



Fil-Prim' Awla tal- Qorti Ċivili

Fl-atti tas-Subbasta numru

08/2024

fl-ismijiet

HSBC Bank Malta p.l.c.

vs

Duncan Bonnici (KI 236073M)

Marica Bonnici (KI 63074M)

Relazzjoni tal-Perit Arkitett Leonard Zammit

Jesponi bir-rispett:

Illi l-esponent gie mañtur bħala espert fl-atti tal-Mandat ta' Qbid ta' Fwejjeg Immobbli hawn fuq imsemmi sabiex jagħmel deskrizzjoni u stima tal-fond indikat fir-rikors promotur u sabiex ifisser il-piżijiet, kirjiet u jeddijiet oħra, sew reali kemm personali u jekk ikun hemm, li għalihom il-fond ikun suġġett kif ukoll l-añħar

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trasferiment tiegħu, skont l-informazzjoni li fha mill-kreditur jew mid-debitur u din id-deskrizzjoni għandu jkun fiha dan li ġej:

- a) Indikazzjoni tas-sit u l-għoli tal-fond soġġett għall-bejgħ bl-irkant fil-Qorti;
- b) Pjanta jew skizz li juru l-għadd ta' kmamar li jiffurmaw il-fond u d-daqs tagħhom;
- c) Pjanta tar-Registru tal-Artijiet u Schedule 8
- d) Rapport dwar jekk il-fond ġiex mibni skont permessi tal-bini u regoli sanitarji;
- e) Kopja tal-att tal-akkwist; u
- f) Dikjarazzjoni dwar jekk il-fond hu abitat jew okkupa minn terzi u taħt liema titolu hekk okkupa;

U dan skont l-artikolu 310 tal-Kapitolu 12 tal-Liġijiet ta' Malta.

Illi l-fond soġġett għall-bejgħ bl-irkant fil-Qorti huwa *flat* internament numerat bin-numru tnejn (2) formanti parti minn blokka ta' tliet *flats* mingħajr numru, bl-isem *Lake View* (qabel *Bellview*), ġewwa Triq is-Sallur (qabel Triq il-Gardell) f'Marsascala, liema blokka hija mibnija fuq plot numru tlieta (3) tal-art magħrufa bħala Ta' Sinis *sive* Tal-Baħar. Dan il-plot huwa suġġett għaċ-ċens annwu u perpetwu ta' Tmien Liri Maltin u Tlieta u Tletin ċenteżmu u Tliet Milleżmi (Lm8.33.3), illum ekwivalenti għal circa Dsatax-il Ewro Wieħed u Erbgħin Ċenteżmu (€19.41), mill-bqija liberu u frank.

Il- *flat* għandu in komuni mal- *flats* l-oħrajn, is- sistema tad- drenagg flimkien ma' sehem relattiv tal- partijiet komuni tal- blokka.

Il- *flat* għandu inkluż miegħu porzjon diviż tal- bejt tal- blokka, liema sehem ai temini tal-kuntratt anness bħala Dok D, għandu kejl ta' ċirca sittin metru kwadru (60m²). Madankollu meta mkejjel, il-kejl attwali tiegħu huwa ta' ċirca Erbgħa u Hamsin metru kwadru (54m²). Dan il- porzjon jirreferi għal dik il- parti tal- bejt li tfares għal fuq Triq is- Sallur. Dan il- porzjon tal- bejt appartenenti lill- intimati jinkludi żewġ *washrooms* bla numru mibnijin fuq dan il- porzjon ta' bejt. Waħda mill- *washrooms* tappartjeni lill- intimati filwaqt li l- *washroom* l- oħra tappartjeni lil terzi.

Il- propjeta' giet akkwistata mingħand ċertu Nazzerenu u Lucia, konjugi Mizzi kif deskritt aħjar fl- atti tan- Nutar Carmel Mangion tat- 23 ta' Ottubru 1995 (kopja hawn annessa u mmarkata Dok D u pjanta tal- propjeta hawn annessa u mmarkata Dok E).

Illi d-dokumenti relatati ma din ir- relazzjoni huma annessi u msemmija kif ġej :

Dok. A. : Pjanta tas- Sit (Skala 1:2500)

Dok. B. : Pjanta tar-Registru ta' l- Artijiet (Skala 1:2500)

Dok. C. : Ritratti tal- Propjeta : Ritratti Nru. 1 – 14

Dok. D. : Kopja tal- att ta' akkwist tan- Nutar Carmel Mangion tat- 23 ta' Ottubru 1995. Dan il-kuntratt kien anness mar-rikors promotur. Madankollu l-koppja Bonnici kkonfermaw illi dan il-kuntratt huwa l-unika wiehed li għandhom konness ma' din il-propjeta'.

Dok. E. : Pjanta tal- Propjeta

Dok. F. : Pjanta tal- Bejt

Illi l-ewwel access kellu jsir fis- 06 ta' Mejju 2024 fl- 4.00pm izda l- intimati ma kienx possibbli għalihom li jigu fid- data u fil- ħin iffissat sabiex jifflu il- propjeta għall-access.

Illi l- access sar fis- 16 ta' Mejju 2024 fis- 6.00pm. Ir- rappreżentanti tas- soċjeta attriċi, HSBC Bank Malta p.l.c. ma setgħux ikun preżenti.

Illi l-intimati Duncan Bonnici u Marica Bonnici fetfu il- fond imsemmi hawn fuq sabiex l- esponent seta' jieflu noti bizzejjed sabiex jaġġmel din il- valutazzjoni.

Deskrizzjoni tal- Propjeta

(vide ritratti meħuda minni annessi u mmarkati bħala Dok C)

Flat internament numerat bin- numru tnejn (2) formanti parti minn blokka ta' tliet *flats* mingħajr numru, bl- isem *Lake View* (qabel Bellview), għewwa Triq is- Sallur (qabel Triq il- Gardell) f' Marsascale, liema blokka hija mibnijja fuq plot numru tlieta (3) tal- art magħrufa bħala Ta' Sinis sive Tal-Baħar.

Dan il- *flat* għandu dħul prinċipali minn tromba tat- taraġ komuni mal- *flats* l- oħra.

