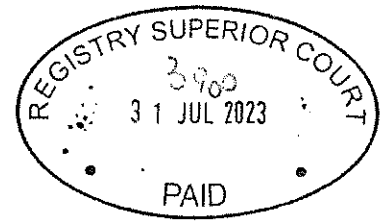


Prim Awla tal-Qorti Civili

Qorti tas-SUBBASTA

Kawza nru. 50/2022



**Mary Rita Mifsud,
K.I. 291459M**

VS

**Michael Mifsud,
K.I. 737249M**

Rapport u Valutazzjoni ta' Propjeta Maqbuda,

**Professur Perit Vincent Buhagiar,
Espert Tekniku,
Appuntat mill-Qorti.**

ECD – Energy Conscious Design

Architecture, Environmental Design & Energy Consultancy

Prof. Perit Vincent M. Buhagiar B.E.&A.(Hons.), M.Sc.(Lond.), Ph.D.(Wales).
3, 'Ataraxia', Triq Francesco Azzopardi, Tal-Virtu', Ir-Rabat, RBT2611, Malta.
Tel. 00 356 21 449930
Mob. 00 356 99 449930
email: vincent.buhagiar@gmail.com

Ref. Tagħkom: SUBBASTA_50/2022
Ref. Tagħna: 27.014.L
Data: 17 ta' Lulju 2023

Attrici:	Mary Rita Mifsud K.I. 291459M.
Konvenut:	Michael Mifsud, K.I. 737249M.
Kummissjoni:	Spezzjoni u rapport dwar il-kundizzjoni u valur ta' propjeta.
Sit:	Garaxx, 16, 'Santa Rita', Triq l-Imsierah, San Gwann, Malta.

Suggett: Qbid ta' Propjeta bil-Qorti Civili, Atti tas-Subbasta, ref. 50/2022.

LIL MIN TISTA TOLQOT U TINTERESSA:

Introjtu

Gejt inkarigat mill-Qorti tas-Subbasta, ghan-nom tal-Attrici, biex fil-kapacita professjonali tieghi bhala Perit, naghmel spezzjoni tal-propjeta fl-indirizz t'hawn fuq, u niprepara rapport tekniku dwar il-kundizzjoni u stima tal-fond fuq imsemmi, skont dokument ufficjali, hawn anness, [Dok A].

Preludju

Wara li hrigt l-ewwel avviz biex nispezzjona l-fond fuq imsemmi, permezz ta' ittra registrata, li ggib id-data tas-06 ta' April 2023 [Dok B], jien assenjajt appuntament ghal-20 ta' April 2023. Izda f'din id-data, ghall-ispezzjoni, fuq il-post dehret biss l-attrici, Mary Rita Mifsud, akkumpanjata minn nepputi taghha. Peress li ic-cwieviet kienu mizmuma mill-konvenut, Michael Mifsud, u dan ma giex fuq il-post, ghalhekk l-access ippjanat ma setax isir. Dan gie diferit ghal data ohra.

Wara li iddhhal rikors mill-avukat tal-konvenut, biex jitwaqqaf il-process tal-bejgh bis-Subbasta, dan ma giex milqugh mill-Imhallef, Onor. Dr. Audrey Demicoli, li harget digriet biex isir it-tieni access mill-istess Perit, [Dok A1].

Ghaldaqstant jien hrigt it-tieni notifika ta' access, b'ittra ohra registrata datata 30 ta' Gunju 2023, biex jerga jsir access iehor, did-darba fis-17 ta' Lulju 2023, [Dok C].

Din id-darba l-access irnexxa. Fuq il-post kien hemm prezenti, iz-zewg partijiet innifishom, cioe, l-konvenut, li kienet akkumpanjat ma ibnu Malcolm, u l-attribici, li did-darba ma kienet akkumpanjata minn hadd.

B'kollox intbghatu 6 ittri registrati, (wahda lill-attribici u tnejn lill-konvenut, ghal darbtejn), peress li l-konvenut kellu 2 indirizzi registrati fuq ismu, skond id-dokmenti fil-file tal-Qorti.

Ghaldaqstant din id-darba jien stajt, u thallejt naghmel ix-xoghol tieghi fil-liberta'.

Informazzjoni moghitja mill-Konvenut

Dan il-garaxx ghadu jintuza sa llum, primarjament ghall hazna tal-karrozzi kif ukoll ghal xi tiswija hafifa (privata taghhom stess) li jkun hemm bzonn. Dan il-garaxx jesgha madwara 8 karozzi ipparkjati ixxamplati jew 12 il-karrozza ipparkjati kompatti. Qisien huma murija fuq il-pjanta hawn annessa, [Dok D].

Dokumenti Legali

Bhala kuntratti ta' trasferiment/akkwist, jew dokumenti ufficjali ohra l-attribici gabet magha kopja tal-kuntratt tax-xiri tal-istess garaxx imsemmi. Dan igib id-data 30 ta' Marzu 1983, Skond id-dokumenti provduti mill-Onorabbli Qorti, il-partijiet kienu izzewgu fl-04 ta' Dicembru 1980. Ghadaqstant dan il-garaxx, peress li nxtara wara id-data taz-zwieg, sar jifforma parti mill-komunita tal-akkwisti, u ghalhekk kull parti ghandha in-nofs indivz bhala *sehem ugwali*. [Dok E].

Vista fuq il-Post u Access propju tal-fondi

Iz-zewg partijiet ikkollaboraw u l-konvenut u ibnu fethuli, il-garaxx (cwievet ghand il-konvenut). Ghadaqstant nista niddikjara illi ma kelli l-ebda ostakolu jew xkiel ghal dan l-access. Il-partijiet ikkollaboraw perfettament, bi ffit kliem.

Lokalita fejn tinsab il-propjeta'

Dan il-fond imsemmi, jifforma parti minn korp ta' bini ikbar fuq plot shiha, bi flats fuq il-garaxx, li ghandhom access indipendenti; dawn huma ta' siden terzi u *fuori causa*. Essenzjalment il-blokka shiha, tinsab fi Triq l-Imsierah, San Gwann. Din hija meqjusa bhala zona semi-residenzjali, peress fl-akwati insibu ukoll garaxxijiet kbar tax-xoghol u mhazen industrijali peress li fl-istess triq hawn garaxxijiet ohra tal-istess ghamla, bhal fond in kwestjoni.

