

Fil-Prim' Awla tal-Qorti Civili

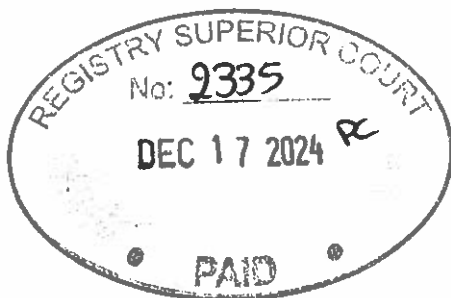
Subbasta Numru. 29/2024

Fl-Atti tas-Subbasta:

Jason Pace

vs

Michael Thomas Alfred Mangion et.



RELAZZJONI TAL-PERIT TEKNIKU

Anthony Bezzina B.E.&A. (Hons), MA (Dip St), DDS, CMIC, A&CE, MP

Rif Taghna.: 6926/24

22 ta'Ottubru 2024

Atti tal-bejgh bl-irkant 29/2024 Jason Pace vs Michael Thomas Alfred Mangion et

Plot gewwa il-Qolla s-Safra, Marsalforn, Ghawdex

Jiena, l-Arkitett u Inġinier Civili Anthony Bezzina, numru tal-warrant 519, hawn taht iffirmat niddikkjara, wara access fuq is-sit hawn fuq imsemmi li sar nhar it-Tnejn 21 ta' Ottubru 2024 u wara digriet tal-Qorti moghti fit-16 ta' Lulju 2024, dan li gej:

Deskrizzjoni Generali

Dan il-porzjon ta' art b'qies totali ta' circa 5,845 metri kwadri jinsab fiz-zona maghrufa bhala 'Il-Qolla s-Safra' gewwa Marsalforn, Ghawdex. Il-parti ta' quddiem illi taghti ghal fuq Triq il-Lifurna tinsab fiz-Zona tal-Izvilupp u skond il-'Gozo and Comino Local Plan' tal-Awtorita tal-Ippjanar, f'dan is-sit jista jsir zvilupp ta' erba' sulari illi huwa ekwivalenti ghal gholi massimu ta' 22.0 metri mill-livell tat-triq. Il-parti tal-plot illi tinsab fiz-zona tal-izvilupp fiha qies ta' circa 563 metri kwadri.

L-Awtorita tal-Ippjanar approvat numru ta' permessi tal-izvilupp fuq dan is-sit bin-numri PA1134/18, PA7842/20 u l-iktar permess ricenti PA3897/22. Fuq dan is-sit hemm permess sabiex isir xoghol ta' skavar u jinbnew spazji ta' parkegg fil-livell tal-basement, zewg maisonettes fil-livell tat-triq, hmistax-il appartament u zewg penthouses.

Waqf spezzjoni illi saret fil-21 ta'Ottubru 2024 seta jigi nnutat illi x-xoghol ta' zvilupp f'din il-parti tal-plot li taghti ghal fuq Triq Lifurna inbeda u sal-lum diga inbnew is-sular tal-

basement, sular fil-livell tat-triq u zewg sulari ohra fuqu. Waqt l-ispezzjoni ma kien ghaddej l-ebda xoghol ta' kostruzzjoni. Il-parti tal-binja illi diga nbriet tinstab fi stat ta' gebel u saqaf.

Il-kumpliment ta' dan is-sit jinsab il-barra miz-zona tal-izvilupp u ma jistax jinbena. Din il-parti fiha qies ta' circa 5,282 metri kwadri. Skond il-'Gozo and Comino Local Plan' tal-Awtorita tal-Ippjanar dan il-porzjon ta' art huwa kkunsidrat bhala art agrikola. Din l-art hija mdawwra b'hitan tas-sejjieh.

Valur tal-Proprieta

Wara li kkunsidra dawn il-punti imsemmija hawn fuq, l-esponent jistma il-parti tas-sit illi hija fabbrikabbli fl-ammont ta' €1,815,000 (miljun u tmien mija u hmistax-il elf ewro) u l-parti ta' wara tas-sit illi ma tistax tinbena fl-ammont ta' €259,000 (mitejn u disgha u hamsin elf ewro) ghal valur globali ta' €2,074,000 (zewg miljuni u erbgha u sebghin elf ewro).

Daqstant l-esponent, in adampiment mill-inkarigu lilu moghti ghandu l-unur jissottometti ghas-savju u superjuri gudizzju ta' din l-Onorabbli Qorti li taghha jiddikjara ruhu,

Serv umli u ubbidjent

PERIT TEKNIKU
A/C ANTHONY BEZZINA

17 DEC 2024

Illum.....
Ipprezentata mill... *Perit Anthony Bezzina*
bla dok./b..... *max (12)* dokumenti

Illum <i>3 ta' hmar 2024</i>
Deher il-Perit Legali / Tekniku: <i>A/C Anthony Bezzina</i>
Li wara li ddikjara li thallas l-ammont lilu dovut, hales/halfet li qeda/qdlet fedelment u onestament l-inkarigu moghti lilu/ha.
<i>MARVIC FARUG MA</i> Deputat Registratur

Ruth Piscopo
Ruth Piscopo
Deputat Registratur

c) The height of the services on the roof of the building shall not extend beyond the approved height of the uppermost parapet wall.

- 3 The development hereby permitted shall be subject to Compliance Certification, verifying that the development has been carried out in full accordance with the approved drawings, documents and conditions imposed in this development permission, except where such conditions are enforced by other entities. Prior to the commencement of use or prior to the issue of any compliance certificate on the whole or any stand-alone planning unit of the development hereby approved, the applicant shall submit to the Planning Authority, in relation to the whole or that unit of the development:

Certification by an engineer confirming that the development fully satisfies the requirements specified in supporting document PA/7482/20/59A.

- 4 The Bank Guarantee imposed in PA/11434/18 to ensure that the street is properly restored in accordance with the Environmental Management Construction Site Regulations, 2007 (Legal Notice 295 of 2007) shall be extended to cover also the development approved by this permission. The bank guarantee shall only be released after the Perit submits a post-construction condition report together with photographs evidencing compliance with this condition, accompanied by clearance from the Local Council. The clearance from the Local Council is to be endorsed by the Mayor and the Executive Secretary of the Local Council. This guarantee shall be forfeited if, after 3 months from the date of notification by the Authority of a notice to effect the remedial works, these are not carried out. Its forfeiture shall not, however, preclude the applicant from adhering to all the conditions contained in this development permission.

5 **Conditions imposed and enforced by other entities**

A. Where construction activity is involved:

(a) the applicant shall:

(i) **Appoint a Project Supervisor for the Design Stage and a Project Supervisor for the Construction Stage** and any such appointment shall be terminated, changed or renewed as necessary. The same person may be appointed to act as project supervisor for both the design and construction stage, if that person is competent to undertake the duties involved and

(ii) **Keep a health and safety file** prepared by the Project Supervisor for the Design Stage.

(b) When the construction works related to this application are scheduled to last longer than thirty working days and on which more than twenty workers are occupied simultaneously, or on which the volume of work is scheduled to exceed five hundred person-days, the project supervisor shall communicate a prior notice to the Occupational Health and Safety Authority (OHSA) at least four calendar weeks before commencement of works.

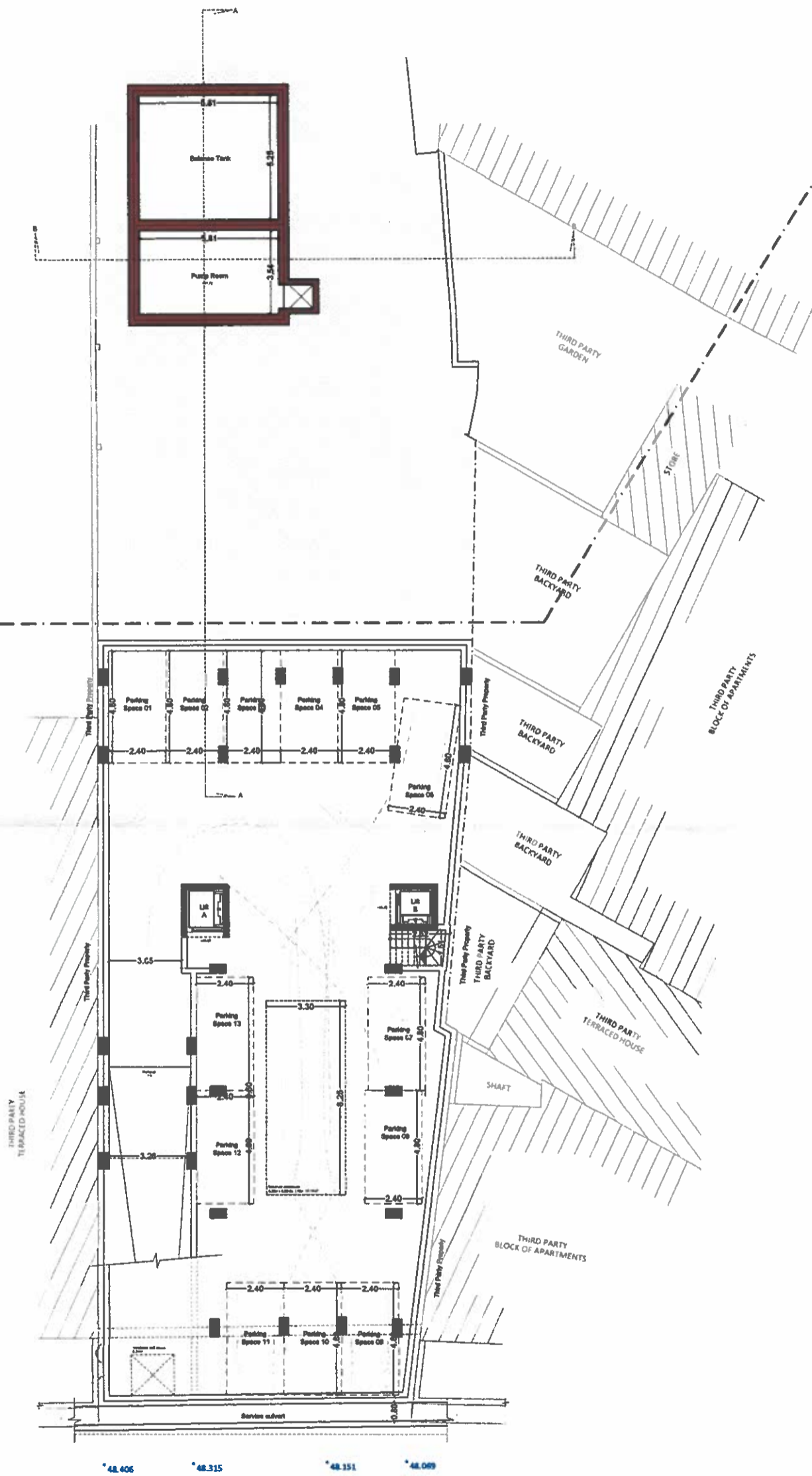
(c) The Project Supervisor for the Design Stage shall draw up a health and safety plan which sets out the occupational health and safety rules applicable to the construction activities concerned, outlining the measures to ensure cooperation between different

For any non-residential uses hereby being approved, prior to commencement of any works on site or any eventual permitted change of use, the applicant shall be required to contact the Environment and Resources Authority to obtain any necessary operational permit or registration. This requirement does not apply to Class 2B, 2C, 4A and 4B uses as listed in the Development Planning (Use Classes) Order 2014, or its subsequent amendments.

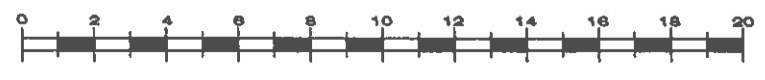
This decision is being published on 19 January 2022.

Monica Gauci
Secretary Planning Commission
Outside Development Zone and Urban Conservation Areas

-PADCN-



48.406 48.315 48.151 48.069



JB ARCHITECTS
 No. 14, The Boulevard
 Miami, Florida 33157-1222
 Tel: +1 305 554 2777
 Fax: +1 305 554 2821
 Email: info@jbarchitects.com

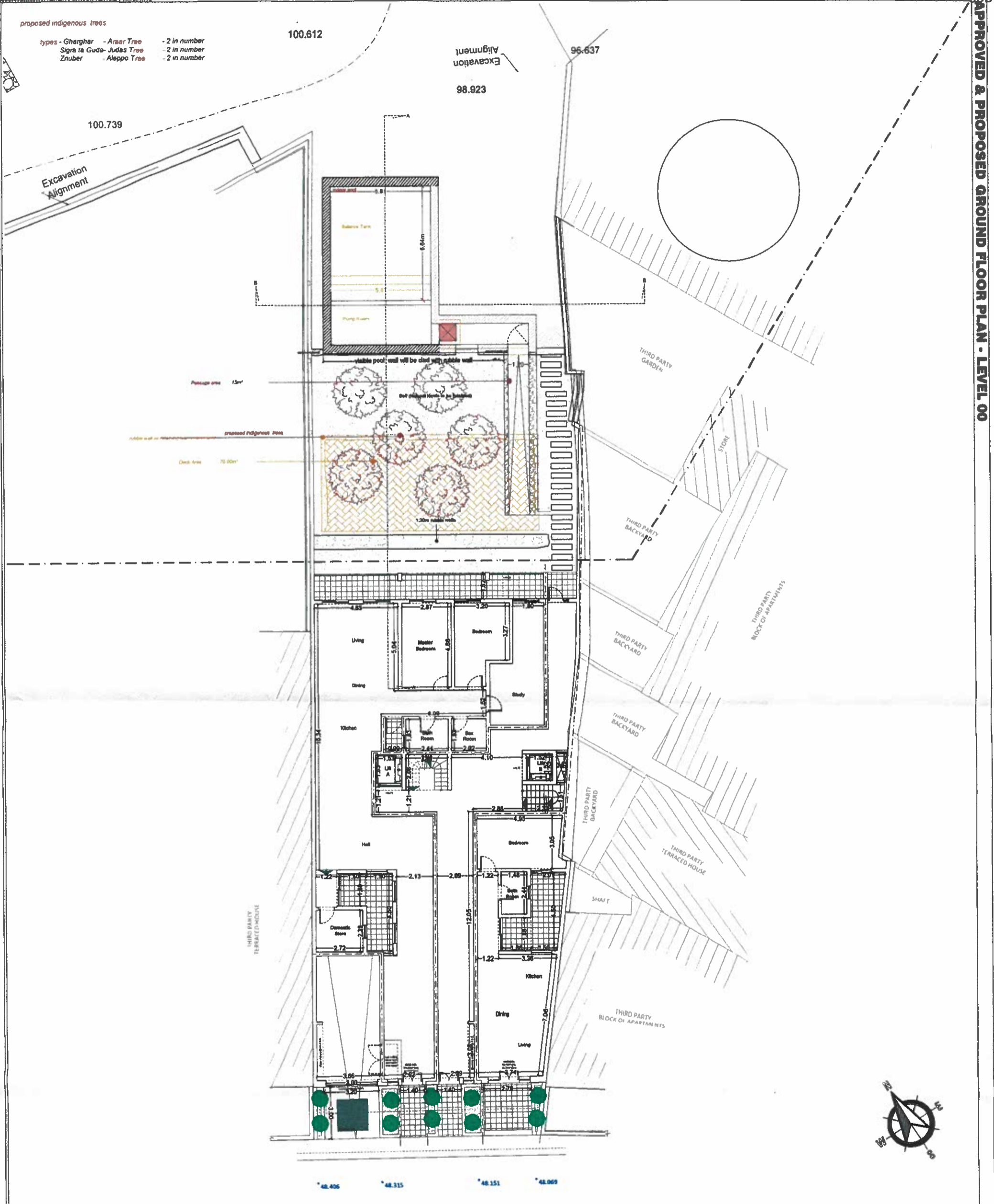
Project Description:
 Proposed construction of pad deck to development approved in PA 1140815

NO.	DATE	DESCRIPTION
1	01.16.2022	Initial plan submitted to PA 1140815
2	02.08.2022	Revised plan submitted to PA 1140815
3		
4		
5		
6		
7		
8		
9		
10		

Legend:

- To construct - approved but not constructed
- To construct - not constructed
- Existing - to construct
- Proposed - to construct

Notes:
 This drawing is confidential and is the property of JB ARCHITECTS. It shall not be disclosed or otherwise used without the written consent of JB ARCHITECTS.



