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Searches Unit,
Archbishop Street,
Valletta

No Remarks

Arkivre Arkivre

Order 2131833 Front Page (Update)

Name **GSM MGARR PROPERTIES**

Comp. Reg. No. **C 105360**

Liabilities	From 19/02/2026	To 26/02/2026	Malta & Gozo	
Transfers	From 19/02/2026	To 26/02/2026	Malta & Gozo	
Fidi	From 19/02/2026	To 26/02/2026	Malta & Gozo	**No Different Maternity**

Search Results

Arkivre Arkivre

Note Type	Note Year	Note Num	V D/P D/M I
GI	2026	685	
GI	2026	686	
GPP	2026	3512	
GPP	2026	3684	
GPP	2026	3841	
GPP	2026	3843	
I	2026	5405	

Arkivre Arkivre

Arkivre Arkivre

Order No: 2131833 | Update | No Different Maternity | Notary Group: Dimech & Dimech Notaries | Client: MaryBeth Cauchi
Number of Entries: 7 | Date Submitted: 02/03/2026 | Date Completed: N/A

685
€25.65

The thirty-first (31st) of January two thousand and twenty six (2026).

Deed of Sale made by: **GSM Mgarr Properties Limited,** with registration number C105360, with its office in 'TUM Invest Head Office', Zentrum Business Centre, Mdina Road, Qormi, Malta, in the deed referred to as "the Vendor" in favour of **Heathcliff Farrugia,** husband of Dorianne Farrugia, son of George Farrugia and Frances Farrugia nee Cassar, born in Pieta on the 8th of April 1980 and residing at Hal Qormi, identity card number 196980M and his wife **Dorianne Farrugia,** daughter of George Formosa and Antonia Formosa nee Montebello, born in Pieta on the 13th of April 1983 and residing at Hal Qormi, identity card number 218483M - in solidum in the deed referred to as the "Purchasers".

By virtue of the Deed, the vendor sold, transferred and conveyed unto the Purchasers, who accepted, purchased and acquired:

- The shell form garage without its overlying and underlying airspace, situated at basement Level Minus Two (-2) in Triq Marsilja of the Development, that is the second level of the building, internally numbered twenty four (24), which forms part of the Garage Complex, and which garage is the one directly in front of the ramp when going from Level minus three to Level minus two from the ramp that leads to this floor level, as better shown outlined in red on the plan annexed to the deed and marked as document "A".

The garage forms part of the development named "The Oaks" in Triq Marsilja, Sannat, Gozo, altogether bounded from the south with the said street, from the north with a newly projected road, from the west with property of the family Muscat and from the east with property of the family Gauci, free and unencumbered, with all their rights and appurtenances, with all their overlying airspace and all its underlying subsoil, as shown on the therewith site-plan attached with the deed and marked document "B".

The Garage was sold, as subject and with the enjoyment of the servitudes and easements in favour and against the Block, the Garage Complex and the Development arising from its physical position and from the Deed and its annexes, as subject to the terms and conditions mentioned in the Deed, and the documents annexed therewith, but otherwise as free and unencumbered, with vacant possession and with all its rights and appurtenances.

The Garage was transferred together with the right of use of the Garage Complex Common Parts, subject to the perpetual right of use and enjoyment according to their purpose and design in favour of additional garages which in the future may form part of the Garage Complex. The transfer was made subject to the obligation of paying the pro rata share from the maintenance and upkeep of the mentioned common parts.

Each unit within the development shall also have the right of use of the Development Common Parts together with other units which might form part of the Development in the future.

Without prejudice to what is stated in the deed the use of all common parts, shall be regulated by the Building Permit, by their purpose and design and by the rules and regulations issued by the Owners' Association and/or the Administrator.

The sale was made and accepted for the price of thirty thousand Euro (€30,000).

Purchasers are not liable to pay nor are they entitled to receive any compensation regarding party walls. The Vendor also retained the right to extend the Block Common Parts and the Garage Complex Common Parts and merge such common parts with neighbouring property.

- The vendor warrants that both the Property and the Complex are duly covered by the Building Permit approved by all competent Authorities including by the Planning Authority (PA), which is executable and not subject to any appeal.
- Purchasers bind themselves not to in any way object to or hinder the development of the Complex and shall grant their full co-operation so that the Complex and all the common parts be completed in the shortest time possible. Purchasers renounce a priori to the right of issuing any precautionary or executive warrants against the Vendor or third parties

Dr. Anthony Hili LL.D.