Din iz-zona ta' San Gwann ilha stabbilita mis-snin tmeninijiet; fil-fatt din il-blokka kienet mibnija circa 1980's. Site Plan bhala Land registry drg.annessa, [Dok F].

Permessi tal-Bini

Il-permess tal-bini ta' dan il-garaxx jiffirma parti minn permess ikbar, tal-blokka shiha, applikazzjoni imdahhla fil-bidu tat-tmeninijiet (1980's), pero rekords ta' permessi mahruga ma hemmx billi dak iz-zmien kien ghad hemm imwaqqfa il-P.A.P.B., li eventwalment warajha issawret u twaqfet l-Awtorita tal-Ippjanar fl-1992. Peress li dan il-garaxx ilu mibni mit-tmeninijiet (1980's), rekords tieghu ma nstabux u/jew ma kienux disponibbli. Madanakollu dan ma jfissirx li ma hemmx permess tal-Bini, cioe, jew li il-garaxx huwa mibni bla permess. [[Nota Bene: MEPA originarjament twaqqfet fl-1992, bil-Planning Act 1 tan-1992].

Permessi ohra li jinsabu fuq din is-sit:

PA 00371/96 – *Change of Use* minn Garaxx ghal Modelling School, li gie rifjutat.
PA 03019/22 – *Internal Alterations* u washroom fi flat fuq il-garaxx, 'Rick Flats'.

Bhala zvilupp gdid, skond l-'Schemes' tal-Planning Authority, kif aggornati ricenti (Local Plans, July 2006, SG2), f' din iz-zona kull plot tista tigi zviluppata f' total ta' SITT sulari (4 floors + semi-basement + 1 setback floor). Skema tal-izvilupp, kif ukoll l-gholi gross huma murija fiz-zewg dokumenti hawn annessi, maghrufa bhala 'Local Plans'+ 'Building Heights' [Dok G, Dok H].

Din il-blokka, imsemmija 'Rick Flats', inluz il-garaxx 'Santa Rita', hija prezentament mibnija fuq TLETT sulari, pero il-garaxx hu mibni fuq 14 il-filata u l-filata' baxxa', cioe precizament, fih gholi intern ta' 3.97 metri. Basement ma hemmx u lanqas bir.

Ghalhekk minn dan l-istharrig, jidher car illi l-blokka tista issirilha zieda ta' tlett sulari ohra u penthouse. Pero ta' min wiehed izid jghid ukoll illi:

- Spazju biex jigi installat 'passenger lift' ma hemmx,
- Struttura jaf ma tiflahx 3 sulari ohra fuq l-ezistenti, u ghaldaqstant trid tigi reinfurzata l-blokka, jew titwaqqa u tinbena kompletament mill-gdid.
- Hawn wiehed jista jiehu l-opportuntia sa biex jithaffer spazzju taht il-plot kollha biex isir semi-basement gdid li jigi imqassam f' diversi garages purament ghal-perkegg ta' karoZZi tas-sidien tal-blokka, kif inhu irrakkomandat mill-Awtorita tal-Ippjanar, biex jitnaqqsu il-karoZZi mit-toroq tal-madwar (kif diga sar fi blokak li tmiss mas-sit).
- Dan l-izvilupp huwa ristrett mill-fatt li l-ewwel irid isir qbil mas-sidien ta' flats 1u 2, kemm jekk se jizdiedu is-sulari, kif ukoll jekk trid titwaqqa il-blokka u tinbena mill-gdid, jew tigi reinfurzata strutturalment.

Kostruzzjoni, Taqsim, Uzu u qisien tal-Kmamar

Plot:

Il-fond in kwistjoni jikkonsisti f'garaxx kbir, mibni fuq il-plot shiha, ghajr ghal tromba tat-tarag imnaqqsa minn quddiem.

Dan il-garaxx ghandu access dirett mit-triq, cioe minn Triq l-Imsierah, u ma fih ebda xtur, la fuq quddiem u lanqas fuq wara. Access huwa dirett mill-bankina baxxa mat tirq, minghajr 'front garden'.

Bhala kostruzzjoni, il-binja hija mibnija bil-gebla tal-franka (*globigerina limestone*), kif keinet tipika fl-epoka tat-tmeninijiet. Is-saqaf huwa mahdum minn konkos moghti fuq il-post reinfurzat bil-hadid (*reinforced concrete, cast in-situ*). L-istess saqaf fih sensiela ta' travi tal-konkos li jindikaw il-kmamar u t-taqsim li hemm fis-sular ta' fuq.

Qisien u gholi tal-garaxx, fih dawn li gejjin:

Pjan Terran:

Garaxx : [14.55 x 5.88m] + [9.0x3.44] qisien interni

Store: 1.53 x 2.13m

WC+shower (tiled): 1.48 x 2.13m

Bitha fuq wara: 5.88 x 2.21m

Garaxx komprizi l-kmamar u l-bitha, inluz il-hxuniet tal-hitan: 155 metri kwadri
Gholi intern: 3.95 metri, circa 14 il-filata u l-baxxa taht il-qatran.
Pjanta tal-garaxx, hawn annessa [Dok D].

Servizzi, Finishes u Aperturi

Bhala servizzi, l-elettriku (electrics) il-wires huma mghoddija fil-conduits tal-UPVC u l-ilma (plumbing) mghoddi fil-PDFE (pajpijiet tal-plastik), ditta Acorn. Dan il-garaxx hu servut bl-elettriku *three phase* mill-Enemalta u bl-ilma mill-*mains* tal-Water Services Corporation. Hemm ukoll kumunikazzjoni tal-kamra tal-banju u sink fil-garaxx imqabba w instalalti mas-sistema tad-drenagg.