Kif tidħol mill- bieb prinċipali issib:

- Salott (4.00m x 3.60m)
- Kamra tal- ikel (3.60m x 3.60m)
- Kċina (3.60m x 2.14m)
- Kamra tal- Banju (3.28m x 1.93m)
- Kamra ta' sodda waħda (4.42m x 1.84m)
- Kamra ta' sodda waħda (4.42m x 1.84m)
- Kamra tas- sodda matrimonjali (4.14m x 3.89m)

Dan il- *flat* jinsab fil- livell tat- triq u huwa sottopost u sovrapost għal beni ta' terzi.

Il- *flat* għandu in komuni mal- *flats* l-oħrajn, is- sistema tad- drenaġġ flimkien ma' sehem relattiv tal- partijiet komuni tal- blokka.

Il- Bejt

Il- *flat* għandu inkluż miegħu porzjon diviż tal- bejt tal- blokka, liema sehem għandu kejl ta' circa Erbgħa u Famsin metru kwadru (54m²). Dan il- porzjon

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jirreferi għal dik il- parti tal- bejt li thares għal fuq Triq is- Sallur. Dan il- porzjon tal- bejt appartenenti lill- intimati jinkludi żewġ *washrooms* bla numru mibnijin fuq dan il- porzjon ta' bejt. Waħda mill- *washrooms* tappartjeni lill- intimati filwaqt li l- *washroom* l- oħra tappartjeni lil terzi.

Finituri

Dan il- *flat* jinsab fi stat tajjeb ta' bini u ta' finituri nkluz ħitan, soqfa, '*fixtures*' u '*fittings*'. Il- *flat* għandu s-servizzi kollha bażiċi installati, jiġifieri għandu s- servizzi ta' dawl, ilma u drenagg. Il- *flat* għandu madum terrazzo, bibien ta' l-injam solidu u aperturi esterni ta' l- *aluminium*. Il- *flat* għandu saqaf falz tal- *gypsumboard* f' kull kamra.

Permessi tal- Bini

Illi l-esponent għamel riċerka fuq il- websajt tal- *Planning Authority* kif ukoll għamel riċerka għal permessi u pjanti antiki tal- bini li jistgħu jeżistu iżda permessi tal- bini relatati ma' dan il- *flat* ma nstabux. L- esponenti jinnota wkoll li ma nstabux permessi ta' sanzjonar jew regolarizzazzjoni.

Illi l- esponenti innota illi waħda miż- żewġt ikmamar ta' sodda waħda kif ukoll il-kamra tal-ikel ma humiex konformi mar- regoli sanitarji (*Development Planning Health and Sanitary Regulations*) għaliex it- twieqi ta' l- istess kmamar qiegħdin iħarsu fuq *shaft* illi huwa iżgħar mill- minimu kif rikjest fl- Avviż Legali 227 tas-sena 2016 (LN 227 of 2016).

Illi l- esponenti jinnota wkoll illi l- ħajt diviżorju bejn iż- żewġt ikmamar tas- sodda huwa magħmul minn *partition* tal- *gypsumboard*. Jidher illi dawn iż- żewġt ikmamar tas- sodda kienu ffurmati wara li nqasmet kamra minn nofs.

Illi l- esponenti jinnota wkoll illi l- għoli mill- wiċċ tal- madum sa taħt is- saqaf falz tal- *gypsumboard* ta' dan il- *flat* ivarja minn 2.55m sa 2.63m filwaqt li fil- kamra tal- banju huwa 2.42m. Il- minimu rikjest skont ir- regoli sanitarji (*Development Planning Health and Sanitary Regulations*) fl- Avviż Legali 227 tas- sena 2016 (LN 227 of 2016) huwa ta' 2.60m.

Illi l- esponenti innota wkoll illi ċ- ċumnija tal- *stainless steel* tal- *fireplace* li jinsab fis- salott tal- *flat* tgħaddi minn fuq il- faċċata sa fuq il- bejt. Dan imur kontra r- regoli tal- iżvilupp kif deskritt fid- *Development Control Design Policy, Guidance and Standards 2015 Policy P53*.

Illi l- esponenti jinnota wkoll illi hemm *washroom* ta' terzi fuq il- porzjon tal- bejt tal- intimati.

Ilum ob fa Gungja aban
Deher Il-Perit Legali / Tekniku:
Leonard Zammit
Li wara li ddikjara li mallas l-arrangament
dovut. halef/hallfet li qedar qdief fedelment
u onestament l-inkarigu moghti li/ha.
[Signature]
Deputat R.

Illi l- esponenti huwa infurmat mill-intimati illi l- fond huwa abitat mill- intimati.

Valutazzjoni

Wara li ħadt inkonsiderazzjoni l- posizzjoni u l- lokazzjoni, l-arja interna u esterna tal- bini, l- istat tal- bini u t- tqassim u l-kundizzjoni tagħhom, il- kwalita tal- finituri, ta' l- imsemmi *flat* kif sugġett għaċ- ċens annwu u perpetwu ta' Tmien Liri Maltin u Tlieta u Tletin ċenteżmu u Tliet Milleżmi (Lm8.33.3), illum ekwivalenti għal circa Dsatax-il Ewro Wieħed u Erbgħin Ċenteżmu (€19.41), mill- bqija liberu u frank, il- valuri ta' stimi ta' bini simili fil- lokalita, u ċ- ċirkostanzi kollha rilevanti għall- valutazzjoni attwali tal- fond, kif ukoll il- fatturi kollha li huma riflessi fuq il- valuri attwali tal- mument nistma' dan il- fond hawn fuq imsemmi

