

Dr. Daniel Sultana

vs

Cedric Bartolo

Relazzjoni tal AIC Ivan Pace

Jesponi bir-rispett

**1. Introduzzjoni**

Illi permezz ta' Rikors ta 20 ta' Settembru 2023, Dr. Daniel Sultana talab lil Onorabbi Qorti sabiex

1.1. Tordna l-hrug ta'mandat ta'qbid ta' hwejjeb immobili deskritti hawn taht:

- Porzjon divisa mill-arja tal-block bla numru jusmu 'Rose Rouge Flats', fi Triq it-Tempesta, Bugibba, limiti ta' San Pawl il-Bahar tal kejl superficjali ta' circa hamsa u sittin metri kwadri (65 sq.m) fir-raba sular (third floor) u dan limitatament għal hdax il-filata mill-livel tal-bejt esistenti, accessibili mit-tromba tat-tarag u tromba tal-lift meta din tinbena u bid-drittijiet kollha ta' servitu ta' twieqi u komunikazzjonijiet mas-sistemi ta' drains u drenagg tal-block sottostanti, li tikkonfina din l-arja mil-lbic mat triq, mix xlokk mal-kumplament tal-bejt u arja ta' l-istess block, u mill-majjistral ma beni ta' Emanuel Brincat jew irrijeh verjuti
- Porzjon divisa mill-arja tal-block bla numru jusmu 'Rose Rouge Flats', fi Triq it-Tempesta, Bugibba, limiti ta' San Pawl il-Bahar tal kejl superficjali ta' circa tnejn u sittin metri kwadri (62 sq.m) li tinsab fil-



hames sular (fourth floor) limitatament ukoll ghal hdax il filata u tikkonfina mil-lvant mal block Dunclinath, tas-succesuri fit titolu ta' Joseph Mizzi, majjistral mal-kumplanet ta' l-arja, projeta ta' Mary Bartolo, u lbic ma' l-istess triq, hija accessibili mit-tromba tat-tarag u tromba tal-lift meta tinbena u bid-drittijiet kollha ta' servitu ta' twieqi u lkomunikazzjoni mad-drain u servizz tal-block

1.2. Tordna l-bejgh bis-subbasta ta dawn l beni immobbl;

1.3. Tappunta gurnata, hin u lok ghall-istess bejgh fis-Subasta, u dan sabiex mir-rikavat ikun jista jigi sodisfatt il-kreditu ta' l-esponenti kif indikat flimkien ma' li-spejjez ta' din il-procedura;

L-Onorabbi Qorti laqghet it-talba u ordnat illi jigi mahtur Arkitett u Inginier Civili bhala espert sabiex jaghmel deskrizzjoni tal-fond jew fondi indikat fir-rikors promotur u sabiex ifisser il-pizijiet, kirjet u jeddiet ohra, sew reali kemm personali, jekk ikun hemm, lighalihom dan il-fond jew fondi ikun suggett kif ukoll l ahhar trasfiriment tieghu, skond l informazzjoni li jkun ha mill kreditur jew mid-debitur.

Illi l-esponent gie mgharraf mid-Deputat Registratur b'ittra ricevuta fil 31 ta' Ottubri 2023 illi huwa gie mahtur bhala espert ghal dana l-ghan.

Illi sussegwentament huwa gabar l-inkartament relativ u nforma lill-partijiet li kien se jzomm access fl-imsemmi fond nhar it-Tnejn, 4 ta' Dicembru 2023.

Illi pero', l-intimat Cedric Bartolo ma ikkuntatjaniex kif kien infurmat jaghmel sabiex jiftah il-fondi biex isir l-ezami hawn fuq imsemmi.

Illi b'hekk l-access ma jistax isir kif prenotat, filwaqt li r-rapport ma jistax jigi pprezentat lil din il-Qorti sad-data indikata kif ordnat l-istess Qorti.

3. *Chlorophytum* (L.) Willd. subsp. *virginicum* (L.) Kuntze  
var. *virginicum* L.  
Sedge, 10-15 cm. tall, with long, narrow, linear leaves,  
the upper ones 2-3 mm. wide, glaucous, smooth, flat,  
the lower ones becoming slightly curved at the base.

4. *Chlorophytum* (L.) Willd. subsp. *virginicum* (L.) Kuntze  
var. *virginicum* L.  
Sedge, 10-15 cm. tall, with long, narrow, linear leaves,  
the upper ones 2-3 mm. wide, glaucous, smooth, flat,  
the lower ones becoming slightly curved at the base.  
Inflorescence terminal, spike-like, 10-15 mm. long,  
with 2-3 whorls of 3-4 spikelets each; spikelets  
oblong, 3-4 mm. long, 1.5-2 mm. wide, smooth, yellowish,  
the awns absent or very short; perianths  
yellowish, 1.5-2 mm. long, 1-1.5 mm. wide, smooth,  
the awns absent or very short; perianths  
yellowish, 1.5-2 mm. long, 1-1.5 mm. wide, smooth,

5. *Chlorophytum* (L.) Willd. subsp. *virginicum* (L.) Kuntze  
var. *virginicum* L.  
Sedge, 10-15 cm. tall, with long, narrow, linear leaves,  
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6. *Chlorophytum* (L.) Willd. subsp. *virginicum* (L.) Kuntze  
var. *virginicum* L.  
Sedge, 10-15 cm. tall, with long, narrow, linear leaves,  
the upper ones 2-3 mm. wide, glaucous, smooth, flat,  
the lower ones becoming slightly curved at the base.

Għaldaqstant l-esponenti talab lil-onorabbli Qorti sabiex ir-rikorrenti jkun awtorizzat li jagħmel zgass fil-presenza tal-marixxal u tal-pulizija esekuttiva u fin-nuqqas jitlob direzzjoni alternattiva minn din il-Qorti.

Ir rikors ntlaqa u giet iffistata d-data biex jinżamm aċċess fuq il-fond imsemmi fis 7 ta' Marzu 2024.

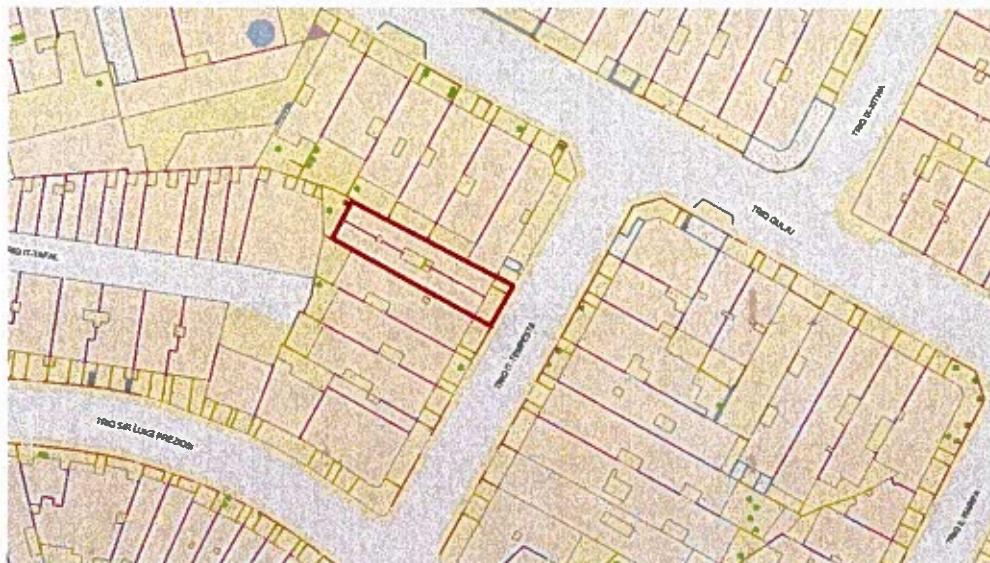
Fid-data ta l-access kien hemm is segwenti persuni prezenti:

- i. PS2344 – Sergeant Abigail Laferla
- ii. Marixxal Mario Genius
- iii. Marixall Eugenio Mallia
- iv. Perit Ivan Pace
- v. Mastrudaxxa Aaron Bartolo

Meta habbatna il-bieb sibna lil Cedric Bartolo f'wiegħed mill fondi.

Flimkien mieghu kien hemm missieru Alexander Bartolo.

L-esponent għamel il-konstatazzjonijiet opportuni, u issa jinsab f'pożizzjoni biex jirrelata s-segwenti.



*Site plan tas-siti in kwistjoni*



## 2. Deskriżzjoni tal-fond - Arja fir-raba Sular

Dak li qieghed jigi riferut bhala porzjon divisa mill-arja tal-block bla numru jismu 'Rose Rouge Flats', fi Triq it-Tempesta, Bugibba, limiti ta' San Pawl il-Bahar tal kejl superficjali ta' circa hamsa u sittin metri kwadri (65 sq.m) fir-raba sular (third floor), illum il gurnata jinsab mibni f apartament ta zewgt ikmamar tas-sodda. Internamet l apartament huwa mqassam kif indikat hawn taht.

- Kamra tas-sodda fuq il faccata b gallarija thares fuq Triq it-Tempesta
- Intrata
- Kamra miftuhs li tikonsisti fi kcina u living
- Kamra tal banju
- Kamra ohra tas-sodda li thares b gallarija fuq il bitha ta wara

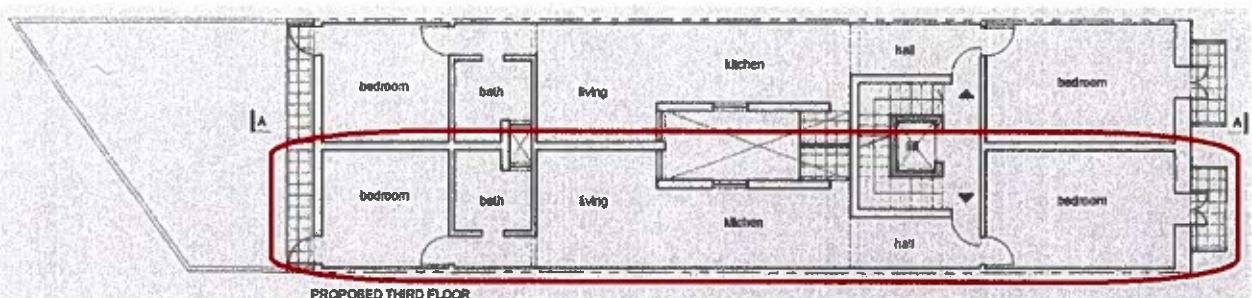
Dan l-apartament huwa sottopost u sovrapost ghal apartament ta terzi.

Qed tigi moghrija pjanta li turi t tqassim ta dan l apartament kif ukoll ritratt tal-faccata bil pozizzjoni ta l'appartament.

Il-kejl superficjali gross ta dan l appartament (gross floorspace) huwa ta circa 79 metri kwadri.

Dan l-appartament jikkonfina mill Lbic ma propjeta li tmiss magħha ta terzi, mix-Xlokk ma Triq it-Tempesta, u mill Majjistral ma l-arja tal bitha ta wara ta l istess blokk propjeta ta terzi.

