

**FIL-PRIM' AWLA TAL-QORTI ĊIVILI**

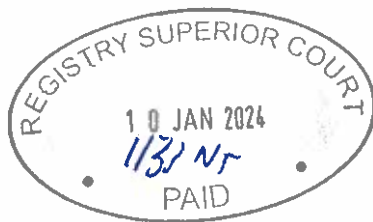
**Fl-Atti tas-Subbasta**

**Nru 52/2023**

**HSBC BANK MALTA plc**

**vs**

**GORDON AGIUS ET**



**Fond: 47 IMMERSION**

**TRIQ IL-GLADJOLI**

**IL-MADLIENA, IS-SWIEQI**

**RELAZZJONI TAL-PERIT TEKNIKU**

**Perit ALEXEI PACE**

**B.E.&A.(Hons), M.Sc.(Melit.), Eur Ing, A.&C.E.**

L-esponent jesponi bir-rispett:

## **1. PRELIMINARI**

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1.1. Illi fil-31 ta' Ottubru 2023 l-esponent in hatar bhala Perit tekniku sabiex jaghmel deskrezzjoni tal-fond jew fondi indikat fir-rikors promotur u sabiex ifisser il-pizijiet, kirjiet u jeddijiet 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, tal-fondi:

1.1.1. Maisonette f'elevated ground floor level, bla numru pero li tissemma "Immersion" fi Triq il-Gladjoli, Madliena, limiti tas-Swieqi, li tmiss mat-Tramuntana mal-istess triq, mil-Lvant ma' beni ta' SN Properties Limited u mill-Punent ma' beni ta' Lino Farrugia;

1.1.2. Il-garaxx in parti sottopost ghall-istess maisonette imsemmi iktar 'il fuq u li jinsab internament immarkat bin-numru tlieta (3).

1.2. Dan bid-drittijiet u l-pertinenzi tagħhom kollha u kif suġġetti l-istess maisonette bil-garaxx sottopost għar-rata ta' ċens annwu u perpetwu ta' tlieta u għoxrin ewro u disgħa u għoxrin ċenteżmu (€23.29) pagabbli lil Fosters Ltd. fid-9 ta' Settembru ta' kull sena bil-quddiem kif jirrizulta mill-kuntratt tal-akkwist fl-atti tan-Nutar Dr Maurice Gambin tat-30 ta' Mejju 2002 preżenti in atti u anness ma' dan ir-rapport.

1.3. Illi fl-eżoneru tal-inkarigu lilu mogħti l-esponent avża lill-partijiet illi kien ser jinżamm aċċess fuq il-fond nhar il-15 ta' Diċembru 2023 iżda dan ġie pospost fuq talba tal-intimati. Bi qbil mal-partijiet minflok inżamm aċċess fuq il-fond mertu tal-kawża nhar id-9 ta' Jannar 2024, fejn l-esponent ikkonstata u ha l-kejl tal-ambjenti diversi tal-fond kif ukoll ġibed diversi ritratti li huma annessi ma' din ir-relazzjoni.

1.4. Għall-aċċess deħru l-intimati Agius, mhux assistiti.

**2. DESKRIZZJONI U VALUTAZZJONI TAL-PROPRJETAJIET IMMOBBLI  
MERTU TA' DIN IL-KAWŻA:**

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<b>TIP TA' PROPRJETÀ U INDIRIZZ</b>	A) ELEVATED GROUND FLOOR MAISONETTE 47 IMMERSION TRIQ IL-GLADJOLI IL-MADLIENA, IS-SWIEQI  B) GARAXX SEMI-BASEMENT TRIQ IL-GLADJOLI  IL-MADLIENA, IS-SWIEQI
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**3. TIP TA' PROPRJETÀ U DESKRIZZJONI**

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3.1 Il-fond mertu ta' din il-kawża illi gie spezzjonat waqt dan l-aċċess jikkonsisti minn maisonette fil-livell ta' elevated ground floor. Dan jiffirma parti minn korp ta' bini ikbar bi tliet sulari oħra sovrastanti l-fond mertu tal-kawża u sular garaxxijiet sottostanti, fil-livell ta' semi-basement.

3.2 Il-fond 'Immersion' ikopri footprint approssimattiv ta' ċa. mija u disgħa u sebghin punt hamsa metri kwadri (179.5m.k.), u jinsab mibni fuq sular wiehed. Il-garaxx jinsab fil-livell ta' semi-basement.



### **3.3 TQASSIM TAL-FOND**

**3.3.1** Il-fond għandu faċċata fuq Triq il-Gladjoli, fil-Madliena, limiti tas-Swieqi. Id-dhul għalih huwa bit-taraġ minn front garden, fond ċa. 3.1m mill-bankina.

**3.3.2** L-ewwel kamra fil-fond tikkonsisti f'uffiċċju illi tidhol għalih direttament mill-parapett. Din il-kamra tieħu d-dawl minn tieqa illi thares għal fuq il-parapett u kwindi Triq il-Gladjoli, kif ukoll minn tieqa oħra illi thares għal ġo bitha interna. Din il-kamra għandha veduta panoramika 'il barra fuq art mhux żviluppata.

**3.3.3** Minn dan l-uffiċċju wiehed jgħaddi iżjed 'il ġewwa fejn hemm kuritur wiesa' ċa. 1.5m illi minnu tista' taċċedi għal:

**3.3.3.1** Kamra tal-banju (ċa. 3.1m x 1.8m). Din tieħu d-dawl minn tieqa li thares għal ġol-bitha interna.

**3.3.3.2** Kamra oħra li tidher tintuża bhala uffiċċju. Din tieħu d-dawl minn tieqa li thares għal ġol-bitha interna. Minn din il-kamra wiehed jista' jgħaddi għal kamra tal-banju oħra fejn hemm ukoll bieb (ċa. 1.65m) illi minnu toħroġ għal ġol-bitha interna msemmija qabel.

**3.3.3.3** Kamra oħra li tidher tintuża bhala uffiċċju fuq in-naħa tal-ġewwa tal-fond. Din il-kamra tieħu d-dawl minn tieqa illi thares għal fuq il-bitha ta' wara tal-fond.

- 3.3.3.4 Kamra li tintuza bhala kcina u li tiehu d-dawl mill-bitha ta' wara tal-fond kif ukoll ghandha l-bieb li minnu tista' tohrog fl-istess bitha.
- 3.3.4 Fil-parti retrostanti tal-fond hemm bitha li hi fonda ca. 2.8m kif ukoll wiesgha (dawl) ca. 6.7m.
- 3.3.4 Ma kinux ikkonstatati difetti fl-istruttura tal-fond sa fejn seta' jigi ragjonevolment ikkonstatat.
- 3.3.5 Il-finituri tal-fond huma ta' kwalita gholja u jinsabu f'kundizzjoni tajba. L-art miksija bil-madum gres jew simili filwaqt illi l-hitan huma miksija u mbajda. F'diversi kmamar hemm prezenti suffett.
- 3.3.5 L-esponent ikkonstata wkoll installazzjonijiet tas-servizzi ta' elettriku, ilma u drenagg.
- 3.4 Fit-tieni parti tal-access l-esponent spezzjona l-garaxx illi jinsab fil-livell ta' semi-basement. Dan huwa accessibbli minn komun (ca. 12.9m x 6.15m) illi d-dhul tieghu huwa ftit metri boghod mid-dhul ghall-maisonette 'Immersion' u jigi sottostanti l-istess blokka.
- 3.5 Il-garaxx numru 3 kien ikkonstat okkupat minn vettura u diversi affarijiet ohra mahzuna fih. Il-garaxx ghandu qisien ta' ca. 2.75m x 9.5m fond fuq gholi intern ta' ca. 2.7m.

#### **4. POŻIZZJONITAL-FOND**

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4.1 Il-proprjetà tinsab fil-limiti tal-iżvilupp fis-Swieqi skont in-North Harbours Local Plan (*inside scheme within the limits to development*).

Minn riċerka li għamel l-esponent fuq il-Geoserver tal-Awtorità tal-Ippjanar<sup>2</sup> jidher illi hemm permess riċenti fuq il-fond de quo:

**DN/00240/21 - 47 Immersion, Triq il-Gladjoli, Madliena, Swieqi**  
*Proposed Office space in an existing Class 1 dwelling (Casa Bottega)*

#### **5. KAP. 12 - KODIĊI TA' ORGANIZZAZZJONI U PROCÈDURA ĊIVILI**

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5.1 Għall-fini tal-Art. 310(1) tal-Kap. 12 qed jigi dikjarat kif isegwi:

310(1)(a) Vide deskrizzjoni tal-fond fis-suespost.

310(1)(b) Vide pjanta tal-fond annessa ma' dan ir-rapport.

310(1)(ċ) Minn dak ikkonstatat waqt l-aċċess jidher illi l-fond fl-intier tiegħu huwa mibni skont regoli sanitarji iżda b'xi differenzi minn dak indikat fuq il-pjanti approvati tal-permess DN/00240/21.

310(1)(d) Vide kopja tal-att tal-akkwist annessa ma' dan ir-rapport.

310(1)(e) Il-fond jidher illi qed jintuża bħala uffiċċju fl-intier tiegħu.

Il-fond ma għandux partijiet komuni hliet l-aċċess għall-garaxx mir-rampa u l-komun ta' isfel hekk kif indikati fuq il-pjanta annessa.

Il-fond ma għandux l-arja tiegħu stante illi huwa sottopost għal proprjetajiet sovrastanti.

Il-fond, ossija l-istess maisonette bil-garaxx sottopost, sugġett għar-rata ta'

ċens annwu u perpetwu ta' tlieta u għoxrin ewro u disgħa u għoxrin ċenteżmu (€23.29) pagabbli lil Fosters Ltd. fid-9 ta' Settembru ta' kull sena bil-quddiem kif jirriżulta mill-kuntratt tal-akkwist fl-atti tan-Nutar Dr Maurice Gambin tat-30 ta' Mejju 2002 anness ma' dan ir-rapport.

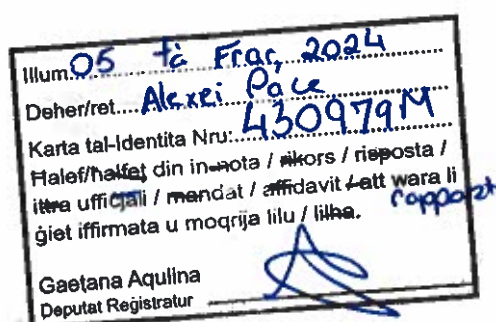
## 6. KONKLUŻJONIJIET U VALUR TAL-PROPRJETÀ<sup>3</sup>

6.1 Wara li kkunsidra l-punti kollha elenkati fis-suespost, kif ukoll wara li ttiehed kont tal-andament tas-suq fejn jidhlu proprjetajiet ta' dan it-tip; meta jiġi kkunsidrat il-kobor u l-pożizzjoni tal-fond, kif ukoll il-kundizzjoni preżenti tiegħu l-esponent qed jistma l-valur fis-suq tal-fond 47 'Immersion' mertu tal-kawża, liberu u frank, fid-data tal-aċċess, **fl-ammont ta' sitt mija u hamsa u sebghin elf ewro (EUR 675,000)** u l-garaxx numru 3 **fl-ammont ta' sittin elf ewro (EUR 60,000)**. **L-AMMONT TOTALI KUWA EKWIVALENTI GĦAL SEBA' MIJA U HANSA U TLETIN ELE EWRO (€735,000).**

*Stew.*

<sup>2</sup> <http://geoserver.pa.org.mt/publicgeoserver>

<sup>3</sup> Gie addottat il-metodu komparattiv sabiex saret il-valutazzjoni bil-metodoloġija skont l-istandards *Valuation Standards for Accredited Valuers* mahruġ mill-Kamra tal-Periti (2012), il-*Consolidated Document on Property Valuation* tal-Awtorità tal- Artijiet (2017) u l-*Appraisal and Valuation Manual* tar-Royal Institute of Chartered Surveyors (2017).



## Notament ġenerali

Il-prezz preżenti tas-suq huwa ekwivalenti għall-market value<sup>4</sup>. Dan ir-rapport huwa intiż għall-użu indikat hawn fuq biss u l-esponent ma jaċċetta ebda responsabbiltà jekk din ir-relazzjoni tiġi użata għal skop oltre dak indikat u jiddikjara li ma kellu ebda kunflitt ta' interess fid-data tal-valutazzjoni.

Daqstant l-esponent għandu l-unur umilment jissottometti għall-interpretazzjoni u l-gudizzju ta' din l-Onorabbli Qorti.



AIČ ALEXEI PACE

Perit Arkitett u Inġinier Ċivili

Ilum. 05 ta' Frar 2024
Deher/ret. Alexei Pace
Karta tal-Identita Nru: 430979M
Falef/halfet din in-nota / rikers / risposta / ittre-ufficjali / mandat / affidavit / att wara li giet iffirmata u moqrija lilu / littha-rapport
Gaetana Aqulina Deputat Registratur

10 JAN 2024

Ilum.....  
ppreżentata mill- Perit A. Pace  
Gaetana Aqulina dok diversi dokumenti  
Deputat Registratur  
Deputy Registrar  
Qrati tal-Gustizzja (Malta)  
Law Courts (Malta)

<sup>4</sup> "Market Value": "The estimated amount for which the property should exchange on the date of valuation between a buyer and a seller acting independently of each other after proper marketing wherein the parties had each acted knowledgeably, prudently and without being under compulsion", European Valuation Standards 2020, TEGOVA



**Fil-Prim Awla' tal-Qorti Ċivili**

**Fl-Atti tas-Subbasta Nru.52/23**

**HSBC Bank Malta plc C 3177**

**Vs**

**Gordon Agius KI 85479 M et**

**Lill: Perit Alexei Pace**

Inti mgharraf illi gejt mahtur bhala 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 tfisser il-pizijiet, kirjiet u jeddiet ohra, 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 li tikkonferma l-ircevejt l-inkartament permezz ta din emejl datat 31 ta' Ottubru, 2023 billi tibgħat lili Josephine Pace (skrivana Subbasta) u nġarfek illi għandek sas-6 ta' Frar, 2024 sabiex tipprezenta r-rapport dettaljat tiegħek.

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**Marvic Farrugia**  
**Deputat Registratur**









DSC06613



DSC06633





DSC06626



DSC06627



DSC06619



DSC06628





DSC06620



DSC06618

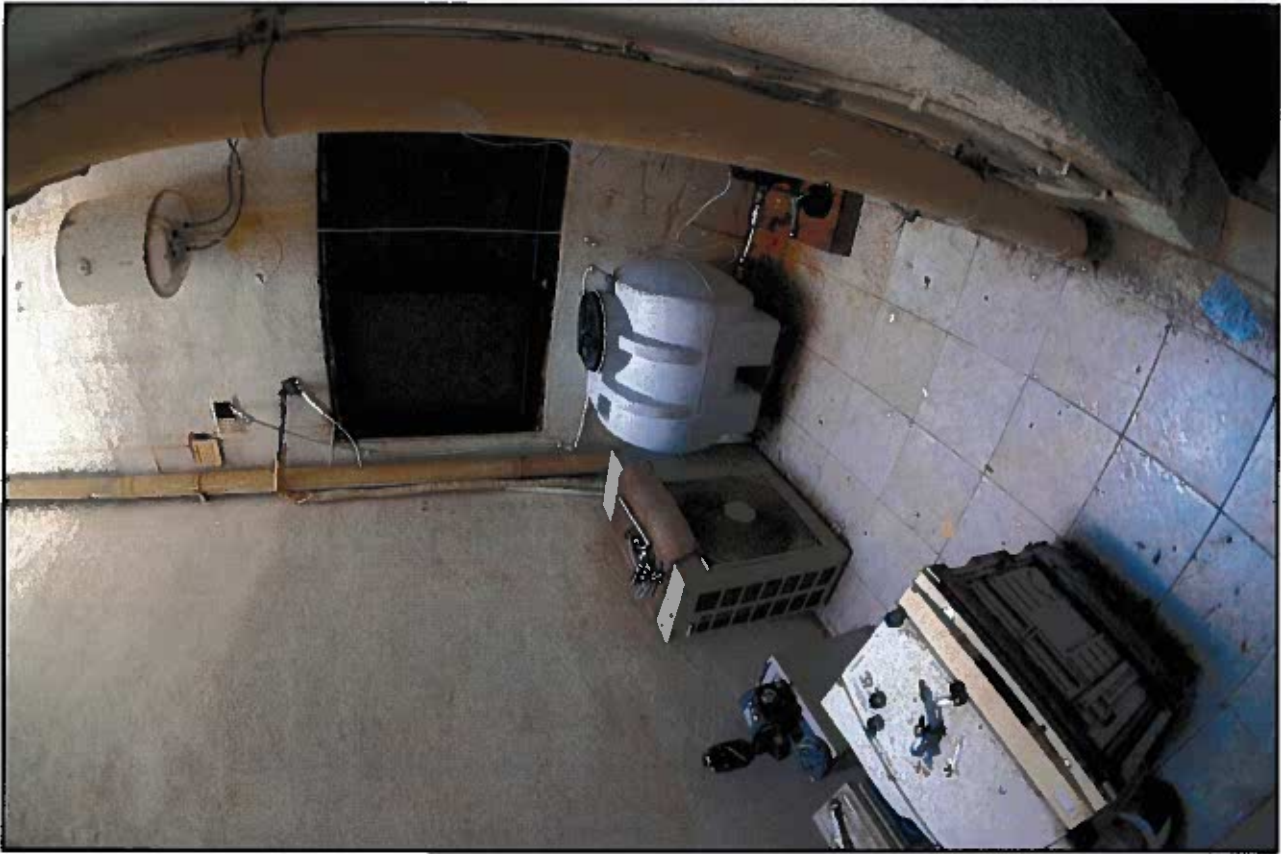


DSC06616

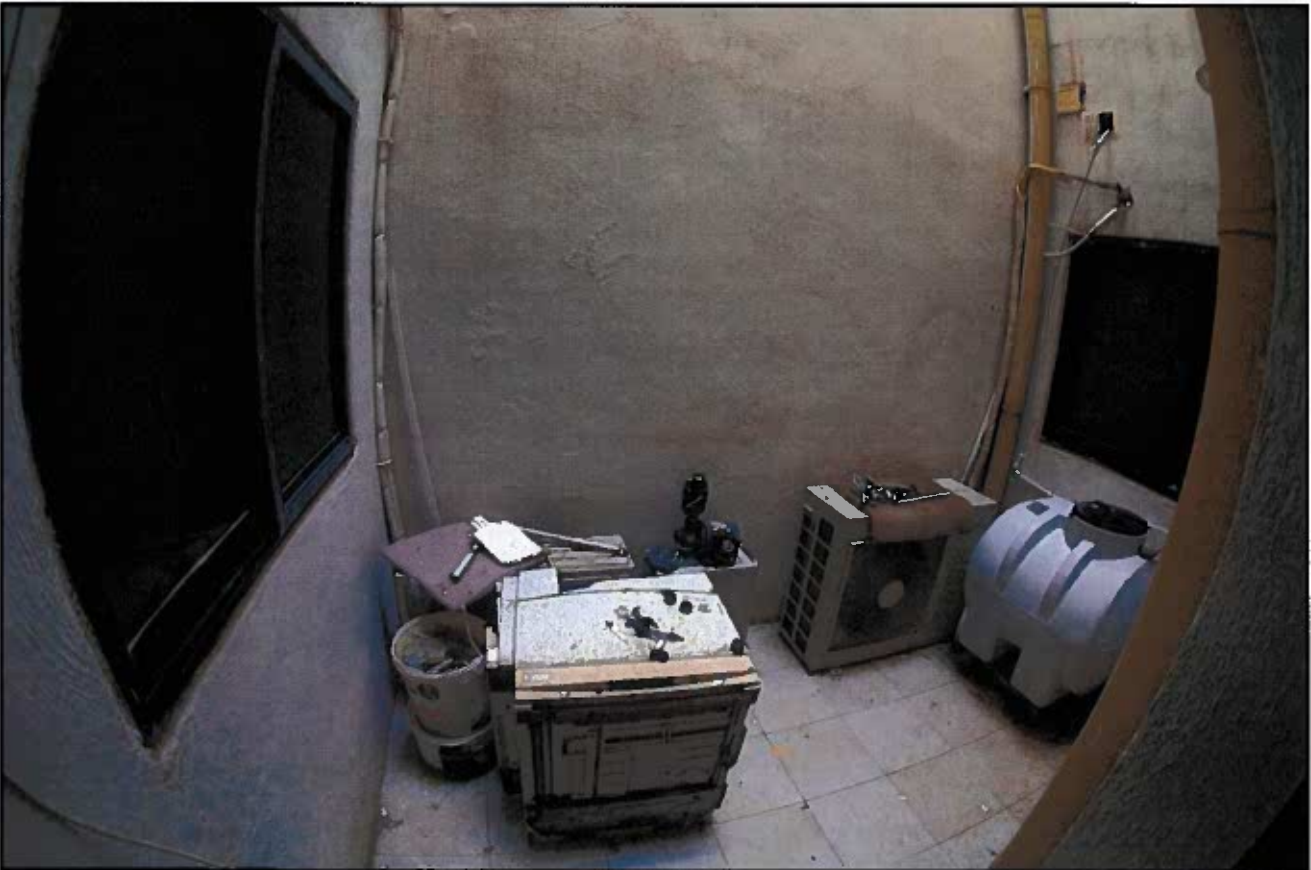


DSC06617





DSC06614



DSC06615



DSC06625



DSC06622





DSC06629



DSC06632



## KARATTERISTIĊI FIZIKI TAL-PROPJETA' IMMOBBLI

Lokalita'	IL -MADLIENA, IS-SWIEQI
Indirizz	47 IMMERSION TRIQ IL-GLADJOLI IL-MADLIENA, IS-SWIEQI SWQ 1152
Qies tal-Binja kollha trasferita*	179.5s.m.

## IMMARKA FEJN APPLIKABBLI (Imla kaxxa wahda f'kull każ miqiegħra fejn indikat mod ieħor)


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 checked="" type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input checked="" type="checkbox"/> Terran		
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 checked="" type="checkbox"/> Veduta tal-bahar	<input type="checkbox"/> Veduta tal-kampanja	<input type="checkbox"/> Urbana	
Ambjent	<input checked="" type="checkbox"/> Zona kwieta	<input type="checkbox"/> Zona Traffikuza	<input type="checkbox"/> Zona ta' divertiment	<input type="checkbox"/> Zona Industrijali
Stat ta' Kostruzzjoni	<input type="checkbox"/> Gebel u saqaf	<input type="checkbox"/> Nofsu Lest**	<input checked="" type="checkbox"/> Lest***	
Kundizzjoni	<input checked="" type="checkbox"/> Tajjeb	<input type="checkbox"/> Adekwat	<input type="checkbox"/> Hazin	
Facilitajiet <small>Tista' timmarka aktar minn wahda</small>	<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 type="checkbox"/> Garaxx karozza wahda	<input checked="" type="checkbox"/> Garaxx żewġ karozzi	<input type="checkbox"/> Garaxx ta' aktar karozzi
Arja	<input type="checkbox"/> Bl-arja tiegħu	<input checked="" type="checkbox"/> Mingħajr 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: **9 TA' JANNAR 2024**

Firma tal-Perit: 

Numru tal-Warrant: **513**

Perit **ALEXEI PACE**  
Timbr **B.E.&A. (Hons), M.Sc. (Melit.), EUR INC**  
WARRANT NUMBER 513  
123 Triq Had-Dingli, Ir-Rabat RBT 9023, Malta  
Mob: 79256505 Email: perit@alexeipace.com



MSBC3



Illum tletin ta Mejju tas-sena elfejn u tnejn (30.5.2002).

Quddiemi Nutar Dottor Maurice Gambin, dehru personalment:-

Minn naha l-wahda:-

L-Avukat Dottor Joseph Bugeja, bin Angelo u Mansueta nee' Mifsud, imwielel u joqghod Zurrieq, li qed jidher fuq dana l-Att bhala Manager, ghan nom u in rappresentanza tal-H.S.B.C. BANK MALTA p.l.c., debitament awtorizzat, identifikat bil-karta tal-Identita' tieghu numru 310355(M) - il-quddiem maghruf bhala "IL-BANK";

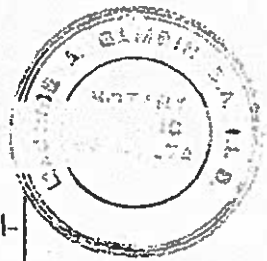
Minn naha l-ohra:-

Gordon Agius, jeweller, bin Raymond u Lucia nee' Buttigieg, imwielel Pieta' u joqod Qormi, identifikat bil-karta tal-identita' tieghu numru 85479(M); u Lara-Anne Mifsud, xebba, VAT Inspector, bint Carmelo wil-mejta Dolores nee' Sammut, imwieldha San Giljan u toqghod Ta' Paris, Birkirkara, identifikatha bil-karta tal-identita' taghha numru 105776(M), il-quddiem maghrufa bhala IL-KLIJENTI/IL-KOMPRATURI;

Mit-Tielet Parti:

George Portelli, Company Director, bin Carmelo u Giorgia nee' Farrugia, imwielel Birkirkara u joqghod Mosta, li ai termini tad-dokument hawn anness u markat bl-ittra "F" qed tidher fuq dana l-Att tant ghan nom taghha propriu kemm ghan nom u in rappresentanza ta' Dennis Gatt, Company Director, bin Francis Xavier u Caterina nee' Micallef, imwielel Siggiewi u joqghod Qawra, San Pawl il-Bahar, identifikati rispettivament bil-karti tal-Identita' tagghom numri 493662(M) u 1444058(M), li qed jidhru fuq dana l-Att bhala Diretturi u in rappresentanza ta' SN PROPERTIES LIMITED, li ghandha l-ufficju registrat taghha f "GMF Precas", Saint Mary Street, Maghtab, Naxxar, debitament awtorizzat ghall effett infraskritt in forza tal-

M. Gambin



Memorandum u Articles of Association tal-istess kumpanija, il-quddiem hekk nomine maghrufa bhala IL-KUMPANIJA;

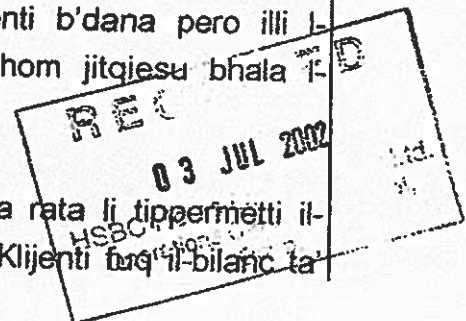
Bis-sahha ta' dana l-Att, il-Bank qed jislef lill klijenti li qed jaccettaw u b'titolu ta' self jakkwistaw minn ghandu s-somma ta' hamsa u erbghajn elf lira (LM45000), il-quddiem imsejha "IS-SOMMA MISLUFA", in kwantu ghall wiehed u ghoxrin elf lira (LM21,000) biex il-klijenti jhallsu l-bilanc tal-prezz tax-xiri tal-fond infraskritt u mixtri fit-tieni parti ta dana l-Att, u liema somma ta' LM21,000 il-klijenti jiddelegaw lill Bank li jaccetta, biex jhallasha lill kumpanija as-saldu tal-istess prezz ta' bejgh. U in kwantu ghar-rimanenti erba u ghoxrin elf lira (LM24,000) fi prezz ta' xoghol u materjali adoperati fil-kostruzzjoni u allestiment tal-istess fond ai termini tal-~~Att~~ numru ~~11~~ x f'edna ~~part~~ ~~tal~~ ~~Att~~ ~~11~~ numru ~~11~~ elfej u ghaxra (2010) tal-Kodici Civili, u liema somma il-klijenti jiddelegaw lill Bank li jaccetta, biex jhallas lill vendituri ghall istess skop.

x f'edna ~~part~~ ~~tal~~ ~~Att~~ ~~11~~ numru ~~11~~ elfej u ghaxra (2010) tal-Kodici Civili, u liema somma il-klijenti jiddelegaw lill Bank li jaccetta, biex jhallas lill vendituri ghall istess skop.

Bhala garanzija tal-osservanza da parti tal-klijenti tal-kondizzjoniet ta' dana l-kuntratt, partikolarment tal-pagament lura tas-somma mislufa u tal-interessi li jkunu jiddekorru fuqha kif wkoll ta' spejjes ohra li jkunu maghmula mill Bank, il-Klijenti solidalment bejniethom qed jatu lill istess Bank li jaccetta, lpoteka Generali fuq il-beni taghhom kollha presenti u futuri kif wkoll lpoteka Specjali u Privilegg Specjali koncess lill Bank bil-Ligi fuq il-propjeta' hawn taht deskritta u mixtrija fit-tieni parti ta dana l-Att, u dana minbarra xi garanziji ohra li jistghu jiftehmu il-partijiet minn zmien ghall zmien.

Il-Bank wil-Klijenti qed jiftehmu li dana s-self u l-garanziji fuq miftehma ghandhom jigu regolati b'dawk il-kondizzjonijiet inkluz tal-hlas lura kif gia notifikati jew li jigu notifikati bil-miktub minn zmien ghall zmien mill Bank u accettati mill Klijenti b'dana pero illi l-kondizzjonijiet hawn taht imsemmija ghandhom jitqiesu bhala l-kondizzjonijiet prevalenti u cioe':

Ir-rata tal-interessi m'ghandiex teccedi l-ghola rata li tippermetti il-Ligi; l-interessi ghandhom ikunu dovuti mill Klijenti fuq il-bilanc ta'



A. Fawcett

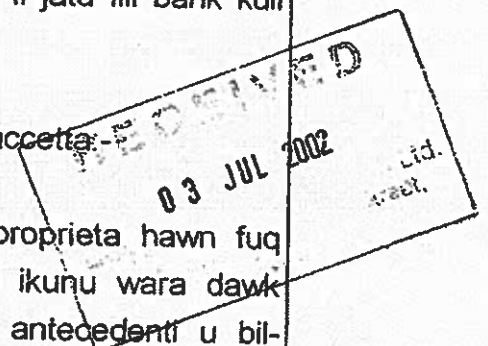


kulljum tad-debitu skond il-prattika bankarja liema rata tal-interessi ghandha tigi iffissatha mill Bank fid-diskrezzjoni assoluta tieghu minn zmien ghall zmien.

Il-Bank wil-klijenti jaqblu u jiftehmu li fi kwalunkwe zmien wara, il-bank jista b'Avviz lill Klijenti, jiddikjara li s-self huwa dovut u pagabbli minnufih, u f'dana il-kas, s-self isir dovut u pagabbli flimkien mal-imghax dovut u kwalunkwe ammont iehor pagabbli skond dana l-kuntratt.

Inoltre il-bank wil-klijenti jaqblu illi:-

- 1) Il-klijenti jawtorizzaw lill Bank sabiex jirritjeni fil-pussess tieghu r-ricerki tat-trasferimenti u tad-debiti tal-istess klijenti sakemm s-self jithallas lura ghas-saldu tal-istess;
- 2) Izjed minn hekk, il-klijenti jobbligaw ruhhom li fuq talba tal-bank jaghmlu polza ta' assigurazzjoni fuq il-proprieta 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 taghmel kull polza ta assigurazzjoni f'dana r-rigward fuq il-proprieta taghhom kif jidhrilu l-Bank li hemm bzonn u dana a spejjes tal-istess klijenti.
- 3) Il-klijenti jobbligaw ruhhom li jatu a favur tal-Bank kull dettal u informazzjoni mehtieg, rilevanti ghall posizzjoni finanzaarja taghhom kif mitluba mill bank minn zmien ghall zmien u li jatu lill bank kull opportunita' li jivverifika l-istess.
- 4) Il-klijenti jobbligaw ruhhom a favur tal-Bank li jaccetta:
  - a) li ma jatux izjed garanziji ipotekarji fuq il-proprieta hawn fuq deskritta, anke jekk dawn il-garanziji ipotekarji ikunu wara daww registrati a favur tal-bank minghajr il-kunsens antecedenti u bil-miktub tal-Bank; u



*H. P. Gache*





b) illi ma jikrux, ma jitolqux u ma jhallux terzi persuni juzaw l-istess proprieta that l-ebda titolu u dana minghajr il-kunsens antecedenti u bil-miktub mill Bank.

5) Il-bank jirriserva d-dritt li jintroduci dawk il-hlasijiet li jista jidhiru xieraq ghas-servizzi moghtija minnu kif wkoll izid il-hlasijiet u/jew tariffi li huma applikabbli prezentement u dana billi jaghti avviz ta hmistaxil-jum tal-introduzzjoni jew zieda ta dawn il-hlasijiet/tariffi, kwalunkwe notifika f'dan ir-rigward ghandha tkun murija fuq in Notice Board tal-fergha tal-bank rispettiva.

6) Jiena Nutar sottofirmat wara li ghamilt il-verifiki opportuni mar-Registru tal-Artijiet, niddikjara li l-proprjeta ipotekata bis-sahha ta dana l-Att ma taqax go Area ta' Registrazzjoni.

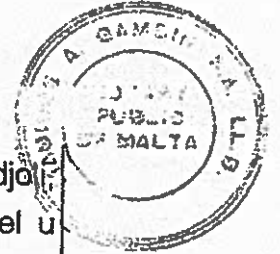
7) Id-drittijiet u l-ispejjes kollha in konnessjoni ma dana l-Att inkluzi immha mhux limitament ghad-drittijiet legali u spejjes amministrativi kif wkoll spejjes maghula biex minn zmien ghall zmien jigu aggomati ir-ricerki tant tal-passivita' kemm tat-trasferimenti tal-klijenti, it-taxxa fuq dokumenti u trasferimenti u taxxi simili, spejjes ta registrazzjoni u drittijiet ohra dovuti lin Nutar sottofirmat, jithalls mill klijenti u b'dana l-Att il-Bank qed jigi awtorizzat li jiddebita l-kont jew kontijiet tal-Klijenti mal-Bank b'dawn id-drittijiet, u spejjes kollha u ma jkunx komitu tal-bank li jivverifika li xi talba tan Nutar sottofirmat f'dan ir-rigward hiex gustifikatha.

Tant il-kompratur kemm il-kompratrici huma awtorizzati li jaghmlu pagamenti akkont lill kuntrattur u/jew fornituri ta' materjali billi jiddebitaw il-kont taghhom.

Kopja tal-Commitment Letter u tal-Kondizzjonijiet Generali li jirregolaw is-self qed jigu hawn annessi u markati bl-**RECEIVED** cifri A u B;

Fit-Tieni Parti ta dana l-Att, il-kumpanija qed tassenja, tbiegh u tittrasferixxi lill kompraturi li jaccettaw, jixtru u nofs indiviz kull wiehed jakkwistaw minn ghandha il-maisonette f'elevated groundfloor level,

H. Paulina



bla numru, pero' illum qed tissemma "Immersion" fi Triq il-Gladjo Madliena, limiti tas-Swieqi, fl-istat attwali li hija illum, cioe' gebel u saqaf biss, u tmiss Tramuntana mal-istess triq, Lvant ma beni tal-istess kumpanija u Punent ma beni ta Lino Farrugia; wil-garage wkoll "shell form" only, in parti sottopost ghall istess maisonette, u li jinstab internament markat bin numru tieta (3) fil-pjanti hawn annessi u markati Dokument C, D u E;

Bid-drittijiet wil-pertinenzi taghhom kollha, u kif soggetti l-istess maisonette bil-garage sottopost ghar-rata taghhom ta cens annwu u perpetwu ta' ghaxar liri (LM10) pagabbli lill-Fosters Ltd., fid-disa ta Settembru ta kull sena bil-quddiem.

Taht il-pattijiet wil-kondizzjonijiet li gejjin:-

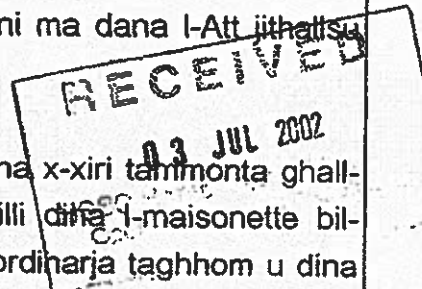
1) Bil-prezz ta' erbghin elf lira (LM40,000); Il-kompraturi qed jhallsu presenzjalment lill kumpanija dsatax il-elf lira (LM19,000) akkont tal-prezz tax-xiri tal-istess maisonette u garage relattiv, u ta dina s-somma l-kumpanija thalli rcevuta;

Il-bank, in esekuzzjoni tad-delegazzjoni fuq lilha maghmula, qed jhallas lill istess kumpanija s-somma ta wiehed u ghoxrin elf lira (LM21,000) mis-somma akbar mislufa, assaldu u in total sodisfazzjon tal-prezz tax-xiri tal-istess zewg fondi u ta dawna z-zewg fondi, il-kumpanija thalli rcevuta.