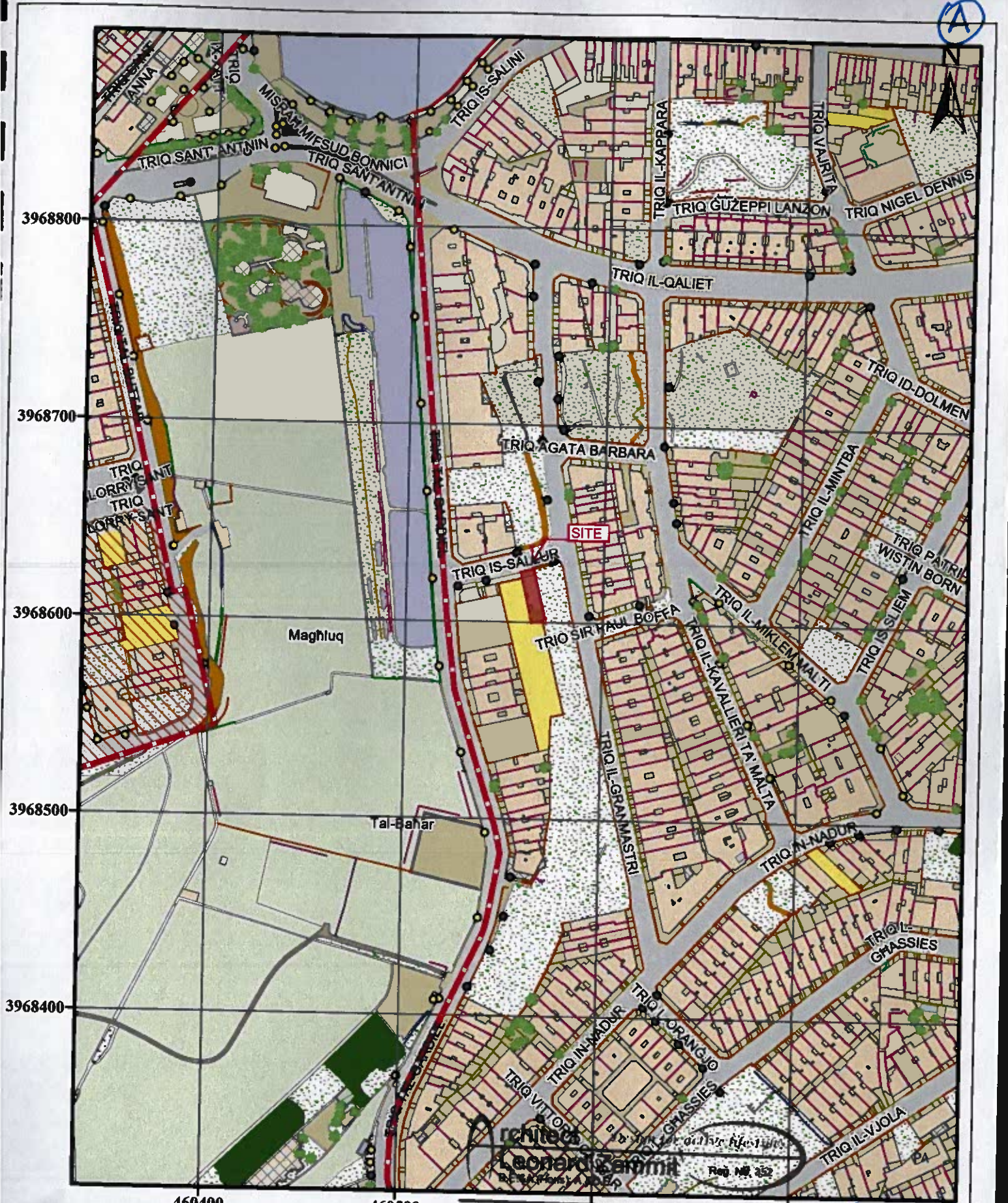
għall- valur ta' €225,000.00 (Mitejn u Famsa u Ghoxrin Elf Euro).

Tant għandi l- unur li nissottometti għas-savju ġudizzju ta' din l-Onorabbli Qorti.

[Signature]
Leonard Zammit
Perit Tekniku

Ilum 20 MAY 2024
lppreżentata mill- Mr. Leonard Zammit
B/blá dok. sitt dokumenti
(6)

[Signature]
Adrian Mallia



3968800
3968700
3968600
3968500
3968400

460400 460500 460600 460700

St Joseph, Triq Santu Formosa, Zurrieq ZRQ1121, MALTA

Tel: +356 2168 2411 Mob: +356 7943 8877

0 25 50 100 150 200 250 Meters

1:2,500

Date Printed: 17/05/2024

Compiled and published by the Mapping Unit, Planning Authority.
ERDF02.030 - Sirtogram data, (2018). Developing Spatial Data Integration for the Maltese Islands, Planning Authority.
Reproduction in whole or in part by any means is prohibited without the prior permission of the Sirtogram Project Leader.
Data captured from: 2018 aerial photography, 2020 unmanned aerial vehicles (UAVs).
WGS 1984 UTM Zone 33N EPBG: 32633 M.S.L. (Mean sea level). Scale factor at the central meridian 0.9996.
Central meridian has a false origin of 460000m.



EIGHTH SCHEDULE

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	MARSASCALA
Address	LAKE VIEW, FLAT 2, TRIQ 15 - SALLUR MARSASCALA
Total Footprint of Area Transferred*	166.5 m ²

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

Type of Property	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input checked="" type="checkbox"/> Flat/Apartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement		
Age of Premises	<input type="checkbox"/> 0-20 years	<input checked="" type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WWII	
Surroundings	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" type="checkbox"/> Urban	
Environment	<input type="checkbox"/> Quiet	<input type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell	<input type="checkbox"/> Semi-Finished**	<input checked="" type="checkbox"/> Finished***	
Level of Finishes	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Adequate	<input type="checkbox"/> Poor	
Amenities <small>Tick as many as appropriate</small>	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
	<input checked="" type="checkbox"/> No Garage	<input type="checkbox"/> One car Garage	<input type="checkbox"/> Two Car Garage	<input type="checkbox"/> Multi Car Garage
Airspace	<input type="checkbox"/> Ownership of Roof	<input type="checkbox"/> No Ownership of Roof	<input checked="" type="checkbox"/> Shared Ownership	

