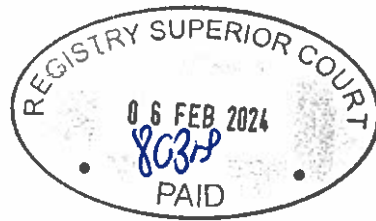


N Debattista A & CE
16/6b 'Highrise'
Triq L-Imradd
Ta' Xbiex XBX 1150

Tel/Fax: 21 334403
V.A.T. No. 1109 -9808

1st February 2023

Ref: Debnoe
Ms Marvic Farrugia
Deputy Registrar
Prim Qawla
Law Courts
Valletta



Dear Madam,

Please find below list of service rendered re Subbasta 19/2023

SERVICES RENDERED:

Access – 15 mins x 1 (10.10.23) , 45 mins x 1 (21.12.23)
Transport
Typing -9 pages
Copies 22 pages x A4, 9 pcs x A3
Plan of garage and common parts drawn out –No 633.02
Plans – Land registration A3 plan
Photos – 0 in number
Letter – 1 Schedule 8
Notifications 2
Valuation - €22,000.00.


Noel Debattista

Noel Debattista A & CE
6b/16, Triq L-Imradd,
Ta'Xbiex XBX 1150

Tel: 21334403

30 ta' Jannar 2024

Registratur tal-Qorti Civili
Atn. Ms Marvic Farrugia
Deputat Registratur
Prim Awla tal Qorti Civili
Valletta

Ref: Kawza fil Qorti Civili Prim Awla
Kawza - Atti tas-Subbasta 19/2023
BOV Plc vs Vincent Spiteri et

Lil min hu kkoncernat.

Kawza Subbasta - 19/2023

B'din l-ittra niccertifika li fil 21 ta' Dicembru 2023, mort u spezzjonajt garaxx Nru 3, 155, Sqaq 2, Triq il-Kbira , Zabbar

Spezzjonajt l-garaxx li naghti deskrizzjoni tieghu hawn taht ghal fini ta' valuazzjoni.

L-Garaxx huwa flivell tat-triq il-Kbira u ghandu access min fuq din it triq. L-access huwa min sqaq numru 2 go triq Il-Kbira kif muri fil pjanti annessi. Fit-tarf ta lis-sqaq, hemm kancell tal hadid li jkun msakkar b'katnazz. Dan il kancell jinfetah manwalment. It trejqa komuni wara il kancell li minnha hemm dhul ghal seba garaxxijiet hija 10.7 m twila u wiesa biss 2.2 m.

Me b

Min got-trejqa wiehed jsib ruhu go fetha/ bitha miftuha (12.5m x 5.67m) fejn hemm seba garaggijiet bhal pjanta tal perit Randolph Bartoli annessa.

Il garaggijiet huma daww murija fuq il lemin tal pjanta, i.e. 'Existing Ground Floor Plan as Built (to Sanction).

L-Garaxx numru 3 huwa mibni u komplet bil madum , mizbuh u ghandu roller xutter bhala bieb.

Il Garaxx m'ghandux meter ta l-eletriku u lanqas dak l-ilma.

Fil garaxx toqogħod karozza wahda meta wiehed jiehu in-norm ta post għal karozza hija ta 2.4mx 4.8m.(Planning Authority policies) Il-post jikopri circa 30 sq.m. (Tletin metri kwadri).

Il-garaxx huwa fi stat tajjeb u ma dehru l-ebda sinjali ta' hsara.

L-arja tq fuq il-garagg nru 3 huwa tat terzi.

l-cens mhallas fuq dan il garagg huwa ta €28.28 p.a. (Tmienja u ghoxrin Euro u 28c fis sena) . l-cens originali ta €198 p.a. gie mqassam fuq is-sebgha garaxxijiet. Fuq il-garaxx nru. 3 jithallas l-ammont ta €28.28 p.a. cens perpetwu.

Għal fini ta valutazzjoni , wiehed għandu jgħid zewg punti barra il qies u l-post tal garaxx. Dawn huma id djuq tal access għal bitha min fuq lis-sqaq. Dan il passagg huwa ta 2.2m biss u allura wiehed jista jgħid l-access m'huwiex wiehed komdu għal xi sewwieqa.