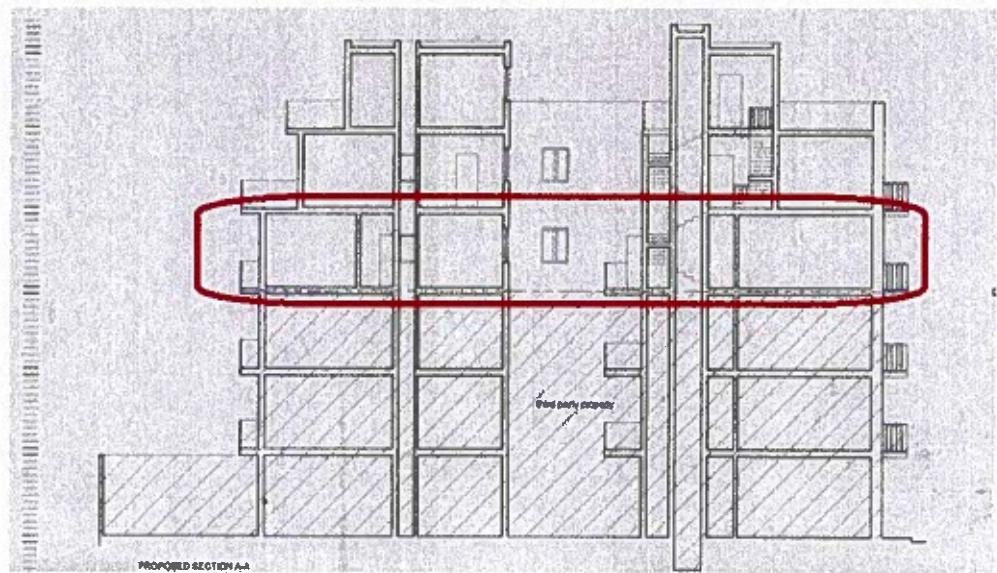
L-ebda informazzjoni ma hi magħrufa rigward pizijiet, kirjet jew jeddiet ohra.



Pjanta ta l-apartament

## 100% DRY & 80% DRYING

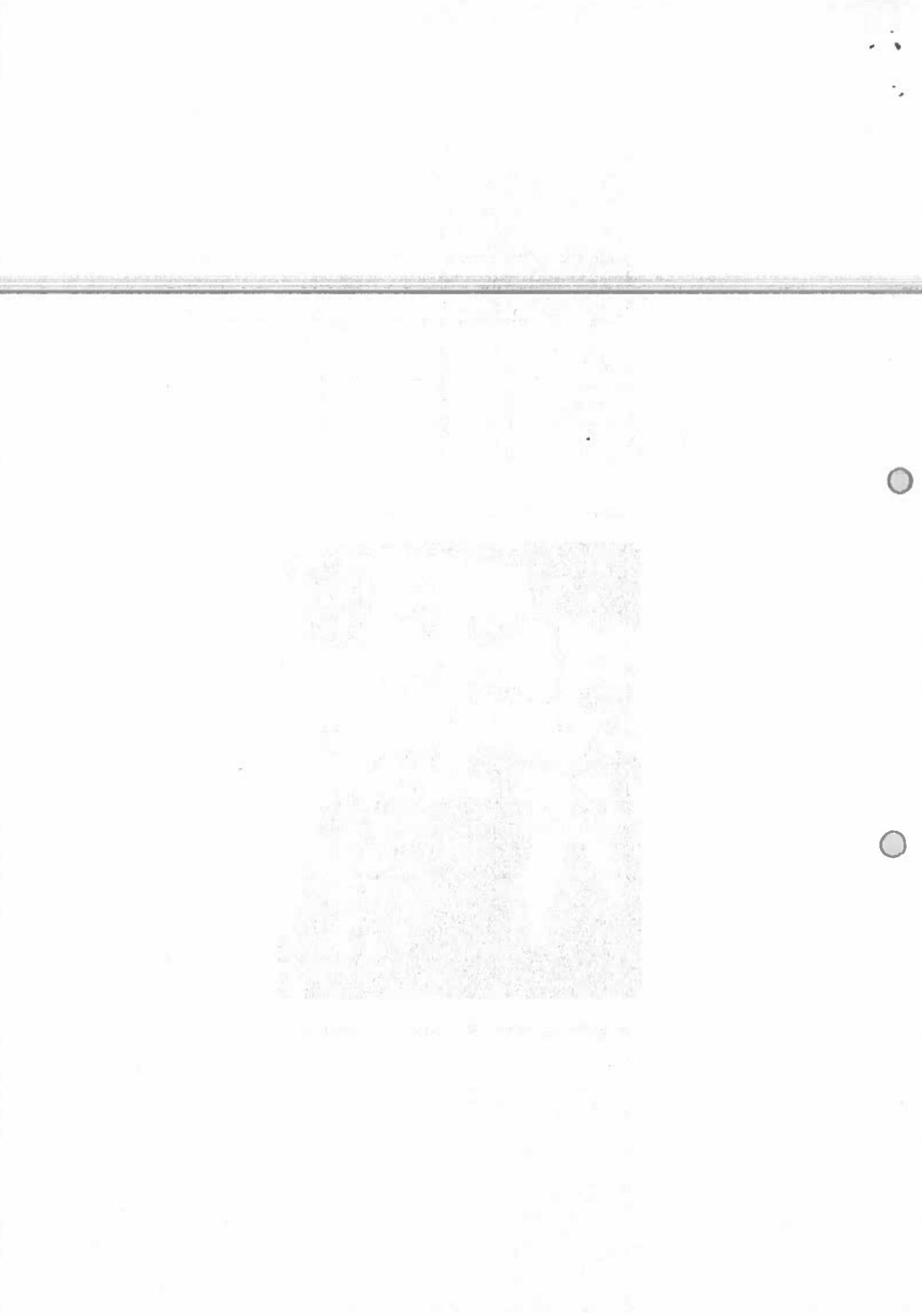
### 100% DRY & 80% DRYING



*Section tal blokka bil pozizzjoni ta l'appartement in kwistjoni*



*Ritratt tal-faccata li tindika il pozizzjoni ta l-apartament*



## **2.1. Finituri prezentî**

Il-finituri tal-post hekk kif inghatat l-informazzjoni mis-Sur Bartolo jinkludu:

- a. Madum ta l-art tac-ceramika
- b. Kisi bil gibis ta hitan u soqfa
- c. Aperturi esterni ta l-aluminium

## **2.2. Permessi tal-Awtorita' tal-Ippjanar**

<b>Case Number:</b>	PA/01589/08
<b>Description of works:</b>	To amend PA 6563/06. To construct duplex flats in lieu of penthouse. Application to comprise 2 units at third floor and 2 duplex units at fourth floor.

<b>Case Number:</b>	PA/06563/06
<b>Description of works:</b>	Construction of additional units on existing residential block

## **2.3. Akkwist**

L -arja li fuqha nbena l-appartament giet trasferita b kuntratt datat 29 ta' Jannar 2008.

## **2.4. Dikjarazzjoni**

Il-fond jidher li hu abitat u d-debitur Bartolo ma kellux access ghalih waqt l-hin ta l-access miss sottoskriftt.

## **2.5. Valutazzjoni**

Wara li kkonsidra il-lokazzjoni tal-fond, id-daqs, u t-tqassim, kif ukoll il fatt li l-fond huwa freehold, l-esponent huwa tal-opinjoni illi l-valur huwa ta' **Eur 230,000 (Mitejn u tletin elf, Ewro)**

and  $\omega_{\text{max}} = 2\pi$

$$\omega_{\text{max}} \approx 2\pi \times 10^6 \text{ rad/s}$$

$$k = 1.38 \times 10^{-23} \text{ J/K}$$

$$E = \frac{1}{2} k T = \frac{1}{2} \times 1.38 \times 10^{-23} \times 300 \times 10^3 \text{ J}$$

$$E = \frac{1}{2} k T$$

$$= \frac{1}{2} \times 1.38 \times 10^{-23} \times 300 \times 10^3 \text{ J}$$

$$= 2.07 \times 10^{-21} \text{ J}$$

### **3. Deskrizzjoni tal-fond - Arja fil-hames Sular**

Dak li qieghed jigi riferut bhala Porzjon divisa mill-arja tal-block bla numru jismu 'Rose Rouge Flats', fi Triq it-Tempesta, Bugibba, limiti ta' San Pawl il-Bahar tal kejl superficjali ta' circa tnrjn u sittin metri kwadri (62 sq.m) li tinsab fil-hames sular (fourth floor) illum il gurnata jinsab mibni f appartament duplex ta tlett ikmamar tas-sodda. Internamet l apartament huwa mqassam kif indikat hawn taht.

- Kamra tas-sodda fuq il faccata b gallarija thares fuq Triq it-Tempesta
- Intrata
- Boxroom
- Kamra tal banju
- Kamra tas-sodda thares fuq bitha interna
- Kamra ohra tas-sodda li thares b terazzin fuq il bitha ta wara
- Fetha fis saqaf ghal garigor li jaghti ghal kamra li tikonsisti fi kcina u living b terrazin jhares fuq il-bitha ta wara.

Dan l-apartament jgawdi l-arja ta fuq il kamra tal kcina u living

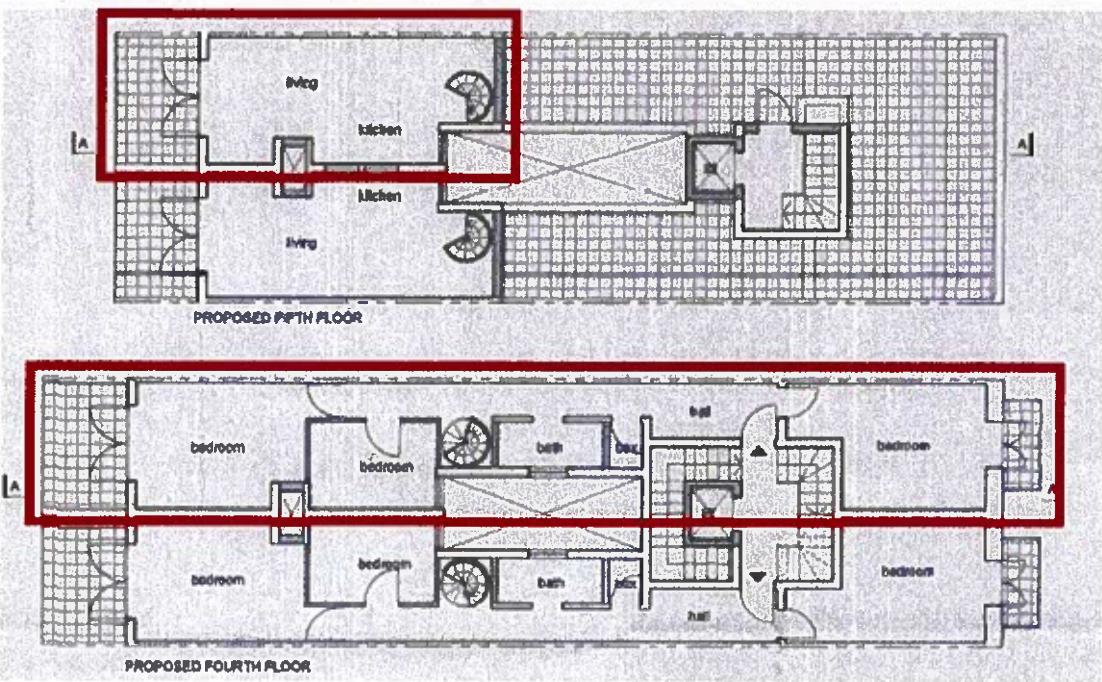
Qed tigi moghrija pjanta li turi t tqassim ta dan l apartament kif ukoll ritratt tal-faccata bil pozizzjoni ta l'appartament.