- proposed indigenous trees
- | | | |
|-----------------|---------------|---------------|
| types - Ghanger | - Arser Tree | - 2 in number |
| Sigra fa Guda | - Judas Tree | - 2 in number |
| Zhuber | - Aleppo Tree | - 2 in number |

100.612

Excavation Alignment
98.923

96.637

100.739

Excavation Alignment

Perimeter area 15m²

proposed indigenous trees

Deck Area 70.00m²

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

Swimming Pool

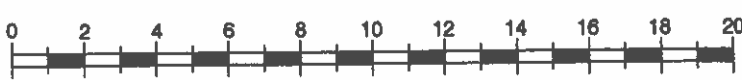
Swimming Pool

Swimming Pool

Swimming Pool

TRIG IL-LIFURNA

48.406 48.315 48.151 48.069



JB ARCHITECTS
 No. 16, The Harbour,
 Masha, Masha 1687 1675
 Tel: +995 9048 8777
 Tel: +995 9048 8777
 Tel: +995 9048 8777
 E: info@jbarchitects.com

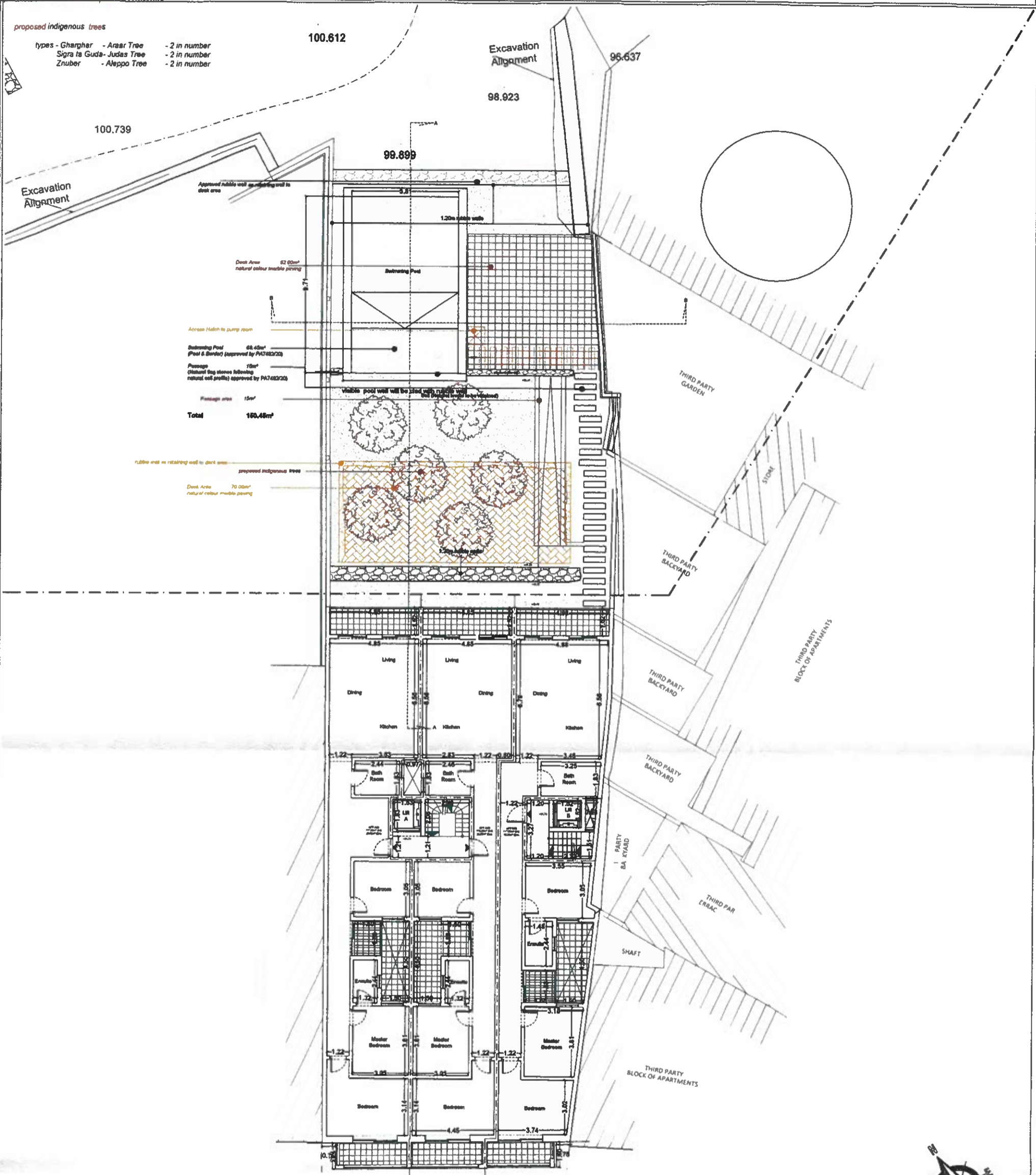
Project Description
 Proposed construction of pool block to development approved in PA 1140915

Client	Location	Site of
LSR 16.042	The Harbour, Masha, Masha, Georgia	
Drawn By	Scale	Drawing No.
JB	1:100 (A2)	04
Checked By	Date	Rev. No.
JB	04.08.2022	04

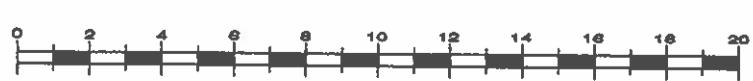
Legend


- To be retained - approved but not constructed
- To be demolished - as approved
- Building - to be demolished
- Proposed - to be constructed

proposed indigenous trees
 types - Ghargher - 2 in number
 Sagra la Guda - Judas Tree - 2 in number
 Znuber - Aleppo Tree - 2 in number



TRIQ IL-LIFURNA



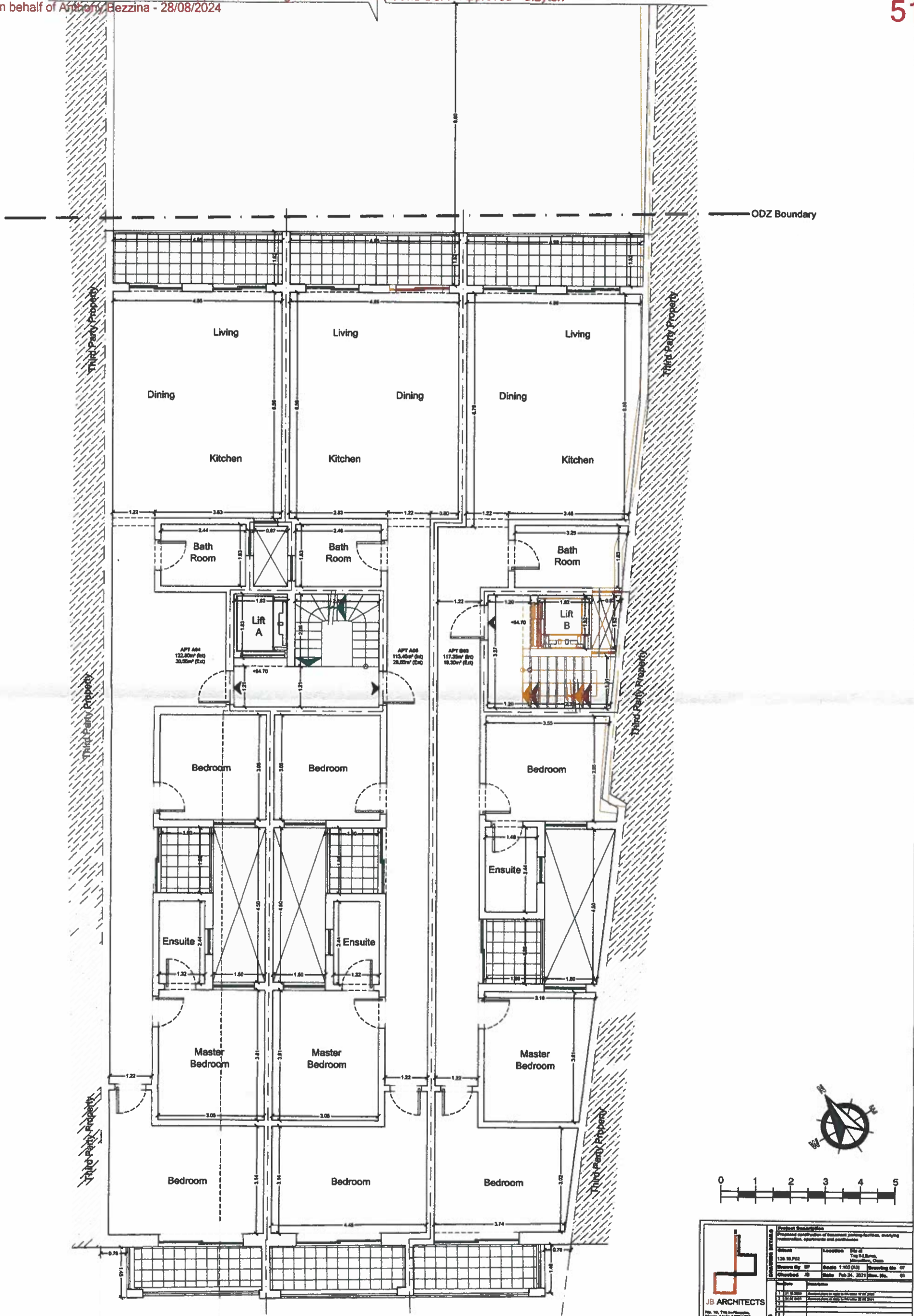


JB ARCHITECTS
 No. 16, The In-Market
 Sheikh Meda Street, UCA
 An - 200 0048 6777
 T - +965 2245 3373
 +965 2245 3375
 E - info@jbarchitects.com

Project Description			
Client	Location	Site of	Area
UCA, M/F/C	The UCA, Sheikh Meda Street, UCA		
Project No.	1-200-002	Drawing No.	01
Approved By	JB	Date	Oct 25, 2022 (Rev. No. 01)

Legend	
	To construct - approved but not constructed
	To construct - as constructed
	Existing - to demolish
	Proposed - to construct

64



ODZ Boundary

Third Party Property

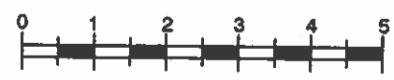
Third Party Property

Third Party Property

Third Party Property

Third Party Property

Third Party Property

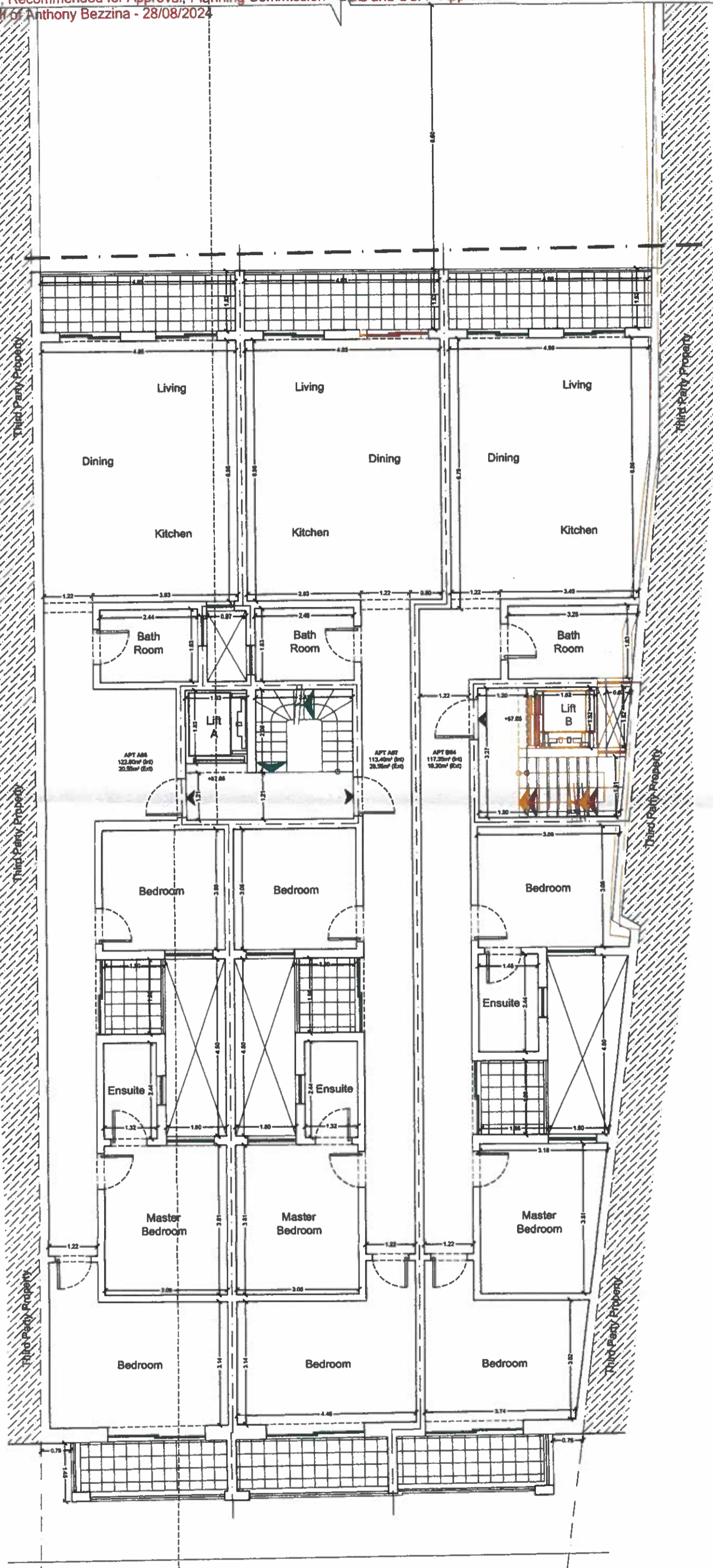


JB ARCHITECTS
No. 10, The Exchange
Melbourne VIC 3000
Tel: +61 3 9593 9777
Fax: +61 3 9593 9777
E: info@jbarchitects.com.au

Project Description	
Proposed construction of treatment parking facilities, including infrastructure, signage and postboxes.	
Client	Location
138 St Pauls	The Exchange, Melbourne, Vic
Drawn by	Scale
Checked	Date
APR 24, 2024	Rev. No. 03

No.	Description	Date
1	Submitted to Council for approval	14/02/2024
2	Approved by Council	14/02/2024
3	Approved by Council	14/02/2024

Legend	Description
	To construct - approved but not constructed
	To construct - on construction
	Existing - to demolish
	Proposed - to construct

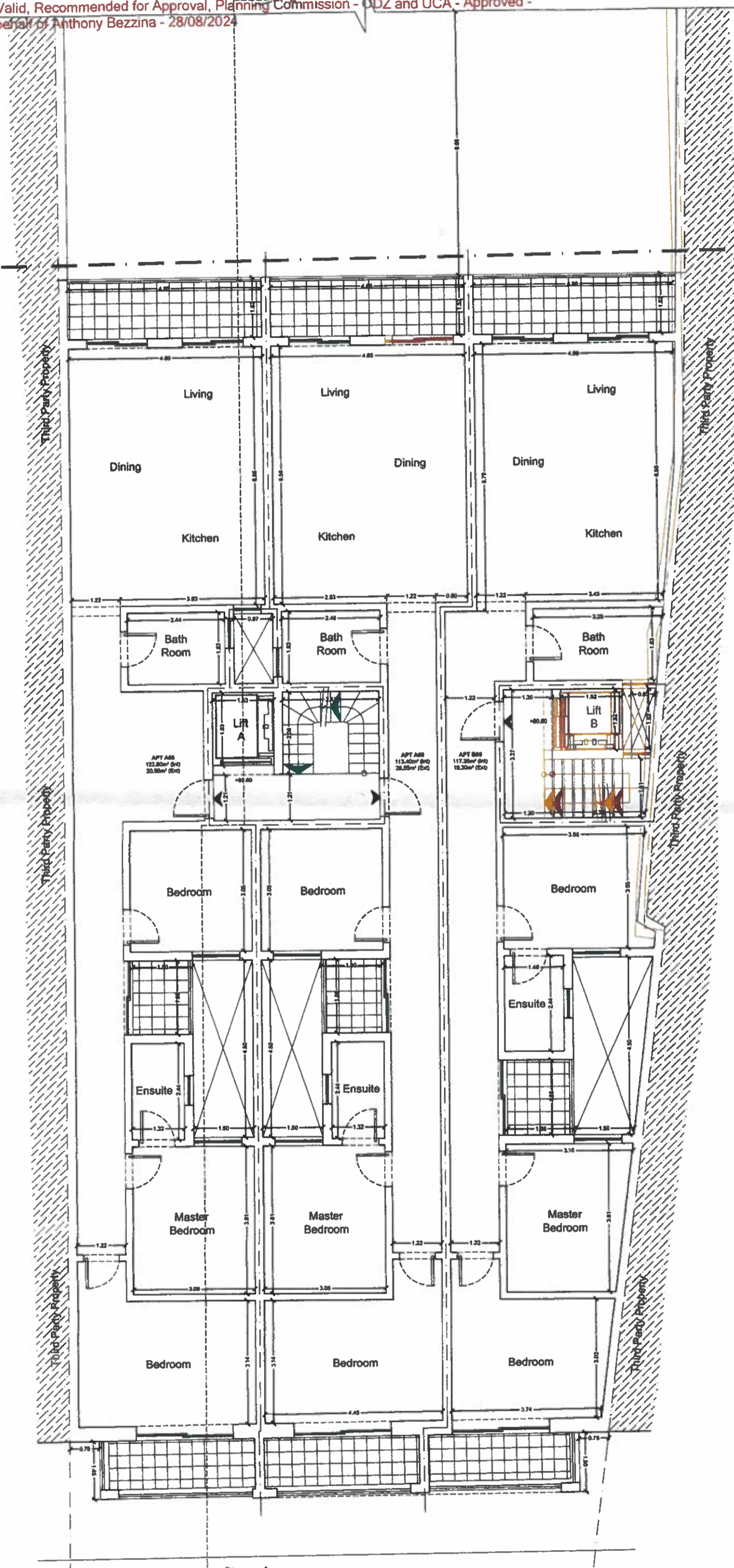


ODZ Boundary



TRIQ IL-LIFURNA

<p>JB ARCHITECTS No. 10, Via Inghilterra, Marsa, Marsa Mady 1003 Tel: +356 9948 9777 Fax: +356 9948 9924 E: info@jbarchitects.com</p>		<p>Project Description: Proposed construction of basement parking facilities, existing elevators, escalators and stairs.</p>																			
<p>Client: 159 MLPG2</p>	<p>Location: Site at Triq Il-Lifurna, Marsa Mady, Marsa Mady</p>	<p>Drawn By: JP</p>	<p>Scale: 1:300 (A3)</p>																		
<p>Checked By: AS</p>	<p>Date: Feb 24, 2024</p>	<p>Drawing No.: 03</p>	<p>Rev. No.: 03</p>																		
<p>Revisions:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>24.02.2024</td> <td>Construction of basement parking facilities, existing elevators, escalators and stairs.</td> </tr> <tr> <td>2</td> <td>24.02.2024</td> <td>Construction of basement parking facilities, existing elevators, escalators and stairs.</td> </tr> <tr> <td>3</td> <td>24.02.2024</td> <td>Construction of basement parking facilities, existing elevators, escalators and stairs.</td> </tr> <tr> <td>4</td> <td>24.02.2024</td> <td>Construction of basement parking facilities, existing elevators, escalators and stairs.</td> </tr> <tr> <td>5</td> <td>24.02.2024</td> <td>Construction of basement parking facilities, existing elevators, escalators and stairs.</td> </tr> </tbody> </table>				No.	Date	Description	1	24.02.2024	Construction of basement parking facilities, existing elevators, escalators and stairs.	2	24.02.2024	Construction of basement parking facilities, existing elevators, escalators and stairs.	3	24.02.2024	Construction of basement parking facilities, existing elevators, escalators and stairs.	4	24.02.2024	Construction of basement parking facilities, existing elevators, escalators and stairs.	5	24.02.2024	Construction of basement parking facilities, existing elevators, escalators and stairs.
No.	Date	Description																			
1	24.02.2024	Construction of basement parking facilities, existing elevators, escalators and stairs.																			
2	24.02.2024	Construction of basement parking facilities, existing elevators, escalators and stairs.																			
3	24.02.2024	Construction of basement parking facilities, existing elevators, escalators and stairs.																			
4	24.02.2024	Construction of basement parking facilities, existing elevators, escalators and stairs.																			
5	24.02.2024	Construction of basement parking facilities, existing elevators, escalators and stairs.																			
<p>Legend:</p> <ul style="list-style-type: none"> To construct - approved but not constructed To construct - not constructed Existing - to demolish Proposed - to construct 																					