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

*** Includes ** plus bathrooms and apertures

** Includes plastering, electricity, plumbing and floor tiles

Date: 18/05/2024

Perit's Signature: *Leonard Zammit*

Warrant Number: 352

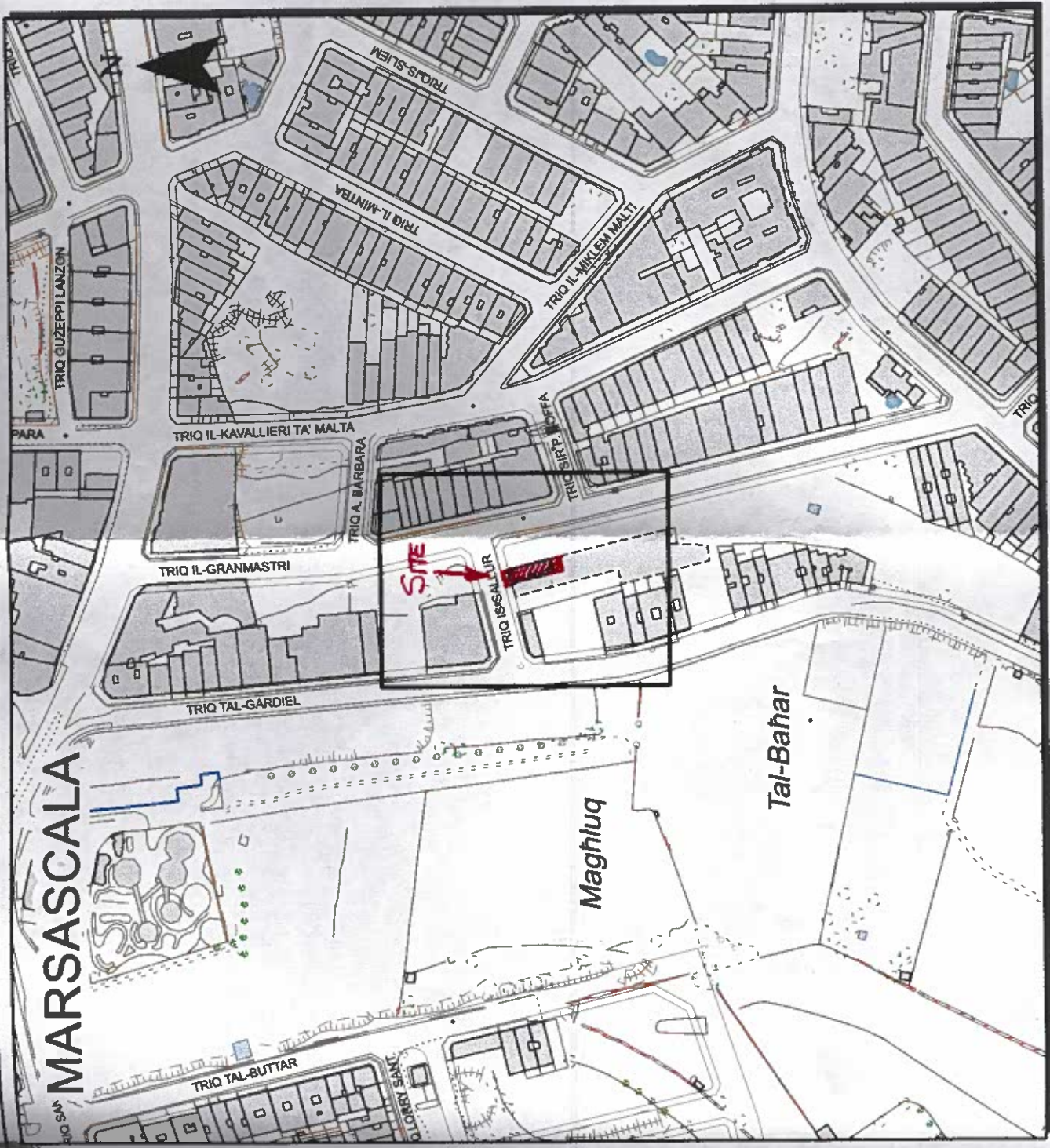
Rubber Stamp:



St Joseph, Triq Santu Formosa, Zurrieq ZRQ1121, MALTA
Tel: +356 2168 2411 Mob: +356 7943 8877
E-mail: perit.leonardzammit@gmail.com

B

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Pjanta tas-Sit 1:2500 Site Plan

Agenzija 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: **348286 E**
Map Number:

Pozizzjoni Ċentrali: **x = 60618**
Centre Coordinates: **y = 68813**

Parti min S.S.: **6068**
Extracted from S.S.:
Date: **03/05/2024**

Perit:
Architect:

Leonard Zammit

Timbru tal-Perit:
Architect's Stamp

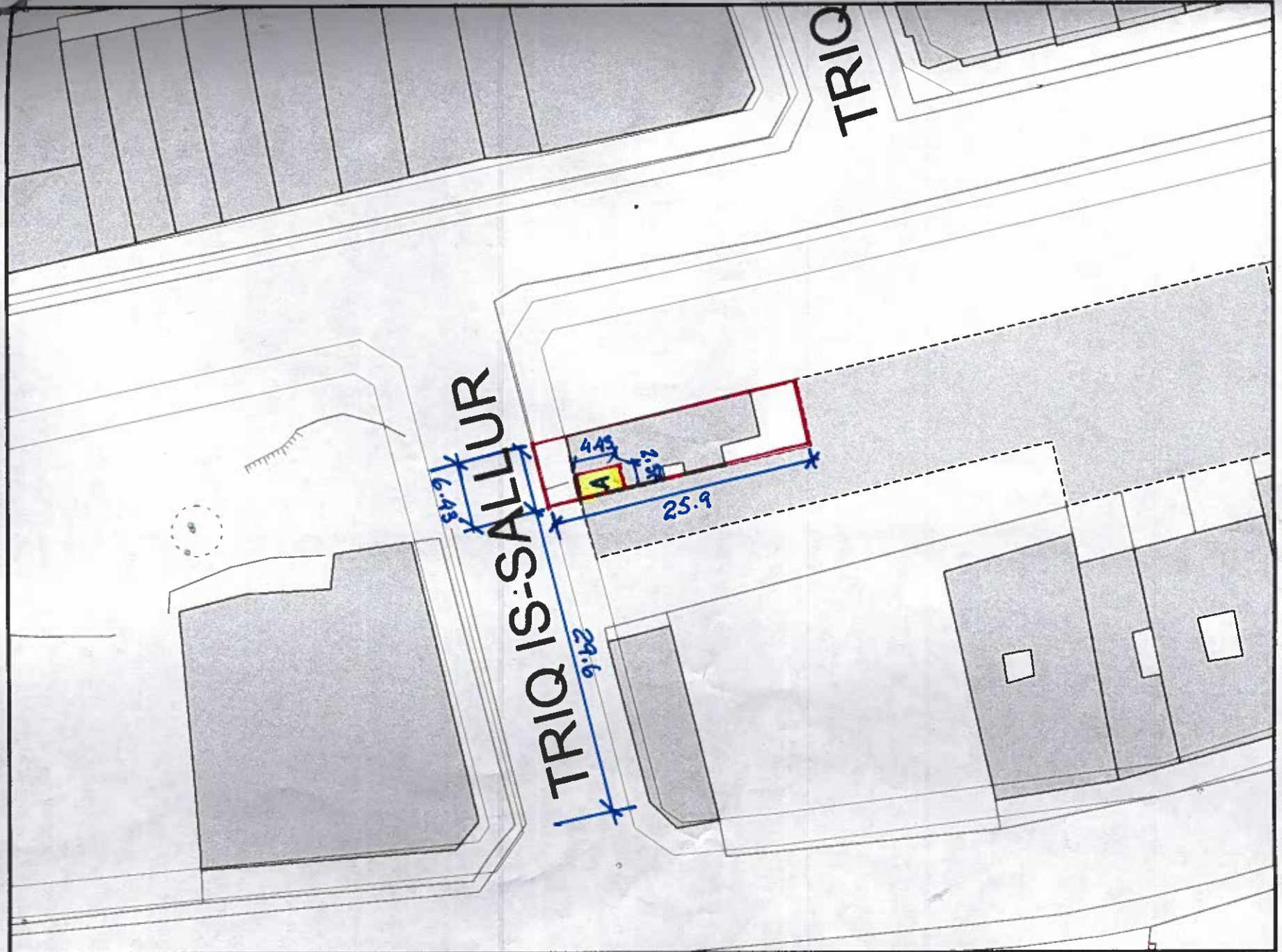
Architect Design for active lifestyles
Leonard Zammit Reg. No. 302
B.E.A. (Prest.) A.M.C.E.

