imsemmija iskrizzjonijiet ipotekarji u privileggiati registrati fir-Registru Pubbliku ta' Malta u iskritti kontra Unadis Autodealer limited bhala d-debitur principali u Emanuel u Rita konjugi Tanti u oħrajn blala l-garanti in solidum u dan sa fejn l-imsemmija noti jolqtu biss is-segwenti propjeta':

(A) Id-Dar numru wiehed u tmenin (81) jismha Victoria, u l-garage anness magħha numru tnejn u tmenin (82) fi Triq Giuseppe Stivala qabel High Street, Naxxar inkluza l-arja libera tagħha, inkluż il-bitħa ta' wara u l-gnien ta' wara, libera u franka bid-drittijiet u pertinenzi kollha tagħha.

(B) Il-garage, qabel store, numru nija u tmenin (188), Fleur de Lys Road, Santa Venera, ~~qabel il-limiti ta' Birkirkara,~~ inkluż l-arja libera tiegħu u l-gnien anness, kif soġġett għac-cens annwu u perpetwu ta' tletin lira Maltin (Lm30) altrimenti liberu u frank, bid-drittijiet u pertinenzi kollha tiegħu.

(C) It-terran bil-gnien anness, liema fond hu bla numru jismu Casa Tanti, fi Triq Stefano Erardi, ~~il-limiti ta' Hal Lija,~~ konfinanti mill-Punent mat-triq imsemmija, Lvant ma' beni ta' certu Sciberras u min-Nofsihar ma' beni ta' Joseph Magro jew aventi kawza tagħhom jew ijjieh verjuri. L-imsemmi fond hu sottopost għal beni ta' terzi u hu soġġett għas-servituzijiet attivi u passivi li jirrisultaw skond il-posizzjoni tiegħu u għas-subcens annwu u perpetwu ta' sbatax-il lira Maltin, altrimenti liberu u frank bid-drittijiet u pertinenzi kollha tiegħu.

*Handwritten notes:*  
MM/50  
7  
120  
Ead

Il-bank zamm validi fermi u integri d-drittijiet l-oħra kollha naxxenti mill-imsemmija noti.

Ilum

*Signature*  
(direttur)  
Dr. Cemel Gafa' LL.D.

NOTA TA' REFERENZA

Referenza Nru

- 6447

TITOLU

Kancellament

Vol I 9082/1995

357/1997

7532/1998 ✓

1874/2000

6074/2000

B'att tieghi tad-disgha (9) ta' Awissu tas-sena elfejn u erbgha (2004), Bank of Valletta p.l.c. ta l-kunsens tieghu ghall-kancellament totali ta' din in-nota iskritta kontra Canadis Autodealer Limited bhala d-debitur pricipali u Emanuel u Rita konjugi Tanti u ohrajn bhala l-garanti.

M1.500  
X  
✓  
2007  
= 1017.500

Illum

(diretur)  
11 AUG 2004

Dr. Carmel Gafa' LL.D.



Nota għal iskrizzjoni ta' Hypothec & Privilege Numru Progressiv

7535

Rimarki  
(għal uzu ufficjali biss)

Kreditur Bank of Valletta, p.l.c.

Debitur Capadis Auto Dealer Limited as the principal debtor and Emanuel Tanti, in business with Paul and Maria nee' Micallef born in Hamrun and residing at Lija and his wife Rita Tanti, daughter of Paul Pulo and Maria nee' Micallef born in Luqa and residing at Lija, David Tanti, in business, son of Emanuel and Rita nee' Pulo born in Toronto Canada and residing at Mosta and his wife Judith Tanti, daughter of Francis Gfroh and Mary nee' Grima born in Attard and residing at Mosta; and Paul Tanti in business with his wife Claudine Tanti, daughter of Tarcisio Gauci and Maria nee' Tanti born in Lija and residing at Mosta, jointly and severally between themselves and with the customer, as the sureties.

Kreditu : The sum of twenty eight thousand Maltese liri (Lm28,000) granted on loan by the to the principal debtor which sum is repayable on demand, a simple request in writing being sufficient for this purpose, with interest, at rates not exceeding the maximum rate allowed by law, the said rate of interest to be fixed by the creditor in its sole discretion from time to time, and subject to all the other terms and conditions mentioned in the relative deed in my records of the sixteenth day of April nineteen hundred and ninety eight. The said Lm28,000 were given on loan to the principal debtor which sum was used for purchasing the herunder mentioned property, and which sum the debtor delegated the Bank to pay it to the vendors on the same deed.

Kawza ta' preferenza : General hypothec, special hypothec and special privilege granted by the principal debtor over the garage formerly a store numbered one hundred and eighty eight (188) in Fleur de Lys Road, Saint Venera, formerly described as being within the limit of Birkkara, including its own free airspace and the annexed garden, as subject to the annual and perpetual groundrent mentioned in the deed, otherwise free and unencumbered. A general hypothec granted by all the sureties in solidum over and above a special hypothec for Lm28,000 granted by Emanuel and Rita spouses Tanti over the groundfloor tenement with an annexed garden which tenement is without number and named Casa Tanti in Stefano Erardi Street, previously known as New Street off Naxxar Road, in the district of Iklin at Lija, which tenement is bounded from the West with the said street, East with property of a certain Sciberras and South with property of Joseph Magro or their successors in title or more correct boundaries. The said tenement underlies property of third parties and is subject to the servitudes resulting from its position and to the annual and perpetual groundrent and subgroundrent mentioned in the deed otherwise free and unencumbered

LM18

Illum

10 JUN 1998

TODAY

Director

Dr. Carmel Gafa LL.D.

R109

Nota ghal iskrizzjoni ta' Hypothec & Privilege Numru Progressiv

Rimarki  
(ghal usu ufficjali biss)

Kreditur

Debitur

Kreditu

Kawza ta' Preferenza continued ...

Special hypothec granted by the sureties David and Judith spouses Tanti over the unnumbered tenement named "Gardenia", in Triq is-Sghajtar, Mosta, built on a divided part of plot number forty nine forming part of the lands known as Ta' Mliet in the district of Ta' Mliet, limits of Mosta, bounded from the North East with Sghajtar Street, South East with property of Joseph Vassallo and West with property of Thomas Vassallo, or more correct boundaries, as subject to the annual and temporary groundrent of fifty Maltese liri which commenced on the twenty eighth day of November nineteen hundred and seventy-nine (28.11.1979), otherwise it is free and unencumbered. And special hypothec granted by the sureties Paul and Claudine spouses Tanti over the unnumbered tenement named Orchidea, in Triq il-Pont Mosta, forming part of a block of two maisonettes without name and without number which maisonette has in common with the other maisonette in the same block the entrance and entrance hall of the block, the stairs and the stairwell and the drains and drainage system. Said maisonette has its own divided and segregated part of the roof which is the portion that lies at the back of the block and is free and unencumbered with all its rights and appurtenances. Said property is built on plot number one forming part of the lands known as Ta' Bridge Street, which is bounded from the South with the said street, East with a new unnamed street and West with property of the Church or its successors in title.

RECEIVED  
10 JUN 1998

TODAY

Illum

Not. Dr. Carmei Gafa LL.D.

Order 928232

H/7535/1998

## NOTA TA' REFERENZA

Referenza Nru

5861

TITOLU

*Kancellament*

I 7532/98

I 7535/98

I 6074/2000

B'att tiegħi tal-wieħed u tletin (31) ta' Awissu tas-sena elfejn (2000) Bank of Valletta p.l.c. ta l-kunsens tiegħu għar-riduzzjoni ta' dawn l-iskrizzjonijiet ipotekarji u privileggiati iskritta fir-Registru Pubbliku ta' Malta kontra Canadis Auto Dealer Limited bħala d-debitur principali u Paul Tanti, u martu Claudine Tanti, bħala l-garanti in solidum fost garanti oħra sa fejn l-imsemmija tliet noti jolqtu biss il-maisonette ossia appartament internament markat bin-numru tnejn (2), li jiffirma parti minn blokk ta' zewg appartamenti bl-isem ta' Orchidea u bla numru b'access minn Triq Guzeppi Hyzler, kantuniera ma' Triq il-Pont, il-Mosta, liema appartament għandu in komuni mal-appartament l-iehor l-entratura tal-blokk, entrata, tarag, tromba tat-tarag, drains u drenagg u kif ukoll il-parti diviza segregata tal-bejt tal-blokk li tigi fuq wara fil-blokk, liema appartament hu liberu u frank, bid-drittijiet, gustijiet u pertinenzi tiegħu kollha. Il-propjeta' hi mibnija fuq il-plot numru wieħed (1) formanti parti mill-art maghrufa bħala "Ta' Bridge Street", konfinanti Nofsinhar mal-imsemmija Bridge Street, Lvant ma' Triq Guzeppi Hyzler, ġia' triq għida bla isem u Punent ma' beni tal-Kurja Arciveskovili ta' Malta, jew aventi kawza tagħha.

Il-Bank zamm validi, fermi u integri d-drittijiet l-oħra kollha naxxenti mill-imsemmija noti.

Illum

RECEIVED

10 OCT 2000

TODAY

(direttur)

Dr. Carmel Gafa' LL.D.

RICII

~~5626~~ AA  
5626

Reference and reduction

17535/1998  
11873/2000

By a deed of loan and payment in my records dated the second day of April of the year two thousand and two (2/4/2002), ~~HSPC Bank~~ Malta p.l.c. as delegated by ~~Canadis Auto Dealer Limited~~ paid by means of subrogation of rights the sum of (Lm15,407.58c) fifteen thousand four hundred and seven Maltese liri and fifty eight cents to the hereinmentioned creditor in settlement of the hereinmentioned credit.

At the same time the same creditor namely Bank of Valletta p.l.c. gave its consent for the reduction of the said notes of hypothec and privilege in the sense that it is to remain firm and valid only for the said subrogation and is to be cancelled for the rest.

1173 AA  
[Signature]

Ilum

~~[Signature]~~ (31-7-2002)  
[Signature]  
(Girema)  
Dr. Carmel Gafa LL.D.

NOTA TA' REFERENZA

Referenza Nru- 6891

TITOLU

Kancellament

Vol I 7535/1998  
1873/2000

B'att tiegħi tad-disgħa (9) ta' Lulju tas-sena elfejn u erbgħa (2004), Bank of Valletta p.l.c. ta l-kunsens tiegħu għall-kancellament totali ta' d'ibin-nota iskritta kontra Canadis Autodealer Limited bħala d-debitur prinċipali u Emanuel u Rita konjugi Tanti bħala l-garanti.

*Handwritten initials/signature*

RECEIVED  
24 AUG 2004  
RECEIVED

Mum

*Handwritten signature*  
.....  
(direttur)

*Handwritten signature*  
.....  
Dr. Carmel Gafa' L.L.D.

R1C13

Nota ghal iskrizzjoni ta' Hypothec & Privilege      Numru Progressiv      8807

Rimarki  
(ghal uzu ufficjali biss)

Kreditur : Bank of Valletta p.l.c.

Debitur **John Paul Tanti**, karta ta' l-identita' numru 375982 (M) impjegat, guvni, iben il-mejjet **Emanuel** u **Carmen** nee' **Farrugia** imwieled **Pieta'** u residenti **San Giljan** u **Odette Sammut**, xebba, bint missier mhux maghruf u **Doris Sammut** imwieleda **Pieta'** u residenti **San Gwann**, karta ta' l-identita' numru 319189 (M) in solidum.

Kreditu : Is-somma ta' (€145,000) mija u hamsa u erbgħin cif ewro mogħtija b'self mill-kreditur lid-debituri liema somma il-kreditur kif delegat mid-debituri hallas bhala parti mill-prezz tas-sottoskritta propjeta'. L-imsemmi self għandu jithallas lura fuq semplici rikjesta bil-miktub mill-kreditur f'kaz illi d-debituri ma josservavx il-kondizzjonijiet tal-kuntratt, bl-interessi bir-rata kif stipulata fis-sanction letter, liema rata ta' l-interessi għandha tigi f'fissata mill-Bank fid-diskrezzjoni assoluta ta' l-istess Bank minn zmien għal zmien u soggetta għall-kondizzjonijiet kollha l-oħra fl-att relattiv tiegħi tal-hmistax ta' Mejju elfejn u disgha (2009).

Kawza ta' preferenza : Ipoteka generali, ipoteka speċjali u privilegg speċjali fuq il-maisonette (għeli magħrufa bhala flat) markat numru tnejn (2) u jismu **Edel**, fil-second floor level formanti parti minn blokk ta' zewg maisonettes b'entratura u tarag estern komuni bla numru izda formanti parti minn blokk jismu **GDS Buildings**, f'Valley Road, Msida. Iz-zewg maisonettes huma sovrapposti għal showroom fil-pjan terran u l-blokk imiss dan il-blokk **Tramuntana** ma' Valley Road, Punent ma' beni ta' l-eredi ta' **George Debattista** u **Lvant** ma' beni tal-eredi ta' **Orlando Debono**. Il-kompraturi għandhom id-dritt ta' l-uzu in perpetwu flimkien ma' terzi tat-tarag estern li jwassal sal-bejt u bid-dritt ta' l-uzu ta' nofs indiviz tal-bejt ta' l-istess mezzanine izda l-washroom li hemm fuq il-bejt tal-mezzanin ma gietx trasferita bl-att. Il-propjeta' hi soggetta u tgawdi s-servitujiet attivi u passivi li jirrisultaw skond il-pożizzjoni tagħha altrimenti libera u franka bid-drittijiet u pertinenzi kollha tagħha.

*[Handwritten signature]*  
23.4.09  
AD  
e

Ilum  
*[Handwritten signature]*  
(Direttur)

*[Handwritten signature]*  
Dr. Maria Briffa LL.D.

Nota għal iskrizzjoni ta' Hypothec Numru progressiv

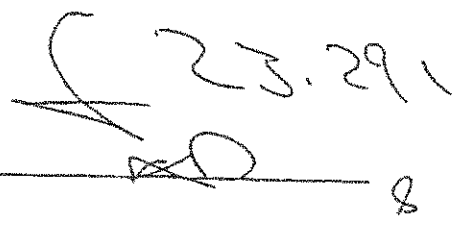
8809

Rimarki  
(għal uzu ufficjali biss)

Kreditur : **George Debattista**, benestant, iben il-mejtin **George u Maria** nec' Camilleri imwieled Msida u residenti Birkirkara, karta ta' l-identita' numru 839745 M u martu **Elena Debattista** bint Emanuel Schembri u Josephine nee' Gauci imwielda Birkirkara u residenti Birkirkara, karta ta' l-identita' numru 466646 (M), in solidum.

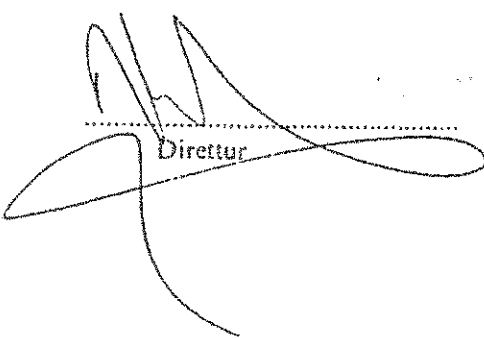
Debitur : **John Paul Tanti**, karta ta' l-identita' numru 375982 (M) impjegat, guvni, iben il-mejjet Emanuel u Carmen nee' Farrugia imwieled Pieta' u residenti San Giljan.

