Today, the tenth (10th) of July two thousand and twenty three (2023)

Before me Doctor of Laws Anthony Hili, a Notary Public, duly admitted and sworn, have personally appeared and identified themselves in accordance to law by means of the hereunder mentioned official documents:

Of the first part:

Carmelo Pace, husband of Elizabeth Pace, son of the late Michelangelo Pace and the late Silvia nee' Sultana, born in Kercem, Gozo on the 11th April 1954 and residing at Kercem, Gozo, holder of identity card number 27754G and his wife **Elizabeth Pace**, daughter of the late John Cassar and the late Rita Cassar nee' Mizzi, born in Victoria, Gozo on the 30th of December 1959 and residing at Kercem, Gozo, holder of identity card number 1060G, hereinafter, jointly and in solidum, referred to as **"the Vendors".**

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 Don Bosco, Flat 2, Triq l-Imblokk tal-Francizi, Victoria, Gozo, holder of identity card number 12487G who is appearing on this deed in the name and on behalf of **Elzan Construction Limited**, a Limited Liability Company with registration number C64806 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 "BR1",** hereinafter referred to as **"the Assignor"** and/or **"the Contractor"** as the case may be;

Of the third part:

The same above-mentioned Christopher Borg is also appearing on this deed in the name and on behalf of:

(i) **Elzan Properties Limited**, C86669, with registered address at 'Elzan', Triq l-Arcisqof Pietru Pace, Victoria, Gozo, as duly authorised by virtue of the herewith attached Board Resolution marked **document "BR2"**, *for the undivided share of fifty percent (50%);*

(ii) **Melvin Hili**, husband of Antonella Garzia, son of Francis Hili and Maria nee Cauchi, born in Attard, Malta on the first (1st) of August one thousand

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nine hundred and seventy nine (1979) and residing at Nadur, Gozo: Identity Card number 365179M and his wife **Antonella Garzia Hili**, daughter of Joseph Mary Garzia and Ritamee Muscat born in Victoria, Gozo on the seventh (7th) of July one thousand nine hundred and eighty five (1985) and residing at Nadur, Gozo: Identity Card number 27885G, duly authorised by virtue of the herewith attached power of attorney marked document **"E",** *for the undivided share of fifty percent (50%) between them;*

hereinafter referred to as **"the Purchasers"**;

The Vendors and the Purchasers are in the deed collectively referred to as "**the Parties**" and each one "**a Party**".

Definitions

The Parties agree that in this Deed, unless otherwise expressly stated or the contrary intention appears, the following capitalised terms shall have the following meanings respectively assigned to them:

"Administrator" means the Purchasers or any other person appointed as such in accordance with article fifteen (15) of the Condominium Act.

"**Apartment/s**" means the apartments forming part of the Block including the penthouses. Unless otherwise expressly stated this term shall include the apartments situated on the recessed level of the Block.

Although apartments can be amalgamated such that two (2) or more be converted into one, for the purposes of the Deed, the Condominium Act and the condominium expenses, they shall be considered as separate units.

"**Architect**" means the Architect of the Development, Perit Saviour Micallef of "Hymet", Bastion Road, Victoria, Gozo.

"Block" means that part of the development consisting of the residential units.

"Block Common Parts" means the common parts, areas and services of the Block intended for the common use or benefit of the residential units in the Block, which shall include the front facade, the main door of the block, the main entrance, the stairs, stairwells and landings up to the door leading to the roof, the lift and lift shaft and the drainage system, plumbing and electrical systems up to where the said systems branch off for the exclusive use of an apartment in the

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