2) Il-kumpanija tiggarrantixxi favur il-kompraturi li jaccettaw, dana l-bejgh skond il-Ligi b'ipoteka Generali tal-beni taghha kollha presenti u futuri;

3) Id-drittijiet, spejjes u taxxi in konnessjoni ma dana l-Att jithallsu mill partijiet skond il-Ligi;

4) It-taxxa pagabbli mill kompraturi fuq dana x-xiri tammonta ghall-elf u seba mitt lira (LM1700) peress illi dina l-maisonette bil-garage relattiv ser tiffirma r-residenza ordinarja taghhom u dina d-dikjarazzjoni huma jaghmlu wara li jiena Nutar spjegajtilhom l-importanza li jghidu l-verita'.



*[Handwritten signature]*





- 5) Il-Provisional Capital Gains Tax pagabbli mill kumpanija fuq dana l-bejgh tammonta ghall elfejn u tmien mitt lira (LM2800);
- 6) Is-senserija tithallas skond il-Ligi.
- 7) Il-kompraturi la jhallisu u l-anqas jithallisu tal-appoggi;

Ghall finijiet tal-Att numru sbatax tas-sena elf disa mija tlieta u disghin (XV11/1993) qed jigi dikjarat illi:-

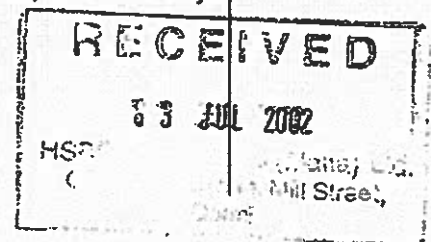
Il-kumpanija qed tibni dana l-bini fuq l-art rikavata mid-dar li kien jisimha "Saint Nicholas" fi Triq il-Ward, Madliena, limiti tal-lbragg/Swieqi, li hija kienet xtrat minn ghand Nicholas Seguna u ohrajn b'Att pubblikat minn Nutar Dottor Marco Farrugia fil-hamsa u ghoxrin ta Awissu, tas-sena elf disa mija tmienja u disghin (25.8.1998) u l-kumpanija sussegwentement waqqghet biex sviluppat l-bini li qed jsir illum,

L-istess Nicholas Seguna kien akkwista l-istess art b'Att tan Nutar Dottor Angelo Vella taz-zbatax ta' Gunju, tas-sena elf disa mija sitta u tmenin (17.6.1986) u b'Att iehor tal-istess Nutar tat-tlieta ta Lulju tal-istess sena (3.7.1986).

Il-mara ta' Nicholas Seguna, Carmela, mietet fiz-zbatax ta Lulju elf disa mija seba u disghin (17.7.1997) u d-dikjarazzjoni "causa mortis" in okkazzjoni ta' mewtha saret b'Att tan Nutar Dottor Pierre Cassar tat-tmintax ta Dicembru elf disa mija seba u disghin (18.12.1997).

Is-successjoni taghha kienet regolatha bit-testment fi-Atti tan Nutar Dottor Joseph Felix Abela tat-tnejn u ghoxrin ta Marzu, elf disa mija hamsa u sittin (22.3.1965).

Minn liema Att tirrisulta l-provenjenza ulterjuri.



*H. Farrugia*



Ghall liema ragunijiet jiena Nutar niddikjara li dana l-Att mhux imponnibbli.

Fit-Tielet Parti ta dana l-Att, jidher wkoll l-Avukat Dottor Karen Xuereb, bint Charles u *Theresa* nee' *Cardona*, identifikata bil-karta tal-identita' taghha numru *309673* (M) li qed jidher fuq dana l-Att bhala Delegat u in rappresentanza tal-BANK OF VALLETTA p.l.c. – debitament awtorizzat.

In forza ta dana l-Att, il-Bank jirinunzja ghall effetti tan Nota ta l-poteka u Privilegg numru tnax il-elf mija u sittax tas-sena elf disa mija tmienja u disghajn (I.P.12116/1998) in kwantu dawna jolqtu l-fondi in vendita filwaqt li l-istess Bank jzomm l-istess drittijiet tieghu fermi u illezi fuq ir-rimanenti proprieta' hemm soggetti ghall l-poteka u/jew Privilegg.

Fl-ahharnett qed jigi wkoll miftiehem illi:-

- a) Il-kompraturi ghanhom id-dritt li jzommu tank tal-ilma ta' elf litru (1000 l) u satellite dish komuni fuq il-bejt tal-penthouse u access ghall istess f'hinijiet ragonevoli u prevja avviz ghall manutenzjoni u tiswijiet tal-istess;
- b) Il-kompraturi jobbligaw ruhhom li jidhlu u jibqghu jiffurmaw parti minn Owners Association biex tiehu hsieb tal-manutenzjoni u riparazzjoni tal-partijiet komuni, tant interni kemm esterni u li jhallsu sehemhom "pro rata".
- c) Il-kompraturi qed jirinunzjaw ghall uzu tal-lift u ghalhekk mhux obbligati li jhallsu ebda parti mill ispejjes relattivi;
- d) Fl-imsemmi garage ma jistghu jinzammü oggetti u/jew materjali li joholoqu hsejjes u/jew intejjen;
- e) Il-kompraturi ghandhom dritt li juzaw id-drive in flimkien mal-proprietarji/utenti tal-garages l-ohra tal-istess-blokk u ghalhekk wkoll

RECEIVED  
30 JUL 2002  
300 Home Loans (Malta) Ltd  
300 Home Loans, Mill Street.

*H. P. ...*





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

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## INVOICE

HSBC ( RBWM Recoveries )  
HSBC,  
Business Banking Sector,  
RBWM Recoveries,  
80 Mill Street,  
Qormi

Invoice No. 662562  
Reference: N/A  
Date Issued: 16 August 2023

Contact Number: 2380 1987 / 2380 3554

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## Orders

Order Number 1521589  
Main Criteria LARA-ANN AGIUS

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Number Of Searches	1	€	15.85
Number Of Notes	24	€	76.80
GPP	0	€	0.00
D/M	0	€	0.00
D/P	0	€	0.00
Common Notes	0	€	0.00
<b>Total Search Fee</b>		<b>€</b>	<b>92.65</b>

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No Remarks

**Order 1521589 Front Page**

Name LARA-ANN AGIUS  
Spouse GORDON AGIUS  
Father CARMELO MIFSUD  
Mother DOLORES SAMMUT

ID Card 0105776M Birthplace ST JULIANS Date Of Birth 12/02/2023

Liabilities From 12/02/1994 To 07/08/2023 Malta & Gozo

Transfers From 12/02/1994 To 07/08/2023 Malta & Gozo

Fidi From 12/02/1994 To 07/08/2023 Malta & Gozo No Different Maternity

**Search Results**

Note Type	Note Year	Note Num.	V	D/P	D/M	I
H	2007	15404			RC	2016 4370
H	2007	15405			RC	2016 4370
H	2007	15406			RC	2016 4370
H	2012	8109				
H	2012	9886				
H	2013	2617				
H	2013	12276				
H	2013	13135				
H	2016	11496			RC	2017 1715
H	2018	16018				
H	2018	16017				
H	2019	1941				
H	2019	6352				
H	2019	6455				
I	2018	19472				
M	2010	2685				
M	2011	2795				
M	2011	2823				
S	2013	135				
X	2010	27				

1485763



Nota għall Iskrizzjoni ta' **Hypothec** Numru Progressiv ~~15404~~

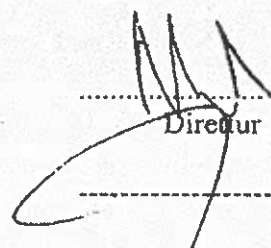
Rimarki  
(għall usu  
Ufficjali Biss)

**Kreditur: Lombard Bank Malta p.l.c.**

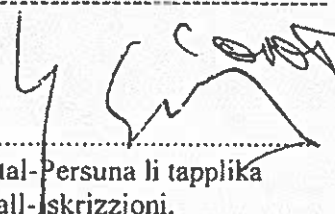
**Debitur: Agius Jewellers Limited (Registration number C-21887); principal debtor and Raymond Agius,** a Company Director, son of the late Joseph and of Carmela nee Pesci born in Marsa and residing at Qormi (Identity Card number 435254M) and **Gordon Agius,** a Company Director, son of Raymond and of Lucia nee Buttigieg born in Pieta and residing at Madliena, limits of Swieqi (Identity Card number 85479M); **Lucia Agius** wife of the said Raymond Agius daughter of the late Vincent Buttigieg and of Emmanuela nee Scicluna born in Sydney, New South Wales, Australia and residing at Qormi (Identity Card number 2885A). **Lara Ann Agius** wife of the said Gordon Agius daughter of Carmelo Mifsud and of the late Doreen sive Dolores nee Sammut born in Saint Julian's and residing at Madliena, limits of Swieqi (Identity Card number 105776M) *sureties* jointly and severally with the principal debtor and between themselves;

**Kreditu:** The sum of nine thousand four hundred and twelve Maltese liri and fifty four cents (Lm9,412.54c.0) - equivalent for indicative purposes only to Euro twenty one thousand nine hundred and twenty five point three two (€21,925.32) - acknowledged in debt by a deed in my records of the twenty-sixth (26<sup>th</sup>.) day of July of the year two thousand and seven (2007) which sum represents the outstanding balance up to date of deed, of a loan facility of twelve thousand Maltese liri (Lm12,000) granted by the Creditor Bank to the principal debtor company by virtue of a deed in my records of the seventeenth day of September of the year two thousand and two (2002) duly registered and secured in the Public Registry Volume I. by Note bearing number fourteen thousand five hundred and two of the year two thousand and two (L.14,502/ 2002), out of which nine thousand three hundred and fifty six Maltese liri and forty seven cents (Lm9,356.47c.0) - equivalent for indicative purposes only to Euro twenty one thousand seven hundred and ninety four point seven one (€21,794.71) represent capital while fifty six Maltese liri and seven cents (Lm56.07c.0) - equivalent for indicative purposes only to Euro one hundred and thirty point six one (€130.61) - represent interest as at the twenty fifth day of July of this current year 2007. / ...

**Kawza ta' Preferenza:** General Hypothec over / ...

Illum ta'   
    
 **Director**

**QPM 2007**  
**16 AUG 2007**  
**15050.00**

  
**Firma tal-Persuna li tapplika għall-iskrizzjoni.**

**Not. Dr. Gerard Spiteri Maempel LL.D**  
Continued / ...



Nota għall Iskrizzjoni ta' Hypothec Numru Progressiv 15404

Rimarki  
(għall usu  
Ufficjali Biss)

Kreditur:

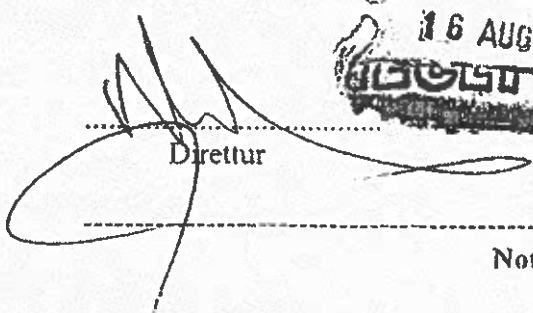
Debitur:

**Kreditu:** The parties agree that interest shall continue to accrue on the Debt at rates not exceeding the maximum rate allowed by law as may be fixed by the Bank in its sole discretion from time to time, this interest shall be reckoned on the amount due by the Debtor Company from time to time according to recognized banking practice. The Bank reserved unto itself the right to lay down such conditions as it considers necessary for the repayment of the debt over a period which conditions shall be/have been notified in writing to the Company and/or the Sureties. It is agreed that the Bank shall be entitled at any time to call upon the Company and/or any one of the Sureties to settle the Debt, a simple request in writing to the Company and/or any one of the Sureties to be deemed good and sufficient notice for this purpose. For all intents and purposes at Law, the parties agreed and declared that no novation took place on this deed and therefore the hereunder mentioned granted hypothecs and any other security in favour of the Bank are in addition to and not in substitution of any other guarantees and security enjoyed by the Bank which shall remain valid, binding and effective.

**Kawza ta' Preferenza:** all the property of the principal debtor and of the Sureties for the sum of nine thousand four hundred and twelve Maltese liri and fifty four cents (Lm9,412.54c.0) - equivalent for indicative purposes only to Euro twenty one thousand nine hundred and twenty five point three two (€21,925.32).

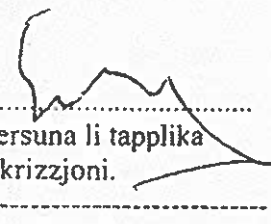
Illum ta'

2007  
16 AUG 2007



Direttur

Firma tal-Persuna li tapplika  
għall-Iskrizzjoni.



Not. Dr. Gerard Spiteri Maempel LL.D

NOTA TA' REFERENZA

Reference Number

TITOLU

4370

Cancellation

VOL. H. No.

14500/2002

14501/2002

14502/2002

15404/2007

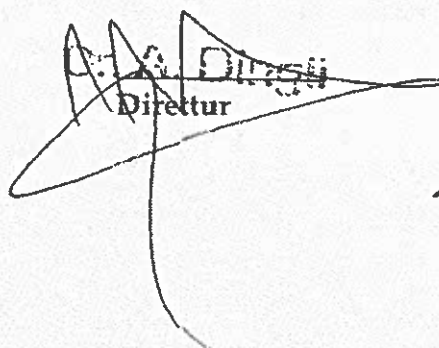
15405/2007

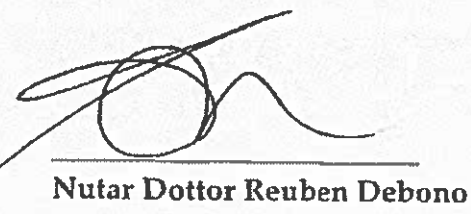
15406/2007

In virtue of a deed in my records of the seventh (7<sup>th</sup>) day of July of the year two thousand and sixteen (2016) the creditor **LOMBARD BANK MALTA p.l.c.**, (C 1607) gave its consent for the total cancellation of hypothecary and /or privileged rights arising out of notes of inscription registered in the Public Registry in its favour and against **Agius Jewellers Limited, Raymond Agius**, a company director, son of the late Joseph and of Carmela nee' Pesci born in Marsa and residing at Qormi, **Gordon Agius**, a company director, son of Raymond and of Lucia nee' Buttigieg born in Pieta and residing in Qormi, and Lucia Agius wife of the said Raymond Agius daughter of Vincent Buttigieg and of Emmanuela nee' Scicluna born in Sydney, New South Wales, Australia and residing at Qormi, jointly and severally between them, namely:

- Note of Hypothec and /or Privilege number one four five zero zero of the year two thousand and two (I. 14500/2002);
- Note of Hypothec and /or Privilege number one four five zero one of the year two thousand and two (I. 14501/2002);
- Note of Hypothec and /or Privilege number one ~~four five~~ zero two of the year two thousand and two (I. 14502/2002);
- Note of Hypothec and /or Privilege number one five four zero four of the year two thousand and seven (H. 15404/2007);
- Note of Hypothec and /or Privilege number one five four zero five of the year two thousand and seven (H.15405/2007);
- Note of Hypothec and /or Privilege number one five four zero six of the year two thousand and seven (H.15406/2007);

12 JUL 2016

  
Direttur

  
Nutar Dottor Reuben Debono



Nota għall Iskrizzjoni ta' Hypothec Numru Progressiv

15405

Rimarki  
(għall usu  
Ufficjali Biss)

**Kreditur: Lombard Bank Malta p.l.c.**

**Debitur: Agius Jewellers Limited (Registration number C-21887); principal debtor and Raymond Agius, a Company Director, son of the late Joseph and of Carmela nee Pesci born in Marsa and residing at Qormi (Identity Card number 435254M) and Gordon Agius, a Company Director, son of Raymond and of Lucia nee Buttigieg born in Pieta and residing at Madliena, limits of Swieqi (Identity Card number 85479M); Lucia Agius wife of the said Raymond Agius daughter of the late Vincent Buttigieg and of Emmanuela nee Scicluna born in Sydney, New South Wales, Australia and residing at Qormi (Identity Card number 2885A). Lara Ann Agius wife of the said Gordon Agius daughter of Carmelo Mifsud and of the late Doreen sive Dolores nee Sammut born in Saint Julian's and residing at Madliena, limits of Swieqi (Identity Card number 105776M) sureties jointly and severally with the principal debtor and between themselves;**

**Kreditu:** The sum of fifty two thousand nine hundred fifty two Maltese liri and eighty eight cents (Lm52,952.88c.0) - equivalent for indicative purposes only to Euro one hundred twenty three thousand three hundred and forty seven point zero three (€123,347.03) - acknowledged in debt by a deed in my records of the twenty-sixth (26<sup>th</sup>) day of July of the year two thousand and seven (2007) which sum represents the outstanding balance up to date of deed, of an Overdraft facility of fifty thousand Maltese liri (Lm50,000) granted by the Creditor Bank to the principal debtor company by virtue of a deed in my records of the seventeenth day of September of the year two thousand and two (2002) duly registered and secured in the Public Registry Volume I. by Note bearing number fourteen thousand five hundred of the year two thousand and two (1.14,500/ 2002), out of which fifty one thousand five hundred and forty Maltese liri and eighty cents (Lm51,540.80c.0) - equivalent for indicative purposes only to Euro one hundred and twenty thousand and fifty seven point seven seven (€120,057.77) - represent capital and one thousand four hundred and twelve Maltese liri eight cents (Lm1,412.08c.0) - equivalent for indicative purposes only to Euro three thousand two hundred eighty nine point two six (€3,289.26) - represent interest as at the twenty fifth day of July of this current year 2007. / ...

**Kawza ta' Preferenza:** General Hypothec over / ...

Illum ta'   
 Direttur

16 AUG 2007  
Firma tal-Persuna li tapplika għall-iskrizzjoni.

Not. Dr. Gerard Spiteri Maempel LL.D  
Continued / ...

Nota għall Iskrizzjoni ta' Hypothec Numru Progressiv 15405

Rimarki  
(għall usu  
Ufficjali Biss)

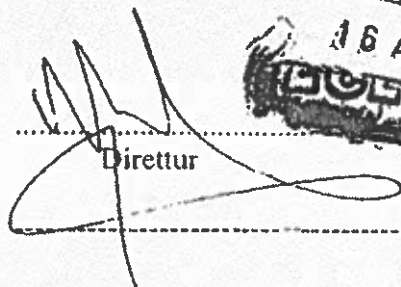
Kreditur:

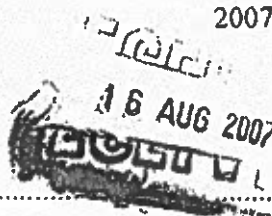
Debitur:

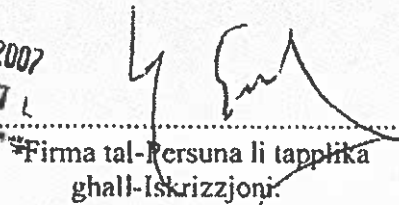
**Kreditu:** The parties agree that interest shall continue to accrue on the Debt on daily debit balances in accordance with recognized banking practice, the said rate of interest to be fixed by the Bank in its sole discretion from time to time. The Bank reserved unto itself the right to lay down such conditions as it considers necessary for the repayment of the debt over a period which conditions shall be/have been notified in writing to the Company and/or the Sureties. It is agreed that the Bank shall be entitled at any time to call upon the Company and/or any one of the Sureties to settle the Debt, a simple request in writing to the Company and/or any one of the Sureties to be deemed good and sufficient notice for this purpose. For all intents and purposes at Law, the parties agreed and declared that no novation took place on this deed and therefore the hereunder mentioned granted hypothecs and any other security in favour of the Bank are in addition to and not in substitution of any other guarantees and security enjoyed by the Bank which shall remain valid, binding and effective.

**Kawza ta' Preferenza:** all the property of the principal debtor and of the Sureties for the sum of fifty two thousand nine hundred fifty two Maltese liri and eighty eight cents (Lm52,952.88c.0) - equivalent for indicative purposes only to Euro one hundred twenty three thousand three hundred and forty seven point zero three (€123,347.03).

Illum ta' 2007

  
Direttur



  
Firma tal-Persuna li tapplika  
għall-Iskrizzjoni.

Not. Dr. Gerard Spiteri Maempel LL.D



NOTA TA' REFERENZA

Reference Number

TITOLU

4370

Cancellation

VOL. H. No.

14500/2002

14501/2002

14502/2002

15404/2007

15405/2007

15406/2007

In virtue of a deed in my records of the seventh (7<sup>th</sup>) day of July of the year two thousand and sixteen (2016) the creditor LOMBARD BANK MALTA p.l.c., (C 1607) gave its consent for the total cancellation of hypothecary and /or privileged rights arising out of notes of inscription registered in the Public Registry in its favour and against Agius Jewellers Limited, Raymond Agius, a company director, son of the late Joseph and of Carmela nee' Pesci born in Marsa and residing at Qormi, Gordon Agius, a company director, son of Raymond and of Lucia nee' Buttigieg born in Pieta and residing in Qormi, and Lucia Agius wife of the said Raymond Agius daughter of Vincent Buttigieg and of Emmanuela nee' Scicluna born in Sydney, New South Wales, Australia and residing at Qormi, jointly and severally between them, namely:

- Note of Hypothec and /or Privilege number one four five zero zero of the year two thousand and two (I. 14500/2002);
- Note of Hypothec and /or Privilege number one four five zero one of the year two thousand and two (I. 14501/2002);
- Note of Hypothec and /or Privilege number one ~~four five~~ zero two of the year two thousand and two (I. 14502/2002);
- Note of Hypothec and /or Privilege number one five four zero four of the year two thousand and seven (H. 15404/2007);
- Note of Hypothec and /or Privilege number one five four zero five of the year two thousand and seven (H. 15405/2007);
- Note of Hypothec and /or Privilege number one five four zero six of the year two thousand and seven (H. 15406/2007);

12 JUL 2016

  
Direttur

  
Nutar Dottor Reuben Debono

Order 1521589

RC / 4370 / 2016 reference of H / 2007 / 15405

Nota għall Iskrizzjoni ta'

Hypothec

Numru Progressiv

15406

Rimarki  
(għall usu  
Ufficjali Biss)

**Kreditur: Lombard Bank Malta p.l.c.**

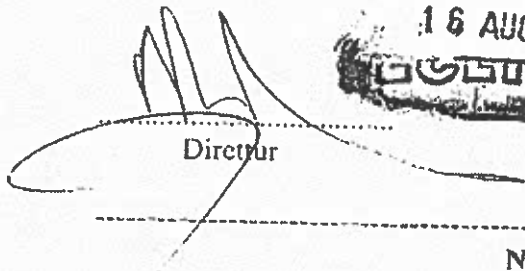
**Debitur: Agius Jewellers Limited (Registration number C-21887); principal debtor and Raymond Agius, a Company Director, son of the late Joseph and of Carmela nee Pesci born in Marsa and residing at Qormi (Identity Card number 435254M) and Gordon Agius, a Company Director, son of Raymond and of Lucia nee Buttigieg born in Pieta and residing at Madliena, limits of Swieqi (Identity Card number 85479M); Lucia Agius wife of the said Raymond Agius daughter of the late Vincent Buttigieg and of Emmanuela nee Scicluna born in Sydney, New South Wales, Australia and residing at Qormi (Identity Card number 2885A). Lara Ann Agius wife of the said Gordon Agius daughter of Carmelo Mifsud and of the late Doreen sive Dolores nee Sammut born in Saint Julian's and residing at Madliena, limits of Swieqi (Identity Card number 105776M) sureties jointly and severally with the principal debtor and between themselves:**

**Kreditu:** The sum of four thousand one hundred and sixty one Maltese liri and nine cents (Lm4,161.09c.0) - equivalent for indicative purposes only to Euro nine thousand six hundred and ninety two point seven three (€9,692.73) - acknowledged in debt by a deed in my records of the twenty-sixth (26<sup>th</sup>) day of July of the year two thousand and seven (2007) which sum represents the outstanding balance up to date of deed, of a loan facility of ten thousand Maltese liri (Lm10,000) granted by the Creditor Bank to the principal debtor company by virtue of a deed in my records of the seventeenth day of September of the year two thousand and two (2002) duly registered and secured in the Public Registry Volume I. by Note bearing number fourteen thousand five hundred and one of the year two thousand and two (L.14,501/2002), out of which four thousand one hundred and thirty six Maltese liri and thirty cents (Lm4,136.30c.0) - equivalent for indicative purposes only to Euro nine thousand six hundred and thirty four point nine nine (€9,634.99) represent capital while twenty four Maltese liri and seventy nine cents (Lm24.79c.0) - equivalent for indicative purposes only to Euro fifty seven point seven four (€57.74) - represent interest as at the twenty fifth day of July of this current year 2007. / ...

**Kawza ta' Preferenza: General Hypothec over / ...**

Ilum ta'

16 AUG 2007

  
Direttur

Firma tal-Persuna li tapplika  
għall-Iskrizzjoni.

Not. Dr. Gerard Spiteri Macmpel LL.D  
Continued / ...



Nota għall Iskrizzjoni ta' Hypothec Numru Progressiv 15406

Rimarki  
(għall usu  
Ufficjali Biss)

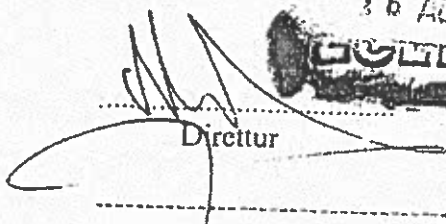
Kreditur:

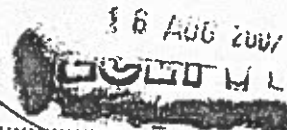
Debitur:

Kreditur: The parties agree that interest shall continue to accrue on the Debt at rates not exceeding the maximum rate allowed by law as may be fixed by the Bank in its sole discretion from time to time, this interest shall be reckoned on the amount due by the Debtor Company from time to time according to recognized banking practice. The Bank reserved unto itself the right to lay down such conditions as it considers necessary for the repayment of the debt over a period which conditions shall be/have been notified in writing to the Company and/or the Sureties. It is agreed that the Bank shall be entitled at any time to call upon the Company and/or any one of the Sureties to settle the Debt, a simple request in writing to the Company and/or any one of the Sureties to be deemed good and sufficient notice for this purpose. For all intents and purposes at Law, the parties agreed and declared that no novation took place on this deed and therefore the hereunder mentioned granted hypothecs and any other security in favour of the Bank are in addition to and not in substitution of any other guarantees and security enjoyed by the Bank which shall remain valid, binding and effective.

Kawza ta' Preferenza: all the property of the principal debtor and of the Sureties for the sum of four thousand one hundred and sixty one Maltese liri and nine cents (Lm4,161.09c0) - equivalent for indicative purposes only to Euro nine thousand six hundred and ninety two point seven three (€9,692.73).

Illum ta' 2007

  
Direttur

  
Firma tal-Persuna li tapplika  
għall-Iskrizzjoni.

Not. Dr. Gerard Spiteri Maempel LL.D

Order 1521589

H / 15406 / 2007

NOTA TA' REFERENZA

Reference Number

TITOLU

4370

Cancellation

VOL. II. No.

14500/2002

14501/2002

14502/2002

15404/2007

15405/2007

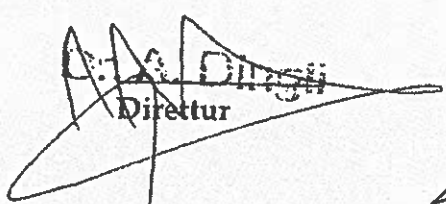
15406/2007

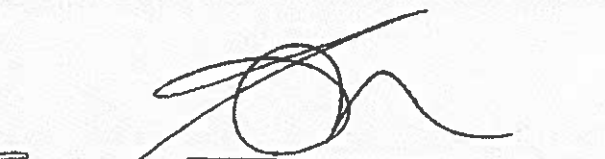
In virtue of a deed in my records of the seventh (7<sup>th</sup>) day of July of the year two thousand and sixteen (2016) the creditor **LOMBARD BANK MALTA p.l.c.**, (C 1607) gave its consent for the total cancellation of hypothecary and /or privileged rights arising out of notes of inscription registered in the Public Registry in its favour and against **Agius Jewellers Limited, Raymond Agius**, a company director, son of the late Joseph and of Carmela nee' Pesci born in Marsa and residing at Qormi, **Gordon Agius**, a company director, son of Raymond and of Lucia nee' Buttigieg born in Pieta and residing in Qormi, and Lucia Agius wife of the said Raymond Agius daughter of Vincent Buttigieg and of Emmanuela nee' Scicluna born in Sydney, New South Wales, Australia and residing at Qormi, jointly and severally between them, namely:

- Note of Hypothec and /or Privilege number one four five zero zero of the year two thousand and two (I. 14500/2002);
- Note of Hypothec and /or Privilege number one four five zero one of the year two thousand and two (I. 14501/2002);
- Note of Hypothec and /or Privilege number one ~~four five~~ zero two of the year two thousand and two (I. 14502/2002);
- Note of Hypothec and /or Privilege number one five four zero four of the year two thousand and seven (H. 15404/2007);
- Note of Hypothec and /or Privilege number one five four zero five of the year two thousand and seven (H. 15405/2007);
- Note of Hypothec and /or Privilege number one five four zero six of the year two thousand and seven (H. 15406/2007);

23.10.16  
J

12 JUL 2016

  
Direttur

  
Nutar Dottor Reuben Debono



Nota għal Iskrizzjoni ta' Ipoteka Generali

Numru Progressiv 8109

Rimarki  
(għall-uzu ufficjali biss)

Kreditur:

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



Debitur: Gordon Agius, *self employed*, iben Raymond u Lucia nec' Buttigieg inwielded Pieta' u residenti Swieqi, detentur tal-karta ta' l-identita' numru 85479 (M), u Lara Ann Agius, mart Gordon Agius, *clerk*, bint Carmel Mifsud u Dolores nec' Sammut, inwielda San Giljan u residenti Swieqi, detentrici tal-karta ta' l-identita' numru 105776 (M).

Kreditu:

Tmienja u sittin elf, tlett mija u tmienja u tletin Ewro u tmienja u sittin centezmu (€68,338.68), sorte, flimkien ma' l-ispejjez gudizzjarji b'sentenza moghtija mill-Onorabbli Prim' Awla tal-Qorti Civili fl-ismijiet "Bank of Valletta p.l.c. vs Gordon u Lara Ann mizzewgin Agius" flimkien mal-ispejjez u mal-inghaxijiet ulterjuri mill-wiehed u ghoxrin (21) ta' Dicembru tas-sena elfejn u ghaxra (2010) sad-data ta' l-uffettiv pagament. (Rikors Guramentat numru mitejn u disgha u sittin tas-sena elfejn u hdax - Onorevoli Imhalled Mark Chetcuti LL.D. - (269/2011 MC) deciza fit-tletin (30) ta' Mejju tas-sena elfejn u hdax (2011).

Kawza ta' Preferenza:

Ipoteka Generali

Handwritten number 146-59 and signature of Maria Vella, Registrar of the Court of Justice (Malta).

Illum \_\_\_\_\_ ta' \_\_\_\_\_

Direttur

Firma tal-persuna li tapplika għall-Iskrizzjoni

Avv. Dott. Dominic A. Cassar  
Għall-kreditur

Aqleb →



Nota għal Iskrizzjoni ta' Ipoteka Generali u Speċjali

Numru Progressiv 889886

Rimarki  
(għall-uzu uffiċjali biss)

Kreditur:

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

Debitur:

Gordon Agius, *self employed*, iben Raymond u Lucia nee' Buttigieg imwield Pietà u residenti Swieqi, detentur tal-karta ta' l-identità numru 85479 (M), u Lara Ann Agius, mart Gordon Agius, *clerk*, bint Carmel Mifsud u Dolores nee' Sammut, imwielda San Giljan u residenti Swieqi, detentrici tal-karta ta' l-identità numru 105776 (M).

Kreditu:

Tmienja u sittin elf, tlett mija u tmienja u tletin Ewro u tmienja u sittin centezinu (€68,338.68), sorte, flimkien ma' l-ispejjez gudizzjarji b' sentenza mogħtija mill-Onorabbli Prim' Awla tal-Qorti Civili fl-ismijiet "Bank of Valletta p.l.c. vs Gordon u Lara Ann mizzewgin Agius" flimkien mal-ispejjez u mal-imghaxijiet ulterjuri mill-wiehed u ghoxrin (21) ta' Dicembru tas-sena elfejn u ghaxra (2010) sad-data ta' l-effettiv pagament. (Rikors Guramentali numru mitejn u disgha u sittin tas-sena elfejn u hdax - Onorevoli Inħallef Mark Chercuti LL.D. - (269/2011 MC) deciza fit-tletin (30) ta' Mejju tas-sena elfejn u hdax (2011).

Kawza ta' Preferenza:

kif ukoll futuri; u

Ipoteka Generali fuq il-gid u l-beni kollha tad-debitur, kemm prezenti u

Ipoteka Speċjali, fuq:-

1. parti minn erbgha (1/4<sup>th</sup>) tas-sehem indiviz tal-garaxx bin-numru tinintax (18), bl-isem "Ave Maria", fi Triq Wied Ghonor, San Giljan. L-imsemmi garaxx huwa liberu u battal. L-imsemmi sehem tal-garaxx huwa suggett għall-uzufritt favur ta' Carmelo Mifsud matul hajtu, proprjeta' ta' Lara Ann Agius \*

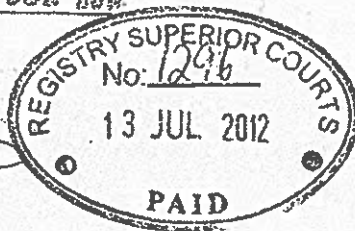
illum

19 JUL 2012

Direttur

Dr. Dominic A. Cassar LL.D  
Għas-società kredittrici  
Order 1521589

bavik34



Firma tal-persuna li tapplika  
għall-Iskrizzjoni)

Maria Vella  
Dirigistratur  
Court of Justice (Malta)

Aqleb →

H / 9886 / 2012

Rimarki  
(ghall-uzu ufficjali biss)

Kreditur:

Debitur:

Kreditu:

Kawza ta' Preferenza:

\* 2. *Maisonette* fil-pjan terran elevat, minghajr numru ufficjali u bl-isem ta' "*Immersion*" li Triq il- Gladjoli, Madliena limiti ta' Swieqi u il-garaxx internament immarket bit-numru tlieta (3), li parti minnu hija sottostanti ghal imsemmi *maisonette*. L-imsemmi *maisonette* jikkonfina mit-Tramuntana ma' l-imsemmi triq, mill-Lvant ma' proprjeta' ta' S N Properties Limited u mill-Punent ma' proprjeta' ta' Lino Farrugia. Il-garaxx u l-*maisonette* huma suggetti għac-cens annwu u perpetwu skont kif indikat fil-kuntratt tan-Nutar Maurice A. Gambin tat-tletin (30) ta' Mejju tas-sewa elfejn u tnejn (2002), proprjeta' tad-debituri \*\*

RECEIVED

Illum

19 JUL 2012

Diretur

Justice Marie Vella  
Registrar  
Court of Justice

Firma tal-persuna li tapplika  
ghall-iskrizzjoni

Dr. Dominic A. Cassar LL.D.  
Order 1521589 <sup>ditrici</sup>

H / 9886 / 2012



Rimarki  
(ghall-uzu ufficjali biss)

Kreditur:

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

Debitur:

Gordon Agius, *self employed*, iben Raymond u Lucia nee' Buttigieg imwieled Pieta' u residenti Swieqi, detentur tal-karta ta' l-identita' numru 85479 (M), u Lara Ann Agius, mart Gordon Agius, *clerk*, bint Carmel Mifsud u Dolores nee' Sammut, imwieleda San Giljan u residenti Swieqi, detentrici tal-karta ta' l-identita' numru 105776 (M).