Il-punt l-iehor huwa li habba li hemm hajt karta-bum mal-bieb ta 2.73m wiesa, u il hajt għandu koxxa fin nofs li tohrog il barra mill linja tal bieb tal garaxx, wiehed għandu problema biex jimmanuvra għal gol garaxx. Dan jfisser li is' – swept path' tal vettura m'hiex kontinua u pulita. Zied ma dan kollu, il bieb ta

Seb

garaxx huwa dejjeq skond ir rakkamadonijiet tal-'policies' tal Planning Authority

Permess kien gie mahrug fuq dan il garaxx (PA 676/13). Dan il-permess mahrug ghax kien gie mizjud garaxx nru 2a kif jidher fil pjanti. Dan il permess kien ta sanzjonar u allura kien ga lest ix-xoghol u l-Awtorita tat il permess ghalkemm il wiesa tal bieb huwa idjaq min dak li is –soltu jintalab meta garaxx jkun l-ahhar fil komun (L-ahhar fringila ta garaxxijiet).

F'dan il kas, jidher li parti mil garaxx nru 3 originali ittiehed ghal parti mil garaxx 2a. Dan jfisser li il-garaxx illum jikejjel xi 30 metru kwadru meta qabel kien vicin 36 metri kwadri (sitta u tletin metru kwadru)

Il-bitha li minnha hemm id dhul ghal dawn is sebgha garaxxijiet hija ta 5.67m wiesa u allura trid tiehu kaz li jew tidhol mis-sqaq b'lura (qiebsa habba il wiesa tal passagg) jew trid iddawwar il-karozza f'dan id djuq ta bitha !

L-gholi ta gewwa tal garaxx nru 3 huwa ta 3.15 m. Ma hemmx l-ebda servitu fuq dan il garaxx. L-access huwa komuni ghalih u is-sit garaxxijiet l-ohra li jinsabu l-gewwa mil kancell msemmi aktar il-fuq.

Fil garaxx illum jinstabu zewg karozzi (jew partijiet tagghom) li jidhru li mhux tajbin ghat triq.

Ma hemmx xi ligijiet tas sanita fuq dan it-tip ta propjeta.

Meta tikkonsidra il-lokalita, l-access, il kumdita nieqsa tal uzu-tal garaxx (wiesa tal bieb, wiesa ta l-access u tal bitha komuni) ta karozza wahda kif ukoll tqabbell ma prezzijiet ta propjeta simili jien nistma dan il-garaxx bi prexx, fis suq liberu u minghajr l-ebda pizzijiet, ta €22,000 (tnejn u qoxrin elf euro).


Noel DeBattista A & CE

Noel DeBattista B.E.& A.A.& C.E..
6B/16, 'Highrise', Triq L-Imradd,
Ta' Xbiex, XBX 1150, Malta
Tel/Fax : 21334403

illum 06 FEB 2024

lpprezentata mill- Noel DeBattista

bla dok/b idwasi dokument


Carina Apollia
Deputat Registratur



KARATTERISTIĊI FIŻIĊI TAL-PROPJETA' IMMOBBLI

Lokalita'	Zabbar
Indirizz	Garage 3, 155, Soqqa NR 2, TRIQ ILM-KBIRA Zabbar
Qies tal-Binja kollha trasferita*	30 m ²

IMMARKA FEJN APPLIKABBLI (Imla kaxxa waħda f'kull każ minbarra fejn indikat mod iehor)