Il-kejl superficjali gross ta dan l appartament (gross floorspace) huwa ta circa 111 metri kwadri.

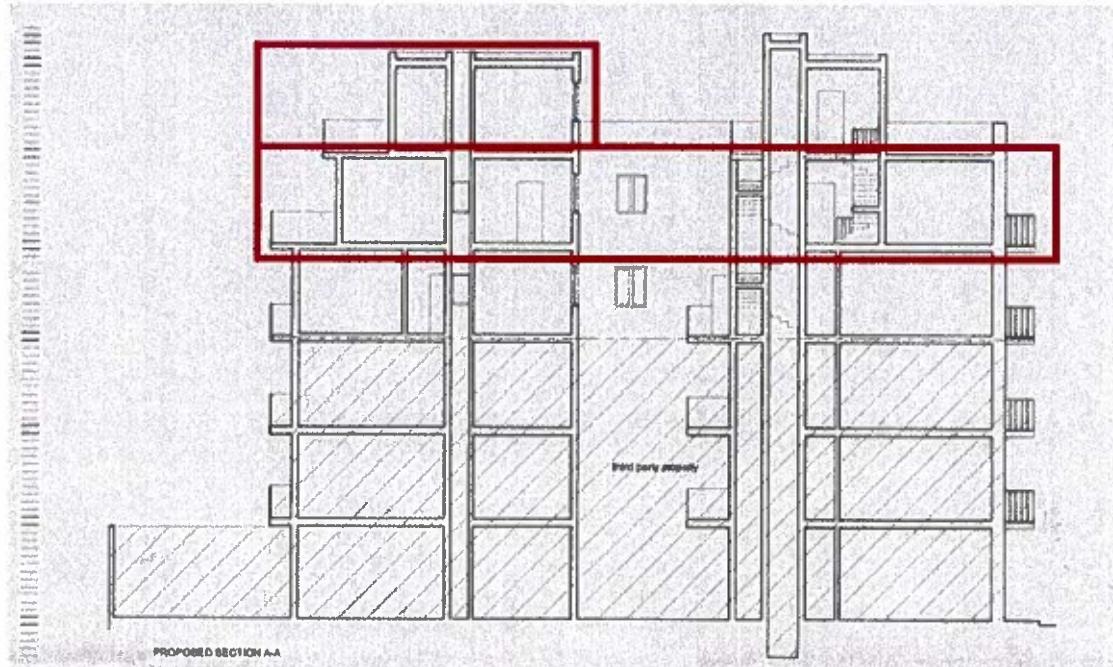
Dan l-appartament jikkonfina mill Lbic mal komun ta l istess propjeta, mix-Xlokk ma Triq it-Tempesta, u mill Majjistral ma l-arja tal bitha ta wara ta l istess blokk propjeta ta terzi.

L-ebda informazzjoni ma hi mgharrfa rigward pizijiet, kirjiet jew jeddiet ohra.