Kreditu:

Tmienja u sittin elf, tlett mija u tmienja u tletin Ewro u tmienja u sittin centezmu (€68,338.68), sorte, flimkien ma' l-ispejjez gudizzjarji b'sentenza moghtija mill-Onorabbli Prim' Awla tal-Qorti Civili fl-ismijiet "Bank of Valletta p.l.c. vs Gordon u Lara Ann mizzewgin Agius" flimkien mal-ispejjez u mal-imghaxijiet ulterjuri mill-wiehed u ghoxrin (21) ta' Dicembru tas-sena elfejn u ghaxra (2010) sad-data ta' l-effettiv pagament. (Rikors Guramentat numru mitejn u disgha u sittin tas-sena elfejn u hdax - Onorevoli Imhalled Mark Cheicuti LL.D. - (269/2011) MC) deciza fit-tletin (30) ta' Mejju tas-sena elfejn u hdax (2011).

Kawza ta' Preferenza:

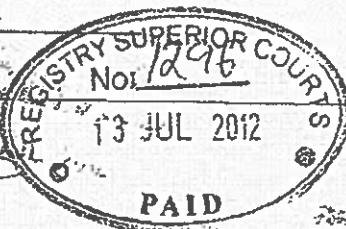
\*\* 3. parti minn erbgha (1/4<sup>th</sup>) tas-sehem indiviz tal-maisonette, bla numru u bl-isem ta' "Shalom", fi Triq Agnes Schembri, Birkirkara. L-imsemmi *maisonette* jikkonfina mill-Grigal ma' l-imsemmija Triq, mill-Punent ma' *Tuaco Limited* jew is-successuri fit-titolu u mill-Lvant ma' proprjeta' ta' Anthony u Michelle konjugi Galea. L-imsemmi *maisonette* jinsab sovrastanti proprjeta' ta' terzi u suggestt ghac-cens annwu u prepetwu kif indikat fil-kuntratt tat-tletin (30) ta' Mejju tas-sena elfejn u tnejn (2002), in atti Nutar Dottor Maurice A. Gambin. L-imsemmi parti minn erbgha (1/4<sup>th</sup>) tas-sehem indiviz ta' l-imsemmi *maisonette* huwa suggestt ghall-uzufрутt ta' Carmelo Mifsud li huwa missier Lara Ann Agius, tul hajtu kollha, proprjeta' ta' Lara Ann Agius.

Illum

Direttur

Dr. Dominic A. Cassar LL.D.  
Ghas-socjeta kreditrici

Order 1521589

Firma tal-persone li tapplika  
(ghall-Iskrizzjoni)

Maria Vella  
Crietjaratur  
Corte of Justice (Malta)

Aqleb



Nota għall-Iskrizzjoni ta'

Privilegg

Numru Progressiv

000917

Rimarki  
(għall-uzu  
Ufficjali biss)

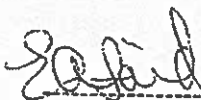
Kreditur: PF Steel Limited C45128

Debituri: Gordon Agius, self-employed, bin Raymond u Lucia nee' Buttigieg, inwield Pietà' u residenti Madliena Swieqi, karta ta' l-identita' numru: 085479M u martu Lara-Ann Agius, bint Carmel Mifsud u l-mejta Doreen nee' Sammut, inwielda San Giljan u residenti Madliena Swieqi, karta ta' l-identita' numru: 0105776M *in solidum*.

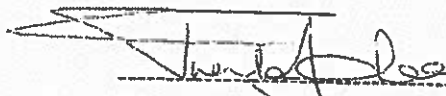
Kreditu: Is-somma ta' hamsa u tletin elf mija u disgha u tletin Euro u erbgha u sebghin centesmu (€35,139.74) dovuti mid-debituri lill kreditur, liema somma tirrappresenta simili somma dovuti għall-xoghol u materjal; in konnessjoni mal-kompletar tal-istess immobbli hawn taht deskritt u dana ai termini tal-Artikolu Elfejn u Ghaxra (2010) tal-Kodici Civili tal-Ligijiet ta' Malta liema xogholijiet gew terminati fit-tletin (30) ta' Dicembru tas-sena elfejn u max (2012).  
*Ex-koegalijsat saru fuq inkontratt tad-debituri.*

€ 23.29  
8

Kawza ta' Preferenza: Privilegg Speċjali fuq il-fond bin-numru ufficjali tnejn u ghoxrin (22), bl-arja libera tieghu, bl-isem 'Solabella', f'Xatt il-Palm, Bahar ic-Caghaq



Direttur



Firma tal-persuna li tapplika għall-iskrizzjoni

Not. Dr. Krystle Frenco Galea B.A. LL.D

għan-nom tal-Kreditur

RECEIVED

27 FEB 2013

NOT. Dr. E.A. SAID

Nota għal Iskrizzjoni ta' <b>IPOTEKA ĠENERALI</b>		Numru Progressiv <u>12276</u>
Rimarki (Għall-użu uffiċjali biss)		
Kreditur:	Ruben Sciortino, Arkitett u Inġinier Ċivili, iben il-mejjet Edmund u Irene Aurora xebba Tufigno, twieled Attard u residenti is-Swieqi, karta ta' identità numru wiehed tmienja tlieta tnejn sebgha erbgha ittra 'm' (183274M)	
Debitur:	Gordon Agius, fil-kummerċ, iben Raymond u Lucia xebba Buttigieg, imwielel Pietà' u residenti is-Swieqi, karta ta' identità numru tmienja hamsa erbgha sebgha disgha ittra 'm' (85479M) u martu Lara-Ann Agius, skrivana, bint Carmel Mifsud u Dolores xebba Sammut, imwielda San Giljan u residenti is-Swieqi, karta ta' identità numru wiehed zero hamsa sebgha sebgha sitta ittra 'm' (105776M)	
Kreditu:	Is-somma totali ta' hdax-il elf u erbgha u għoxrin ewro u erbatax il-cetneżmu (EUR11,024.14) komposta (i) in kwantu għas-somma ta' tmint elef, tmien mija u erbatax -il ewro (€8,814) sorte dovuta skond sentenza tal-Prim'Awla tal-Qorti Ċivili datata it-30 ta' Novembru, 2012 fl-ismijiet "Perit Ruben Sciortino vs Gordon Agius u Lara-Ann Agius" (ii) in kwantu għas-somma ta' elf, seba' mija u hamsa u disghin ewro u għoxrin centeżmu (EUR1,795.20) rappreżentanti is-sehem dovut mill-konjugi Agius ai termini tal-imsemmija sentenza mid-drittijiet u spejjeż skond it-taxxa għudizzjarja rigwardanti tali kawża; (iii) in kwantu għas-somma ta' erba' mija u erbatax -il ewro u erbgha u disghin centeżmu (EUR414.94) drittijiet u spejjeż skond it-taxxa għudizzjarja rigwardanti ir-rikors għall-hruġ ta' mandat ta' inibizzjoni numru 1426/2010 fl-ismijiet "Perit Ruben Sciortino vs Gordon Agius u Lara Ann Agius", dana apparti l-imghax legali skond il-fuq imsemmija sentenza tat-30 ta' Novembru, 2012.	
Kawża ta' Preferenza	IPOTEKA ĠENERALI ai termini tal-artikolu elfejn tlieta u għoxrin (2023) tal-Kodiċi Ċivili.	
Illeam ta' Awwissu 2013 (Direttur)	Avvs Massimo Vella għali-kreditur (Firma tal-persuna li tapplika)	

23-29-1  
AD



Nota għal Iskrizzjoni ta' <b>IPOTEKA SPECJALI</b>		Numru Progressiv <b>013135</b>
Rimarki (Għall-użu uffiċjali biss)		
Kreditur:	Ruben Sciortino, Arkitett u Inġinier Ċivili, iben il-mejjet Edmund u Irene Aurora xebba Tufigno, tweled Attard u residenti is-Swieqi, karta ta' identità numru wiehed tmienja tlieta tnejn sebgha erbgha ittra 'm' (183274M)	
Debitur:	Gordon Agius, fil-kummerc, iben Raymond u Lucia xebba Buttigieg, imwieled Pieta' u residenti is-Swieqi, karta ta' identità numru tmienja hamsa erbgha sebgha disgha ittra 'm' (85479M) u martu Lara-Ann Agius, skrivana, bint Carmel Mifsud u Dolores xebba Sammut, imwielda San Giljan u residenti is-Swieqi, karta ta' identità numru wiehed zero hamsa sebgha sebgha sitta ittra 'm' (105776M)	
Kreditu:	Is-somma totali ta' hdxax-il elf u erbgha u ghoxrin ewro u erbatax il-cetnezmu (EUR11,024.14) komposta (i) in kwantu għas-somma ta' tmint elef, tmien mija u erbatax -il ewro (€8,814) sorte dovuta skond sentenza tal-Prim'Awla tal-Qorti Ċivili datata it-30 ta' Novembru, 2012 fl-ismijiet "Perit Ruben Sciortino vs Gordon Agius u Lara-Ann Agius" (ii) in kwantu għas-somma ta' elf, seba' mija u hamsa u disghin ewro u ghoxrin centezmu (EUR1,795.20) rappreżentanti is-sehem dovut mill-konjuġi Agius ai termini tal-imsemmija sentenza mid-drittijiet u spejjeż skond it-taxxa ġudizzjarja rigwardanti tali kawża; (iii) in kwantu għas-somma ta' erba' mija u erbatax -il ewro u erbgha u disghin centezmu (EUR414.94) drittijiet u spejjeż skond it-taxxa ġudizzjarja rigwardanti ir-rikors għall-hruġ ta' mandat ta' inibizzjoni numru 1426/2010 fl-ismijiet "Perit Ruben Sciortino vs Gordon Agius u Lara Ann Agius", dana apparti l-imghax legali skond il-fuq imsemmija sentenza tat-30 ta' Novembru, 2012.	
Kawża ta' Preferenza	IPOTEKA SPECJALI fuq il-fond ossia maisonette <i>P'elevated ground floor level</i> , qabel bla numru u illum bin-numru 47 u jisimha 'Immersion', fi Triq il-Gladjoli, Madliena, limiti tas-Swieqi, tmis mit-tramuntana mal-istess triq, lvant ma' beni tal-kumpannija SN Properties Limited jew <i>aventi causa</i> taghha u punent ma' beni ta' Lino Farrugia jew <i>aventi causa</i> tiegħu, kif ukoll il-garage in parti sottopost għall-istess maisonette, u li jinsab Internament markat bin-numru tlieta fil-planti annessi mal-kuntratt tal-akkwizizzjoni.	

23-29-1  
 AD S

*Handwritten signatures and initials*

REGISTRATION No. 1262  
 SUPERIOR COURTS  
 16 SEP 2013

18 DEC 2013



013135

tan-Nutar Dottor Maurice Gambin datat it-30 ta' Mejju, 2002, bid-drittijiet u il-pertinenzi tagħhom kollha, u kif soġġetti għar-rata tagħhom ta' ċens annwu u perpetwu ta' għaxar Liri Maltin (illum tlieta u għoxrin ewro u disgħa u għoxrin ċenteżmu - EUR23.29) pagabbli lil Fosters Ltd fid-9 ta' Settembru ta' kull sena bil-quddiem, bid-dritt ta' użu tad-drive-in flimkien mal-proprjetarji/utenti tal-garages l-oħra tal-istess block u bid-drittijiet u pertinenzi kollha indikati fl-istess kuntratt hawn fuq imsemmi

Din l-ipoteka speċjali hija addizzjonali għal-ipoteka ġenerali numru tnax - il elf, mitejn u sitta u sebghin tas-sena elfejn u tlettax (012276/2013) al termini tal-artikolu elfejn u sittax (2016) tal-Kodiċi Ċivili.

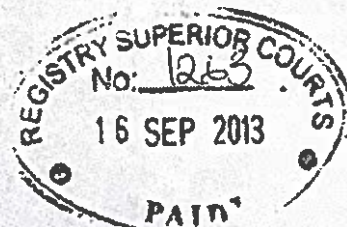
illum \_\_\_\_\_ ta' Settembru 2013

(Direttur)

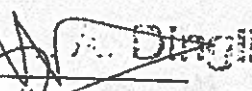

Avv. Massimo Vella għall-kreditur  
(Firma tal-persuna li tapplika)

*Rose Marie Vella*  
*Dep / Neg*

*Massimo Vella*  
*Dep / Neg*





Nota ghal Iskrizzjoni ta' Ipoteka		Numru Progressiv _____	11496
Rimarki (gball-uzu ufficjali)			
Kreditur: <b>RAINBOWMIX CONCRETE LIMITED C6763</b>			
Debituri: <b>GX3 HOLDINGS LIMITED C.55158 id-debitur principali.</b> <b>GORDON AGIUS</b> , self employed, iben Raymond u Lucia nee' Buttigieg, imwield il-Pieta' fil-21.01.1979 u residenti l-Madliena, ghandu l-karta tal-identita' bin-numru 85479(M) flimkien ma' martu <b>LARA AGIUS</b> , impjegata, bint Carmel Mifsud u Doreen nee' Sammut, imwielda San Giljan fit-12.02.1976 u residenti l-Madliena, ghandha l-karta tal-identita' bin-numru 105776M il-Garanti in solidum bejniethom u mad-debitur principali.			
Kreditu: Kostituzzjoni ta' debitu skond att tieghi Nutar sottofirmat tas-sebgha (7) ta' Lulju tas-sena elfejn u sittax (2016). Id-debitur principali ikkostitwixxi ruhha bhala, vera, certa u likwida debitrici versu w a favur il-Kreditrici li accetta, fis-somma ta' mija u tmienja u tmenin elf Ewro (€188,000) ezkluz il-Taxxa fuq il-Valur Mizjud u nkluz l-interessi u l-ispejjez relattivi u dan minhabba xogholijiet ta' kostruzzjoni u tlestija tal-korp bini li sar fil-binja hawn fuq imsemmija. Illi dejn dovut mis-socjeta debitrici favur tas-socjeta kreditrici, il-partijiet qeghdin jaqblu u jaccettaw illi irrid jithallas kollu sat-tletin ta' Settembru tas-sena elfejn u sittax (30.09.2016). Illi Pierre Farrugia li kien il-perit inkarigat mid-Debitrici ghall-ezekuzzjoni tax-xoghlijiet li saru mill-Kreditrici u kif ukoll id-debitu dovut lill-Kumpanija TLATA Limited numru ta' registrazzjoni C16319 u kif ukoll PF STEEL Limited, numru ta' registrazzjoni C45128 ghal konsenja ta' hadid formanti parti mix-xoghlijiet ezegwiti mill-istess Kreditrici, liema debitu d-debitur principali u l-Garanti jirrikonoxxu flimkien u solidalment bejniethom li huma unikament responsabbli ghalihom peress li kienu huma stess illi ingaggawhom.			
Kawza ta' Preferenza: Ipoteka Generali ghas-somma ta' mija u tmienja u tmenin elf Ewro (€188,000) fuq il-beni taghha kollha prezenti u futuri fuq il-beni tad-debitur principali. <sup>18.02.16</sup> <b>AD</b> Ipoteka Specjali ghas-somma ta' mija u tmienja u tmenin elf Ewro (€188,000) fuq il-beni immobili tad-debitur principali u precizament fuq: 1. L-Appartament li qiegħed fit-tielet sular ( <i>second floor</i> ) u jiffirma parti minn blokk ta' semi-basement garages, appartamenti u penthouse f'Xatt il-Palm (precedement maghrufa bhala York Street), Bahar ic-Cagħaq, liema appartament iggib in-numru tlieta (3) internament u jinsab sottopost u sovrappost għall-proprjeta tal-GX3 HOLDINGS LIMITED C.55158 jew l-avventi kawza tagħha u huwa soġġett għas-servitujiet inerenti għal posizzjoni tiegħu gewwa blokk bini fosthom dawk ta' twieqi u aperturi. Dan l-appartament .....tkompli.....			
12 JUL 2016			
Data: _____			
 Direttur		 Nutar Dr. Reuben Debono	



Nota ghal Iskrizzjoni ta' Ipoteka		Nunru Progressiv _____
Rimarki (ghall-uzu ufficjali)		
<p><b>Kawza ta' Preferenza:</b> .....tkompli..... huwa accessibli mill-komun tal-blokk li jiffirma parti minnu u ghalhekk inkluz l-entrata, tarag, indanijiet, lift jekk dan id-dejn dovut ma' jithallas a saldu sad-data hawn fuq imsemmija, il-partijiet jaqblu u jaccettaw illi l-interessi jergghu jibdeu jiddekkorru fuq il-bilanc dovut bir-rata ta' hamsa fil-mija (5%) mill-ewwel t'Gunju tas-sena elfejn u sittax (01.06.2016) u dan sakemm jithallas l-ammont dovut kollu. Eskluz mid-debitu huwa l-kont tal-Perit Arkitett shaft u lift u dawk il-partijiet kollha intizi ghal-uzu komuni eskluz l-arja tal-bejt. Inkluz hemm id-dritt jinstallaw fuq l-oghla bejt tal-blokk, tank tal-ilma ta' mhux aktr minn hames mitt litru (500lt), aerial u / jew satellite dish komuni u solar water heater u b'access ghas-servizzi imsemmija f'hijiet ragonevoli u wara pre-avviz lis-sidien tal-penthouse. F' dan ir-rigward, id-debtirici pprovdiet access ghall-bejt sovrastanti il-penthouse sabiex is-sidien kollha tal-appartamenti sovrastanti jkollhom access ghall-imsemmi bejt wara li jkun taw pre-avviz lis-sidien tal-Penthouse. L-appartament ghandu is-sistema ta' drains u drenagg in komun mal-proprjetajiet fl-istess blokk, liberu u frank bid-drittijiet u l-pertinenzi kollha tieghu. Illi l-appartament jikkonfina mill-Grigal in parti ma' Triq Xatt il-Palm u in parti ma' proprjetajiet ta' terzi mhux maghrufa lbic u majjstral ma' proprjeta ta' terzi mhux maghrufa jew irjeh aktar verjuri u precizi.</p> <p><b>2. Il-Penthouse bil-bejt u bl-arja libera taghha li qeghda fir-raba sular (third floor) u formanti parti minn blokk ta' semi-basement garages, appartamenti u penthouse f'Xatt il-Palm (precedentement maghrufa bhala York Street), Bahar ic-Caghaq, liema appartament iggib in-numru erhgha (4) internament u jinsab sovrappost ghall-proprjeta tal-GX3 HOLDINGS LIMITED C.55158 jew l-avventi kawza taghha u huwa soggett ghas-servitujiet inerenti ghal posizzjoni tieghu gewwa blokk bini fosthom dawk ta' twieqi u aperturi. Dan l-appartament huwa accessibli mill-komun tal-blokk li jiffirma parti minnu u ghalhekk inkluz l-entrata, tarag, indanijiet, lift shaft u lift u dawk il-partijiet kollha intizi ghal-uzu komuni eskluz l-arja tal-bejt. Soggetta ghas-servitujiet passivi favur l-appartamenti l-ohra fil-blokk li jinstallaw fuq l-oghla bejt tal-blokk, tank tal-ilma ta' mhux aktar minn hames mitt litru (500lt), aerial u / jew satellite dish komuni u solar water heater u b'access ghas-servizzi imsemmija f'hijiet ragonevoli u wara pre-avviz lis-sidien tal-penthouse. F' dan ir-rigward, id-debtirici pprovdiet access ghall-bejt sovrastanti il-penthouse sabiex is-sidien kollha tal-appartamenti sovrastanti jkollhom access ghall-imsemmi bejt wara li jkun taw pre-avviz lis-sidien tal-Penthouse. L-penthouse ghandha s-sistema ta' drains u drenagg in komun mal-proprjetajiet fl-istess blokk, liberu u frank bid-drittijiet u l-pertinenzi kollha tieghu. Illi l-penthouse jikkonfina mill-Grigal in parti ma' Triq Xatt il-Palm u in parti ma' proprjetajiet ta' terzi mhux maghrufa lbic u majjstral ma' proprjeta ta' terzi mhux maghrufa jew irjeh aktar verjuri u precizi.</b></p> <p><b>Ipoteka Generali ghas-somma ta' mija u tmienja u tmenin elf Ewro (€188,000) fuq il-beni kollha prezenti u futuri b tal-garanti.</b></p>		
12 " 2016		
Data: _____		
 _____ Diretur		 _____ Nutar Dr. Reuben Debono



NOTE OF REFERENCE

1715

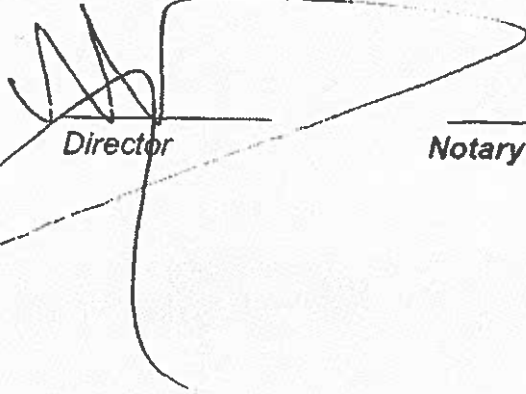
CANCELLATION

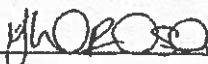
Reference No:

I. No: 11,496 / 2016

By a deed in my records of the second (2<sup>nd</sup>) day of March, of the year two thousand and seventeen (2017), the creditor, **Rainbowmix Concrete Limited**, gave its consent for the cancellation of this note registered against "GX3 Holdings Limited" as principal debtor and against Gordon Agius and Lara Agius as sureties.

Handwritten notes: 3-85, a scribble, and \$0

  
Director

  
Notary Doctor Yasmin La Rosa, LL.D.

RECEIVED IDENTITY MALTA  
15 MAR 2017  
LAND AND PUBLIC REGISTRY

16016

Note for the Inscription of an Hypothec

Progressive Number:

Remarks for Official Use

Creditor: Doctor of Laws Emanuel Bianco, an advocate, son of the late Joseph and Pia nee Zammit, born in Fleur-deLys on the twenty seventh (27<sup>th</sup>) day of January of the year one thousand nine hundred and sixty seven (1967) and residing at Attard, holder of identity card number 50167M

Debtor: Gordon Agius, estate agent, son of Raymond Agius and Lucia nee Buttigieg, born in Pieta on the twenty first (21<sup>st</sup>) day of February of the year one thousand nine hundred and seventy five (1975) at Madliena, Swieqi, holder of identity card number 85479M and Lara-Ann Agius, a value added tax inspector, wife of the said Gordon Agius, daughter of Carmel Mifsud and the late Doreen nee Sammut, born on the twelfth day of the month of February of the year one thousand nine hundred and seventy six (1976) in St. Julian's and residing at Madliena, Swieqi, holder of identity card number 105776M

€ 25.65

Credit: Warranty of the proper observance and in particular in security of the payment of the debt due by the Debtors to the Creditor in the amount of eighteen thousand eight hundred and two Euro ( €18,802) in virtue of a deed in my records of the ninth (9<sup>th</sup>) day of August of the year two thousand and eighteen (2018).

Cause of Preference:

a) *General Hypothec* over all their property in general, present and future, up to the price of eighteen thousand eight hundred and two Euro ( €18,802).

22 AUG 2018

Nutar Dr. Thomas Vella LL.D

16017

Note for the Inscription of an Hypothec	Progressive Number:
Remarks for Official Use	
<p>Creditor: Doctor of Laws Emanuel Bianco, an advocate, son of the late Joseph and Pia nee Zammit, born in Fleur-deLys on the twenty seventh (27<sup>th</sup>) day of January of the year one thousand nine hundred and sixty seven (1967) and residing at Attard, holder of identity card number 50167M</p>	
<p>Debtor: Gordon Agius, estate agent, son of Raymond Agius and Lucia nee Buttigieg, born in Pieta on the twenty first (21<sup>st</sup>) day of February of the year one thousand nine hundred and seventy five (1975) at Madliena, Swieqi, holder of identity card number 85479M and Lara-Ann Agius, a value added tax inspector, wife of the said Gordon Agius, daughter of Carmel Mifsud and the late Doreen nee Sammut, born on the twelfth day of the month of February of the year one thousand nine hundred and seventy six (1976) in St. Julian's and residing at Madliena, Swieqi, holder of identity card number 105776M</p>	
<p>Credit: The sum of eighteen thousand eight hundred and two Euro ( €18,802) which sum represents the debt due by the Debtors in favour of the Creditor as stipulated in virtue of a deed in my records of the ninth (9<sup>th</sup>) day of August of the year two thousand and eighteen (2018).</p>	
Cause of Preference:	
<p>a) <i>Special Hypothec</i> over the elevated ground floor maisonette bearing the official number forty seven (47) and bearing the name 'Immersion' in Triq il-Galdjoli, Madliena, Swieqi underlying property of third parties, together with the underlying garage bearing number four(4), free and unencumbered with all its rights and appurtenances and subject to the passive and active servitudes which results from its position, and this for the price of eighteen thousand eight hundred and two Euro ( €18,802) together with all interests accrued.</p>	
<p style="text-align: right;">22 AUG 2018</p> <p>Nutar Dr. Thomas Vella LL.D</p>	



1941

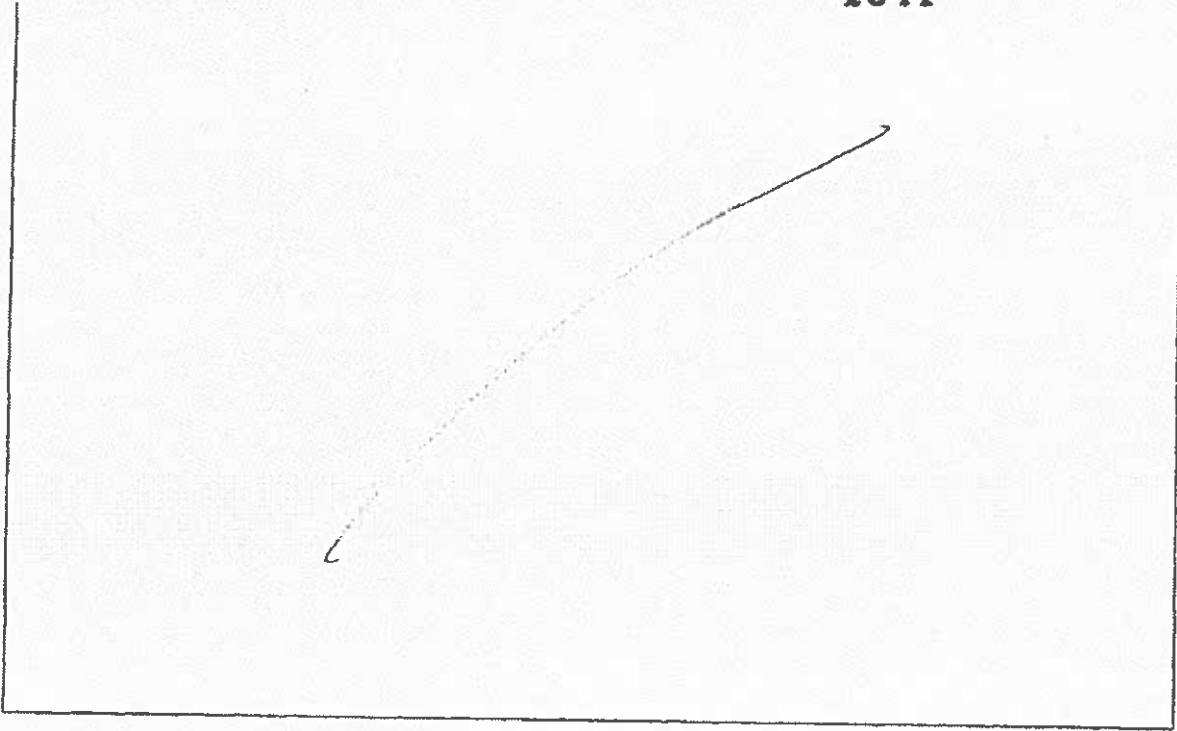
Note for the Inscription of an Hypothec	Progressive Number:
Remarks for Official Use:	
<p>Creditor: Georg Sapiano, advocate, son of the late Alfred and the late Rose nee' Flynn, born in H'Attard on the 20<sup>th</sup> January 1968 and residing Fort Mansions, Block C Flat 10, Ix-Xatt Ta'Xbiex, Ta'Xbiex, at holder of identity card number 71568(M) who is appearing on this deed in the name and on behalf of <b>Aequitas Legal</b>;</p>	
<p>Debtor: <b>Gordon Agius</b>, estate agent, son of Raymond Agius and Lucia nee Buttigieg, born in Pieta on the 21<sup>st</sup> January 1979 and residing Madliena, Swieqi, holder of identity card number 85479M and <b>Lara-Ann Agius</b>, a value added tax inspector, wife of the said Gordon Agius, daughter of Carmel Mifsud and the late Doreen nee Sammut, born on the 12<sup>th</sup> February 1976 in St. Julian's and residing at Madliena, Swieqi, holder of identity card number 105776M,</p>	
And	
<p>Carmel Mifsud, retired, son of Joseph and Carmen nee' Sammut, born in Saint Julians on the 8<sup>th</sup> November 1948 and residing at Birkirkara, holder of identity card number 939748(M), who is appearing in the name and on behalf of <b>GX3 Holdings Limited</b>, company registration number letter 'C' number five five one five eight ( C-55158), having its registered address and thirty-five (35), Triq Agnes Schembri, Birkirkara, duly authorised,</p>	
Hereinafter jointly and severally referred to as " <i>the Debtors</i> ";	
<p>Credit: The sum of twenty-nine thousand five hundred Euro ( €29,500) which sum was declared as the true and certain debt owed by the Debtor unto the Creditor in virtue of a deed of constitution of debt in my records of the ninth (9<sup>th</sup> ) day of November of the year two thousand and eighteen (2018)</p>	
Cause of Preference:	
<p>a) a <i>Special Hypothec</i> for the debt due of twenty-nine thousand five hundred Euro ( €29,500) and interests accruing thereon and charges connected therewith upon the garage internally numbered three (3), situated at semi-basement level which garage is accessible from a ramp abutting on Triq il-Gladjoli, Madliena, hereinafter referred to as 'The Property', which Property underlies the maisonette numbered forty-seven (47), named 'Immersion', in Triq il-Gladjoli, Madliena which maisonette belongs to the here appearing Debtors, and which Property is free and unencumbered, with all its rights and appurtenances but exclusive of its relative airspace.</p>	

29 JAN 2019

Order 1521589

H / 1941 / 2019

1941



29 JAN 2019



Notary Dr. Thomas Vella LL.D

A large, stylized signature written in black ink. The signature is highly cursive and loops around, starting with a vertical stroke on the left and ending with a large loop on the right.



Rimarki  
(għall-uzu  
ufficjali biss)

## Kreditur:

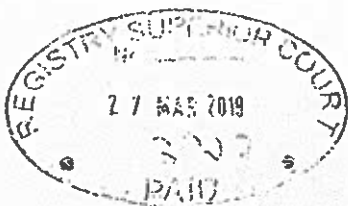
Georg Sapiano, avukat, bin il-mejjet Alfred Sapiano u Rose nee Flynn, imwieled Attard fl-ghoxrin (20) ta' Jannar elf disa' mija tmienja u sittin (1968) u joqghod Fort Mansions Block C Flat 10, Ix-Xatt ta' Xbiex, ta'Xbiex, detentur ta' karta tal-identita numru 71568(M) bhala soċju tad-ditta legali Aequitas Legal (income tax nru 950058834

## Debitur:

Gordon Agius, aġent tal-propjeta, bin Raymond Agius u Lucia nee Buttigieg twieled Pieta fil-wiehed u ghoxrin (21) ta' Jannar tas-sena elf disa' mija disgha u sebghin (1979) u joqghod 47, Immersion, Triq il-Gladjoli, Madliena, Swieqi, detentur tal-karta tal-identita numru 85479M u Lara-Ann Agius, spettura tal-VAT, mart Gordon Agius, bint Carmel Mifsud u Doreen nee Sammut, twieldet San Giljan fit-tmax (12) ta' Frar elf disa' mija u sitta u sebghin (1976) u toqghod 47, Immersion, Triq il-Gladjoli, Madliena, swieqi, detentrici tal-karta tal-identita numru 105776M u s-soċjetà GX3 Holdings Ltd, kumpannija reġistrata fir-reġistru tal-kumpanniji bin-numru C hamsa hamsa wiehed hamsa tmienja (C-55158)

## Kreditu:

Is-somma ta' disgha u ghoxrin elf u hames mitt Ewro (€29,500) kanonizzati permezz ta' kostituzzjoni ta' debitu iffirmit bejn il-kreditur u d-debituri solidament, datat id-disgha (9) ta' Novembru tas-sena elfejn u tmintax (2018) fl-atti tan-Nular Dottor Thomas Vella, liema kostituzzjoni ta' debitu gie rez eżekuttiv jumejn wara n-notifika tal-ittra ufficjali fl-ismijiet "Georg Sapiano nomine kontra Agius Gordon et" ipprezentata ai termini tal-Artikolu mitejn sitta u hamsin, sub-inciż tnejn (256(2)) tal-Kapitolu Tnax (12) tal-Liġijiet ta' Malta, oltre l-ispejjeż ġudizzjarji u l-imghax legali dekorribbli mid-data ta' hittra ufficjali ref. numru 462/19 jiġifieri mis-sitta (6) ta' Frar tas-sena elfejn u dsatax (2019)



## Kawza ta' Preferenza:

Ipoteka Ġenerali

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

Illum.....

27 MAR 2019

  
Direttur

  
Av. Karl Tanti, LL. D  
għall-kreditur

Nota għal iskrizzjoni ta'  
Ipoteka ~~Speċjali~~ : Speċjali

Numru Progressiv:

6455

Rimarki  
(għall-uzu  
ufficjali biss)

**Kreditur:** Georg Sapiano, avukat, bin il-mejjet Alfred Sapiano u Rose nee Flynn, imwiedet Attard il-ghoxrin (20) ta' Jannar elf disa' mija tmienja u sittin (1968) u joqgħod Fort Mansions Block C Flat 10, Ix-Xatt ta' Xbiex, ta'Xbiex, detentur ta' karta tal-identita numru 71568(M) bhala soċju tad-ditta legali Aequitas Legal (income tax nru 950058834)

**Debitur:** Gordon Agius, agent tal-propjeta, bin Raymond Agius u Lucia nee Buttigieg twieled Pieta fil-wiehed u ghoxrin (21) ta' Jannar tas-sena elf disa' mija disgha u sebghin (1979) u joqgħod 47, Immersion, Triq il-Gladjoli, Madliena, Swieqi, detentur tal-karta tal-identita numru 85479M u Lara-Ann Agius, spettura tal-VAT, mart Gordon Agius, bint Carmel Mifsud u Doreen nee Sammut, twieldet San Giljan fit-tmax (12) ta' Frar elf disa' mija u sitta u sebghin (1976) u toqgħod 47, Immersion, Triq il-Gladjoli, Madliena, swieqi, detentrici tal-karta tal-identita numru 105776M u s-soċjetà GX3 Holdings Ltd, kumpannija registrata fir-registru tal-kumpanniji bin-numru C ħamsa ħamsa wiehed ħamsa tmienja (C-55158), ilkoll debituri principali in solidum bejniethom

**Kreditur:**

Is-somma ta' disgha u ghoxrin elf u hames mitt Ewro (€29,500) kanonizzati permezz ta' kostituzzjoni ta' debitu skont att tieħi Nutar sottofirmat datat id-disgha (9) ta' Novembru tas-sena elfejn u tmintax (2018). Id-debituri kkonstitwixxew ruħhom bhala veri, ċerti u likwidi debituri in solidum versu u a favur il-Kreditur fl-imsemmija somma ta' disgha u ghoxrin elf u hames mitt Ewro (€29,500) għall-ħlas ta' servizzi legali rezi mill-Kreditur versu u a favur l-istess debituri. Il-kostituzzjoni ta' debitu gie reż eżekuttiv jumejn wara n-notifika tal-ittra ufficjali fl-ismijiet "Georg Sapiano nomine kontra Agius Gordon et" ipprezentata ai termini tal-Artikolu mitejn sitta u ħamsin, sub-inċiż tnejn (256(2)) tal-Kapitolu Tnax (12) tal-Liġijiet ta' Malta. Il-kreditu ta' disgha u ghoxrin elf u hames mitt Ewro (€29,500) huwa oltre l-ispejjeż ġudizzjarji u l-imghax legali dekorribbli mid-data ta' l-ittra ufficjali, jiġifieri mis-sitta (6) ta' Frar tas-sena elfejn u dsatax (2019)

€ 29,500  
AA

**Kawza ta' Preferenza:**

Ipoteka Speċjali għas-somma ta' disgha u ghoxrin elf u hames mitt Ewro (€29,500), oltre l-imghax u l-ispejjeż ġudizzjarji, fuq il-beni immobbli tad-debituri u preċiżament:

1. Il-Penthouse bil-bejt u bl-arja libera tagħha li qiegħda fir-raba' sular (third floor) u formanti parti minn blokk ta' semi-basement garages, appartamenti u penthouse f'Xatt il-Palm (preċedentement magħrufa bhala York Street), Baħar iċ-Ċagħaq, limiti tan-Naxxar liema penthouse hija internament immarkata bin-numru erbgha (4), u... tkompli...