ODZ Boundary

Third Party Property

Third Party Property

Third Party Property

Third Party Property

Third Party Property

Third Party Property

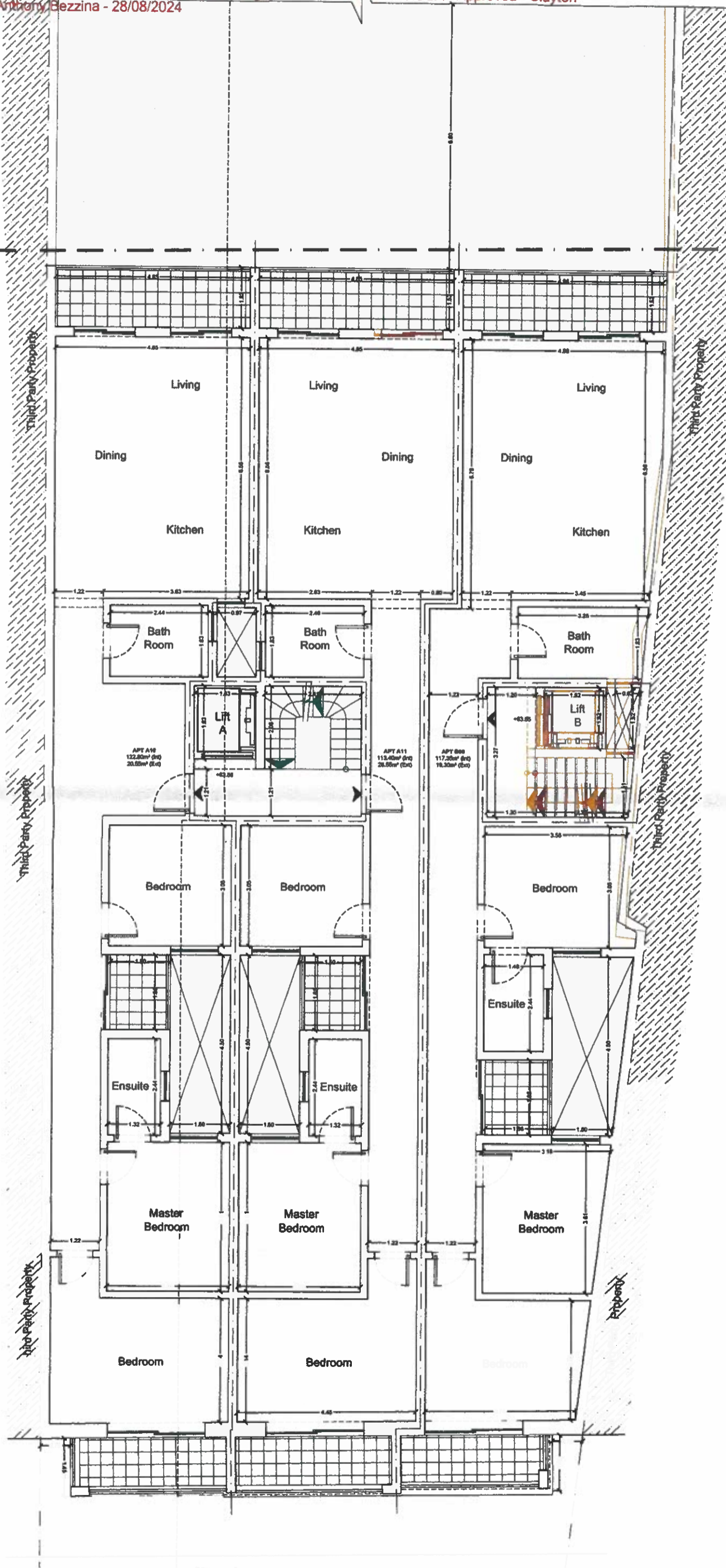


TRIQ IL-LIFURNA

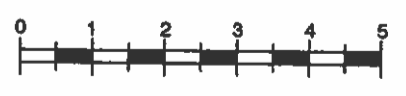
Project Information	
Project Name	TRIQ IL-LIFURNA
Client	51h
Location	7th Floor, 51h
Drawn By	JD
Checked By	JD
Scale	1:100 (A3)
Date	28/08/2024
Revision	01

Legend	Description
■	To construct - approved and not constructed
■	To construct - not approved
■	Existing - to demolish
■	Proposed - to construct

BT



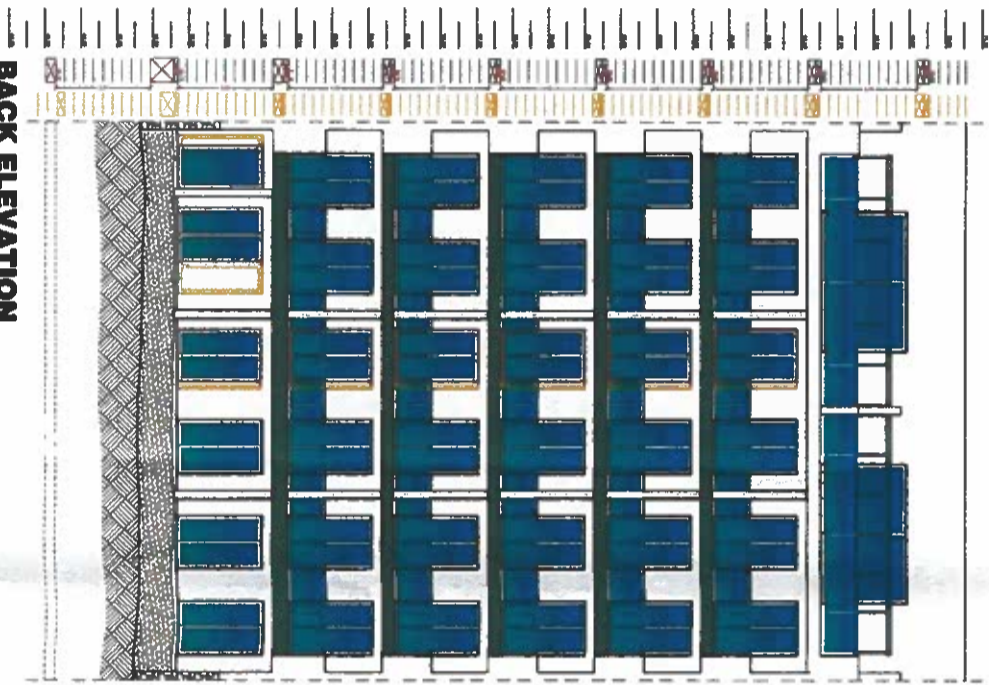
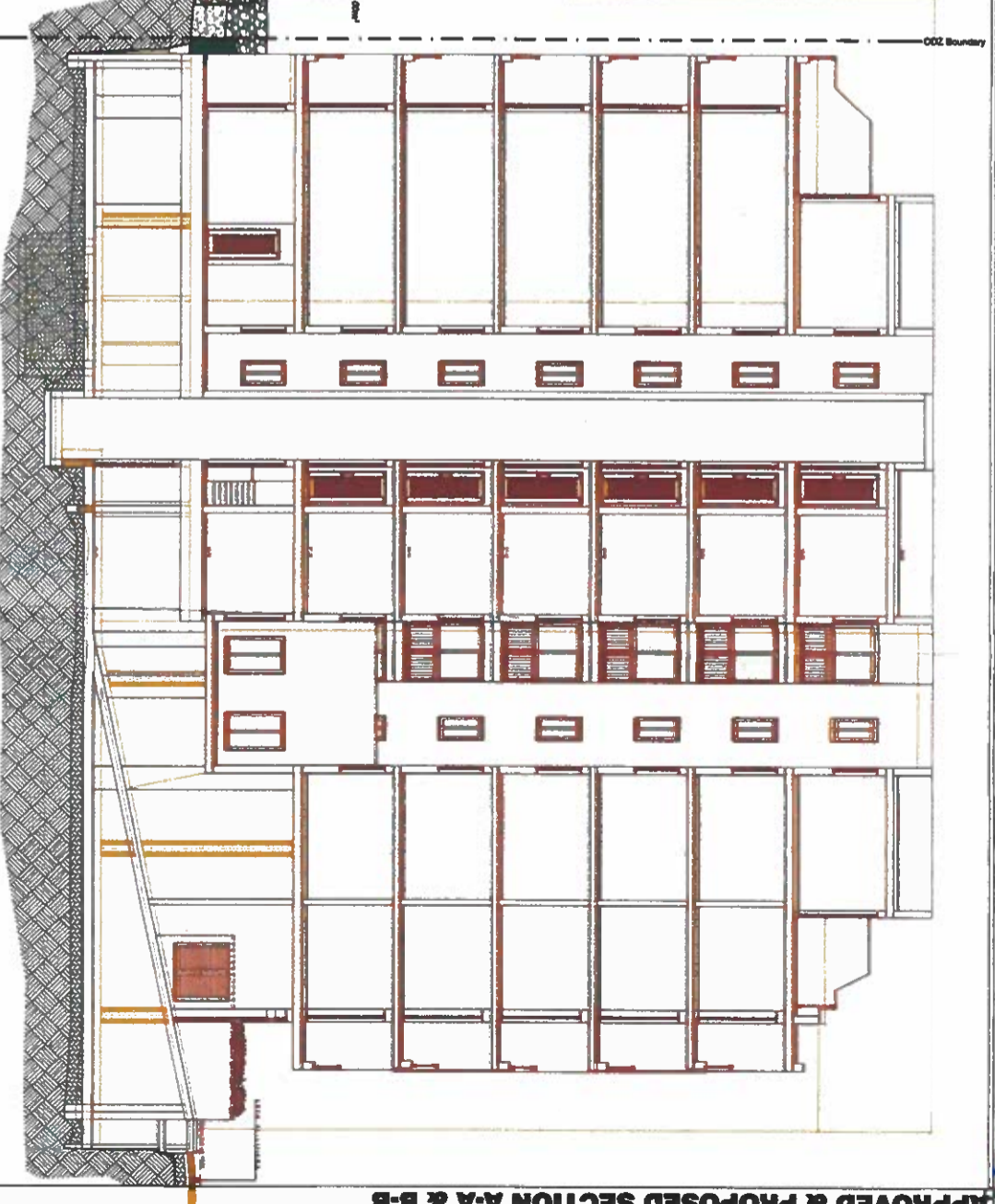
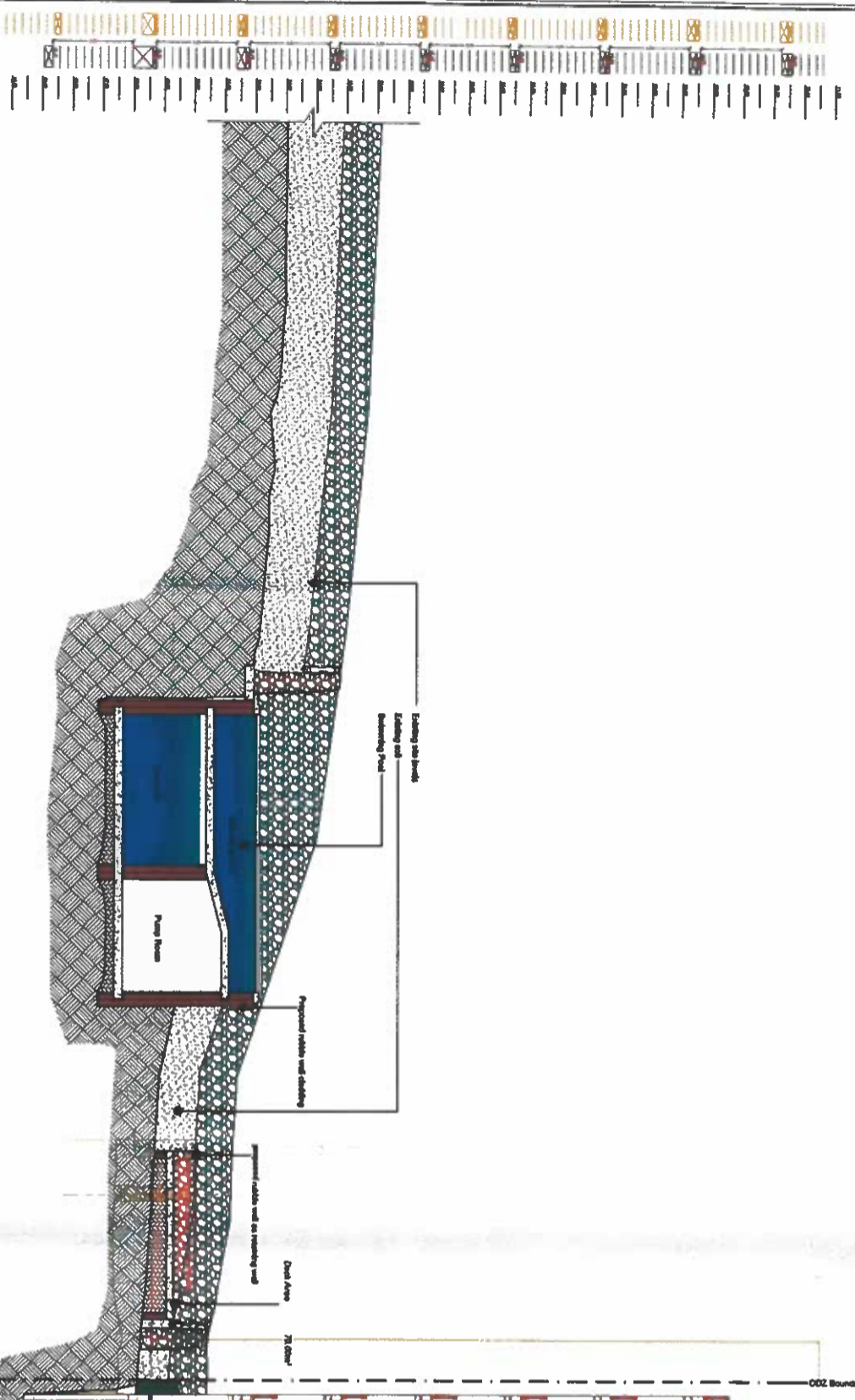
ODZ Boundary



JB ARCHITECTS
 44 - 500 5540 0777
 17 - 5555 5145 2255
 19 - 5555 5145 2255
 20 - 5555 5145 2255
 21 - 5555 5145 2255
 22 - 5555 5145 2255
 23 - 5555 5145 2255
 24 - 5555 5145 2255
 25 - 5555 5145 2255
 26 - 5555 5145 2255
 27 - 5555 5145 2255
 28 - 5555 5145 2255
 29 - 5555 5145 2255
 30 - 5555 5145 2255
 31 - 5555 5145 2255
 32 - 5555 5145 2255
 33 - 5555 5145 2255
 34 - 5555 5145 2255
 35 - 5555 5145 2255
 36 - 5555 5145 2255
 37 - 5555 5145 2255
 38 - 5555 5145 2255
 39 - 5555 5145 2255
 40 - 5555 5145 2255
 41 - 5555 5145 2255
 42 - 5555 5145 2255
 43 - 5555 5145 2255
 44 - 5555 5145 2255
 45 - 5555 5145 2255
 46 - 5555 5145 2255
 47 - 5555 5145 2255
 48 - 5555 5145 2255
 49 - 5555 5145 2255
 50 - 5555 5145 2255