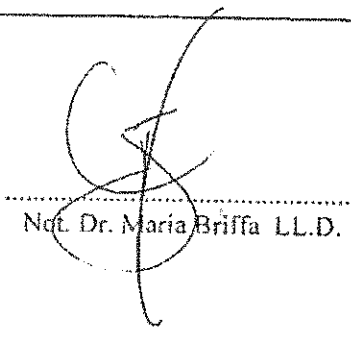
Kreditu : (€18,635) Tmintax-il elf sitt mija u hamsa u tletin ewro bilanc tal-prezz ta' immobbli mibjugha mill-konjugi Debattista lil John Paul Tanti b'att tiegħi tal-hmistax (15) ejju cifejn u disgha (2009) liema ammont id-debitur obbliga ruhu li jhallashom lill-kredituri l-pagamenti minsili konsekuttivi ta' mhux anqas minn mitejn ewro (€200) kull xahar minghajr imghax sal-hlas ghas-saldu tad-debitu. F'kaz illi d-debitur jonqos milli jhallas tliet skadenzi jew ammont ekwivalenti, jibda jiddekorri imghax bir-rata ta' tmienja fil-mija (8%) sal-hlas ghas-saldu tal-bilanc dovut.

23.291  


Kawza ta' Preferenza : Ipoteka generali

Illum .....

  
Direttur

  
Not. Dr. Maria Briffa LL.D.

NOTA TA' ISKRIZZJONI TA': IPOTEKA

NUMRU PROGRESSIV :

023381

RIMARKI: (Għall uffiċċjali biss)

KREDITUR: Automated Revenue Management Services Ltd (C46054), f'isimha proprju u għan-nom tal-Enemalta p.l.c. u l-Korporazzjoni għas-Servizzi tal-Ilma.

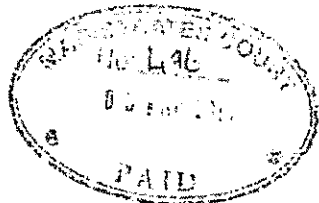
DEBITUR: John Paul Tanti, detentur tal-karta tal-identita numru 375982M, iben Emanuel Tanti u Carmen Tanti nee Farrugia, imwieded il-Pieta fis-6 ta' Lulju, 1982 u residenti San Giljan.

Detalji ulterjuri konċernanti d-debitur mhux maghrufa.

KREDITU: Is-somma ta' tlett'elef, tmin mija, hdax-il euro u disgħa u sebghin ċenteżmu (€3,811.79) kanonizzati wara ltra Uffiċċjali skont Artikolu erba' mija sitta u sittin (466) tal-Kapitolu tnax (12) ipprezentata fil-Qorti tal-Magistrati (Malta), fit-tmintax ta' Mejju, tas-sena elfejn u sittax (18/05/2016) bin-numru elf, mitejn, erbgħa u hamsin, tas-sena elfejn u sittax (1254/2016) u notifikata, flimkien ma' l-imghax legali mid-data tan-Notifika tal-istess ltra Uffiċċjali, spejjeż u drittijiet legali.

Handwritten notes and signatures: "25.6.18" and a signature.

KAWZA TA' PREFERENZA : Ipoteka Ġenerali.



13 0 NOV 2018

Signature of Avv. Noel Bezzina L.D. għas-socjeta kreditriċi

Illium ..... ta' .....

Sharon Tonna  
Deputat Registratur  
Deputy Registrar  
Orati tal-Gustizzja (Malta)  
Law Courts (Malta)



RICIB

10689

Tlettax (13) ta' Gunju, tas-sena elfejn u tlieta (2003).

Dikjarazzjoni ta' Trasferiment "Causa Mortis", maghmula minn Carmel Tanti, Impjegat mal-Gvern, imwield u residenti r-Rabat, Malta; Maria Dolores Tanti mart Joseph Tanti, imwielda u residenti r-Rabat, Malta; Antonio Tanti, Impjegat mal-Gvern, imwield u residenti r-Rabat, Malta; Evangelista maghruta bhala Evelyn Sammut, mart Alfred Sammut, imwielda r-Rabat, Malta u residenti Hal-Luqa; John Tanti, bhalissa minghajr okkupazzjoni, imwield u residenti r-Rabat, Malta; Saviour Tanti, pensionant, imwield u residenti r-Rabat, Malta; Maria Farrugia mart Peter Farrugia, imwielda Pietà u residenti Paola; Rita Piscopo mart Joseph Piscopo, imwielda r-Rabat, Malta u residenti Paola u Joseph Tanti, bhalissa minghajr okkupazzjoni, imwield u residenti r-Rabat, Malta, kollha ulied Paul Tanti u l-mejta Agata nee' Formosa, fejn gie dikjarat illi fl-erbgha u ghoxrin (24) ta' Frar, tas-sena elfejn u tlieta (2003), mietet il-Pieta' Agata Tanti, mart Paul Tanti, omm l-ahwa Tanti, bint Giuseppe Formosa u Evangelista nee' Giordimaina, imwielda u kienet residenti r-Rabat, Malta. Gie dikjarat ukoll mill-ahwa Tanti hawn fuq imsemmija, illi mir-ricerka testamentarja l-imsemmija Agata Tanti kienet ghamlet testment *Unica Charta* fl-Atti tan-Nutar Dottor Philip Said datat il-hmistax (15) ta' Novembru tas-sena elf disa' mija u hamsa u disghin (1995). fejn hija halliet bhala usufruttwarju taghha lir-ragel taghha Paul Tanti u innominat bhala werriceta universali taghha till-ulietha kollha ahwa Tanti. L-imsemmijin ahwa Tanti iddikjaraw illi bil-mewt ta' ommhom Agata Tanti avvera ruhu t-trasferiment 'causa mortis' ghaf-favur taghhom tan-nofs (1/2) indiviz tal-fond numru tlieta (3), Triq il-Mithna Rabat, Malta, tal-valur dan in-nofs indiviz ta' tletin elf liri Maltin (Lm30,000).

Handwritten notes: "K.M. 2.50c" and initials "AAJ".

L-ahwa Tanti hawn fuq imsemmijin, iddikjaraw illi huma ddeskrivew fedelment il-konsistenza tal-immobbili li jikkomponu l-assi ereditarju tal-imsemmija Agata Tanti u rriservaw id-dritt illi f'kull zmien jikkoregu din id-dikjarazzjoni f'kas li jkun nkorrew f'xi inesattezzi jew ommissjoni.

Signature: *ROBERTA BISAZZA*  
 Stamp: NOT. DR. ROBERTA BISAZZA  
 Handwritten: CH-7-2003

- 14398

Tlieta u ghoxrin (23) ta'  
Gunju tas-sena elfejn u  
erbgha (2004).

## Dikjarazzjoni ta'

Trasferiment "Causa Mortis" maghmula minn Josephine maghrufa bhala Joyce mart Anthony Attard, bint Paul Tanti u Agata nee Formosa, imwiolda f-Rabat, Malta u residenti Melbourne, l-Awstralja, fejn gie dikjarat illi fl-erbgha u ghoxrin (24) ta' Frar, tas-sena elfejn u tlieta (2003) mietet Agata Tanti, mart Paul Tanti, bint Giuseppe Formosa u Evangelista nee Giordimaina, imwiolda Rabat, Malta u kienet toqghod Rabat, Malta. Gie ukoll dikjarat illi mir-ricerka testamentarja Agata Tanti kienet ghamlet testment Unica Charta fl-Atti tan-Nutar Dottor Philip Said datat il-hmistax (15) ta' Novembru tas-sena elf disa mija u hamisa u disghin (1995) fejn hija halliet bha usufruttwarju taghha lir-ragel taghha Paul Tanti, u innominat bhala werrieta universali taghha lill-uliedha Carmel Tanti, Maria Dolores Tanti, Antonio Tanti, John Tanti, Saviour Tanti, Joseph Tanti, Evelyn Sammut, Maria Farrugia, Rita Piscopo, Pauline Farrugia u l-imsemmija Joyce Attard, f-sehem indaqs bejnhejthom. L-istess Joyce Attard, hawn fuq imsemmija, iddikjarat illi bil-mewt ta' ommha Agata Tanti avvera ruhu t-trasferiment 'causa mortis' ghaf-favur taghha tan-nofs indiviz tal-fond numru tlieta (3), Triq il-Mithna, Rabat, Malta, bil-valur dan in-nofs indiviz ta' tletin elf liri Maltin (LM30,000). Sehem Joyce Attard huwa ta' wicched minn hdax-il parti (1/11) ghalhekk is-sehem taghha jammonta ghal elfejn seba mija u sebgha u ghoxrin liri Maltin (Lm2,727). L-imsemmija Joyce Attard iddikjarat illi hija ddeskriviet fedelment il-konsistenza tal-immobili li jikkomponu l-assi ereditarju tal-imsemmija Agata Tanti u rriservat id-dritt illi f'kull zmien tikkoregi din id-dikjarazzjoni f'kaz illi tkun inkorriet f'xi inesattezzi jew ommissjoni.

RECEIVED  
27 AUG 2004

NOT. DR. ROBERTA BISAZZA

11433

Il-hmistax ta' Mejju tas-sena  
elfejn u disgha

Fuq l-att deheru bhala l-vendituri George Debattista, benestant, iben il-mejtin George u Maria nee' Camilleri imwielded Msida u residenti Birkirkara, karta ta' l-identita' numru 839745 M u martu Elena Debattista bint Emanuel Schembri u Josephine nee' Gauci imwielda Birkirkara u residenti Birkirkara, karta ta' l-identita' numru 466646 (M):

U bhala l-kompraturi John Paul Tanti, karta ta' l-identita' numru 375982 (M) impjegat, guvni, iben il-mejjet Emanuel u Carmen nee' Farrugia imwielded Pieta' u residenti San Giljan u Odette Sammut, xebba, bint missier mhux maghruf u Doris Sammut imwielda Pieta' u residenti San Gwann, karta ta' l-identita' numru 319189 (M).

Fl-ewwel lok ta' dan l-att, John Paul Tanti assenja u ttraferixxa lil Odette Sammut li akkwistat nofs indiviz tad-drittijiet u l-obbligi kollha li John Paul Tanti ghandu naxxenti mill-konvenju datat it-tlieta ta' Frar elfejn u disgha (2009) rigward il-maisonette markat numru tnejn jismu Edel GDS Buildings Valley Road Msida, hawn taht deskritt, li hu registrat bhala Konvenju numru PS 2009 00908. L-assenjazzjoni ta' nofs indiviz tad-drittijiet ta' konvenju tal-propjeta' l-imsida sar minghajr korrispettiv.

Fit-tieni lok il-konjugi Debattista bieghu a favur ta' John Paul Tanti u Odette Sammut f'ishma indaqs. indivizament u in solidum bejniethom il-maisonette (għali maghrufa bhala flat) markat numru tnejn (2) u jismu Edel. fil-second floor level formanti parti minn blokk ta' zewg maisonettes b'entratura u tarag estern komuni bla numru izda formanti parti minn blokk jismu GDS Buildings, f'Valley Road, Msida. Iz-zewg maisonettes huma sovrapposti għal showroom fil-pjan terran u l-blokk imiss dan il-blokk Tramuntana ma' Valley Road. Punent ma' beni ta' l-eredi ta' George Debattista u Lvant ma' beni tal-eredi ta' Orlando Debono. Il-kompraturi għandhom id-dritt ta' l-uzu in perpetwu flimkien ma' terzi tat-tarag estern li jwassal sal-bejt u bid-dritt ta' l-uzu ta' nofs indiviz tal-bejt ta' l-istess mezzanine izda l-washroom li hemm fuq il-bejt tal-mezzanine ma gietx trasferita bl-att. Il-vendituri irriservaw id-dritt li jibnu sulari ulterjuri fuq l-arja tal-blokk u li jestendu t-tarag u s-servizzi komuni u f'din l-eventwalita' obbligaw ruhhom li jitrasferixxu s-servizzi tal-kompraturi għal fuq il-bejt il-gdid.

Il-propjeta' giet trasferita kif soggetta u igawdi s-servituzijiet attivi u passivi li jirrisultaw skond il-posizzjoni tagħha altrimenti libera u franka bid-drittijiet u pertinenzi kollha tagħha, tal-quali u minghajr garanzija ta' difetti kemm latenti kif ukoll apparenti u bil-pussess battal.

L-ispejjez tat-tarag u tal-bejt li huma in komuni għandhom jinqasmu f'schem indaqs bejn is-sidien taz-zewg maisonettes.

Il-bejgħ ta' l-immobbli sar taht il-kondizzjonijiet l-att indikati u versu l-prezz ta' (€174,703) mija u erbgha u sebghin elf seba' mija u tliet ewro.

Dr. Maria Xiffa LL.D.

1-III Notes

RICIA  
1



60

AUTORITÀ TA' L-IPPJANAR  
PLANNING AUTHORITY

Director Public Registry  
Public Registry  
Merchants Street  
Valletta

Our Ref        ECF 590/98  
Date            20<sup>th</sup> September 2000  
Subject:        Withdrawal of Title Transfer Notice

Sir,

Reference is being made to Title Transfer Notice (copy attached) referred to your department (by hand) on 8 August 1998 and served on property at Site at Tas-Sellum, Dawra Tat-Tunnara c/w unknown road c/w Triq l-Arznell, Mellicha.

Kindly note that situation on site has been rectified from our end following the issue of a permit, bearing reference PA 6001/96, dated 16/06/99.

In the circumstances you may wish to note from your end and remove any caution on this property

Yours

Charles Gafa  
Enforcement Officer

RECEIVED  
29 SEP 2000

29 SEP 2000

TODAY

TODAY

at 12.30 p.m.  
to [signature]

RIC20  
11



AUTORITÀ TA' L-IPPJANAR  
PLANNING AUTHORITY

Ref Taghna : ECF 00590/98

Data : 22/09/2000

Mr John Tanti  
Griffon  
Triq il-Klamari  
Qawra

Sinjur,

Nixtieq nirreferi ghall Avviz Biex Tieqaf u Ta' Twettiq li nhareg fl- 10/06/1998, b'konnessjoni li :

Ghandek zvilupp mhux skond il-pjanti approvati fil PA 172/94 li jikkonsisti f'bini ta 'flat' fis-sitt live!

