Ville Del Mar Blk B Contract

Today the second (2nd) day of February of the year two thousand and twenty one (2021).

Before me Doctor of Laws Joanne Cauchi, Notary Public in Malta, duly sworn and admitted, there personally came and appeared after I the undersigned Notary verified their identity according to law:

Of the first part :
Anthony Mizzi, retired, husband of Josephine Mizzi nee' Muscat, son of the late Carmelo Mizzi and the late Lydia nee' Cauchi, born in Kercem, Gozo on the fourth (4th) day of December of the year one thousand nine hundred and fifty (1950) and residing in Kercem, Gozo, bearer of Maltese Identity Card number : 86850G who is appearing hereon in the name of, for and on behalf of **Francis Zerafa**, retired, husband of Margaret Zerafa nee' Portelli, son of the late Paul Zerafa and the late Maryanne nee' Grima, born in Ghajnsielem, Gozo on the fourth (4th) day of February of the year one thousand nine hundred and fifty (1950) and residing in Kissimmee, Florida, United States of America, bearer of Maltese Passport number : 1336086 and of Maltese Identity Card number : 16150G and **Margaret Rose Zerafa**, retired, wife of the said Francis Zerafa, daughter of the late Anthony Portelli and the late Angiolina nee' Grima, born in Ghajnsielem, Gozo on the thirteenth (13th) day of April of the year one thousand nine hundred and forty nine (1949) and residing in Kissimmee, Florida, United States of America, bearer of Maltese Passport number : 1152803 and of Maltese Identity Card number : 34649G, as duly authorized in terms of the power of attorney herewith attached and marked document '**A**' ;
Hereinafter in the first and second part of this deed Francis and Margaret Rose spouses Zerafa are together and in solidum between them referred to as 'the Vendors'.

Of the second part :
Francesco Roniero Grima, company Director, husband of Maxine Michelle Grima nee' Farrugia, son of Teddie Grima and Pauline nee' Mizzi, born in Victoria, Gozo on the eighth (8th) day of May of the year one thousand nine hundred and eighty four (1984) and residing in Ghajnsielem, Gozo, bearer of Maltese Identity Card number : 19984G who is appearing hereon in the name of, for and on behalf of the limited liability company **Elzan Properties Limited** bearing company registration number C86669 and having its registered address at 'Elzan' Triq l-Arcisqof Pietro Pace, Victoria, Gozo, as duly authorized by virtue of the company's memorandum and articles of association ;
Hereinafter in the first and second part of this deed the company 'Elzan Properties Limited' is referred to as 'the Company'.

Dr. Joanne Cauchi LL.D. Notary Public & Commissioner for Oaths Malta.

Of the third part :

Emanuel sive Noel Vella, self-employed, husband of Sandra Rita Vella nee' Grech, son of the late Joseph Vella and of Elisabeth nee' Cauchi, born in Xewkija, Gozo on the twenty second (22nd) day of December of the year one thousand nine hundred and sixty two (1962) and residing in Sannat, Gozo, bearer of Maltese Identity Card number : 1863G who is appearing hereon in his own name proprio as well as in the name of, for and behalf of **Sandra Rita Vella**, a housewife, wife of the said Emanuel sive Noel Vella, daughter of Richard Grech and Teresa nee' Agius, born in Toronto, Ontario, Canada on the sixteenth (16th) day of December of the year one thousand nine hundred and seventy (1970) and residing in Sannat, Gozo, bearer of Maltese Identity Card number : 155287M, as duly authorized in terms of the power of attorney herewith attached and marked document '**A1**';

Hereinafter in the first and second part of this deed Emanuel sive Noel and Sandra Rita spouses Vella are together and in solidum between them referred to as 'spouses Vella'.

<u>In the first part of this deed</u> :

Parties premise and declare that in virtue of a Promise of Sale Agreement dated the sixteenth (16th) day of May of the year two thousand and nineteen (2019) signed between the aforesaid Francis and Margaret Rose spouses Zerafa and the company 'Elzan Properties Limited', Francis and Margaret Rose spouses Zerafa bound themselves to sell, transfer and convey to the company 'Elzan Properties Limited' the property in Ghajnsielem, Gozo better described in the second part of this deed. This Promise of Sale Agreement was duly registered with the Commissioner for Revenue with notification letters PS and numbers two zero one nine one zero five eight six (PS201910586). On the said Promise of Sale Agreement the company 'Elzan Properties Limited' retained in its favour the right of substitution *in toto* or *in parte* on the final deed of sale.

That the Company wishes to utilize this right of substitution *in parte* and make a partial assignment unto spouses Vella.

Hence by virtue of the first part of this deed the Company is utilising its right of substitution and therefore is assigning and transferring one half (1/2) undivided share of all its rights and obligations that it has as emanating from the cited promise of sale agreement regarding the property described hereunder in favour of spouses Vella who accept and acquire in equal and undivided shares between them. This cession of rights is being made and accepted for no consideration whatsoever since the Company and spouses Vella declare that the purpose for this cession of rights is so that the Company and spouses Vella develop the said property together.

Dr. Joanne Cauchi LL.D. Notary Public & Commissioner for Oaths Malta.

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