28 MAR 2019

Illum.....

Direttur

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

Av. Karl Tanti, LL. D  
għall-kreditur

Order 1521589

H / 6455 / 2019



Rimarki  
(għall-uzu  
uffiċjali biss)

Kawza ta' Preferenza:

... Tkompli... tinsab sovrappost għall-proprjetà tad-debitriċi GX3 Holdings Ltd jew l-aventi kawza minnha u hija soġġetta għas-servituziet inerenti mill-pożizzjoni tagħha ġewwa ġewwa l-blokk bini fosthom dawk ta' twieqi u aperturi. Din il-penthouse hija aċċessibbli mill-komun tal-blokk li minnu tiffirma parti, u għalhekk inkluż l-entrata, taraġ, indanijiet, lift shaft u lift u dawk il-partijiet kollha intiżi għal użu komuni pero eskluż l-arja tal-bejt. Il-penthouse hija soġġetta għas-servituziet passiv favur l-appartamenti l-oħra fil-blokk li jinstallaw fuq l-ogħla bejt tal-blokk, tank tal-ilma ta' mhux aktar minn hames mitt litru (500L), aerial u/jew satellite dish komuni u solar water heater u b'aċċess għas-servizzi imsemmija f'hinijiet raġjonevoli u wara pre-avviż lis-sidien tal-penthouse. F'dan ir-rigward, id-Debitriċi GX3 Holdings Ltd pprovdiet aċċess għall-bejt sovrastanti il-penthouse sabiex is-sidien kollha tal-appartamenti sottostanti jkollhom aċċess għall-imsemmi bejt wara li jkun law pre-avviż lis-sidien tal-penthouse. Il-penthouse għandha s-sistemi ta' drains u drenagg in komun mal-proprjetajiet fl-istess blokk, u hija mill-bqija libera u franka, bid-drittijiet ġustijiet u pertinenzi kollha tagħha. Il-penthouse tikkonfina mill-grigal in parti ma' Triq Xatt il-Palm u in parti ma' proprjetajiet ta' terzi mhux maghrufa, l-bici u majjstral ma' proprjetà ta' terzi mhux maghrufa jew irjieh verjuri - proprjetà tad-soċjetà debitriċi GX3 Holdings Ltd (C55158)

2. Il-maisonette fil-pjan terran elevat, numru sebgħa u erbgħin (47), fil-passat mingħajr numru uffiċjali, bl-isem ta' 'Immersion' fi Triq il-Gladjoli, Madliena, limiti tas-Swieqi. L-imsemmi maisonette jikkonfina mit-Tramuntana ma' l-imsemmija triq, mill-Lvant ma' proprjetà ta' SN Properties u mill-Punent ma' proprjetà ta' Lino Farrugia. Il-maisonette u l-garage sottostanti, internament immarkat numru tlieta (3), huma suġġetti għaċ-cens annwu u perpetwu skont kif indikat fil-kuntratt tan-Nutar Maurice Gambin tat-tletin (30) ta' Mejju tas-sena elfejn u tnejn (2002) - proprjetà tad-debituri Gordon u Lara Agius.

Din l-ipoteka speċjali fuq dawn l-immobbli qiegħda tigi rreġistrata fuq talba tal-Kreditur ai termini tal-Artikolu elfejn u sittax (2016) tal-Kapitolu sittax (16) Ligijiet ta' Malta, u dan wara li għet ukoll rreġistrata l-ipoteka ġenerali bin-numru progressiv sitta tlieta hamsa tnejn (6352) fuq il-beni tad-debituri

Ilum..... 28 MAR 2019

Direttur

Av. Karl Tanti, LL.D  
għall-kreditur

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

19472

Ninth (9<sup>th</sup>) August of the year two thousand and eighteen (2018),

**A Constitution of Debt signed between:**

Doctor of Laws Emanuel Bianco, an advocate, son of the late Joseph and Pia nee Zammit, born in Fleur-deLys on the twenty seventh (27<sup>th</sup>) day of January of the year one thousand nine hundred and sixty seven (1967) and residing at Attard, holder of identity card number 50167M, hereinafter referred to as "*the Creditor*";

AND

Gordon Agius, estate agent, son of Raymond Agius and Lucia nee Buttigieg, born in Pietà on the twenty first (21<sup>st</sup>) day of February of the year one thousand nine hundred and seventy five (1975) at Madliena, Swieqi, holder of identity card number 85479M and Lara-Ann Agius, a value added tax inspector, wife of the said Gordon Agius, daughter of Carmel Mifsud and the late Doreen nee Sammut, born on the twelfth day of the month of February of the year one thousand nine hundred and seventy six (1976) in St. Julian's and residing at Madliena, Swieqi, holder of identity card number 105776M, hereinafter jointly and severally between referred to as "*the Debtors*";

In virtue of which the Debtors jointly and severally between themselves constituted themselves as true, liquid and certain debtors of the Creditor in the sum of eighteen thousand eight hundred and two (€18,802.00), which sum the Debtors jointly and severally accept to pay to the Creditor.

The Debtors hereby consent to the Creditor withdrawing from deposits held by the Registrar of Courts the sum of ten thousand Euro (€10,000), and undertake to settle the balance in the sum of eight thousand eight hundred and two Euro (€8,802) in monthly instalment of five hundred Euro (€500) each.

Order 1521589

1 / 19472 / 2018

  
€200  
  




19472

And this in accordance with all conditions set out in the deed in my records of the ninth (9<sup>th</sup>) day of August of the year two thousand and eighteen (2018).



Notary Dr. Thomas Vella LL.D

22 AUG 2018





## INVOICE

HSBC ( RBWM Recoveries )  
HSBC,  
Business Banking Sector,  
RBWM Recoveries,  
80 Mill Street,  
Qormi

Invoice No. 663071  
Reference: N/A  
Date Issued: 21 August 2023

Contact Number: 2380 1987 / 2380 3554

### Orders

Order Number	Main Criteria
1521588	GORDON AGIUS

Number Of Searches	1	€	15.85
Number Of Notes	43	€	137.60
GPP	0	€	0.00
D/M	0	€	0.00
D/P	0	€	0.00
Common Notes	0	€	0.00
<b>Total Search Fee</b>		<b>€</b>	<b>153.45</b>

No Remarks

**Order 1521588 Front Page**

Name **GORDON AGIUS**  
 Spouse **LARA-ANN AGIUS**  
 Father **RAYMOND AGIUS**  
 Mother **LUCIA BUTTIGIEG**  
 ID Card **0085479M** Birthplace **PIETA** Date Of Birth **21/01/1979**  
 Liabilities From 21/01/1997 To 07/08/2023 Malta & Gozo  
 Transfers From 21/01/1997 To 07/08/2023 Malta & Gozo  
 Fidi From 21/01/1997 To 07/08/2023 Malta & Gozo **No Different Maternity**

**Search Results**

Note Type	Note Year	Note Num.	V	D/P	D/M	I
H	2002	9884				
H	2002	12609				
H	2002	14500	R	2008	3799	
			R	2014	6008	
			RC	2016	4370	
H	2002	14501	R	2008	3799	
			R	2014	6008	
			RC	2016	4370	
H	2002	14502	R	2008	3799	
			R	2014	6008	
			RC	2016	4370	
H	2007	15404	RC	2016	4370	
H	2007	15405	RC	2016	4370	
H	2007	15406	RC	2016	4370	
H	2012	8109				
H	2012	9886				
H	2013	825				
H	2013	1378				
H	2013	2617				
H	2013	12276				
H	2013	13135				
H	2013	16046				
H	2013	16499				
H	2016	11496	RC	2017	1715	

Order No: 1521588 | Normal | No Different Maternity | Notary Group: HSBC (RBWM Recoveries) | Client: Mariella Caruana  
 Number of Entries: 43 | Date Submitted: 10/08/2023 | Date Completed: 18/08/2023

1486747

Identity Malta



**No Remarks**

H 2018 16016  
H 2018 18017  
H 2019 1941  
H 2019 6352  
H 2019 6455  
I 2002 9903  
I 2018 19472  
M 2010 2685  
M 2011 2795  
M 2011 2823  
M 2014 3413  
M 2014 3434  
S 2013 27  
S 2013 135  
S 2014 54  
S 2017 38  
X 2010 27  
X 2014 124

9884

Nota ta' iskrizzjoni ta' : Ipoteka u Privilegg .

Rimarki : (ghal uzu ufficjali biss)

Kreditur :

H S B C Bank (Malta) plc.

Debitur:

Gordon Agius jeweller bin Raymond u Lucia nee Buttigieg imwielded Pieta' u joqghod Qormi Lara Anne Mifsud xebba , VAT Inspector bint Carmelo w il-mejta Dolores nee Sammut imwieldha San Giljan u toqghod Birkirkara - solidament bejniethom .

Kreditu :

Hamsa u erbghajn elf lira maltn (Lm 45,000) b'self restitwibbi a semplice richiesta tal-kreditur bi-ghola imghax li tippermetti l-Liqi. Il-kreditur delegat mid-debituri hallsu mis-somma mislufa wiehed u ghoxrin elf lira maltn (Lm 21,000) assaldu tal-prezz tax-xiri tal-fond kontroskritt Il-Kreditur delegat mid-debituri ser ihallas ir-rimaneh parti tas-self li prezz ta' xogho u materjali adoperati fil-kostruzzjoni u allestiment tal-fond hawn taht deskritt ai termini tal-Artikolu numru elfejn u ghaxra (2010) tal-Kodici Civli - skond att fleghi tat-tletin ta' Mejju tas-sena korrenti elfejn u trejn. (30.05.2002) ;

Handwritten note: 96-30-07

Kawza ta' preferenza :

Ipoteka Generali, Ipoteka Speciali u Privilegg Speciali fuq il-maisonette fl-elevated groundfloor level bla numru pero' illum qed tissemma 'immersion' fi Trq il-Gladjoji, Madliena, limiti tas-Swiegi u tress Tramuntana mal-istess triq, Lvant ma' beni ta' S N Properties Limited u Punent ma' beni ta' Lino Farrugia w il-garage in parti sottopost ghal-istess maisonette u li jinstab internament markat bin-numru tieta (3) - kif soggett linter ghac-cens annwu u perpetwu fi-Att indikat.

DEPORTI  
- 4 JUL 2002

Not. Dr. Maurice A. Gambin  
(firma tal-persuna li applika ghal-iskrizzjoni)

Handwritten signature  
Direttur

Numru Progressiv 12609  
Nota ta' Iskrizzjoni ta' Privilegg

Rimarkki  
(għall-uzo  
Ufficiali bize)

Kreditur : HSBC Bank Malta p.l.c.

Debitur : Gordon Agius, Jeweller, bin Raymond u Lucia nee Buttigieg, imwield tal-Pieta' u joqghod Hal-Dormi u Lara Anne Mifsud, zebba, VAT inspector, bin Carmelo u imdejta Dolores nee Sammut, imwielda San Giljan u toqgnod Birkirkara - in solidum.

Kreditu : Erbgha u għoxrin elf lira Maltija, parti minn somma akbar li kienet giet mogħtija b'titolu ta' self mill-kreditur lid-debituri b'att tan-Nutar Dottor Maurice Gambin tal-tletin ta' Majju tas-sena elfejn u tnejn (Nota ta' Ipoteka u Privilegg numru disat elf tmenin mija erbgha u tmenin tas-sena elfejn u tnejn).

riogħabbli u sempliċi rikjesta ta' kreditur bi-imbax i' ma għandux jeccadi l-oqghla rata li tiippermetti li-figi sabiex jitlesta x-xogħol ta' kostruzzjoni fuq l-hawn taht insemmi fond. li-kreditur kif iddelegat mid-debituri hallaz li-insemmija somma direttament lil kontratturi u lil haadema oħrajn skond l-artikolu numru elfejn u għaxra tal-Kodici Civili u x-xogħol tlesta għal kollox fit-tnejn ta' lulju tas-sena elfejn u tnejn - skond att tiegħi ta' Konservazzjoni ta' Privilegg tal-wiehed u għoxrin ta' Awissu tas-sena elfejn u tnejn.

*Handwritten notes:*  
HM 11/10  
5

Kawza ta' Preferenza : Privilegg Speċjali fuq il-maisonette fl-elevated groundfloor level, bla numru u bi-isem "Dimension", fi Triq il-Blawjoli, Madiena, limitati ta' Swieqi u tmies mit-tramuntana mal-istess triq, mill-beni ta' S N Properties Limited u mill-bunent ma' beni ta' Lino Farrugia u l-garage in parti sottopost għall-istess maisonette u li huwa internament markat bin-numru tlieta (3), kif soġġett l-intier għac-cens annwu u perpetwu indikat fl-att insemmi.

RECEIVED

Ilum ..... ta' .....  
*(Signature)*  
(Direttur)

23 August 2002  
*(Signature)*  
(Firma ta' persuna li tapplika għall-Iskrizzjoni)

HENRI J. YASSALLO  
NOTARY PUBLIC  
MALTA  
222324/243363/370504



Nota għall Iskrizzjoni ta' Hypothec Numru Progressiv 14500

Rimarki  
(għall usu  
Ufficjali Biss)

Kreditur: Lombard Bank Malta n.Lc.

Debitur: Agius Jewellers Limited principal debtor Company and Raymond Agius, a Company Director, son of the late Joseph and of Carmela nee Pesci born in Marsa and residing at Qormi; Gordon Agius, a Company Director, son of Raymond and of Lucia nee Buttigieg born in Pieta and residing at Qormi and Lucia Agius, wife of the said Raymond Agius daughter of Vincent Buttigieg and of Emmanuela nee Sciclona born in Sydney, New South Wales, Australia and residing at Qormi, Sureties jointly and severally with the principal debtor and jointly and severally between themselves.

Kreditu: Overdraft and other banking facilities up to the limit of fifty thousand Maltese liri (Lm50,000) granted by a deed in my records of the seventeenth (17<sup>th</sup>) day of September of the year two thousand and two (2002), repayable on demand, together with interest at rates not exceeding the maximum rate allowed by law which interest shall be due on daily debit balances in accordance with recognised banking practise, the said rate of interest to be fixed by the creditor bank in its sole discretion from time to time. The said Agius Jewellers Limited, and the said Raymond Agius and Gordon Agius in their capacity as the current sole two Directors of said Company, for all interests they may have and for all intents and purposes of Law, as the case may be, irrevocably promised and undertook in solidum between them in favour of the Bank which accepted:

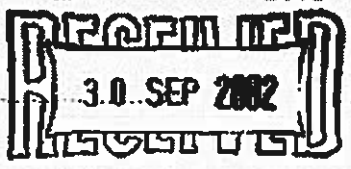
*Handwritten note:* 40,000

Kawza ta' Preferenza: General Hypothec over all the property of the principal debtor Company and of the Sureties and Special Hypothec which the Sureties Raymond and Lucia spouses Agius constituted over: (a) the first floor tenement together with its airspace partly overlying third party property situated at Qormi, Triq il-Bard (formerly known as New Street off Pinto Street) number three (3) called "Gordon House" and bounded on the East by the said street, on the North by property of Alfred Azzopardi and on the South by property of

*Handwritten notes:* cont'd, cont'd

Illum ta' 2002

*Handwritten signature:* Gerard Spiteri  
Direttur



*Handwritten signature:*  
Firma tal-Persuna li tapplika  
għall-Iskrizzjoni.

Not. Dr. Gerard Spiteri Maempel LL.D

2

Nota għall Iskrizzjoni ta' Hypotheek Numru Progressiv

14500

Rimarki  
(għall usu  
Ufficjali Biss)

Kreditur:

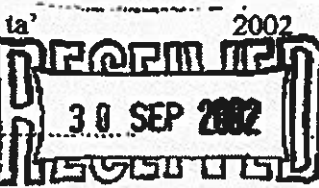
Debitur:

Kreditu: (i) Not to declare and/or pay any dividends under whatever name called without the prior written consent of the Bank.  
(ii) Not to pay/repay/reduce any shareholders' funds and/or any loans made or to be made to the Company under whatever name called without the prior written consent of the Bank.

*Cont'd*

Kawza ta' Preferenza: Alfred Fenech or their respective successors in title as subject to the annual and perpetual groundrent and subgroundrent of twenty Maltese liri (Lm20) otherwise free and unencumbered with all its rights and appurtenances; (b) the garage underlying third party property situated at Qormi, Hammieri Road number thirty four (34) called "Ray's Garage" and bounded on the North-West by the said street, on the North-East by property of Nazzareno Micallef and L and D Attard Company Limited and on the South-East by property of George Mula or their respective successors in title free and unencumbered; (c) the shop together with its airspace situated at Qormi, Hammieri Road number thirty six (36) called "A.J. Agius Jewellery" corner with Stagno Street and bounded on the South-East by Hammieri Street, on the North-West by Stagno Street and on the South-West by property of Raymond Agius free and unencumbered; and (d) the tenement together with its relative airspace marked internally number nineteen (19) called "Saint Francis" situated at Bahar ic-Caghaq limits of Naxxar formerly Gharghur, in a private yard accessible from a drive-in abutting onto Triq is-Sikka and bounded said tenement on the South-East by the said private yard, on the South-West by property of Espedito Grech and on the North-East by property of Vincent Buttigieg free and unencumbered and with all their respective rights and appurtenances.

Ilum



*Edward*  
Direttur

*[Signature]*  
Firma tal-Persuna li tapplika għall-Iskrizzjoni.

Not. Dr. Gerard Spiteri Maempel LL.D

Nota għall Iskrizzjoni ta' Hypothec Numru Progressiv

14500

Rimarki  
(għall usu  
Ufficjali Biss)

Kreditur:

Debitur:

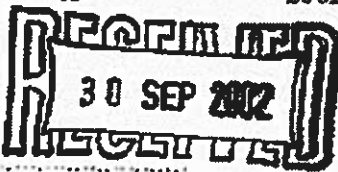
Kreditu: (iii) Not to enter into or allow any share transfer agreement in the Company, under whatever name called, without the prior written consent of the Bank. (iv) Not to enter into any division/merger/ amalgamation/demerger agreements under whatever name called without the prior written consent of the Bank. (v) Not to effect any further capital expenditure without the prior written consent of the Bank. (vi) Not to withdraw capital from the Company by way of director's current account and/or by any other method under whatever name called without the prior written consent of the Bank.

Furthermore the said Raymond and Lucia spouses Agius in their capacity as the current sole two shareholders of the Company for all interests they may have and for all intents and purposes of law, as the case may be, in solidum between them irrevocably promised and undertook in favour of the Bank which accepted. (a) Not to demand from the Company the repayment of any loans which they have made or which they will be making available to the said Company without the prior written consent of the Bank. (b) Not to enter into any division/merger/amalgamation/demerger agreements, under whatever name called, without the prior written consent of the Bank. (c) Not to enter into any share transfer agreement in the Company and or claim any dividends under whatever name called without the prior written consent of the Bank. The Company and the Sureties granted their reciprocal consent for all obligations undertaken by each one of them on this deed.

Kawza ta' Preferenza:

Illum ta' 2002

*Salaid*  
Direttur



Firma tal-Persuna li tapplika  
għall-Iskrizzjoni.

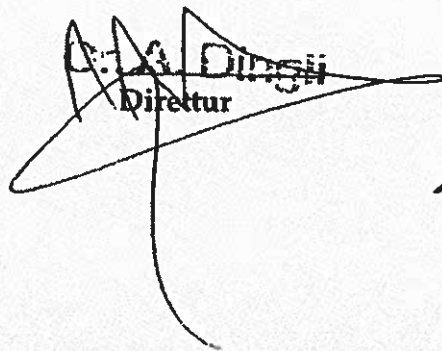
Not. Dr. Gerard Spiteri Maempel LL.D



## NOTA TA' REFERENZA

Reference Number	TITOLU
- - 4370	Cancellation
VOL. H. No.	In virtue of a deed in my records of the seventh (7 <sup>th</sup> ) day of July of the year two thousand and sixteen (2016) the creditor LOMBARD BANK MALTA p.l.c., (C 1607) gave its consent for the total cancellation of hypothecary and /or privileged rights arising out of notes of inscription registered in the Public Registry in its favour and against Agius Jewellers Limited, Raymond Agius, a company director, son of the late Joseph and of Carmela nee' Pesci born in Marsa and residing at Qormi, Gordon Agius, a company director, son of Raymond and of Lucia nee' Buttigieg born in Pieta and residing in Qormi, and Lucia Agius wife of the said Raymond Agius daughter of Vincent Buttigieg and of Emmanuela nee' Scicluna born in Sydney, New South Wales, Australia and residing at Qormi, jointly and severally between them, namely:
14500/2002	- Note of Hypothec and /or Privilege number one four five zero zero of the year two thousand and two (I. 14500/2002);
14501/2002	- Note of Hypothec and /or Privilege number one four five zero one of the year two thousand and two (I. 14501/2002);
14502/2002	- Note of Hypothec and /or Privilege number one <del>four five</del> zero two of the year two thousand and two (I. 14502/2002);
15404/2007	- Note of Hypothec and /or Privilege number one five four zero four of the year two thousand and seven (H. 15404/2007);
15405/2007	- Note of Hypothec and /or Privilege number one five four zero five of the year two thousand and seven (H.15405/2007);
15406/2007	- Note of Hypothec and /or Privilege number one five four zero six of the year two thousand and seven (H.15406/2007);

12 JUL 2016

  
A. A. Dingli  
Direttur

  
Nutar Dottor Reuben Debono

Nota għall Iskrizzjoni ta' Hypothec Numru Progressiv

14501

Rimarki  
(għall usu  
Ufficjali Biss)

Kreditur: Lombard Bank Malta p.l.c.

Debitur: ~~Agius Jewellers Limited~~ principal debtor Company and ~~Raymond Agius~~, a Company Director, son of the late Joseph and of Carmela nee Pesci born in Marsa and residing at Qormi; ~~Gordon Agius~~, a Company Director, son of Raymond and of Lucia nee Buttigieg born in Pieta and residing at Qormi and ~~Lucia Agius~~ wife of the said ~~Raymond Agius~~ daughter of Vincent Buttigieg and of Emmanuela nee Scicluna born in Sydney, New South Wales, Australia and residing at Qormi, Sureties jointly and severally with the principal debtor and jointly and severally between themselves.

Handwritten note: 20.01/WT

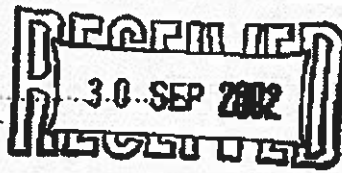
Kreditu: The sum of ten thousand Maltese liri (Lm10,000) granted on loan by a deed in my records of the seventeenth (17<sup>th</sup>) day of September of the year two thousand and two (2002) repayable on demand under the circumstances indicated in the deed, together with interest at rates not exceeding the maximum rate allowed by law reckonable on the amount due for balance of loan by the debtors from time to time in accordance with recognised banking practise, the said rate of interest to be fixed by the creditor bank in its sole discretion from time to time. The said Agius Jewellers Limited, and the said Raymond Agius and Gordon Agius in their capacity as the current sole two Directors of said Company, for all interests they may have and for all intents and purposes of Law, as the case may be, irrevocably promised and undertook in solidum between them in favour of the Bank which accepted.

Handwritten note: Cancelled

Kawza ta' Preferenza: General Hypothec over all the property of the principal debtor Company and of the Sureties and Special Hypothec which the Sureties Raymond and Lucia spouses Agius constituted over: (a) the first floor tenement together with its airspace partly overlying third party property situated at Qormi, Triq il-Bard (formerly known as New Street off Pinto Street) number three (3) called "Gordon House" and bounded on the East by the said street, on the North by property of Alfred Azzopardi and on the South by property of

Illum ta' 2002

Signature of Gerard Spiteri  
Direttur



Signature of Firm  
Firma tal-Persuna li tapplika għall-Iskrizzjoni.

Not. Dr. Gerard Spiteri Maempel LL.D

2

Nota għall Iskrizzjoni ta' Hypothec Numru Progressiv

14501

Rimarki  
(għall usu  
Ufficjali Biss)

Kreditur:

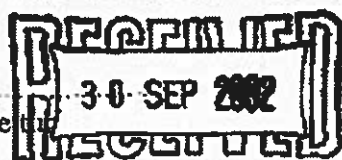
Debitur:

Kreditu: (i) Not to declare and/or pay any dividends under whatever name called without the prior written consent of the Bank.  
(ii) Not to pay/repay/reduce any shareholders' funds and/or any loans made or to be made to the Company under whatever name called without the prior written consent of the Bank.

Kawza ta' Preferenza: Alfred Fenech or their respective successors in title as subject to the annual and perpetual groundrent and subgroundrent of twenty Maltese liri (Lm20) otherwise free and unencumbered with all its rights and appurtenances; (b) the garage underlying third party property situated at Qormi, Hammieri Road number thirty four (34) called "Ray's Garage" and bounded on the North-West by the said street, on the North-East by property of Nazzareno Micallef and L and D Attard Company Limited and on the South-East by property of George Mula or their respective successors in title free and unencumbered; (c) the shop together with its airspace situated at Qormi, Hammieri Road number thirty six (36) called "A.J. Agius Jewellery" corner with Stagno Street and bounded on the South-East by Hammieri Street, on the North-West by Stagno Street and on the South-West by property of Raymond Agius free and unencumbered; and (d) the tenement together with its relative airspace marked internally number nineteen (19) called "Saint Francis" situated at Bahar ic-Caghaq limits of Naxxar formerly Gharghur, in a private yard accessible from a drive-in abutting onto Triq is-Sikka and bounded said tenement on the South-East by the said private yard, on the South-West by property of Espedito Grech and on the North-East by property of Vincent Buttigieg free and unencumbered and with all their respective rights and appurtenances.

Illum ta' 2002

*Gerard*  
Direttur



*[Signature]*  
Firma tal-Persuna li tapplika  
għall-Iskrizzjoni

Not. Dr. Gerard Spiteri Maempel LL.D



Nota għall Iskrizzjoni ta' Hypothec Numru Progressiv

14501.

Rimarki  
(għall usu  
Ufficjali Biss)

Kreditur:

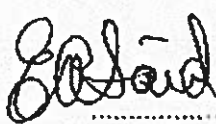
Debitur:

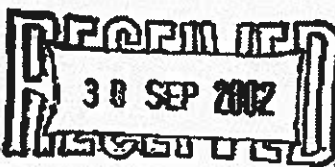
Kreditu: (iii) Not to enter into or allow any share transfer agreement in the Company, under whatever name called, without the prior written consent of the Bank. (iv) Not to enter into any division/merger/ amalgamation/demerger agreements under whatever name called without the prior written consent of the Bank. (v) Not to effect any further capital expenditure without the prior written consent of the Bank. (vi) Not to withdraw capital from the Company by way of director's current account and/or by any other method under whatever name called without the prior written consent of the Bank.

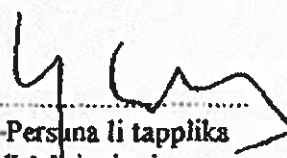
Furthermore the said Raymond and Lucia spouses Agius in their capacity as the current sole two shareholders of the Company for all interests they may have and for all intents and purposes of law, as the case may be, in solidum between them irrevocably promised and undertook in favour of the Bank which accepted: (a) Not to demand from the Company the repayment of any loans which they have made or which they will be making available to the said Company without the prior written consent of the Bank. (b) Not to enter into any division/merger/amalgamation/demerger agreements, under whatever name called, without the prior written consent of the Bank. (c) Not to enter into any share transfer agreement in the Company and or claim any dividends under whatever name called without the prior written consent of the Bank. The Company and the Sureties granted their reciprocal consent for all obligations undertaken by each one of them on this deed.

Kawza ta' Preferenza:

Illum 1a' 2002

  
Direttur



  
Firma tal-Persuna li tapplika  
għall-Iskrizzjoni.

Not. Dr. Gerard Spiteri Maempel LL.D

## NOTA TA' REFERENZA

Reference Number	TITOLU
- - 4370	Cancellation

VOL. H. No.

14500/2002

14501/2002

14502/2002

15404/2007

15405/2007

15406/2007

In virtue of a deed in my records of the seventh (7<sup>th</sup>) day of July of the year two thousand and sixteen (2016) the creditor **LOMBARD BANK MALTA p.l.c.**, (C 1607) gave its consent for the total cancellation of hypothecary and /or privileged rights arising out of notes of inscription registered in the Public Registry in its favour and against **Agius Jewellers Limited**, **Raymond Agius**, a company director, son of the late **Joseph** and of **Carmela nee' Pesci** born in **Marsa** and residing at **Qormi**, **Gordon Agius**, a company director, son of **Raymond** and of **Lucia nee' Buttigieg** born in **Pieta** and residing in **Qormi**, and **Lucia Agius** wife of the said **Raymond Agius** daughter of **Vincent Buttigieg** and of **Emmanuela nee' Scicluna** born in **Sydney, New South Wales, Australia** and residing at **Qormi**, jointly and severally between them, namely:

- Note of Hypothec and /or Privilege number one four five zero zero of the year two thousand and two (I. 14500/2002);
- Note of Hypothec and /or Privilege number one four five zero one of the year two thousand and two (I. 14501/2002);
- Note of Hypothec and /or Privilege number one ~~four five~~ zero two of the year two thousand and two (I. 14502/2002);
- Note of Hypothec and /or Privilege number one five four zero four of the year two thousand and seven (H. 15404/2007);
- Note of Hypothec and /or Privilege number one five four zero five of the year two thousand and seven (H. 15405/2007);
- Note of Hypothec and /or Privilege number one five four zero six of the year two thousand and seven (H. 15406/2007);

12 JUL 2016

  
A. A. Dingli  
Direttur

  
Nutar Dottor Reuben Debono

Nota għall Iskrizzjoni ta' Hypothec Numru Progressiv 14502

Rimarki  
(għall usu  
Ufficjali Biss)

Kreditur: Lombard Bank Malta p.l.c.

Debitur: Agius Jewellers Limited principal debtor Company and Raymond Agius, a Company Director, son of the late Joseph and of Carmela nee Pesci born in Marsa and residing at Qormi, Gordon Agius, a Company Director, son of Raymond and of Lucia nee Buttigieg born in Pieta and residing at Qormi and Lucia Agius wife of the said Raymond Agius daughter of Vincent Buttigieg and of Emmanuela nee Scicluna born in Sydney, New South Wales, Australia and residing at Qormi, Sureties jointly and severally with the principal debtor and jointly and severally between themselves.

*Handwritten:* Lm 12,000

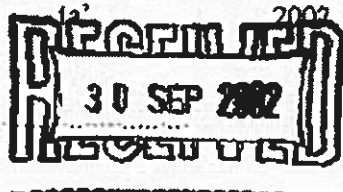
Kreditu: The sum of twelve thousand Maltese liri (Lm12,000) granted on loan by a deed in my records of the seventeenth (17<sup>th</sup>) day of September of the year two thousand and two (2002) repayable on demand under the circumstances indicated in the deed, together with interest at rates not exceeding the maximum rate allowed by law reckonable on the amount due for balance of loan by the debtors from time to time in accordance with recognised banking practise, the said rate of interest to be fixed by the creditor bank in its sole discretion from time to time. The said Agius Jewellers Limited, and the said Raymond Agius and Gordon Agius in their capacity as the current sole two Directors of said Company, for all interests they may have and for all intents and purposes of Law, as the case may be, irrevocably promised and undertook in solidum between them in favour of the Bank which accepted.

*Handwritten:* could

Kawza ta' Preferenza: General Hypothec over all the property of the principal debtor Company and of the Sureties and Special Hypothec which the Sureties Raymond and Lucia spouses Agius constituted over: (a) the first floor tenement together with its airspace partly overlying third party property situated at Qormi, Triq il-Bard (formerly known as New Street off Pinto Street) number three (3) called "Gordon House" and bounded on the East by the said street, on the North by property of Alfred Azzopardi and on the South by property of

Illum

*Handwritten signature:* Gerard Spiteri  
Direttur



*Handwritten signature:*  
Firma tal-Persuna li tapplika  
għall-Iskrizzjoni.

Not. Dr. Gerard Spiteri Maempel LL.D



2

Nota għall Iskrizzjoni ta' Hypothec Numru Progressiv 14502

Rimarki  
(għall usu  
Ufficjali Biss)

Kreditur:

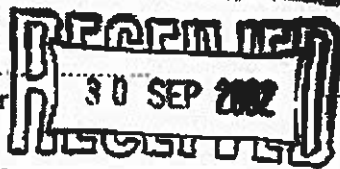
Debitur:

Kreditu: (i) Not to declare and/or pay any dividends under whatever name called without the prior written consent of the Bank.  
(ii) Not to pay/repay/reduce any shareholders' funds and/or any loans made or to be made to the Company under whatever name called without the prior written consent of the Bank.

Kawza ta' Preferenza: Alfred Fenech or their respective successors in title as subject to the annual and perpetual groundrent and subgroundrent of twenty Maltese liri (Lm20) otherwise free and unencumbered with all its rights and appurtenances; (b) the garage underlying third party property situated at Qormi, Hammieri Road number thirty four (34) called "Ray's Garage" and bounded on the North-West by the said street, on the North-East by property of Nazzareno Micallef and L and D Attard Company Limited and on the South-East by property of George Mula or their respective successors in title free and unencumbered; (c) the shop together with its airspace situated at Qormi, Hammieri Road number thirty six (36) called "A.J. Agius Jewellery" corner with Stagno Street and bounded on the South-East by Hammieri Street, on the North-West by Stagno Street and on the South-West by property of Raymond Agius free and unencumbered; and (d) the tenement together with its relative airspace marked internally number nineteen (19) called "Saint Francis" situated at Bahar ic-Caghaq limits of Naxxar formerly Gharghur, in a private yard accessible from a drive-in abutting onto Triq is-Sikka and bounded said tenement on the South-East by the said private yard, on the South-West by property of Espedito Grech and on the North-East by property of Vincent Buttigieg free and unencumbered and with all their respective rights and appurtenances.

Illum ta' 2002

*Edward*  
*q*  
Direttur



*[Signature]*  
Firma tal-Persuna li tapplika  
għall-Iskrizzjoni

Not. Dr. Gerard Spiteri Macampel LL.D

Nota għall Iskrizzjoni ta' Hypothec Numru Progressiv

14502

Rimarki  
(għall usu  
Ufficjali Biss)

Kreditur:

Debitur:

Kreditur: (iii) Not to enter into or allow any share transfer agreement in the Company, under whatever name called, without the prior written consent of the Bank. (iv) Not to enter into any division/merger/ amalgamation/demerger agreements under whatever name called without the prior written consent of the Bank. (v) Not to effect any further capital expenditure without the prior written consent of the Bank. (vi) Not to withdraw capital from the Company by way of director's current account and/or by any other method under whatever name called without the prior written consent of the Bank.

Furthermore the said Raymond and Lucia spouses Agius in their capacity as the current sole two shareholders of the Company for all interests they may have and for all intents and purposes of law, as the case may be, in solidum between them irrevocably promised and undertook in favour of the Bank which accepted: (a) Not to demand from the Company the repayment of any loans which they have made or which they will be making available to the said Company without the prior written consent of the Bank. (b) Not to enter into any division/merger/amalgamation/demerger agreements, under whatever name called, without the prior written consent of the Bank. (c) Not to enter into any share transfer agreement in the Company and or claim any dividends under whatever name called without the prior written consent of the Bank. The Company and the Sureties granted their reciprocal consent for all obligations undertaken by each one of them on this deed.

Kawza ta' Preferenza:

Illum ta' 2002

*Gerard*

*@*  
Direttur

*[Signature]*  
Firma tal-Persuna li tapplika  
għall-Iskrizzjoni.

Not. Dr. Gerard Spiteri Maempel LL.D



## NOTA TA' REFERENZA

Reference Number	TITOLU
- - 4370	Cancellation

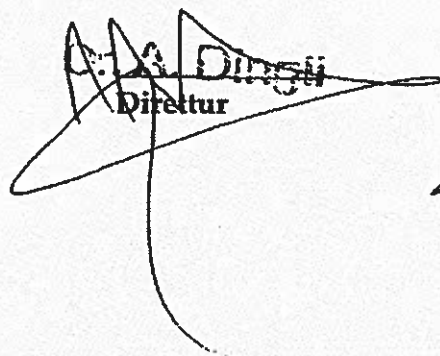
VOL. H. No.

