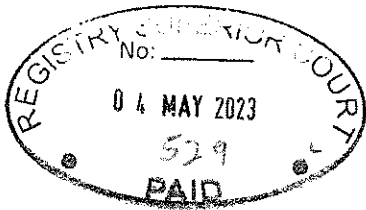


FIL-PRIM' AWLA TAL QORTI CIVILI



Fi-Atti tas Subbasta No 60/22 fl-ismijiet

HSBC Bank Malta p.l.c (C3177)

Vs

David Owen Hynes & Mandy

Connaughton Hynes

RELAZZJONI TA L-ESPERT GUDIZZJARU L-PERIT ALEXANDER BIANCHI

Jesponi bir rispett illi:

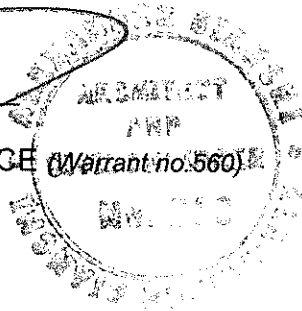
1. Is-socjeta esponenti titlob bir-rispett li din l-Onorabli Qorti jghogobha tordna l-bejgh segwenti in Subasta u dan in sodisfazzjon tal kreditu taghha
  - a. Fontanella Gardens Complex, **Penthouse 7**, Blk 4, Triq il-kappillan Joseph Hili, Fontana, Ghawdex
  - b. Fontanella Gardens Garage Complex, **Garage No.10**, Triq il-kappillan Joseph Hili, Fontana, Ghawdex
  
2. L-access fuq il post sar fuq:
  - a. L-Access sar 4 ta' April 2023 fejn kien hemm presenti is Sur E. Mizzi u Sinjura A. Caruana, ir-rapprezentanti tal bank HSBC Kif Ukoll Ufficjal Tal Qorti is-Sur Eugenju Mallia minhabba xtuh b'permess ta' Zgass. F'din l-okkazzjoni giet spezzjonata il-propjeta hawn fuq imsemmija

3. L-Appartament (Fontanella Gardens Complex, Flat 7 Penthouse 7, Blk 4, Triq il-kappillan Joseph Hili, Fontana, Ghawdex ) huwa accessibli minn parti kommuni ta tarag u lift li jaghti ghal fuq it terrazzin ta' quddiem l-appartament. L-Appartament jikkonsisti f'kamra ta' Quddiem (*Open Plan*), liema kamra taghti access lil kumpliment ta l-appartament. Din l-kamra li tintuza bhala salot u kcina (*kitchen / living*) ghandha kejl superficiali ta 8.15m x 3.99m u tiehu d-dawl u arja minn fetha fuq il faccata u fetha fuq il-bitha (*internal yard*). Il kcina hija allokata f'rokna mal faccata li jaghti ghal fuq it-terrazzin ta quddiem. Iz-zewg kmamar tas-sodda jinsabu fuq in-naha ta' wara ta l-appartament. Dawn ghandhom kejl superficiali ta' 3.62m x 4.27m u 3.61m x 2.92m, liema kmamar kollha ghandhom aperturi ghall barra. L-appartament ghandhu kamra tal banju ta kejl superficiali ta' 1.77m x 1.81m. Fil kamra tal banju hemm madum nieqsin u imkissrin. L-appartament huwa fi stat finished, imma mal andat. Tidher li ilha zmien li jintuza bhalha residenza. L-Arja (*airspace*) inkluza.
  
4. L-Garaxx (Fontanella Gardens Complex, Garage No.10, Triq il-kappillan Joseph Hili, Fontana, Ghawdex ) huwa accessibli minn parti kommuni accessibli mill-istess triq il-kappillan Joseph Hili, Il-Garaxx ghandhu kejl superficjali ta' 2.81m x 5.2m dawl u il kundizzjoni tajjeb u basiku. Il garaxx jesgha karrozza wahda (1-car garage)

5. Wara l ikkonsidrajna dan kollu hija l-opinjoni tieghi li l-valur ta din il propjeta fuq is-suq huwa ta:

- a. Appartament: €260,000 (Mitejn u Sittin elf Euro)
- b. Garaxx: €28,000 (Tmienja u Ghoxrin elf Euro)

Perit Alexander Bianchi A&CE (Warrant no. 560)





4 MAY 2023

Ilum .....