Qies (metri kwadri): **166.5m² - Site Area.**
Area (square metres):

Flat 2 \approx 102m²

Firma ta' l-Applikant:
Applicant's Signature: **Common A \approx 10.5m²**
Parts

Dan hu dokument uffiċjali għall-użu biss fl-Agenzija ghar-Registrazzjoni tal-Artijiet



Scale 1:500

Scale 1:500

©

Ritratti Minn Barra



1



2



3

Ritratti Minn Gewwa



4



5



6



7



8



9



10



11

Ritratti tal- Bejt u Washroom



12



13



(D)

5999 ^{Doc 12} (D)

Today, *Malta*
(23) 7 October
1995
notary (1995)

Deed No. 635

Loan and Sale

Ins: 14666/1995

(30/10/1995)

I. 16792/1995

(Loan)

I. 16799/1995

(Warranty)

Before me, Notary Doctor Carmel Mangion, duly sworn and admitted, have personally appeared, after being identified in terms of law by means of the documents mentioned hereunder:

Of the one part,

John Bonnici
born in Pietra and residing
at Pietra

holder of identity card number **B6007**(M), who is appearing on this deed, for and on behalf of Mid Med Bank Limited, as duly authorised, to be referred to hereinafter, as the Bank.

Of the second part, Duncan

Bonnici, employed and unmarried son of Albert and Mary nee Grech born in Pietra and residing at Qormi

[Handwritten signature]

6000

(Block A Flat 6, Tal-Blat Estate) holder of identity card number 236073 (M) and Marica Desira, spinster, daughter of Francis Desira and Maria Concetta sive Cettina nee Piscopo born in Cospicua and residing at Zejtun holder of identity card number 63074 (M) jointly and in solidum between them to be referred to hereinafter, as the customers, and/or the purchasers, as the case may be.

Of the third part, Nazzareno Mizzi, employed son of Paul and Carmen nee Abéla born in Ghaxaq and residing at Tarxien ('Jane' Triq Giuseppe Montebello) holder of identity card number 380046 (M) and his wife Lucia Mizzi, daughter of Gerardo Cassar and Annetta nee Agius born in Qormi and residing at Tarxien, holder of identity card number 917347 (M) jointly and in solidum between them to be referred to hereinafter, as the vendors.

Whereas the customers have requested the Bank to grant them on loan, the sum of twelve thousand maltese liri (Lm12,000), hereinafter called the loan, and this for the purpose of purchasing the property hereunder described offering as security, a General Hypothec over all their property in general,

present and future, as well as a Special Hypothec over this same property being purchased by the customers, in virtue of the second part of this deed; over and above the Special Privilege competent to the Bank in terms of law on the said property.

Whereas the Bank has acceded to the request of the customers, subject to the limitations and conditions set out hereunder.

Now, therefore, in virtue of the first part of this deed, the Bank declares to accede and hereby accedes to grant on loan to the customers, who jointly and in solidum between them accept, the sum of twelve thousand maltese liri (Lm12,000), withdrawable in one amount, or in several amounts, and out of which sum the customers delegate the Bank, which accepts, to pay to the vendor, later on, on this deed, as part of the purchase price of the hereunder described property.

It is agreed that the loan shall bear interest at rates not exceeding the maximum rate allowed by law, said interest to be reckoned on the amount due for balance of loan by the customers, from time to time, in accordance with

Chlor

recognised banking practice; said rate of interest to be fixed by the Bank in its sole discretion from time to time.

The Bank reserves unto itself the right to lay down such conditions as it considers necessary, for the repayment of the loan over a period, which conditions shall be or have been notified in writing to the customers, subject to the overriding condition that the outstanding balance of loan and interests accruing thereon shall be repayable on demand, a simple request in writing to be deemed good and sufficient notice for the customers to implement their engagements forthwith.

In warranty of the proper observance of the obligations undertaken by the customers in favour of the Bank, in virtue of this deed, and in particular of the repayment of the loan and the payment of interests accruing thereon, the customers hereby constitute in favour of the Bank, which accepts, a General Hypothec over all their property in general, present and future, and a Special Hypothec, over and above the Special Privilege competent to the Bank in terms of law, over the property described hereunder, being purchased by the customers in the second

part of this deed. This security is over and above such other security as may be mutually agreed to, from time to time.

The customers undertake to give to the Bank full details and all information relating to their business and financial position; as requested by the Bank from time to time, and to accord to the Bank every facility for the verification thereof.

If so requested by the Bank, the customers undertake to insure their property against all normal risks with a reputable insurance company, and to have the Bank's interest noted on the relative insurance policy. Moreover the customers authorise the Bank to effect any insurance, it deems fit, on said property, at customers' expense.

All fees and expenses in connection with this deed are to be borne by the customers, who further undertake to refund to the Bank all expenses, including legal fees and administrative charges made for bringing up to date, from time to time, the searches into the customers' liabilities and transfers.