14500/2002  
14501/2002  
14502/2002  
15404/2007  
15405/2007  
15406/2007

In virtue of a deed in my records of the seventh (7<sup>th</sup>) day of July of the year two thousand and sixteen (2016) the creditor LOMBARD BANK MALTA p.l.c., (C 1607) gave its consent for the total cancellation of hypothecary and /or privileged rights arising out of notes of inscription registered in the Public Registry in its favour and against Agius Jewellers Limited, Raymond Agius, a company director, son of the late Joseph and of Carmela nee' Pesci born in Marsa and residing at Qormi, Gordon Agius, a company director, son of Raymond and of Lucia nee' Buttigieg born in Pieta and residing in Qormi, and Lucia Agius wife of the said Raymond Agius daughter of Vincent Buttigieg and of Emmanuela nee' Scicluna born in Sydney, New South Wales, Australia and residing at Qormi, jointly and severally between them, namely:

- Note of Hypothec and /or Privilege number one four five zero zero of the year two thousand and two (I. 14500/2002);
- Note of Hypothec and /or Privilege number one four five zero one of the year two thousand and two (I. 14501/2002);
- Note of Hypothec and /or Privilege number one ~~four~~ five zero two of the year two thousand and two (I. 14502/2002);
- Note of Hypothec and /or Privilege number one five four zero four of the year two thousand and seven (H. 15404/2007);
- Note of Hypothec and /or Privilege number one five four zero five of the year two thousand and seven (H.15405/2007);
- Note of Hypothec and /or Privilege number one five four zero six of the year two thousand and seven (H.15406/2007);

12 JUL 2016

  
A. A. Dimech  
Direttur

  
Nutar Dottor Reuben Debono



Nota ghall Iskrizzjoni ta' Hypothec Numru Progressiv ~~15404/2007~~

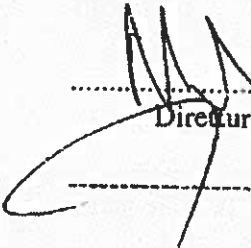
Rimarki  
(ghall usu  
Ufficjali Biss)

**Kreditur: Lombard Bank Malta p.l.c.**

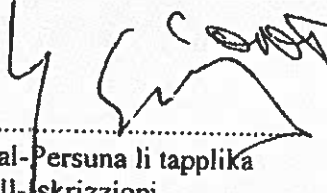
**Debitur: Agius Jewellers Limited (Registration number C-21887); principal debtor and Raymond Agius, a Company Director, son of the late Joseph and of Carmela nee Pesci born in Marsa and residing at Qormi (Identity Card number 435254M) and Gordon Agius, a Company Director, son of Raymond and of Lucia nee Buttigieg born in Pieta and residing at Madliena, limits of Swieqi (Identity Card number 85479M); Lucia Agius wife of the said Raymond Agius daughter of the late Vincent Buttigieg and of Emmanuela nee Scicluna born in Sydney, New South Wales, Australia and residing at Qormi (Identity Card number 2885A). Lara Ann Agius wife of the said Gordon Agius daughter of Carmelo Mifsud and of the late Doreen sive Dolores nee Sammut born in Saint Julian's and residing at Madliena, limits of Swieqi (Identity Card number 105776M) sureties jointly and severally with the principal debtor and between themselves;**

**Kreditu:** The sum of nine thousand four hundred and twelve Maltese liri and fifty four cents (Lm9,412.54c.0) - equivalent for indicative purposes only to Euro twenty one thousand nine hundred and twenty five point three two (€21,925.32) - acknowledged in debt by a deed in my records of the twenty-sixth (26<sup>th</sup>) day of July of the year two thousand and seven (2007) which sum represents the outstanding balance up to date of deed, of a loan facility of twelve thousand Maltese liri (Lm12,000) granted by the Creditor Bank to the principal debtor company by virtue of a deed in my records of the seventeenth day of September of the year two thousand and two (2002) duly registered and secured in the Public Registry Volume I. by Note bearing number fourteen thousand five hundred and two of the year two thousand and two (I.14,502/ 2002), out of which nine thousand three hundred and fifty six Maltese liri and forty seven cents (Lm9,356.47c.0) - equivalent for indicative purposes only to Euro twenty one thousand seven hundred and ninety four point seven one (€21,794.71) represent capital while fifty six Maltese liri and seven cents (Lm56.07c.0) - equivalent for indicative purposes only to Euro one hundred and thirty point six one (€130.61) - represent interest as at the twenty fifth day of July of this current year 2007. / ...

**Kawza ta' Preferenza:** General Hypothec over / ...

Illum ta'   
Direttur

2007  
16 AUG 2007  
Lombard Bank Malta p.l.c.

  
Firma tal-Persuna li tapplika  
ghall-iskrizzjoni.

**Not. Dr. Gerard Spiteri Maempel LL.D**

Continued / ...

Nota għall Iskrizzjoni ta' Hypothec Numru Progressiv 15404

Rimarki  
(għall usu  
Ufficjali Biss)

Kreditur:

Debitur:

**Kreditu:** The parties agree that interest shall continue to accrue on the Debt at rates not exceeding the maximum rate allowed by law as may be fixed by the Bank in its sole discretion from time to time, this interest shall be reckoned on the amount due by the Debtor Company from time to time according to recognized banking practice. The Bank reserved unto itself the right to lay down such conditions as it considers necessary for the repayment of the debt over a period which conditions shall be/have been notified in writing to the Company and/or the Sureties. It is agreed that the Bank shall be entitled at any time to call upon the Company and/or any one of the Sureties to settle the Debt, a simple request in writing to the Company and/or any one of the Sureties to be deemed good and sufficient notice for this purpose. For all intents and purposes at Law, the parties agreed and declared that no novation took place on this deed and therefore the hereunder mentioned granted hypothecs and any other security in favour of the Bank are in addition to and not in substitution of any other guarantees and security enjoyed by the Bank which shall remain valid, binding and effective.

**Kawza ta' Preferenza:** all the property of the principal debtor and of the Sureties for the sum of nine thousand four hundred and twelve Maltese liri and fifty four cents (Lm9,412.54c.0) - equivalent for indicative purposes only to Euro twenty one thousand nine hundred and twenty five point three two (€21,925.32).

Ilum ta'

2007  
16 AUG 2007

Direttur

Firma ta' Persuna li tapplika  
għall-Iskrizzjoni.

Not. Dr. Gerard Spiteri Maempel LL.D

## NOTA TA' REFERENZA

Reference Number

TITOLU

- - 4370

Cancellation

VOL. H. No.

14500/2002

14501/2002

14502/2002

15404/2007

15405/2007

15406/2007

In virtue of a deed in my records of the seventh (7<sup>th</sup>) day of July of the year two thousand and sixteen (2016) the creditor LOMBARD BANK MALTA p.l.c., (C 1607) gave its consent for the total cancellation of hypothecary and /or privileged rights arising out of notes of inscription registered in the Public Registry in its favour and against Agius Jewellers Limited, Raymond Agius, a company director, son of the late Joseph and of Carmela nee' Pesci born in Marsa and residing at Qormi, Gordon Agius, a company director, son of Raymond and of Lucia nee' Buttigieg born in Pieta and residing in Qormi, and Lucia Agius wife of the said Raymond Agius daughter of Vincent Buttigieg and of Emmanuela nee' Scicluna born in Sydney, New South Wales, Australia and residing at Qormi, jointly and severally between them, namely:

- Note of Hypothec and /or Privilege number one four five zero zero of the year two thousand and two (I. 14500/2002);
- Note of Hypothec and /or Privilege number one four five zero one of the year two thousand and two (I. 14501/2002);
- Note of Hypothec and /or Privilege number one ~~four five~~ zero two of the year two thousand and two (I. 14502/2002);
- Note of Hypothec and /or Privilege number one five four zero four of the year two thousand and seven (H. 15404/2007);
- Note of Hypothec and /or Privilege number one five four zero five of the year two thousand and seven (H.15405/2007);
- Note of Hypothec and /or Privilege number one five four zero six of the year two thousand and seven (H.15406/2007);

12 JUL 2016



A. A. Dinsli  
Direttur



Nutar Dottor Reuben Debono



Nota għall Iskrizzjoni ta'

Hypothec

Numru Progressiv

15405

Rimarki  
(għall usu  
Ufficjali Biss)

**Kreditur: Lombard Bank Malta p.l.c.**

**Debitur: Agius Jewellers Limited (Registration number C-21887); principal debtor and Raymond Agius, a Company Director, son of the late Joseph and of Carmela nee Pesci born in Marsa and residing at Qormi (Identity Card number 435254M) and Gordon Agius, a Company Director, son of Raymond and of Lucia nee Buttigieg born in Pieta and residing at Madliena, limits of Swieqi (Identity Card number 85479M); Lucia Agius wife of the said Raymond Agius daughter of the late Vincent Buttigieg and of Emmanuela nee Scicluna born in Sydney, New South Wales, Australia and residing at Qormi (Identity Card number 2885A). Lara Ann Agius wife of the said Gordon Agius daughter of Carmelo Mifsud and of the late Doreen sive Dolores nee Sammut born in Saint Julian's and residing at Madliena, limits of Swieqi (Identity Card number 105776M) sureties jointly and severally with the principal debtor and between themselves;**

**Kreditu:** The sum of fifty two thousand nine hundred fifty two Maltese liri and eighty eight cents (Lm52,952.88c.0) - equivalent for indicative purposes only to Euro one hundred twenty three thousand three hundred and forty seven point zero three (€123,347.03) - acknowledged in debt by a deed in my records of the twenty-sixth (26<sup>th</sup>) day of July of the year two thousand and seven (2007) which sum represents the outstanding balance up to date of deed, of an Overdraft facility of fifty thousand Maltese liri (Lm50,000) granted by the Creditor Bank to the principal debtor company by virtue of a deed in my records of the seventeenth day of September of the year two thousand and two (2002) duly registered and secured in the Public Registry Volume I. by Note bearing number fourteen thousand five hundred of the year two thousand and two (14,500/ 2002), out of which fifty one thousand five hundred and forty Maltese liri and eighty cents (Lm51,540.80c.0) - equivalent for indicative purposes only to Euro one hundred and twenty thousand and fifty seven point seven seven (€120,057.77) - represent capital and one thousand four hundred and twelve Maltese liri eight cents (Lm1,412.08c.0) - equivalent for indicative purposes only to Euro three thousand two hundred eighty nine point two six (€3,289.26) - represent interest as at the twenty fifth day of July of this current year 2007. / ...

**Kawza ta' Preferenza: General Hypothec over / ...**

Illum ta'

Direttur

Firma tal-Persuna li tapplika  
għall-iskrizzjoni.

Not. Dr. Gerard Spiteri Maempel LL.D

Continued / ...

Nota għall Iskrizzjoni ta' **Hypothec** Numru Progressiv **15405**

Rimarki  
(għall usu  
Ufficjali Biss)

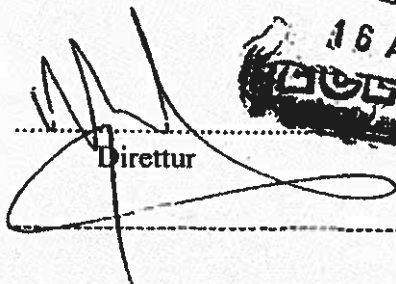
Kreditur:

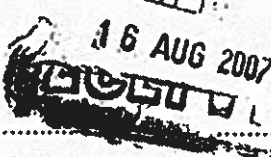
Debitur:

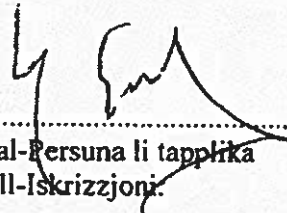
**Kreditu:** The parties agree that interest shall continue to accrue on the Debt on daily debit balances in accordance with recognized banking practice, the said rate of interest to be fixed by the Bank in its sole discretion from time to time. The Bank reserved unto itself the right to lay down such conditions as it considers necessary for the repayment of the debt over a period which conditions shall be/have been notified in writing to the Company and/or the Sureties. It is agreed that the Bank shall be entitled at any time to call upon the Company and/or any one of the Sureties to settle the Debt, a simple request in writing to the Company and/or any one of the Sureties to be deemed good and sufficient notice for this purpose. For all intents and purposes at Law, the parties agreed and declared that no novation took place on this deed and therefore the hereunder mentioned granted hypothecs and any other security in favour of the Bank are in addition to and not in substitution of any other guarantees and security enjoyed by the Bank which shall remain valid, binding and effective.

**Kawza ta' Preferenza:** all the property of the principal debtor and of the Sureties for the sum of fifty two thousand nine hundred fifty two Maltese liri and eighty eight cents (Lm52,952.88c.0) - equivalent for indicative purposes only to Euro one hundred twenty three thousand three hundred and forty seven point zero three (€123,347.03).

Illum ta' 2007

  
Direttur

  
Firma tal-Persuna li tapplika  
għall-Iskrizzjoni.



Not. Dr. Gerard Spiteri Maempel LL.D



## NOTA TA' REFERENZA

Reference Number	TITOLU
4370	Cancellation

VOL. II. No.

14500/2002

14501/2002

14502/2002

15404/2007

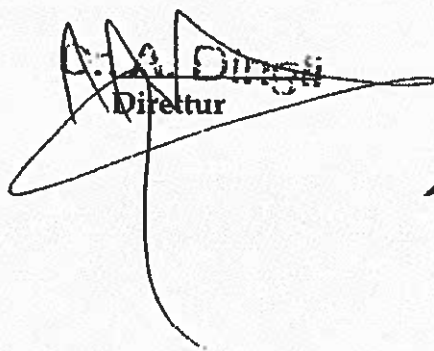
15405/2007

15406/2007

In virtue of a deed in my records of the seventh (7<sup>th</sup>) day of July of the year two thousand and sixteen (2016) the creditor **LOMBARD BANK MALTA p.l.c.**, (C 1607) gave its consent for the total cancellation of hypothecary and /or privileged rights arising out of notes of inscription registered in the Public Registry in its favour and against **Agius Jewellers Limited, Raymond Agius**, a company director, son of the late **Joseph** and of **Carmela nee' Pesci** born in **Marsa** and residing at **Qormi**, **Gordon Agius**, a company director, son of **Raymond** and of **Lucia nee' Buttigieg** born in **Pieta** and residing in **Qormi**, and **Lucia Agius** wife of the said **Raymond Agius** daughter of **Vincent Buttigieg** and of **Emmanuela nee' Scicluna** born in **Sydney, New South Wales, Australia** and residing at **Qormi**, jointly and severally between them, namely:

- Note of Hypothec and /or Privilege number one four five zero zero of the year two thousand and two (I. 14500/2002);
- Note of Hypothec and /or Privilege number one four five zero one of the year two thousand and two (I. 14501/2002);
- Note of Hypothec and /or Privilege number one four five zero two of the year two thousand and two (I. 14502/2002);
- Note of Hypothec and /or Privilege number one five four zero four of the year two thousand and seven (H. 15404/2007);
- Note of Hypothec and /or Privilege number one five four zero five of the year two thousand and seven (H.15405/2007);
- Note of Hypothec and /or Privilege number one five four zero six of the year two thousand and seven (H.15406/2007);

12 JUL 2016

  
A. A. Dimech  
Direttur

  
Nutar Dottor Reuben Debono



Nota ghall Iskrizzjoni ta' Hypothec Numru Progressiv

15406

Rimarki  
(ghall usu  
Ufficjali Biss)

**Kreditur: Lombard Bank Malta p.l.c.**

**Debitur: Agius Jewellers Limited** (Registration number C-21887); *principal debtor and Raymond Agius*, a Company Director, son of the late Joseph and of Carmela nee Pesci born in Marsa and residing at Qormi (Identity Card number 435254M) and **Gordon Agius**, a Company Director, son of Raymond and of Lucia nee Buttigieg born in Pieta and residing at Madliena, limits of Swieqi (Identity Card number 85479M); **Lucia Agius** wife of the said Raymond Agius daughter of the late Vincent Buttigieg and of Emmanuela nee Scicluna born in Sydney, New South Wales, Australia and residing at Qormi (Identity Card number 2885A). **Lara Ann Agius** wife of the said Gordon Agius daughter of Carmelo Mifsud and of the late Doreen sive Dolores nee Sammut born in Saint Julian's and residing at Madliena, limits of Swieqi (Identity Card number 105776M) *sureties* jointly and severally with the principal debtor and between themselves;

LMICAM

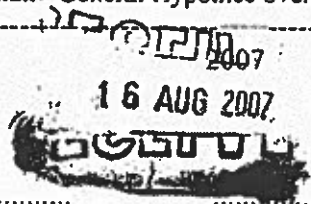
**Kreditu:** The sum of four thousand one hundred and sixty one Maltese liri and nine cents (Lm4,161.09c.0) - equivalent for indicative purposes only to Euro nine thousand six hundred and ninety two point seven three (€9,692.73) - acknowledged in debt by a deed in my records of the twenty-sixth (26<sup>th</sup>) day of July of the year two thousand and seven (2007) which sum represents the outstanding balance up to date of deed, of a loan facility of ten thousand Maltese liri (Lm10,000) granted by the Creditor Bank to the principal debtor company by virtue of a deed in my records of the seventeenth day of September of the year two thousand and two (2002) duly registered and secured in the Public Registry Volume I. by Note bearing number fourteen thousand five hundred and one of the year two thousand and two (1.14,501/2002), out of which four thousand one hundred and thirty six Maltese liri and thirty cents (Lm4,136.30c.0) - equivalent for indicative purposes only to Euro nine thousand six hundred and thirty four point nine nine (€9,634.99) represent capital while twenty four Maltese liri and seventy nine cents (Lm24.79c.0) - equivalent for indicative purposes only to Euro fifty seven point seven four (€57.74) - represent interest as at the twenty fifth day of July of this current year 2007. / ...

5

SENT

**Kawza ta' Preferenza:** General Hypothec over / ...

Illum ta'



*[Signature]*  
Direttur

*[Signature]*  
Firma tal-Persuna li tapplika  
ghall-Iskrizzjoni.

Not. Dr. Gerard Spiteri Maempel LL.D

Continued / ...

Nota ghall Iskrizzjoni ta'

Hypothec

Numru Progressiv

15406

Rimarki  
(ghall usu  
Ufficjali Biss)

Kreditur:

Debitur:

Kreditu: The parties agree that interest shall continue to accrue on the Debt at rates not exceeding the maximum rate allowed by law as may be fixed by the Bank in its sole discretion from time to time, this interest shall be reckoned on the amount due by the Debtor Company from time to time according to recognized banking practice. The Bank reserved unto itself the right to lay down such conditions as it considers necessary for the repayment of the debt over a period which conditions shall be/have been notified in writing to the Company and/or the Sureties. It is agreed that the Bank shall be entitled at any time to call upon the Company and/or any one of the Sureties to settle the Debt, a simple request in writing to the Company and/or any one of the Sureties to be deemed good and sufficient notice for this purpose. For all intents and purposes at Law, the parties agreed and declared that no novation took place on this deed and therefore the hereunder mentioned granted hypothecs and any other security in favour of the Bank are in addition to and not in substitution of any other guarantees and security enjoyed by the Bank which shall remain valid, binding and effective.

Kawza ta' Preferenza: all the property of the principal debtor and of the Sureties for the sum of four thousand one hundred and sixty one Maltese liri and nine cents (Lm4,161.09c.0) - equivalent for indicative purposes only to Euro nine thousand six hundred and ninety two point seven three (€9,692.73).

Illum ta' 2007

16 AGO 2007  
GUSTU L  
Direttur  
Firma tal-Persuna li tapplika  
ghall-Iskrizzjoni.  
Not. Dr. Gerard Spiteri Maempel LL.B



## NOTA TA' REFERENZA

Reference Number	TITOLU
- - 4370	Cancellation

VOL. H. No.

In virtue of a deed in my records of the seventh (7<sup>th</sup>) day of July of the year two thousand and sixteen (2016) the creditor **LOMBARD BANK MALTA p.l.c.**, (C 1607) gave its consent for the total cancellation of hypothecary and /or privileged rights arising out of notes of inscription registered in the Public Registry in its favour and against **Agius Jewellers Limited, Raymond Agius**, a company director, son of the late Joseph and of Carmela nee' Pesci born in Marsa and residing at Qormi, **Gordon Agius**, a company director, son of Raymond and of Lucia nee' Buttigieg born in Pieta and residing in Qormi, and Lucia Agius wife of the said Raymond Agius daughter of Vincent Buttigieg and of Emmanuela nee' Scicluna born in Sydney, New South Wales, Australia and residing at Qormi, jointly and severally between them, namely:

14500/2002

14501/2002

14502/2002

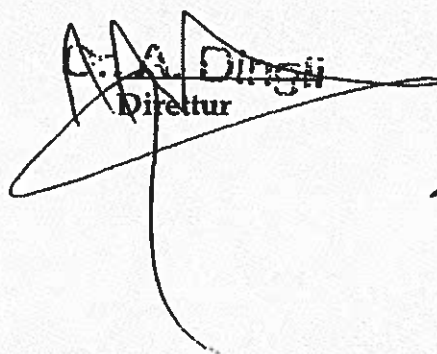
15404/2007

15405/2007

15406/2007

- Note of Hypothec and /or Privilege number one four five zero zero of the year two thousand and two (I. 14500/2002);
- Note of Hypothec and /or Privilege number one four five zero one of the year two thousand and two (I. 14501/2002);
- Note of Hypothec and /or Privilege number one ~~four~~ five zero two of the year two thousand and two (I. 14502/2002);
- Note of Hypothec and /or Privilege number one five four zero four of the year two thousand and seven (H. 15404/2007);
- Note of Hypothec and /or Privilege number one five four zero five of the year two thousand and seven (H. 15405/2007);
- Note of Hypothec and /or Privilege number one five four zero six of the year two thousand and seven (H. 15406/2007);

12 JUL 2016

  
A. A. Dingli  
Direttur

  
Nutar Dottor Reuben Debono



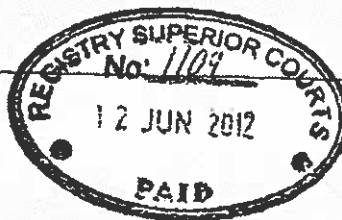
Nota ghal Iskrizzjoni ta' Ipoteka Generali

Numru Progressiv 8109

Rimarki  
(ghall-uzu ufficjali biss)

Kreditur:

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



Debitur:

Gordon Agius, *self employed*, iben Raymond u Lucia nee' Buttigieg imwieled Pieta' u residenti Swieqi, detentur tal-karta ta' l-identita' numru 85479 (M), u Lara Ann Agius, mart Gordon Agius, *clerk*, bint Carmel Mifsud u Dolores nee' Sammut, imwiilda San Giljan u residenti Swieqi, detentrici tal-karta ta' l-identita' numru 105776 (M).

Kreditu:

Tmienja u sittin elf, tlett mija u tmienja u tletin Ewro u tmienja u sittin centezmu (€68,338.68), sorte, flimkien ma' l-ispejjez gudizzjarji b'sentenza moghtija mill-Onorabbli Prim' Awla tal-Qorti Civili fl-ismijiet "Bank of Valletta p.l.c. vs Gordon u Lara Ann mizzewgin Agius" flimkien mal-ispejjez u mal-imghaxijiet ulterjuri mill-wiehed u ghoxrin (21) ta' Dicembru tas-sena elfejn u ghaxra (2010) sad-data ta' l-effettiv pagament. (Rikors Guramentat numru mitejn u disgha u sittin tas-sena elfejn u hdax - Onorevoli Imhalled Mark Chetcuti LL.D. - (269/2011 MC) deciza fit-tletin (30) ta' Mejju tas-sena elfejn u hdax (2011).

Kawza ta' Preferenza:

Ipoteka Generali

Handwritten signature and stamp of Rose Marie Vella, D. Registrar, Courts of Justice (Malta). Includes handwritten number 146-59.

Illum \_\_\_\_\_ ta' \_\_\_\_\_

Direttur

Handwritten signature of Avv. Dott. Dominic A. Cassar.

Avv. Dott. Dominic A. Cassar  
Ghall-kreditur

Firma tal-persuna li tapplika  
ghall-Iskrizzjoni)

Aqleb→

Nota għal Iskrizzjoni ta' Ipoteka Generali u Speċjali

Numru Progressiv 269836

Rimarki  
(għall-uzu uffiċjali biss)

Kreditur:

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

Debitur:

Gordon Agius, *self employed*, iben Raymond u Lucia nee' Buttigieg imwield Pietà' u residenti Swieqi, detentur tal-karta ta' l-identità' numru 85479 (M), u Lara Ann Agius, mart Gordon Agius, *clerk*, bint Carmel Mifsud u Dolores nee' Sammut, imwielda San Giljan u residenti Swieqi, detentrici tal-karta ta' l-identità' numru 105776 (M).

Kreditu:

Tmienja u sittin elf, tlett mija u tmienja u tletin Ewro u tmienja u sittin centeznu (€68,338.68), sorte, flimkien ma' l-ispejjez gudizzjarji b'sentenza mogħtija mill-Onorabbli Prim' Awla tal-Qorti Civili fl-ismijiet "Bank of Valletta p.l.c. vs Gordon u Lara Ann mizzewgin Agius" flimkien mal-ispejjez u mal-imghaxijiet ulterjuri mill-wiehed u ghoxrin (21) ta' Dicembru tas-sena elfejn u ghaxra (2010) sad-data ta' l-effettiv pagament. (Rikors Guramentat numru mitejn u disgha u sittin tas-sena elfejn u hdax - Onorevoli Inhallelf Mark Chetcuti LL.D. - (269/2011 MC) deciza fit-iletin (30) ta' Mejju tas-sena elfejn u hdax (2011).

Kawza ta' Preferenza:

Ipoteka Generali fuq il-gid u l-beni kollha tad-debitur, kemm prezenti u kif ukoll futuri; u

Ipoteka Speċjali, fuq:-

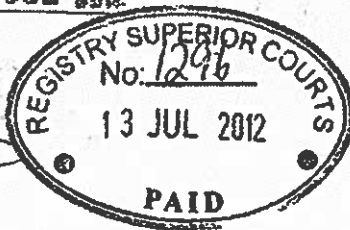
1. parti minn erbgha (1/4<sup>th</sup>) tas-sehem indiviz tal-garaxx bin-numru tmintax (18), bl-isem "Ave Maria", fi Triq Wied Ghomor, San Giljan. L-imsemmi garaxx huwa liberu u battal. L-imsemmi sehem tal-garaxx huwa suggett għall-uzufrutt favur ta' Carmelo Mifsud matul hajtu, proprjeta' ta' Lara Ann Agius \*

RECEIVED

19 JUL 2012

Illum

Direttur



Firma tal-persuna li tapplika  
(għall-Iskrizzjoni)

Marie Vella  
D/Registrar  
Courts of Justice (Malta)

Aqleb →

Dr. Dominic A. Cassar LL.D  
Għac-societa kreditrici  
Order 1521588

bon56346

H / 9886 / 2012

Rimarki  
(ghall-uzu ufficjali biss)

Kreditur:

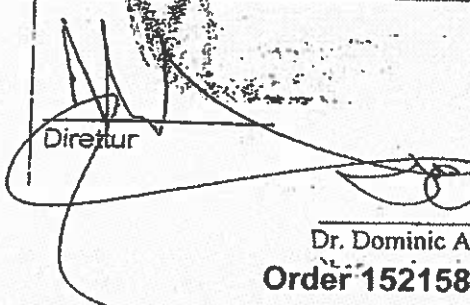
Debitur:

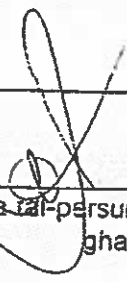
Kreditu:

Kawza ta' Preferenza:  
  
\* 2. *Maisonette* fil-pjan terran elevat, minghajr numru ufficjali u bl-isem ta' "*Immersion*" fi Triq il- Gladjoli, Madliena limiti ta' Swieqi u il-garaxx internament immarkat bin-numru tlieta (3), li parti minnu hija sottostanti ghal imsemmi *maisonette*. L-imsemmi *maisonette* jikkonfina mit-Tramuntana ma' l-imsemmija triq, mill-Lvant ma' proprjeta' ta' S N Properties Limited u mill-Punent ma' proprjeta' ta' Lino Farrugia. Il-garaxx u l-*maisonette* huma suggetti ghac-cens annwu u perpetwu skont kif indikat fil-kuntratt tan-Nutar Maurice A. Gambin tat-tletin (30) ta' Mejju tas-sena elfejn u tnejn (2002), proprjeta' tad-debituri \*\*

**RECEIVED**

Illum 19 JUL 2012

  
Direttur  
  
Dr. Dominic A. Cassar LL.D.  
Order 1521588 ditrici

  
Maria Vella  
U/Registatur  
Court of Justice (Firma tal-persuna li tapplika ghail-iskrizzjoni)

H / 9886 / 2012



## NOTA TA' REFERENZA

Reference Number	TITOLU
- - 4370	Cancellation

VOL. H. No.

14500/2002

14501/2002

14502/2002

15404/2007

15405/2007

15406/2007

In virtue of a deed in my records of the seventh (7<sup>th</sup>) day of July of the year two thousand and sixteen (2016) the creditor **LOMBARD BANK MALTA p.l.c., (C 1607)** gave its consent for the total cancellation of hypothecary and /or privileged rights arising out of notes of inscription registered in the Public Registry in its favour and against **Agius Jewellers Limited, Raymond Agius, a company director, son of the late Joseph and of Carmela nee' Pesci born in Marsa and residing at Qormi, Gordon Agius, a company director, son of Raymond and of Lucia nee' Buttigieg born in Pieta and residing in Qormi, and Lucia Agius wife of the said Raymond Agius daughter of Vincent Buttigieg and of Emmanuela nee' Scicluna born in Sydney, New South Wales, Australia and residing at Qormi, jointly and severally between them, namely:**

- Note of Hypothec and /or Privilege number one four five zero zero of the year two thousand and two (I. 14500/2002);
- Note of Hypothec and /or Privilege number one four five zero one of the year two thousand and two (I. 14501/2002);
- Note of Hypothec and /or Privilege number one ~~four five~~ <sup>23.10.16</sup> zero two of the year two thousand and two (I. 14502/2002);
- Note of Hypothec and /or Privilege number one five four zero four of the year two thousand and seven (H. 15404/2007);
- Note of Hypothec and /or Privilege number one five four zero five of the year two thousand and seven (H. 15405/2007);
- Note of Hypothec and /or Privilege number one five four zero six of the year two thousand and seven (H. 15406/2007);

12 JUL 2016

  
A. A. Dingli  
Direttur

  
Nutar Dottor Reuben Debono

Nota għall Iskrizzjoni ta' Hypothec Numru Progressiv 14502

Rimarki  
(għall usu  
Ufficjali Biss)

Kreditur: Lombard Bank Malta p.l.c.

Debitur: Agius Jewellers Limited principal debtor Company and Raymond Agius, a Company Director, son of the late Joseph and of Carmela nee Pesci born in Marsa and residing at Qormi, Gordon Agius, a Company Director, son of Raymond and of Lucia nee Buttigieg born in Pieta and residing at Qormi and Lucia Agius wife of the said Raymond Agius daughter of Vincent Buttigieg and of Emmanuela nee Scicluna born in Sydney, New South Wales, Australia and residing at Qormi, Sureties jointly and severally with the principal debtor and jointly and severally between themselves.

*Handwritten:* Lm 12,000

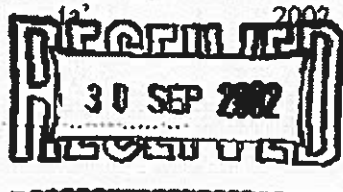
Kreditu: The sum of twelve thousand Maltese liri (Lm12,000) granted on loan by a deed in my records of the seventeenth (17<sup>th</sup>) day of September of the year two thousand and two (2002) repayable on demand under the circumstances indicated in the deed, together with interest at rates not exceeding the maximum rate allowed by law reckonable on the amount due for balance of loan by the debtors from time to time in accordance with recognised banking practise, the said rate of interest to be fixed by the creditor bank in its sole discretion from time to time. The said Agius Jewellers Limited, and the said Raymond Agius and Gordon Agius in their capacity as the current sole two Directors of said Company, for all interests they may have and for all intents and purposes of Law, as the case may be, irrevocably promised and undertook in solidum between them in favour of the Bank which accepted.

*Handwritten:* could

Kawza ta' Preferenza: General Hypothec over all the property of the principal debtor Company and of the Sureties and Special Hypothec which the Sureties Raymond and Lucia spouses Agius constituted over: (a) the first floor tenement together with its airspace partly overlying third party property situated at Qormi, Triq il-Bard (formerly known as New Street off Pinto Street) number three (3) called "Gordon House" and bounded on the East by the said street, on the North by property of Alfred Azzopardi and on the South by property of

Illum

*Handwritten signature:* Gerard Spiteri  
Direttur



*Handwritten signature:*  
Firma tal-Persuna li tapplika  
għall-Iskrizzjoni.

Not. Dr. Gerard Spiteri Maempel LL.D



2

Nota għall Iskrizzjoni ta' Hypothec Numru Progressiv 14502

Rimarki  
(għall usu  
Ufficjali Biss)

Kreditur:

Debitur:

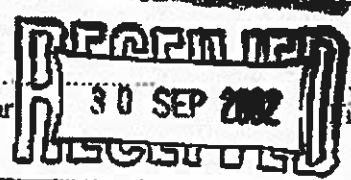
Kreditu: (i) Not to declare and/or pay any dividends under whatever name called without the prior written consent of the Bank.  
(ii) Not to pay/repay/reduce any shareholders' funds and/or any loans made or to be made to the Company under whatever name called without the prior written consent of the Bank.

Kawza ta' Preferenza: Alfred Fenech or their respective successors in title as subject to the annual and perpetual groundrent and subgroundrent of twenty Maltese liri (Lm20) otherwise free and unencumbered with all its rights and appurtenances; (b) the garage underlying third party property situated at Qormi, Hammieri Road number thirty four (34) called "Ray's Garage" and bounded on the North-West by the said street, on the North-East by property of Nazzareno Micallef and L and D Attard Company Limited and on the South-East by property of George Mula or their respective successors in title free and unencumbered; (c) the shop together with its airspace situated at Qormi, Hammieri Road number thirty six (36) called "A.J. Agius Jewellery" corner with Stagno Street and bounded on the South-East by Hammieri Street, on the North-West by Stagno Street and on the South-West by property of Raymond Agius free and unencumbered; and (d) the tenement together with its relative airspace marked internally number nineteen (19) called "Saint Francis" situated at Bahar ic-Caghaq limits of Naxxar formerly Gharghur, in a private yard accessible from a drive-in abutting onto Triq is-Sikka and bounded said tenement on the South-East by the said private yard, on the South-West by property of Espedito Grech and on the North-East by property of Vincent Buttigieg free and unencumbered and with all their respective rights and appurtenances.

casto

Illum ta' 2002

*Edward*  
*q*  
Direttur



*Y*  
Firma tal-Persuna li tapplika  
għall-Iskrizzjoni

Not. Dr. Gerard Spiteri Macampel LL.D



Nota għall Iskrizzjoni ta' Hypothec Numru Progressiv

14502

Rimarki  
(għall usu  
Ufficjali Biss)

Kreditur:

Debitur:

Kreditur: (iii) Not to enter into or allow any share transfer agreement in the Company, under whatever name called, without the prior written consent of the Bank. (iv) Not to enter into any division/merger/ amalgamation/demerger agreements under whatever name called without the prior written consent of the Bank. (v) Not to effect any further capital expenditure without the prior written consent of the Bank. (vi) Not to withdraw capital from the Company by way of director's current account and/or by any other method under whatever name called without the prior written consent of the Bank.

Furthermore the said Raymond and Lucia spouses Agius in their capacity as the current sole two shareholders of the Company for all interests they may have and for all intents and purposes of law, as the case may be, in solidum between them irrevocably promised and undertook in favour of the Bank which accepted: (a) Not to demand from the Company the repayment of any loans which they have made or which they will be making available to the said Company without the prior written consent of the Bank. (b) Not to enter into any division/merger/amalgamation/demerger agreements, under whatever name called, without the prior written consent of the Bank. (c) Not to enter into any share transfer agreement in the Company and or claim any dividends under whatever name called without the prior written consent of the Bank. The Company and the Sureties granted their reciprocal consent for all obligations undertaken by each one of them on this deed.