Item	Description	Date
1	Site plan	10/10/2023
2	Site plan	10/10/2023
3	Site plan	10/10/2023
4	Site plan	10/10/2023
5	Site plan	10/10/2023
6	Site plan	10/10/2023
7	Site plan	10/10/2023
8	Site plan	10/10/2023
9	Site plan	10/10/2023
10	Site plan	10/10/2023
11	Site plan	10/10/2023
12	Site plan	10/10/2023
13	Site plan	10/10/2023
14	Site plan	10/10/2023
15	Site plan	10/10/2023
16	Site plan	10/10/2023
17	Site plan	10/10/2023
18	Site plan	10/10/2023
19	Site plan	10/10/2023
20	Site plan	10/10/2023
21	Site plan	10/10/2023
22	Site plan	10/10/2023
23	Site plan	10/10/2023
24	Site plan	10/10/2023
25	Site plan	10/10/2023
26	Site plan	10/10/2023
27	Site plan	10/10/2023
28	Site plan	10/10/2023
29	Site plan	10/10/2023
30	Site plan	10/10/2023
31	Site plan	10/10/2023
32	Site plan	10/10/2023
33	Site plan	10/10/2023
34	Site plan	10/10/2023
35	Site plan	10/10/2023
36	Site plan	10/10/2023
37	Site plan	10/10/2023
38	Site plan	10/10/2023
39	Site plan	10/10/2023
40	Site plan	10/10/2023
41	Site plan	10/10/2023
42	Site plan	10/10/2023
43	Site plan	10/10/2023
44	Site plan	10/10/2023
45	Site plan	10/10/2023
46	Site plan	10/10/2023
47	Site plan	10/10/2023
48	Site plan	10/10/2023
49	Site plan	10/10/2023
50	Site plan	10/10/2023

Legend:
 To construct - approved but not constructed
 To construct - as constructed
 Existing - to demolish
 Proposed - to construct



JB ARCHITECTS
 1400 14th Street NW
 Suite 100
 Washington, DC 20005
 Phone: 202.331.1234
 Fax: 202.331.1235
 www.jbarchitects.com

PROJECT INFORMATION
 Project Name: [Redacted]
 Project Number: [Redacted]
 Date: [Redacted]

REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/2011	Initial Design
2	11/11/2011	Revised Design
3	11/11/2011	Final Design

LEGEND

- Existing - as shown
- Proposed - as shown
- Proposed - to be demolished
- Proposed - to be constructed

SIGNATURE
 [Redacted Signature]





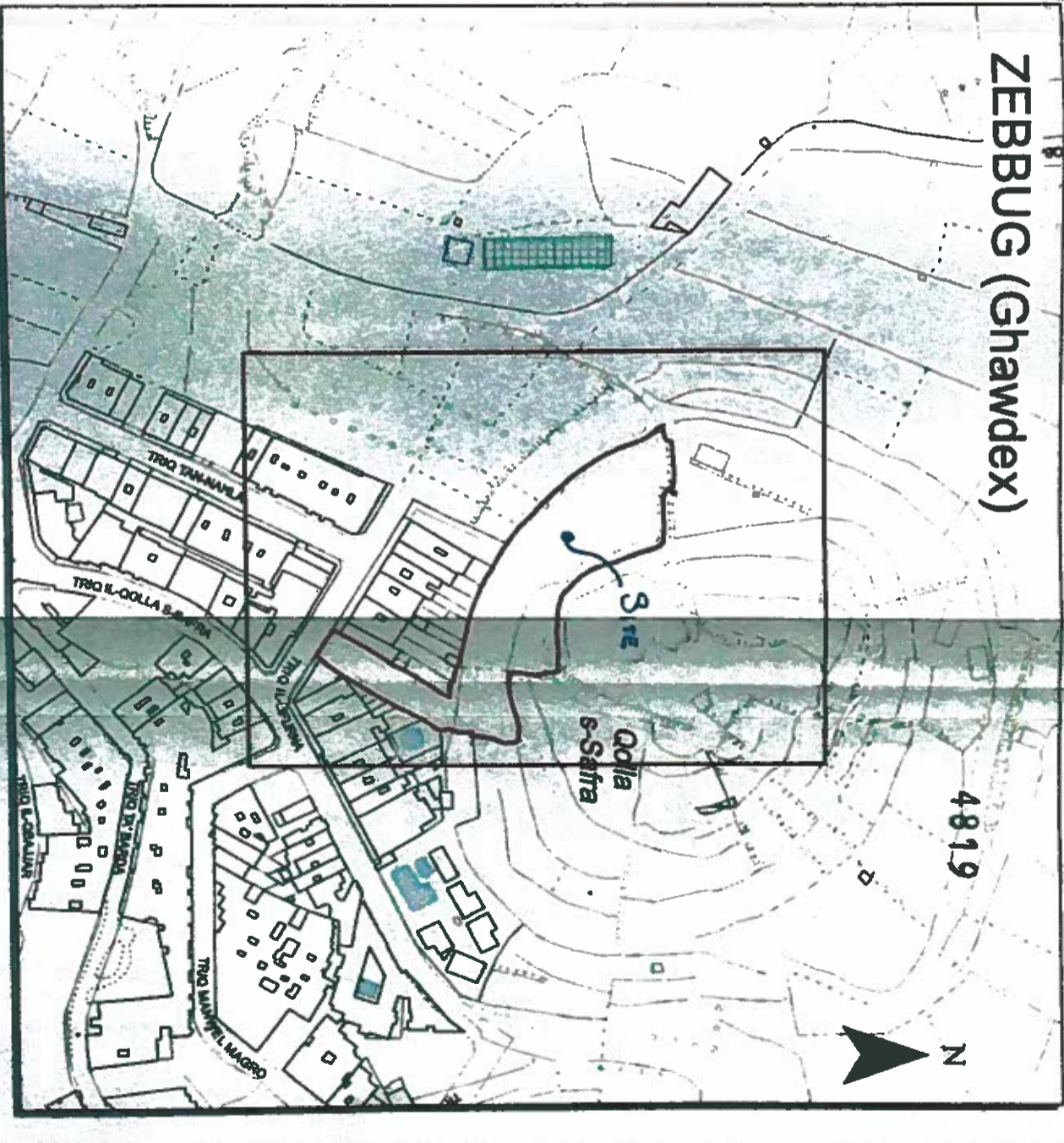
A

0 20 40 60 80 100m



ZEBBUG (Ghawdex)

4819



Gvern ta' Malta

Pjanta tas-Sit 1:2500

Site Plan

Government of Malta

Registru ta' l-Artijiet

Casa Bolina, 116, Triq il-Paneni, Kollena



Land Registry

Casa Bolina, 116, Triq il-Paneni, Kollena

Nru tal-Mappa: 123805 E
Map Number: 123805 E

Posizzjoni Centralli: X = 32931
Ganja-Ordinatarij y = 92508

Parti minn S.S.: 3292
Extracted from S.S.: 3292

Date: 23/08/2019

Perit: Perit Joseph Bondin
Architect: Perit Joseph Bondin

Qieg (metri kwadrati): 6445.00 m²
Area (square metres): 6445.00 m²

Timbru tal-Perit: +356 21 424 671 +356 21 430 866
Architect's Stamp: +356 21 424 671 +356 79 490 777
Mfoqjibarchitects.com.mt

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

[Handwritten Signature]

LR 111415

Dritt imballas Fee Paid

OWERRQUIP

Scale 1:1000

0 20 40 60 80 100m

6926/24

Plots for development

Nadur	€ 595,000	166m ²	€ 3,584/m ²
Munxar	€ 1,115,000	410m ²	€ 2,719/m ²
Xewlija	€ 2,340,000	668m ²	€ 3,503/m ²
Attajnsalem	€ 690,000	223m ²	€ 3,094/m ²
			<hr/>
			average € 3,225/m ²

$$563\text{m}^2 \times € 3,225$$
$$\Rightarrow \underline{\underline{€ 1,815,000}}$$

Agricultural Land

Munxar	€ 245,000	3,000m ²	€ 81/m ²
Xagħra	€ 529,000	13,543m ²	€ 39/m ²
Attarb	€ 45,000	1,250m ²	€ 36/m ²
Xewlija	€ 45,000	1,120m ²	€ 40/m ²
			<hr/>
			average € 49/m ²

$$5,282\text{m}^2 \times € 49$$
$$\Rightarrow \underline{\underline{€ 259,000}}$$

Total Value \Rightarrow € 2,074,000

Fil-Prim' Awla tal-Qorti Civill.

29/2024

Jason Pace (K.I. Nru. 0436463M)

Vs

Prez €200.00
3 Reg €18.00
3 not €3.60

€221.60

REGISTRY SUPERIOR COURT
No: 1351
24 MAY 2024
PAID
11/05/24 X 3

1. Michael Thomas Alfred Mangion, fil-kummerc, bin Spiridione Mangion u Carmen Mangion nee Agius, imwieled Stockwell, Londra, l-Ingilterra fit-23 ta' Settembru 1966 u residenti San Pawl il-Bahar, karta tal-identita' numru 0446781(M);
2. Mary Denise sive Denise Mangion nee Borg, mara tad-dar, mart l-istess Michael Thomas Alfred Mangion, bint Alfred Borg u Mary Borg nee Spiteri, imwieida l-Pieta' fi-14 ta' Jannar 1968 u residenti San Pawl il-Bahar, karta tal-identita' numru 0048468(M);
3. Michael Thomas Alfred Mangion (Karta tal-identita' Numru 0446781M) bhala mandatarju ta' Maria Julie Chalker nee Mangion, self-employed, legalment divorzjata, bint Spiridione Mangion u Carmen Mangion nee Agius, imwieled l-Ingilterra fi-20 ta' Lulju 1965 u residenti Kent, l-Ingilterra, karta tal-identita' numru 0446681(M);

Rikors ta' Jason Pace ghall-hrug ta' Mandat ta' Qbid fuq Hwejjeg Immobbli:
Jesponi bir-rispett:

- 1) Illi bis-sahha ta' att ippubblikat minn-Nutar Dottor Dorita Galea Medati fit-3 ta' Dicembru 2019, hawn unit bhala Dokument A, id-debituri, intimati f' dawn il-proceduri, ikkostitwew lilhom nnfishom *in solidum befnethom* id-debitur tal-attur, fis-somma ta' hames mitt elf Ewro (€500,000.00c), liema somma kellha tintuza mid-debituri ghal:
 - a. bini tal-proprejta', ossija porzjoni diviza ta' art, li parti minnha hija fabrikabli u parti ohra mhux fabrikabli mis-sit imsejjah 'il-Habel ta' San Nikola' jew 'il-Qolla s-Safra' gewwa Marsalforn, fil-limiti ta' Zebbug Ghawdex, tal-kejl superficjali ta' cirka sitt elef metru kwadru (6,000 mk) liema art tikkonfina min-Nofsihar in parti ma' Triq il-Lifurna minn fejn ghandha access, mill-Punent-Majjistru ma' proprjeta' ta' Carmel Buttigieg jew l-avventi kawza tieghu, u mill-Grigal-Lvant ma' proprejta' ta' Baron Properties Limited, u ohrajn, jew l-avventi kawza taghom, jew irjeh verjuri; u
 - b. ghar-retail u wholesale business tad-debitur Michael Thomas Alfred Mangion
- 2) Illi l-mittenti jirriveva illi skont l-att pubbliku l-imsemmija somma ta' €500,000.00c kellha tithallas lura fi zmien sentejn mid-data tal-kuntratt minghajr imghax, allura sat-3 ta' Dicembru 2021.
- 3) Illi permezz ta' ittra ufficjali numru 4192/23, hawn annessa bhala Dokument B, ipprezentata fit-2 ta' Ottubru 2023 u debitament notifikata lill-intimati fil-11 ta' Ottubru 2023, il-mittenti ghamel riferenza ghall-kuntratt, ossija att, pubbliku ippublikat minn Nutar Dottor Dorita Galea Medati fit-3 ta' Dicembru 2019, u sejjah lill-intimati sabiex ihallsu l-imsemmija somma ta' hames mitt elf Ewro (€500,000.00c) minnhom pagabli skond l-istess kuntratt, flimkien mal-imghaxijiet dekorsi fuq talli somma mill-4 ta' Dicembru 2021 sad-data tal-pagament effettiv.
- 4) Illi l-mittenti jirriveva illi l-imghax dekorsi fuq l-imsemmija somma ta' €500,000.00c mill-4 ta' Dicembru 2021 sal-22 ta' Mejju 2024 jammonta ghal €98,630.14c, u

b'rizerva għall-imghaxxjiet ulterjuri dovuti wara din id-data sad-data tal-effettiv pagament.

- 5) Illi bis-sahha tan-notifika tas-sejha għall-hlas maghmula bl-ittra ufficjali fuq imsemmija tat-2 ta' Ottubru 2023, it-titolu eżekuttiv tal-mittent gie, a tenur tad-dispożizzjonijiet tal-Artikolu 256(2) tal-Kapitolu 12, rez eżegwibbli;
- 6) Illi l-ispejjeż u drittijiet legali tal-ittra ufficjali fuq imsemmija fl-ammont ta' wiehed u tmenin Ewro u tleeta u sittin centezmi (€81.63c), skond taxxa ufficjali hawn annessa bhala Dokument C, oltre s-somma ta' erba' Ewro u dsatax il-centezmu (€4.19c), taxxa fuq il-valur mizjud, b' kollox allura, hamsa u tmenin Ewro u tnejn u tmenin centezmi (€85.82c).
- 7) Illi l-ispejjeż tar-ricerki jammontaw għal €81.85. (Dok D)
- 8) Illi s-somma kumplessiva dovuta sallum mill-intimati tammonta għal hames mija tmienja u disghin elf, seba' mija u sebgha u disghin Ewro u wiehed u tmenin centezmi (€598,797.81), liema somma ma gietx imhalisa mill-intimati lir-rikorrent.

Għaldaqstant, ir-rikorrent jitlob bir-rispett sabiex jikseb l-eżekuzzjoni tat-titolu eżekuttiv tiegħu kontra l-intimati debituri tiegħu, u a tenur tad-dispożizzjonijiet tal-Artikoli 306 et seq tal-Kapitolu 12 tal-Ligijiet ta' Malta, dina l-Onorabbli Qorti joghghobha:

1. tordna l-hrug ta' Mandat ta' Qbid ta' Hwejjeg Immobbli fir-rigward tal-propjeta', ossija porzjoni diviza ta' art, li parti minha hija fabrikabbli u parti oħra mhux fabrikabbli mis-sit imsejjaħ 'il-Habel ta' San Nikola' jew 'il-Qolla s-Safra' gewwa Marsalforn, fil-limiti ta' Zebbug Ghawdex, tal-kejl superfcjali ta' cirka sitt elef metru kwadru (6,000 mk), ~~fimkien mal-benefikati illi saru fuq l-imsemmija porzjoni diviza ta' art~~, liema art tkkonfina min-Nofsiah in parti ma' Triq il-Lifurna minn fejn ghandha access, mill-Punent-Majjistru ma' proprjeta' ta' Carmel Buttigieg jew l-avventi kawza tiegħu, u mill-Grigal-Lvant ma' proprjeta' ta' Baron Properties Limited, u oħrajn, jew l-avventi kawza tagħhom, jew irjeh verjuri bid-drittijiet, gustijiet u l-pertinenzi kollha tagħha;
2. tordna lir-Registratur li jahtar dawk l-esperti skont id-dispożizzjonijiet tal-Artikolu 89 tal-Kapitolu 12 tal-Ligijiet ta' Malta li jistgħu jkunu meħtieġa u li tiffissa żmien qasir u perentorju meta dawn l-istimi għandhom jigu prezentati u li tagħti dawk l-ordnijiet li huma neċessarji għall-adempiment ta' dan l-inkargu;
3. tiffissa l-jum, il-hin u l-lok tal-bejgħ b' subbasta tal-propjeta' fuq imsemmija;
4. tordna lir-Registratur li jinforma lid-Direttur tar-Registru Pubbliku u lir-Registratur tal-Artijiet u awtoritajiet oħra talvolta appuntati kif mahsub fil-Ligi, bid-digriet u dan fl-ewwel ġurnata utli;
5. tordna lid-Direttur tar-Registru Pubbliku biex jirregistra minnufih id-digriet fi ktieb li jinżamm għal dak l-għan fir-Registru Pubbliku;
6. tahtar irkantatur pubbliku illi jigi fdat bil-bejgħ ossija rkant b' subbasta u kif ukoll tagħti dawk l-ordnijiet u provvedimenti li jidhrilha opportuni, u partikolarment imma mhux esklussivament dawk imsemmija fl-Artikolu 306 et seq., tal-Kapitolu 12 tal-Ligijiet ta' Malta,

STEPHEN THAKE LL.D.
Thake Desira Advocates
68/69, Triq Melita, Valletta VLT 1122
e-mail: sthake@thakedesira.com

M. ANASTASI L.P.

Graziella Aguru Cassar
Deputat Registratur

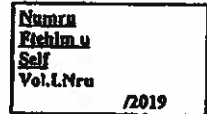
Rikorrent: 229, "De Buekelear", Flat 7, Triq Isouard, il-Marsa MRS2011
Intimati: 87, "Narcis Court", Flat 1, Triq Ic-Cern, il-Qawra - San Pawl il-Bahar
(tlett notifid).