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

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

*** Jinkludi tikkil, elettriku, ilma u madum

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

Data: 1. 2. 2024

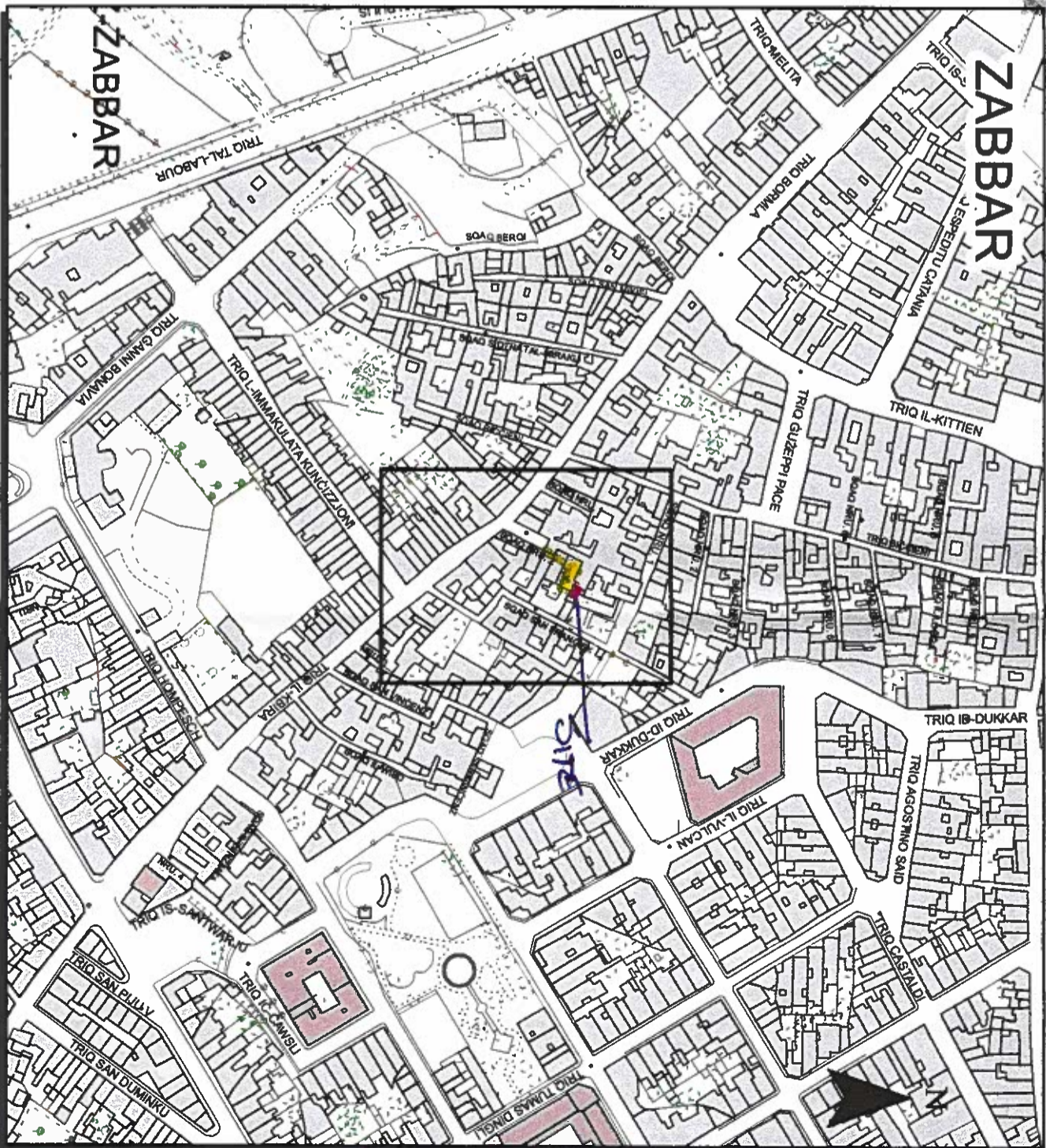
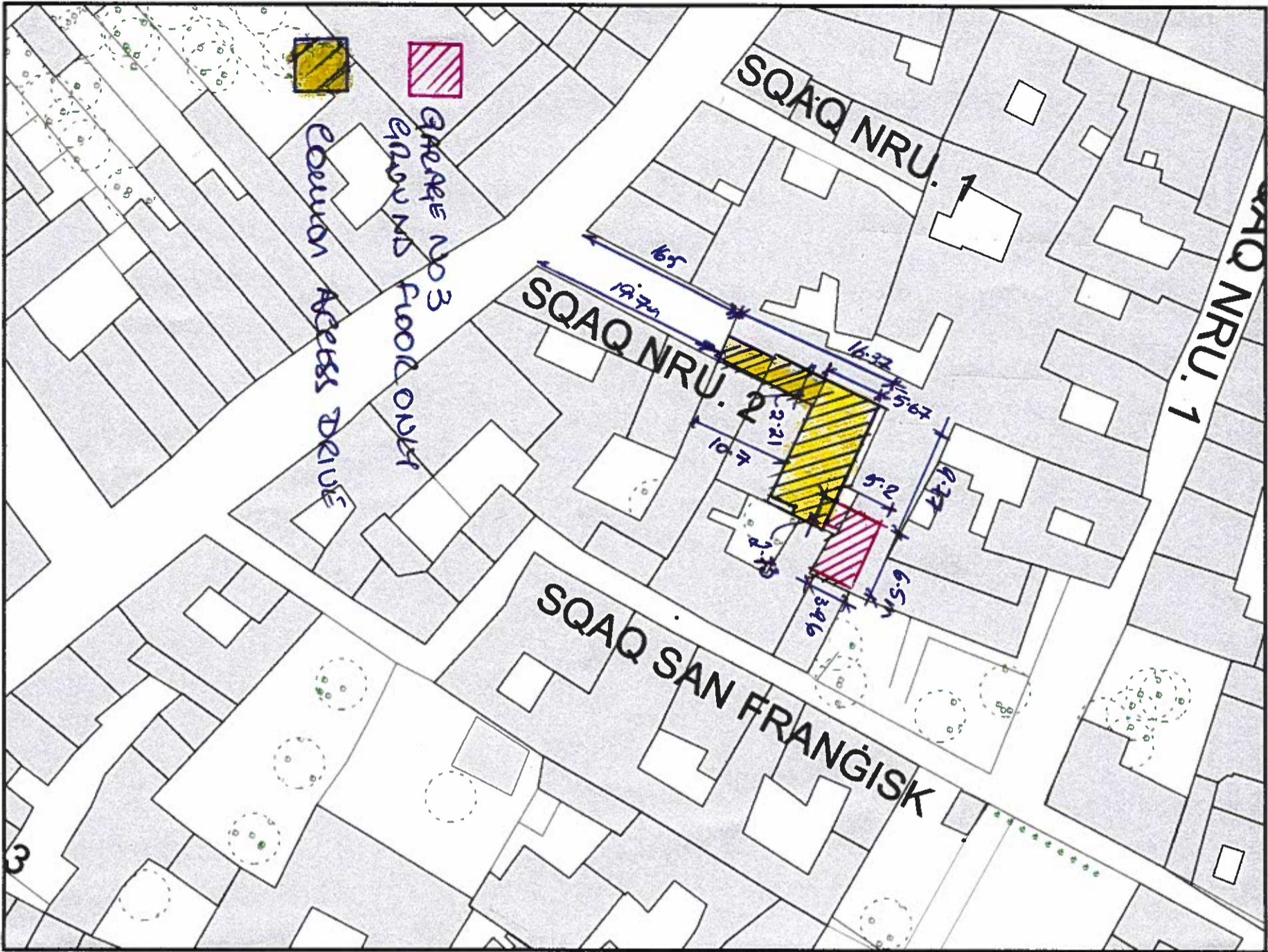
Firma tal-Perit:

Noel Debattista

Numru tal-Warrant: 137

Timbru:

Noel Debattista B.E. & A.A. & C.E..
6B/16, 'Highrise', Triq L-Imradd,
Ta' Xbiex, XBX 1150, Malta
Tel/Fax : 21334403



Pjanta tas-Sit 1:2500 Site Plan

Agenzja 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: 332406 E

Posizzjoni Centrali: x = 58001
Centre Coordinates: y = 70617

Parti min S.S.: 5870

Data: 02/01/2024

Map Number:

Extracted from S.S.:

Date:

Perit:

Noel Depattista

Qies (metri kwadri):

30sqm.

Architect:

Noel Depattista

Area (square metres):

Timbru tal-Perit:

Noel Depattista B.E. & A.A. & C.E.

Architect's Stamp:

6B/16, 'Highrise', Triq L-Imrad, Ta' Xbiex, XBX 1150, Malta
Tel/Fax : 21334403

Firma ta' l-Applikant:

Applicant's Signature:

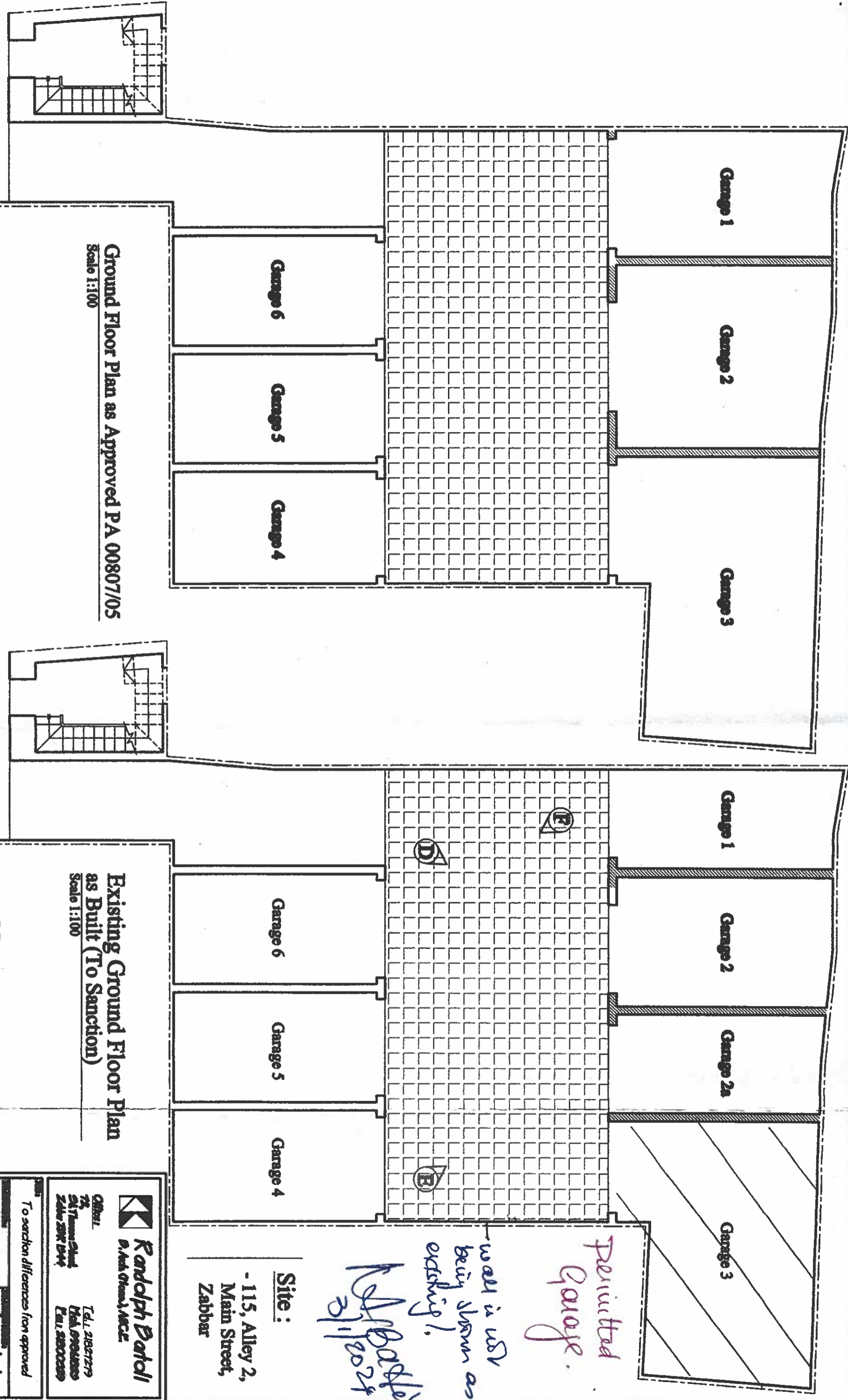
0 10 20 30 40 50m

31.1.2024

LR 335179

Dritt imballas Fee Paid

Scale 1:500



Ground Floor Plan as Approved PA 00807/05
Scale 1:100

Existing Ground Floor Plan as Built (To Sanction)
Scale 1:100



Note:

- As Constructed, To Sanction
- Approved but not Constructed, To Sanction

Permitted Garage.

wall is not being shown as existing!

Rafiq Badi
31/1/2024

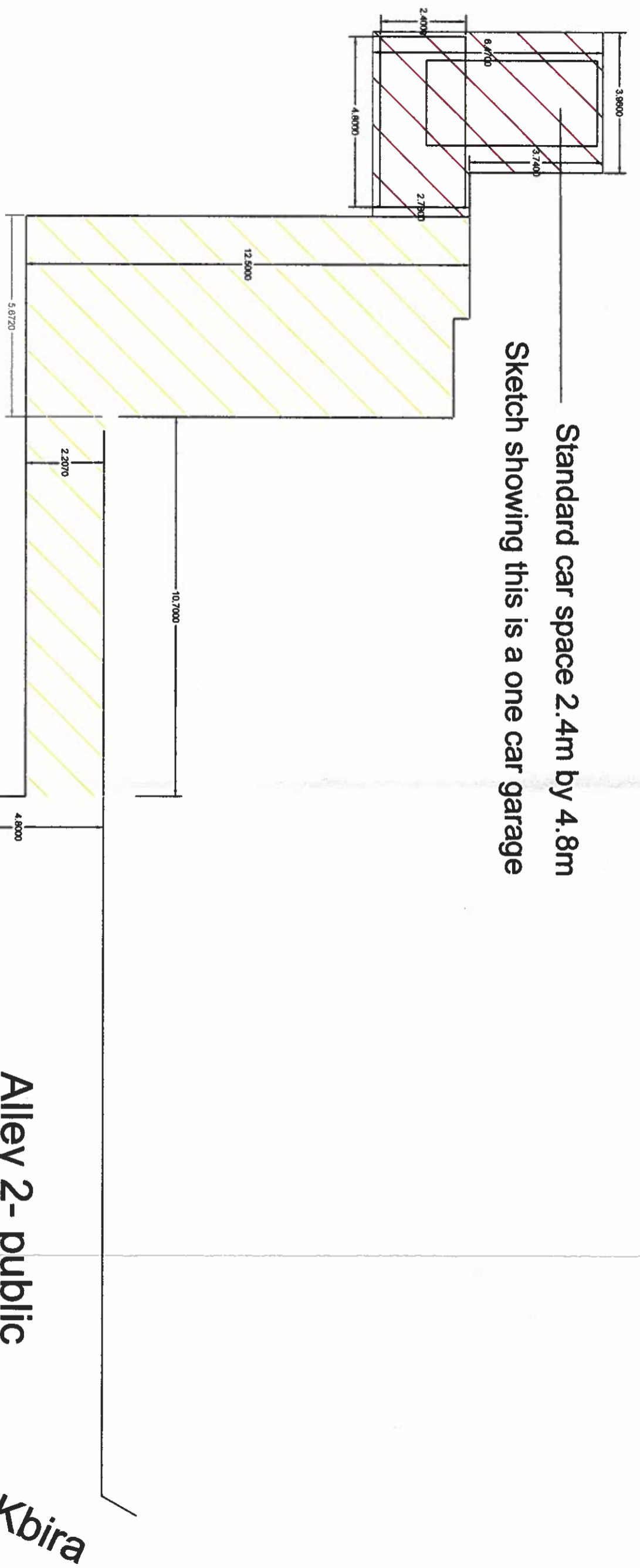
Site:
- 115, Alley 2,
Main Street,
Zabbar