Ipprezentata minn Perit A. Bianchi

bla dok/b. diversi .....dokumenti.

  
Victor Deguara  
D/Registrar  
Courts of Justice (Malta)

Ilum	19 ta' Mejju 2023
Jeher il-Perit Legali / Tekniku:	Perit Alexander Bianchi
Li wara li ddikjara li thallas l-ammont lillu Jovut, halef/halfet li qeda/qdjet fedelment u onestament l-inkarigu moghti lillu/ha.	
 Deputat Registratur	

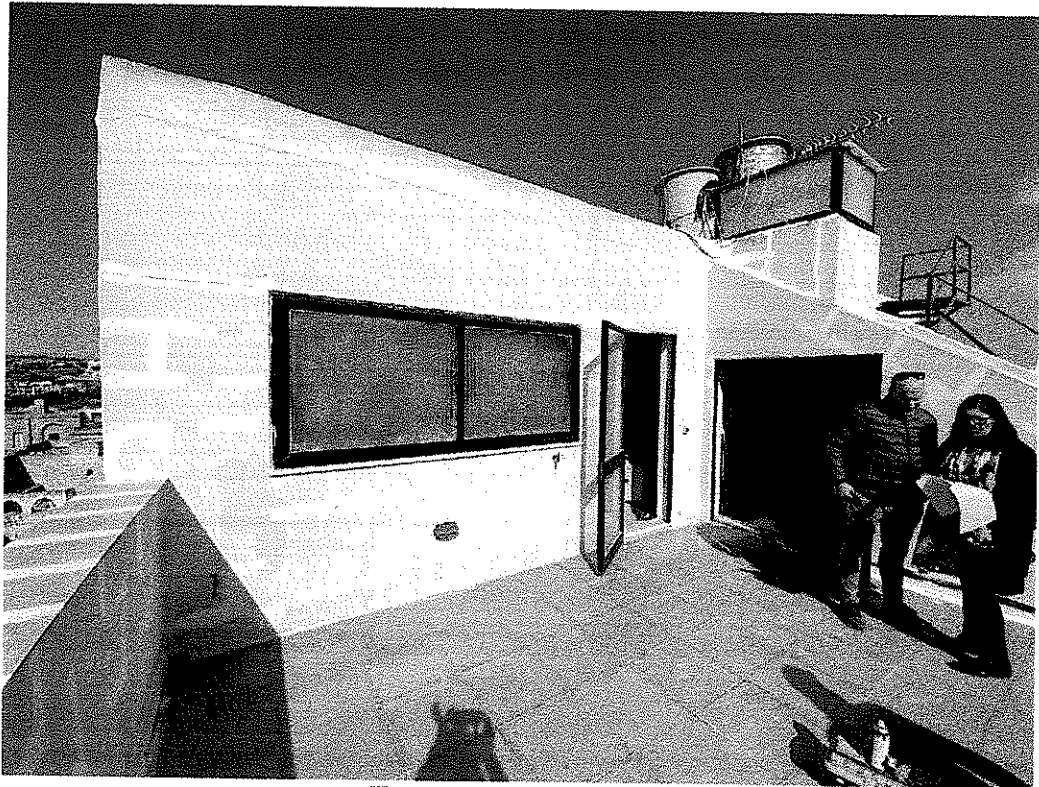
KI 16.5982M

Dokumenti inkluzi:

- Ritratti
- Pjanta ta Registru tal-Artijiet
- Skeda 8



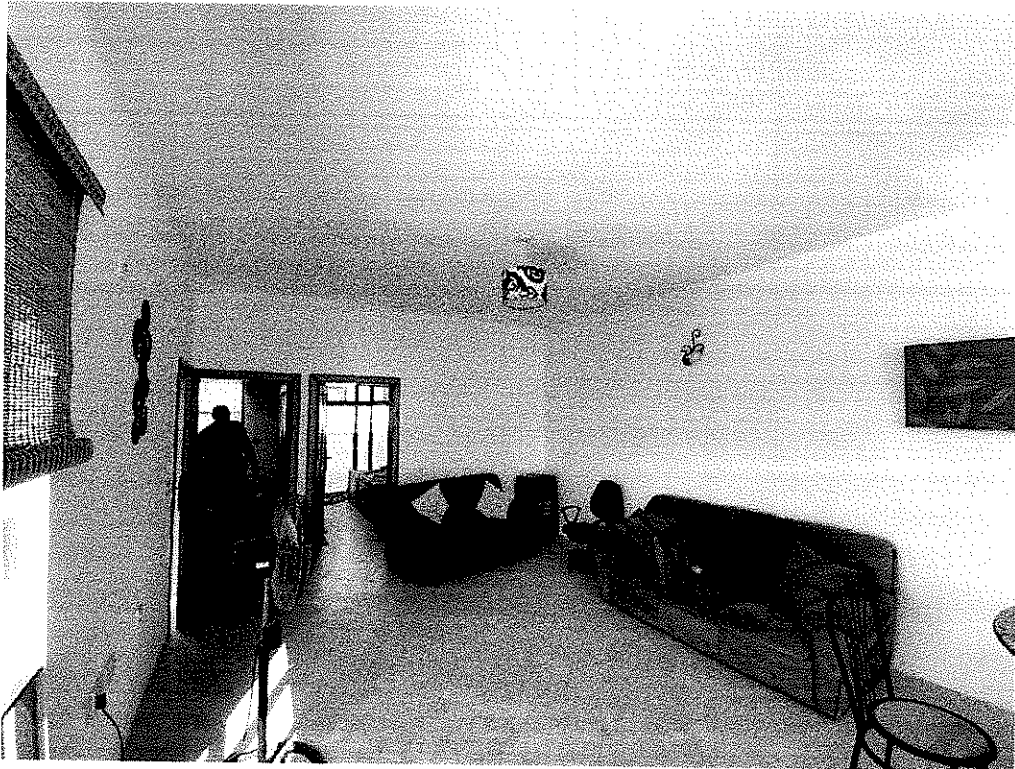
Entranta ta' quddiem mill-partijiet kommuni