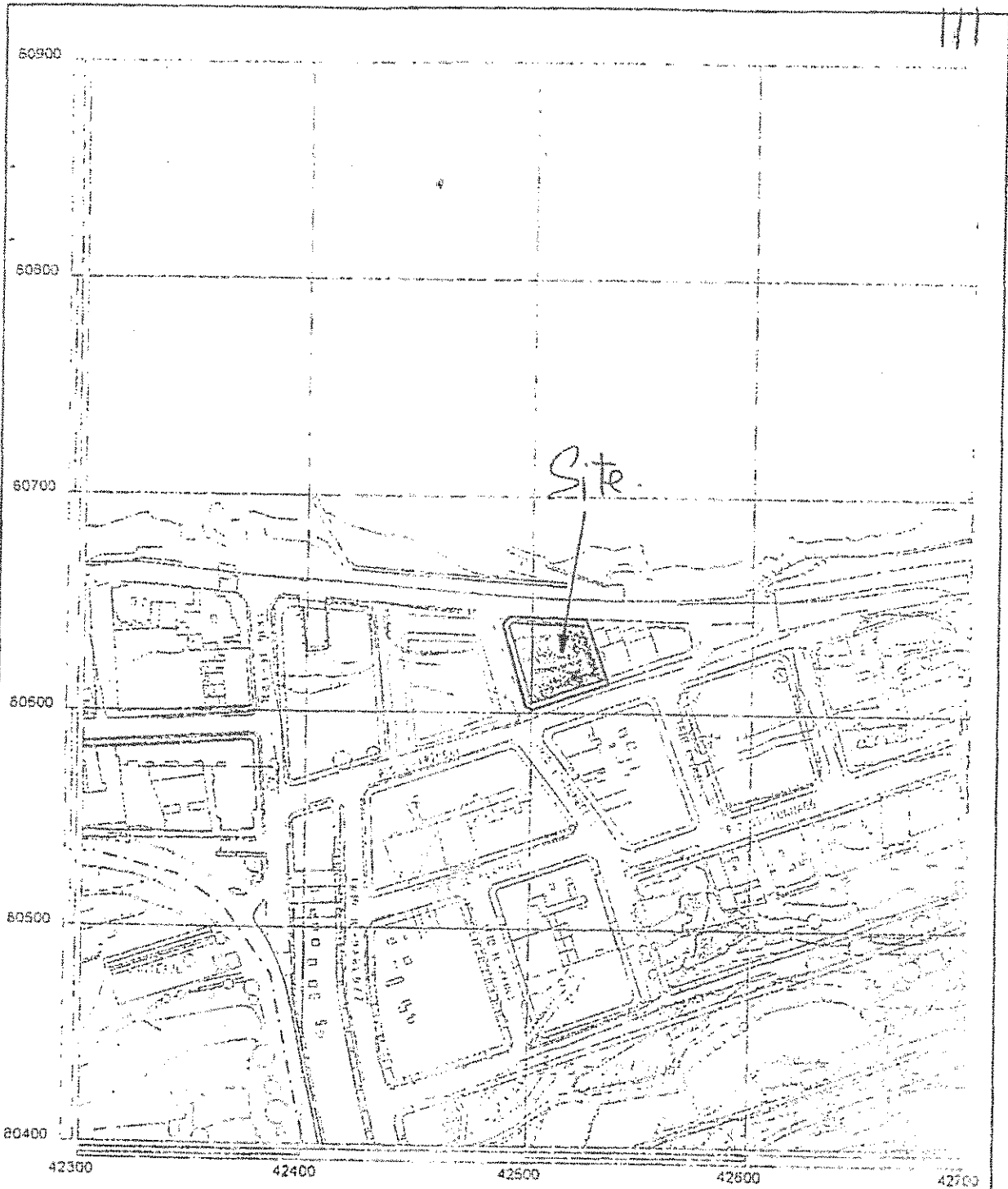
Fi: Site at Tas-Sellum, Dawra Tat-Tunnara c/w unknown rd c/w triq L-Arznell Mettieha

Nixtieq ninfurmak li l-Avviz Biex Tieqaf u Ta' Twettiq qed jigi irtirat.

Charles Gafa  
I/Enforcement Manager  
Dcc111d

17

RIC21



# PLANNING AUTHORITY

Enforcement Unit Site Plan

St. Francis Bayelsa  
 Floriana  
 PO Box 200, Valletta  
 Tel 240976 Fax 224846



Enforcement No. :- 00590/1998 Location :-

Scale :- 1:2500

Part of Survey Sheet(s) 420800 420805 425800 425805

Date - 22/9/00

Handwritten initials 'TF' in the bottom right corner.

Order 928233 Front Page (Priority) 2 / 2

Name ODETTE SAMMUT  
Spouse  
Father FATHER UNKNOWN FATHER UNKNOWN  
Mother DORIS SAMMUT  
ID Card 319189M Birthplace PIETA Date Of Birth  
Liabilities From 01/01/2005 To 20/01/2021 Malta & Gozo Group Reference 285  
Transfers From 01/01/2005 To 20/01/2021 Malta & Gozo  
Fidi N/A No Different Maternity

Search Results

Note	Note	Note	V	DIP	DM	I
Type	Year	Num.				
H	2009	8807				V
I	2009	11433				V



Qorti Ċivili – Prim' Awla

Fl-atti tal-bejgh bl-irkant numru 44/21

Fl-ismijiet:

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

vs

John Tanti (KI375982M) et

Il-Qorti rat ir-rikors ipprezentat fl-04 ta' Awwissu, 2021 u d-dokumenti hemm eżebiti;

Tilqa' t-talba għall-hrug ta' mandat ta' qbid ta' hwejjeg immobbli fuq il-proprjeta' msemmija fir-rikors u tipprovdi kif ġej:

1. Tordna lir-Registratur jahtar Arkitett u Inġinier Ċivili – li lilu jmiss it-turn skont il-lista pubblikata skont id-dispożizzjoni tal-artikolu 89 tal-Kodiċi ta' Organizazzjoni u Proċedura Ċivili (Kap 12) – bhala espert sabiex jagħmel l-istima tal-proprjeta' immobbli, liema stima għandha tinkludi r-ritratti tal-fond jew sit inkwistjoni, pjanta tar-Registru tal-Artijiet, l-iskema tal-MEPA u r-raġunijiet tal-valutazzjoni;
2. Tordna lill-espert hekk mahtur sabiex jipprezenta l-istima tiegħu kif trid il-liġi fi żmien xahar wara li jagħlaq iż-żmien imsemmi fl-artikolu 307 tal-Kap. 12;
3. Tordna lir-Registratur jahtar irkantatur pubbliku – li lilu jmiss it-turn skont il-lista pubblikata skont id-dispożizzjoni tal-artikolu 89 tal-Kodiċi ta' Organizazzjoni u Proċedura Ċivili (Kap. 12) – sabiex imexxi l-irkant;
4. Tordna li l-bejgh *sub hasta* tal-immobbli jsir fid-data, hin u lok imsemmija hawn taht:
  - a. It-Tlieta, 18 ta' Jannar 2022 fil-hdax u nofs ta' filgħodu (11:30 a.m.)
  - b. F'Kamra Numru 78, biswit l-Arkivju, Livell -1, Qrati tal-Gustizzja, Triq ir-Repubblika, il-Belt Valletta
2. Tordna lir-Registratur sabiex iġarraf lid-Direttur tar-Registru Pubbliku u lir-Registratur tal-Artijiet b'dan id-digriet tallum;
3. Tordna lid-Direttur tar-Registru Pubbliku sabiex jirregistra dan id-digriet minnufih;
4. Tordna n-notifika ta' dan id-digriet lid-debitur li għandu, kif iġhid u jrid l-artikolu 307 tal-Kap. 12, żmien għoxrin għurnata min-notifika sabiex jitlob li ma ssirx stima ġdida u, minflok, jipprezenta stima mahlufa b'nota li għandha tiġi notifikata lir-rikorrent kif trid il-liġi.
5. Previa li jigu eżebiti: (1) kopja formali tas-sentenza vantata; (2) pjanti tal-perit, survey map u ritratti li jindikaw b'mod car fejn tinstab l-art; u (3) provenjenza tal-istess u kull piz fuq l-istess art indikata fir-rikors ai termini tal-Art.305(2) tal-Kap.12 tal-liġijiet ta' Malta



SUBBASTA NRU. 44/2021

111

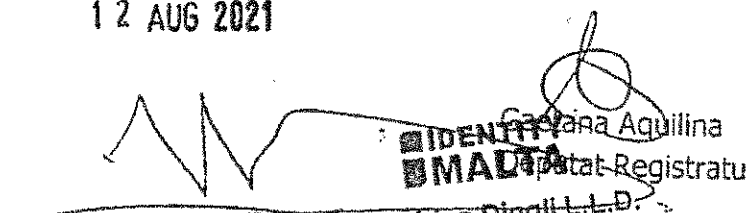
B'Digriet moghti fil-Prim Awla tal-Qorti Ċivili fil-ħdax ta' Awwissu tas-sena elfejn wiehed u għoxrin (11.08.2021), fuq rikors ta' Bank of Valletta p.l.c. bin-numru tar-registrazzjoni C 2833, ġie ordnat il-bejgh bl-irkant;

Il-maisonette immarkata bin-numru tnejn (2) bl-isem "Edel" li tinsab fis-second floor, formanti parti minn blokk ta' żewġ maisonettes li in komuni għandhom l-entrata u t-taraġ ta' barra, mingħajr numru uffiċjali imma formanti parti minn blokk ta' bini bl-isem "GDS Buildings" fi Triq il-Wied, Msida. Iż-żewġ maisonettes huma sovvrastanti showroom li tinsab fil-livell terran. Il-blokk imsemmi jikkonfina mit-Tramuntana ma' Triq il-Wied, mill-Punent ma' proprjeta' tal-eredi ta' George Debattista u mill-Lvant ma' proprjeta' tal-eredi ta' Orlando Debono. Il-maisonette tiġi bid-dritt kongunt ma' terzi tal-użu tat-taraġ ta' barra li jwassal għal fuq il-bejt kif ukoll bid-dritt tal-użu perpetwu tan-nofs indiviż tal-bejt tal-imsemmija maisonette. Il-washroom fuq il-bejt ma hijjex inkluża mal-maisonette. Dan il-fond igawdi mis-servitujiet attivi u passivi naxxenti mill-pożizzjoni tiegħu. Il-maisonette ma jinkludix l-arja ta' fuqu u s-sidien tal-arja jirriżervaw id-dritt li jibnu sulari ulterjuri fuq l-arja tal-blokk u li jestendu t-taraġ u s-servizzi komuni u jobbligaw ruħhom li jitransferixxu s-servizzi tal-maisonette għal fuq il-bejt il-ġdid.

L-imsemmi fond kien ġie akkwistat permezz ta' kuntratt datat f'mistax ta' Mejju tas-sena elfejn u disgħa (15.05.2009) in atti n-Nutar Dottor Maria Briffa.

Din il-propjeta' tappartjeni lil John Tanti, impjegat, ġuvni iben il-mejjet Emanuel u Carmen nee' Farrugia, imwield Pietà' u residenti San Ġiljan, detentur tal-karta tal-identita' numru 375982M, u Odette Sammut, fil-kummerċ, xebba, bint missier mhux magħruf u Doris Sammut, imwielda Pietà' u residenti San Ġwann, detentriċi tal-karta tal-identita' numru 319189M

12 AUG 2021

  
Mariana Aquilina  
MADIRA  
Dr. Adrian Dingli L.L.D.  
Advocate  
Legal Section - Searches Unit



**Fil-Prim Awla' tal-Qorti Ċivili**

**Fl-Atti tas-Subbasta Nru.44/21**

**Bank of Valletta p.l.c.**

**vs**

**John Tanti et**

Lill: Perit Michela Borg Francalanza

Inti mgharraf illi gejт mahtur bhala espert fl-atti tal-Mandat ta' Qbid ta' Hwejjeg Immobbli hawn fuq imsemmi sabiex taghmel deskrizzjoni tal-fond jew fondi indikat fir-rikors promotur u sabiex tfisser il-pizijiet, kirjiet 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.

Inti mitlub sabiex tigi tigbor l-inkartament relattiv mit-13 ta' Awwissu, 2021 'l quddiem filwaqt illi mgharraf illi ghandek sat-13 ta' Ottubru, 2021 sabiex tipprezenta r-rapport dettaljat tieghek.

Gaetana Aquilina  
Deputat Registratur



Fil-Prim Awla' tal-Qorti Ċivili

Fi-atti tas-Subbbasta numru  
44/21 fl-ismijiet:

Bank of Valletta p.l.c.

vs

John Tanti et

Ir-Registratur,

A tenur ta' digriet moghti fil-Prim' Awla, Qorti Ċivili datat 11 ta' Awwissu, 2021.

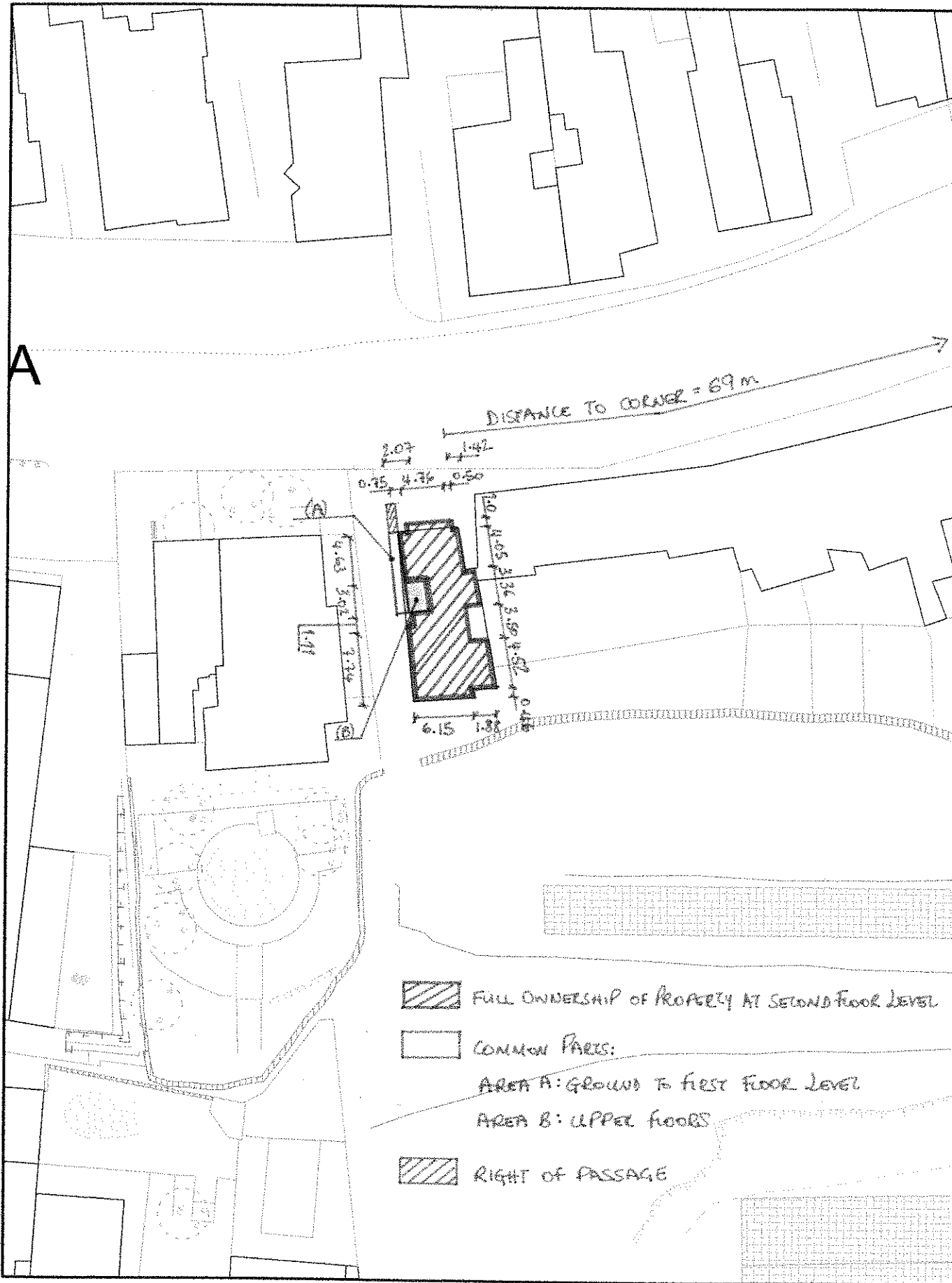
Qiegħed jappunta lill-Perit Arkitett Michela Borg Francalanza bħala espert biex tagħmel deskrizzjoni tal-fond u jfisser il-pizijiet, kirjiet u jeddiet oħra, sew reali kemm personali, jekk ikun hemm, li għalihom dan il-fond jew fondi ikun sugġett, kif ukoll l-aħħar trasferiment tiegħu, skont l-informazzjoni li jkun ha mill-kreditur jew mid-debitur.

Qiegħed jappunta lil John Gingell Littlejohn bħala irkantaur sabiex imexxi l-irkant.