Ilum..... 24 MAY 2024

Ippreżentata mill-Pl. Melica Anastasi

B/bla dok. *2024* dokumenti
(4)

Il-lum it-tlieta (3) ta'
 Dicembru tas-sena
 alfejn u dsatax (2019)



Quddiem i Nutar Dottor Dorita Galea Medati dehru personalment wara li accertajt ruhi mill-identita' tal-partijiet skond il-Ligi:

Min-naha wahda u hawn taht imsejjah 'il-Kreditur':- Jason Pace, karta tal-identita' numru 436463M, iddivorzjat, bin Carmel sive Charles u Margaret nee Percival, imwield Marsa fil-21 ta' Lulju 1963 u residenti 229, De Buekelaer, flat 6, Triq Isouard, Marsa.

Min-naha l-ohra u hawn taht imsejha 'id-Debituri':-

- **Michael Thomas Alfred Mangion**, karta tal-identita' 446781M, fil-kummerc, bin Spiridione Mangion u Carmen Mangion nee Agius, imwield Stockwell, Londra, Ingilterra fit-23 ta' Settembru 1966 u residenti San Pawl il-Bahar u martu **Mary Denise sive Denise Mangion**, karta tal-identita' numru 48468M, mara tad-dar, bint Alfred Borg u Mary Borg nee Spiteri, imwiilda Pieta' fl-14 ta' Jannar 1968 u joghodu 87, Narcis Court, flat 1, Triq ic-Cern, San Pawl il-Bahar;
- **Michael Mangion** qed jidher f'ismu *proprio* u fl-istess hin ghan-nom u f'isem ohtu **Maria Julie Chalker**, karta tal-identita' numru 0446681M, self-employed, legalment iddivorzjata, bint Spiridione Mangion u Carmen Mangion nee Agius, imwiilda l-Ingilterra fl-20 ta' Lulju 1965 u residenti 'The George', Benaver Road, Yalding, Kent, Ingilterra, ME 186EJ u dana kif debitament awtorizzat in forza ta' prokura li qed tigi annessa ma' dan l-att u mmarkata dokument ittra 'A'.

U in forza ta' dan il-kuntratt, Jason Pace qed jaghti b'titolu ta' self lil Michael u Mary Denise sive Denise Mangion u lil Maria Julie Chalker, li bl-istess titolu ta' self qed jaccettaw *in solidum* bejniethom, is-somma ta' hames mitt elf euro (€500,000) liema

somma ghandha tithallas lura sa sentejn mil-llum u minghajr imghax.

Din is-somma ghandha tintuza ghall-bini tal-proprjeta hawn taht deskritta f' Marsalforn, Ghawdex u kif ukoll ghar-retail u wholesale business tad-Debitur Michael Mangion.

Dawn il-flus qed jithallsu permezz ta' bank draft mahrug mill-HSBC Bank pagabbli lil Michael Thomas Mangion numru zero zero disgha erbgha zero erbgha erbgha hamsa erbgha tlieta hamsa erbgha disgha wiehed tmienja erbgha sebgha disgha zero zero wiehed (009404.44.543.54918479001). Il-Kreditur jiddikjara li dawn il-flus gejjin mill-bejgh tal-proprjeta' tieghu li saret b'kuntratt ippubblikat min-Nutar Dottor Luke Caruana tal-ghoxrin (20) ta' Novembru tas-sena elfejn u dsatax (2019).

- In garanzija tal-hlas lura tal-imsemmija somma id-Debituri qed *in solidum bejniethom* jaghtu a favur tal-Kreditur li jaccetta, **ipoteka specjali** fuq il-porzjoni diviza ta' art li parti minnha hija fabrikabbli u parti ohra mhux fabrikabbli mis-sit imsejjah 'Il-Habel ta' San Nikola' jew 'Il-Qolla s-Safra', gewwa Marsalforn, fil-limiti ta' Zebbug, Ghawdex, tal-kejl superficjali ta' circa sitt elef metru kwadru (6,000mk) u liema art tinsab immarkata bil-kulur ahmar fuq il-land registry siteplan anness ma kuntratt ippubblikat min-Nutar Jean Paul Farrugia tas-sebgha u ghoxrin (27) ta' Mejju tas-sena elfejn u dsatax (2019), u tikkonfina min-nofsinhar in parti ma' Triq il-Lifurna minn fejn ghandha access, mill-punent majjistral ma' proprjeta' ta' Carmel Buttigieg jew l-aventi causa tieghu u mill-grigal-lvant ma' proprjeta' ta' Baron Properties Limited u ohrajn jew l-aventi causa tagghom, jew irjeh verjuri. Apparti minn Triq Lifurna, il-Proprjeta' ghandha wkoll access minn passagg li jaghti ghal Triq Qbajjar.

Il-proprjeta' hija suggetta u tgawdi minn dawk id-drittijiet u s-servitujiet rizultanti mill-posizzjoni fizika taghha.

Salv il-precitat, il-proprjeta' hija libera u franka, bid-drittijiet u gjustijiet taghha kollha hielsa minn kull dritt kemm reali kif ukoll personali favur persuni jew proprejta' ohra.

Id-debituri jiddikjaraw illi huma m'ghandhomx dejn jew ipoteki favur terzi fuq din il-proprjeta'.

Id-debituri jobbligaw ruhhom u jintrabtu a favur tal-kreditur li jaccetta:-

- illi ma jaghtux izjed garanziji ipotekarji fuq il-proprjeta' hawn deskritta, anke jekk dawn il-garanziji ipotekarji jkunu wara dawk registrati a favur tal-kreditur minghajr il-kunsens antecedenti u bil-miktub tal-kreditur; u
- illi ma jitransferixxux, ma jikrux, ma jissullokawx, ma jitolqux u ma jhallux terzi persuni juzaw l-istess proprjeta' taht l-ebda titolu, u dan minghajr il-kunsens antecedenti u bil-miktub tal-kreditur.

Il-partijiet jiddikjaraw li ma qabbdux lili Nutar naghmel ricerki fuq l-assi u d-debiti tad-debituri.

Ghall-fini tal-Kapitolu tlett mija u tlieta u sebghin (Kap. 373) tal-Ligijiet ta' Malta dwar il-prevenzjoni tal-hasil tal-flus, il-Kreditur u d-Debituri jiddikjaraw illi la l-flus li qed jigu msellfa, la l-proprjeta' li qed tigi ipotekata u lanqas kwalunkwe flejjes u hlasijiet relatati ma' dan is-self ma huma naxxenti minn u/jew b'xi mod ghandhom xi konnessjoni ma' hasil ta' flus, money laundering, atti jew organizzazzjonijiet terroristici, jew atti illegali ohra. Dan il-partijiet jiddikjarawh wara li jiena Nutar Pubbliku sottofirmata widdibthom sewwa dwar il-veracita' tieghu skont il-Ligi, liema twiddiba saret ugawalment dwar id-dikjarazzjonijiet kollha ta' dan l-att.

Dan l-att gie minni Nutar maghmul, moqri u ppublikat wara li spjegajt il-kontenut tieghu lill-komparenti hawn f'Malta, San Pawl il-Bahar, Triq it-Turisti, numru erba' mija u tmienja u sebghin (478).

M. Magro

Notary Public Malta

Certified true copy of the original
Today 3 / 12 / 2019

Dr. Dorita Galea Medati LL.D.
Notary Public & Commissioner for Oaths
478, Tourists Street, Qawra,
Saint Paul's Bay Malta SPB1021
Mob: (356) 9942 5837 - Tel: (356) 27540048

- 11) To demand and exact or withdraw from any bank, authority or Court Registry and from any person or constituted body any sum of money or other effects which may be due to me/us for any or cause whatsoever, with power to agree to all terms and conditions set forth in the schedule of deposit including that of hypothecating all my/our present and future property;
- 12) To demand breaking of a fixed term deposit held with a bank in my/our name, with power to agree to all terms and conditions including that of forfeiture of any interest accrued to date on any fixed term deposit;
- 13) To assume in my/our name and on my/our behalf any obligation, including the taking of a loan and/or overdraft, the giving of an indemnity for the issue of bank guarantees and the constitution of a suretyship / guarantee, even *in solidum* with others, under all such conditions and for any amounts as the said attorney may deem fit;
- 14) To accept as a gift, or as security for a loan, to reject, to demand, to buy, to receive, or otherwise to acquire either ownership or possession of, any bond, share, investment, instrument of similar character, commodity interest or any instrument with respect thereto, together with the interest, dividends, proceeds or other distributions connected therewith;
- 15) To sell, to exchange, to transfer either with or without security, to release, to surrender, to hypothecate, to pledge, to grant options concerning, to loan, to trade in, or otherwise to dispose of any bond, share, investment, instrument of similar character, commodity interest or any interest with respect thereto;
- 16) To release in whole or in part, to assign the whole or a part of, to satisfy in whole or in part, and to enforce by action, proceeding or otherwise, any pledge, encumbrance, lien or other claim as to any bond, share, investment, instrument of similar character, commodity interest or any interest with respect thereto, when such pledge, encumbrance, lien or other claim is owned, or claimed to be owned by me/us;
- 17) To do any act of management or of conservation with respect to any bond, share, investment, instrument of similar character, commodity interest or any instrument with respect thereto, owned by me/us, including by way of illustration, but not of restriction, power to insure against any casualty, liability or loss, to obtain or to regain possession or to protect my/our interest therein by action;
- 18) To take any investment decision and/or adopt any risk profile and risk taking preference which my/our attorney may, in his/her discretion, consider appropriate and to agree and to contract, in any manner, and with any broker or other person, and on any terms, which my/our attorney may select, for the accomplishment of any of the purposes mentioned above in clauses 14 to 17, and to perform, to rescind, to reform, to release or to modify any such agreement entered into by me/us or on my/our behalf;
- 19) To take out and/or enter into in my/our name and on my/our behalf a policy of insurance under such terms and conditions as my/our Attorney may deem fit and to redeem and surrender, to appoint/change beneficiaries as permitted by the applicable law and/or to pledge/assign any insurance policy held in my/our name for any reason my/our attorney may deem appropriate;
- 20) To open and/or close any bank accounts in my/our name and on my/our behalf and to operate such bank accounts freely and without any restriction and/or to request the bank to issue debit cards in relation to the said accounts and to agree to all applicable terms and conditions relating to the said accounts and/or cards,
- 21) To give in my/our name and in my/our behalf any instructions to any third party for the purpose of requesting, altering, adding or otherwise cancelling any personal information held by the bank in relation to me/us;
- 22) To give in my/our name and in my/our behalf instructions to any third party for the purpose of receiving any correspondence/statements in any address that the Attorney may deem appropriate;



4192/23

Prez €15.00 9
3 Reg €18.00
3 Not €3.60
€36.60

Fil-Prim' Awla tal-Qorti Civili

Illum, 2 ta' Ottubru, 2023

- Lil:
1. Michael Thomas Alfred Mangion (Karta tal-Identita Numru 0446781M) ta' 87, "Narcis Court", Flat 1, Triq ic-Cern, il-Qawra - San Pawl il-Bahar SPB1337;
 2. Mary, Denise sive Denise Mangion (Karta tal-Identita Numru 0048468M) ta' 87, "Narcis Court", Flat 1, Triq ic-Cern, il-Qawra - San Pawl il-Bahar SPB1337;
 3. Michael Thomas Alfred Mangion (Karta tal-Identita Numru 0446781M) bhala mandatarju ta' Maria Julie Chalker (Karta tal-Identita Numru 0446681M) ta' 87, "Narcis Court", Flat 1, Triq ic-Cern, il-Qawra - San Pawl il-Bahar SPB1337 ;

Bil-prezenti Jason Pace (Karta tal-Identita' Numru 0436463M) ta' 229, "De Buekelear", Flat 7, Triq Isouard, il-Marsa MRS2011, jaghmel riferenza ghall-kuntratt, ossija att notarili, ta' fehim u self taghkom ippublikat minn Nutar Dottor Dorita Galea Medati fit-3 ta' Dicembru 2019, illi kopja tieghu jinsab hawn anness u mmarkat Dok. A, u, filwaqt illi jinterpellakom sabiex fi zmien erbgha u ghoxrin (24) siegha mid-data tan-notifika lilkom ta' dana l-att intom thallsu in solidum bejnitkom lill-mittenti s-somma ta' hames mitt elf Ewro (€500,000) rapprezentanti s-somma mislufa lilkom mill-mittenti kif ahjar deskritta fl-imsemmi kuntratt, qiegheed bis-sahha tal-prezenti ittra ufficjali jrendi l-istess att pubbliku ezegwibbli ghal-finijiet u effetti kollha tal-ligi.

Dina l-interpellanza qeghda ssir a tenur tad-dispozizzjonijiet tal-Artikolu 253 et seq tal-Kapitolu 12 tal-Ligijiet ta' Malta.

Tant biex taghrfu timxu.

Bl-ispejjes u bl-imghax b'rata annwali ta' tmienja fil-mija (8%) mid-data tal-iskadenza tad-debitu, cioe mit-3 ta' Dicembru 2021, sad-data tal-pagament effettiv.

Kopja
rose N
putat

STEPHEN THAKE LL.D
Thake Desira Advocates
68/69, Triq Malta, Valletta VLT 1122

Email: sthake@thakedesira.com

ST/P08/MISC

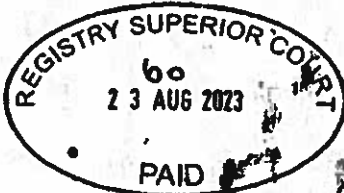
M. ANASTASI L.P.

- 2 OCT 2023

Illum.....

Ipprezentata mill-PL Melissa Anastasi

B'bla dok. 3 dok vintat (1)



Handwritten signatures and notes: J. Agius, PL Melissa Anastasi, and other illegible text.



Dokument C
10

Prim'Awla Tal-Qorti Civili

Ittra Ufficjali Numru 4192/23

Jason Pace
vs
Michael Thomas Alfred Mangion et

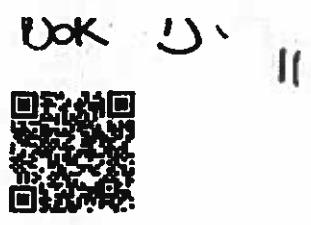
Taxxa ta' l-ispejjez li saru fl-Ittra Ufficjali fl-ismijiet fuq imsemmija
kif hu imsemmi hawn taht:-

Rilaxxata fil-
Madduma fil-27 ta' Ottubru, 2023

DATA	DETTALJI	ATTUR € c	KONVENUT € c
02/10/2023	Ittra Ufficjali	38.60	
	Kopja	13.98	
	Dritt Avukat Ittra Ufficjali	23.29	
	Dritt PL Ittra Ufficjali	7.76	
	TOTAL	€ 81.63	

Illum 27 ta' Ottubru, 2023

Joanne Pace
Deputat Registratur



identità

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

INVOICE

Not. Katrin Bartolo
House 1,
The Ridge,
n/s Triq Il-Lampara,
Bahar ic-Caghaq,
NAXXAR

Invoice No. **676828**
Reference: **searches for TD(M)**
Date Issued: **Wednesday, October 11, 2023**

Contact Number: **79262552**

Orders

Order Number	Main Criteria
1549413	MICHAEL THOMAS ALFRED MANGION
1549414	MARY DENISE SIVE DENISE MANGION

Number Of Searches	2	€	31.70
Number Of Notes	13	€	41.60
GPP	4	€	3.80
D/M	0	€	0.00
D/P	0	€	0.00
Common Notes	5	€	4.75
Total Search Fee		€	81.85

Searches Unit,
Archbishop Street,
Valletta

identità

No Remarks

Order 1549413 Front Page 1 / 2

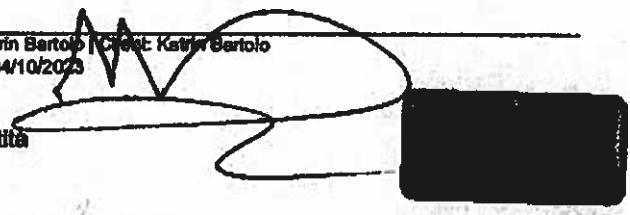
Name **MICHAEL THOMAS ALFRED MANGION**
 Spouse
 Father **SPIRIDIONE JOHN MARIO MANGION**
 Mother **CARMEN AGIUS**
 ID Card **0446781M** Birthplace **ABROAD** Date Of Birth **23/09/1966**
 Liabilities From 01/01/2019 To 25/09/2023 Malta & Gozo Group Reference searches for TD(M)
 Transfers From 01/01/2019 To 25/09/2023 Malta & Gozo
 Fidi **N/A** **No Different Maternity**

Search Results

Note Type	Note Year	Note Num.	V D/P D/M I
GA	2023	106	
GI	2019	2212	
GI	2020	3255	
GI	2021	5014	
H	2019	25332	
H	2022	18546	
GPP	2023	4495	
GPP	2023	6099	
GPP	2023	10199	
I	2019	13672	
I	2021	35300	
I	2023	6213	
I	2023	8585	

Order No: 1549413 | Normal | No Different Maternity | Notary Group: Katrin Bartolo | Client: Katrin Bartolo
 Number of Entries: 13 | Date Submitted: 27/09/2023 | Date Completed: 04/10/2023
 Group Reference: searches for TD(M)

Identità



002212

Sebgha u ghoxrin (27) ta' Mejju tas-sena elfejn u dsatax (2019).