Kawza ta' Preferenza:

Illum ta' 2002

*Gerard*

*@*  
Direttur

*[Signature]*  
Firma tal-Persuna li tapplika  
għall-Iskrizzjoni.

Not. Dr. Gerard Spiteri Maempel LL.D

## NOTA TA' REFERENZA

Reference Number	TITOLU
- - 4370	Cancellation

VOL. H. No.

In virtue of a deed in my records of the seventh (7<sup>th</sup>) day of July of the year two thousand and sixteen (2016) the creditor LOMBARD BANK MALTA p.l.c., (C 1607) gave its consent for the total cancellation of hypothecary and /or privileged rights arising out of notes of inscription registered in the Public Registry in its favour and against Agius Jewellers Limited, Raymond Agius, a company director, son of the late Joseph and of Carmela nee' Pesci born in Marsa and residing at Qormi, Gordon Agius, a company director, son of Raymond and of Lucia nee' Buttigieg born in Pieta and residing in Qormi, and Lucia Agius wife of the said Raymond Agius daughter of Vincent Buttigieg and of Emmanuela nee' Scicluna born in Sydney, New South Wales, Australia and residing at Qormi, jointly and severally between them, namely:

14500/2002

14501/2002

14502/2002

15404/2007

15405/2007

15406/2007

- Note of Hypothec and /or Privilege number one four five zero zero of the year two thousand and two (I. 14500/2002);
- Note of Hypothec and /or Privilege number one four five zero one of the year two thousand and two (I. 14501/2002);
- Note of Hypothec and /or Privilege number one ~~four~~ five zero two of the year two thousand and two (I. 14502/2002);
- Note of Hypothec and /or Privilege number one five four zero four of the year two thousand and seven (H. 15404/2007);
- Note of Hypothec and /or Privilege number one five four zero five of the year two thousand and seven (H. 15405/2007);
- Note of Hypothec and /or Privilege number one five four zero six of the year two thousand and seven (H. 15406/2007);

12 JUL 2016

  
A. A. Dimech  
Direttur

  
Nutar Dottor Reuben Debono



Nota ghall Iskrizzjoni ta' Hypothec Numru Progressiv ~~XXXXXXXXXX~~

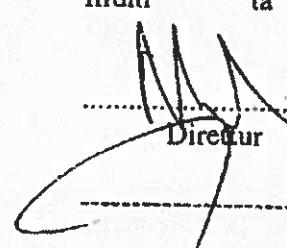
Rimarki  
(ghall usu  
Ufficjali Biss)

**Kreditur: Lombard Bank Malta p.l.c.**

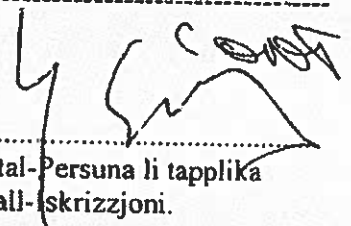
**Debitur: Agius Jewellers Limited (Registration number C-21887); principal debtor and Raymond Agius, a Company Director, son of the late Joseph and of Carmela nee Pesci born in Marsa and residing at Qormi (Identity Card number 435254M) and Gordon Agius, a Company Director, son of Raymond and of Lucia nee Buttigieg born in Pieta and residing at Madliena, limits of Swieqi (Identity Card number 85479M); Lucia Agius wife of the said Raymond Agius daughter of the late Vincent Buttigieg and of Emmanuela nee Scicluna born in Sydney, New South Wales, Australia and residing at Qormi (Identity Card number 2885A). Lara Ann Agius wife of the said Gordon Agius daughter of Carmelo Mifsud and of the late Doreen sive Dolores nee Sammut born in Saint Julian's and residing at Madliena, limits of Swieqi (Identity Card number 105776M) sureties jointly and severally with the principal debtor and between themselves;**

**Kreditu:** The sum of nine thousand four hundred and twelve Maltese liri and fifty four cents (Lm9,412.54c.0) - equivalent for indicative purposes only to Euro twenty one thousand nine hundred and twenty five point three two (€21,925.32) - acknowledged in debt by a deed in my records of the twenty-sixth (26<sup>th</sup>) day of July of the year two thousand and seven (2007) which sum represents the outstanding balance up to date of deed, of a loan facility of twelve thousand Maltese liri (Lm12,000) granted by the Creditor Bank to the principal debtor company by virtue of a deed in my records of the seventeenth day of September of the year two thousand and two (2002) duly registered and secured in the Public Registry Volume I. by Note bearing number fourteen thousand five hundred and two of the year two thousand and two (I.14,502/ 2002), out of which nine thousand three hundred and fifty six Maltese liri and forty seven cents (Lm9,356.47c.0) - equivalent for indicative purposes only to Euro twenty one thousand seven hundred and ninety four point seven one (€21,794.71) represent capital while fifty six Maltese liri and seven cents (Lm56.07c.0) - equivalent for indicative purposes only to Euro one hundred and thirty point six one (€130.61) - represent interest as at the twenty fifth day of July of this current year 2007. / ...

**Kawza ta' Preferenza:** General Hypothec over / ...

Illum ta'   
Diretur

2007  
16 AUG 2007  
Lombard Bank Malta p.l.c.

  
Firma tal-Persuna li tapplika  
ghall-iskrizzjoni.

**Not. Dr. Gerard Spiteri Maempel LL.D**  
Continued / ...



Nota għall Iskrizzjoni ta' Hypothec Numru Progressiv 15404

Rimarki  
(għall usu  
Ufficjali Biss)

Kreditur:

Debitur:

**Kreditu:** The parties agree that interest shall continue to accrue on the Debt at rates not exceeding the maximum rate allowed by law as may be fixed by the Bank in its sole discretion from time to time, this interest shall be reckoned on the amount due by the Debtor Company from time to time according to recognized banking practice. The Bank reserved unto itself the right to lay down such conditions as it considers necessary for the repayment of the debt over a period which conditions shall be/have been notified in writing to the Company and/or the Sureties. It is agreed that the Bank shall be entitled at any time to call upon the Company and/or any one of the Sureties to settle the Debt, a simple request in writing to the Company and/or any one of the Sureties to be deemed good and sufficient notice for this purpose. For all intents and purposes at Law, the parties agreed and declared that no novation took place on this deed and therefore the hereunder mentioned granted hypothecs and any other security in favour of the Bank are in addition to and not in substitution of any other guarantees and security enjoyed by the Bank which shall remain valid, binding and effective.

**Kawza ta' Preferenza:** all the property of the principal debtor and of the Sureties for the sum of nine thousand four hundred and twelve Maltese liri and fifty four cents (Lm9,412.54c.0) - equivalent for indicative purposes only to Euro twenty one thousand nine hundred and twenty five point three two (€21,925.32).

Ilum ta'

2007  
16 AUG 2007

Direttur

Firma ta' Persuna li tapplika  
għall-Iskrizzjoni.

Not. Dr. Gerard Spiteri Maempel LL.D

## NOTA TA' REFERENZA

Reference Number

TITOLU

- - 4370

Cancellation

VOL. H. No.

14500/2002

14501/2002

14502/2002

15404/2007

15405/2007

15406/2007

In virtue of a deed in my records of the seventh (7<sup>th</sup>) day of July of the year two thousand and sixteen (2016) the creditor LOMBARD BANK MALTA p.l.c., (C 1607) gave its consent for the total cancellation of hypothecary and /or privileged rights arising out of notes of inscription registered in the Public Registry in its favour and against Agius Jewellers Limited, Raymond Agius, a company director, son of the late Joseph and of Carmela nee' Pesci born in Marsa and residing at Qormi, Gordon Agius, a company director, son of Raymond and of Lucia nee' Buttigieg born in Pieta and residing in Qormi, and Lucia Agius wife of the said Raymond Agius daughter of Vincent Buttigieg and of Emmanuela nee' Scicluna born in Sydney, New South Wales, Australia and residing at Qormi, jointly and severally between them, namely:

- Note of Hypothec and /or Privilege number one four five zero zero of the year two thousand and two (I. 14500/2002);
- Note of Hypothec and /or Privilege number one four five zero one of the year two thousand and two (I. 14501/2002);
- Note of Hypothec and /or Privilege number one ~~four five~~ zero two of the year two thousand and two (I. 14502/2002);
- Note of Hypothec and /or Privilege number one five four zero four of the year two thousand and seven (H. 15404/2007);
- Note of Hypothec and /or Privilege number one five four zero five of the year two thousand and seven (H.15405/2007);
- Note of Hypothec and /or Privilege number one five four zero six of the year two thousand and seven (H.15406/2007);

12 JUL 2016



A. A. Dinsli  
Direttur



Nutar Dottor Reuben Debono



Nota għall Iskrizzjoni ta'

Hypothec

Numru Progressiv

15405

Rimarki  
(għall usu  
Ufficjali Biss)

**Kreditur: Lombard Bank Malta p.l.c.**

**Debitur: Agius Jewellers Limited (Registration number C-21887); principal debtor and Raymond Agius, a Company Director, son of the late Joseph and of Carmela nee Pesci born in Marsa and residing at Qormi (Identity Card number 435254M) and Gordon Agius, a Company Director, son of Raymond and of Lucia nee Buttigieg born in Pieta and residing at Madliena, limits of Swieqi (Identity Card number 85479M); Lucia Agius wife of the said Raymond Agius daughter of the late Vincent Buttigieg and of Emmanuela nee Scicluna born in Sydney, New South Wales, Australia and residing at Qormi (Identity Card number 2885A). Lara Ann Agius wife of the said Gordon Agius daughter of Carmelo Mifsud and of the late Doreen sive Dolores nee Sammut born in Saint Julian's and residing at Madliena, limits of Swieqi (Identity Card number 105776M) sureties jointly and severally with the principal debtor and between themselves;**

**Kreditu:** The sum of fifty two thousand nine hundred fifty two Maltese liri and eighty eight cents (Lm52,952.88c.0) - equivalent for indicative purposes only to Euro one hundred twenty three thousand three hundred and forty seven point zero three (€123,347.03) - acknowledged in debt by a deed in my records of the twenty-sixth (26<sup>th</sup>) day of July of the year two thousand and seven (2007) which sum represents the outstanding balance up to date of deed, of an Overdraft facility of fifty thousand Maltese liri (Lm50,000) granted by the Creditor Bank to the principal debtor company by virtue of a deed in my records of the seventeenth day of September of the year two thousand and two (2002) duly registered and secured in the Public Registry Volume I. by Note bearing number fourteen thousand five hundred of the year two thousand and two (14,500/ 2002), out of which fifty one thousand five hundred and forty Maltese liri and eighty cents (Lm51,540.80c.0) - equivalent for indicative purposes only to Euro one hundred and twenty thousand and fifty seven point seven seven (€120,057.77) - represent capital and one thousand four hundred and twelve Maltese liri eight cents (Lm1,412.08c.0) - equivalent for indicative purposes only to Euro three thousand two hundred eighty nine point two six (€3,289.26) - represent interest as at the twenty fifth day of July of this current year 2007. / ...

**Kawza ta' Preferenza: General Hypothec over / ...**

Illum ta'

*[Handwritten signature]*  
Difettur

16 AUG 2007  
Firma tal-Persuna li tapplika għall-iskrizzjoni.

Not. Dr. Gerard Spiteri Maempel LL.D

Continued / ...



Nota għall Iskrizzjoni ta' **Hypothec** Numru Progressiv **15405**

Rimarki  
(għall usu  
Ufficjali Biss)

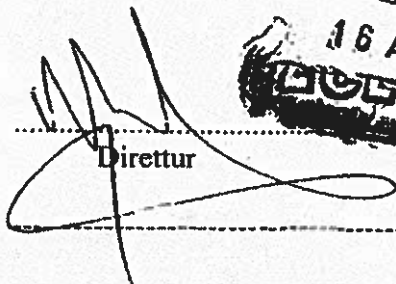
Kreditur:

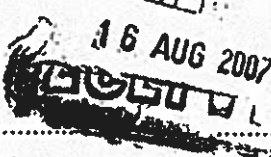
Debitur:

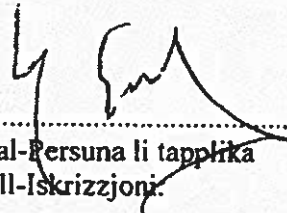
**Kreditu:** The parties agree that interest shall continue to accrue on the Debt on daily debit balances in accordance with recognized banking practice, the said rate of interest to be fixed by the Bank in its sole discretion from time to time. The Bank reserved unto itself the right to lay down such conditions as it considers necessary for the repayment of the debt over a period which conditions shall be/have been notified in writing to the Company and/or the Sureties. It is agreed that the Bank shall be entitled at any time to call upon the Company and/or any one of the Sureties to settle the Debt, a simple request in writing to the Company and/or any one of the Sureties to be deemed good and sufficient notice for this purpose. For all intents and purposes at Law, the parties agreed and declared that no novation took place on this deed and therefore the hereunder mentioned granted hypothecs and any other security in favour of the Bank are in addition to and not in substitution of any other guarantees and security enjoyed by the Bank which shall remain valid, binding and effective.

**Kawza ta' Preferenza:** all the property of the principal debtor and of the Sureties for the sum of fifty two thousand nine hundred fifty two Maltese liri and eighty eight cents (Lm52,952.88c.0) - equivalent for indicative purposes only to Euro one hundred twenty three thousand three hundred and forty seven point zero three (€123,347.03).

Illum ta' 2007

  
Direttur

  
Firma tal-Persuna li tapplika  
għall-Iskrizzjoni.



Not. Dr. Gerard Spiteri Maempel LL.D

## NOTA TA' REFERENZA

Reference Number	TITOLU
4370	Cancellation

VOL. II. No.

14500/2002

14501/2002

14502/2002

15404/2007

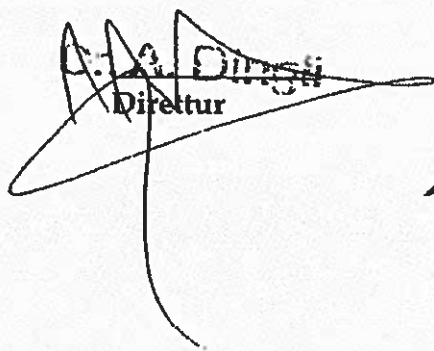
15405/2007

15406/2007

In virtue of a deed in my records of the seventh (7<sup>th</sup>) day of July of the year two thousand and sixteen (2016) the creditor **LOMBARD BANK MALTA p.l.c.**, (C 1607) gave its consent for the total cancellation of hypothecary and /or privileged rights arising out of notes of inscription registered in the Public Registry in its favour and against **Agius Jewellers Limited, Raymond Agius**, a company director, son of the late **Joseph** and of **Carmela nee' Pesci** born in **Marsa** and residing at **Qormi**, **Gordon Agius**, a company director, son of **Raymond** and of **Lucia nee' Buttigieg** born in **Pieta** and residing in **Qormi**, and **Lucia Agius** wife of the said **Raymond Agius** daughter of **Vincent Buttigieg** and of **Emmanuela nee' Scicluna** born in **Sydney, New South Wales, Australia** and residing at **Qormi**, jointly and severally between them, namely:

- Note of Hypothec and /or Privilege number one four five zero zero of the year two thousand and two (I. 14500/2002);
- Note of Hypothec and /or Privilege number one four five zero one of the year two thousand and two (I. 14501/2002);
- Note of Hypothec and /or Privilege number one four five zero two of the year two thousand and two (I. 14502/2002);
- Note of Hypothec and /or Privilege number one five four zero four of the year two thousand and seven (H. 15404/2007);
- Note of Hypothec and /or Privilege number one five four zero five of the year two thousand and seven (H.15405/2007);
- Note of Hypothec and /or Privilege number one five four zero six of the year two thousand and seven (H.15406/2007);

12 JUL 2016

  
A. A. Dimech  
Direttur

  
Nutar Dottor Reuben Debono



Nota għall Iskrizzjoni ta' Hypothec Numru Progressiv

15406

Rimarki  
(għall usu  
Ufficjali Biss)

**Kreditur: Lombard Bank Malta p.l.c.**

**Debitur: Agius Jewellers Limited** (Registration number C-21887); *principal debtor and Raymond Agius*, a Company Director, son of the late Joseph and of Carmela nee Pesci born in Marsa and residing at Qormi (Identity Card number 435254M) and **Gordon Agius**, a Company Director, son of Raymond and of Lucia nee Buttigieg born in Pieta and residing at Madliena, limits of Swieqi (Identity Card number 85479M); **Lucia Agius** wife of the said Raymond Agius daughter of the late Vincent Buttigieg and of Emmanuela nee Scicluna born in Sydney, New South Wales, Australia and residing at Qormi (Identity Card number 2885A). **Lara Ann Agius** wife of the said Gordon Agius daughter of Carmelo Mifsud and of the late Doreen sive Dolores nee Sammut born in Saint Julian's and residing at Madliena, limits of Swieqi (Identity Card number 105776M) *sureties* jointly and severally with the principal debtor and between themselves;

LMICAM

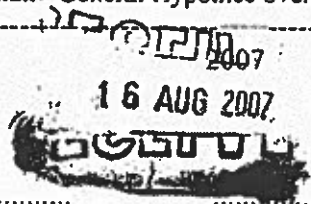
**Kreditu:** The sum of four thousand one hundred and sixty one Maltese liri and nine cents (Lm4,161.09c.0) - equivalent for indicative purposes only to Euro nine thousand six hundred and ninety two point seven three (€9,692.73) - acknowledged in debt by a deed in my records of the twenty-sixth (26<sup>th</sup>) day of July of the year two thousand and seven (2007) which sum represents the outstanding balance up to date of deed, of a loan facility of ten thousand Maltese liri (Lm10,000) granted by the Creditor Bank to the principal debtor company by virtue of a deed in my records of the seventeenth day of September of the year two thousand and two (2002) duly registered and secured in the Public Registry Volume I. by Note bearing number fourteen thousand five hundred and one of the year two thousand and two (1.14,501/2002), out of which four thousand one hundred and thirty six Maltese liri and thirty cents (Lm4,136.30c.0) - equivalent for indicative purposes only to Euro nine thousand six hundred and thirty four point nine nine (€9,634.99) represent capital while twenty four Maltese liri and seventy nine cents (Lm24.79c.0) - equivalent for indicative purposes only to Euro fifty seven point seven four (€57.74) - represent interest as at the twenty fifth day of July of this current year 2007. / ...

5

SENT

**Kawza ta' Preferenza:** General Hypothec over / ...

Illum ta'



*[Signature]*  
Direttur

*[Signature]*  
Firma tal-Persuna li tapplika  
għall-Iskrizzjoni.

Not. Dr. Gerard Spiteri Maempel LL.D

Continued / ...



Nota għall Iskrizzjoni ta'

Hypothec

Numru Progressiv

15406

Rimarki  
(għall usu  
Ufficjali Biss)

Kreditur:

Debitur:

Kreditu: The parties agree that interest shall continue to accrue on the Debt at rates not exceeding the maximum rate allowed by law as may be fixed by the Bank in its sole discretion from time to time, this interest shall be reckoned on the amount due by the Debtor Company from time to time according to recognized banking practice. The Bank reserved unto itself the right to lay down such conditions as it considers necessary for the repayment of the debt over a period which conditions shall be/have been notified in writing to the Company and/or the Sureties. It is agreed that the Bank shall be entitled at any time to call upon the Company and/or any one of the Sureties to settle the Debt, a simple request in writing to the Company and/or any one of the Sureties to be deemed good and sufficient notice for this purpose. For all intents and purposes at Law, the parties agreed and declared that no novation took place on this deed and therefore the hereunder mentioned granted hypothecs and any other security in favour of the Bank are in addition to and not in substitution of any other guarantees and security enjoyed by the Bank which shall remain valid, binding and effective.

Kawza ta' Preferenza: all the property of the principal debtor and of the Sureties for the sum of four thousand one hundred and sixty one Maltese liri and nine cents (Lm4,161.09c.0) - equivalent for indicative purposes only to Euro nine thousand six hundred and ninety two point seven three (€9,692.73).

Illum ta' 2007

16 AGO 2007  
**GOLETTA L.**

Direttur

Firma tal-Persuna li tapplika għall-Iskrizzjoni.

Not. Dr. Gerard Spiteri Maempel LL.B

## NOTA TA' REFERENZA

Reference Number

TITOLU

- - 4370

Cancellation

VOL. H. No.

14500/2002

14501/2002

14502/2002

15404/2007

15405/2007

15406/2007

In virtue of a deed in my records of the seventh (7<sup>th</sup>) day of July of the year two thousand and sixteen (2016) the creditor **LOMBARD BANK MALTA p.l.c.**, (C 1607) gave its consent for the total cancellation of hypothecary and /or privileged rights arising out of notes of inscription registered in the Public Registry in its favour and against **Agius Jewellers Limited, Raymond Agius**, a company director, son of the late Joseph and of Carmela nee' Pesci born in Marsa and residing at Qormi, **Gordon Agius**, a company director, son of Raymond and of Lucia nee' Buttigieg born in Pieta and residing in Qormi, and Lucia Agius wife of the said Raymond Agius daughter of Vincent Buttigieg and of Emmanuela nee' Scicluna born in Sydney, New South Wales, Australia and residing at Qormi, jointly and severally between them, namely:

- Note of Hypothec and /or Privilege number one four five zero zero of the year two thousand and two (I. 14500/2002);
- Note of Hypothec and /or Privilege number one four five zero one of the year two thousand and two (I. 14501/2002);
- Note of Hypothec and /or Privilege number one ~~four~~ five zero two of the year two thousand and two (I. 14502/2002);
- Note of Hypothec and /or Privilege number one five four zero four of the year two thousand and seven (H. 15404/2007);
- Note of Hypothec and /or Privilege number one five four zero five of the year two thousand and seven (H. 15405/2007);
- Note of Hypothec and /or Privilege number one five four zero six of the year two thousand and seven (H. 15406/2007);

12 JUL 2016

  
A. A. Dingli  
Direttur

  
Nutar Dottor Reuben Debono

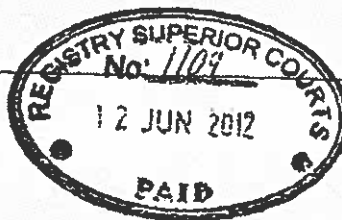
Nota ghal Iskrizzjoni ta' Ipoteka Generali

Numru Progressiv 8109

Rimarki  
(ghall-uzu ufficjali biss)

Kreditur:

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



Debitur:

Gordon Agius, *self employed*, iben Raymond u Lucia nee' Buttigieg imwieled Pieta' u residenti Swieqi, detentur tal-karta ta' l-identita' numru 85479 (M), u Lara Ann Agius, mart Gordon Agius, *clerk*, bint Carmel Mifsud u Dolores nee' Sammut, imwiilda San Giljan u residenti Swieqi, detentrici tal-karta ta' l-identita' numru 105776 (M).

Kreditu:

Tmienja u sittin elf, tlett mija u tmienja u tletin Ewro u tmienja u sittin centezmu (€68,338.68), sorte, flimkien ma' l-ispejjez gudizzjarji b'sentenza moghtija mill-Onorabbli Prim' Awla tal-Qorti Civili fl-ismijiet "Bank of Valletta p.l.c. vs Gordon u Lara Ann mizzewgin Agius" flimkien mal-ispejjez u mal-imghaxijiet ulterjuri mill-wiehed u ghoxrin (21) ta' Dicembru tas-sena elfejn u ghaxra (2010) sad-data ta' l-effettiv pagament. (Rikors Guramentat numru mitejn u disgha u sittin tas-sena elfejn u hdax - Onorevoli Imhalled Mark Chetcuti LL.D. - (269/2011 MC) deciza fit-tletin (30) ta' Mejju tas-sena elfejn u hdax (2011).

Kawza ta' Preferenza:

Ipoteka Generali

Handwritten signature and stamp of Rose Marie Vella, D/Registrar, Courts of Justice (Malta). Includes handwritten number 146-59.

Illum \_\_\_\_\_ ta' \_\_\_\_\_

Direttur

Handwritten signature of Avv. Dott. Dominic A. Cassar.

Avv. Dott. Dominic A. Cassar  
Ghall-kreditur

Firma tal-persuna li tapplika  
ghall-Iskrizzjoni)

Aqleb→



Nota għal Iskrizzjoni ta' Ipoteka Generali u Speċjali

Numru Progressiv 269836

Rimarki  
(għall-uzu uffiċjali biss)

Kreditur:

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

Debitur:

Gordon Agius, *self employed*, iben Raymond u Lucia nee' Buttigieg imwield Pietà' u residenti Swieqi, detentur tal-karta ta' l-identità' numru 85479 (M), u Lara Ann Agius, mart Gordon Agius, *clerk*, bint Carmel Mifsud u Dolores nee' Sammut, imwielda San Giljan u residenti Swieqi, detentrici tal-karta ta' l-identità' numru 105776 (M).

Kreditu:

Tmienja u sittin elf, tlett mija u tmienja u tletin Ewro u tmienja u sittin centeznu (€68,338.68), sorte, flimkien ma' l-ispejjez gudizzjarji b'sentenza mogħtija mill-Onorabbli Prim' Awla tal-Qorti Civili fl-ismijiet "Bank of Valletta p.l.c. vs Gordon u Lara Ann mizzewgin Agius" flimkien mal-ispejjez u mal-imghaxijiet ulterjuri mill-wiehed u ghoxrin (21) ta' Dicembru tas-sena elfejn u ghaxra (2010) sad-data ta' l-effettiv pagament. (Rikors Guramentat numru mitejn u disgha u sittin tas-sena elfejn u hdax - Onorevoli Inhalled Mark Chetcuti LL.D. - (269/2011 MC) deciza fit-iletin (30) ta' Mejju tas-sena elfejn u hdax (2011).

Kawza ta' Preferenza:

Ipoteka Generali fuq il-gid u l-beni kollha tad-debitur, kemm prezenti u kif ukoll futuri; u

Ipoteka Speċjali, fuq:-

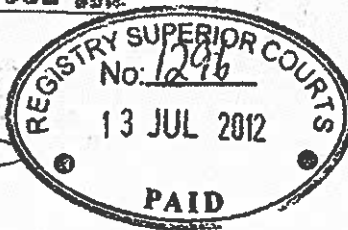
1. parti minn erbgha (1/4<sup>th</sup>) tas-sehem indiviz tal-garaxx bin-numru tmintax (18), bl-isem "Ave Maria", fi Triq Wied Ghomor, San Giljan. L-imsemmi garaxx huwa liberu u battal. L-imsemmi sehem tal-garaxx huwa suggett għall-uzufrutt favur ta' Carmelo Mifsud matul hajtu, proprjeta' ta' Lara Ann Agius \*

RECEIVED

19 JUL 2012

Illum

Direttur



Firma tal-persuna li tapplika  
(għall-Iskrizzjoni)

Marie Vella  
D/Registrar  
Courts of Justice (Malta)

Aqleb →

Dr. Dominic A. Cassar LL.D  
Għac-societa kreditrici  
Order 1521588

bon56346

H / 9886 / 2012

Rimarki  
(ghall-uzu ufficjali biss)

Kreditur:

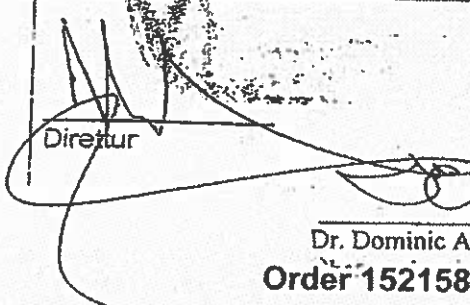
Debitur:

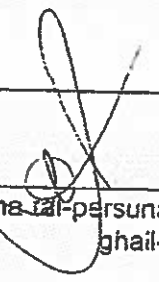
Kreditu:

Kawza ta' Preferenza:  
  
\* 2. *Maisonette* fil-pjan terran elevat, minghajr numru ufficjali u bl-isem ta' "*Immersion*" fi Triq il- Gladjoli, Madliena limiti ta' Swieqi u il-garaxx internament immarkat bin-numru tlieta (3), li parti minnu hija sottostanti ghal imsemmi *maisonette*. L-imsemmi *maisonette* jikkonfina mit-Tramuntana ma' l-imsemmija triq, mill-Lvant ma' proprjeta' ta' S N Properties Limited u mill-Punent ma' proprjeta' ta' Lino Farrugia. Il-garaxx u l-*maisonette* huma suggetti ghac-cens annwu u perpetwu skont kif indikat fil-kuntratt tan-Nutar Maurice A. Gambin tat-tletin (30) ta' Mejju tas-sena elfejn u tnejn (2002), proprjeta' tad-debituri \*\*

**RECEIVED**

Illum 19 JUL 2012

  
Direttur  
  
Dr. Dominic A. Cassar LL.D.  
Order 1521588 ditrici

  
Maria Vella  
Dirigistratur  
Court of Justice (Firma tal-persuna li tapplika ghail-iskrizzjoni)

H / 9886 / 2012



Nota għal Iskrizzjoni ta' Ipoteka Generali u Speċjali

Numru Progressiv 209806

Rimarki  
(għall-uzu uffiċjali biss)

Kreditur:

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

Debitur:

Gordon Agius, *self employed*, iben Raymond u Lucia nee' Buttigieg imwieled Pieta' u residenti Swieqi, detentur tal-karta ta' l-identita' numru 85479 (M), u Lara Ann Agius, mart Gordon Agius, *clerk*, bint Carmel Mifsud u Dolores nee' Sammut, imwiolda San Giljan u residenti Swieqi, detentrici tal-karta ta' l-identita' numru 105776 (M).

Kreditu:

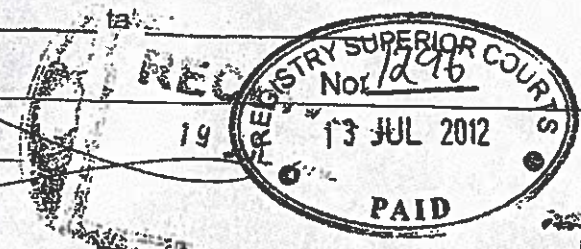
Tmienja u sittin elf, tlett mija u tmienja u tletin Ewro u tmienja u sittin centezmu (€68,338.68), sorte, flimkien ma' l-ispejjez gudizzjarji b'sentenza mogħtija mill-Onorabbli Prim' Awla tal-Qorti Civili fl-ismijiet "Bank of Valletta p.l.c. vs Gordon u Lara Ann mizzewgin Agius" flimkien mal-ispejjez u mal-imghaxijiet ulterjuri mill-wiehed u ghoxrin (21) ta' Dicembru tas-sena elfejn u ghaxra (2010) sad-data ta' l-effettiv pagament. (Rikors Guramentat numru mitejn u disgha u sitin tas-sena elfejn u hdax - Onorevoli Imhalled Mark Chetcuti LL.D. - (269/2011 MC) deciza fit-tletin (30) ta' Mejju tas-sena elfejn u hdax (2011).

Kawza ta' Preferenza:

\*\* 3. parti minn erbgha (1/4<sup>th</sup>) tas-sehem indiviz tal-maisonette, bla numru u bl-isem ta' "Shalom", fi Triq Agnes Schembri, Birkirkara. L-imsemmi *maisonette* jikkonfina mill-Grigal ma' l-imsemmi Triq, mill-Punent ma' *Tuaco Limited* jew is-successuri fit-titolu u mill-Lvant ma' proprjeta' ta' Anthony u Michelle konjugi Galea. L-imsemmi *maisonette* jinsab sovrastanti proprjeta' ta' terzi u suggett ghac-cens annwu u prepetwu kif indikat fil-kuntratt tat-tletin (30) ta' Mejju tas-sena elfejn u tnejn (2002), in atti Nutar Dottor Maurice A.Gambin. L-imsemmi parti minn erbgha (1/4<sup>th</sup>) tas-sehem indiviz ta' l-imsemmi *maisonette* huwa suggett għall-uzufrutt ta' Carmelo Mifsud li huwa missier Lara Ann Agius, tul hajtu kollha, proprjeta' ta' Lara Ann Agius.

Illum \_\_\_\_\_ ta' \_\_\_\_\_

Direttur



Firma tal-persuna li tapplika  
(għall-Iskrizzjoni)

Maria Vella  
Clerk Registrar  
Courts of Justice (Malta)

Aqleb →

Dr. Dominic A. Cassar LL.D.  
Għas-socjeta kreditrici



825

Nota ghall-iskrizzjoni ta ipoteka Numru Progressiv

Rimarki  
(ghal-uzu  
ufficjali biss)

**KREDITUR:** Gustav Baldacchino, chief cashier, bin Agostino u Roseanne nee' Debono mwieled Attard u joqghod Safi, detentur tal-karta ta' identita bin-numru: 116277(M)

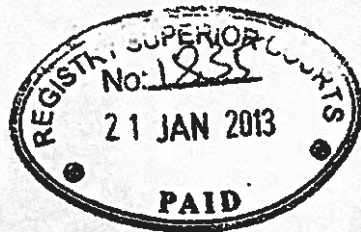
**DEBITUR:** Gordon Agius, self-employed, bin Raymond u Lucia nee' Buttigieg, imwieled Pieta u joqghod Madliena, is Swieqi, detentur tal-karta ta' identita' bin-numru: 0085479(M) u Robert Agius, machine operator, bin Raymond u Lucia nee' Buttigieg, imwieled Pieta u joqghod Hal-Qormi, detentur tal-karta ta' identita' bin-numru: 0227283(M)

**KREDITU:** Sbatax il-elf, tlett mija, sebgha u hamsin ewro, tmienja u sebghin centezmu (€17,357.78) rapprezentanti in kwantu sorte hmistax il-elf, erba' mija, tnejn u disghin ewro (€15,492), ammont dovut skont kambjali rezi ezekuttivi b'Itra Ufficjali numru elfejn, erba' mija u sebghin tas-sena elfejn u hdax (2470/11) datata wiehed u ghoxrin (21) ta' Lulju tas-sena elfejn u hdax (2011); kwantu ghal elf, mija, tmienja u disghin ewro u erbgha u tletin centezmu (€1,198.34) imghax mid-data tal-maturita' ta' kull kambjala sat-tlieta (3) ta' Frar tas-sena elfejn u tnax (2012) b'riserva ta' imghax ulterjuri sad-data tal-pagament effettiv; oltre tlett mija, tmienja u tmenin ewro, disgha u tmenin centezmu (€388.89) in kwantu ghal tlett mija, disgha u erbghin ewro, sitta u hamsin centezmu (€349.56) spejjez tal-Itra Ufficjali numru elfejn erba' mija u sebghin tas-sena elfejn u hdax (2470/11) u in kwantu ghal disgha u tletin ewro, tlieta u tletin centezmi (€39.33) VAT fuq l-istess Itra Ufficjali; oltre mitejn, tmienja u sebghin ewro, hamsa u hamsin centezmu (€278.55) spejjez tal-Mandat ta' Sckwestru ezekuttiv numru mitejn, tlieta u hamsin tas-sena elfejn u tnax (253/12) mahrug mill-Prim' Awla tal-Qorti civili fis-sebgha u ghoxrin (27) ta' Frar tas-sena elfejn u tnax (2012) u dan in kwantu ghal mitejn, tlieta u sittin ewro, sebgha u tmenin centezmu (€263.87) spejjez intaxxati u in kwantu ghal erbatax il-ewro, tmienja u sittin centezmu (€14.68) Vat fuq l-istess Mandat.