Randolph Badi D. Arch. (Hons.), M.C.E.		TdL 21827279 Mob. 99008889 Fax. 21800089	
To sanction differences from approved			
Other: Mr. Thomas D'Amico Zabbar SWR 044	Approved and Existing Plan D/196-01 30/04/12 R.D.	Approved and Existing Plan 1/00	Approved and Existing Plan "
Copyright © Randolph Badi 30 April 2012			

internal height 3.15m

Standard car space 2.4m by 4.8m

Sketch showing this is a one car garage



This drawing is the property of Noel Debuttista A & CE. It is protected by the copyright ACT (CHAPTER 415, Laws of Malta), and is not to be copied in part or whole without written permission.

Client: Kawza BOV vs Spiteri		Job No: Debnœ 2621		Noel Debuttista A & CE Add: 6B/16, 'Highrise', Triq l-Imradd, Ta' Xbiex, XBX 1150 e-mail: perit.debuttista@gmail.com tel/fax: 21 33 44 03	
Project: Garage nru 3, sqaq 2, Triq Il-Kbira, Zabbar		Dwg No: 261/02			
Drawing Title: Existing plan		Drawn by: N.D.			
Notes: 1. All dimensions are in m.		Scale: 1:125		Date: 03-01-2024	

Fil-Qorti Civili- Prim Awla
Belt
Valletta

COPY

Fi-Atti tal-Mandat ta' Qbid
Ta' Hwejjeg Immobbli (subbasta)
Nru. 19/2023 fi-ismijiet

Bank Of Valletta Plc C2833

- vs -

Vincent Spiteri K176046M et

Appuntata: Mejju 2023

03 ta' Jannar 2024

Rikors tal-Perit Noel Debattista (ID 743854 M)

Jesponi bir-rispett:

Rapport tal-access li sar fuq il propjeta:
Garage Nru 3, Sqaq Nr 2, Triq il-Kbira, Zabbar

1. Nikkonferma li mort fuq il-lant biex nispezzjona l-garaxx msemmi fil gurnata ta 21 ta Dicembru 2023

Prezenti ghall-access: Sur Genuis, Marixxall tal-Qorti
Sur Vincent Spiteri

2. Saret l-istima u hija mhemuza ma dan ir-rikors.
3. Il-kont ta' l-ispejjez ta' stima huwa wkoll mehmuz ma dan ir-rikors.



Noel Debattista A.&C.E.

COPY

NOEL DEBATTISTA A & CE
6B / 16 'Highrise'
Triq L-Imradd
Ta' Xbiex XBX 1150

Tel/Fax (356) 21 334403

7 ta Novembru 2023

ref tieghi 2621a

Ms Rose Cortis,
Litigation Executive,
Bank of Valletta

Ref: Atti tas-Subasti 19/23 -- Bank of Valletta PLC vs Vincent & Mary Grace Spiteri

Din l-ittra biex nikkonferma li is seduta saret fil hin propizzju imma ma kienx possibli li nara il post ghax is -Sur Spiteri ma kellu access u qal li il post huwa tat tifel tieghu.

Issa nistenna direzzjoni kif jimxi il kaz,

Grazzi

N Debuttista A & CE


Cc.