Illum, 13 ta' Awwissu, 2021

Gaetana Aquilina  
Deputat Registratur

# DOC 7 – LAND REGISTRY PLAN

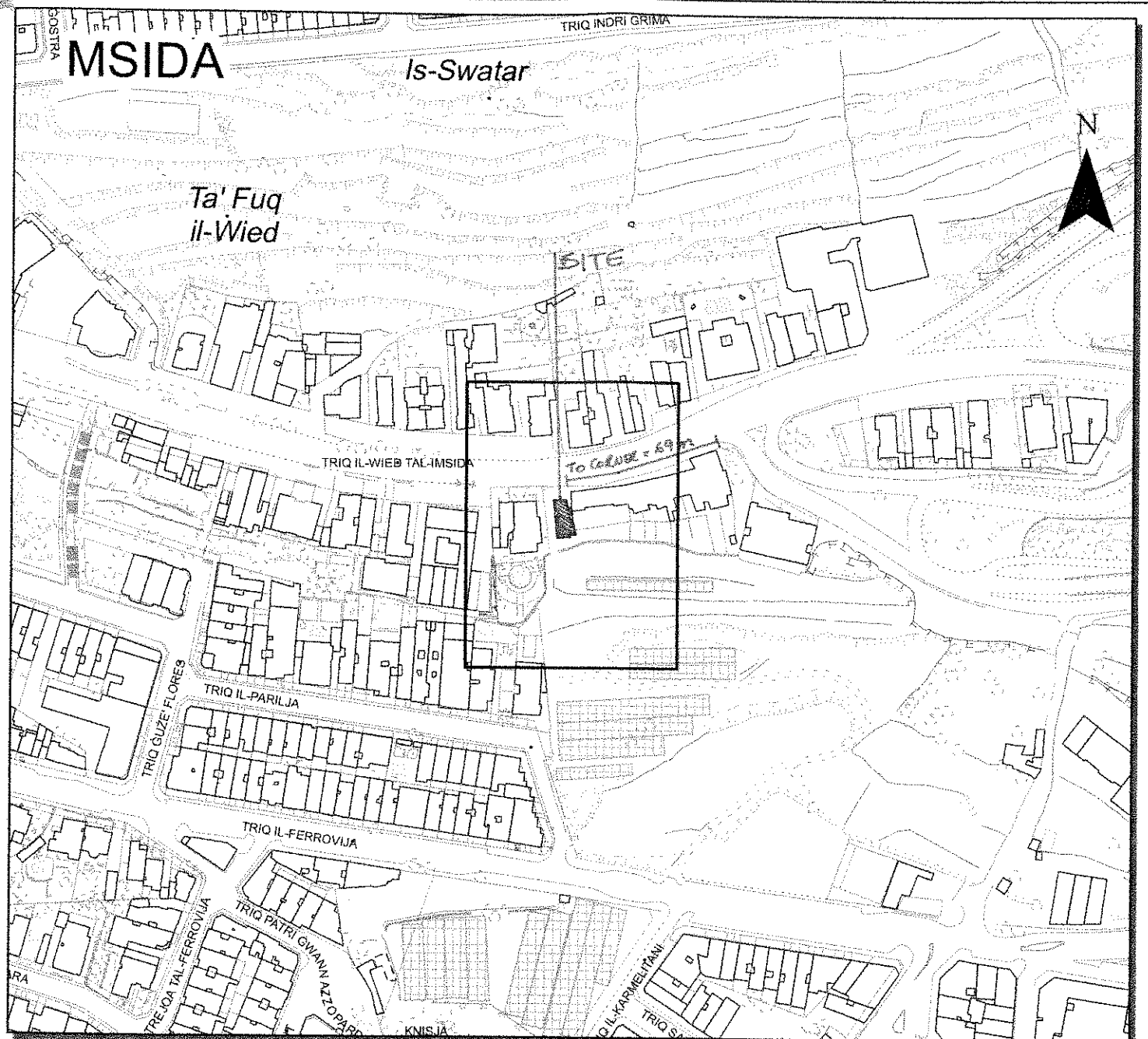


FULL OWNERSHIP OF PROPERTY AT SECOND FLOOR LEVEL  
 COMMON PARTS:  
 AREA A: GROUND TO FIRST FLOOR LEVEL  
 AREA B: UPPER FLOORS  
 RIGHT OF PASSAGE

Scale 1:500



GDS BUILDINGS  
 'EDIL' MAISONETTE NR 2  
 TRIQ IL-WIED,  
 MSIDA



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:	<b>238834 E</b>	Pozizzjoni Ċentrali: Centre Coordinates:	<b>x = 53068</b> <b>y = 72516</b>	Parti min S.S.: Extracted from S.S.:	<b>5272</b>	Data: Date:	<b>16/11/2021</b>
Perit: Architect:	<b>Michela Borg Francescanton</b> <b>B E &amp; A (M)nci</b> <b>A &amp; C E</b>	Qies (metri kwadri): Area (square metres):	<b>113m<sup>2</sup></b>	Firma ta' l-Applikant: Applicant's Signature:			
Timbru tal-Perit: Architect's Stamp:	 <b>Warrant No. 757</b> <b>+356 9960 6277</b> <b>michela@jz-mbf.com</b>						

**LR 235914**

Dritt imhallas  
Fee Paid

DOC 8 – EIGHT SCHEDULE



# EIGHTH SCHEDULE

## PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	MSIDA
Address	GDS BUILDINGS, EDR, MASONETIC NEU. 2, TRIS IL WIED MSIDA
Total Footprint of Area Transferred*	113m <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 type="checkbox"/> Flat/Apartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input checked="" 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 checked="" type="checkbox"/> Semi-Finished**	<input type="checkbox"/> Finished***	
Level of Finishes	<input type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input checked="" 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: 24/11/2021

Perit's Signature: **Michela Borg Francalanza** +

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

Warrant Number: 767

Rubber Stamp: **Warrant No. 767**

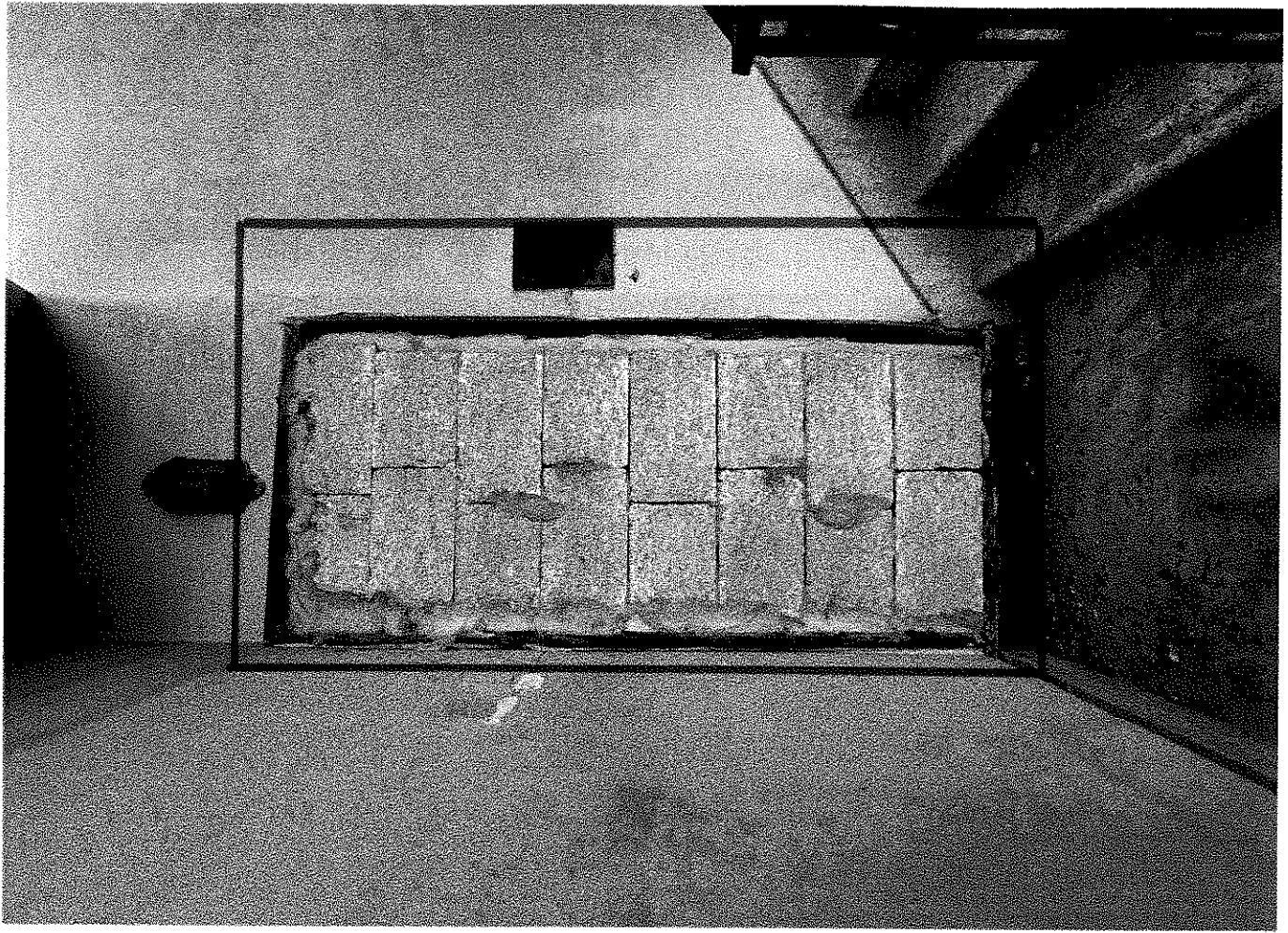
**J L Z**  
+  
**M B F**

+356 9980 6277  
michela@jz-mbf.com

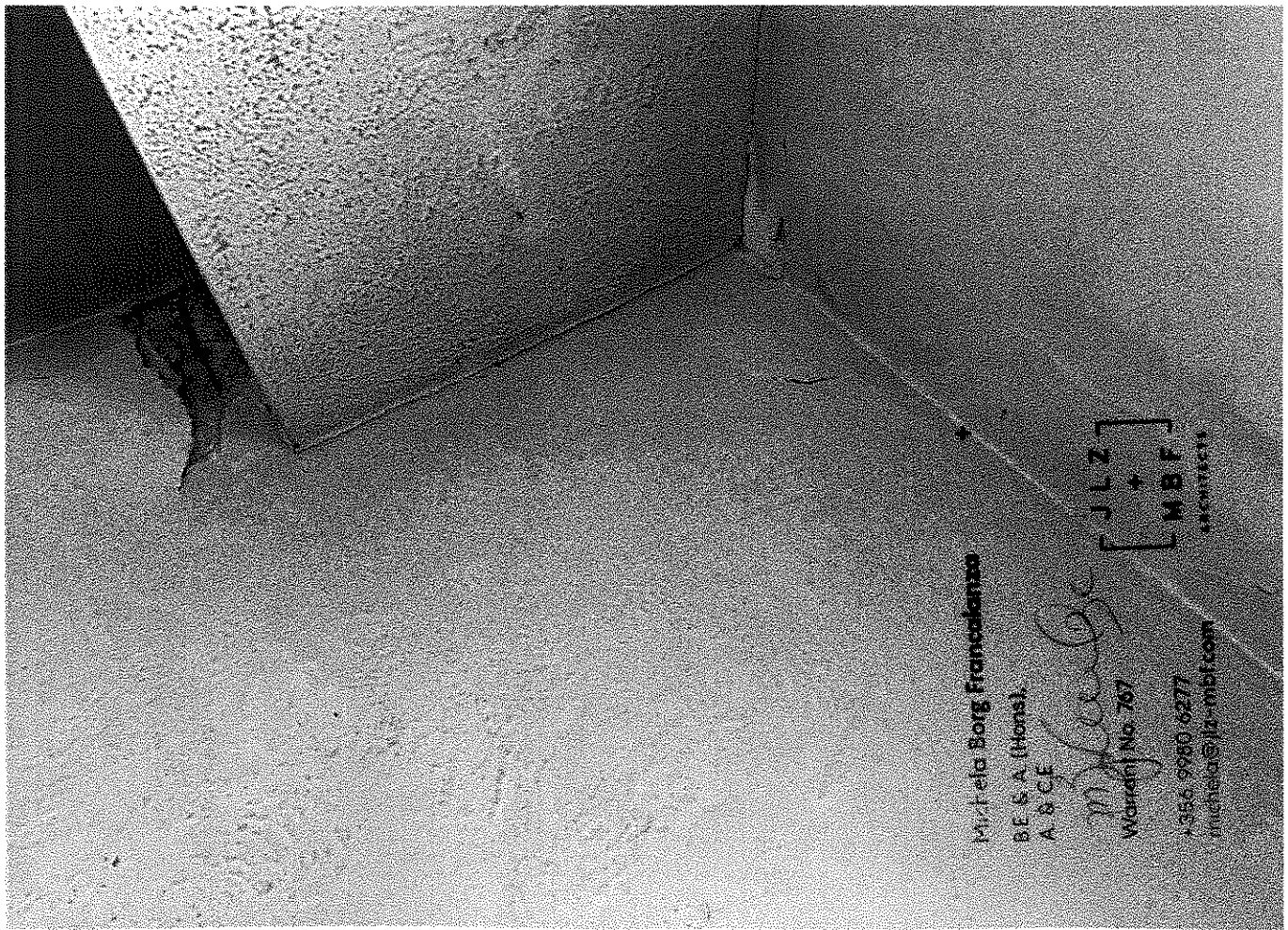
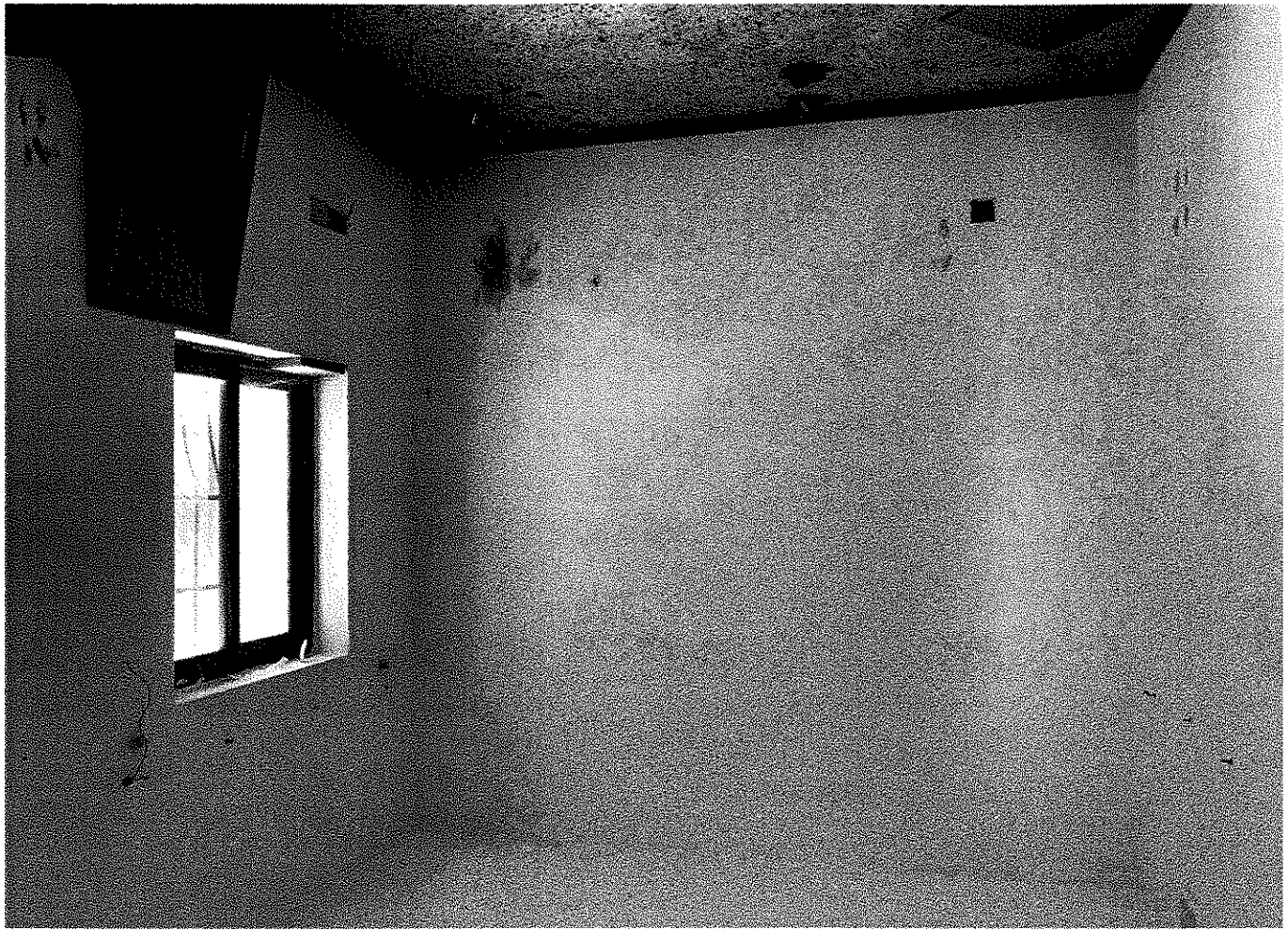
ARCHITECTS