£ 922.65c

Bejgh magħnut minn J & M Magro Limited (C6215) aktar 'l isfel imsejha il-"Kumpanija Venditrici" a favur ta' Maria Julie Chalker, self-employed, legalment iddivorzjata, bint il-mejtin Spiridione Mangion u Carmen nee' Agius, imwielda Londra, l-Inghilterra fl-20/7/1965 u toqghod Kent, l-Inghilterra, detentrici tal-karta tal-identita' bin-numru: 0446681(M) ghar-rigward is-sehem ta' nofs (1/2), Michael Thomas Alfred Mangion, impurtatur, iben il-mejtin Spiridione u Carmen nee' Agius, imwield Londra l-Inghilterra fl-23/9/1966 u joqghod San Pawl il-Bahar, detentur tal-karta tal-identita' bin-numru: 0446781(M); flimkien ma' martu Denise Mangion, mara tad-dar, bint Alfred Borg u Mary nee' Spiteri, imwielda l-Pieta' fl-14/1/1968 u toqghod San Pawl il-Bahar, detentrici tal-karta tal-identita' bin-numru: 49468(M) ghar-rigward ir-rimamenti sehem ta' nofs (1/2) indiviz bejniethom, hawn taht maghrufa bhala 'il-Kompraturi' tal-porzjoni diviza ta' art li parti minnha hija fabrikabbi u parti oħra mhux fabrikabbi mis-sit imsejjah 'Il-Habel ta' San Nikola' jew 'Il-Qolla s-Safra', gewwa Marsalforn, fil-limiti taz-Zebbug, Ghawdex, tal-kejl superficjali ta' circa sitt elef metru kwadru (6,000 sqm) hawn taht maghrufa bhala 'il-Propjeta'.

Il-Propjeta' tinsab immarkata bil-kulur ahmar fuq il-land registry site plan annessa mal-att u mmarkata dokument bl-ittra 'A' u tikkonfina minn nofsinhar in parti mat-Triq il-Lifurna minnefejn ghandha access, mill-punent-majjistral ma' propjeta' ta' Carmel Buttigieg jew l-aventi kawza tieghu u mill-grigall-ivant ma' propjeta' ta' Baron Properties Limited u oħrajn jew l-aventi kawza tagħhom, jew irjeh oħra verjuri.

Apparti minn Triq Lifurna, il-Propjeta' ghandha wkoll access minn passagg li jghati għal-Triq Qbajjar.

Il-Propjeta' hija suggetta u tgawdi minn dawk id-drittijiet u s-servituzijiet riziutanti mill-posizzjoni fizika tagħha.

Salv dak inqas fl-kuntratt, il-Propjeta' hija libera u franka, bid-drittijiet u giustizjiet kollha tagħha hielsa minn kull dritt kemm reali kif ukoll personali favur persuni jew propjeta' oħra, hielsa minn ipoteki, privileggi, charges jew cautions, hielsa minn requisition jew expropriation orders u bil-pussess vakanti.

Dan il-bejgh sar u gie accettat bil-pattijiet u kondizzjonijiet elenkati fl-att u versu l-prezz mistiepien bejn il-partijiet għall-att ta' minn mija u hamsin elf ewro (€850,000).

RICEVUTA ILLUM
28 JUN 2019

Not. Dr. Jean Paul Farrugia
INS/70-2019 GOZO

3255

Twenty second (22nd) of October two thousand and twenty (2020)

Of the first part:-

Michael Thomas Alfred Mangion, self-employed, son of Spiridione John Mario Mangion and Carmen nee Agius, born in London, United Kingdom, on the twenty third (23rd) of September one thousand nine hundred and sixty six (1966), and residing in Saint Paul's Bay, Malta: Identity card number 446781M - referred to as "the First Party".

Of the second part:-

Louis Cini, a pensioner, son of Julian Cini and of Antonia nee Cini, born in Zebbug, Gozo on the twenty first (21st) of October one thousand nine hundred and forty (1940) and residing in Zebbug, Gozo: Identity card number 73240G;

Doctor of Laws Georgine Schembri, legally separated from Simon Schembri, born in Victoria, Gozo on the twelfth (12th) of October one thousand nine hundred and seventy seven (1977) and residing in Gharb, Gozo: Identity card number 28577G;

Louis Grech, a nursing officer, born in Victoria, Gozo on the thirteenth (13th) of September one thousand nine hundred and sixty five (1965) and residing in Victoria, Gozo: Identity card number 31865G;

Dottor Anton Grech, a psychiatrist, born in Victoria, Gozo on the sixteenth (16th) of November one thousand nine hundred and sixty seven (1967) and residing in Victoria, Gozo: Identity card number 28167G;

Marygrace Attard, self-employed, widow of Ignatius Attard, born in Victoria, Gozo on the twelfth (12th) of November one thousand nine hundred and sixty nine (1969) and residing in Kerzem, Gozo: Identity card number 25569G;

Martin Grech, a teacher, born in Victoria, Gozo on the sixth (6th) of May one thousand nine hundred and seventy three (1973) and residing in Victoria, Gozo: Identity card number 11673G;
- All children of Anthony Grech and of Josephine nee Ellis both deceased;

Janet Cullen, a retired nurse, divorced, daughter of the late Walter Edwin James Hunter and of Barbara Wilkinson, born in Salisbury, United Kingdom on the fifth (5th) of May one thousand nine hundred and fifty eight (1958) and residing in Marsalforn, limits of Zebbug, Gozo: Identity card number 37051A;

Evangelista Brice, a pensioner, wife of Stuart Milton Brice, daughter of Paolo Mizzi and Rosina nee Camilleri, born in Qala, Gozo on the first (1st) of March one thousand nine hundred and thirty three (1933) and residing in Marsalforn, limits of Zebbug, Gozo: Identity card number 21633G;

- together and in solidum referred to as "the Second Party";

Parties declared and premised:

That the First Party is the owner of the plot of land in Triq il-Lifurna, Marsalforn, limits of Zebbug, Gozo, measuring approximately six thousand square metres (6,000 sq.m.) or other more correct measurement and bounded on the northwest with the street, northeast with property of the Buttigieg family and southwest with various properties, amongst them properties belonging to the Second Party. The said plot is shown on plan "A" attached to deed.

That the Second Party are the owners of various properties, which from the northeast are bounded by the abovedescribed property of the First Party, and specifically:

- Louis Cini is the owner of the house number twelve (12), also called "Koala Bear House" in Triq il-Qolla s-Safra, Marsalforn, limits of Zebbug, Gozo, as shown marked with the number one (1) on plan "A" attached to deed;
- Apperers siblings Grech are the owners of the block without number and named "Il-Merill", in Triq il-Qolla s-Safra, Marsalforn, limits of Zebbug, Gozo, as shown marked with the number two (2) on plan "A" attached to deed;

Dr. Enzo Refalo LL.D.

E.P.60c

- Janet Cullen is the owner of the house without official number, named "Dar Rica", in Triq il-Qolla s-Safra, Marsalforn, limits of Zebbug, Gozo, as shown marked with the number three (3) on plan "A" attached to deed;
- Appearer Evangelista Brice is the owner of the apartment internally marked number two (2) in the block named Vivella, in Triq il-Qolla s-Safra, Marsalforn, limits of Zebbug, Gozo, as shown marked with the number four (4) on the plan "A" attached to deed.

That as described, all of these properties have a common boundary.

That the First Party intends to develop his property and in view of this the parties wish to clarify the exact boundaries of their respective properties and also to regulate the relationship between them in connection with the said wall.

By virtue of the deed, the parties agreed as follows:

1. That the First Party shall, at his sole risk and expense, demolish the entirety of the third party wall which separates the properties of the Second Party from his property. Prior to said demolition, the First Party shall build a temporary fence in the Second Party Property for safety purposes.
2. That the First Party shall, subsequently rebuild a common wall, a single course in thickness (tas-singlu) to be built on the line as shown on the plan attached to deed as document "A" and marked as 'Proposed Common Wall'. This wall shall be owned as to one half (1/2) by the First Party and as to one half (1/2) by the Second Party, with each member of the Second Party owning that divided part of the wall built on his/her property.
3. The wall shall be rebuilt, finished and plastered entirely by and at the expense of the First Party. Furthermore the First Party shall at his own expense, return all the property of the Second Party to its original state after all the works are completed, including, if necessary, tiling the backyards.
4. The First Party shall be entirely responsible for any damages caused to any property of the Second Party during the carrying out of said works.
5. The First Party shall also place, at the level of the groundfloor of the Second Party properties, place within the wall, a level of waterproofing tar sheet (qatran), which level must be respected by the Second Party property owners, to prevent liquid penetrating from any higher level.
6. The Second Party properties shall be entitled at any time to make use of the newly built wall, including also to connect any future construction, without the further need of any consent or authorisation from the First Party.

Parties declared that they have no remaining claims, rights or pretensions between them in connection with said party walls.

RIĊEVUTA LUM

30 OCT 2020

Dr. Enzo Refalo LL.D.

Order 1549413

GI / 3255 / 2020



Unp:SUkwYzMTFFwVh1RaTMSZWZMUT09

5014

Ninth (9th) of November of the year two thousand and twenty one (2021)

Personal Separation entered into between Michael Thomas Alfred Mangion, self-employed, married, son of Spiridione John Mario Mangion and Carmen Mangion nee Agius, born in London, United Kingdom, on the twenty-third day of September of the year nineteen, sixty-six (23/09/1966) and residing in St Paul's Bay, holder of identity card number 0446781M, hereinafter referred to as "the Father" and/or "the Husband" and Mary Denise known as Denise Mangion nee Borg, unemployed, wife of Michael Thomas Mangion, daughter of Alfred Borg and Mary Borg nee Spiteri, born in Pieta on the fourteenth day of January of the year nineteen, sixty-eight (14/01/1968) and residing in St Paul's Bay, holder of identity card number 0048468M, hereinafter referred to as "the Mother" and/or "the Wife" who premised and declared:

£2.60 ✓

i. That they celebrated their marriage on the 16th day of May of the year one thousand and ninety nine; the marriage was duly registered in the Public Registry.

ii. That from their marriage, two children were born, Matthias on the eighteenth day of July of the year two thousand and one (18/07/2001) and Michele on the fourth day of February of the year two thousand and six (04/02/2006) and therefore he is still a minor.

iii. That their marriage has suffered irretrievable breakdown due to reasons which suffice at Law to justify the obtainment of a personal separation;

And whereas the said Parties were duly authorized to appear on this deed in virtue of a decree of the Civil Court Family Section dated the twenty ninth (29th) of October of the year two thousand and twenty one (2021) and agreed and contracted as follows:

1. The Parties are hereby separating from each other and liberating one another from the reciprocal obligation of co-habitation and assistance. Each party shall hereafter be freely entitled to establish his or her separate and independent residence.



Unp:StUwYz8TFRwVktRzTMQZwZmUT00

With effect from the date of the relative deed any special or general power of attorney, that could have been given by any one of the Parties in favour of the other either verbally or in writing is being hereby terminated and therefore neither of them can, after this day, act in the name of the other as mandatary or procurator; unless they specifically decide otherwise, after today.

3. The Husband irrevocably renounced to his right to claim and/or receive maintenance from his Wife. Such renunciation is absolute and irrevocable, such that the entitlement to receive maintenance shall not revive in any circumstance and not even in the event of a change in the Parties' circumstances or in the event that the Parties' entitlements are varied by subsequent legislation.

4. The Husband is hereby undertaking to pay onto the Wife the sum of two hundred and fifty euros (Eur 250) per week being maintenance for the wife and the minor child, that is the sum of one hundred and twenty five euros a week for the wife and the sum of one hundred and twenty five euros a week for the son. If the wife decides to find employment on a full-time or part-time basis, the obligation of the husband to pay the maintenance to the wife would still subsist, however the husband retains the right to ask the competent Court to vary this amount payable to the wife if in the future his financial or health circumstances do not permit him to pay such amount. The parties agree that the maintenance allowance shall be paid by means of a standing order in the wife's bank account. The maintenance due and payable shall be paid on the first day (1) of each month and every four weeks and shall be revised every year in accordance with the cost of living adjustment (Cost of Living) Chapter 158.

5. The Parties renounce to their respective rights and claims of succession or inheritance over each other's estates.

6. Each Party shall hereafter be entitled to perform and exercise all acts of civil and commercial life without the need of the other Party's consent, assistance or intervention or any Court authorisation.

7. I. The Parties agreed about the care and custody, maintenance and access of the minor son.



UnpzSUKwYz6TFRwVx1RaTM3ZWZMUT09

The Parties terminated the community of acquests existent between them and declare that ope legis the separation of estates regime is to apply from today onwards.

Immovable Property

i. The Parties declared that they have bought in equal shares, and established their matrimonial home therein, the flat, internally marked number one (1) and situated at a ground floor level, without the airspace, forming part of a block of flats and garages, today officially numbered eighty-seven (87), with the name of Narcis Court, in Cern Street, Bugibba, St Paul's Bay as better described in the acts of Notary Dorita Galea Medati of the twenty third of March of the year two thousand and five (23/03/2005).

ii. The Parties agree that the matrimonial house, that is the flat situated at the block officially numbered eighty-seven (87), Narcis Court, internally numbered Flat number one (1) in Cern Street, St Paul's Bay as bought by the parties according to the deed in the acts of Notary Dorita Galea Medati dated the twenty third of March of the year two thousand and five (23/03/2005), with all its rights and appurtenances, together with the garage internally numbered fifteen, letter 'C' (15C) situated at the upper basement level, known as Level two (2) accessible from a drive-in common with other garages, also without an official number, in Cern Street, St Paul's Bay as bought by the parties according to the deed in the acts of Notary Dorita Galea Medati dated the twenty third of March of the year two thousand and five (23/03/2005), with all its rights and appurtenances are hereby being assigned to the Wife, and to this effect the Husband is hereby assigning his undivided share of the flat and garage with all their rights and appurtenances to his Wife, who is becoming the sole owner and proprietor of the same.

iii. The Parties furthermore agree that the wife is hereby assigning onto the husband who accepts her share relative of the garage officially numbered situated at number sixty three (63), Triq ic-Cern, Qawra, St Paul's Bay with all its rights and appurtenances as bought by deed in the records of Notary Clarissa Cuschieri of the twenty sixth (26th) May two thousand and sixteen (2016) and her share in the garage officially numbered eighty three (number 83), Triq ic-Cern, Qawra, St Paul's Bay with all its rights and appurtenances as bought by deed in the records of Notary Clarissa



UmpzSUKwYz8TFRWk1PaTMSZWZMAJTD8

Cuschieri dated sixty (6th) of September two thousand and sixteen (2016) and the plot of land which is known as Il-Habel ta' San Nikola jew 'Il-qolla s-Safra' situated at Marsalforn, at the limits of Haz-Zebbug, Gozo, with the measurements of circa six thousand square metres (6,000 sqm) as acquired by contract in the records of Notary Doctor Jean Paul Farrugia of the twenty seventh of May of the year two thousand and nineteen (27/05/2019). This piece of land is bounded/confines from the South, in part with Lifurna Street, from which there is access to it, from the North West with a property of Carmel Buttigieg or his heirs and from the North East with a property of Baron Properties Limited and other or their heirs. The said property is also accessible from a passage which leads to Qbajjar Street.

with all its rights and appurtenances, the Husband is therefore becoming the sole owner and proprietor of said properties.

iv. The Parties are agreeing that the leasehold of the shop named 'MTronics' in Triq il-Hallel in Bugibba together with its stock is being assigned and operated by the Wife and the Husband is hereby assigning any right or legal interest he might have on the same to the Wife, who shall be solely responsible for the same.

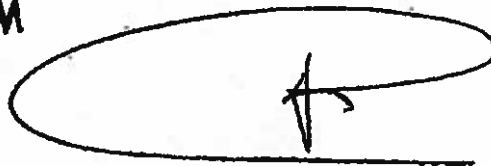
v. Likewise the Parties are agreeing that the leasehold of the shop names 'MTronics' in Pjazza Walkway in Bugibba together with its stock is being assigned and operated by the husband and the wife is hereby assigning any right or legal interest she might have on the same to the husband, who shall be solely responsible for the same.

7. The Wife declares that she elects to keep her current surname 'Mangion'.

Brenda Jane Camilleri
Notary Dr Brenda Jane Camilleri Vella LL.D.

RICEVUTA LLUM

23 DEC 2021



20

€532.65

4

S

Nota ta'
Iskrizzjoni ta' IpotekaNumru
Progressiv

25332

Rimarki
(ghal uzu
ufficjali biss)

Kreditur: Jason Pace, karta tal-identita' numru 436463M, iddivorzjat, bin Carmel sive Charles u Margaret nee Percival, imwieled Marsa fil-21 ta' Lulju 1963 u resident l-Marsa.

Debituri: Michael Thomas Alfred Mangion, karta tal-identita' 446781M, fil-kummerc, bin Spiridione Mangion u Carmen Mangion nee Agios, imwieled Stockwell, Londra, Inghilterra fit-23 ta' Settembru 1966 u residenti San Pawl il-Bahar u martu Mary Denise sive Denise Mangion, karta tal-identita' numru 48468M, mara tad-dar, bint Alfred Borg u Mary Borg nee Spicri, imwiolda Pieta' fl-14 ta' Jannar 1968 u joghodu San Pawl il-Bahar;

María Julie Chalker, karta tal-identita' numru 0446681M, self-employed, legalment iddivorzjata, bint Spiridione Mangion u Carmen Mangion nee Agios, imwiolda l-Inghilterra fl-20 ta' Lulju 1965 u residenti Kent, Inghilterra; *in solitum*

Kreditu: Skond kuntratt ippublikat minni Nutar, fit-tlieta (3) ta' Dicembru tas-sena elfejn u dsatax (2019), il-Kreditur ta' lid-Debituri, facilitajiet ta' self ghas-somma ta' hames mitt elf euro (€500,000), liema somma ghandha tithallas lura sa sentejn mil-illum u minghajr imghax. Din is-somma ghandha tintuza ghall-bini tal-proprjeta' hawn taht deskritta f'Marsalforn, Ghawdex u kif ukoll ghar-retail u wholesale business tad-Debitur Michael Mangion.