Mr Vincent Spiteri, 108, Mary, Triq Il-Gdida , Paola

Ms Mary Grace Spiteri, 9, Mannico, Triq Kordin , Paola

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

Ms Marvic Farrugia Deputat Registratur, Prim Awla tal Qorti Civili, Belt Valetta

COPY

NOEL DEBATTISTA A & CE
6B / 16 'Highrise'
Triq L-Imradd
Ta' Xbiex XBX 1150

Tel/Fax (356) 21 334403

22 ta Settembru 2023

ref tieghi 2621

Mr Vincent and Mrs Maria k/a Mary Grace Spiteri
108, Mary,
Triq Il-Gdida,
Paola

Ref: Atti tas-Subasti 19/23 -- Bank of Valletta PLC vs Vincent & Mary Grace Spiteri

Nixtieq navza li sejjer inzomm seduta fuq il-post b'ghan ta valutazzjoni tal propjeta immobli, Garaxx Nr 3/155, Sqaq nru 2, Main Street, Zabbar nhar : **it-Tlieta 10 ta Ottubru 2023 fis-9.15 a.m.**

Dan kif gejt appuntat bhala espert fl-atti tal mandate tal-Qbid ta' Hwejjeg immobli – Prim Awla tal;Qorti Civili –

Il-partijiet koncernati ghandhom jkunu fuq il-post biex jinfetah ghal l-spezzjoni.



Grazzi,

N Debattista A & CE

Cc.

Ms Rose Cortis, Litigation Executive, Bank of Valletta

Ms Mary Grace Spiteri, 9, Mannico, Triq Kordin , Paola

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

Ms Marvic Farrugia Deputat Registratur, Prim Awla tal Qorti Civili, Belt Valetta

Illum, It Tnejn, 22 ta April 2024

Registratur tal Qorti

Qrati Civili

Valletta

Nota Addizzjonali dwar subbasta 19/23.

FI-Atti tas Subbasta numru 19/23



Bank of Valletta P.L.C. (C2833)

Vs

Vincent Spiteri et

B'referenze ghall-rapport precedent tieghi datat 30 ta' Jannar 2023, nixtieq inqid is-segwenti.

Fit tieni paragrafu – skop tal-valutazzjoni, ghandu jizdied il kliem ' Il propjeta msemija giet akkwistata fid-data ta 27 ta Ottubru , 1982 kif jidher fil kopja tal kuntratt hawn mhemuz.) (Vella and Vella Notaries Publici – Dottor Angelo Vella), nsinwat 9.11.82. Il post li nxtara f'dan il kuntratt gie mwaqqa u garaxxijiet individji gew mibnijja kif jintqal fil kuntratt. u kif gie accertat fir rapport tieghi.

L-Arja tal garagg gie mibjuh lit-terzi b'kuntratt ta 11 ta Novembru 2005 fl-atti tan-Nutar William Azzopardi –Ins 21973/2005.

Fil hdax il paragrafu, johrog mil kuntratt hawn fuq msemmi li ic-cens jithallas bil quddiem fil 25 ta Gunju. Dan ic-cens huwa perpetwu u gie maqsum fuq il garaxxijiet mil l-ammunt originali to Lm 85 fis sena, illum circa €198 (mija tmienja u disghajn euro).

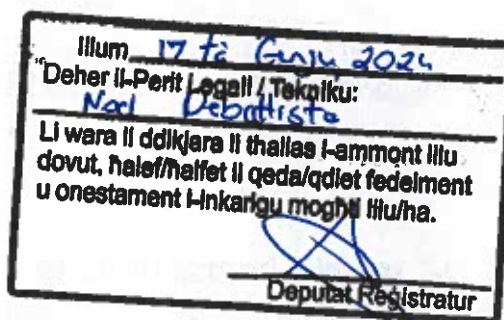
Fit tmintax il paragrafu, fejn ghidt li fil garaxx hem zewg karozzi (partijiet min karozzi) gejt nformat li dawn huma tat tifel ta Mr Vincent Spiteri imma m'ghandiex nformazzjoni jekk hemmx xi hlas ta dan l-uzu mil tifel ghal ghand il missier.

Nikonfema li ghalkeem qed nghamel din il korrezzjoni ghal rapport originali tieghi , il valor tal garaxx jibqa dak li smajtu fir rapport , jiggiefieri, €22,000 (Tnejn u ghoxrin elf euros)



Perit u Ingenier Civill Noel DeBattista

Warrant 137.



17 JUN 2024

Ilum.....

Ipprezentata mill-.....

Reit N. DeBattista

B/bla dok..... dokumenti

Graziella Aguru Cassar
Deputat Registratur

A true copy of the original
from the Acts of

NOTARY DOCTOR NICOLETTE VELLA LL.D.