**KAWZA TA' PREFERENZA:** Ipoteka generali gudizzjarja

Illum  
Direttur  
RECEIVED  
21 JAN 2013  
Avukat Raymond Zammit  
firma tal-persuna li tapplika  
ghall-kreditur

23.29  
[Signature]



[Signature]  
Kenneth Grech  
D/Registratur  
Courts of Justice (Malta)

Nota għall-iskrizzjoni ta ipoteka

Numru Progressiv

1378

Rimarki  
(ghal-uzu  
ufficjali biss)

**KREDITUR:** Gustav Baldacchino, chief cashier, bin Agostino u Roseanne nee' Debono mwieled Attard u joqghod Safi, detentur tal-karta ta' identita bin-numru: 116277(M)

**DEBITUR:** Gordon Agius, self-employed, bin Raymond u Lucia nee' Buttigieg, imwieded Pieta u joqghod Madliena, is Swieqi, detentur tal-karta ta' identita' bin-numru: 0085479(M) u Robert Agius, machine operator, bin Raymond u Lucia nee' Buttigieg, imwieded Pieta u joqghod Hal-Qormi, detentur tal-karta ta' identita' bin-numru: 0227283(M)

**KREDITU:** Sittax il-elf, mija, disgha u hamsin ewro, erbgha u erbghin centezmu (€16,159.44) rapprezentanti in kwantu sorte hmistax il-elf, erba' mija, tnejn u disghin ewro (€15,492), ammont dovut skont kambjali rezi ezekuttivi b'ittra Ufficjali numru elfejn, erba' mija u sebghin tas-sena elfejn u hdax (2470/11) datata wiehed u ghoxrin (21) ta' Lulju tas-sena elfejn u hdax (2011); oltre imghax skont kif mitlub fl-Ittra Ufficjali 2470/11; oltre tlett mija, tmienja u tmenin ewro, disgha u tmenin centezmu (€388.89) in kwantu ghal tlett mija, disgha u erbghin ewro, sitta u hamsin centezmu (€349.56) spejjez tal-Ittra Ufficjali numru elfejn erba' mija u sebghin tas-sena elfejn u hdax (2470/11) u in kwantu ghal disgha u tletin ewro, tlieta u tletin centezmi (€39.33) VAT fuq l-istess Ittra Ufficjali; oltre mitejn, tmienja u sebghin ewro, hamsa u hamsin centezmu (€278.55) spejjez tal-Mandat ta' Sekwestru ezekuttiv numru mitejn, tlieta u hamsin tas-sena elfejn u tnax (253/12) mahrug mill-Prim' Awla tal-Qorti civili fis-sebgha u ghoxrin (27) ta' Frar tas-sena elfejn u tnax (2012) u dan in kwantu ghal mitejn, tlieta u sittin ewro, sebgha u tmenin centezmu (€263.87) spejjez intaxxati u in kwantu ghal erbatax il-ewro, tmienja u sittin centezmu (€14.68) Vat fuq l-istess Mandat. Din l-ipoteka hi addizzjonali għall-ipoteka generali iskritta fir-Registru Pubbliku ta' Malta bin-numru tmin mija, hamsa u ghoxrin tas-sena elfejn u tlettax (825/2013) ai termini tal-artikolu elfejn u sittax tal-Kodici Civil Ital-Ligijiet ta' Malta.

**KAWZA TA' PREFERENZA:** Ipoteka specjali gudizzjarja fuq  
(a) il-maisonettef il-pjan terran elevat, minghar numru ufficjali u bl-isem ta' 'Immersion' fi Triq il-Gladjoli, Madliena, limiti tas-Swieqi u l-garaxx internament immarkat bin-numru tlieta (3), li parti minnu hija sottostanti ghal imsemmi maisonette. L-imsemmi maisonette jikkonfina mit-Tramuntana ma' l-imsemmija triq, mill-Lvant ma' propreta' ta' S N Properties Limited u mill-Punent ma' proprjeta' ta' Lino Farrugia. Il-garaxx u l-maisonette huma suggetti ghac-cens annwu u perpetwu skont kif indikat fil-kuntratt tan-Nutar Maurice Gambin tat-tletin (30) ta' Meju tas-sena elfejn u tnejn (2002) - proprjeta' ta' Gordon u Lara Anne mizzewgin Agius u  
(b) il-maisonette bl-arja tieghu sovrappost ghal beni ta' terzi Hal Qormi, Triq il-Bard gja New Street off Pinto Street numru tlieta (3) jismu "Gordon House" kif ahjar deskritt fil-kuntratt tal-akkwist relattiv fl-Atti tan-Nutar Gerard Spiteri Maempel - bid-drittijiet u pertinenzi kollha tieghu, bhala jgawdi u soggett ghas-servitujiet rizulanti mill-posizzjoni tieghu, bhala soggett ghar-rata tieghu ta' cens annwu u perpetwu ta' sitta u erbghin Euro u

25.29

MA

CAF

Maria Vella  
Registratur  
Court of Justice (Malta)

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4 2013

REGISTRY SUPERIOR COURTS  
No. 3130  
31 JAN 2013  
PAID

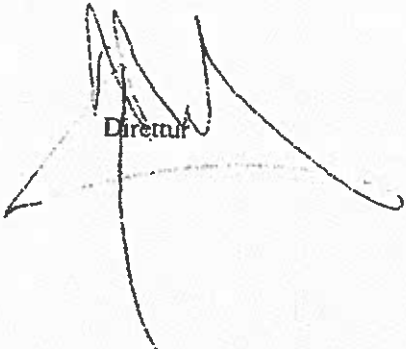
Order 1521588

H / 1378 / 2013

1378

KAWZA TA' PREFERENZA: disgha u hamsin euro cent (€46.59) – minn hag'ohra liberu u frank – proprjeta' ta' Robert u Brenda ahwa Agius.

Illum

  
Direttur



Avukat Raymond Zammit  
firma tal-persuna li tapplika  
ghall-kreditur





Maria Vella  
D/Registratur  
Courts of Justice (Malta)

REGISTRY SUPERIOR COURTS  
No. 530  
31 JAN 2013  
PATO



Nota għall-Iskrizzjoni ta' Privilegg Numru Progressiv

Rimarki  
(għall-uzu  
Ufficjali biss)

Kreditur: PF Steel Limited C45128

Debituri: Gordon Agius, self-employed, bin Raymond u Lucia nee' Buttigieg, imwieled Pietà u residenti Madliena Swieqi, karta ta' l-identita' numru: 085479M u martu Lara-Ann Agius, bint Carmel Mifsud u l-mejta Doreen nee' Sammut, imwiela San Giljan u residenti Madliena Swieqi, karta ta' l-identita' numru: 0105776M *in solidum*.

Kreditu: Is-somma ta' hamsa u tletin elf mija u disgha u tletin Euro u erbgha u sebghin centesmu (€35,139.74) dovuti mid-debituri lill kreditur, liema somma tirrappresenta simili somma dovuti għall-xoghol u materjal; in konnessjoni mal-kompletar tal-istess immobbli hawn taht deskritt u dana ai termini tal-Artikolu Elfejn u Ghaxra (2010) tal-Kodici Civili tal-Ligijiet ta' Malta liema xogholijiet gew terminati fit-tletin (30) ta' Dicembru tas-sena elfejn u max (2012).  
*Is-xogholijiet sarru fuq inkontrazzjoni tad-debituri.*

€ 23.29  
8

Kawza ta' Preferenza: Privilegg Specjali fuq il-fond bin-numru ufficjali mejn u ghoxrin (22), bl-arja libera tieghu, bl-isem 'Solabella', f'Xatt il-Palm, Bahar ic-Caghaq

Q  
Direttur

RECEIVED  
27 FEB 2013

Firma tal-persuna li tapplika għall-iskrizzjoni  
Not. Dr. Krystle Frendo Galea B.A. LL.D  
għan-nom tal-Kreditur

NOT. Dr. E.A. SAID

Nota għal Iskrizzjoni ta' <b>IPOTEKA ĠENERALI</b>		Numru Progressiv <u>12276</u>
Rimarki (Għall-użu uffiċjali biss)		
Kreditur:	Ruben Sciortino, Arkitett u Inġinier Ċivili, iben il-mejjet Edmund u Irene Aurora xebba Tufigno, twieled Attard u residenti is-Swieqi, karta ta' identità numru wiehed tmienja tlieta tnejn sebgha erbgha ittra 'm' (183274M)	
Debitur:	Gordon Agius, fil-kummerċ, iben Raymond u Lucia xebba Buttigieg, imwieled Pieta' u residenti is-Swieqi, karta ta' identità numru tmienja hamsa erbgha sebgha disgha ittra 'm' (85479M) u martu Lara-Ann Agius, skrivana, bint Carmel Mifsud u Dolores xebba Sammut, imwiolda San Giljan u residenti is-Swieqi, karta ta' identità numru wiehed zero hamsa sebgha sebgha sitta ittra 'm' (105776M)	
Kreditu:	Is-somma totali ta' hdax-il elf u erbgha u għoxrin ewro u erbatax il-cetnezmu (EUR11,024.14) komposta (i) in kwantu għas-somma ta' tmint elef, tmien mija u erbatax -il ewro (€8,814) sorte dovuta skond sentenza tal-Prim'Awla tal-Qorti Ċivili datata it-30 ta' Novembru, 2012 fi-ismijiet "Perit Ruben Sciortino vs Gordon Agius u Lara-Ann Agius" (ii) in kwantu għas-somma ta' elf, seba' mija u hamsa u disghin ewro u għoxrin centezmu (EUR1,795.20) rappreżentanti is-sehem dovut mill-konjuġi Agius al termini tal-imsemmija sentenza mid-drittijiet u spejjeż skond it-taxxa għudizzjarja rigwardanti tali kawża; (iii) in kwantu għas-somma ta' erba' mija u erbatax -il ewro u erbgha u disghin centezmu (EUR414.94) drittijiet u spejjeż skond it-taxxa għudizzjarja rigwardanti ir-rikors għall-hrug ta' mandat ta' inibizzjoni numru 1426/2010 fi-ismijiet "Perit Ruben Sciortino vs Gordon Agius u Lara Ann Agius", dana apparti l- imghax legali skond il-fuq imsemmija sentenza tat-30 ta' Novembru, 2012.	
Kawża ta' Preferenza	IPOTEKA ĠENERALI ai termini tal-artikolu elfejn tieta u għoxrin (2023) tal-Kodiċi Ċivili.	
(Direttur)	ta' Awwissu 2013 <b>RECEIVED</b> 27 AUG 2013 Ave Massimo Vella għall-kreditur (Firma tal-persuna li tapplika)	

23-29-1  
AD



Nota għal Iskrizzjoni ta' <span style="float: right;">013135</span> <b>IPOTEKA SPEĊJALI</b> Numru Progressiv _____	
<b>Rimarki</b> (Għall-użu uffiċjali biss)	
<b>Kreditur:</b>	Ruben Sciortino, Arkitett u Inġinier Ċivili, iben il-mejjet Edmund u Irene Aurora xebba Tufigno, twieled Attard u residenti is-Swieqi, karta ta' identità numru wiehed tmienja tlieta tnejn sebgha erbgha ittra 'm' (183274M)
<b>Debitur:</b>	Gordon Agius, fil-kummerċ, iben Raymond u Lucia xebba Buttigieg, imwieled Pieta' u residenti is-Swieqi, karta ta' identità numru tmienja hamsa erbgha sebgha disgha ittra 'm' (85479M) u martu Lara-Ann Agius, skrivana, bint Carmel Mifsud u Dolores xebba Sammut, imwiilda San Giljan u residenti is-Swieqi, karta ta' identità numru wiehed zero hamsa sebgha sebgha sitta ittra 'm' (105776M)
<b>Kreditu:</b>	Is-somma totali ta' hdax-il elf u erbgha u ghoxrin ewro u erbatax il-cetnezm (EUR11,024.14) komposta (i) in kwantu għas-somma ta' tmint elf, tmien mija u erbatax -il ewro (€8,814) sorte dovuta skond sentenza tal-Prim'Awla tal-Qorti Ċivili datata it-30 ta' Novembru, 2012 fl-ismijiet "Perit Ruben Sciortino vs Gordon Agius u Lara-Ann Agius" (ii) in kwantu għas-somma ta' elf, seba' mija u hamsa u disghin ewro u ghoxrin centeżmu (EUR1,795.20) rappreżentanti is-sehem dovut mill-konjugi Agius ai termini tal-imsemmija sentenza mid-drittijiet u spejjeż skond it-taxxa ġudizzjarja rigwardanti tali kawża; (iii) in kwantu għas-somma ta' erba' mija u erbatax -il ewro u erbgha u disghin centeżmu (EUR414.94) drittijiet u spejjeż skond it-taxxa ġudizzjarja rigwardanti ir-rikors għall-hruġ ta' mandat ta' inibizzjoni numru 1426/2010 fl-ismijiet "Perit Ruben Sciortino vs Gordon Agius u Lara Ann Agius", dana apparti l-imghax legali skond il-fuq imsemmija sentenza tat-30 ta' Novembru, 2012.
<b>Kawża ta' Preferenza</b>	IPOTEKA SPEĊJALI fuq il-fond ossia maisonette <i>Pelevated ground floor level</i> , qabel bla numru u illum bin-numru 47 u jisimha 'Immersion', fi Triq il-Gladjoli, Madliena, limiti tas-Swieql, tmis mit-tramuntana mal-istess triq, lvant ma' beni tal-kumpannija SN Properties Limited jew <i>aventi causa</i> tagħha u punent ma' beni ta' Lino Farrugia jew <i>aventi causa</i> tiegħu, kif ukoll il-garage in parti sottopost għall-istess maisonette, u li jinsab internament mal-karta bin-numru tlieta fil-parti annessi mal-kuntratt tal-akkwizizzjoni.

23-29-1  
 AD S

*Handwritten signatures and notes at the bottom left of the page.*

REGISTRATION No. 1263  
 SUPERIOR COURTS  
 16 SEP 2013

16 SEP 2013



016135

tan-Nutar Dottor Maurice Gambin datat it-30 ta' Mejju, 2002, bid-drittijiet u il-pertinenzi tagħhom kollha, u kif soġġetti għar-rata tagħhom ta' ċens annwu u perpetwu ta' għaxar Liri Maltin (illum tlieta u għoxrin ewro u disgħa u għoxrin ċenteżmu - EUR23.29) pagabbli lil Fosters Ltd fid-9 ta' Settembru ta' kull sena bil-quddiem, bid-dritt ta' uzu tad-drive-in flimkien mal-proprietarji/utenti tal-garages l-oħra tal-istess block u bid-drittijiet u pertinenzi kollha indikati fl-istess kuntratt hawn fuq imsemmi

Din l-ipoteka speċjali hija addizzjonali għal-ipoteka ġenerali numru tnax -il elf, mitejn u sitta u sebghin tas-sena effejn u tlettax (012276/2013) ai termini tal-artikolu elfejn u sittax (2016) tal-Kodiċi Ċivili.

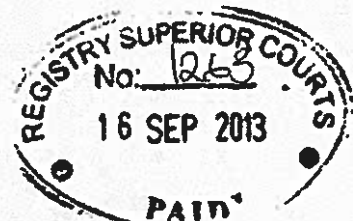
Ilum \_\_\_\_\_ ta' Settembru 2013

(Direttur)

Avv. Massimo Vella għall-kreditur  
(Firma tal-persuna li tapplika)

*Massimo Vella*  
Dep / Adv

*Roberta Vella*  
Dep / Adv



Nota ghall-iskrizzjoni ta ipoteka

Numru Progressiv

116277

Rimarki  
(ghal-uzu  
ufficjali biss)

**KREDITUR:** Gustav Baldacchino, chief cashier, bin Agostino u Roseanne nee' Debono mwieled Attard u joqghod Safi, detentur tal-karta ta' identita bin-numru: 116277(M)

**DEBITUR:** Gordon Agius, self-employed, bin Raymond u Lucia nee' Buttigieg, imwield Pieta u joqghod Madliena, is Swieqi, detentur tal-karta ta' identita' bin-numru: 0085479(M) u Robert Agius, machine operator, bin Raymond u Lucia nee' Buttigieg, imwield Pieta u joqghod Hal-Qormi, detentur tal-karta ta' identita' bin-numru: 0227283(M)

**KREDITU:** Sitt elef, mija, wiehed u ghoxrin ewro, tmienja u disghin centezmi (€6121.98) rapprezentanti in kwantu sorte hames telef, sitt mija u erbgħa ewro (€5604), ammont dovut skont kambjali rezi ezekuttivi b'Itra Ufficjali numru tlett elef, sitt mija, hamsa u sittin tas-sena elfejn u tmax (3665/12) datata tmax (12) ta' Dicembru tas-sena elfejn u tmax (2012); oltre imghax skont kif mitlub fl-Itra Ufficjali 3665/12; oltre hames mija u sbatax il-ewro u tmienja u disghin centezmi (€517.98) in kwantu għal erba mija, hamsa u disghin ewro u sittin centezmi (€495.60) spejjez tal-Itra Ufficjali numru tlett elef, sitt mija, hamsa u sittin tas-sena elfejn u tmax (3665/12) u in kwantu għal tnejn u ghoxrin ewro, tmienja u tletin centezmi (€22.38) VAT fuq l-istess Itra Ufficjali.

**KAWZA TA' PREFERENZA:** Ipoteka generali gudizzjarja

€ 23.29

Illun

Direttur

Avukat Raymond Zammit  
firma tal-persuna li tapplika  
ghall-kreditur

Marica Fenech  
Courts of Justice (Malta)  
Deputy Registrar

RECEIVED  
8 NOV 2013

NOT. Dr. E.A. SAID

Nota ghall-iskrizzjoni ta ipoteka

Numru Progressiv

010490

Rimarki  
(ghal-uzu  
ufficjali biss)

**KREDITUR:** Gustav Baldacchino, chief cashier, bin Agostino u Roseanne nee' Debono mwieled Attard u joqghod Safi, detentur tal-karta ta' identita bin-numru: 116277(M)

**DEBITUR:** Gordon Agius, self-employed, bin Raymond u Lucia nee' Buttigieg, imwieled Pieta u joqghod Madliena, is Swieqi, detentur tal-karta ta' identita' bin-numru: 0085479(M) u Robert Agius, machine operator, bin Raymond u Lucia nee' Buttigieg, imwieled Pieta u joqghod Hal-Qormi, detentur tal-karta ta' identita' bin-numru: 0227283(M)

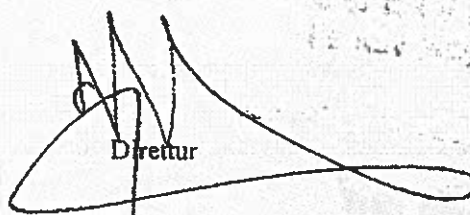
**KREDITU:** : Sitt elef, mija, wiehed u ghoxrin ewro, tmienja u disghin centezmi (€6121.98) rapprezentanti in kwantu sorte hames telef, sitt mija u erbgha ewro (€5604), ammont dovut skont kambjali rezi ezekuttivi b' ltra Ufficjali numru tlett elef, sitt mija, hamsa u sittin tas-sena elfejn u tnax (3665/12) datata tnax (12) ta' Dicembru tas-sena elfejn u tnax (2012); oltre imghax skont kif mitlub fl-ltra Ufficjali 3665/12; oltre hames mija u sbatax il-ewro u tmienja u disghin centezmi (€517.98) in kwantu ghal erba mija, hamsa u disghin ewro u sittin centezmi (€495.60) spejjez tal-ltra Ufficjali numru tlett elef, sitt mija, hamsa u sittin tas-sena elfejn u tnax (3665/12) u in kwantu ghal tnejn u ghoxrin ewro, tmienja u tletin centezmi (€22.38) VAT fuq l-istess ltra Ufficjali. Din l-ipoteka hi addizzjonali ghall-ipoteka generali iskritta fir-Registru Pubbliku ta' Malta bin-numru sittax il-elf, sitta u erbghin tas-sena elfejn u tlettax (16046/2013) ai termini tal-artikolu elfejn u sittax tal-Kodici Civil ital-Ligijiet ta' Malta.


**KAWZA TA' PREFERENZA:** Ipoteka specjali gudizzjarja fuq

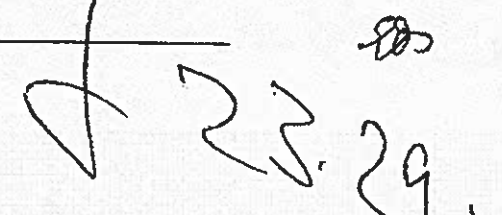

(a) il-maisonettef il-pjan terran elevat, minghar numru ufficjali u bl-isem ta' 'Immersion' fi Triq il-Gladjoli, Madliena, limiti tas-Swieqi u l-garaxx internament immarkat bin-numru tlieta (3), li parti minnu hija sottostanti ghal imsemmi maisonette. L-imsemmi maisonette jikkonfina mit-Tramuntana ma' l-imsemmija triq, mill-Lvant ma' propreta' ta' S N Properties Limited u mill-Punent ma' proprjeta' ta' Lino Farrugia. Il-garaxx u l-maisonette huma suggetti ghas-cens annwu u perpetwu skont kif indikat fil-kuntratt tan-Nutar Maurice Gambin tat-tletin (30) ta' Meju tas-sena elfejn u tnejn (2002) – proprjeta' ta' Gordon u Lara Anne mizzewgin Agius u

(b) il-maisonette bl-arja tieghu sovrappost ghal beni ta' terzi Hal Qormi, Triq il-Bard gja New Street off Pinto Street numru tlieta (3) jismu "Gordon House" kif ahjar deskritt fil-kuntratt tal-akkwist relattiv fl-Atti tan-Nutar Gerard Spiteri Maempel – bid-drittijiet u pertinenzi kollha tieghu, bhala jgawdi u soggett ghas-servitujiet rizulanti mill-posizzjoni tieghu, bhala soggett ghar-rata tieghu ta' cens annwu u perpetwu ta' sitta u erbghin Euro u disgha u hamsin euro cent (€46.59) – minn hag'ohra liberu u frank – proprjeta' ta' Robert u Brenda ahwa Agius.



Illum

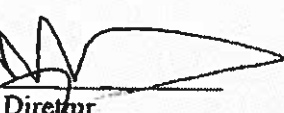
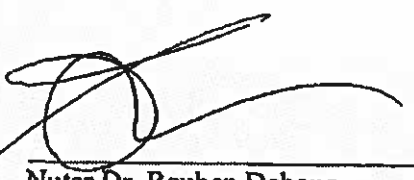
  
Direttur  
  
Maurice Fenech  
Courts of Justice (Malta)  
Deputy Registrar

  
Avukat Raymond Zammit  
firma tal-persuna li tapplika  
ghall-kreditur



Nota ghal Iskrizzjoni ta' Ipoteka		Numru Progressiv _____	11496
Rimarki (ghall-uzu ufficjali)			
Kreditur: <b>RAINBOWMIX CONCRETE LIMITED C6763</b>			
Debituri: <b>GX3 HOLDINGS LIMITED C.55158 id-debitur principali.</b> <b>GORDON AGIUS</b> , self employed, iben Raymond u Lucia nee' Buttigieg, imwieled il-Pieta' fil-21.01.1979 u residenti l-Madliena, ghandu l-karta tal-identita' bin-numru 85479(M) flimikien ma' martu <b>LARA AGIUS</b> , impjegata, bint Carmel Mifsud u Doreen nee' Sammut, imwielda San Giljan fit-12.02.1976 u residenti l-Madliena, ghandha l-karta tal-identita' bin-numru 105776M il-Garanti in solidum bejniethom u mad-debitur principali.			
Kreditu: Kostituzzjoni ta' debitu skond att tiegħi Nutar sottofirmat tas-sebgha (7) ta' Lulju tas-sena elfejn u sittax (2016). Id-debitur principali ikkostitwixxi ruhha bhala, vera, certa u likwida debitrici versu w a favur il-Kreditrici li accetta, fis-somma ta' mija u tmienja u tmenin elf Ewro (€188,000) ezkluz il-Taxxa fuq il-Valur Mizjud u nkluż l-interessi u l-ispejjeż relattivi u dan minhabba xogholijiet ta' kostruzzjoni u tlestija tal-korp bini li sar fil-binja hawn fuq imsemmija. Illi dejn dovut mis-socjeta debitrici favur tas-socjeta kreditrici, il-partijiet qeghdin jaqblu u jaccettaw illi irrid jithallas kollu sat-tletin ta' Settembru tas-sena elfejn u sittax (30.09.2016). Illi Pierre Farrugia li kien il-perit inkarigat mid-Debitrici għall-ezekuzzjoni tax-xoghlijiet li saru mill-Kreditrici u kif ukoll id-debitu dovut lill-Kumpanija TLATA Limited numru ta' registrazzjoni C16319 u kif ukoll PF STEEL Limited, numru ta' registrazzjoni C45128 għal konsenja ta' hadid formanti parti mix-xoghlijiet ezegwiti mill-istess Kreditrici, liema debitu d-debitur principali u l-Garanti jirrikonoxxu flimkien u solidament bejniethom li huma unikament responsabbli għalihom peress li kienu huma stess illi ingaggawhom.			
Kawza ta' Preferenza: Ipoteka Generali għas-somma ta' mija u tmienja u tmenin elf Ewro (€188,000) fuq il-beni tagħha kollha prezenti u futuri fuq il-beni tad-debitur principali. <b>AD</b> Ipoteka Speċjali għas-somma ta' mija u tmienja u tmenin elf Ewro (€188,000) fuq il-beni immobli tad-debitur principali u precizament fuq: 1. L-Appartament li qiegħed fit-tielet sular ( <i>second floor</i> ) u jifforma parti minn blokk ta' semi-basement garages, appartamenti u penthouse f'Xatt il-Palm (precedentement magħrufa bhala York Street), Bahar ic-Cagħaq, liema appartament iggib in-numru tlieta (3) internament u jinsab sottopost u sovrappost għall-proprijeta tal-GX3 HOLDINGS LIMITED C.55158 jew l-avventi kawza tagħha u huwa soġġet għas-servitujiet inerenti għal posizzjoni tiegħu gewwa blokk bini fosthom dawk ta' twieqi u aperturi. Dan l-appartament .....tkompli.....			
12 JUL 2016			
Data: _____			
 Direttur		 Nutar Dr. Reuben Debono	

Nota ghal Iskrizzjoni ta' Ipoteka	Numru Progressiv _____
<b>Rimarki</b> (ghall-uzu ufficjali)	
<p><b>Kawza ta' Preferenza:</b> .....tkompli..... huwa accessibli mill-komun tal-blokk li jiffirma parti minnu u ghalhekk inkluz l-entratura, tarag, indanijiet, lift jekk dan id-dejn dovut ma' jithallas a saldu sad-data hawn fuq imsemmija, il-partijiet jaqblu u jaccettaw illi l-interessi jergghu jibdedw jiddekkorru fuq il-bilanc dovut bir-rata ta' hamsa fil-mija (5%) mill-ewwel t'Gunju tas-sena elfejn u sittax (01.06.2016) u dan sakeinm jithallas l-ammont dovut kollu. Eskluz mid-debitu huwa l-kont tal-Perit Arkitett shaft u lift u dawk il-partijiet kollha intizi ghal-uzu komuni eskluz l-arja tal-bejt. Inkluz hemm id-dritt jinstallaw fuq l-oghla bejt tal-blokk, tank tal-ilma ta' mhux aktr minn hames mitt litru (500lt), aerial u / jew satellite dish komuni u solar water heater u b'access ghas-servizzi imsemmija f'hijiet ragoneovoli u wara pre-avviz lis-sidien tal-penthouse. F' dan ir-rigward, id-debtirici pprovdiet access ghall-bejt sovrastanti il-penthouse sabiex is-sidien kollha tal-appartamenti sovrastanti jkollhom access ghall-imsemmi bejt wara li jkunu taw pre-avviz lis-sidien tal-Penthouse. L-appartament ghandu is-sistema ta' drains u drenagg in komun mal-proprjetajiet fl-istess blokk, liberu u frank bid-drittijiet u l-pertinenzi kollha tieghu. Illi l-appartament jikkonfina mill-Grigal in parti ma' Triq Xatt il-Palm u in parti ma' proprjetajiet ta' terzi mhux maghrufa lbic u majjistral ma' proprjeta ta' terzi mhux maghrufa jew irjeh aktar verjuri u precizi.</p> <p>2. Il-Penthouse bil-bejt u bl-arja libera taghha li qeghda fir-raba sular (third floor) u formanti parti minn blokk ta' semi-basement garages, appartamenti u penthouse f'Xatt il-Palm (precedentement maghrufa bhala York Street), Bahar ic-Caghaq, liema appartament iggib in-numru erbgħa (4) internament u jinsab sovrappost ghall-proprjeta tal-GX3 HOLDINGS LIMITED C.55158 jew l-avventi kawza taghha u huwa soggett ghas-servitujiet inerenti ghal posizzjoni tieghu gewwa blokk bini fosthom dawk ta' twieqi u aperturi. Dan l-appartament huwa accessibli mill-komun tal-blokk li jiffirma parti minnu u ghalhekk inkluz l-entratura, tarag, indanijiet, lift shaft u lift u dawk il-partijiet kollha intizi ghal-uzu komuni eskluz l-arja tal-bejt. Soggetta ghas-servitujiet passivi favur l-appartamenti l-ohra fil-blokk li jinstallaw fuq l-oghla bejt tal-blokk, tank tal-ilma ta' mhux aktar minn hames mitt litru (500lt), aerial u / jew satellite dish komuni u solar water heater u b'access ghas-servizzi imsemmija f'hijiet ragoneovoli u wara pre-avviz lis-sidien tal-penthouse. F' dan ir-rigward, id-debtirici pprovdiet access ghall-bejt sovrastanti il-penthouse sabiex is-sidien kollha tal-appartamenti sovrastanti jkollhom access ghall-imsemmi bejt wara li jkunu taw pre-avviz lis-sidien tal-Penthouse. L-penthouse ghandha s-sistema ta' drains u drenagg in komun mal-proprjetajiet fl-istess blokk, liberu u frank bid-drittijiet u l-pertinenzi kollha tieghu. Illi l-penthouse jikkonfina mill-Grigal in parti ma' Triq Xatt il-Palm u in parti ma' proprjetajiet ta' terzi mhux maghrufa lbic u majjistral ma' proprjeta ta' terzi mhux maghrufa jew irjeh aktar verjuri u precizi.</p> <p><b>Ipoteka Generali ghas-somma ta' mija u tmienja u tmenin elf Ewro (€188,000) fuq il-beni kollha prezenti u futuri b tal-garanti.</b></p>	
<p style="text-align: center;">12 " " 2016</p>	
Data: _____	
 _____ Direttore	 _____ Nutar Dr. Reuben Debono

NOTE OF REFERENCE

1715

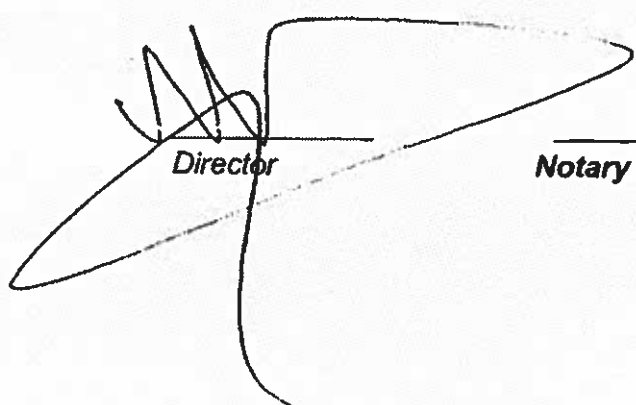
CANCELLATION

Reference No:

I. No: 11,496 / 2016

By a deed in my records of the second (2<sup>nd</sup>) day of March, of the year two thousand and seventeen (2017), the creditor, **Rainbowmix Concrete Limited**, gave its consent for the cancellation of this note registered against "GX3 Holdings Limited" as principal debtor and against Gordon Agius and Lara Agius as sureties.

3-85  
SD

  
Director

  
Notary Doctor Yasmin La Rosa, LL.D.

RECEIVED IDENTITY MALTA  
15 MAR 2017  
LAND AND PUBLIC REGISTRY



16016

Note for the Inscription of an Hypothec

Progressive Number:

Remarks for Official Use

Creditor: Doctor of Laws Emanuel Bianco, an advocate, son of the late Joseph and Pia nee Zammit, born in Fleur-deLys on the twenty seventh (27<sup>th</sup>) day of January of the year one thousand nine hundred and sixty seven (1967) and residing at Attard, holder of identity card number 50167M

Debtor: Gordon Agius, estate agent, son of Raymond Agius and Lucia nee Buttigieg, born in Pieta on the twenty first (21<sup>st</sup>) day of February of the year one thousand nine hundred and seventy five (1975) at Madliena, Swieqi, holder of identity card number 85479M and Lara-Ann Agius, a value added tax inspector, wife of the said Gordon Agius, daughter of Carmel Mifsud and the late Doreen nee Sammut, born on the twelfth day of the month of February of the year one thousand nine hundred and seventy six (1976) in St. Julian's and residing at Madliena, Swieqi, holder of identity card number 105776M

€ 25.65

Credit: Warranty of the proper observance and in particular in security of the payment of the debt due by the Debtors to the Creditor in the amount of eighteen thousand eight hundred and two Euro ( €18,802) in virtue of a deed in my records of the ninth (9<sup>th</sup>) day of August of the year two thousand and eighteen (2018).

Cause of Preference:

a) *General Hypothec* over all their property in general, present and future. up to the price of eighteen thousand eight hundred and two Euro ( €18.802).

22 AUG 2018

Notar Dr. Thomas Vella LL.D

16017

Note for the Inscription of an Hypothec	Progressive Number:
Remarks for Official Use	
<p>Creditor: Doctor of Laws Emanuel Bianco, an advocate, son of the late Joseph and Pia nee Zammit, born in Fleur-deLys on the twenty seventh (27<sup>th</sup>) day of January of the year one thousand nine hundred and sixty seven (1967) and residing at Attard, holder of identity card number 50167M</p>	
<p>Debtor: Gordon Agius, estate agent, son of Raymond Agius and Lucia nee Buttigieg, born in Pieta on the twenty first (21<sup>st</sup>) day of February of the year one thousand nine hundred and seventy five (1975) at Madliena, Swieqi, holder of identity card number 85479M and Lara-Ann Agius, a value added tax inspector, wife of the said Gordon Agius, daughter of Carmel Mifsud and the late Doreen nee Sammut, born on the twelfth day of the month of February of the year one thousand nine hundred and seventy six (1976) in St. Julian's and residing at Madliena, Swieqi, holder of identity card number 105776M</p>	
<p>Credit: The sum of eighteen thousand eight hundred and two Euro ( €18,802) which sum represents the debt due by the Debtors in favour of the Creditor as stipulated in virtue of a deed in my records of the ninth (9<sup>th</sup>) day of August of the year two thousand and eighteen (2018).</p> <p style="text-align: right;">( 2 5 6 )</p>	
Cause of Preference:	
<p>a) <i>Special Hypothec</i> over the elevated ground floor maisonette bearing the official number forty seven (47) and bearing the name 'Immersion' in Triq il-Galdjoli, Madliena, Swieqi underlying property of third parties, together with the underlying garage bearing number four(4), free and unencumbered with all its rights and appurtenances and subject to the passive and active servitudes which results from its position, and this for the price of eighteen thousand eight hundred and two Euro ( €18,802) together with all interests accrued.</p>	
<p>22 AUG 2018</p>	
<p>Nutar Dr. Thomas Vella LL.D</p>	

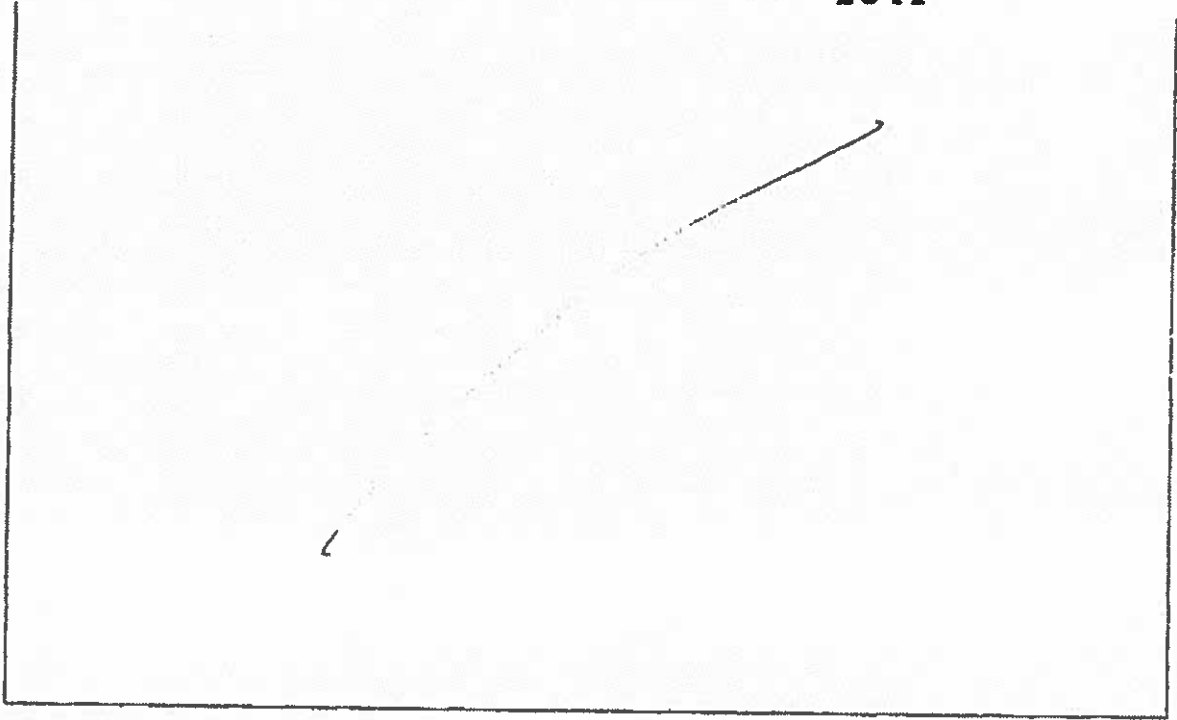
1941

Note for the Inscription of an Hypothec	Progressive Number:
Remarks for Official Use:	
<p>Creditor: Georg Sapiano, advocate, son of the late Alfred and the late Rose nee' Flynn, born in H'Attard on the 20<sup>th</sup> January 1968 and residing Fort Mansions, Block C Flat 10, Ix-Xatt Ta'Xbiex, Ta'Xbiex, at holder of identity card number 71568(M) who is appearing on this deed in the name and on behalf of <b>Aequitas Legal</b>;</p>	
<p>Debtor: <b>Gordon Agius</b>, estate agent, son of Raymond Agius and Lucia nee Buttigieg, born in Pieta on the 21<sup>st</sup> January 1979 and residing Madliena, Swieqi, holder of identity card number 85479M and <b>Lara-Ann Agius</b>, a value added tax inspector, wife of the said Gordon Agius, daughter of Carmel Mifsud and the late Doreen nee Sammut, born on the 12<sup>th</sup> February 1976 in St. Julian's and residing at Madliena, Swieqi, holder of identity card number 105776M,</p>	
And	
<p>Carmel Mifsud, retired, son of Joseph and Carmen nee' Sammut, born in Saint Julians on the 8<sup>th</sup> November 1948 and residing at Birkirkara, holder of identity card number 939748(M), who is appearing in the name and on behalf of <b>GX3 Holdings Limited</b>, company registration number letter 'C' number five five one five eight ( C-55158), having its registered address and thirty-five (35), Triq Agnes Schembri, Birkirkara, duly authorised,</p>	
Hereinafter jointly and severally referred to as " <i>the Debtors</i> ";	
<p>Credit: The sum of twenty-nine thousand five hundred Euro ( €29,500) which sum was declared as the true and certain debt owed by the Debtor unto the Creditor in virtue of a deed of constitution of debt in my records of the ninth (9<sup>th</sup>) day of November of the year two thousand and eighteen (2018)</p>	
Cause of Preference:	
<p>a) a <i>Special Hypothec</i> for the debt due of twenty-nine thousand five hundred Euro ( €29,500) and interests accruing thereon and charges connected therewith upon the garage internally numbered three (3), situated at semi-basement level which garage is accessible from a ramp abutting on Triq il-Gladjoli, Madliena, hereinafter referred to as ' The Property', which Property underlies the maisonette numbered forty-seven (47), named 'Immersion', in Triq il-Gladjoli, Madliena which maisonette belongs to the here appearing Debtors, and which Property is free and unencumbered, with all its rights and appurtenances but exclusive of its relative airspace.</p>	

29 JAN 2019



1941



29 JAN 2019

Notary Dr. Thomas Vella LL.D

A large, stylized handwritten signature.