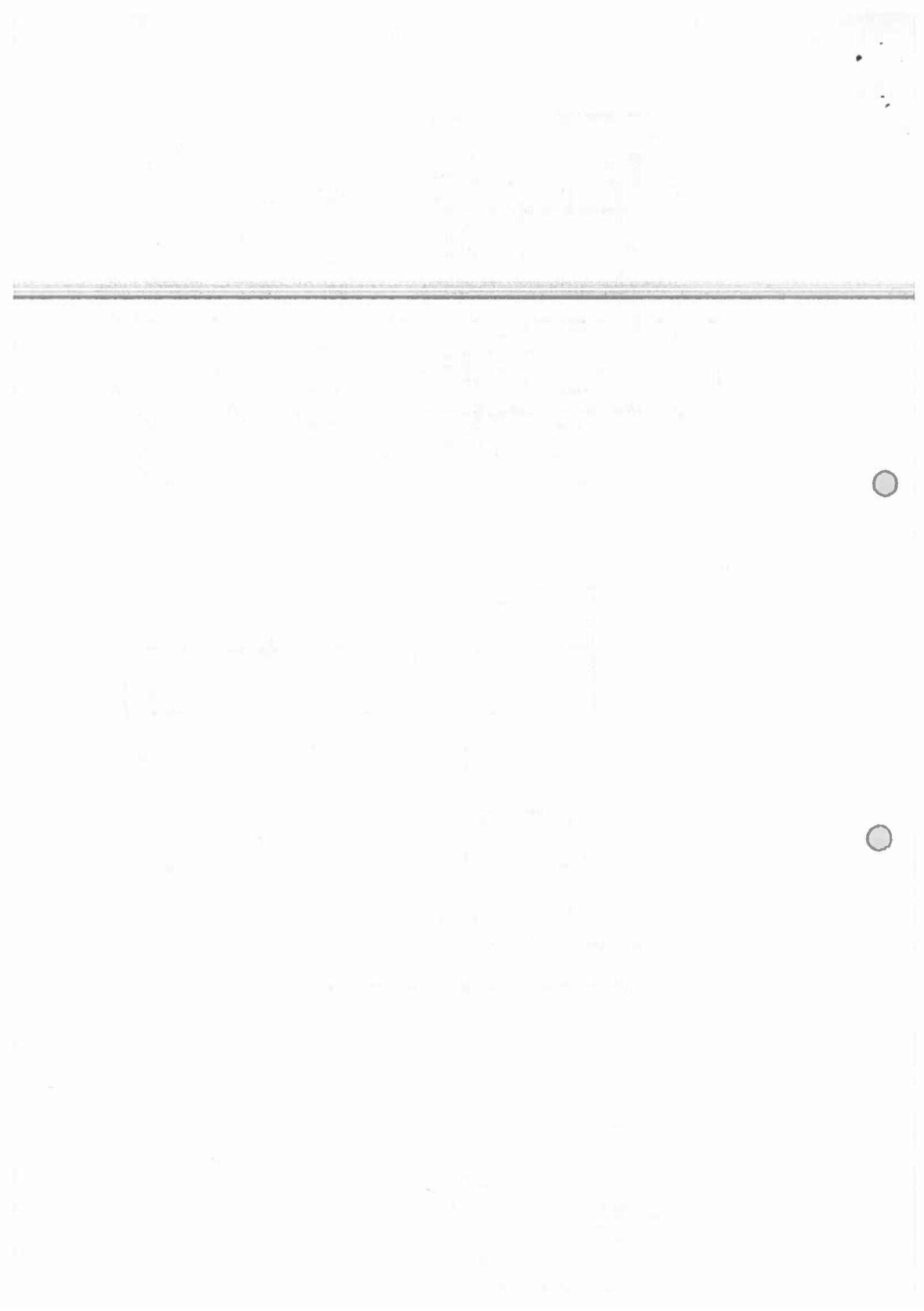


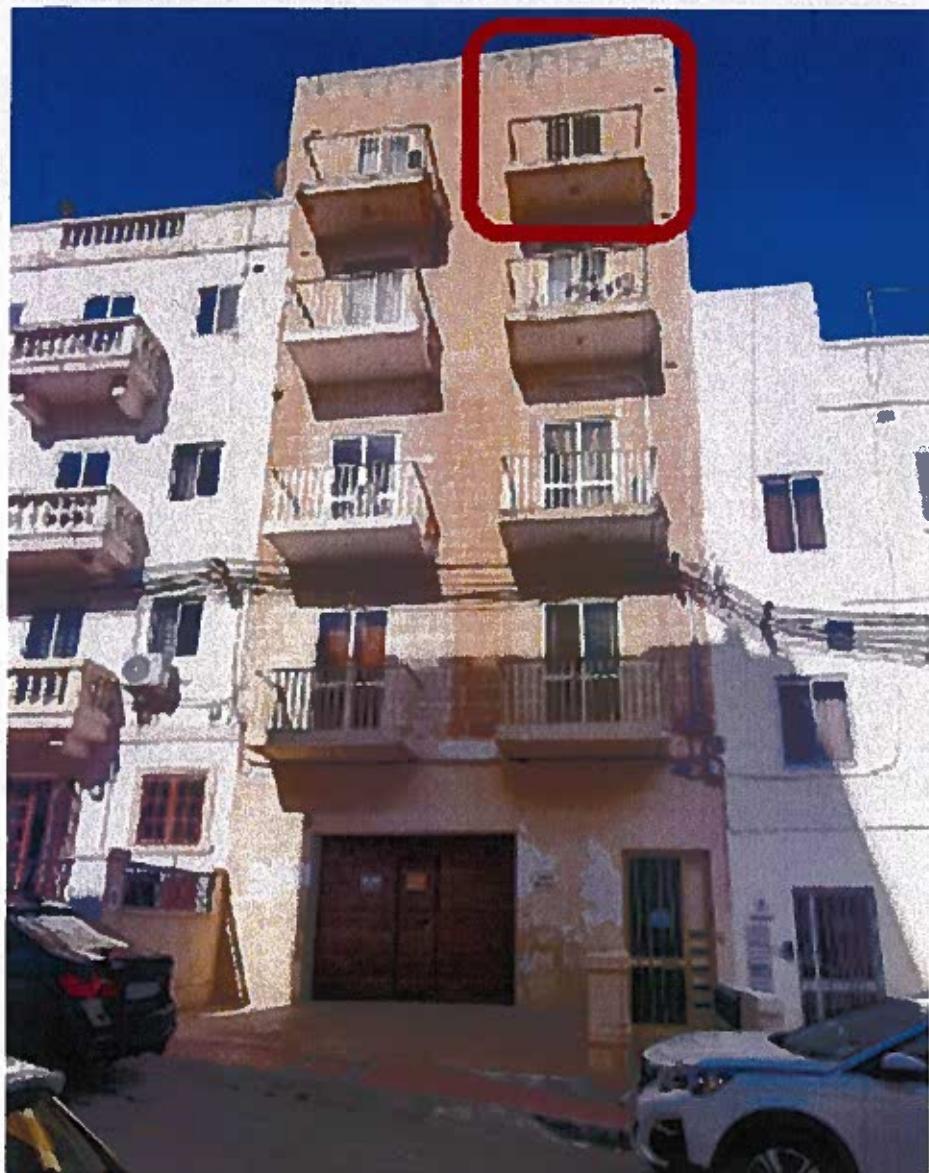


*Pjanta ta l'appartament*



*Section tal blokka bil posizzjoni ta l'appartment in kwestjoni*



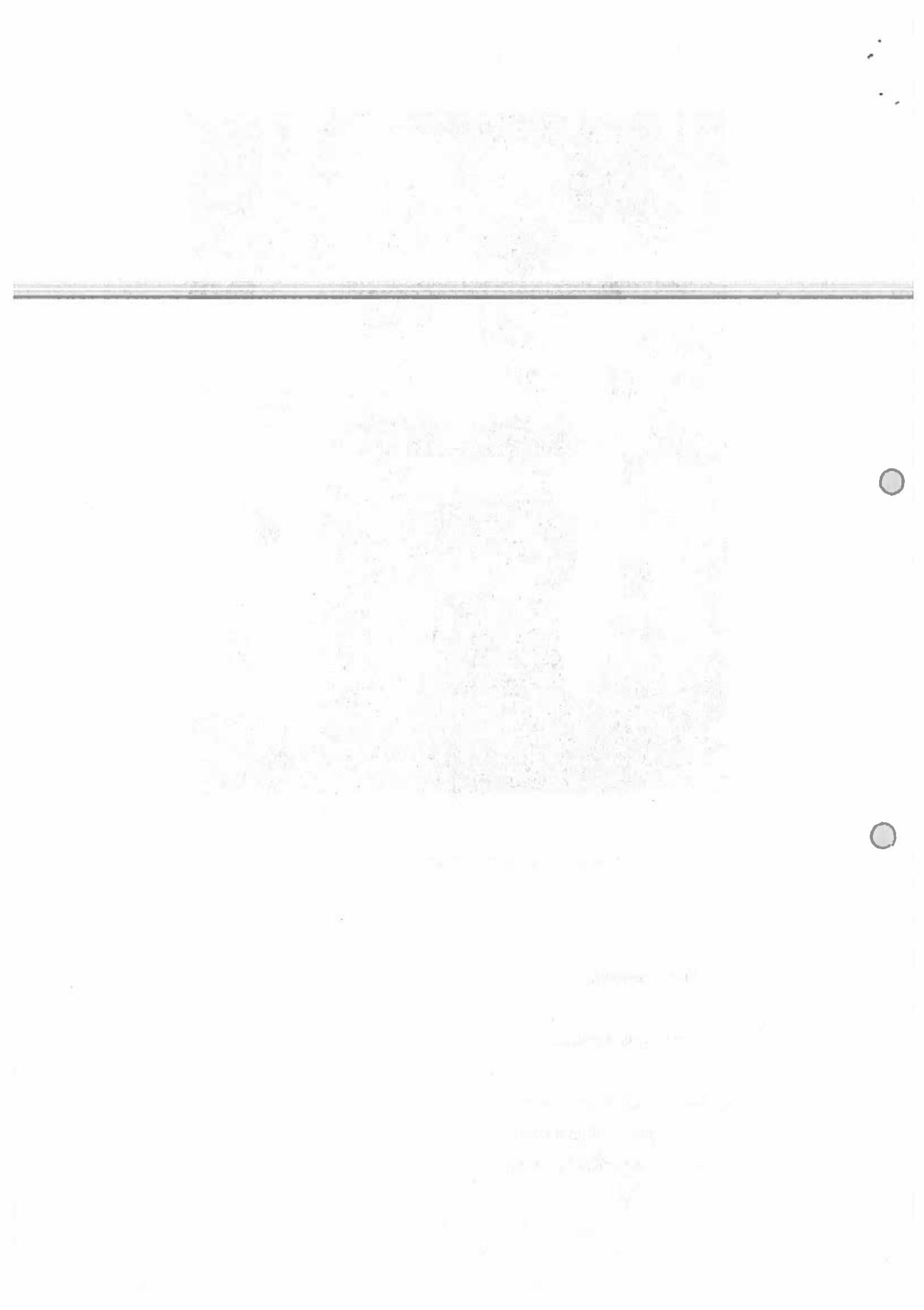


*Ritratt tal-faccata li tindika il pozizzjoni ta l-apartament*

### **3.1. Finituri presenti**

Il-finituri tal-post jinkludu:

- d. Madum ta l-art tac-ceramika
- e. Kisi bil-gibs ta hitan u soqfa
- f. Aperturi esterni ta l-aluminium



### 3.2. Permessi tal-Awtorita' tal-Ippjanar

Case Number:	PA/01589/08
Description of works:	To amend PA 6563/06. To construct duplex flats in lieu of penthouse. Application to comprise 2 units at third floor and 2 duplex units at fourth floor.

Case Number:	PA/06563/06
Description of works:	Construction of additional units on existing residential block

Il-fond jidher li huwa mibni skont dawn il-permessi.

### 3.3. Akkwist

L -arja li fuqha nbena l appartament giet trasferita b kuntratt datat 29 ta'  
Jannar 2008.

### 3.4. Dikjarazzjoni

Il fond mhux abitat u qiegħed fl ahhar stadju ta tlestija ta finished.

### 3.5. Valutazzjoni

Wara li kkonsidra il-lokazzjoni tal-fond, id-daqs, t-tqassim u l-kondizzjoni tieghu, kif ukoll il fatt li l fond huwa freehold, l-esponent huwa tal-opinjoni illi l-valur huwa ta' **Eur 300,000** (Tlett mit elf, Ewro)

Tant għandu l-unur li nissotometti għal-kunsiderazzjoni tal-Onorabbi Qorti

**Perit Ivan Pace**  
B.E&A(Hons), M.Sc. (Melit), A&CE

8 ta' Marzu 2024

Anness: Ritratti mehudin waqt l access

**30 APR 2024**

Illum.....

Ippreżentata mill- **Perit Ivan Pace**

B/bla dok. **għażżeen (2)** dokumenti

**Grazella Agutu Cassar**  
Deputat Registratur

ACCE. #MA 5.5

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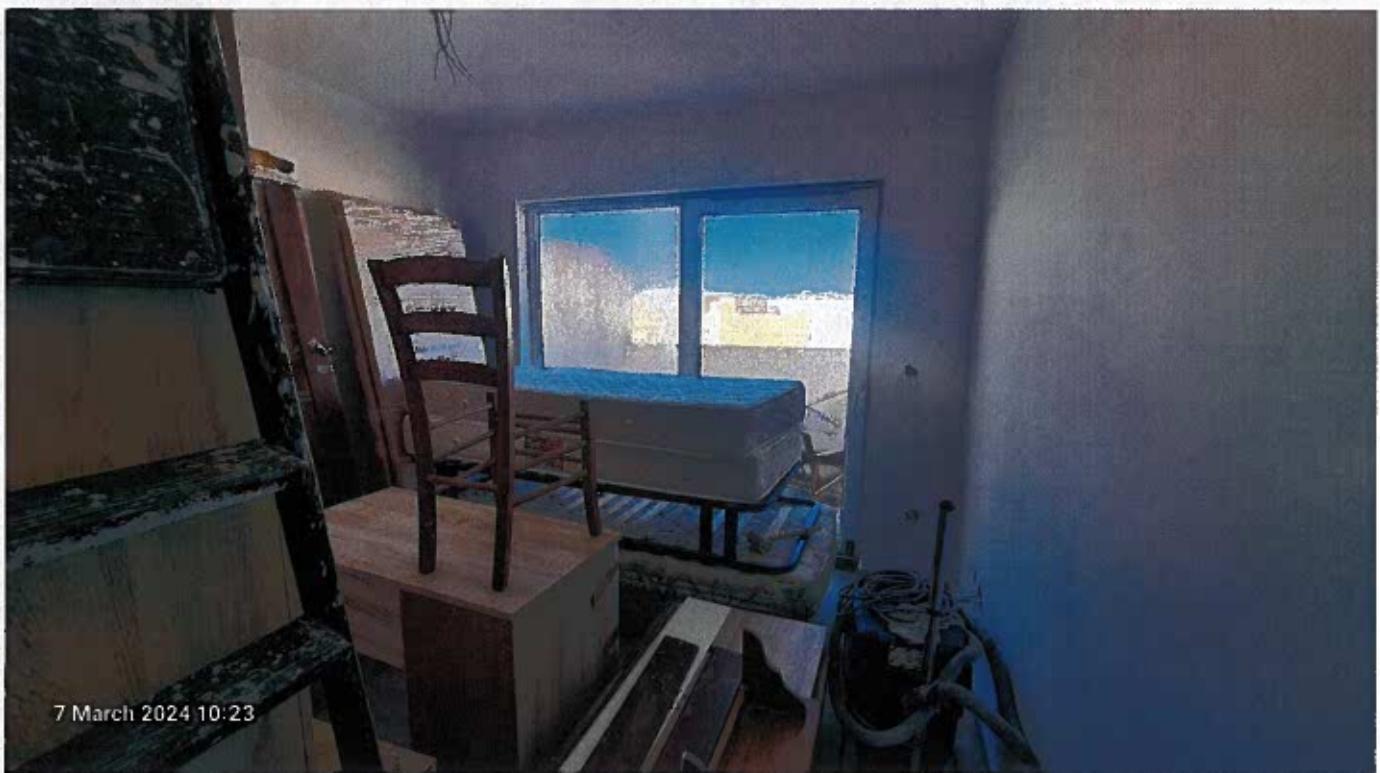
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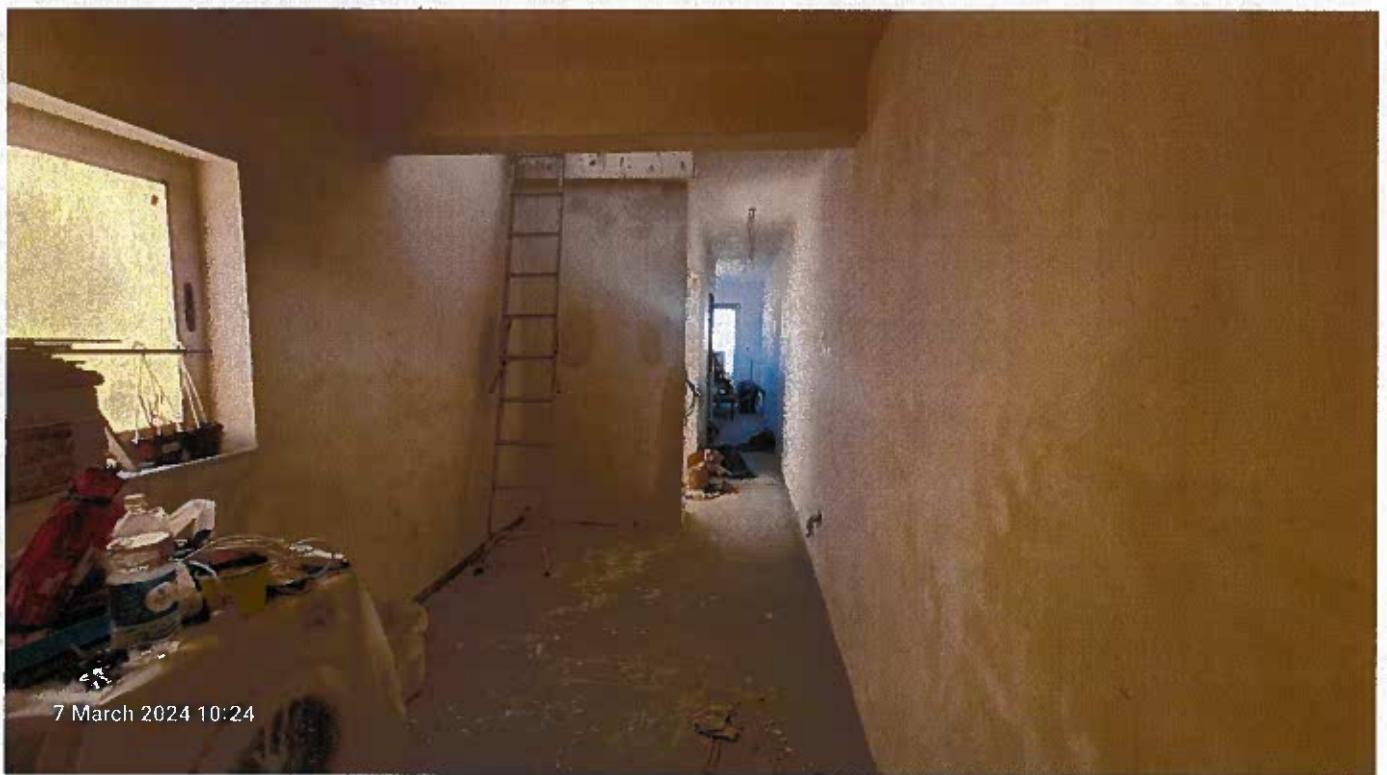