Handwritten initials

In the second part of this deed, and in virtue hereof, the vendors sell, assign, and transfer unto the purchasers, who jointly and in solidum between them, accept, purchase and acquire, the flat internally numbered two (2) forming part of a block of three (3) flats without number named "Bellview" in Triq il-Gardell at Marsascala and which block is built on plot number three of the land known as "Ta' Sinis" sive "Tal-Bahar" at Marsascala as subject to eight maltese liri thirty three cents three mills (Lm8.33,3) annual and perpetual groundrent. The said flat has in common with the underlying and overlying flats the drains and drainage systems and including the relative share of the common parts of the said block and including a divided portion of the roof of the said block and which divided portion of the roof has an area of approximately sixty square metres (60 m²) and is that part of the roof facing the street and is bounded on the north by the said street, west by property of Felix Abela and East by property of Norman Buckle and including the washroom which is built on the said divided portion of the roof. The said flat is being transferred in its present complete state and the said block is bounded on the North by the said street, West by property of Felix Abela and East by property of Norman Buckle or their

Geo. P. J.

successors in title.

This sale is being made and accepted, under the following terms and conditions:

(1) In consideration of the price of fourteen thousand maltese liri (Lm14,000), out of which sum purchasers are paying vendors who accept the sum of two thousand maltese liri (Lm2,000) on account of the said purchase price. As to the balance in the sum of twelve thousand maltese liri (Lm12,000), the Bank, in execution of the delegation made to it by the purchasers earlier on this deed, is hereon paying it to the vendors, who accept and remit due receipt according to law for the entire price, in full and final settlement thereof.

(2) The vendors guarantee the peaceful possession and real enjoyment of the property herein sold, and for this purpose hereby hypothecate all their property in general present and future, in favour of the purchasers who accept.

(3) All fees and expenses relative to this sale shall be paid by the purchasers.

For

(4) Purchasers shall neither pay, nor shall they receive compensation, for party walls.

(5) The purchasers have to pay 'pro rata' for the maintenance of the common parts of the said block;

(6) The said flat and block have been built according to valid building permits and all road, drains and drainage contributions have been paid in full. ↙

For the purposes of the Duty on Documents and Transfer^s Act, of the year one thousand nine hundred and ninety three (1993), it is hereby being declared, that vendor built the property herein transferred on the land acquired by onerous title from Giuseppe Farrugia by a deed in the records of Notary Doctor Joseph Agius of the fifteenth day of May nineteen hundred and eighty one (15.5.1981).

Wherefore I, the undersigned Notary do hereby declare that today's transfer is not chargeable in terms of the afore-mentioned Act.

Handwritten signature

For the purposes of the Duty on Documents and Transfers Act, of the year one thousand nine hundred and ninety three (1993), it is hereby being declared that duty on this deed amounts to four hundred and ninety maltese liri (Lm490).

The Purchasers declare that they intend to use the property herein acquired as their sole residence and this declaration is being made after I, the undersigned notary have duly warned them of the veracity of this statement.

For the purpose of the Provisional Capital Gains Tax it is hereby being declared that this amount to nine hundred and eighty maltese liri (Lm980).

Said property above described, does not fall within a registration area.

This deed was executed, read and published, after due explanation of its contents according to the law in Malta, Valletta, Archbishop street number one hundred and sixteen (116).

Handwritten signature

1 addi number

2 addi. The part of the machine stamp
is subject to the control of notaries and
ambassadors for ~~foreign~~ foreign
~~and~~ ³ / ~~same~~ or ~~became~~ but ~~denied~~

3 for into cancelled

4 One word cancelled and substituted
'Emanuel'

Marica Desira

Dr. Desira Desira

Luaja mizzi

DB

(NOTARY PUBLIC, MALTA)

DB



DIPARTIMENT TAT-TAXXI INTERNI

l-avviz għandu jigi preżentat duplikat

AVVIŻ. (TAJPIAT JEW B'ITTRI KAPITALI) PREŻENTAT DWAR ATTI TA' TRASFERIMENT JEW TA' DIK-
ARAZZJONI, GHALL-FINIJIET TA' TAXXA PROVVIŻORJA SKOND L-ARTIKOLU 74A TA' L-ATTI DWAR
TAXXA FUQ L-INCOME, KAP. 123, U GHALL-FINIJIET TA' L-ARTIKOLU 51 TAL-ATTI TA' L-1993 DWAR
TAXXA FUQ DOKUMENTI U TRASFERIMENTI.

Ammont Totali: Lm 980

Taxxa fuq Dokumenti u Trasferimenti Mhalls: Lm 490

**MEJJETIMINN
TRASFERIXXI**

Detalji dwar in-Numru tal-Taxxa fuq l-Income (meta n-numru tal-Taxxa fuq l-Income ma jkun b'istess bħall-Numru tal-Karta ta' l-Identità,
dan ta' kull darba għandu jingħata wkoll), kuzjom u isem, sene tal-tyield, somma apporzjonata ta' Taxxa Provviżorja u l-Indirizz ta' kull min
jirreklamaw u, f'kull ta' trasferiment causa mortis, l-Indirizz u d-data tal-mewt tal-nejn għandhom jingħata f'dan l-avviz u għandhom jingħata
Allegat jingħata f'kull għat-kompliġa jekk ikun meħtieġ fil-waqt li jinfexxi l-BISS. għall-in-Numru tal-Taxxa fuq l-Income għandu
jingħata fil-bollozza kif muri

IT Nru

60046 (M)
17347 (M)

Mizzi Nazzareno 'Jane' Triq Giuseppe Montebello, Tarxien
Mizzi Lucia 'Jane' Triq Giuseppe Montebello, Tarxien

**MIN JIGI
TRASFERIT
(NARCIEVI)**

Detalji dwar in-Numru tal-Karta ta' l-Identità, kuzjom u isem, u l-Indirizz u, f'kull ta' trasferiment causa mortis, somma apporzjonata ta'
taxxa fuq dokumenti u trasferimenti ta' kull min jirreklamaw u, f'kull ta' trasferiment causa mortis, għandhom jingħata f'dan l-avviz u għandhom jingħata
L-irtevata dwar li-taxxa fuq dokumenti u trasferimenti mhalls tintbagħat f'li-ewwel korrespondenzja jirreklamaw min-nutar.