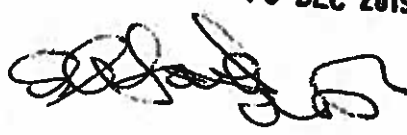
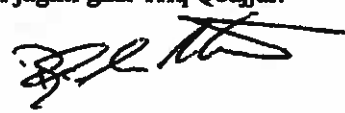
Id-debituri jobbligaw ruhhom u jintrabu a favur tal-kreditur li jaccetta:-

- illi ma jaghtux izjed garanziji ipotekarji fuq il-proprjeta' hawn deskritta, anke jekk dawn il-garanziji ipotekarji jkunu wara dawk registrati a favur tal-kreditur minghajr il-kunsens antecedenti u bil-miktub tal-kreditur; u
- illi ma jitrasferixxux, ma jikrux, ma jissullokawx, ma jitilqux u ma jhallux terzi persuni juzaw l-istess proprjeta' taht l-ebda titolu, u dan minghajr il-kunsens antecedenti u bil-miktub tal-kreditur.

Kawza ta' Preferenza:

Ipoteka speċjali fuq il-porzjoni diviza ta' art li parti minnha hija fabrikabbli u parti oħra mhux fabrikabbli mis-sit imsejjah 'Il-Habel ta' San Nikola' jew 'Il-Qolla s-Safra', gewwa Marsalforn, fil-limiti ta' Zebbug, Ghawdex, tal-kejl superficjali ta' circa sitt elf metru kwadru (6,000mk) u liema art tinsab immarkata bil-kulur ahmar fuq il-land registry siteplan anness ma kuntratt ippublikat min-Nutar Jean Paul Farrugia tas-sebgha u ghoxrin (27) ta' Mejju tas-sena elfejn u dsatax (2019), u tikkonfina min-nofsinar in parti ma' Triq il-Lifurna minn fejn ghandha access, mill-punent majjistral ma' proprjeta' ta' Carmel Buttigieg jew l-aventi causa tieghu u mill-grigal-lvant ma' proprjeta' ta' Baron Properties Limited u oħrajn jew l-aventi causa tagħhom, jew irjeh verjuri. Apparti minn Triq Lifurna, il-Poprjeta' ghandha wkoll access minn passagg li jaghti għal Triq Qbajjar.

16 DEC 2019

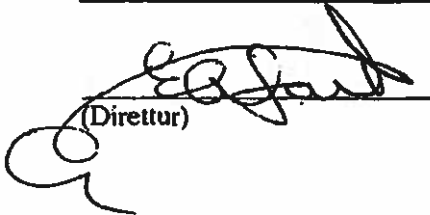
Order 1549413

H / 25332 / 2019

NOT Dr. E.A. S.A.D.

Il-proprjeta' hija suggetta u tgawdi minn dawk id-drittijiet u s-scrvitujiel rizzultanti mill-
posizzjoni fizika taghha.

Salv il-precitat, il-proprjeta' hija libera u franka, bid-drittijiet u gjustijiet taghha kollha
hielsa minn kull dritt kemm reali kif ukoll personali favur persuni jew proprejta' ohra.


(Direttur)


Nutar Dr. Dorita Galea Mcdati

16 DEC 2019

Nota ta' Iskrizzjoni ta' Ipoteka	Numru Progressiv
Rimarki (ghal uzu ufficjali biss)	18546

Kreditor: Jason Pace, karta tal-identita' numru 436463M, iddivorzzjat, bin Carmel sive Charles u Margaret nee Percival, imwield Marsa fil-21 ta' Lulju 1963 u resident l- Marsa.

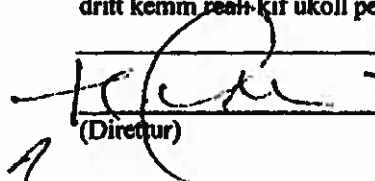
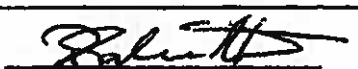
Debitur: Michael Thomas Alfred Mangion, karta tal-identita' 446781M, fil-kummerc, legalment separate, bin Spiridione Mangion u Carmen Mangion nee Agius. imwield Stockwell, Londra, Ingilterra fit-23 ta' Settembru 1966 u residenti San Pawl il-Bahar.

Kreditu: Skond kuntratt ippublikat minni Nutar, fit-tletin (30) ta' Awwissu tas-sena elfejn u tnejn u ghoxrin (2022), id-Debitur iddikjara ruhu veru cert u likwidu debitura favur tal-Kreditor fis-somma ta' sitt mija u tlieta u tletin elf u tmenin euro (€633,080), liema somma thallset mill-Kreditor lid-Debitur fi trasferiment bankarji maghmula qabel l-att. Din is-somma ghandha tithallas lura sa zmien sena mil-llum u minghajr imghax. Din is-somma ghandha tintuza ghall-bini tal-proprjeta hawn taht deskritta f'Marsalforn, Ghawdex u hija oltre ghas-somma mislufa qabel illum fil-kuntratt ippublikat minni Nutar fit-tlieta (3) ta' Dicembru tas-sena elfejn u dsatax (2019). Id-debitur obbliga ruhu a favur tal-kreditor illi ma jaghtix izjed garanziji ipotekarji fuq il-proprjeta' hawn deskritta, anke jekk din il-garanziji ipotekarji tkun wara dawk registrati a favur tal-kreditor minghajr il-kunsens antecedenti u bil-miktub tal-kreditor; u illi ma jitrasferixxix, ma jikrix, ma jissullokax, ma jitlaqx u ma jhallix terzi persuni juzaw l-istess proprjeta' taht l-ebda titolu, u dan minghajr il-kunsens antecedenti u bil-miktub tal-kreditor.

€650.85



Kawza ta' Preferenza: Ipoteka specjali fuq is-sehem tieghu ta' nofs indiviz tal-porzjoni diviza ta' art li parti minnha hija fabrikabli u parti ohra mhux fabrikabli mis-sit imsejjah 'Il-Habel ta' San Nikola' jew 'Il-Qolla s-Safra', gewwa Marsalforn, fil-limiti ta' Zebbug, Ghawdex, tal-kejl superficjali ta' circa sitt elef metru kwadru (6,000mk) u liema art tinsab immarkata bil-kulur ahmar fuq il-land registry siteplan anness ma kuntratt ippublikat min-Nutar Jean Paul Farrugia tas-sebgha u ghoxrin (27) ta' Mejju tas-sena elfejn u dsatax (2019), u tikkonfina min-nofsinar in parti ma' Triq il-Lifurna minn fejn ghandha access, mill-punent majjistral ma' proprjeta' ta' Carmel Buttigieg jew l-aventi causa tieghu u mill-grigal-lvant ma' proprjeta' ta' Baron Properties Limited u ohrain jew l-aventi causa taghhom, jew irzieh verjuri. Apparti minn Triq Lifurna, il-Poprjeta' ghandha wkoll access minn passagg li jaghti ghal Triq Qbajjar. Il-proprjeta' hija suggetta u tgawdi minn dawk id-drittijiet u s-servitujiet rizultanti mill-posizzjoni fizika taghha. Salv il-precitat, il-proprjeta' hija libera u franka, bid-drittijiet u gjustijiet taghha kollha hielsa minn kull dritt kemm reali kif ukoll personali favur persuni jew proprejta' ohra.

 - 6 SEP 2022 
 (Direttur) Nutar Dr. Dorita Galea Medati

13672 € 922.65

Sebgha u ghoxrin (27) ta' Meju tas-sena elfejn u dsatax (2019).

Bejgh maghmul minn J & M Magro Limited (C6215) aktar 'l isfel imsejha il-"Kumpanija Venditrici" a favur ta' Maria Julie Chalker, self-employed, legalment iddivorzjata, bint il-mejtin Spiridione Mangion u Carmen nee' Agius, imwielda Londra, l-Ingilterra fl-20/7/1965 u toqghod Kent, l-Ingilterra, detentrici tal-karta tal-identita' bin-numru: 0446681(M) ghar-rigward is-sehem ta' nofs (1/2), Michael Thomas Alfred Mangion, impurtatur, iben il-mejtin Spiridione u Carmen nee' Agius, imwieled Londra l-Ingilterra fit-23/9/1966 u joqghod San Pawl il-Bahar, detentur tal-karta tal-identita' bin-numru: 0446781(M); flimkien ma' martu Denise Mangion, mara tad-dar, bint Alfred Borg u Mary nee' Spiteri, imwielda l-Pieta' fl-14/1/1968 u toqghod San Pawl il-Bahar, detentrici tal-karta tal-identita' bin-numru: 48468(M) ghar-rigward ir-rimamenti sehem ta' nofs (1/2) indiviz bejniethom, hawn taht maghrufa bhala 'il-Kompraturi' tal-porzjoni diviza ta' art li parti minnha hija fabrikabbli u parti ohra mhux fabrikabbli mis-sit imsejjah 'Il-Habel ta' San Nikola' jew 'Il-Qolla s-Safra', gewwa Marsalforn, fil-limiti taz-Zebbug, Ghawdex, tal-kejl superficjali ta' circa sitt elef metru kwadru (6,000 sqm) hawn taht maghrufa bhala 'il-Proprjeta'.

Il-Proprjeta' tinsab immarkata bil-kulur ahmar fuq il-land registry site plan annessa mal-att u mmarkata dokument bl-ittra 'A' u tikkonfina minn nofsinhar in parti mat-Triq il-Lifurna minnfejn ghandha access, mill-punent-majjistral ma' proprjeta' ta' Carmel Buttigieg jew l-aventi kawza tieghu u mill-grigall-lvant ma' proprjeta' ta' Baron Properties Limited u ohrajn jew l-aventi kawza taghhom, jew irjeh ohra verjuri.

Apparti minn Triq Lifurna, il-Proprjeta' ghandha wkoll access minn passagg li jghati ghal-Triq Qbajjar.

Il-Proprjeta' hija suggetta u tgawdi minn dawk id-drittijiet u s-servitujiet rizultanti mill-posizzjoni fizika taghha.

Salv dak inghad fl-kuntratt, il-Proprjeta' hija libera u franka, bid-drittijiet u giustizijiet kollha taghha hielsa minn kull dritt kemm reali kif ukoll personali favur persuni jew propjeta' ohra, hielsa minn ipoteki, privileggi, charges jew cautions, hielsa minn requisition jew expropriation orders u bil-pussess vakanti.

Dan il-bejgh sar u gie accettat bil-pattijiet u kondizzjonijiet elenkati fl-att u versu l-prezz miftiehem bejn il-partijiet ghall-att ta' tminn mija u hamsin elf ewro (€250,000).

12 JUN 2019

Not. Dr. Jean Paul Farrugia
INS270-2019 MALTA

Order 1549413

I / 13672 / 2019



Ninth (9th) of November of the year two thousand and twenty one (2021)

035300

Personal Separation entered into between Michael Thomas Alfred Mangion, self-employed, married, son of Spiridione John Mario Mangion and Carmen Mangion nee` Agius, born in London, United Kingdom, on the twenty-third day of September of the year nineteen, sixty-six (23/09/1966) and residing in St Paul's Bay, holder of identity card number 0446781M, hereinafter referred to as "the Father" and/or "the Husband" and Mary Denise known as Denise Mangion nee` Borg, unemployed, wife of Michael Thomas Mangion, daughter of Alfred Borg and Mary Borg nee` Spiteri, born in Pieta` on the fourteenth day of January of the year nineteen, sixty-eight (14/01/1968) and residing in St Paul's Bay, holder of identity card number 0048468M, hereinafter referred to as "the Mother" and/or "the Wife" who premised and declared:

X-2-601
MAD

i. That they celebrated their marriage on the 16th day of May of the year one thousand and ninety nine; the marriage was duly registered in the Public Registry.

ii. That from their marriage, two children were born, Mathias on the eighteenth day of July of the year two thousand and one (18/07/2001) and Michele on the fourth day of February of the year two thousand and six (04/02/2006) and therefore he is still a minor.

iii. That their marriage has suffered irretrievable breakdown due to reasons which suffice at Law to justify the obtainment of a personal separation;

And whereas the said Parties were duly authorized to appear on this deed in virtue of a decree of the Civil Court Family Section dated the twenty ninth (29th) of October of the year two thousand and twenty one (2021) and agreed and contracted as follows:

1. The Parties are hereby separating from each other and liberating one another from the reciprocal obligation of co-habitation and assistance. Each party shall hereafter be freely entitled to establish his or her separate and independent residence.



UnprSULwYz6TFRwVh1RaTMSZWZMUT09

With effect from the date of the relative deed any special or general power of attorney, that could have been given by any one of the Parties in favour of the other either verbally or in writing is being hereby terminated and therefore neither of them can, after this day, act in the name of the other as mandatary or procurator; unless they specifically decide otherwise, after today.

3. The Husband irrevocably renounced to his right to claim and/or receive maintenance from his Wife. Such renunciation is absolute and irrevocable, such that the entitlement to receive maintenance shall not revive in any circumstance and not even in the event of a change in the Parties' circumstances or in the event that the Parties' entitlements are varied by subsequent legislation.

4. The Husband is hereby undertaking to pay onto the Wife the sum of two hundred and fifty euros (Eur 250) per week being maintenance for the wife and the minor child, that is the sum of one hundred and twenty five euros a week for the wife and the sum of one hundred and twenty five euros a week for the son. If the wife decides to find employment on a full-time or part-time basis, the obligation of the husband to pay the maintenance to the wife would still subsist, however the husband retains the right to ask the competent Court to vary this amount payable to the wife if in the future his financial or health circumstances do not permit him to pay such amount. The parties agree that the maintenance allowance shall be paid by means of a standing order in the wife's bank account. The maintenance due and payable shall be paid on the first day (1) of each month and every four weeks and shall be revised every year in accordance with the cost of living adjustment (Coet of Living) Chapter 158.

5. The Parties renounce to their respective rights and claims of succession or inheritance over each other's estates.

6. Each Party shall hereafter be entitled to perform and exercise all acts of civil and commercial life without the need of the other Party's consent, assistance or intervention or any Court authorisation.

7. i. The Parties agreed about the care and custody, maintenance and access of the minor son.



Cuschieri dated sixty (6th) of September two thousand and sixteen (2016) and the plot of land which is known as Il-Habel ta' San Nikola jew 'Il-qolla s-Safra' situated at Marsalforn, at the limits of Haz-Zebbug, Gozo, with the measurements of circa six thousand square metres (6,000 sqm) as acquired by contract in the records of Notary Doctor Jean Paul Farrugia of the twenty seventh of May of the year two thousand and nineteen (27/05/2019). This piece of land is boundedconfines from the South, in part with Lifurna Street, from which there is access to it, from the North West with a property of Carmel Buttigieg or his heirs and from the North East with a property of Baron Properties Limited and other or their heirs. The said property is also accessible from a passage which leads to Qbajjar Street.

with all its rights and appurtenances, the Husband is therefore becoming the sole owner and proprietor of said properties.

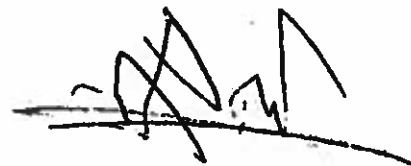
iv. The Parties are agreeing that the leasehold of the shop named 'MTronics' in Triq il-Hallel in Bugibba together with its stock is being assigned and operated by the Wife and the Husband is hereby assigning any right or legal interest he might have on the same to the Wife, who shall be solely responsible for the same.

v. Likewise the Parties are agreeing that the leasehold of the shop names 'MTronics' in Pjazza Walkway in Bugibba together with its stock is being assigned and operated by the husband and the wife is hereby assigning any right or legal interest she might have on the same to the husband, who shall be solely responsible for the same.

7. The Wife declares that she elects to keep her current surname 'Mangion'.


Notary Dr Bronda Jane Camilleri Vella LL.D.

- 6 DEC 2021



Order 1549413

I / 35300 / 2021

Fil-Prim' Awla tal-Qorti Civill.



Fil-ati tal-bejgh bl-irkant numru 29/2024
fil-ismijiet:

Jason Pace KI 0436463M

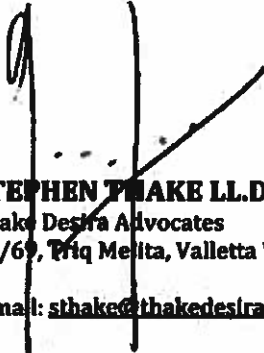
Vs

Michael Thomas Alfred Mangion,
KI 0446781M et

Appuntata: 7 ta' Jannar 2025

Nota ta' Jason Pace:

Illi biha qiegħed jipprezenta r-ricerki datati mis-26 ta' Settembru 2023 sal-24 ta' Meju 2024, hawn immarkati bhala Dok E.