Mill-lat ta' finishes, il-garaxx huwa mbajjad u l-art hi iccangata bil-madum tat-terrzo ta' Malta. Pero is-saqaf ghadu konkos mikxuf li juri l-forma tax-xutter originali. Dan jidher car li qatt ma nkesa. Kien hemm ukoll ffit hsara fil-konkoas li pero giet imsewwija. Ritratti annessi ghar-referenza, [Dok J, K, L,]

Fuq wara tal-garaxx, fuq ix-xellug hemm kamra tal-banju imdaqqa li hija infurrata bil-madum tac-ceramika u mghamra b'WC, sink u shower. Fuq il-lemin, faccata taghha, hemm store tal-ghodda. Pjanta kompluta, hawn annessa [Dok D].

Aperturi interni huma kollha tal-hadid, inkluz il-Bieb ta' barra. Il-kmamar fuq wara, cioe id-toilet u l-store gahdhom bla bibien.

Stima fis-Suq tal-Propjeta

Wara li qist il-pozizzjoni tal-blokka, w il-kundizzjoni tal-garaxx inkwistjoni (sit), u l-kundizzjoni generali tal-fond, kif ukoll l-skema ta' zvilupp tal-lokal, jien nistma il-propjeta kif gej:

Garaxx komplut: €435,000 (erbgħa mija w hamsa w tletin elf Ewro)
Titlu: Liberu u frank minn kull piz jew cens (Freehold).
Kejl superficajli: 155. Metri kwadrati

Konkluzjoni

Dan kollu qed jigi dikjarat minni personalment bhala l-Perit hawn taht iffirmit, u dan ir-rapport huwa ibbazat fuq infomazzjoni mgħoddija lili mill-attrici/konvenut, sidien prezenti tal-fondi imsemmija. Il-qisien, pjanti u dokumenti ohra gew elevati u migbura u ir-ritratti gew mehuda minni personalment.

Jien lest nixhed dan kollu bil-gurament, biex nikkonferma l-awtenticita tar-rapport u lest nirrispondi għal xi domandi mistoqsija għal dettalji ohra, skond kif nigi mitlub.

Nota Finali

Dan ir-rapport qed jigi pprezentat lill-Onorabli Qorti, li ikkumissjonat dan il-kaz lili bhala il-Perit hawn taht iffirmit. Għaldaqstant jista jigi mgħoddi biss lil partijiet koncernati, *wara li jigi intaxxat* (jinhadem il-kont tal-Perizja) u jithallas.


Għalhekk, dan ir-rapport *ma jistax jigi relaxxat jekk ma jithallasx il-kont dovut* u tinghata l-ircevuta fiskali rispettiva, li tkoppri kollox. Dan qed jinghad biex kollox jimxi bil procedura stabbilita u kif regolat mill-Qorti ta' Malta.

Bir-rispett.



Prof. Perit Vince Buhagiar

Annessi.: 12 il-dokument + indici tagħhom

Ilum <u>23 ta' Awwissu 2023</u>
Deher il-Perit Legali / Tekniku: <u>Vince Buhagiar</u>
Li wara li ddikjara li thallas l-ammont ilu dovut, halef/halfet li qeda/qdlet fedelment u onestament l-Inkarigu mogħti lili/ha.
 Deputat Registratur

Dokumenti Annessi - Sbatax (17):

- Dok.A: Ittra tal-kariga mill-Qorti Civili.
- Dok A 1: Digriet, mill-Imhalled Onor. Dr.Audrey Demicoli LLD
- Dok B: Notifika ta' Spezzjoni (nru.1).
- Dok C: Notifika ta' Spezzjoni (nru.2).
- Dok D: Pjanta tal-Garaxx, bil-qisien.
- Dok E: Kuntratt ta' Xiri tal-Garaxx.
- Dok F: Land registry Site Plan
- Dok G: 'Local Plan' ta San Gwann
- Dok H: 'Height Limitations', sulari u metri gholi. (DC2015)
- Dok J, K, L: Ritratti tal-garaxx, minn gewwa w minn barra.
-
- Dok M: MALTAPOST - 'barcodes' tal-ittri registrati.
- Dok M1: Ricevuti tal-Maltapost - Notifika nru.1 - [€14.35].
- Dok N: Ricevuta MALTAPOST-Ittri Registrat (it-2 notifika) - [€8.61]
- Dok R: Receipt Land Registry drg. - [€6.00]
- Dok S: Schedule 8, Part 3 (Statistika mitluba mill-NSO)
-



Fil-Prim Awla' tal-Qorti Ċivili

Fl-Atti tas-Subbasta Nru.50/22

Maria Rita Mifsud KI291459M

Vs

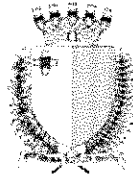
Michael Mifsud KI737249M

Lill: Perit Vincent Buhagiar;

Inti mgharraġ illi gejt mahtur bħala espert fl-atti tal-Mandat ta' Qbid ta' Hwejjeg Immobbli hawn fuq imsemmi sabiex tagħmel deskrizzjoni tal-fond jew fondi indikat fir-rikors promotur u sabiex tiffisser il-pizijiet, kirjiet u jeddiet oħra, sew reali kemm personali, jekk ikun hemm, li għalihom dan il-fond jew fondi ikun suggett kif ukoll l-aħħar trasferiment tiegħu, skond l-informazzjoni li jkun ha mill-kreditur jew mid-debitur.

Inti mitlub sabiex tiġi tiġbor l-inkartament relattiv mid-22 ta' Frar, 2023 'l quddiem fil-waqt illi mgharraġ illi għandek sad-28 ta' April, 2023 sabiex tipprezenta r-rapport dettaljat tiegħek.

Marvic Farrugia
Deputat Registratur



PRIM'AWLA TAL-QORTI ĊIVILI
IMHALLEF
ONOR. AUDREY DEMICOLI LL.D.

Rikors Subbasta Nru **526/2023 (AD)**

Fl-atti tas-Subbasta Numru 50/2022 fl-ismijiet:

MARY RITA MIFSUD (K.I. 291459M)

VS

MICHAEL MIFSUD (K.I. 737249M)

Il-Qorti,

Rat ir-rikors tad-debitur Michael Mifsud datat 17 ta' Mejju, 2023 fejn talab is-sospensjoni tal-bejgħ bis-subbasta fl-ismijiet premissi ai termini tal-Artikolu 326 tal-Kap 12 tal-Ligijiet ta' Malta.