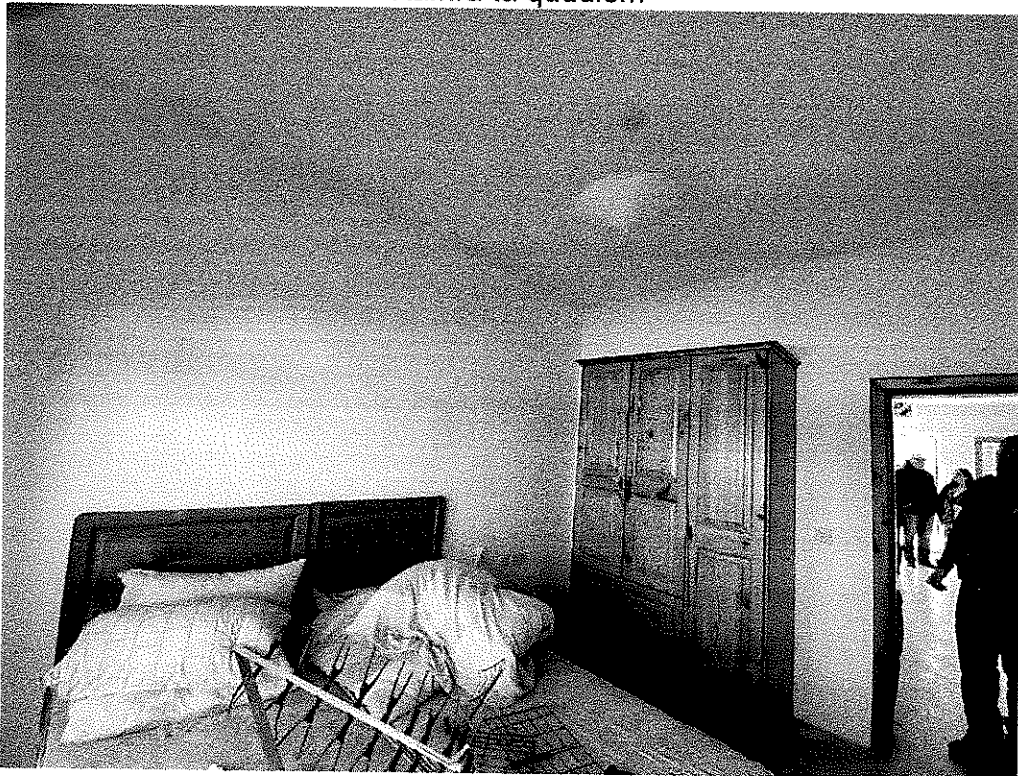
Terrazzin ta' quddiem



Kamra ta' quddiem



Kamra ta quddiem



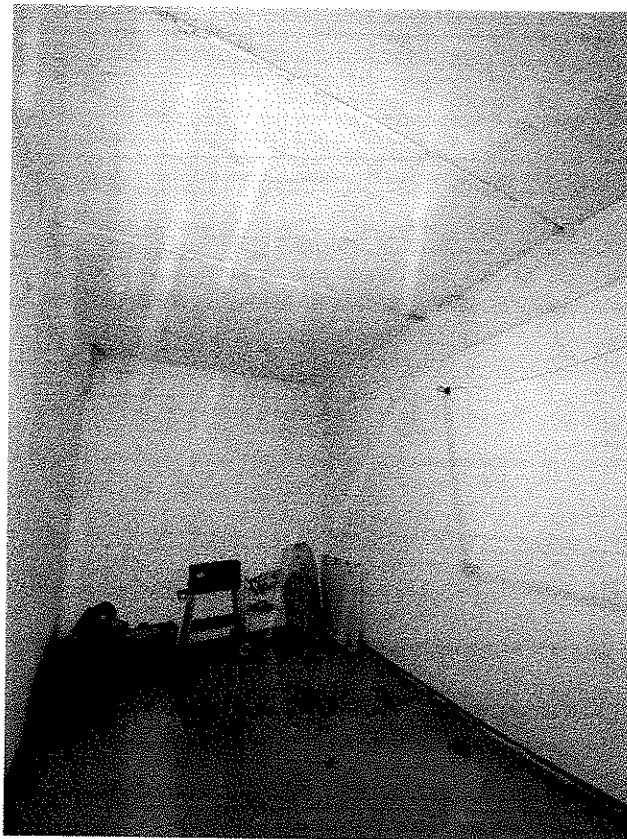
Kamra tas-sodda



Kamra tal-banju



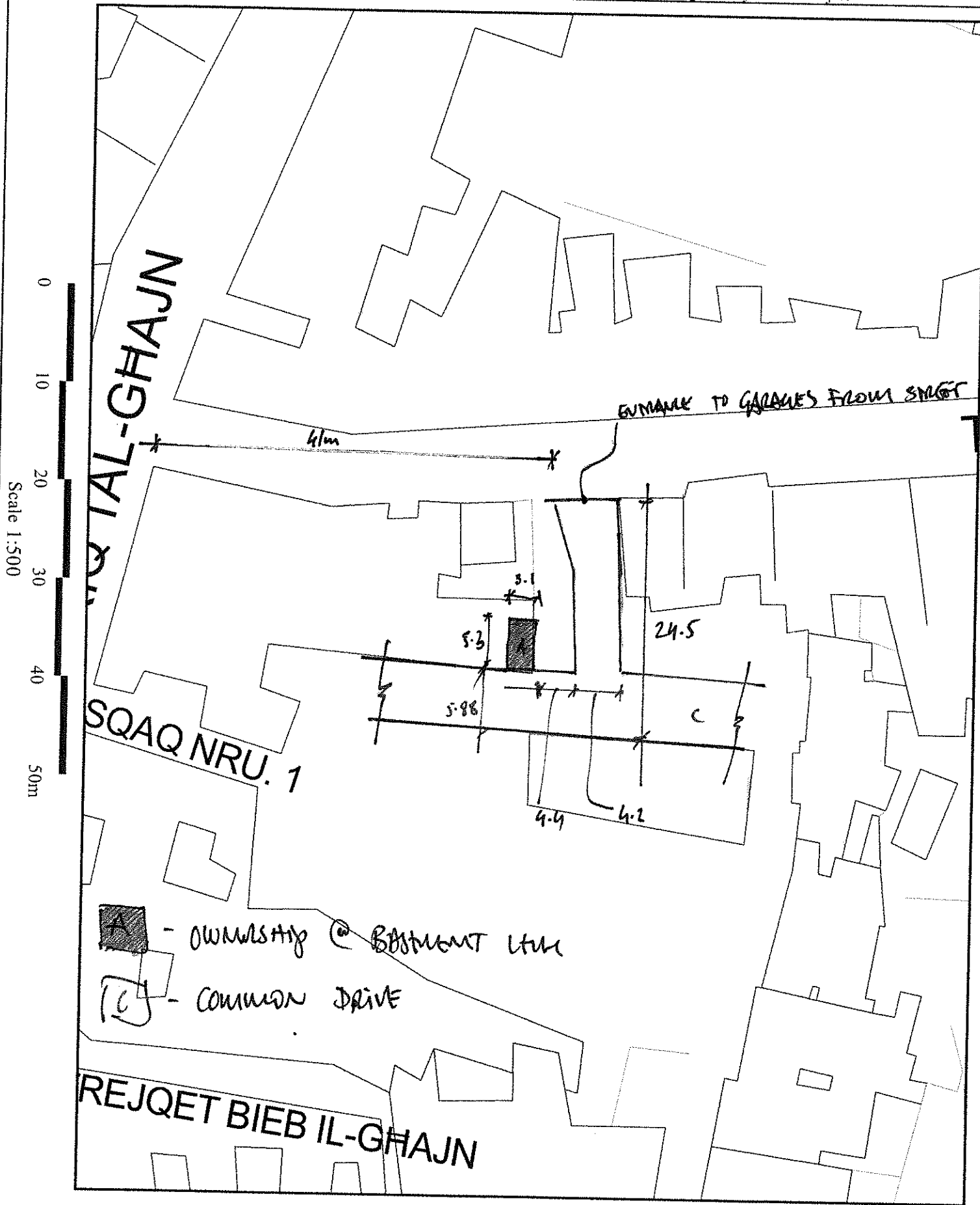
Garaxx minn barra