6073 (M)
63074 (M)

Bonnici Duncan Block A Flat 6 Tal-Blat Estate, Qormi
Desira Marica Block A Flat 6 Tal-Blat Estate, Qormi

Not. in Natar	Not. Dr. Carmel Mangion
Data ta' L-Att	23.10.95
Ammont tal- d-razzjoni u l-valur dikjarat	Lm 14,000
Provviżorja	Cedola Bankarja Nru./Nn. 001838
Taxxa fuq Dokumenti u Trasferimenti:	53139

GHALL-UZU UFFICJALI BISS

INLAND REVENUE DEPARTMENT
MONTEPIETA BLDGS. VALLETTA
RECEIVED ON
6 11 95
Signature of Receiving
Officer

0000
6010

DIKJARAZZJONI MINN NUTAR

1. Fil-kaz ta' l-att ta' dikjarazzjoni magħmul skond l- Artikolu 33 ta' l-Att ta' l-1993 dwar it-Taxxa fuq Dokumenti u Trasferimenti ta' l-att relativ u ta' kull Testament jew Testamenti, jew estratt minnu jew minnhom, u kull dokument rilevanti iehor, inkluz ta' proprjeta rurali, għandhom jinfetħu wkoll.
2. Fil-transazzjonijiet ta' proprjeta ifimmobli inter vivos għandha tingħata deskrizzjoni zehha ta' din il-proprjeta u għandha tinkludha kull proprjeta rurali.

Numru tar-Registrazzjoni ta' l-Insinwa: Ina: 14666 /1995

Kont ta' Transazzjoni

Sale of the flat internally numbered two, forming part of a block of three flats without number named 'Bellview', in Triq il-Gardell, at Marsascala, and which block is built on plot number three of the land known as "Ta' Sinde" sive "Tal-Bahar" Marsascala, as subject to eight Maltese liri thirty three cents three mils and annuity and perpetual groundrent, and including a divided portion of the roof of the said block and which divided portion of the roof has an area of approximately six square metres, and is that part of the roof facing the street, and is bounded on the North by the said street, West by property of Felix Abela and East by property of Norman Buckle, and including the washroom without number which is built on the said divided portion of the roof. The said block is bounded on the North by the said street, West by property of Felix Abela, East by property of Norman Buckle and their successors in title.



.....
Firma tan-Nutar

GĦALL-UŻU UFFIĊJALI

Taxxa Promozzjoni Mhallsa: Lm _____
 Ircewta Nru./Nri: _____

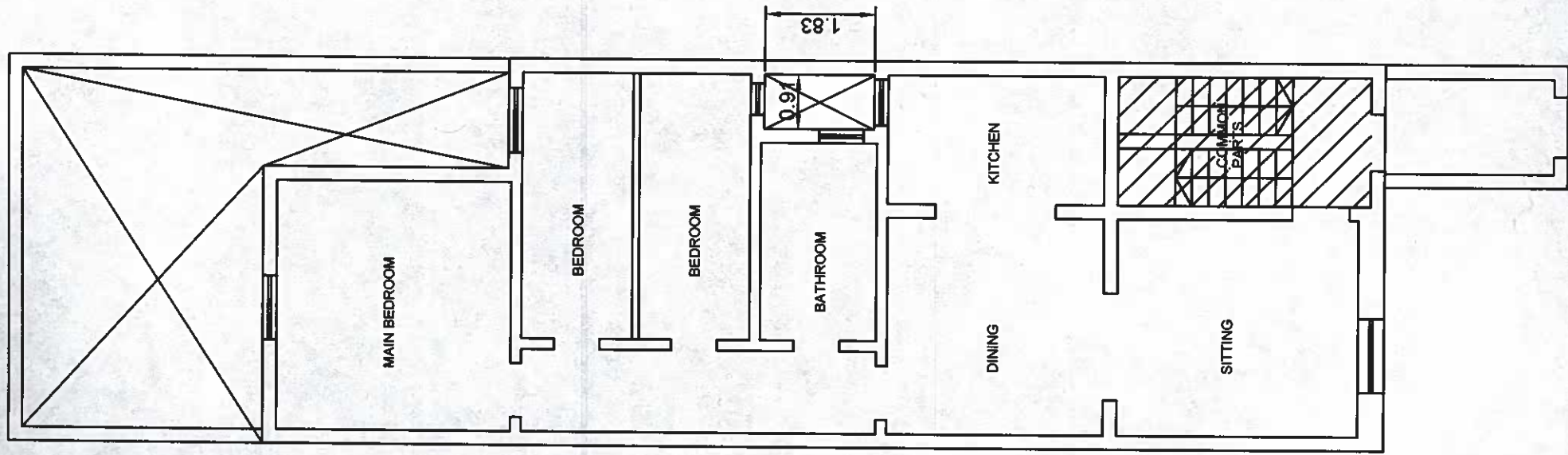
 Data ta' l-Ircewta: _____

Taxxa fuq Dokumenti u Trasferimenti Mhallsa: Lm _____
 Ircewta Nru./Nri: **14666**

 Data ta' l-Ircewta: _____

[Handwritten mark]

E



1 Existing Ground Floor Plan
Scale 1:100

Zammit



- CONSTRUCTION
- DEMOLITION
- TO SANCTION
- APPROVED BUT NOT CONSTRUCTED

Architect
Design for active lifestyles

Leonard Zammit
B.E.&A.(Hons), A.&C.E. Reg No. 352

St. Joseph, Triq Santu Formosa, Zurrig, ZRQ 1121, MALTA
Tel: (+356)21-882411 Mob: (+356)7943-8877
e-mail: perit.leonardzammit@gmail.com

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REV #	DATE	ISSUE FOR :
R01	17.05.2024	Planning Authority Submission

PROJECT TITLE
**GENERAL LAYOUT PLAN
SUBBASTA 08/2024.**

SHEET TITLE
EXISTING GROUND FLOOR PLAN.