Rat id-digriet tagħha tat-23 ta' Mejju, 2023.

Rat ir-risposta tal-kreditriċi eżekutanta Mary Rita Mifsud tal-1 ta' Ġunju, 2023.

Semgħet it-trattazzjoni tal-avukati difensuri tal-partijiet waqt l-udjenza tas-16 ta' Ġunju, 2023.

Hadet konjizzjoni tad-dokumenti esebiti mill-partijiet.

Stante li ma tirriżulta ebda raġuni valida u skont il-liġi sabiex jitwaqqaf il-bejgħ bis-subbasta fl-ismijiet premissi, tiċhad it-talba u tordna l-prosegwiment tal-istess.

DIGRIET KAMERALI MOGĦTI LLUM IT-TLIETA 27 TA' ĠUNJU, 2023.

Onor. Imħallef Dr Audrey Demicoli

**Karen Bonello
Deputat Reġistratur**

ECD – Energy Conscious Design

Architecture, Environmental Design & Energy Consultancy

Prof. Perit Vincent M. Buhagiar B.E.&A.(Hons.), M.Sc.(Lond.), Ph.D.(Wales).
3, 'Ataraxia', Triq Francesco Azzopardi, Tal-Virtu', Ir-Rabat, RBT2611, Malta.
Mob. 00 356 9944 9930
email: vincent.buhagiar@gmail.com

Ref. Taghkom: SUBBASTA 50/2022 AGV

Ref. taghna:

Data: 06 ta' April 2023

Rikorrenti: Mary Rita Mifsud, K.I. 291459M

Intimat: Michael Mifsud, K.I. 737249M

Kummissjoni: Spezzjoni ghar-Rapport Tekniku u Stima

Fond (Sit): Garaxx, 16, 'Santa Rita', Triq I-Imsierah, San Gwann, Malta.

Subject: Re- Spezzjoni tal-Fond imsemmi

Fuq inkarigu ufficjali mill-Prima Awla tal-Qorti Civili ta' Malta, ghandi bzonn naghmel spezzjoni tal-fond fuq imsemmi ghal skop ta' valutazzjoni tal-propjeta imsemmija. Din l-ispezzjoni se ssir hekk:

Data: IL-HAMIS, 20 ta' APRIL, 2023

Hin: 5.00pm

Niltaghu: Fuq il-Post, hdejn il-Fond stess.

Importanti li jkun hemm wiehed mis-sidien tal-fond imsemmi biex jiftahli, kif ukoll li jkun hemm fil-hin. Biex inhaffu l-process, gib mieghek id-dokument relevanti li ghandhom x'jaqsam mal-fond (kuntratti, ktieb tal-kera, permessi, licenzji, ecc.).

Ghandek/Ghandkom id-dritt li jkunu prezenti l-avukati taghkom waqt l-ispezzjoni.

Tislijiet,



Prof. Perit V.M. Buhagiar

ECD – Energy Conscious Design

Architecture, Environmental Design & Energy Consultancy

Prof. Perit Vincent M. Buhagiar B.E.&A.(Hons.), M.Sc.(Lond.), Ph.D.(Wales).
3, 'Ataraxia', Triq Francesco Azzopardi, Tal-Virtu', Ir-Rabat, RBT2611, Malta.
Mob. 00 356 9944 9930
email: vincent.buhagiar@gmail.com

Ref. Taghkom: SUBBASTA 50/2022 / 526/2023

Ref. taghna:

Data: 30 ta' Gunju 2023

Rikorrenti: Mary Rita Mifsud, K.I. 291459M

Intimat: Michael Mifsud, K.I. 737249M

Kummissjoni: Spezzjoni ghar-Rapport Tekniku u Stima

Fond (Sit): Garaxx, 16, 'Santa Rita', Triq I-Imsierah, San Gwann, Malta.

Subject: Re- Spezzjoni tal-Fond imsemmi, nru.2

Fuq inkarigu ufficjali mill-Prima Awla tal-Qorti Civili ta' Malta, ghandi bzonn naghmel spezzjoni tal-fond fuq imsemmi ghal skop ta' valutazzjoni tal-propjeta imsemmija. Din l-ispezzjoni se ssir hekk:

Data: IT-TNEJN, 17 ta' LULJU, 2023

Hin: 8.00 TA' FILGHODU

Niltaghu: Fuq il-Fond, hdejn l-indirizz imsemmi hawn fuq.

Importanti li jkun hemm wiehed mis-sidien tal-fond imsemmi, bic-cwieviet biex jiftahli, kif ukoll li jkun hemm fil-hin. Biex inhaffu l-process, gibu maghkom id-dokument relevanti li ghandhom x'jaqsam mal-fond (kuntratti, ktieb tal-kera, permessi, licenzji, ecc.).

Ghandek/Ghandkom id-dritt li jkunu prezenti l-avukati taghkom waqt l-ispezzjoni.

Tislijiet,



Prof. Perit V.M. Buhagiar

Alison Stewart (1932)

Alison Stewart (1932)

Alison Stewart (1932)

Alison Stewart (1932)

Alison Stewart (1932)

Alison Stewart (1932)

Alison Stewart (1932)

Alison Stewart (1932)

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Alison Stewart (1932)