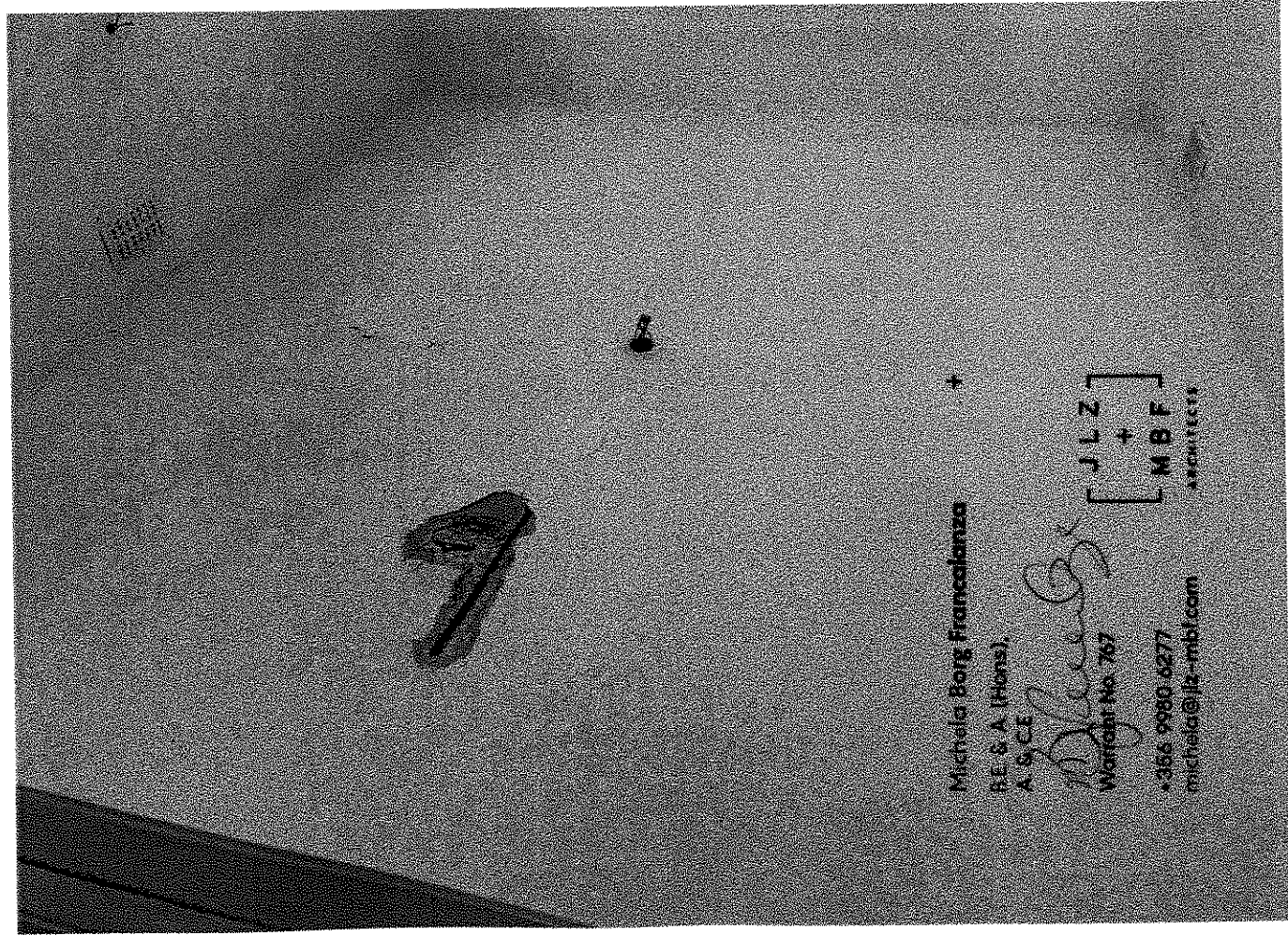
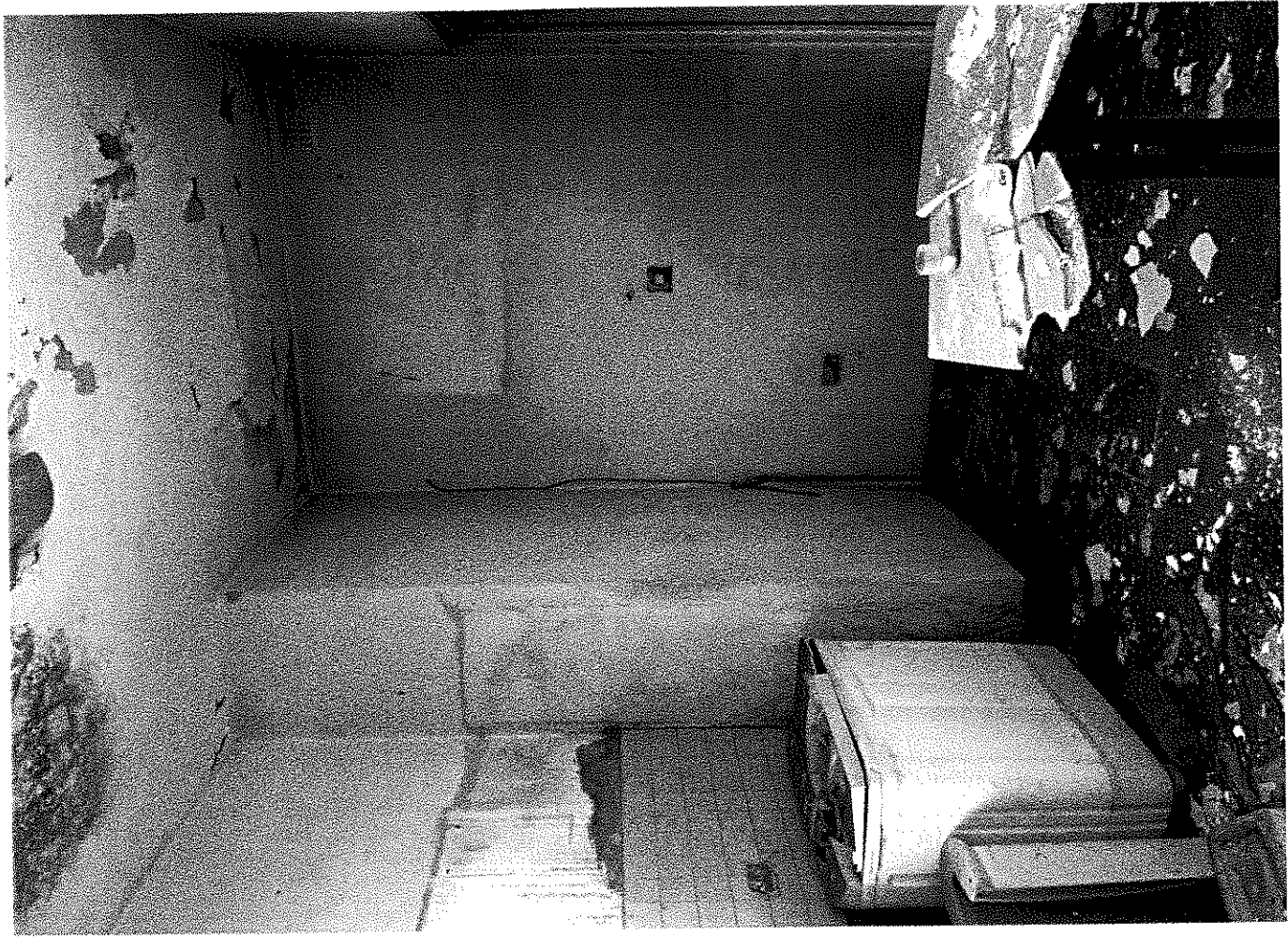
# DOC 9 - RITRATTI











Michela Borg Francabuzza

RE & A (HUSA),  
A.G.C.E.

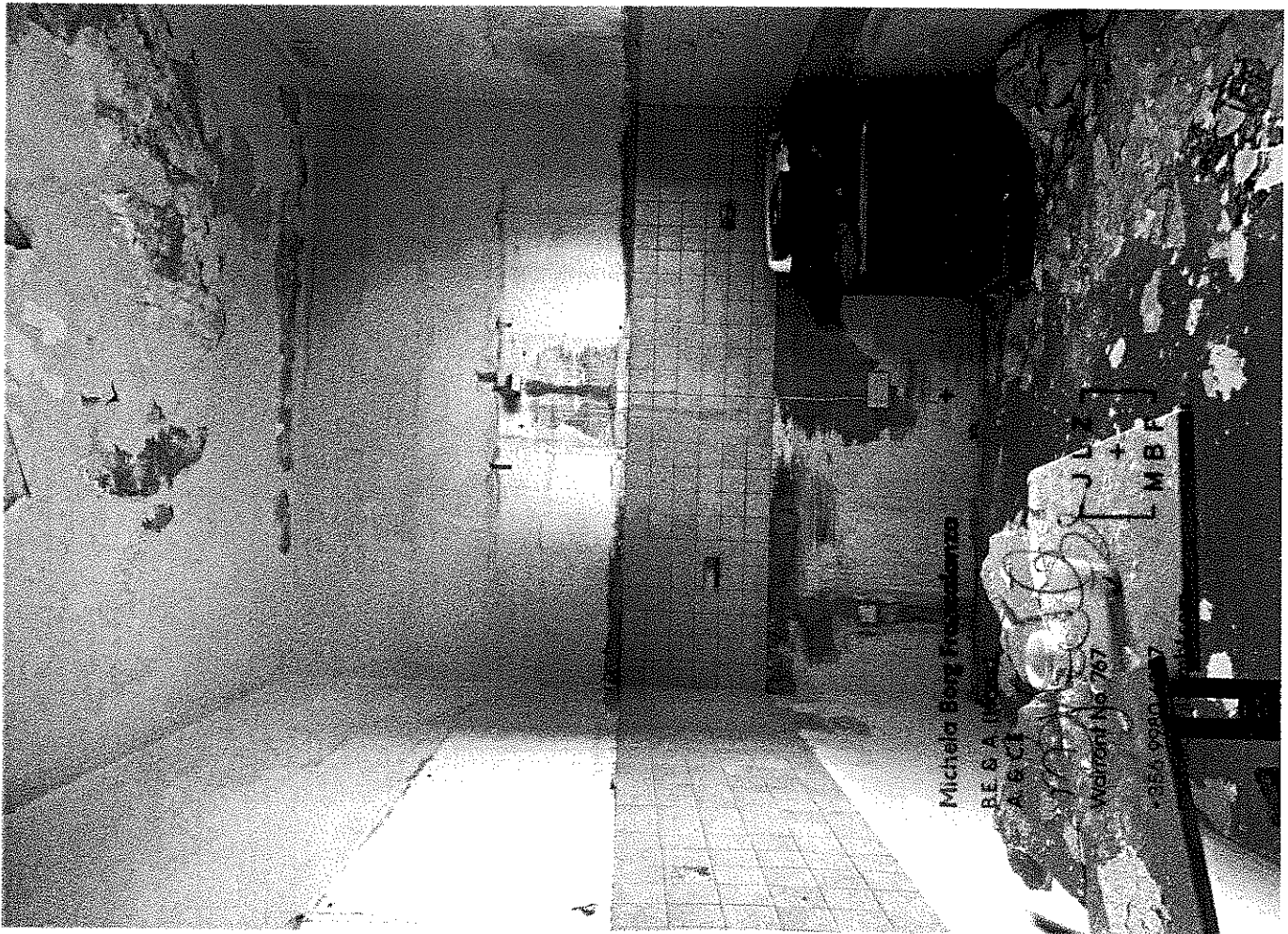
*Michela Borg Francabuzza*  
March No. 767

J L Z  
+  
M B F

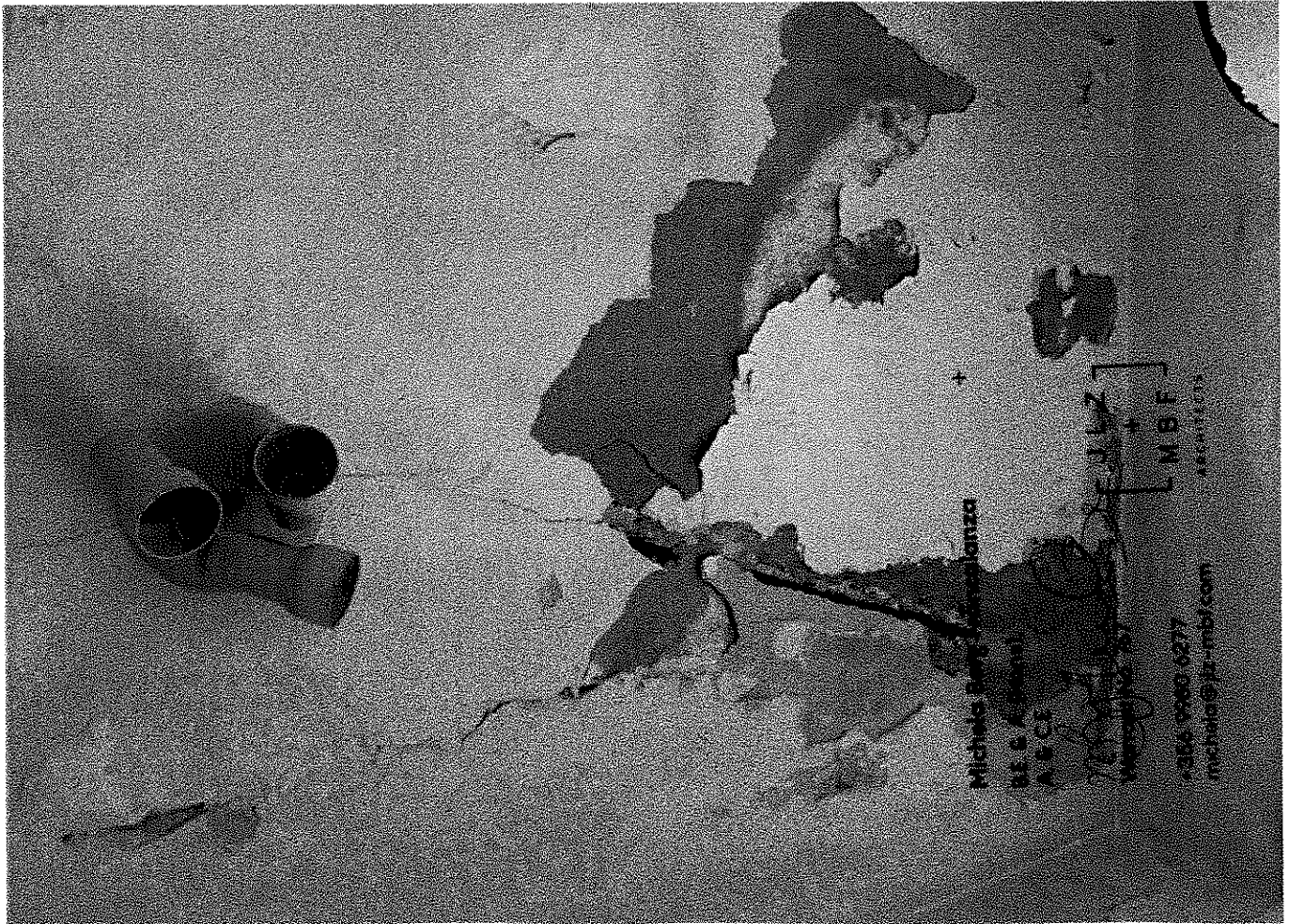
3366 9580 6277  
michela@fb-italia.com

AGENTI E.T.R.