7 March 2024 10:24



7 March 2024 10:24





7 March 2024 10:23

# PERIT IVAN PACE B.E.&A.(Hons.) M.Sc (Hons.) Melit.

101,  
Triq Pinto,  
Qormi, QRM 2702  
Email: [ivan@iparch.org](mailto:ivan@iparch.org)

Mob: +356 9943 2350  
VAT Reg: MT 2442 4110

Is-Sur Cedric Bartolo  
CK Construction Supplies  
Triq Tumas Galea  
Ta' Paris  
Birkirkara

14 ta' Novembru, 2023

Għażiż Sur Micallef,

**Ref. Rikors għal bejgh sub hasta 176/2023 MH – Dr. Daniel Sultana vs Cedric Bartolo**

Għandi ngħarrfek illi s-sottoskritt hu maħtur bħala espert fl-atti tal-Mandat ta' Qbid ta' Hwejjeg Immobbli sottoskritti u li I-Prim Awla tal-Qorti Civili, laqghet it-talba tal-kreditur ghall-bejgh bl-irkant ta dan il-fond/i :

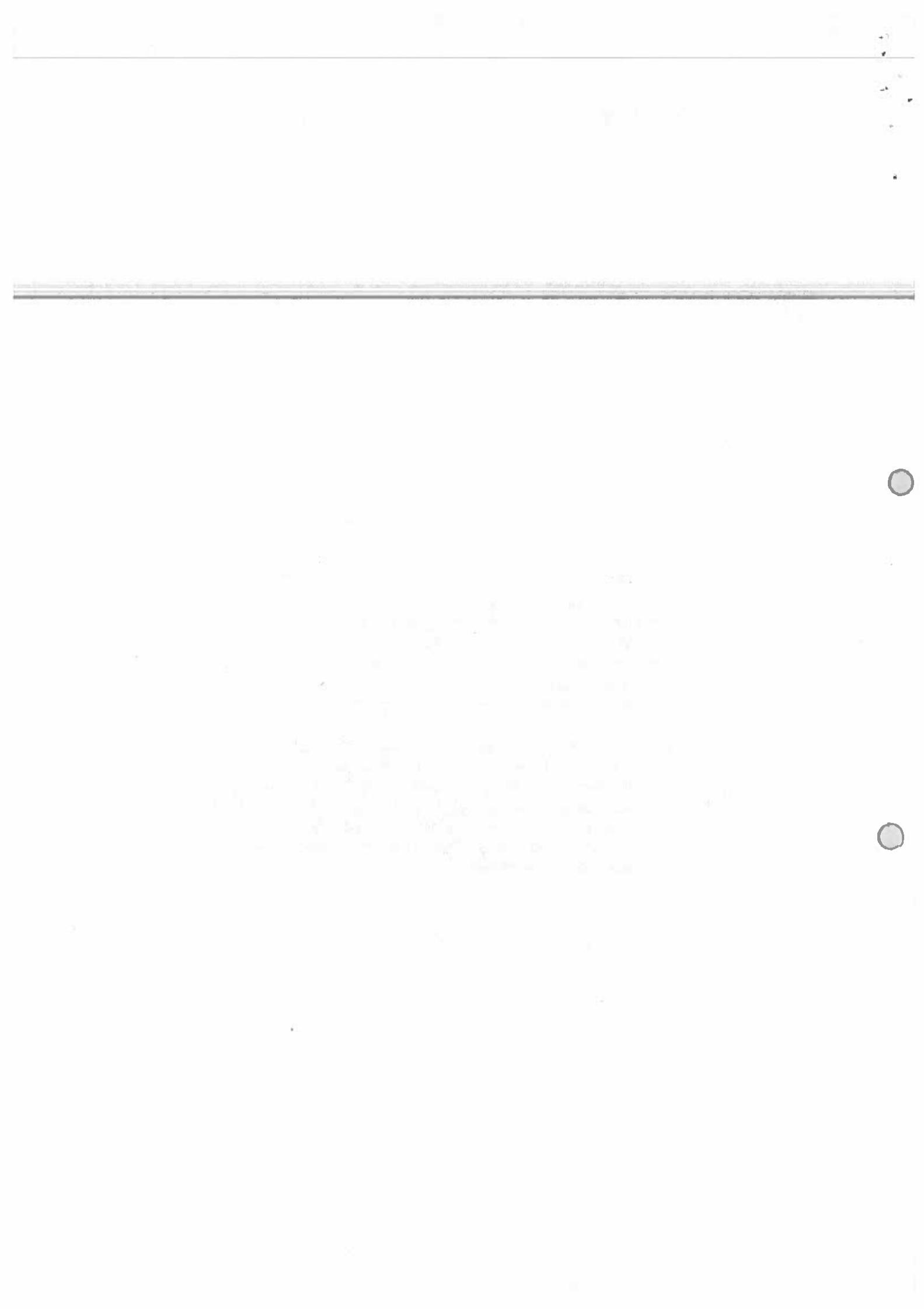
- Porzjon diviza mill-arja tal-block bla numru jidu "Rose Rouge Flats" fi Triq il-Tempesta , Bugibba, imlit ta' San Pawl il-Bahar tal-kejji superficjal ta' circa hamsa u sittin metri kvadni (65m<sup>2</sup>) fir-raba sular (third floor) u dan limitatament għal-hdex -il filha mil-l-veli tal-bejt esistens, accessibbli mit-tromba tat-tarag u tħromba tal-lift meta din l-inbena u bid-drittijiet kolha ta' servitu ta' twieqi u komunikazzjoni mas-sistem ta' drahna u drennag tal-block sottostanti, li tikkonfina dain l-arja mil-l-bicx-ma-triq, mbiex-xidlik mal-kumplamenti tal-bejt u arja tal-istess block, u mill-mejstral me' beni ta' Emanuel Brincat jewi innej verjuri
- Porzjon diviza mill-arja tal-block bla numru jidu "Rose Rouge Flats" fi Triq il-Tempesta , Bugibba, imlit ta' San Pawl il-Bahar tal-kejji superficjal ta' circa īnejn u sittin metri kvadni (62m<sup>2</sup>) li tħseb fl-hemes sular (fourth floor) limitatament ukoll għal-hdex -il flatu u tħid konfirma mill-ixxent mal-block Dunclinath, tas-successuri fit-tilku ta' Joseph Mizzi, majjistral mal-kumplamenti ta' l-arja, propjeta ta' Mary Bartolo, u l-bicx ma' l-istess triq , hija accessibbli mit-tromba tat-tarag u tħromba tal-lift meta din l-inbena u bid-drittijiet kolha ta' servitu ta' twieqi u komunikazzjoni mad-drain u servizz tal-block

Għal dan l-iskop nixtieq ngħarrfek li ser isir ispezzjoni tas-sit fl- 4 ta' Dicmebru 2023 fil- hamsa ta' wara nofsinhar (5:00 pm). Jekk ikkollok xi diffikulta nitolbok tikkuntatjani fuq 99432350.