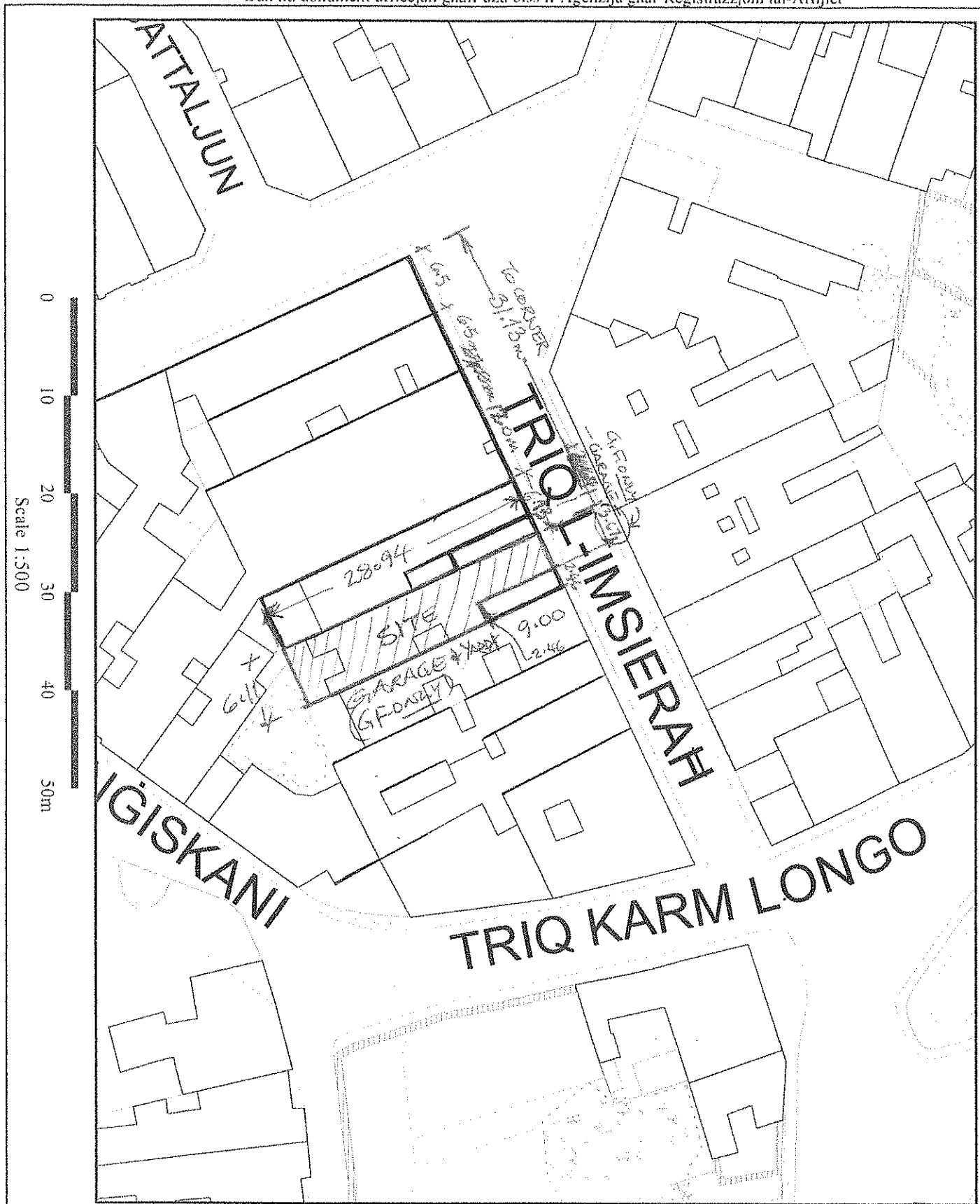
liberati illi l'venditur akvinta l-garage traxerit
b'itola onera mill-pater ka' John Crach in forma
ka' hustrati fl-att i taighi tal-ona tal' kara' ell'
dian' ellje viched a l'ona (1921).

qter-raruni fuq anasta jiena huta' haw' haw' ill'ona
nistratara il' l'ona/ell'ona' ell'ona' haw' haw' haw'
disposizionijist tal'ona' ell'.

hagioni, ell' i' p'ell'at sara' d'ell'at' ell'ona' ell'ona'
l'ell'at' ell'ell'at' ell'at' haw' haw' haw'
ell'ona' a' ell'at' (1921).

- Iti: 1. Crach;
- 2. ell'at';
- 3. George Ell'at' haw' haw';
- 4. haw' haw' haw'.

Kapja Yera
Madruga Ell'at' 13/4/53.



Scale 1:500

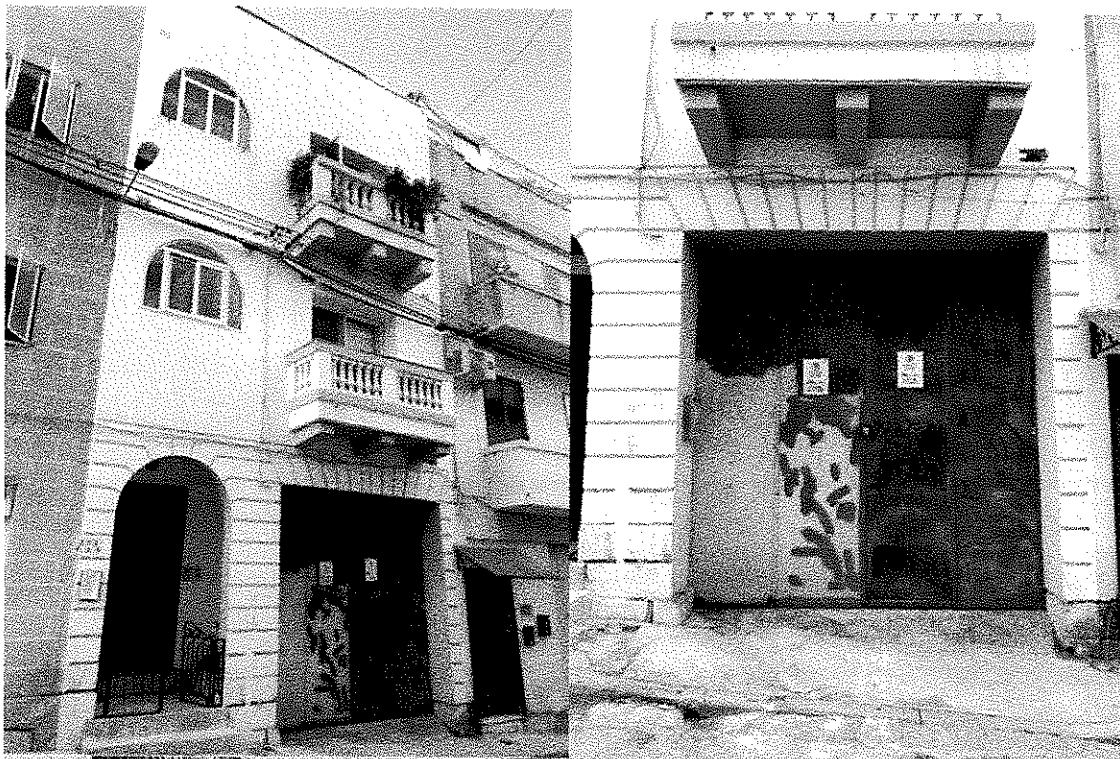


ANNEX 4: INTERPRETATION OF HEIGHT LIMITATION

Dok H

Height limitation shall be interpreted as follows:

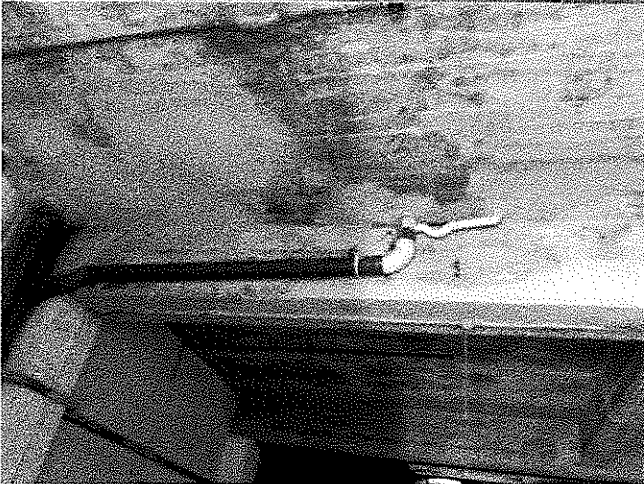
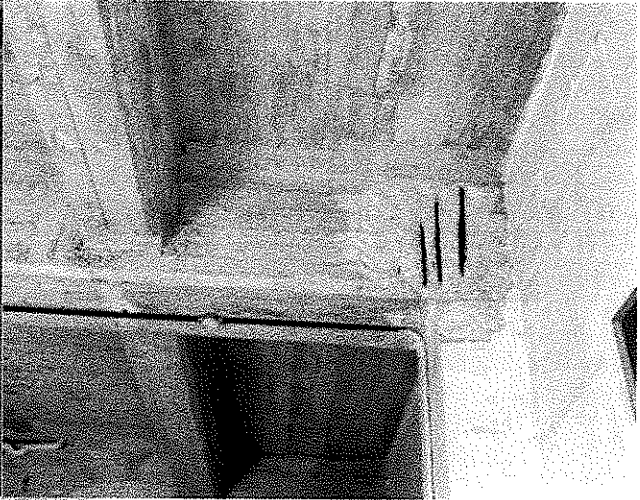
Number of Floors	Allowable Maximum Height in Metres Without Basement	Allowable Maximum Height in Metres With Basement	Allowable Maximum Height in Metres With Semi-Basement
1	7.70	8.60	9.80
2	11.40	12.30	13.50
3	15.40	16.30	17.50
4	19.90	20.80	22.00
5	22.90	23.80	25.00
6	26.90	27.80	29.00
7	29.90	30.80	32.00
8	33.40	34.30	35.50



Dok J - Faccata tal-Garaxx, il-Blokka shiha, u it-triq, inkluz potenzjal ta' zvilupp (Sitt sulari)



Dok K - Garaxx , harsa il-quddiem u wara, store tal-ghodda u karma tal-banju



Dok L - Konkos imfaqqa (spalling concrete), kawzat minn ilma/drenagg minn bitha fis-sular ta' fuq (hsara giet imsewwija).

For Internal Use
 Operations Department
 Registered Letter Branch
 Int. Ext. No. 538, 539

Dok M



Registered Mail List

OFFICE OF POSTING RABAT P.O.

CUSTOMER Prof. V. Buhagiar

Prof. Paul Vincent Buhagiar
 B.E. & A. (Hons)(Mech), MSc.(Lond), PhD(Wales)
 Architect & Building Energy Consultant
 5, Triq. Concezzu Azzopadi,
 Rabat Malta, RBT2611
 Mob: 99449930, VAT No: MT 1188 0508
 Personalised Rubber Stamp
 www.paulbuhagiar.com

1	RR434128072MT 	To: * <i>Maria Rita Mifoud</i>
2	RR434128086MT 	To: * <i>Michael Mifoud</i>
3	RR434128090MT 	To: * <i>Michael Mifoud</i>
4	RR434128109MT 	
5	RR434128112MT 	
6	Attach barcode here	To: *
7	Attach barcode here	To: *
8	Attach barcode here	To: *
9	Attach barcode here	To: *
10	Attach barcode here	To: *
11	Attach barcode here	To: *
12	Attach barcode here	To: *

Subbaw
50/22

* Prior to presenting Registered Mail items at any Access Point, kindly take note of addressee details in the space provided.



Dok M1



MaltaPost p.l.c.
 Civic Centre, St. Rita Street, Rabat
 Rabat
 Tel: (+356) 21224421
 FXO No: EX0947
 VAT No: MT15114134
 TII No: ---

List

BAT P.O.
egiar

Prof. Perit Vincent Buġgiar
 B.E. & A. (Hons)(Melt), MSc.(Lond), PhD(Wales)
 Architect & Building Energy Consultant
 3, Triq Francesco Azzopardi,
 Rabat Malta, RBT2611
 Mob: 99449930 VAT No: MT 1186 9508
 Personalised Rubber Stamp
 PersonalisedRubberStamp.com

RBT1121703B 14 Apr 2023 12:39:41
 USER: ACH498 CASH SALE CLIENT NA
 Contact Name: NA
 Vat Number: NA

Sale Number: RBT1121703B

Qty	Description	€
5	€2.00 Olympic Games 2	14.00
5	€0.07c Malta Net. Offi	0.35
		14.35
		14.35

MT [Barcode]	To: *	} SUBBASTA
	<i>Maria Rita Aifud</i>	
MT [Barcode]	To: *	} 50/22
	<i>Michael Mifud</i>	
MT [Barcode]	To: *	} SUBBASTA
	<i>Michael Mifud</i>	
MT [Barcode]	To: *	} 63/22
	<i>Mary Rose Pisani</i>	
MT [Barcode]	To: *	}
	<i>Anthony Pisani</i>	
here	To: *	
here	To: *	
here	To: *	
here	To: *	
here	To: *	
here	To: *	
here	To: *	
12	Attach barcode here	