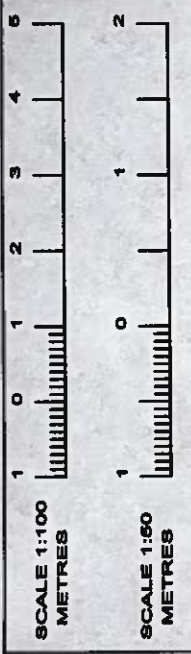
ADDRESS
**LAKE VIEW, FLAT 2, TRIQ IS- SALLUR,
MARSASCALA.**

PROJECT NO: LZ 1250/24	CLIENT NAME: SUBBASTA 08/2024
DRAWN BY: L. ZAMMIT	SCALE: 1:100(A3)
CHECKED BY: LEONARD ZAMMIT	DATE: 17 MAY 2024

SHEET NO.
LZ1250/24-A001-R01

STAGE:
GENERAL LAYOUT PLAN

F



- CONSTRUCTION
- DEMOLITION
- TO SANCTION
- APPROVED BUT NOT CONSTRUCTED

Architect *Design for active lifestyles*
Leonard Zammit
 B.E.&A.(Hons); A.&C.E.
 Reg. No. 352

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REV #	DATE	ISSUE FOR :
R01	17.05.2024	Planning Authority Submission

PROJECT TITLE
GENERAL LAYOUT PLAN
SUBBASTA 08/2024.

SHEET TITLE
EXISTING ROOF & WASHROOM PLAN.

ADDRESS
 LAKE VIEW, FLAT 2, TRIQ IS-SALLUR,
 MARSASCALA.

PROJECT NO:
 LZ 1250/24

CLIENT NAME
 SUBBASTA 08/2024

SCALE 1:100(A3)

DRAWN BY: L. ZAMMIT

CHECKED BY: LEONARD ZAMMIT

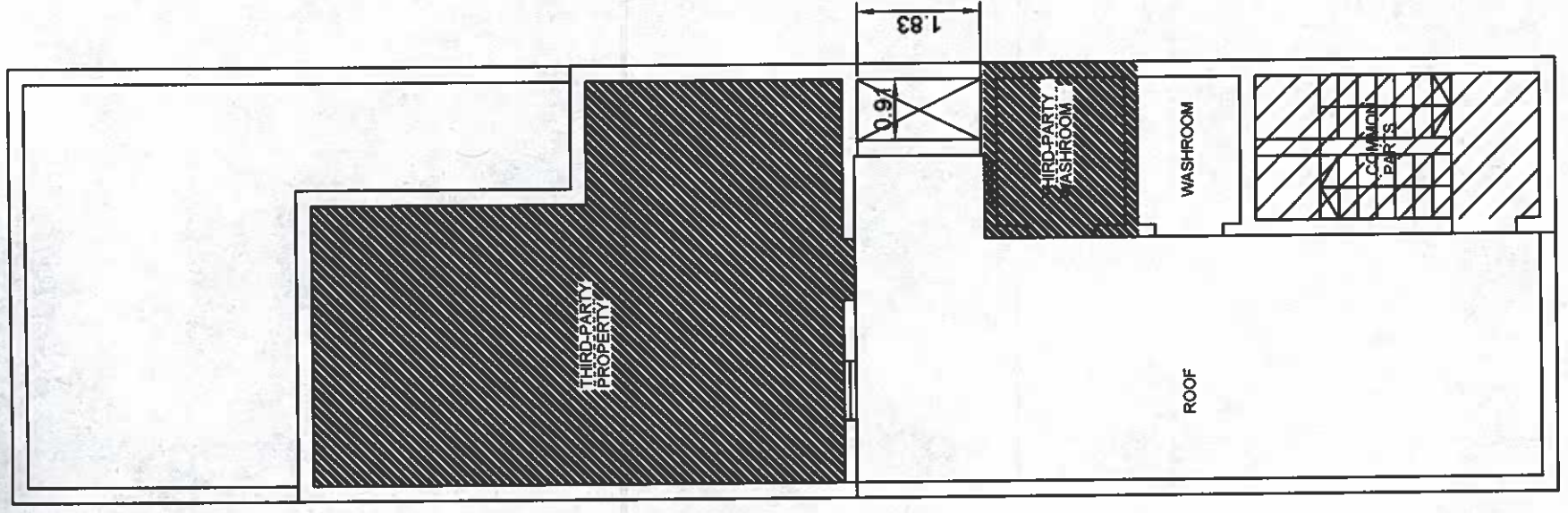
DATE: 17 MAY 2024

SHEET NO.
LZ1250/24-A002-R01

STAGE
 GENERAL LAYOUT PLAN

Zammit

2 Existing Roof & Washroom Plan
 Scale 1:100



Fil-Prim' Awla tal- Qorti Ċivili



Fl-atti tas-Subbasta numru

08/2024

fl-ismijiet

HSBC Bank Malta p.l.c.

vs

Duncan Bonnici (KI 236073M)

Marica Bonnici (KI 63074M)

Nota ulterjuri tal-Perit Arkitett Leonard Zammit

Jesponi bir-rispett:

Illi fir- rapport peritali intavolat il- Ħamis 6 ta' Ġunju 2024, fis- sezzjoni "Valutazzjoni" ġie indikat illi l- fond in kwistjoni huwa soġġett għaċ- ċens annwu u perpetwu ta' Tmien Liri Maltin u Tlieta u Tletin ċenteżmu u Tliet Milleżmi (Lm8.33.3), illum ekwivalenti għal circa Dsatax-il Ewro Wieħed u Erbgħin Ċenteżmu (€19.41), mill- bqija liberu u frank.

Illi permezz ta' din in- nota, l- esponent jixtieq jikkoregi dan il- fatt li sar bi z'vista u b' interpretazzjoni erronea tal- kuntratt ipprezentat mar- rikors promotur.

Illi mill- kuntratt ta' akkwist datat 25 ta' Ottubru 1995, liema dokument jinsab elenkat mar- rikors promotur, immarkat Dok. D, ic- cens annwu u perpetwu ta' Tmien Liri Maltin u Tlieta u Tletin centezmu u Tliet Millezmi (Lm8.33.3), illum ekwivalenti ghal circa Dsatax-il Ewro Wiehed u Erbgħin Centezmu (€19.41) huwa fuq il- plot kollu u mhux fuq il- fond in kwistjoni.

Tant għandi l- unur li nissottometti għas-savju għudizzju ta' din l-Onorabbli Qorti.

Leonard Zammit
Perit Tekniku

11 JUN 2024

Illum

Ipprezentata minn Perit L. Zammit

bla dok/bdokumenti.

LYDON GRECH
Deputy Registrar
Court Services Agency

Illum <u>11 ta' Junju 2024</u>
Deher il-Perit Legall / Tekniku: <u>Perit Leonard Zammit KI 259272m</u>
Li wara li ddikjara li thallas l-ammont illu dovut, halef/halfet li qeda/qdlet fedelment u onestament l-inkarigu mogħti lilu/ha.
 Deputat Registratur