Nota għal iskrizzjoni ta'  
Ipoteka

Numru Progressiv:

6352

Rimarki  
(għall-uzu  
ufficjali biss)

Kreditur:

Georg Sapiano, avukat, bin il-mejjet Alfred Sapiano u Rose nee Flynn, imwieled Attard fl-ghoxrin (20) ta' Jannar elf disa' mija tmienja u sittin (1968) u joqghod Fort Mansions Block C Flat 10, Ix-Xatt ta' Xbiex, ta' Xbiex, detentur ta' karta tal-identita numru 71568(M) bhala soċju tad-ditta legali Aequitas Legal (income tax nru 950058834

Debitur:

Gordon Agius, aġent tal-propjeta, bin Raymond Agius u Lucia nee Buttigieg twieled Pieta fil-wiehed u ghoxrin (21) ta' Jannar tas-sena elf disa' mija disgha u sebghin (1979) u joqghod 47, Immersion, Triq il-Gladjoli, Madliena, Swieqi, detentur tal-karta tal-identita numru 85479M u Lara-Ann Agius, spettura tal-VAT, mart Gordon Agius, bint Carmel Mifsud u Doreen nee Sammut, twieldet San Giljan fit-tmax (12) ta' Frar elf disa' mija u sitta u sebghin (1976) u toqghod 47, Immersion, Triq il-Gladjoli, Madliena, swieqi, detentrici tal-karta tal-identita numru 105776M u s-socjeta GX3 Holdings Ltd. kumpannija registrata fir-registru tal-kumpanniji bin-numru C hamsa hamsa wiehed hamsa tmienja (C-55158)

Kreditu:



Is-somma ta' disgha u ghoxrin elf u hames mitt Ewro (€29,500) kanonizzati permezz ta' kostituzzjoni ta' debitu lfirmat bejn il-kreditur u d-debituri solidament, datat id-disgha (9) ta' Novembru tas-sena elfejn u tmintax (2018) fl-atti tan-Nutar Dottor Thomas Vella, liema kostituzzjoni ta' debitu gie rez eżekuttiv jumejn wara n-notifika tal-ittra ufficjali fl-ismijiet "Georg Sapiano nomine kontra Agius Gordon et" ipprezentata ai termini tal-Artikolu mitejn sitta u hamsin, sub-inciz tnejn (256(2)) tal-Kapitolu Tnax (12) tal-Ligijiet ta' Malta, oltre l-ispejjez gudizzjarji u l-imghax legali dekorribbli mid-data ta' l-ittra ufficjali ref. numru 462/19 jigifieri mis-sitta (6) ta' Frar tas-sena elfejn u dsatax (2019)

Kawza ta' Preferenza:

Ipoteka Generali

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

Illum.....

27 MAR 2019

Direttur

Av. Karl Tanti, LL. D  
għall-kreditur

Order 1521588

H / 6352 / 2019

Nota għal iskrizzjoni ta'  
Ipoteka ~~Speċjali~~ Speċjali

Numru Progressiv:

6455

Rimarki  
(għall-uzu  
ufficjali biss)

**Kreditur:** Georg Sapiano, avukat, bin il-mejjet Alfred Sapiano u Rose nee Flynn, imwieded Attard fl-ghoxrin (20) ta' Jannar elf disa' mija tmienja u sittin (1968) u joqghod Fort Mansions Block C Flat 10, l-Xatt ta' Xbiex, ta' Xbiex, detentur ta' karta tal-identita numru 71568(M) bhala soċju tad-ditta legali Aequitas Legal (income tax nr 950058834)

**Debitur:** Gordon Agius, agent tal-propjeta, bin Raymond Agius u Lucia nee Buttigieg twieled Pieta fil-wiehed u ghoxrin (21) ta' Jannar tas-sena elf disa' mija disgha u sebghin (1979) u joqghod 47, Immersion, Triq il-Gladjoli, Madliena, Swieqi, detentur tal-karta tal-identita numru 85479M u Lara-Ann Agius, spettura tal-VAT, mart Gordon Agius, bint Carmel Mifsud u Doreen nee Sammut, twieldet San Giljan fit-tnax (12) ta' Frar elf disa' mija u sitta u sebghin (1976) u toqghod 47, Immersion, Triq il-Gladjoli, Madliena, swieqi, detentrici tal-karta tal-identita numru 105776M u s-soċjeta GX3 Holdings Ltd, kumpannija registrata fir-registru tal-kumpanniji bin-numru C hamsa hamsa wiehed hamsa tmienja (C-55158), ilkoll debituri principali in solidum bejniethom

**Kreditur:** Is-somma ta' disgha u ghoxrin elf u hames mitt Ewro (€29,500) kanonizzati permezz ta' kostituzzjoni ta' debitu skont att tiegħi Nutar sottofirmat datat id-disgha (9) ta' Novembru tas-sena elfejn u tmintax (2018). Id-debituri kkonstitwixxew ruhhom bhala veri, certi u likwidi debituri in solidum versu u a favur il-Kreditur fl-imsemmija somma ta' disgha u ghoxrin elf u hames mitt Ewro (€29,500) għall-hias ta' servizzi legali rezi mill-Kreditur versu u a favur l-istess debituri. Il-kostituzzjoni ta' debitu gie rez eżekuttiv jumejn wara n-notifika tal-ittra ufficjali fl-ismijiet "Georg Sapiano nomine kontra Agius Gordon et" ipprezentata ai termini tal-Artikolu mitejn sitta u hamsin, sub-inċiż tnejn (256(2)) tal-Kapitolu Tnax (12) tal-Liġijiet ta' Malta. Il-kreditu ta' disgha u ghoxrin elf u hames mitt Ewro (€29,500) huwa oltre l-ispejjeż ġudizzjarji u l-imghax legali dekorribbli mid-data ta' l-ittra ufficjali, jifgħieri mis-sitta (6) ta' Frar tas-sena elfejn u dsatax (2019)

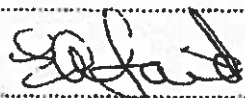
€ 29,500  
AA

**Kawza ta' Preferenza:**

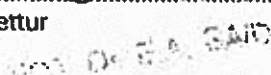
Ipoteka Speċjali għas-somma ta' disgha u ghoxrin elf u hames mitt Ewro (€29,500), oltre l-imghax u l-ispejjeż ġudizzjarji, fuq il-beni immobbli tad-debituri u preċiżament:  
1. Il-Penthouse bil-bejt u bl-arja libera tagħha li qiegħda fir-raba' sular (third floor) u formanti parti minn blokk ta' semi-basement garages, appartamenti u penthouse f'Xatt il-Palm (preċedement magħrufa bhala York Street), Baħar iċ-Ċaġnaq, limiti tan-Naxxar liema penthouse hija internament immarkata bin-numru erbgha (4), u... tkompli...

28 MAR 2019

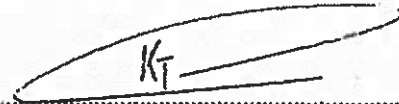
Illum.....



Direttur



Sharon Tonna  
Deputat Registratur  
Deputy Registrar  
Qrati tal-Ġustizzja (Malta)  
Law Courts (Malta)



Av. Karl Tanti, LL. D  
għall-kreditur

Order 1521588

H / 6455 / 2019



Nota ghal Iskrizzjoni ta'  
Ipoteka ————— Speċjali

Numru Progressiv: 6455

Rimarki  
(ghall-uzu  
ufficjali biss)

Kawza ta' Preferenza:

... Tkompli... tinsab sovrappost għall-proprjetà tad-debitriċi GX3 Holdings Ltd jew l-aventi kawza minnha u hija soġġetta għas-servituziet inerenti mill-pożizzjoni tagħha gewwa għewwa l-blokk bini fosthom dawk ta' twieqi u aperturi. Din il-penthouse hija aċċessibbli mill-komun tal-blokk li minnu tiffirma parti, u għalhekk inkluz l-entrata, taraġ, indanijiet, lift shaft u lift u dawk il-partijiet kollha intiżi għal użu komuni pero eskluż l-arja tal-bejt. Il-penthouse hija soġġetta għas-servituziet passiv favur l-appartamenti l-oħra fil-blokk li jinstallaw fuq l-ogħla bejt tal-blokk, tank tal-ilma ta' mhux aktar minn hames mitt litru (500L), aerial u/jew satellite dish komuni u solar water heater u b'aċċess għas-servizzi imsemmija f'hinijiet raġjonevoli u wara pre-avviż lis-sidien tal-penthouse. F'dan ir-rigward, id-Debitriċi GX3 Holdings Ltd pprovdiet aċċess għall-bejt sovrastanti il-penthouse sabiex is-sidien kollha tal-appartamenti sottostanti jkollhom aċċess għall-imsemmi bejt wara li jkun taw pre-avviż lis-sidien tal-penthouse. Il-penthouse għandha s-sistemi ta' drains u drenagg in komun mal-proprjetajiet fl-istess blokk, u hija mill-bqija libera u franka, bid-drittijiet għustijiet u pertinenzi kollha tagħha. Il-penthouse tikkonfina mill-grigal in parti ma' Triq Xatt il-Palm u in parti ma' proprjetajiet ta' terzi mhux magħrufa, lbiċ u majjistrat ma' proprjetà ta' terzi mhux magħrufa jew irjeh verjuri – proprjetà tad-soċjetà debitriċi GX3 Holdings Ltd (C55158)

2. Il-maisonette fil-pjan terran elevat, numru sebgha u erbghin (47), fil-passat minghajr numru uffiċjali, bl-isem ta' 'Immersion' fi Triq il-Gladjoli, Madliena, limiti tas-Swieqi. L-imsemmi maisonette jikkonfina mit-Tramuntana ma' l-imsemmija triq, mill-Lvant ma' proprjetà ta' SN Properties u mill-Punent ma' proprjetà ta' Lino Farrugia. Il-maisonette u l-garage sottostanti, internament immarkat numru tlieta (3), huma suġġetti għaċ-ċens annwu u perpetwu skont kif indikat fil-kuntratt tan-Nutar Maurice Gambin tat-tletin (30) ta' Mejju tas-sena elfejn u tnejn (2002) – proprjetà tad-debituri Gordon u Lara Agius.

Din l-ipoteka speċjali fuq dawn l-immobbli qiegħda tiġi rreġistrata fuq talba tal-Kreditur ai termini tal-Artikolu elfejn u sittax (2016) tal-Kapitolu sittax (16) Ligijiet ta' Malta, u dan wara li għiet ukoll rreġistrata l-ipoteka ġenerali bin-numru progressiv sitta tlieta hamsa tnejn (6352) fuq il-beni tad-debituri

Ilum.....

28 MAR 2019

Direttur

Av. Karl Tanti, LL. D  
għall-kreditur

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

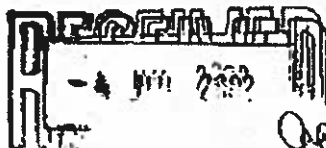
Tletin ta' Mejju tas-sena  
elfejn u tnejn.  
(30.05.2002)

9903

Bejgh maghmul bil-prezz ta' erbghajn elf lra  
maltin (Lm 40,000) minn S N Properties Limited a favur ta' Gordon  
Agius Jeweller bin Raymond u Lucia nee Buttigieg Imwielded Pietra u  
joqghod Qormi u ta' Lara Anne Mifsud, xebba, VAT inspector bint  
Carmelo w il-mejta Dolores nee Sammut Imwieldha San Gijjan u  
toqghod Birkirkara illi nofs indiviz kull wiehed xtraw minn ghandha il-  
maisonette felevated groundfloor level, bla numru pero qed  
jissemma 'Immersion' fi Triq il-Gladjoli, Madliena limiti tas-Swieqi u  
tmis Tramuntana mal-istess triq, Lvant ma' beni ta' S N Properties  
Limited u Punent ma' beni ta' Lino Farrugia w il-garage in parti  
sottopost ghall-istess maisonette u li jinstab internament merkat bin-  
numru tieta, soggetti l-istess maisonette bil-garage sottopost ghar-  
rata taghom ta' cens anmwu u perpetwu fi-Att Indikat u skond il-  
pjanti mal-istess Att annessi u taht il-pattijiet w il-kondizzjonijiet l-ohra  
kollha fi-istess Att indikati.

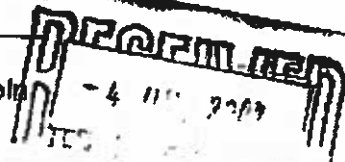
*Handwritten note:* m30 m

*Handwritten initials:* AA



*Handwritten signature of Notary Dr. Maurice A. Gambin*

Not. Dr. Maurice A. Gambin



*Handwritten signature*

19472

Ninth (9<sup>th</sup>) August of the year two thousand and eighteen (2018),

A Constitution of Debt signed between:

Doctor of Laws Emanuel Bianco, an advocate, son of the late Joseph and Pia nee Zammit, born in Fleur-deLys on the twenty seventh (27<sup>th</sup>) day of January of the year one thousand nine hundred and sixty seven (1967) and residing at Attard, holder of identity card number 50167M, hereinafter referred to as "the Creditor";

AND

Gordon Agius, estate agent, son of Raymond Agius and Lucia nee Buttigieg, born in Pieta on the twenty first (21<sup>st</sup>) day of February of the year one thousand nine hundred and seventy five (1975) at Madliena, Swieqi, holder of identity card number 85479M and Lara-Ann Agius, a value added tax inspector, wife of the said Gordon Agius, daughter of Carmel Mifsud and the late Doreen nee Sammut, born on the twelfth day of the month of February of the year one thousand nine hundred and seventy six (1976) in St. Julian's and residing at Madliena, Swieqi, holder of identity card number 105776M, hereinafter jointly and severally between referred to as "the Debtors";

In virtue of which the Debtors jointly and severally between themselves constituted themselves as true, liquid and certain debtors of the Creditor in the sum of eighteen thousand eight hundred and two (€18,802.00), which sum the Debtors jointly and severally accept to pay to the Creditor.

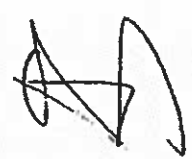
The Debtors hereby consent to the Creditor withdrawing from deposits held by the Registrar of Courts the sum of ten thousand Euro (€10,000) , and undertake to settle the balance in the sum of eight thousand eight hundred and two Euro (€8,802) in monthly instalment of five hundred Euro (€500) each.

Order 1521588

1 / 19472 / 2018



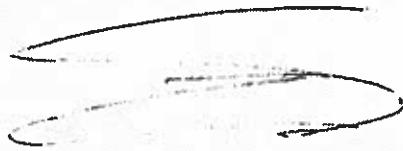
€200





19472

And this in accordance with all conditions set out in the deed in my records of the ninth (9<sup>th</sup>) day of August of the year two thousand and eighteen (2018).

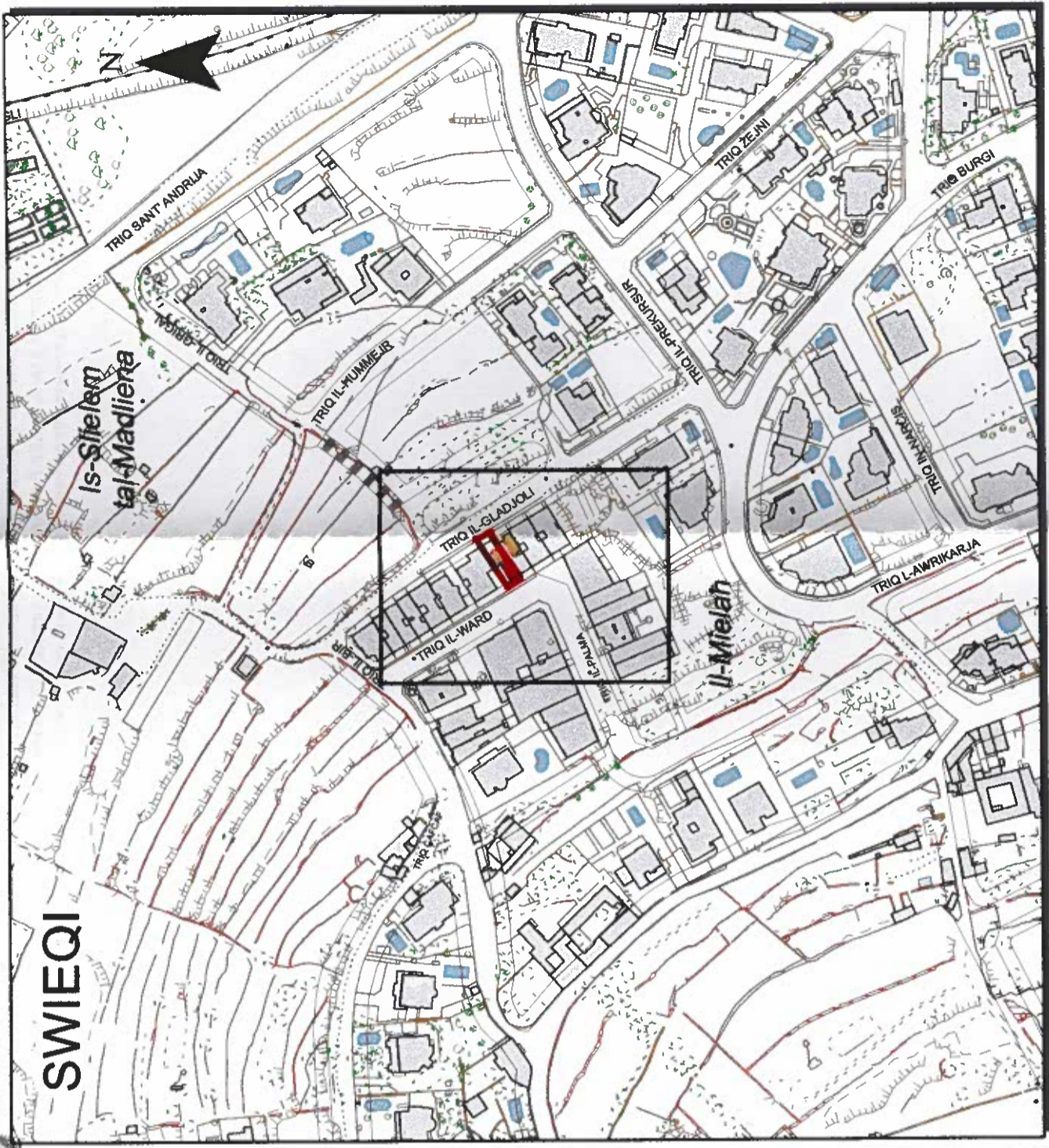


Notary Dr. Thomas Vella LL.D

22 AUG 2018







Pjanta tas-Sit 1:2500 Site Plan

**Agencija ghar-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: 333207 E  
 Map Number:  
 Pozizzjoni Centrali: x = 52123  
 Centre Coordinates: y = 76205

Parti min S.S.: 5276  
 Extracted from S.S.:  
 Data: 09/01/2024  
 Date:

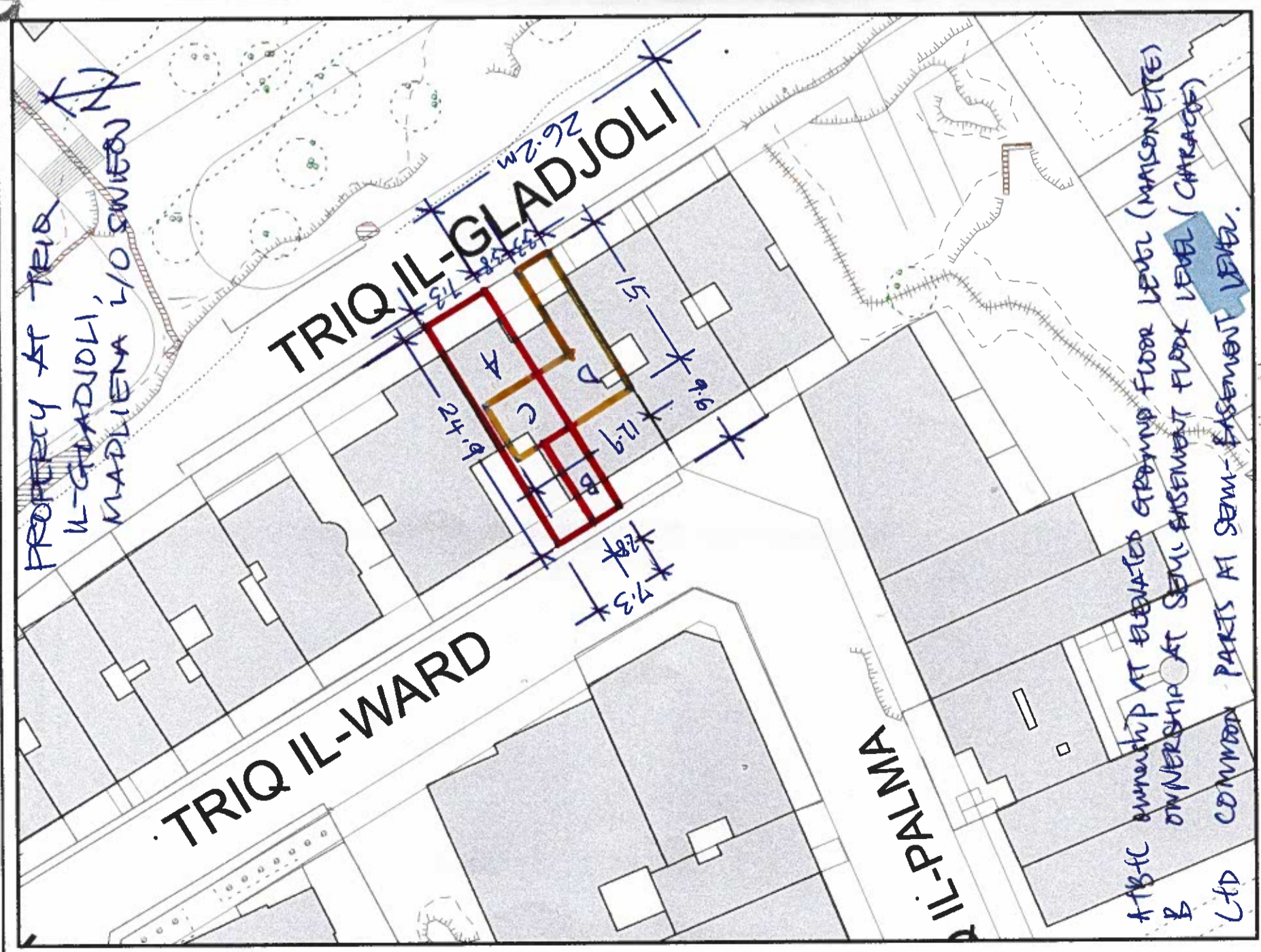
Perit:  
 Architect:

Qies (metri kwadri): 181.8 m<sup>2</sup> ca.  
 Area (square metres): MAISONETTE,  
 27m<sup>2</sup> ca. GARAGE  
 107m<sup>2</sup> ca. COMMON PARTS.  
 Firma ta' l-Applikant:  
 Applicant's Signature:

Timbru tal-Perit: **Perit ALEXEIPACE**  
 Architect's Stamp: E.&A.(HONS), M.Sc.(Milit.), EUR ING  
 WARRANT NUMBER 513  
 123 Triq Had-Dangli, Ir-Rabat RBT 9023, Malta  
 Mob: 79256505 Email: perit@alexpace.com

LR 335670

Dritt imbalas  
 Fee Paid



PROPERTY AT TRIQ  
 IL-GLADJOLI,  
 MADLIENA ILO SWIEQI

A+B+C ownership AT ELEVATED GRADING FLOOR LEVEL (MAISONETTE)  
 B OWNERSHIP AT SEMI-BASEMENT FLOOR LEVEL (GARAGE)  
 C+D COMMON PARTS AT SEMI-BASEMENT LEVEL.

Scale 1:500

Scale 1:500





*Alexei*

# DOK. AP01

Pjanta tal-partijiet relevanti tal-fond.

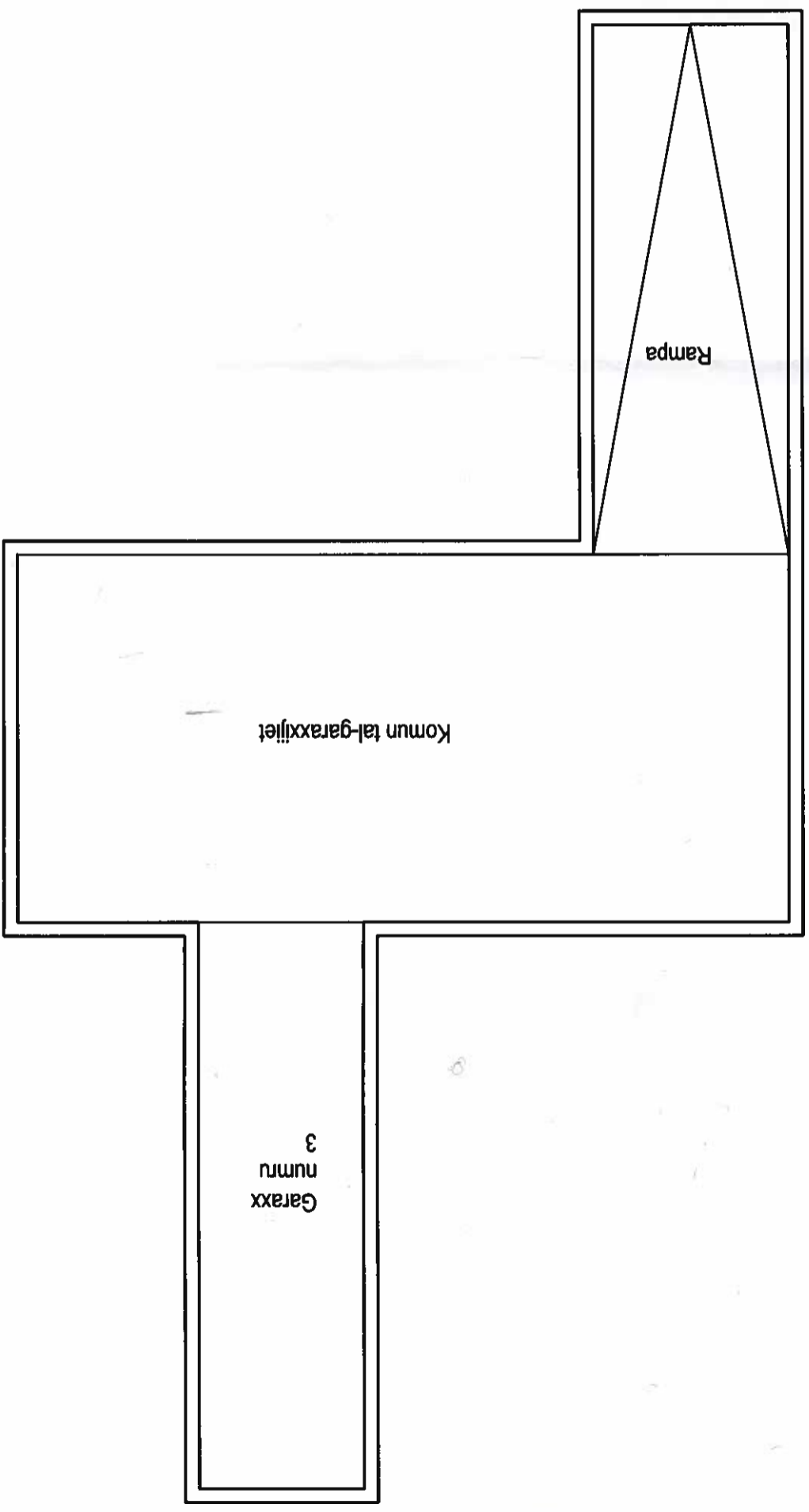
**alexei pace** perit arkitett u inginier civili

B.E.&A.(Hons.), MSc(Melit)., Eur Ing.  
Tel: 7925 6505  
Email: perit@alexeipace.eu

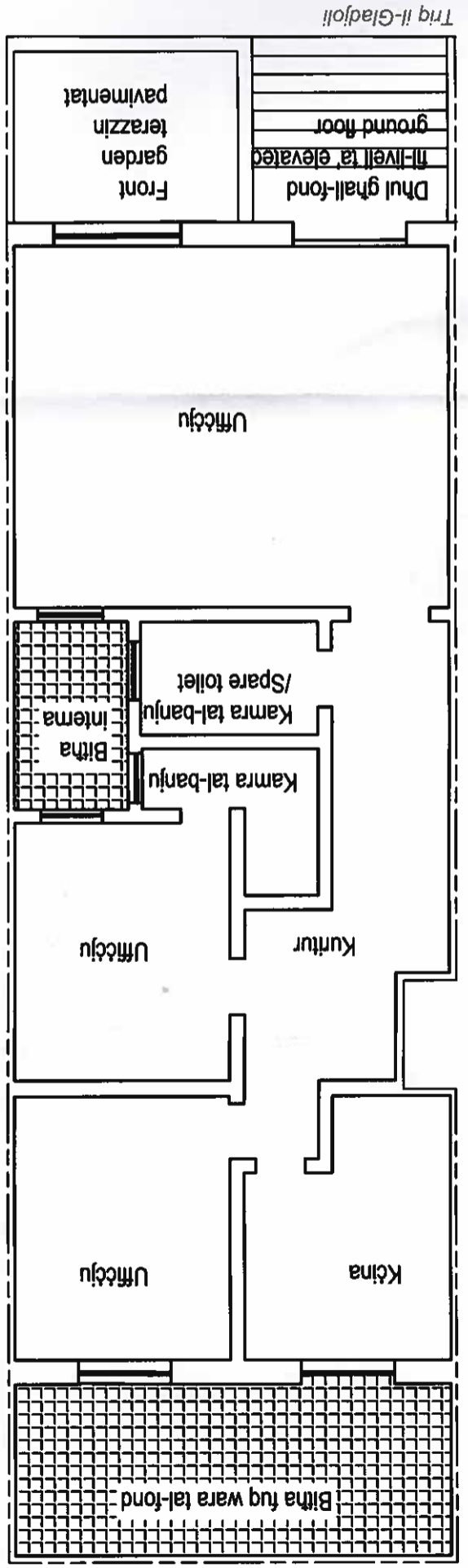
Drawn AP Data 9 Jan 2024

Job. No. DWG. No. Rev. /01 0

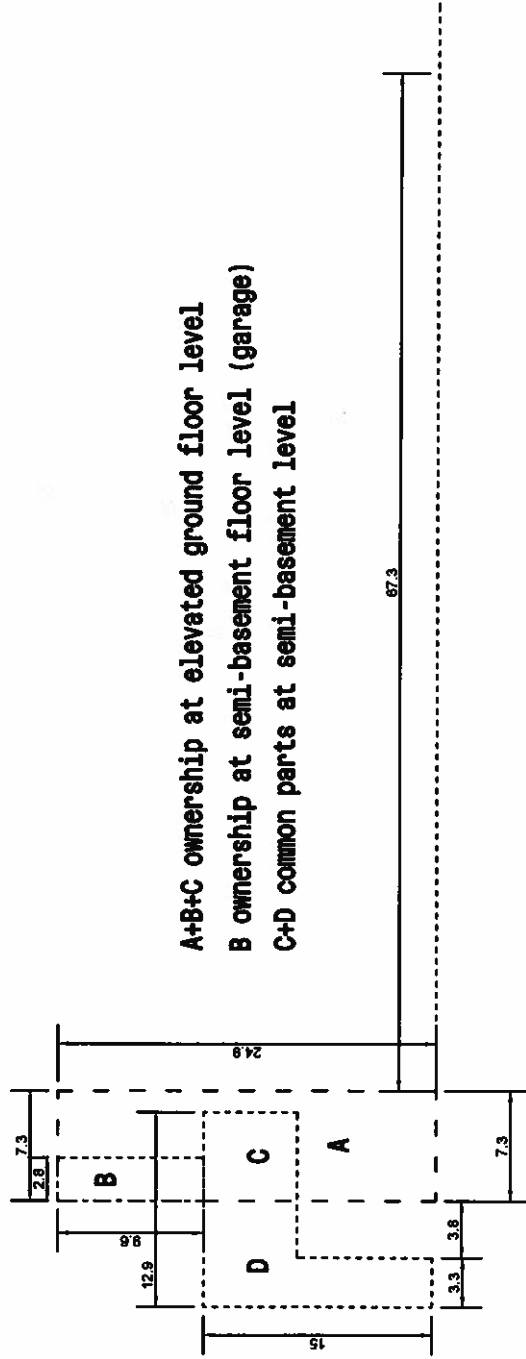
Existing semi-basement floor level  
Scale 1:100



Existing ground floor level  
Scale 1:100







*Handwritten signature*

Alexei Pace  
123  
Triq Had-Dingli  
Rabat  
RBT 9023  
Malta

**Cash Sale**

09/01/2024

333207E

No of Copies	1
Fee Per Site Plan	€6.00
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Total	€6.00
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Land Registration Agency  
116, Casa Bolino  
Triq il-Punent  
Il-Belt Valletta  
VLT 1535

Tel: +356 21239777, 25904700

Email: [enquirieslandregistry@gov.mt](mailto:enquirieslandregistry@gov.mt)

[www.landregistryplans.gov.mt](http://www.landregistryplans.gov.mt)