Grand Total. €14.35

Total Tendered: 20.00
 Cash Tendered: 20.00

Change: €5.65

VAT Analysis €

Full R 18%: 0.00
 Reduced R 5%: 0.00
 Exempt E 0%: 14.35
 Non-Variable NV 0%: 0.00

VAT Paid: €0.00

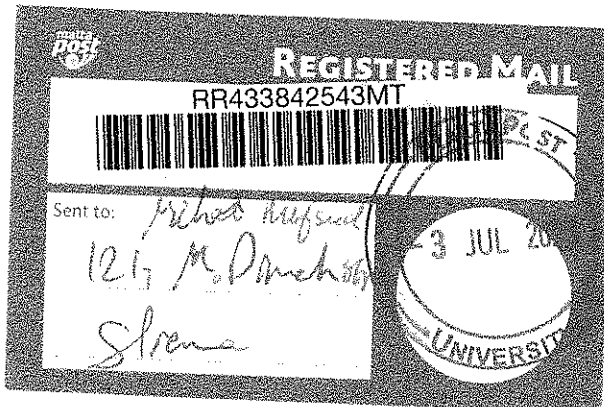
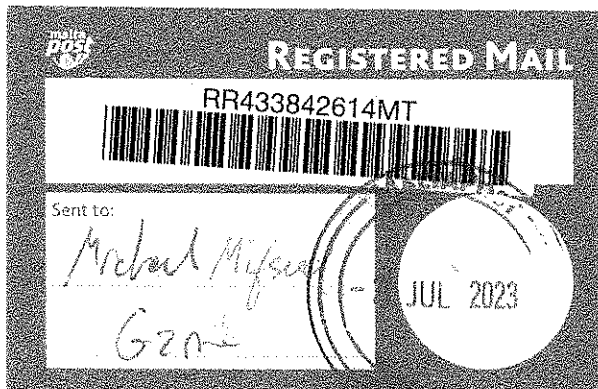
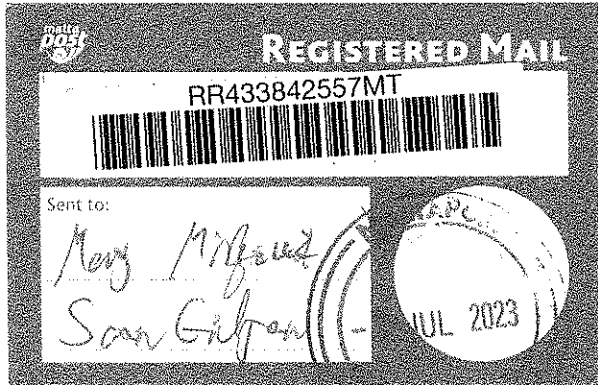
*RBT1121703B

RBT1121703B

Receipt is invalid if
 cheque is dishonoured.

This is a non-fiscal Proforma Invoice
 for payments against Local Purchase Orders.

* Prior to presenting Registered Mail items at any Access Point, kindly take note of addressee details in the space provided.



MaltaPost p.l.c.
 University Campus, Msida
 University Of Malta
 Tel: (+356) 21224421
 EXO No: EXO947
 VAT No: M 15114134
 TII No: ---

UNI004720... 01 JUL 2023 10:22:12
 USER: AGH480

Sale Number: UNI0248847B

Local Post

Weight: 0.010 kg
 Quantity: 1
 Service: Letter
 Price: 2.87
 Stamps Affixed: N/A

Paid: E €2.87

Weight: 0.010 kg
 Quantity: 1
 Service: Letter
 Price: 2.87
 Stamp: Affixed: N/A

Paid: E €2.87

Weight: 0.010 kg
 Quantity: 1
 Service: Letter
 Price: 2.87
 Stamps Affixed: N/A

Paid: E €2.87

Track & Trace Barcodes:

RR433842543MT
 RR433842557MT
 RR433842614MT

Grand Total: €8.61

Total Tendered: 8.61
 Cash Tendered: 8.61

Change: €0.00

VAT Analysis: €

Full F 18%: 0.00
 Reduced R 5%: 0.00
 Exempt E 0%: 8.61
 Non-Vatable NV 0%: 0.00

VAT Paid: €0.00

UNI004720400475

Vincent Buhagiar
3, Ataraxia,
Triq Francesco Azzopardi
Rabat
RBT2611
Malta

Cash Sale

25/07/2023

313698E

No of Copies 1

Fee Per Site Plan €6.00

Total €6.00

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

Tel: +356 21239777, 25904700

Email: enquirieslandregistry@gov.mt

www.landregistryplans.gov.mt

PART III
EIGHTH SCHEDULE

Physical Attributes of immovable property.

Locality Address

Total Footprint of Area Transferred*

Type of Property

Villa	<input type="checkbox"/>	Semi-Detached	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat/Apartment	<input type="checkbox"/>
Penthouse	<input type="checkbox"/>	Mezzanine	<input type="checkbox"/>	Maisonette	<input type="checkbox"/>	Farmhouse	<input type="checkbox"/>
Terraced House	<input type="checkbox"/>	Ground floor tenement	<input type="checkbox"/>	Garage	<input checked="" type="checkbox"/>		

Age of Premises

0-20 years	<input type="checkbox"/>	Over 20 years	<input checked="" type="checkbox"/>	Pre WW2	<input type="checkbox"/>
------------	--------------------------	---------------	-------------------------------------	---------	--------------------------

Environment

Sea view	<input type="checkbox"/>	Country view	<input type="checkbox"/>	Urban	<input checked="" type="checkbox"/>	Industrial	<input checked="" type="checkbox"/>
Quiet	<input checked="" type="checkbox"/>	Traffic	<input type="checkbox"/>	Entertainment	<input type="checkbox"/>		

Construction Stage

Shell	<input type="checkbox"/>	Semi-Finished**	<input checked="" type="checkbox"/>	Finished***	<input type="checkbox"/>
-------	--------------------------	-----------------	-------------------------------------	-------------	--------------------------