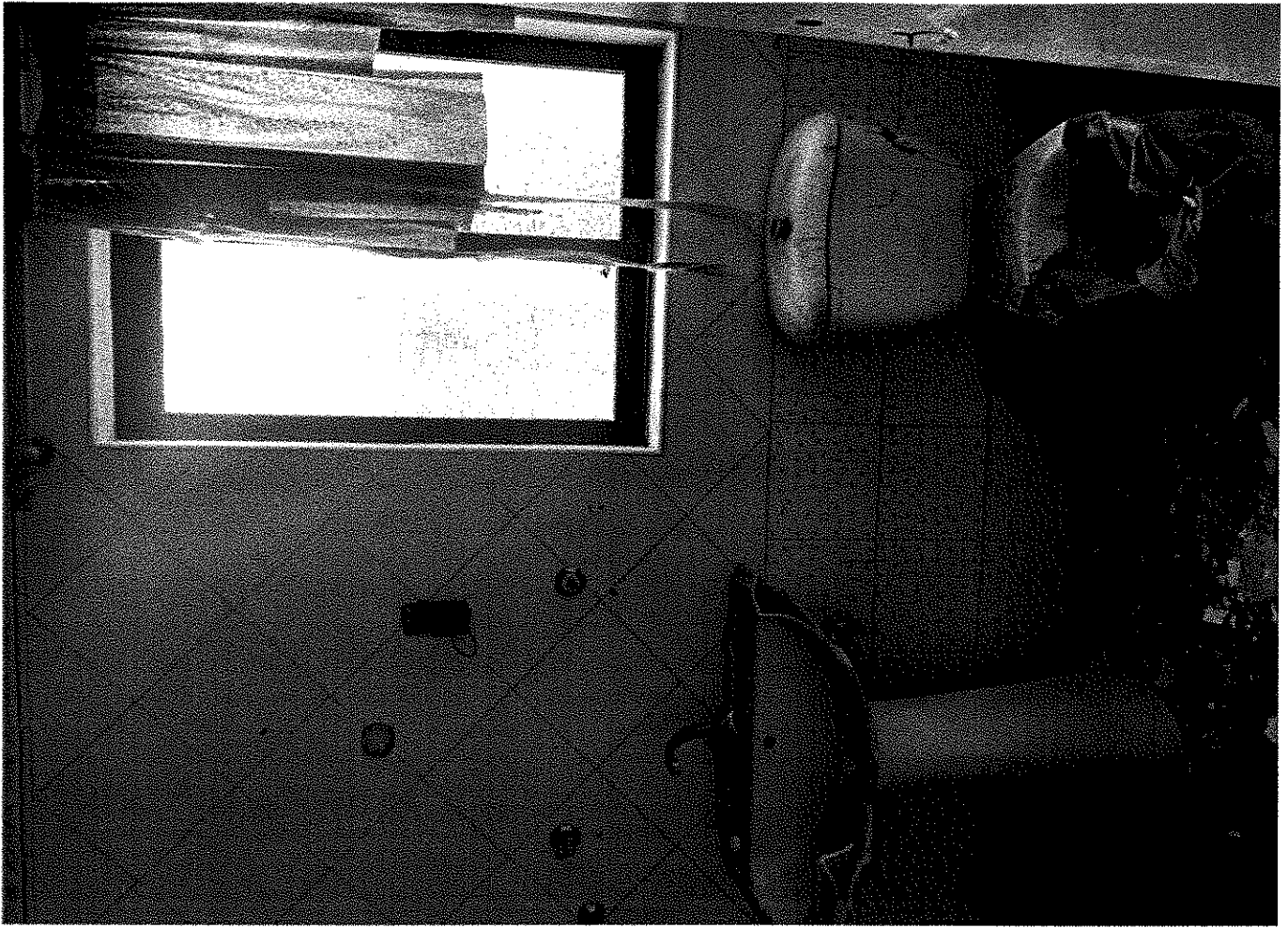


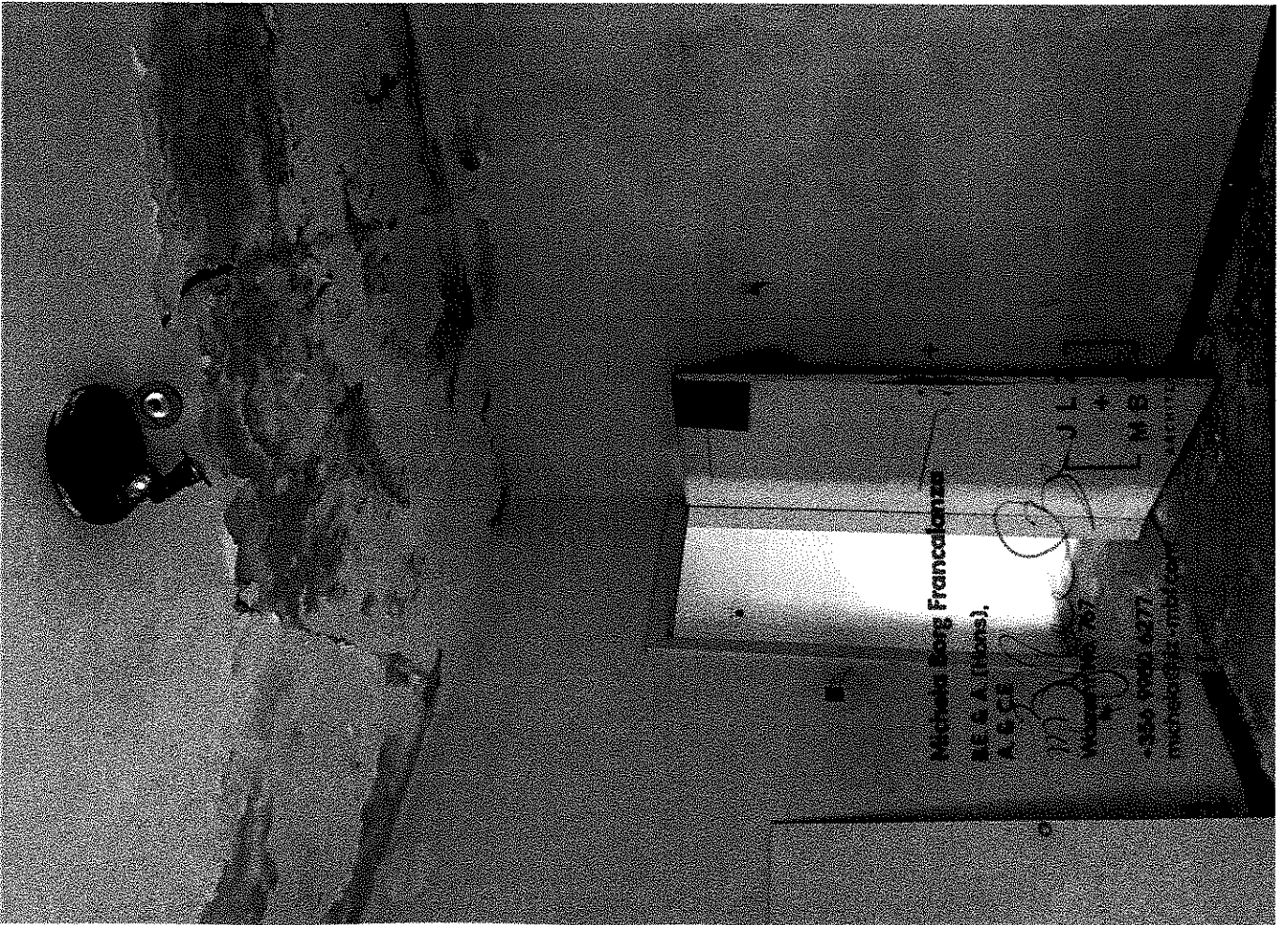


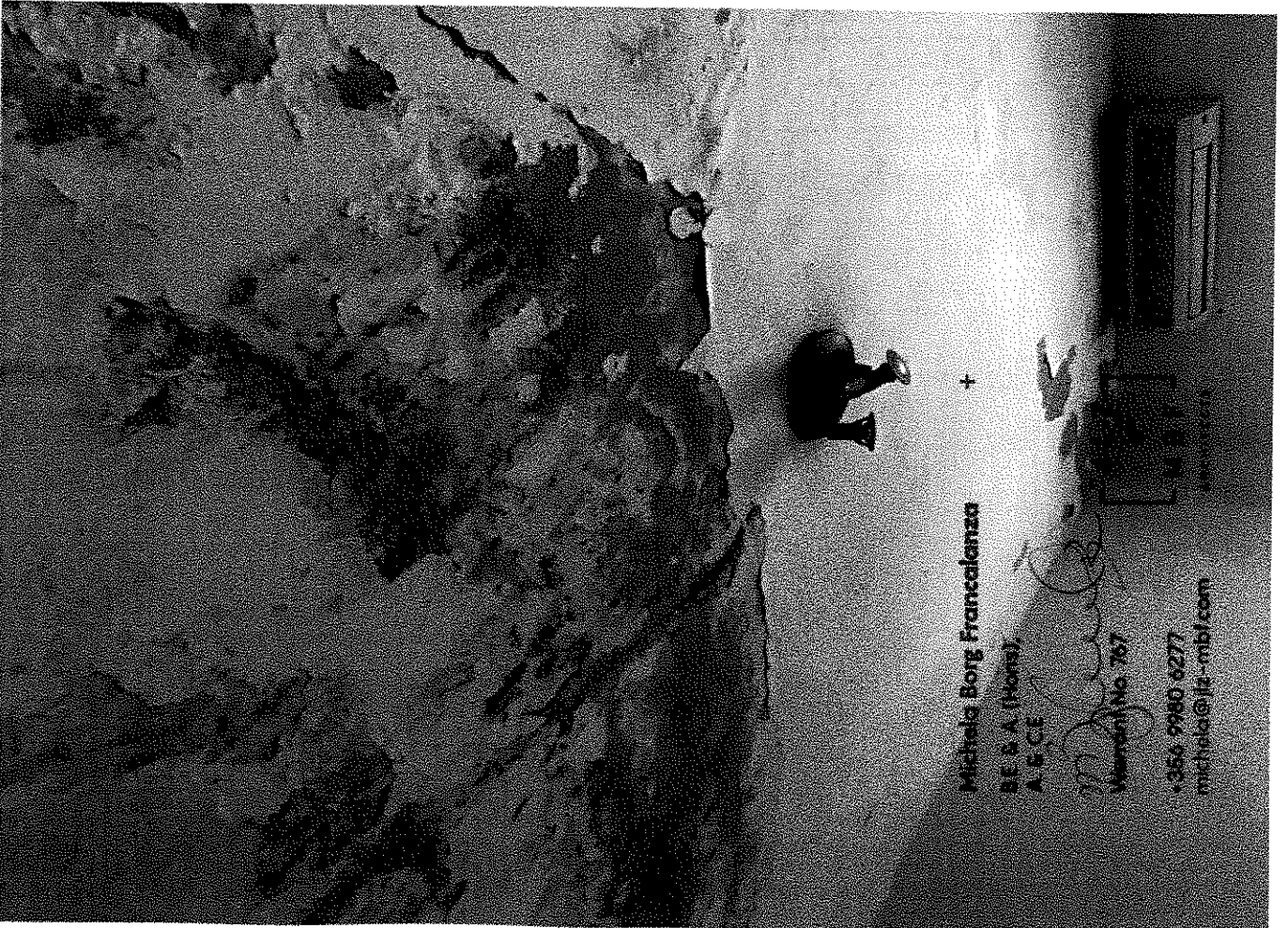
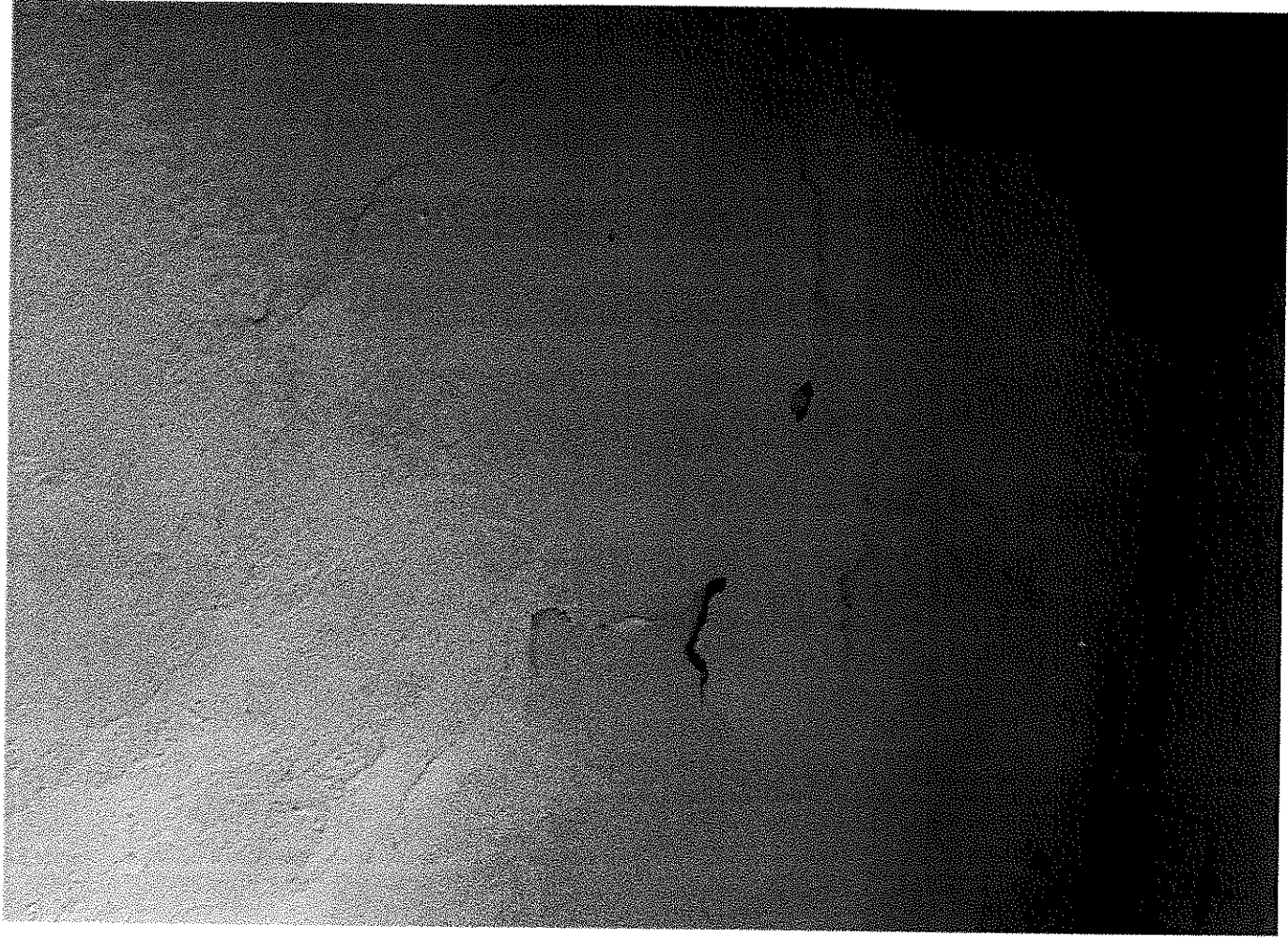