Insellimex  
AIC Ivan Pace

cc

Avv. Christina M. Laudi – 35, Laudi Advocates, Triq Santa Katerina, Zejtun



Postal administration of origin **MALTA**

Office of Posting

CN 07

**ADVICE of receipt - Registered Mail**



Date: **20-11-2023**

Reg. NO: **IUN 002/23**

**DOMESTIC**

Addressee

Name: **Dr C.M. Laudi**

**35, Laudi Advocates, Triq Santa Katerina  
Zejtun**

Town: \_\_\_\_\_ Post Code: \_\_\_\_\_



RR437447720MT



Addressee

Name in Block Letters: **Dr C.M. Laudi** ID No: **H 46388**

For Office Use

The item Mentioned above has been duly delivered  
Signature of Addressee\*\*

Date: **21/11/23**

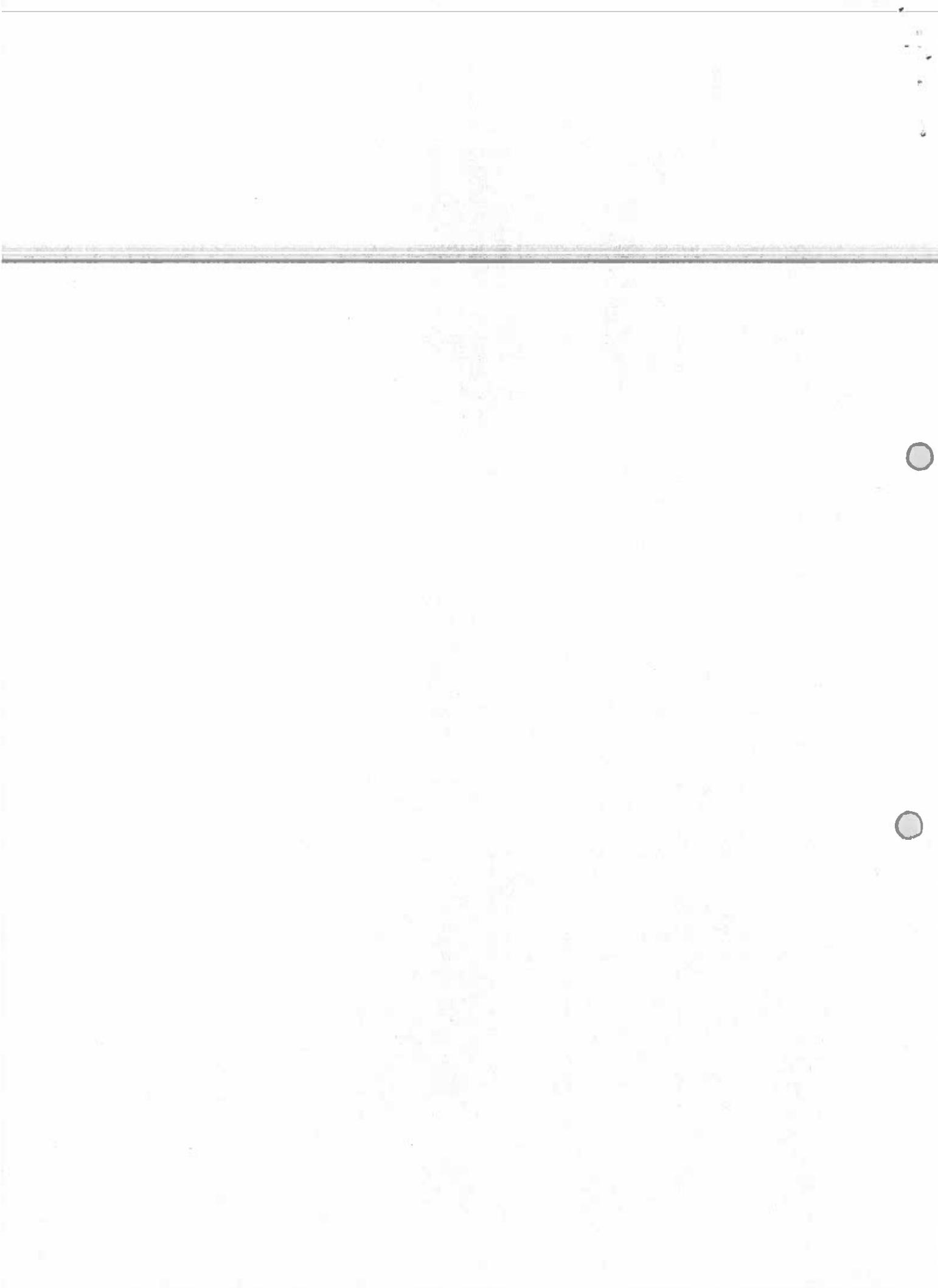
Signature of Postal Official:

Name in Block Letters: \_\_\_\_\_

Post Code: \_\_\_\_\_

To be filled in by the sender  
Return to: \_\_\_\_\_  
Town: \_\_\_\_\_

\*\*This advice may be signed by the addressee or by another authorized person.





Office of Posting:

Date: 20-11-2023

Reg. No: IVM 001/23

Addressee:

Name: Mr Cedric Bartolo

Address: C.K Construction Supplies, Ting Tumas  
Galea, Ta' Paris, Birkirkara

Town:

Post Code:

Signature of Addressee:

Name in Block Letters:  
\*\*This service may be signed

Signature of Addressee:

Name in Block Letters:  
\*\*This service may be signed

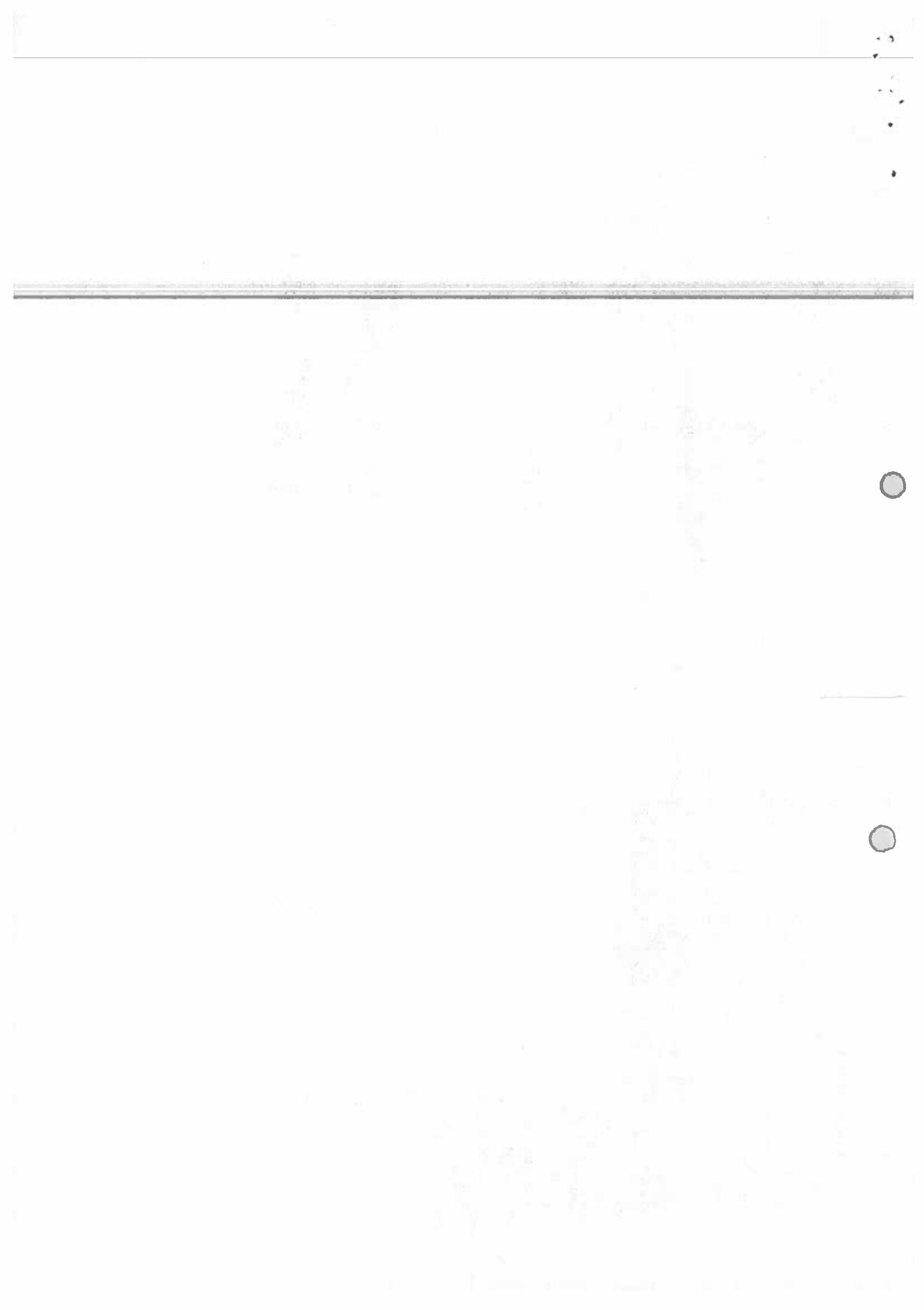
DOMESTIC

Stamp of the Office returning the advice

RR437447733MT



 <b>R</b> Registered Mail RR437447733MT	 RR437447733MT	 RR437447733MT
<u>394051007</u>		
<b>MR. CEDRIC BARTOLO</b> <b>C.K CONSTRUCTION SUPPLIES</b> <b>Ting Tumas, Galea</b> <b>Malta Post</b> <b>CN18</b>		
<b>WE HEREBY STATE THAT IT WAS UNDELIVERED</b> PLEASE REFER TO THE STATEMENT STATED BELOW <input type="checkbox"/> Undelivered <input type="checkbox"/> Refused <input type="checkbox"/> Incorrect delivery <input type="checkbox"/> Unclaimed <input type="checkbox"/> Insufficient postage <input type="checkbox"/> Non Reclaimable <input checked="" type="checkbox"/> No such company		
<b>SIGNATURE</b> <u>emma</u> <u>21/11</u>		



Dr. Daniel Sultana  
vs.  
Cedric Bartolo

Rikors tal-Perit Ivan Pace ID nru 0065576 (M)

Jesponi bir-rispett:

Illi r-rigorrent gie nominat b'digriet ta' din il-Qorti bhala espert fl-Atti tal-Mandat ta' Qbid ta' hwejeg immobblu hawn fuq imsemmi, u dan sabiex jagħmel deskrizzjoni tal-fondi sottoskritti:

- Porzjon divisa mill-arja tal-block bla numru jusmu 'Rose Rouge Flats', fi Triq it-Tempesta, Bugibba, limiti ta' San Pawl il-Bahar tal kejl superficjali ta' circa hamsa u sittin metri kwadri (65 sq.m) fir-raba sular (third floor) u dan limitatament għal hdax il filata mill-livel tal-bejt esistenti, accessibili mit-tromba tat-tarag u tromba tal-lift meta din tinbena u bid-drittijiet kollha ta' servitu ta' twieqi u komunikazzjonijiet mas-sistemi ta' drains u drenagg tal-block sottostanti, li tikkonfina din l-arja mil-lbic mat triq, mix xlokk mal-kumplament tal-bejt u arja ta' l-istess block, u mill-majjistral ma beni ta' Emanuel Brincat jew irrijeh verjuti
- Porzjon divisa mill-arja tal-block bla numru jusmu 'Rose Rouge Flats', fi Triq it-Tempesta, Bugibba, limiti ta' San Pawl il-Bahar tal kejl superficjali ta' circa tnejn u sittin metri kwadri (62 sq.m) li tinsab fil-hames sular (fourth floor) limitatament ukoll għal hdax il filata u tikkonfina mil-lvant mal block Dunclinath, tas-succesuri fit-titolu ta' Joseph Mizzi, majjistral mal-kumplanet ta' l-arja, propjeta ta' Mary Bartolo, u l-bic ma' l-istess triq, hija accessibili mit-tromba tat-tarag u tromba tal-lift meta tinbena u bid-drittijiet kollha ta' servitu ta' twieqi u komunikazzjoni mad-drain u servizz tal-block

u sabiex ifisser il-pizijiet, kirjet u jeddiet ohra, sew kemm reali jew personali, jekk ikun hemm, li għalihom dawn il-fondi ikunu sugġetti, u jipprezenta rapport dettaljat sat-29 ta' Jannar 2024.

Illi sussegwentament huwa gabar l-linkartament relativ u nforma lill-partijiet li kien se jzomm access fl-imsemmi fond nhar it-Tnejn, 4 ta' Dicembru 2023.

Illi pero', l-intimat Cedric Bartolo ma ikkuntatjanied kif kien infurmat jagħmel sabiex jiftah il-fondi biex isir l-ezami hawn fuq imsemmi.

Illi b'hekk l-access ma jistax isir kif prenotat, filwaqt li r-rapport ma jistax jigi pprezentat lil din il-Qorti sad-data indikata kif ornat l-istess Qorti.

Għaldaqstant l-esponenti jitlob lil din l-onorabbli Qorti sabiex ir-rigorrenti jkun awtorizzat li jagħmel zgass fil-presenza tal-marixxal u tal-pulizija esekuttiva u fin-nuqqas jitlob direzzjoni alternattiva minn din il-Qorti.