Finishing

Good	<input type="checkbox"/>	Adequate	<input checked="" type="checkbox"/>	Poor	<input type="checkbox"/>
Shell	<input type="checkbox"/>	Finished	<input type="checkbox"/>		

Amenities

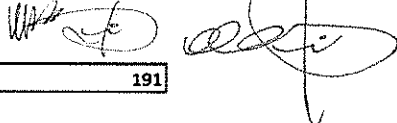
With Garden	<input type="checkbox"/>	With Pool	<input type="checkbox"/>	With Lift	<input type="checkbox"/>	With Basement	<input type="checkbox"/>
No garage	<input type="checkbox"/>	One car garage	<input type="checkbox"/>	Two car garage	<input type="checkbox"/>	Multi car garage	<input checked="" type="checkbox"/>
Ownership of Roof	<input type="checkbox"/>	No Ownership of Roof	<input type="checkbox"/>				

Tick as many as appropriate

Property Value


Date

* Includes all lands and gardens but excludes additional floors, roofs, washrooms
 ** Includes plastering, electricity, plumbing, drains and floor tiles
 *** Includes ** plus bathrooms and apertures (internal/external)

Perit's Signature 

Warrant Number:

Rubber Stamp / Full Name in Block Capitals



Prof. Peter VIRENIA Danajuar
 B.E. & A. (Hons)(Mech), M.Sc (Lond), PhD(Wales)
 Architect & Building Energy Consultant
 2, The Finchemco Apartments,
 Chapel Walk, F1ST 2EJL
 Mob: 00442070 1471 No: 017 33064000
 Email: pvirenia@finchemco.com

Transferee:

Name _____

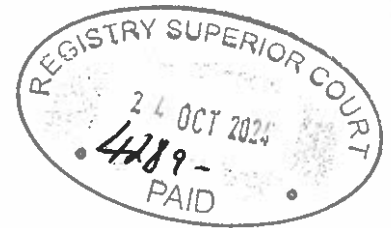
Signature _____

Date _____

Prim Awla tal-Qorti Civili

Qorti tas-SUBBASTA

Kawza nru. 50/2022



**Mary Rita Mifsud,
K.I. 291459M**

VS

**Michael Mifsud,
K.I. 737249M**

Rapport u Valutazzjoni ta' Propjeta Maqbuda,

**Professur Perit Vincent Buhagiar,
Espert Tekniku,
Appuntat mill-Qorti.**

Fuq rikjesta tal-avukat Dr. Hose' Herrera, wara li feggew dokumenti legali godda, qed indaħhal din l- amenda fir- rapport originali:

AMENDA FIL- PARAGRAFU:

"Dokumenti Legali

Bhala kuntratti ta' trasferiment/akkwist, jew dokumenti ufficjali ohra l-attrici gabet magħa kopja tal-kuntratt tax-xiri tal-istess garaxx imsemmi. Dan igib id-data 30 ta' Marzu 1983, Skond id-dokumenti provduti mill-Onorabbli Qorti, il-partijiet kienu izzewgu fl-04 ta' Dicembru 1980. Ghadaqstant dan il-garaxx, peress li nxtara wara id-data taz-zwieg, sar jiffirma parti mill-komunita tal-akkwisti, u għalhekk kull parti għanda in-nofs indivz bhala *sehem ugwali*."

Prof. Perit Vincent Butagiar

Illum 15 ta' Novembur 2024
Deher il-Perit Legali / Tekniku:
Perit V. Butagiar KI-93660 M
Li wara li ddikjara li thallas l-ammont illu dovut, halef/halfet li qeda/qdlet fedelment u onestament l-inkangju mogħti illu/ha.

Deputat Registratur

Marvic Farrugia
Deputy Registrar

12 OCT 2024

Illum.....
Ippreżentata mill- Perit Vincent Butagiar
bla dok./b..... dokumenti

Adrian Mallia
Deputat Registratur

*Trid 7ig Konferenza
mill-Qorti.*

Prim Awla tal-Qorti Civili

Qorti tas-SUBBASTA

Kawza nru. 50/2022

**Mary Rita Mifsud,
K.I. 291459M**

VS

**Michael Mifsud,
K.I. 737249M**

Rapport u Valutazzjoni ta' Propjeta Maqbuda,

**Professor Perit Vincent Buhagiar,
Espert Tekniku,
Appuntat mill-Qorti.**



Nota Addenda mar-Rapport u Stima tal-Perit buhagiar, datata 17 ta' Lulju 2023.

Fuq rikjesta tal-avukat Dr. Jose' Herrera, wara li feggew dokumenti legali godda, qed indaħhal din l- emenda/korrezzjoni fir-rapport originali:

AMENDA SHIHA FIL- PARAGRAFU (WIEHED):

"Dokumenti Legali

Bhala kuntratti ta' trasferiment/akkwist jew dokumenti uffiċjali oħra, l-attriċi pprovdiet kopja ta' kuntratt ta' xiri tal-garaxx imsemmi, li jgħib id-data tat-30 ta' Marzu 1983. Skont is-sentenza ta' separazzjoni datata 8 ta' Ottubru 2019, il-partijiet kienu żżewġu fil-4 ta' Dicembru 1980.

Skont il-paragrafu 4 ta' fol. 42 tas-sentenza, il-garaxx in kwistjoni gie assenjat lill-konvenut, jgħifieri Michael Mifsud.

Illi in oltre, is-separazzjoni de quo giet insinwata permezz ta' nota datata 8 ta' Ottubru 2019, insinwa numru 2145/19, minn Nutar Carmel Gafà."



Prof. Perit Vincent Buhagiar

30 OCT 2024

Illum.....

Ippreżentata mill- Perit Vincent Buhagiar

bla dok./b. wiehed..... dokumenti

Illum 15 ta' Oktobru 2024
Daher il-Perit Legali / Tekniku:
Perit Vincent Buhagiar 793660M
Li wara li ddikjah il-thalag ġ-ammont illi
jovut, naler/malfet li qed jidher f'idment
u onestament l-inkarigu mogħti lilu/ha.

Deputat Registratur

Marvic Farrugia
Deputy Registrar


Adrian Mallia
Deputat Registratur