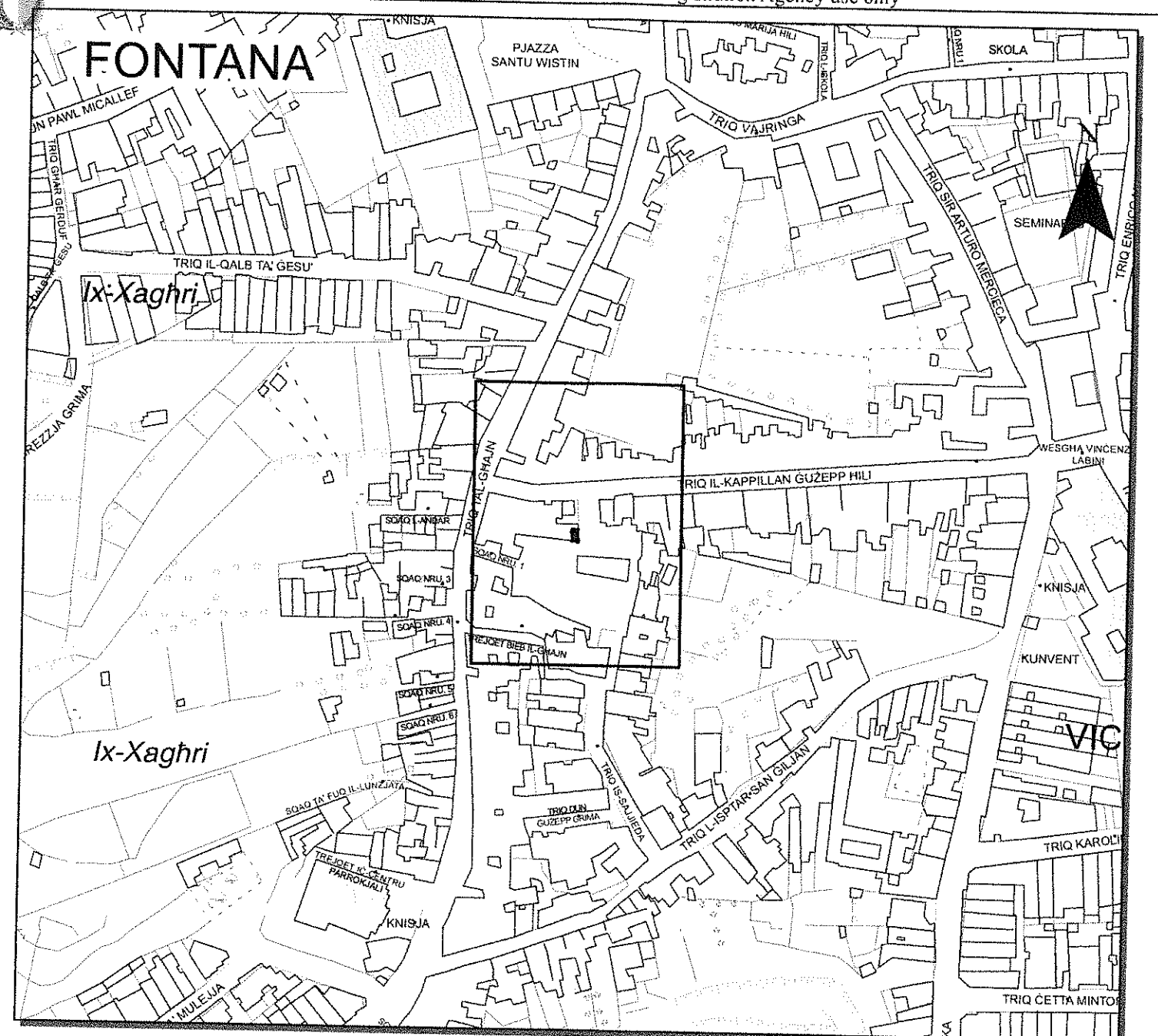
Garaxx minn gewwa







Scale 1:500



Pjanta tas-Sit 1:2500 Site Plan

**Aġenzija għar-Registrazzjoni tal-Artijiet**  
116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