STEPHEN THAKE LL.D.
Thake Desira Advocates
68/69, Triq Melita, Valletta VLT 1122
e-mail: sthake@thakedesira.com


M. ANASTASI L.P.

Rikorrent: 229, "De Buekelear", Flat 7, Triq Isouard, il-Marsa MRS2011
Intimat: 87, "Narcis Court", Flat 1, Triq ic-Cern, il-Qawra - San Pawl il-Bahar

Illum..... 12 JUN 2024

Ippreżentata minn PL Melissa Anastasi

B/hla dok..... dokumenti (1)
B' dok wiened (1)


LYDON GRECH
Deputy Registrar
Court Services Agency,



Searches Unit,
Archbishop Street,
Valletta

identità

No Remarks

Order 1705260 Front Page 1 / 2

Name MICHAEL THOMAS ALFRED MANGION
Spouse
Father SPIRIDIONE JOHN MARIO MANGION
Mother CARMEN AGIUS
ID Card 0446781M **Birthplace** ABROAD **Date Of Birth** 23/09/1966
Liabilities From 26/09/2023 To 24/05/2024 Malta & Gozo **Group Reference** searches for TD(M)
Transfers From 26/09/2023 To 24/05/2024 Malta & Gozo
Fidi N/A **No Different Maternity**

Search Results

Note	Note	Note	V	D/P	D/M	I
Type	Year	Num.				
T	2024	3587				

Order No: 1705260 | Normal | No Different Maternity | Notary Group: Katrin Bartolo | Client: Katrin Bartolo
 Number of Entries: 1 | Date Submitted: 29/06/2024 | Date Completed: 05/06/2024
 Group Reference: searches for TD(M)

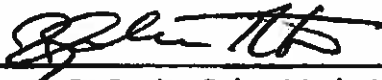
081257

Identità

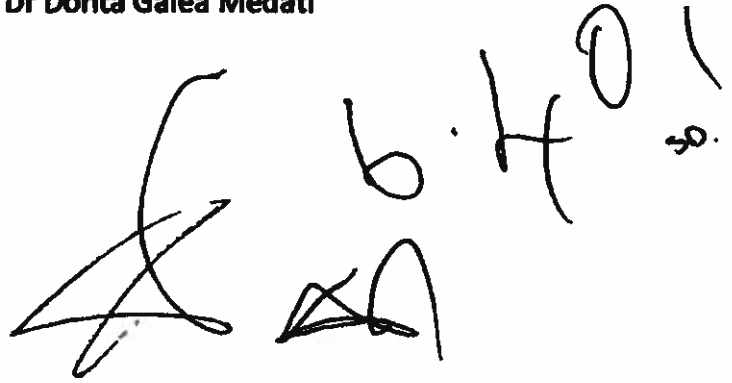
3587

The ninth (9th) day of February of the year two thousand and twenty four (2024)

Will made by Michael Thomas Alfred Mangion, holder of identity card number 446781M, legally separated, son of Spiridione Mangion and Carmen Mangion nee Agius, born in Stockwell, London, England on 23rd September 1966 and residing at Saint Paul's Bay.



Notary Dr Dorita Galea Medati



12 FEB 2024





Searches Unit,
Archbishop Street,
Valletta

identità

No Remarks

Order 1705261 Front Page 2 / 2

Name MARY DENISE SIVE DENISE MANGION
Spouse MICHAEL THOMAS ALFRED MANGION
Father ALFRED BORG
Mother MARY SPITERI
ID Card 0048468M **Birthplace** PIETA **Date Of Birth** 14/01/1968
Liabilities From 26/09/2023 To 24/05/2024 Malta & Gozo **Group Reference** searches for TD(M)
Transfers From 26/09/2023 To 24/05/2024 Malta & Gozo
Fidi N/A **No Different Maternity**

Search Results

Note Type	Note Year	Note Num.	V D/P D/M I
T	2024	3588	

Order No: 1705261 | Normal | No Different Maternity | Notary Group: Katrin Bartolo | Client: Katrin Bartolo
 Number of Entries: 1 | Date Submitted: 29/05/2024 | Date Completed: 09/06/2024
 Group Reference: searches for TD(M)

081258

identità

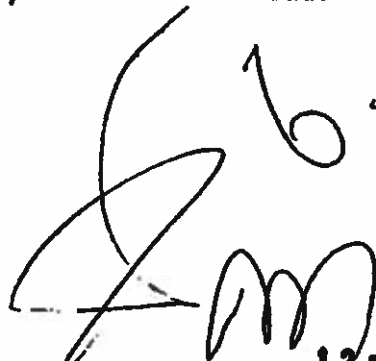
3588

The ninth (9th) day of February of the year two thousand and twenty four (2024).

Will made by **Mary Denise sive Denise Mangion**, [holder of identity card number 48468M], legally separated wife of **Michael Mangion**, daughter of **Alfred Borg** and **Mary Borg** nee **Spiteri**, born in **Pieta'** on 14th January 1968 and residing at **Saint Paul's Bay**.



Notary **Dr Dorita Galea Medati**


12 FEB 2024





Qorti Ċivili – Prim' Awla

**Fl-atti tal-bejgh bl-irkant numru: 29/2024
fl-ismijiet:**

Jason Pace KI 436463 M

vs

**Michael Thomas Alfred Mangion
KI 0446781M et**

Il-Qorti rat ir-rikors ipprezentat fis-24 ta' Mejju, 2024 u d-dokumenti hemm eżebiti;

Tilqa' t-talba għall-hruġ ta' mandat ta' qbid ta' hwejjeg immobbli fuq il-propjeta' msemmija fir-rikors u tipprovdi kif gejj:

1. Tordna lir-Registratur jahtar Arkitett u Inġinier Ċivili – li lilu jmiss it-turn skont il-lista pubblikata skont id-dispożizzjoni tal-artikolu 89 tal-Kodiċi ta' Organizazzjoni u Proċedura Ċivili (Kap 12) – bhala espert sabiex jagħmel l-istima tal-propjeta' immobbli, liema stima għandha tinkludi r-ritratti tal-fond jew sit inkwistjoni, pjanta tar-Registru tal-Artijiet, l-iskema tal-MEPA u r-ragunijiet tal-valutazzjoni;
1. Tordna lill-espert hekk maħtur sabiex jipprezenta l-istima tiegħu kif trid il-ligi fi zmien xahar wara li jagħlaq iż-zmien imsemmi fl-artikolu 307 tal-Kap. 12;
2. Tordna lir-Registratur jahtar irkantatur pubbliku – li lilu jmiss it-turn skont il-lista pubblikata skont id-dispożizzjoni tal-artikolu 89 tal-Kodiċi ta' Organizazzjoni u Proċedura Ċivili (Kap. 12) – sabiex imexxi l-irkant;
3. Tordna li l-bejgh *sub hasta* tal-immobbli jsir fid-data, hin u lok imsemmija hawn taht:
 - a. It-Tlieta, 7 ta' Jannar, 2025 fil-hdax ta' filghodu (11:00 a.m.).
 - b. F' Kamra numru 78 biswit l-Arkivju, livell -1, Qrati tal-Ġustizzja, Triq ir-Repubblika, il-Belt Valletta
5. Tordna lir-Registratur sabiex iġharraf lid-Direttur tar-Registru Pubbliku u lir-Registratur tal-Artijiet b'dan id-digriet tallum;
6. Tordna lid-Direttur tar-Registru Pubbliku sabiex jirregistra dan id-digriet minnufih;
7. Tordna n-notifika ta' dan id-digriet lid-debitur li għandu, kif iġhid u jrid l-artikolu 307 tal-Kap. 12, zmien għoxrin għumata min-notifika sabiex jitlob li ma ssirx stima għida u, minflok, jipprezenta stima mahlufa b'nota li għandha tigi notifikata lir-rikorrent kif trid il-ligi.

Onor. Imhalef. Doreen Clarke LL.D.

Illum

Clayton D'Amato

71

Triq Santa Katerina

Zurrieq

Malta

Cash Sale

28/08/2024

362044E

No of Copies	1
Fee Per Site Plan	€6.00

Total	€6.00

Land Registration Agency
116, Casa Bolino
Triq il-Punent
Il-Belt Valletta
VLT 1535

Tel: +356 21239777, 25904700

Email: enquirieslandregistry@gov.mt

www.landregistryplans.gov.mt



EIGHTH SCHEDULE

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	Marsalforn, Għawdex
Address	Sq. ta' Triq il-Lifurra, Marsalforn, Għawdex
Total Footprint of Area Transferred *	area 5,845m 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/Apartments
	<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	x Plot	
Age of Premises	<input checked="" type="checkbox"/> 0-20 years	<input type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WWII	
Surroundings	<input type="checkbox"/> Sea View	<input checked="" type="checkbox"/> Country View	<input type="checkbox"/> Urban	
Environment	<input checked="" 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 type="checkbox"/> Finished*** - Part plot shell (not completely)	
Level of Finishes	<input type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input type="checkbox"/> Poor N/A	
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 type="checkbox"/> No Garage	<input type="checkbox"/> One car Garage	<input type="checkbox"/> Two Car Garage	<input type="checkbox"/> Multi Car Garage
Airspace	<input checked="" type="checkbox"/> Ownership of Roof	<input type="checkbox"/> No Ownership of Roof	<input type="checkbox"/> Shared Ownership	

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

*** Includes ** plus bathrooms and apertures

** Includes plastering, electricity, plumbing and floor tiles

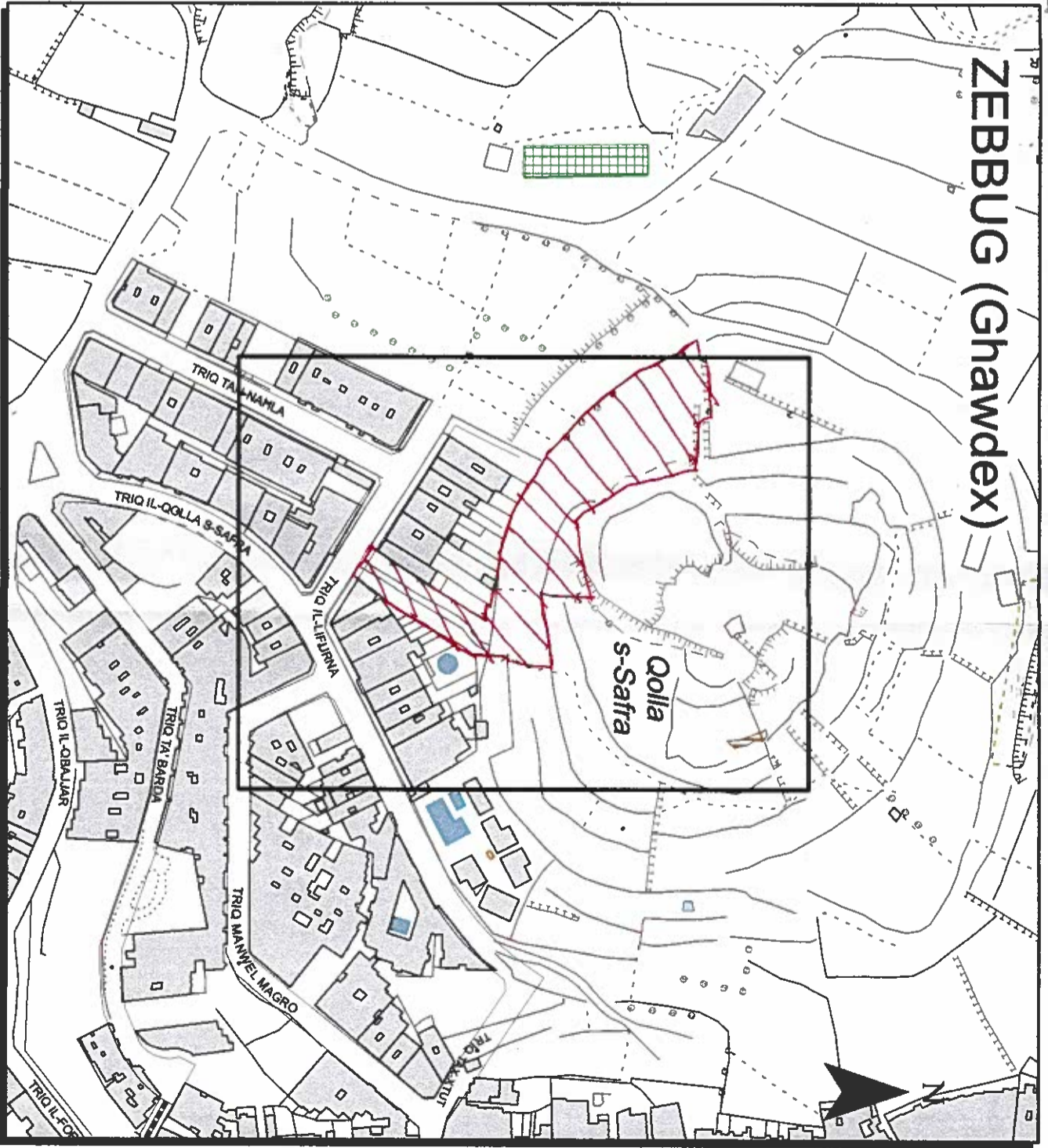
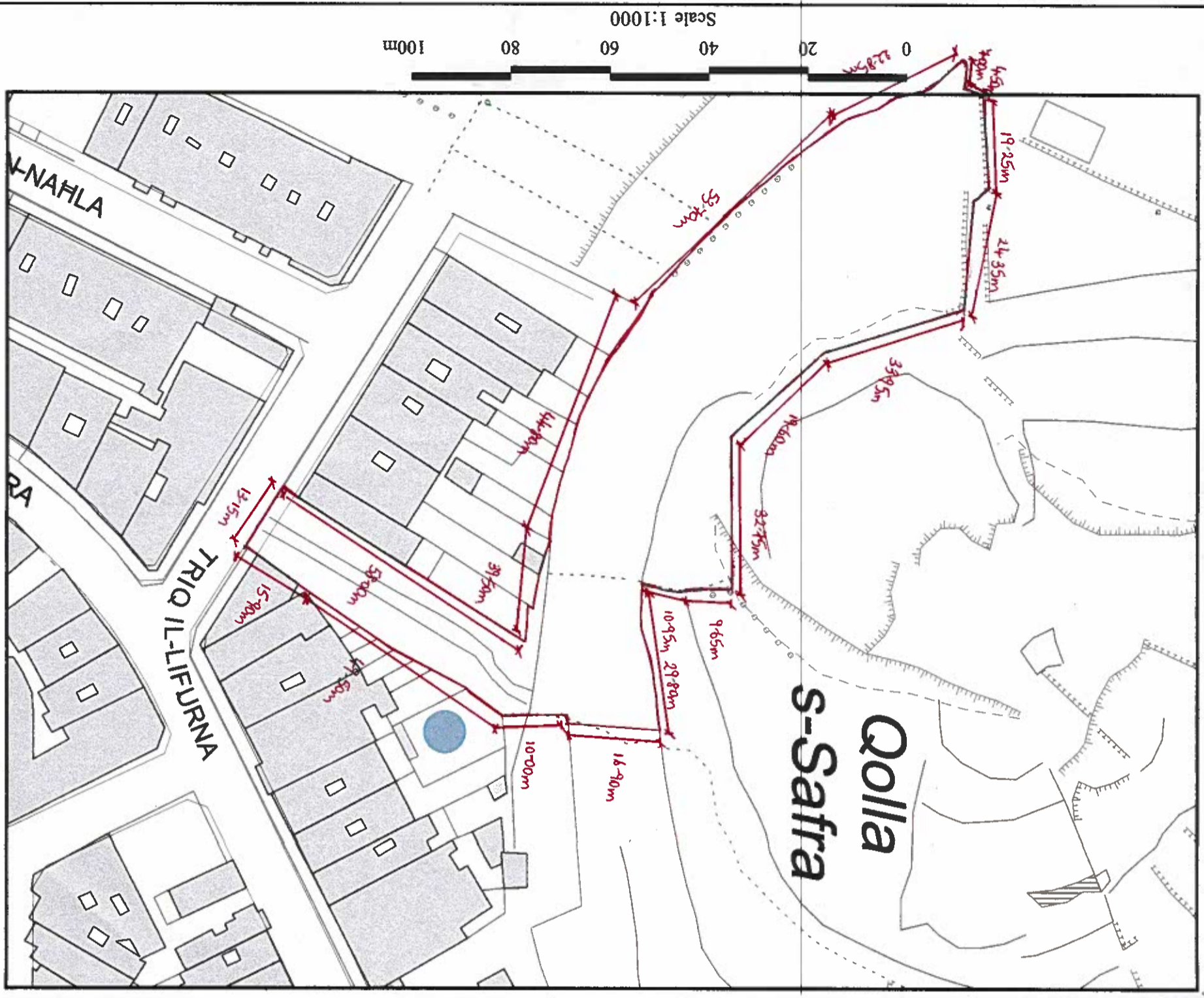
Date: 17/12/2024

Perit's Signature: 

Warrant Number: 519

Rubber Stamp: 

71, Triq Santa Katarina, Zurrieq ZRQ 1085 Malta
info@acbarchitects.com.mt
tel: [+356] 21490826



Pjanta tas-Sit 1:2500 Site Plan

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

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

Nru tal-Mappa: **362044 E** Pożizzjoni Centrali: **x = 32971**
Map Number: **Centre Coordinates: y = 92488**

Perit: **Parti min S.S.: 3292**
Architect: **Area (square metres):** **Site with footprint**
Firma ta' l-Applikant: **area area 5,845m²**

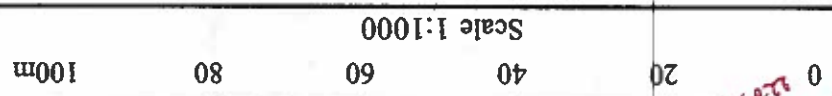
Timbru tal-Perit: **71, Triq Sempjor, Żurriq ZRQ 1085** **Molt**
Architect's Stamp: **info@acborchitects.com** **17/12/2024**
acborchitects
Firma ta' l-Applikant: **Applicant's Signature:**

LR 368282

Dritt imhallas
Fee Paid



Scale 1:1000



Scale 1:1000