Michela Borg Francalanza

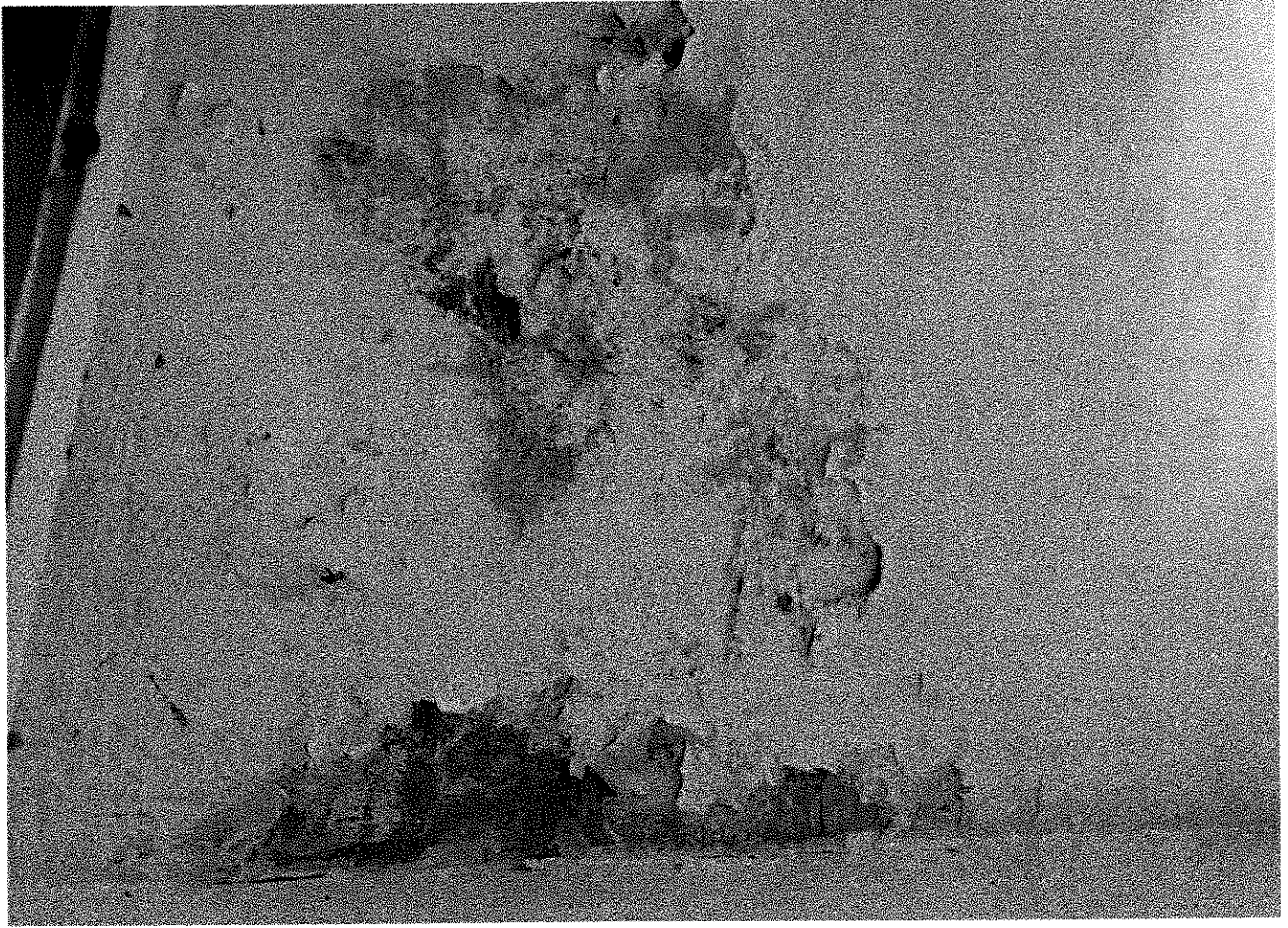
BE & A (Hons)

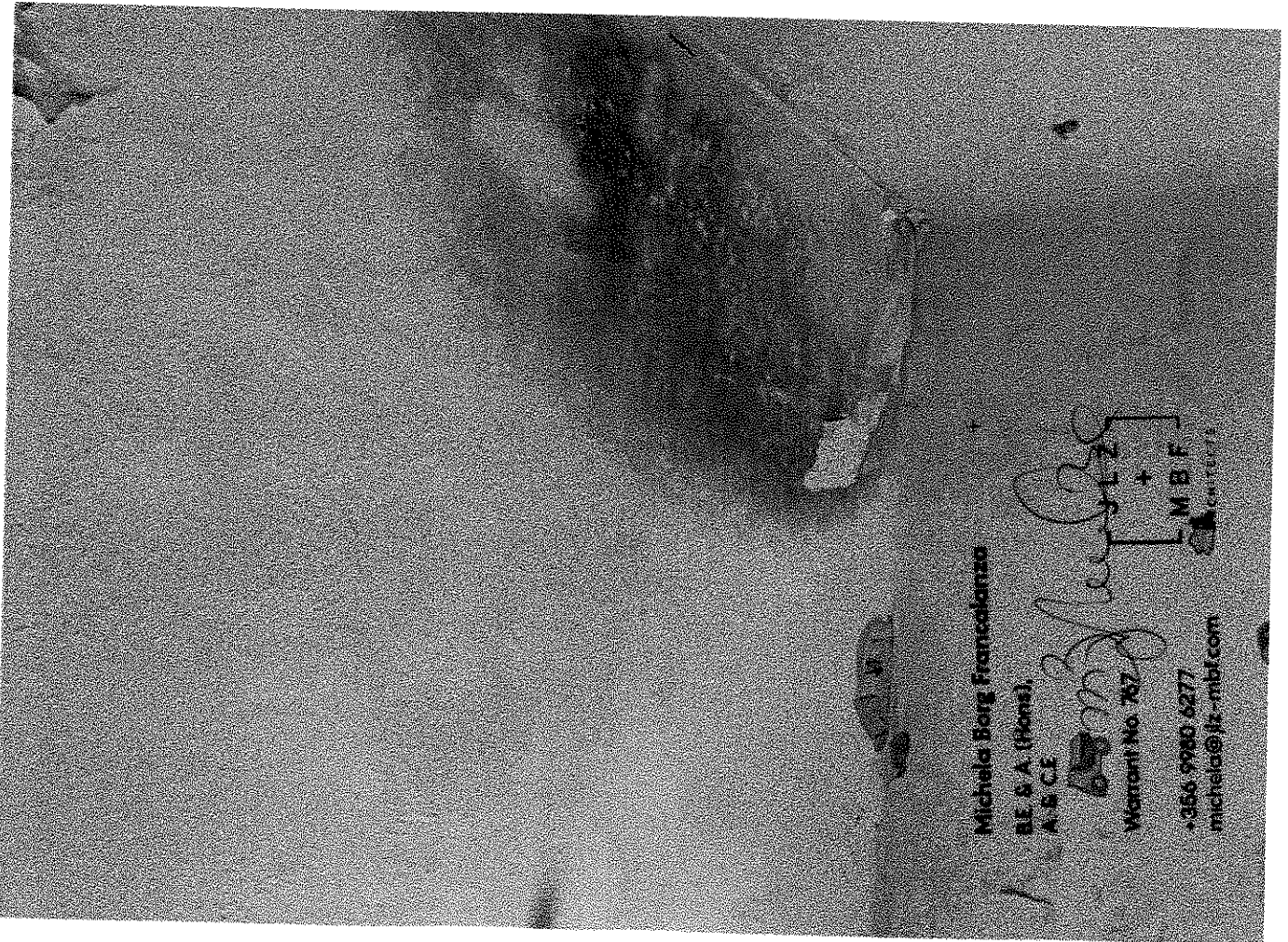
A.B.C.E

Warden No. 767

+356 9980 8277

michela@jls-mb.com





Michael Borg Franzekian

B.E., P.A. (Home),  
A.S., C.E.

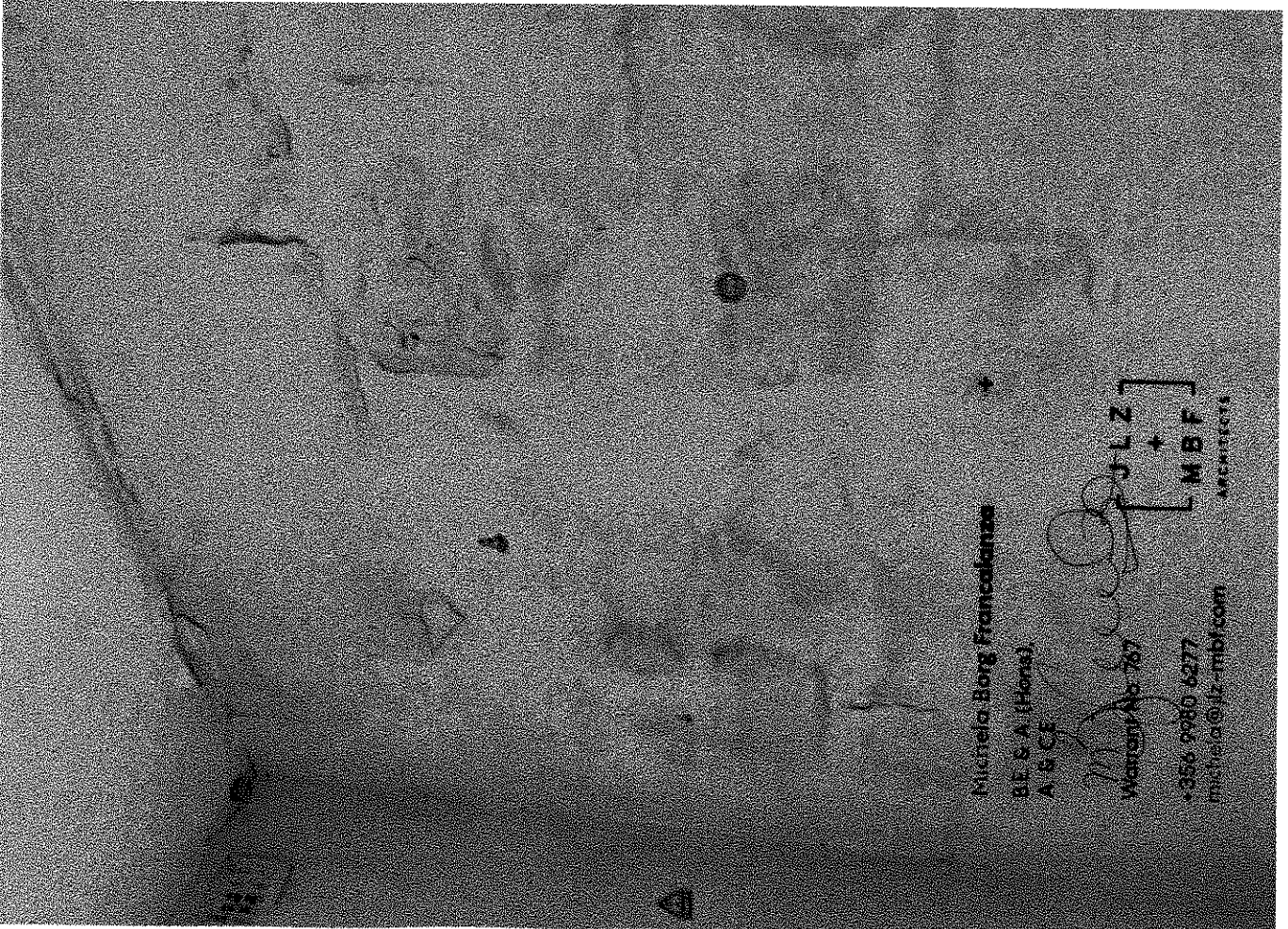
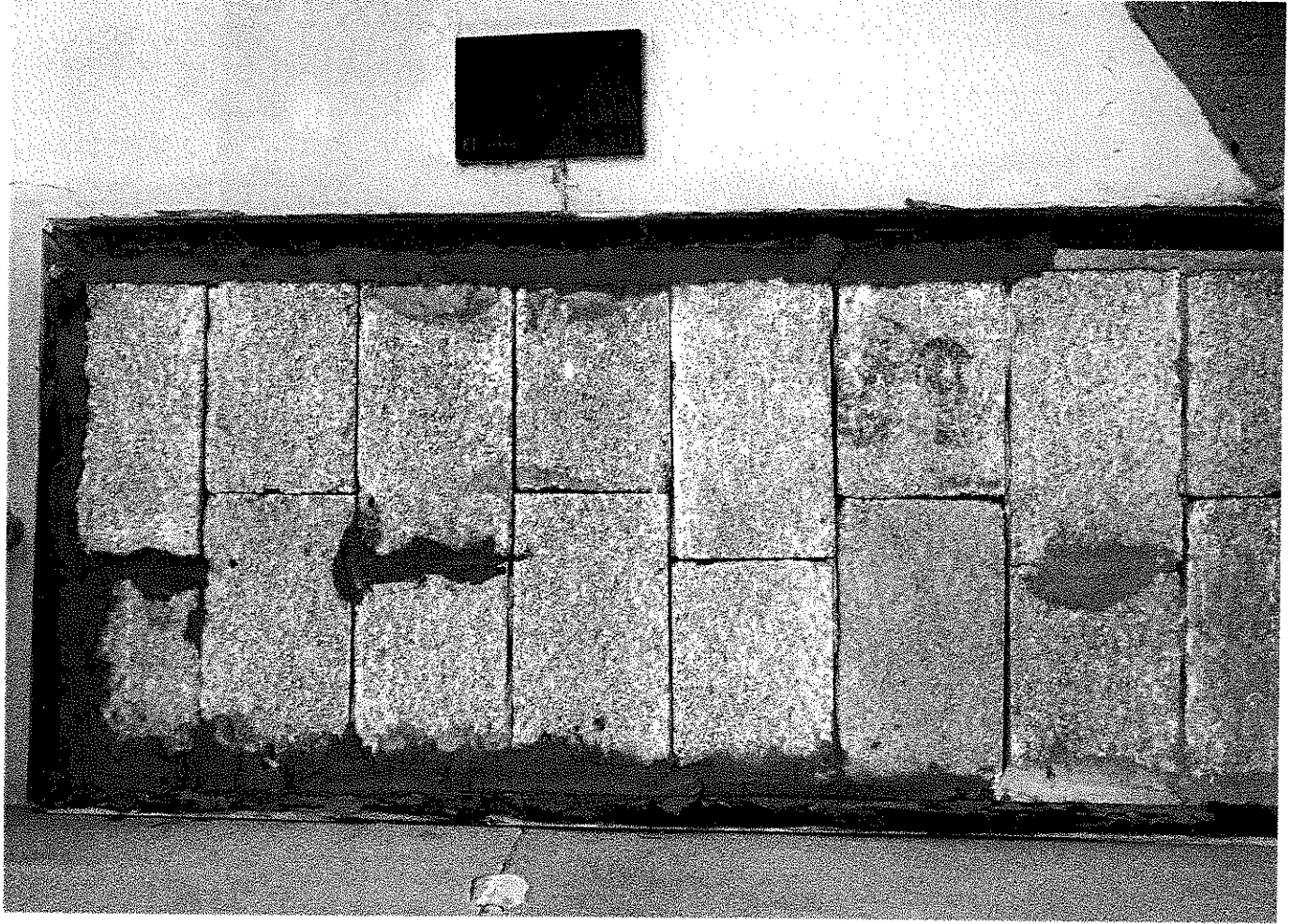
*Michael Borg Franzekian*