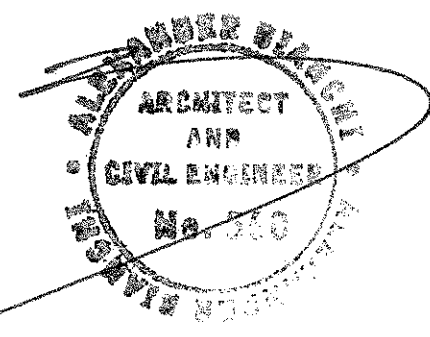


**Land Registration Agency**  
116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Nru tal-Mappa: Map Number:	299943 E	Pożizzjoni Ċentrali: x = 31381 Centre Coordinates: y = 88915	Parti min S.S.: Extracted from S.S.:	3088	Data: Date:	06/04/2023
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Perit:  
Architect:

Timbru tal-Perit:  
Architect's Stamp:



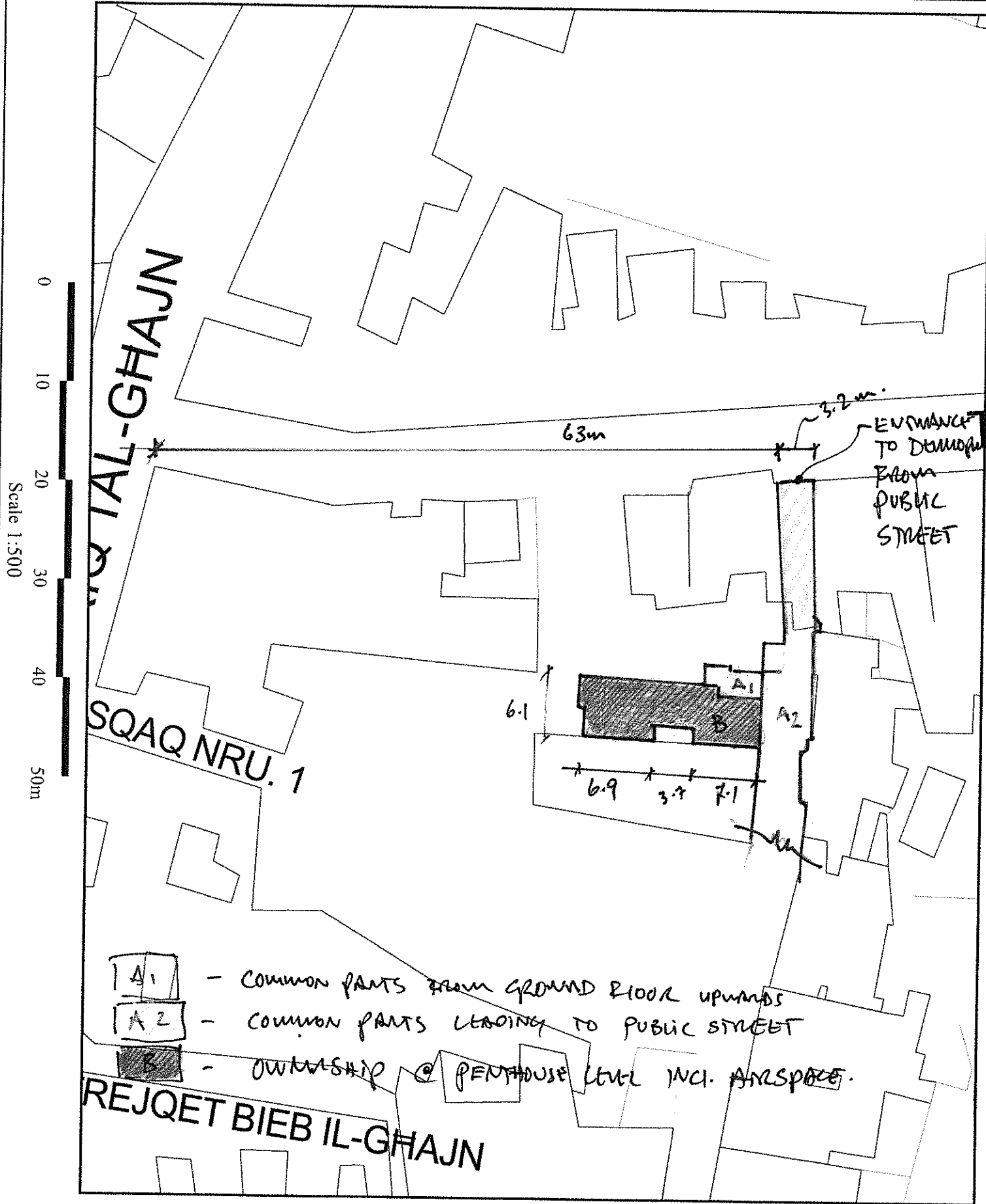
Qies (metri kwadri):  
Area (square metres):