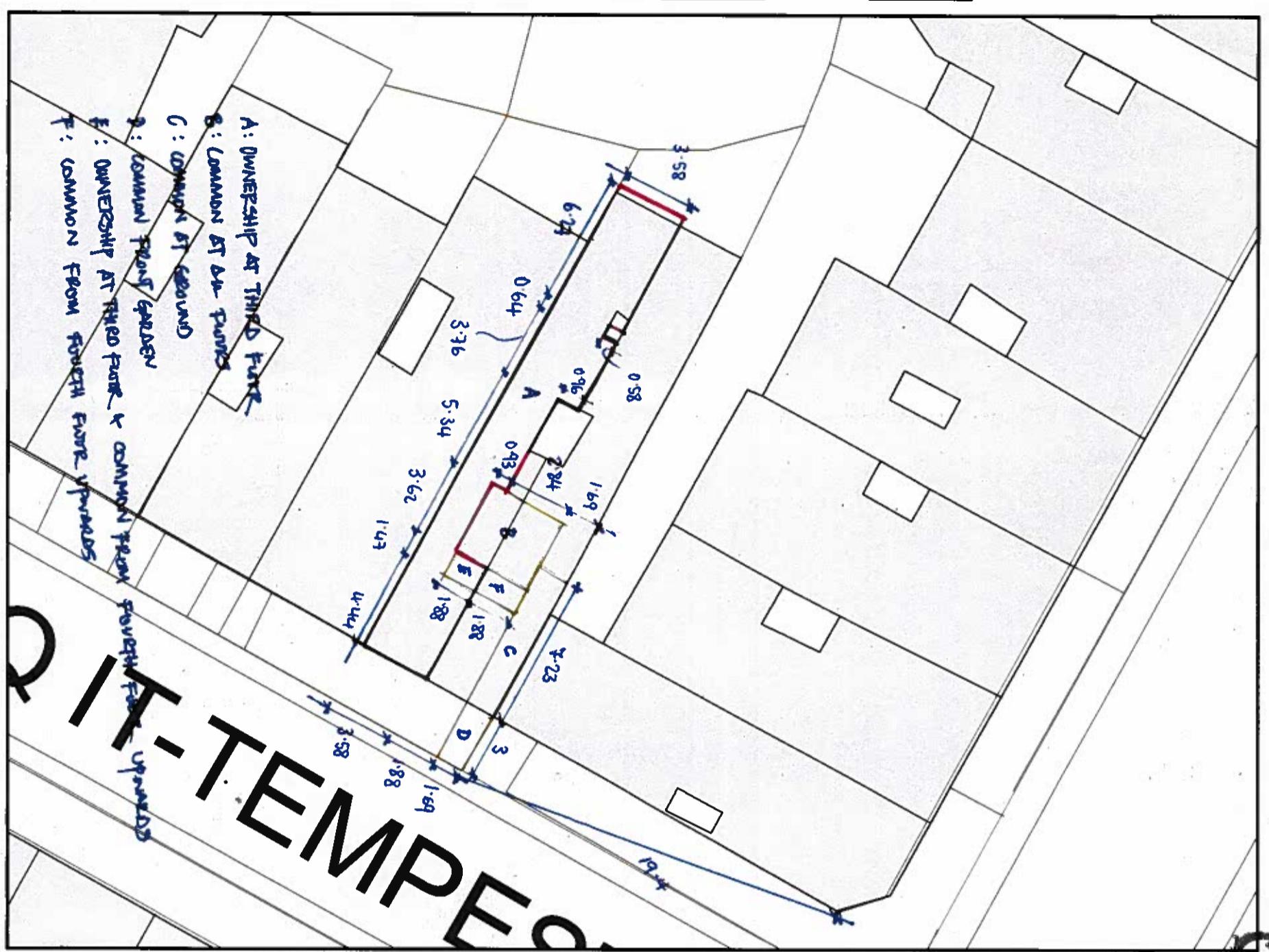
Perit Ivan Pace

Il-lum 11 JAN 2024.....

Ippreżentata minn Perit Ivan Pace

bla dok/b / dokumenti





*Agenzia għar-Registrazzjoni tal-Artijiet*

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

**Land Registration Agency**  
6, Casa Bolino, Triq il-Pument, Il-Belu Valletta

Nru tal-Mappa: **342015 M** | Pozizzjoni Ċentrali: x = 46961

Parti min S.S.: 4678 Data: 12/03/2024

Perit:  
*Architect:*  
...  
...

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

Timbru tal-Perit:  
*Architect's Stamp:*

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

**Parik Kisan Patel B.E.&A. (Hons) M.Sc. (Metall.)  
Architect & Civil Engineer**

The map displays a complex urban layout with numerous streets and building plots. The streets are labeled with names such as 'TRIQ SAN LUCA', 'TRIO PATRI GUERRA CALLEA', 'BORG KARU', 'TRIQ EPESSU', 'TRIO SIR LUIGI PREZIOSI', 'TRIO IT-TEMPESTA', 'TRIQ IL-MARIFA', 'TRIO DAMASKU', 'TRIO IL-MEJIEG', 'TRIO IL-IMATAB', 'TRIO GULUU', 'TRIO LANKRI', 'TRIQ SPONZOZ', 'TRIO IL-DROUQ', 'TRIO IL-GANDOF', 'TRIO IS-SAF', 'TRIO SANTA MARIA', 'TRIO SAN XAVIU', 'PALE BOGNOR', 'DAWRE', and 'TRIQ IR-RIBBETIGWA'. A small blue area in the bottom left corner is labeled 'BORD'. The map also features several green spaces and a river system.

LB 173081

Fee Paid





## EIGHTH SCHEDULE

### PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	Bugibba
Address	Unnumbered Flat previously airspace, at Third Floor, Rose Rouge Flats Triq it-Tempesta
Total Footprint of Area Transferred *	circa 79 sq.m

**TICK WHERE APPLICABLE** (Tick one box in each case except where indicated otherwise)

Type of Property	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input checked="" type="checkbox"/> Flat/Apartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement		
Age of Premises	<input checked="" type="checkbox"/> 0-20 years	<input 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 checked="" type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell	<input type="checkbox"/> Semi-Finished**	<input checked="" type="checkbox"/> Finished***	
Level of Finishes	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Adequate	<input type="checkbox"/> Poor	
Amenities Tick as many as appropriate	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input checked="" 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	

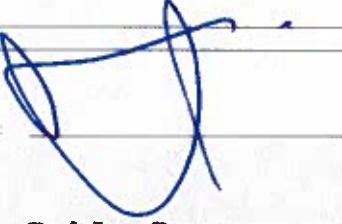
\* Includes all lands and gardens but excludes additional floors, roofs and washrooms

\*\* Includes \*\* plus bathrooms and apertures

\*\*\* Includes plastering, electricity, plumbing and floor tiles

Date: 07/03/2024

Perit's Signature:

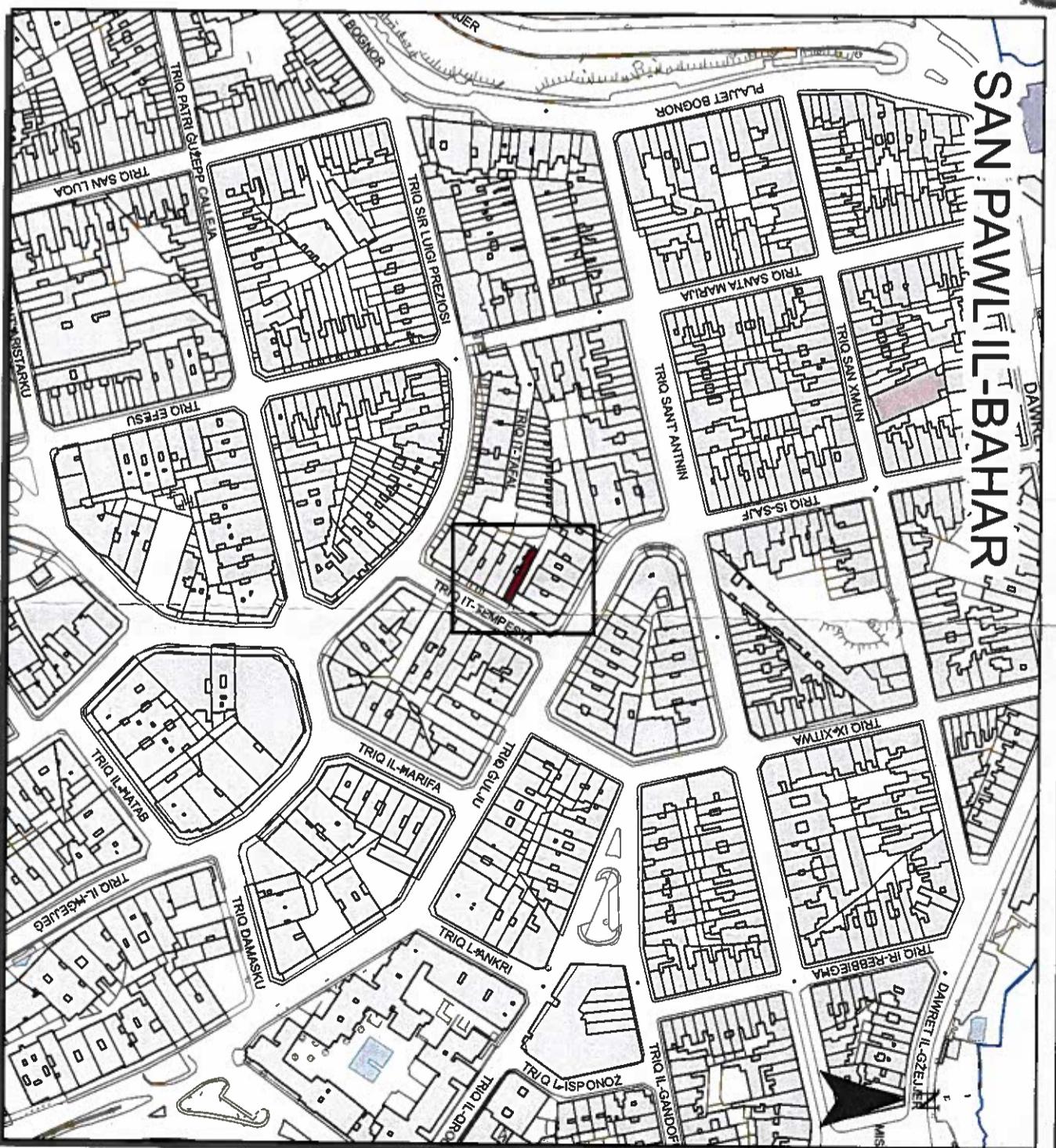
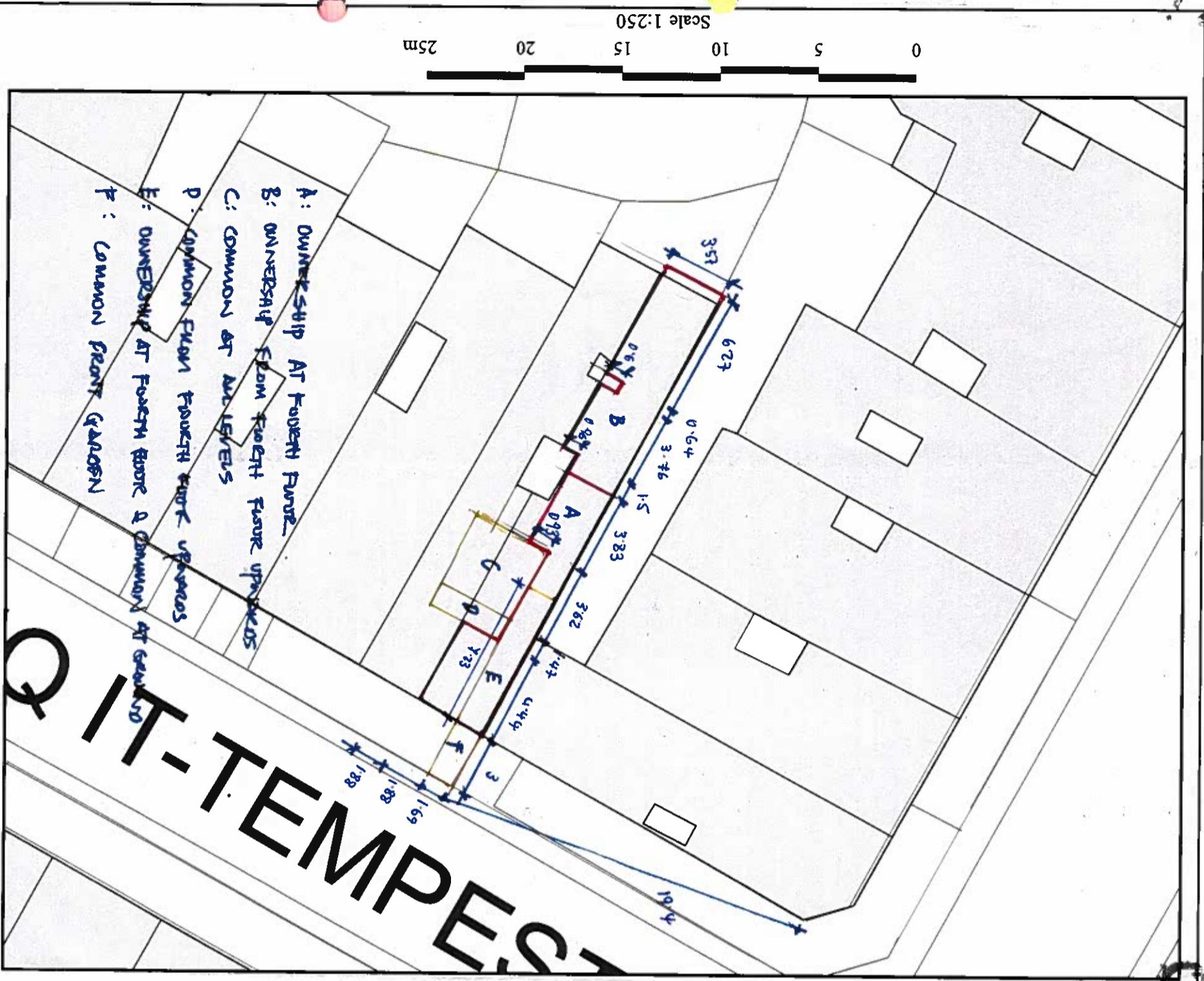