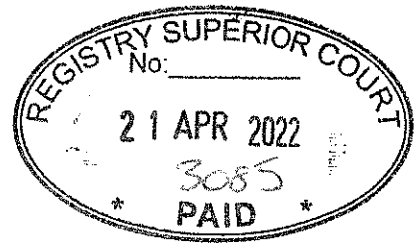
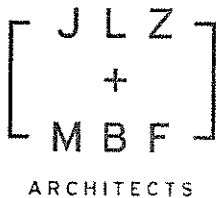
Warrant No. 707

356 9980 6277

michala@fb-mbf.com

L.M.B.F.  
CALIFORNIA





Our ref: CC2102-Subbasta Nru. 44/21  
Your ref:

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

### NOTA KORRETTORJA / ADDIZZJONALI DWAR IS-SUBBASTA NRU. 44/21

Subbasta Immobbli Nru: 44/21 fl-ismijiet:

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

**Vs**

**John Tanti (ID 375982M)**

**Odette Sammut (ID 319189M)**

B'referenza għar-rapport tiegħi bid-data ta' 23 ta' Novembru 2021 u wara rikjesta mill-qorti, hawn anness u mmarkat Doc. "E" f'din l-ittra, nixtieq inżid is-segwenti:

**1. Rikjesta mill-Bank of Valletta:**

*"Whether there are any servitudes i.e. common drains, drainage systems with underlying properties etc also including but not only: 'Il-propjeta hija soggetta u tgawdi s-servitujiet attivi u passivi li jirrizultaw skond il-posizzjoni tagħha'"*

**Nota Addizzjonali:**

B'referenza għar-rapport, sezzjoni titolata "Deskrizzjoni tal-Propjeta":

*"...Il-propjeta tgawdi servitu ta' bitha interna u bitha ta' wara permezz ta' twieqi."*

Il-propjeta hija soġġetta u tgawdi s-servitujiet attivi u passivi li jirrizultaw skond il-posizzjoni tagħha. jidher li hemm ukoll servizzi tal-kamra tal-banju li jgħaddu minn gol bitha interna. Madankollu fin-nuqqas

ta' access għas-sulari sottostanti, wieħed ma jistax jikkwalifika ir-rotta tas-servizzi kif ukoll l-estent ta' servitu li tibbenifika minnha l-propjeta f'termini ta' servizzi.

2. Rikjesta mill-Bank of Valletta:

"Date of when property was last transferred -i.e. 15 ta' Mejju 2009 fl-atti tan-Nutar Maria Briffa"

**Nota Addizzjonali:**

Skond ir-rikors li ġi ipprovdut ma din is-subbasta, l-imsemmija maisonette kien ġie akkwistat mill-intimati permezz ta' kuntratt datat 15 ta' Mejju 2009 in atti n-Nutar Dottor Maria Briffa. L-imsemmi rikors jinsab hawn anness u mmarkat Dok. "F".

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



Michela Borg Francalanza

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


Encl.:

- o Dok "E" – Rikejsta mill-Qorti kif ukoll il-precedenti rikjesta mill-Bank of Valletta
- o Dok "F" – Rikors

Annalise Spiteri  
Deputat Registratur  
Qrati tal-Gustizzja (Malta)

21 APR 2022

Michela Borg Francalanza

Ilum 21 ta' April 2022
Deher il-Perit Legali /Tekniku: MIC M Borg Francalanza
Li wara li ddikjara li tħallas l-ammont lillu dovut, halef/halfet li qeda/qdjet fedelment u onestament l-inkarigu mogħti lillu/ha.
 Deputat Registratur

Marvic Farrugia  
Deputy Registrar



## Dok "E" – Rikejsta mill-Qorti kif ukoll il-precedenti rikjesta mill-Bank of Valletta

**michela@jlz-mbf.com**

---

**From:** Aquilina Gaetana at Court Services Agency <gaetana.aquilina@courtservices.mt>  
**Sent:** 08 April 2022 13:06  
**To:** michela@jlz-mbf.com  
**Cc:** Rose (BOV) (rose.cortis@bov.com)  
**Subject:** RE: Sub 44/21 - John Tanti & Odette Sammut

Good Afternoon Perit,

Rigward il-korrispondenza tieghek mal-BOV, jekk jghogbok ikollna bzonn nota adizzjonali bid-dettalji mitluba min-naha tal-BOV; skont kif indikat fir-rikors promotur data 04 ta' Awwissu, 2021, sabiex inkunu nistghu inhejju l-avviz ghal bejgh tal-proprjeta.

In-nota adizzjonali trid tkun guramentata gewwa l-ufficju taghna u prezentata gewwa Registru.

Grazzi,

Gaetana Aquilina  
Deputy Registrar

t +356 25902504

e [gaetana.aquilina@courtservices.mt](mailto:gaetana.aquilina@courtservices.mt) w [www.courtservices.mt](http://www.courtservices.mt)

*Kindly consider your environmental responsibility before printing this e-mail*



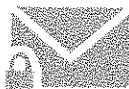
MAIN COURTS, REPUBLIC  
STREET  
VALLETTA

**From:** michela@jlz-mbf.com via SecureMail <do\_not\_reply@bov.com>  
**Sent:** 20 March 2022 20:14  
**To:** rose.cortis@bov.com  
**Cc:** alexia.albani@bov.com; steve.schranz@bov.com; aldo.meli@bov.com; Aquilina Gaetana at Court Services Agency <gaetana.aquilina@courtservices.mt>; graziella.perrone@bov.com  
**Subject:** RE: Sub 44/21 - John Tanti & Odette Sammut

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.

**BOV**  
Bank of Valletta

? Help



**This is a secure, encrypted message.**



**Desktop Users:**

Open the attachment (message\_zdm.html) and follow the instructions.



**Mobile Users:**

Get the mobile application.

# BOV

Bank of Valletta

[michela@jlz-mbf.com](mailto:michela@jlz-mbf.com)

🔒 Authenticated by bov.com 🔒 Valid Signature

---

**From:** [rose.cortis@bov.com](mailto:rose.cortis@bov.com)  
**To:** [michela@jlz-mbf.com](mailto:michela@jlz-mbf.com)  
**Cc:** [alexia.albani@bov.com](mailto:alexia.albani@bov.com), [steve.schranz@bov.com](mailto:steve.schranz@bov.com), [aldo.meli@bov.com](mailto:aldo.meli@bov.com), [gaetana.aquilina@courtservices.mt](mailto:gaetana.aquilina@courtservices.mt),  
[graziella.perrone@bov.com](mailto:graziella.perrone@bov.com)  
**Sent:** Mar 11, 2022 11:34:31 AM CET  
**Subject:** Sub 44/21 - John Tanti & Odette Sammut  
**Attached:** not korr specimen.pdf (41 kb)

Good morning Perit,

With reference to the above mentioned, please note that after analysing the valuation report the following need to be included:

- Whether there are any servitudes i.e. common drains, drainage systems with underlying properties etc also including but not only: 'Il-propjeta hija soggetta u tgawdi s-servitujiet attivi u passivi li jirrizultaw skond il-posizzjoni taghha'
- Date of when property was last transferred -i.e. 15 ta' Mejju 2009 fl-atti tan-Nutar Maria Briffa

I am attaching a sample of a nota korretorja for your persual. Kindly inform me when nota korretorja is filed in court.

Please do not hesitate to contact us should you require assistance.

Best regards

Rose Cortis  
Litigation Executive  
Legal Office

**Bank of Valletta p.l.c.**  
1/5, Misrah San Gorg  
Il-Belt Valletta VLT 1190 - Malta.  
T: (356) 2275 5308  
F: (356) 2275 3501

**Dok "F" – Rikors**

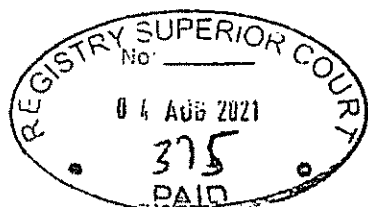
Fil-Prim' Awla tal-Qorti Civili

Rezz € 200.00  
3 Reg € 18.00  
3 not € 3.60  
€ 221.60

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

vs

1. John Tanti, guvni, impjegat, iben il-mejjet Emanuel u Carmen nee' Farrugia, imwieled Pieta' u residenti San Giljan, detentur tal-karta tal-identita' numru 375982 (M), u
2. Odette Sammut, xebba, fil-kummerc, bint missier mhux maghruf u Doris Sammut, imwielda Pieta' u residenti San Gwann, detentrici tal-karta tal-identita' numru 319189 (M)



Rikors ta' Bank of Valletta p.l.c. (C2833) ghall-hrug ta' Mandat ta' Qbid ta' Hwejjeg Immobbli:-

Tesponi bir-rispett:-

Illi in forza ta' sentenza moghtija minn Din l-Onorabli Qorti fl-10 ta' Novembru 2015 fl-ismijiet: "Bank of Valletta p.l.c. vs 1. John Paul Tanti u 2. Odette Sammut" – Rikors Guramentat numru 97/2015 LM - Onorevoli Mhallel Lawrence Mintoff LL.D. (Dok. "A") l-imsemmija Onorabli Qorti Ikkundannat lill-intimati sabiex ihallsu flimkien u *in solidum* bejniethom is-somma ta' mija u sebgha u sebghin elf, mitejn u sitta u ghoxrin Ewro u sebgha u tmenin centezmu (€177,226.87) sorte, flimkien mal-ispejjez tal-kawza u mal-imghaxijiet ulterjuri mill-14 ta' Novembru 2014 sal-jum tal-pagament effettiv;

Illi, debitu tal-intimati illum jammonta ghas-somma ta' mitejn u sitta u sebghin elf, tlett mija u wiehed u disghin Ewro u tlieta u sebghin centezmu (€276,391.73) kwantu ghas-somma ta' mija u sebgha u sebghin elf, mitejn u sitta u ghoxrin Ewro u sebgha u tmenin centezmu (€177,226.87) sorte, kwantu ghas-somma ta' tnejn u disghin elf, tlett mija u tnejn u tletin Ewro u sebgha u sebghin centezmu (€92,332.77) imghaxijiet legali sat-18 ta' Mejju 2021 (Dok. "B") u kwantu ghas-somma sitt elef, tmin mija u tnejn u tletin Ewro u disa' centezmi (€6,832.09) spejjez legali kif ahjar jirrizulta mit-taxxi hawn annessi u mmarkati Dok. "C" u "D". flimkien mal-imghaxijiet ulterjuri mid-19 ta' Mejju 2021 sal-jum tal-pagament effettiv u spejjez legali ohra.

Illi l-imsemmija intimati John Paul Tanti u Odette Sammut jipposjedu s-segwenti proprjeta' immobiljari u cioe':

- (i) Il-*maisonette* immarkata bin-numru tnejn (2) bl-isem "Edel" li tinsab fis-*second floor*, formanti parti minn blokk ta' zewg *maisonettes* li in komuni ghandhom l-entrata u t-tarag ta' barra, minghajr numru ufficjali imma formanti parti minn blokk ta' bini bl-isem "GDS Buildings" fi Triq il-Wied, Msida. Iz-zewg *maisonettes* huma sovvrastanti *showroom* li tinsab fil-livell terran. Il-blokk

imsemmi jikkonfina mit-Tramuntana ma Triq il-Wied, mill-Punent ma proprjeta tal-eredi ta' George Deattista u mill-Lvant ma proprjeta tal-eredi ta' Orlando Debono. Il-*maisonette* tigi bid-dritt kongunt ma terzi tal-uzu tat-tarag ta' barra li jwassal ghal fuq il-bejt kif ukoll bid-dritt tal-uzu perpetwu tan-nofs indiviz tal-bejt tal-imsemmija *maisonette*. Il-*washroom* fuq il-bejt ma hijjex inkluzo mal-*maisonette*. Dan il-fond igawdi mis-servitujiet attivi u passivi naxxenti mill-pozizzjoni tieghu. Il-*maisonette* ma jinkludix l-arja ta' fuq u s-sidien tal-arja jirrizervaw id-dritt li jibnu sulari ulterjuri fuq l-arja tal-blokk u li jestendu t-tarag u s-servizzi komuni u jobbligaw ruhhom li jittrasferixxu s-servizzi tal-*maisonette* ghal fuq il-bejt il-gdid.

Illi l-imsemmija *maisonette* kienet giet akkwistata mill-intimati permezz ta' kuntratt datat 15 ta' Mejju 2009 in atti n-Nutar Dottor Maria Briffa. L-imsemmi kuntratt jinsab hawn anness u mmarkat Dok. "E".

Illi l-imsemmija *maisonette* tinsab delinejata bl-ahmar fuq *is-site plans* hawn annessa u markata Dok. "F" u skont ir-ritratti hawn annessi u mmarkati Dok. "G1 sa G2" u G3

Illi fuq l-imsemmi fond, giet iskritta s-segwenti ipoteka u cioe' dik bin-numru I 8807/2009. Kopja tar-ricerki tal-attiv u l-passiv tal-intimati jinsabu hawn ezibiti u markati bhala Dok. "RIC 1 sa RIC22".

Ghaldaqstant is-socjeta' esponenti titlob bir-rispett illi, in ezequzzjoni ta' l-imsemmija sentenza, Din l-Onorabbli Qorti Joghghobha Tordna l-hrug ta' Mandat ta' Qbid ta' Hwejjeg Immobbli tal-fond fuq imsemmi, kif ukoll Taghti dawk l-ordnijiet u provvedimenti li Jidrilha opportuni, u partikolarment imma mhux esklussivament dawk imsemmija fl-Artikolu 306 *et seq.* tal-Kap. 12 tal-Ligijiet, sabiex l-esponenti tottjenti l-hlas tad-debitu lilha dovut, kif fuq spjegat, wara li Taghti l-opportuni provvedimenti.

  
Avv. Dott. Dominic A. Cassar  
162, Omega House, Naxxar Road, San Gwann SGN 9030

  
Vanessa Magro  
Legal Procurator

Socjeta' Esponenti: Bank of Valletta p.l.c. (C 2833) Bank of Valletta p.l.c.  
1/5, Misrah San Gorg, Valletta VLT 1190

Intimati:  
1. John Paul Tanti  
38, Lapsi Street,  
San Giljan, u

2. Odette Sammut  
17, St. Paul, Flat 1,  
Sqaq Tomna,  
San Gwann

04 AUG 2021

Il-un...  
Prez... PL Vanessa Magro

Ana...  
D...  
Q... (Malta)

bov13132r

(31)  
wieded u tlekin.