NOTARY DOCTOR ADRIANA VELLA B.A.;LL.D

**VELLA & VELLA NOTARIES PUBLIC
EST. NOT DR ANGELO VELLA B.A.;LL.D.**

*No 4, Alley 2,
Victory Square
Naxxar
NXR 1720
Malta*

*Tel: (00356) 21411279 / 21435532
Mob: 99421515 / 99256979 / 79449109 / 79484997
Fax: 21417598
Email: info@vellanotaries.com*

*Noel Debono B.E. & A.A. & C.E.
88/16, 'Nigħrie', Triq L-Mtradd,
Ta' Xbiex, XBX 1150, Malta
Tel/Fax : 21334403*

Is-sabgħa u ghoxrin (27)
ta' Ottubru, elf disa'
mija tnejn u tmenin (1982)

No. 582.

Bejgħ

Uddie i Nutar Dottor Angelo Vella
deheru personalment wara li i-verifikajt
l-identita' tagħhom:

Insinwat:-

9.11.82

Nichele Micallef, fil-kummerc, bin
Antonio u Carmela nee' Gatt, twieled Flor-
iana u joggħod Hamrun (Identity Card numru
2089331-) min-naha l-wahda;

Ins. Vol. I.
No. 12468/1982

Min-naha l-hra Vincent Spiteri, fil-
kummerc, iben Rosario u Maria nee' Farru ia,
twieled u joggħod Casal Piola (Identity Card
numru 760461.).

In forza ta' dana l-att Nichele Mi-
callef ibiegħ u jittrasferixxi a favur ta'
Vincent Spiteri, li jaccetta, jixtri u jak-
kwista l-fond li qiegħed f'Haz-Zabbar, Main
Street, Soq numru tnejn (2) bieb numru
mija hamsa u hamsin (155), kif soġġett għac-
cens annwu u perpetwu ta' hamsa u tmenin
lira (£185), pagabbli bis-sena bil-quddiem
fil-hamsa u ghoxrin (25) ta' Gunju ta' kull
sena, mill-bqija liberu u frank, bi-drit-
tijiet u pertinenzi tiegħu kollha u bl-
arja libera tiegħu. Il-fond de quo qed
jigi trasferit fl-istat attwali tiegħu u
bil-hsarat kollha ta' go fih "tale quale".
Infatti l-kompratur diga' iddemolixxa l-
fond de quo u bna floku hames garages,
bla numru u bla isem, u kamra oħra qedima
għa' ezistenti wkoll bla numru u bla isem
fl-istess bitha accessibbli mill-entratura
numru mija hamsa u hamsin fuq imsemmija.

Dana l-bejgħ qiegħed isir u jigi
accettat versu l-prezz konvenut ta' elfejn
lira maltija (£12,000), li l-venditur diga'

NUTAR KONSERVATUR
Tan-Nutar Dottor Angelo Vella B.A., LL.D.

Noel Debonata B.E. & A. & C.E.
6B/16, Highrise, Triq L-Imradd,
Ta' Xgħira, XBX 1150, Malta
Tel/Fax: 2133470

ircieva minghand il-kompratur u jhallilu d-debita ricevuta skond il-ligi.

Il-venditur jggarantixxi l-pussess pacifiku tal-immobbli in vendita bl-ipoteka generali ta' gidu kollu present u futur a favur tal-kompratur, li jaccetta.

I-ispejjez ta' dana l-att huma skond il-ligi.

Ghall-finijiet tal-att dwar it-Taxxa tal-ewt u tad-Donazzjoni tal-elf disa' mija tlieta u sebghin (1973), jigi ddinjurat illi l-venditur akkwista l-fond in vendita b'titolu ta' enfitewsi perpetwa mill-poter ta' Carmen Zammit "aturiano skond kontratt fl-atti tan-utar Dottor Joseph Sciberras tal-hansa u ghoxrin (25) ta' Ganju, elf disa' mija hansa u sebghin (1975), fejn hemm indikata provenjenza ulterjuri; ghal-hekk niddikjara illi dana l-bejgh m'huwiex imronibbli.

Il-Boll ta' dana l-att jammonta ghal tlieta u hamsin lira (L53).

Taghmul, mo-nri u ippublikat previn d-debita cerzjorazzjoni skond il-Ligi f' Malta, Maxxar, Victory Square, Sano tnejn (2), nurru erbgha (4).

(Firmati): Michele Licallef
Vincent Spiteri
Angelo Vella

Certified True Copy
of the Original Quod Attestor
Notary Pubbliku
Malta

This 03 Day of 10 2022
Notary Dr. Nicolette Vella LL.B.

Notary Dr. Nicolette Vella LL.B. & A.A. & C.F.
6B/1, Hennes Drive L-Imradd,
Tel: 21334403

NOTARJ KONSERVATIVUR
Tant-Nutar Dottor Angelo Vella B.A. LL.D.