Warrant Number: 449

Rubber Stamp:

**Perit Ivan Pace B.E.&A. (Hons), M.Sc. (Melt.)  
Architect & Civil Engineer**

$\lim_{n \rightarrow \infty} \frac{1}{n} \sum_{k=1}^n f(x_k)$



*Agenzija għar-Registrazzjoni tal-Ariġiet  
116, Casa Bolino, Triq il-Punent, Il-Belt Valletta*

**Land Registration Agency**  
*Casa Boilino, Triq il-Puniente, Il-Belt Valletta*

Pjanta tas-Sit 1:2500 Site Plan

**SAN PAWL IL-BAHAR**

TRIO PATRI GUAEPP CALLEA  
TRIO SAN LUQA  
TRIO BOGNOR  
TRIO SIR LUIGI PREZIOSI  
TRIO TAFALA  
TRIO IT-TAMPERA  
TRIO IL-MARIFA  
TRIO GULU  
TRIO L-ANKRI  
TRIO LISPONOZ  
TRIO IL-DUR  
TRIO IL-GANDOF  
TRIO SAN XAVIEN  
TRIO IS-SALF  
TRIO SANTA MARIA  
TRIO PLAUER BOGNOR  
TRIO SAN JAKOBU  
TRIO KIXWLA  
TRIO IR-REBBIEKA  
TRIO DAMRET IL-GZEJER

**Part I** Van Pace **B.E.&A.** (Hons), M.Sc. (Melt.)  
Architect & Civil Engineer

Timbru tal-Perit:  
*Architect's Stamp:*

LR 173082

**Dritt im hallas  
Fee Paid**



## EIGHTH SCHEDULE

### PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	Bugibba
Address	Unnumbered Flat previously airspace, at Fourth Floor, Rose Rouge Flats Triq it-Tempesta
Total Footprint of Area Transferred*	circa 111 sq.m

### TICK WHERE APPLICABLE (Tick one box in each case except where indicated otherwise)

Type of Property	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input checked="" type="checkbox"/> Flat/Apartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement		
Age of Premises	<input checked="" type="checkbox"/> 0-20 years	<input 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 checked="" 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 checked="" type="checkbox"/> Adequate	<input type="checkbox"/> Poor	
Amenities <small>Tick as many as appropriate</small>	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input checked="" 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 checked="" type="checkbox"/> Ownership of Roof	<input 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

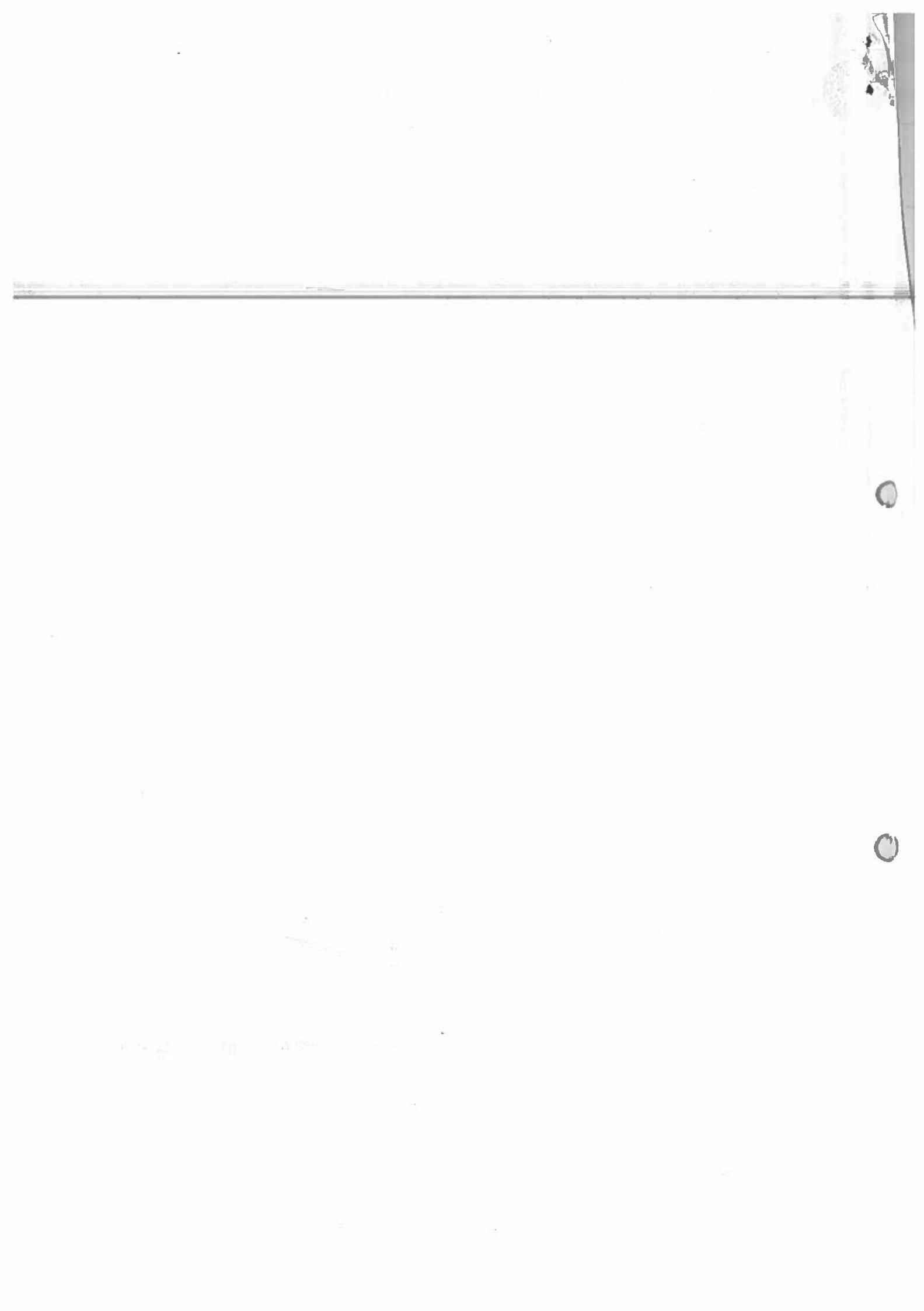
Date: 07/03/2024

Perit's Signature:

Perit Ivan Pace B.E.&A. (Hons), M.Sc. (Mkt.)  
Architect & Civil Engineer

Warrant Number: 449

Rubber Stamp:





Dr. Daniel Sultana

vs

Cedric Bartolo

**Nota Addizzjonal tal AIC Ivan Pace**

Servitu u Drittijiet tal komun tal propjetajiet li jikonsistu f'arja fir-raba sular u arja ohra fil hames sular kif deskrittii fir relazzjoni datata 8 ta' Marzu 2024.

- Iz - zewg propjetajiet hawn fuq msemmija jgawdu servitu ta twieqi u komunikazzjonijiet mas-sistemi ta' drains u drenagg tal block sottostanti.
- Iz - zewg propjetajiet huma accessibili minn tromba tat-tarag bil-lift komuni.

Tant għandu l-unur li nissottometti għal-kunsiderazzjoni tal-Onorabbli Qorti

PL Carina Abdilla  
Deputat Registratur

14 AUG 2024

Perit Ivan Pace  
B.E&A(Hons), M.Sc. (Melit), A&CE

14 ta' Awwissu 2024

Illum.....  
Ippreżentata mill-.....  
B/bla dok ..... dokumenti

Il-illum	14 ta' Amissu 2024
Deher il-Perit Legali / Tekniku: Ivan Pace	
Li wara li ddikjara li thallas l-ammont il- dovut, halief/halfet li qedha/qdlett fedelment u onestament l-inkarigu meghix il-ħalliha.	
Deputat Registratur	