Today, fifth (5th) of February two thousand and twenty-five (2025)

Act No.

Sale

Before me, Doctor of Laws Anna Maria Mizzi, a Notary Public in Malta, duly admitted and sworn, have personally appeared and identified themselves in accordance to Law by means of the hereunder mentioned official documents:

Enrolled (Gozo) Vol. "I"

Of the first part:

Mary Grech, nee' Vella, wife of Anthony Grech, daughter of the late Louis Vella and of the late Maria Anna Vella nee' Buhagiar, born in Kercem, Gozo, on fifth (5th) June nineteen hundred and fifty-four (1954) and residing at number (31), Triq Hamri, Ghajnsielem, Gozo, holder of identity card number 34054G, who appears hereon in her own name for all interest she might have, and who also appears for and on behalf of her husband **Anthony Grech**, married, son of the late Francis Grech and the late Jane Grech née Cauchi, born in Ghajnsielem, Gozo on seventeenth (17th) March nineteen hundred and forty-six (1946) and residing at number (31), Triq Hamri, Ghajnsielem, Gozo, holder of identity card number 29246G, as duly authorized in virtue of the attached general power of attorney marked **document "POA"**, hereinafter referred to as the "**Vendor**";

Warranty of Peaceful Possession (Gozo) Vol. "I"

LRA

Of the second part:

Christopher Borg, husband of Angie Borg, son of late Emmanuel Borg and Carmen Borg nee' Vella, born in Victoria Gozo, on the eighth of January of the year one thousand, nine hundred and eighty-seven (08.01.1987), residing at number twenty-two (22) Triq Wied Sara, Ghasri, Gozo, holder of identity card number 12487G who is appearing on this deed in the name and on behalf of:

1. **Elzan Properties Limited**, a Limited Liability Company with registration number letter C number eight six six six nine (C86669) with its office in 'Elzan', Triq l-Arcisqof Pietru Pace, Victoria, Gozo, and this as duly authorized by virtue of the herewith attached Board Resolution marked **document "A"**; and
2. **Melvin Hili**, married to Antonella Garzia Hili, son of Francis Hili and Maria Hili nee' Cauchi, born in Attard, Malta on first (1st) August nineteen hundred and seventy-nine (1979), residing at "Melan House", Triq Sant' Indrija, Nadur, Gozo holder of identity card number 365179M, and his wife **Antonella Garzia Hili**, nee' Garzia, daughter of Joseph Mary Garzia and Rita Garzia nee' Muscat, born in Victoria,

Gozo on seventh (7th) July nineteen hundred and eighty-five (1985), residing at "Melan House", Triq il-Buskett, Nadur, Gozo, holder of identity 27885G, and this as duly authorized by virtue of the herewith attached Power of Attorney marked **document "B";**

- hereinafter together referred to as "the **Purchaser**" and/or "the **Contractor**" as the case may be;

Whereas the Vendor is the owner of the hereunder described immovable property, namely:

One divided portion of the plot of land known as "Tal-Kuqlu" located in an extension of Triq Guzeppi Cauchi, limits of **Ghajnsielem**, Gozo, measuring approximately seven hundred and fifteen point zero seven square meters (715.07 sq.m.) which divided portion of land is bounded on the north by an extension of Triq Guzeppi Cauchi, on the East by property of the Vendor and on the West in part by property of Carmel Calleja or his successors in title and in part by property of unknown third parties, or more accurate boundaries, free and unencumbered, with all its rights and appurtenances, with all its overlying airspace and all its underlying subsoil, including a well (spiera) and part of a passage, shown bordered in red on the herewith attached site-plan marked **document "C",** hereinafter referred to as **"the Site"**;

Whereas the Purchaser is going to acquire the Site;

Whereas the Purchaser intends to develop the Site into part of a development to be named "Tax-Xampinella" which development once constructed in full, shall consist of a garage complex housing fourteen (14) internal garages at lower basement level, and six (6) internal garages at upper basement level, a block of units to be referred to as Block A consisting of one (1) maisonette in part at ground floor level and in part at upper basement level, one (1) apartment in part at ground floor level and in part at upper basement level, two (2) apartments each at first, second and third floor levels and two (2) penthouses at the fourth floor or receded floor level of the Development, and a block of units to be referred to as Block B consisting of one (1) maisonette in part at ground floor level and in part at upper basement level, one (1) apartment in part at ground floor level and in part at upper basement level, two (2) apartments each at first, second and third floor levels and two (2) penthouses at the fourth floor or receded floor level of the Development, as shown on the herewith attached plans marked **documents "D", "E", "F", "G", "H" and "I",** hereinafter referred to as **"the Proposed Development"**; For all intents and purposes it is being clarified that the Site being transferred on this deed is delineated in dotted red lines on the said plans marked "D" to "I".