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

ca 16.4 m<sup>2</sup>

LR 301664

Dritt imħallas  
Fee Paid

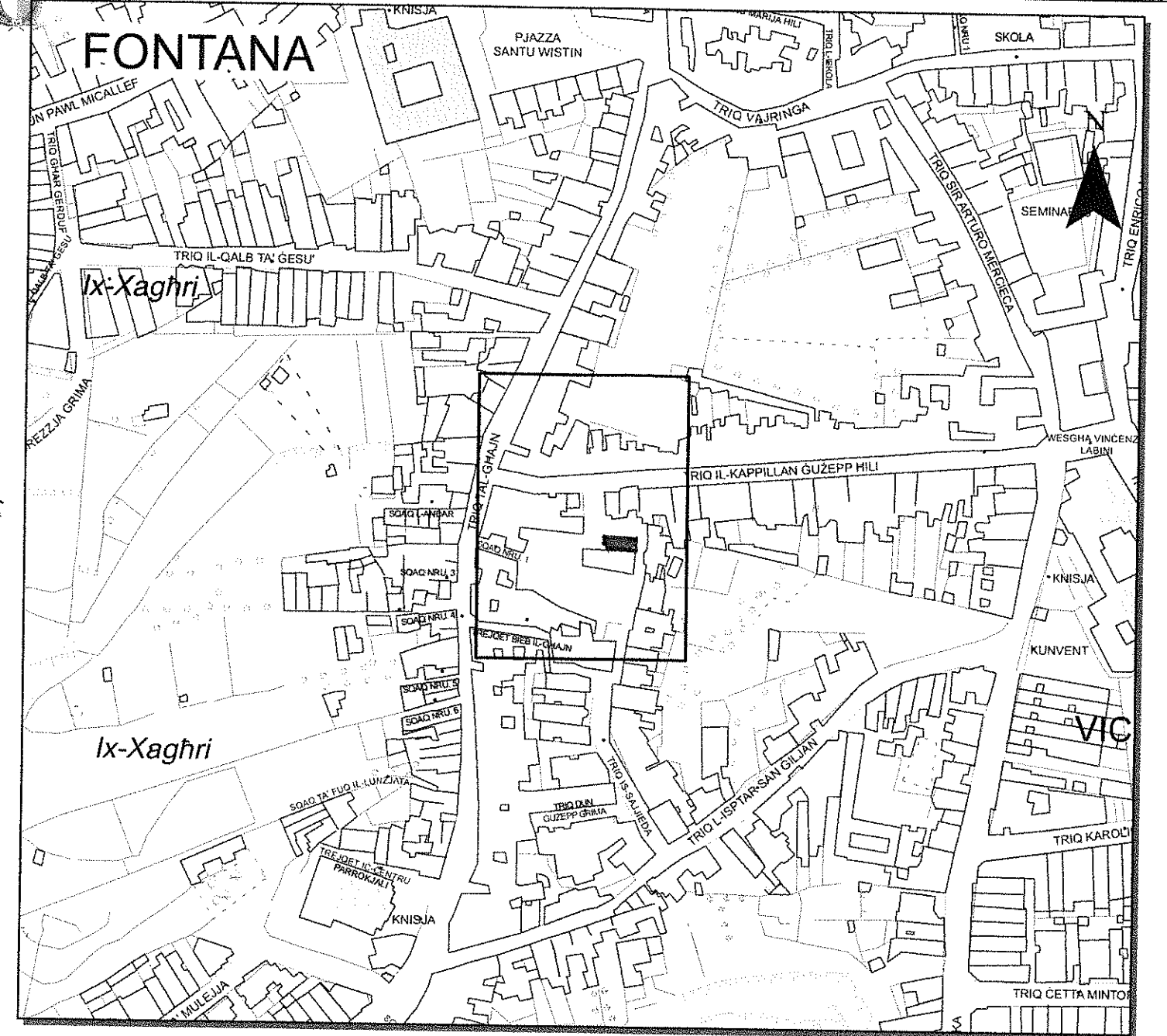


Scale 1:500

Scale 1:500

0 10 20 30 40 50m

- COMMON PARTS FROM GROUND FLOOR UPWARDS
- COMMON PARTS LEADING TO PUBLIC STREET
- OWNERSHIP @ PENTHOUSE LEVEL INCL. AIRSPACE.



Pjanta tas-Sit 1:2500 Site Plan

**Agenzija għar-Registrazzjoni tal-Artijiet**

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



**Land Registration Agency**

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

Nru tal-Mappa: **299943 E**  
Map Number:

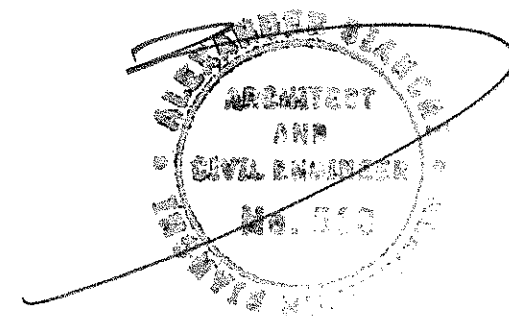
Pozizzjoni Ċentrali: **x = 31381**  
Centre Coordinates: **y = 88915**

Parti min S.S.: **3088**  
Extracted from S.S.:

Data: **06/04/2023**  
Date:

Perit:  
Architect:

Timbru tal-Perit:  
Architect's Stamp:



Qies (metri kwadri): **ca 99m<sup>2</sup>**  
Area (square metres):

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

**LR 301663**

Dritt imballas  
Fee Paid

**Perit A. Bianchi A&CE**

47, Sorenson  
Triq Danny Cremona  
Hamrun 1511  
Tel: 21247356  
Mob: 79069810  
VAT No: 18490919

Date: 3rd May 2023  
Ref: 502

Client: Registratur tal-Qorti  
Qrati tal-Gustizzja  
Valletta

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**RE: FI-Atti tas Subbasta No 60/22 fl-  
ismijiet HSBC Bank Malta p.l.c  
(C3177) vs David Owen Hynes &  
Mandy Connaughton Hynes**

**DRITTIJET U SPEJJEZ**

*Item Description*

			€
1 Access	32.00	1	32.00
2 Trasport	7.00	1	7.00
3 Typing	0.70	3	2.10
4 Skizz	35.00	0	0.00
5 Ritratti	1.16	8	9.28
6 Valutazzjoni	0.003	288,000	864.00
7 Kopji ritratti kulur	0.23	0	0.00
8 Kopji Relazzjoni	0.23	0	0.00
9 Opinjonijiet - Punti ttrattati	116.47	0	0.00
10 Opinjonijiet - Danni/Kumpens	232.94	0	0.00
11 Pjanta A3	116.47	2	232.94

Note: VAT Mhux dovut

**Sub total 1,147.32**

**Total Amount 1,147.32**

**BANK DETAILS**

BANK: HSBC  
ACCOUNT NAME: ALEXANDER BIANCHI  
SWIFT CODE: MMEB MTMT  
IBAN: MT62MMEB 44026 000000 002063691 002