Arkivre Arkivre

Today, the 22nd April 2022

Of the first part:

Chris Borg, manager, son of the late Emanuel Borg and Carmen nee Vella, born Victoria, Gozo on the 8th January 1987 and residing Victoria, Gozo holder of identity card number 12487(G) who appears on this deed for and on behalf of:

(i) The limited liability company **Elzan Properties Limited** bearing company registration number C86669 and having its registered office at Elzan Triq l-Arcisqof Pietru Pace, Victoria Gozo as duly authorized by virtue of a Board Resolution marked Document B1 hereinafter referred to as the **"Assignor".**

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Of the second part:

Melvin Hili, a self employed, son of Francis Hili and of Maria Hili nee Cauchi, born at Attard on the 1st August 1979 and his wife **Antonella Garzia Hili,** a physiotherapist, daughter of Joseph Mary Garzia and of Rita Garzia nee Muscat, born at Victoria, Gozo on the 7th July 1985 and both residing Nadur, Gozo, bearers of identity card number 365179(M) and 27885(G), -hereinafter referred to as the "Assignee/s".

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By virtue of this agreement Assignor cedes, transfers and assigns unto the Assignees who accept and acquire one half undivided share (1/2) of the Assignor's rights and obligations emanating from the promise of sale agreement and any other agreement signed with Vendors Michael Angelo Falzon, Rose Engerer and Theresa Cardona dated 10th July 2020 and registered at the Revenue Department by letters PS number 202006997 for the purchase of the Property consisting of a a house number ed one hundred and forty five (145) in Triq San Blas, Nadur, Gozo, together with the land attached, as better shown outlined in red and marked by the letter A on the annexed plan marked as document A.

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This assignment of rights is being made gratuitously and against no consideration whatsoever and under the same conditions as the agreements aforementioned and includes also the provisional stamp duty paid on the said promise of sale agreement.

Parties hereto authorize Notary Kristen Dimech to register this agreement with the Inland Revenue Department and sign the relative forms on their behalf.

Chris Borg

ELZAN PROPERTIES LIMITED

Elzan, Triq l-Arcisqof Pietru Pace, Victoria, Gozo

C86609

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Board Resolution

At a meeting of the Board of Directors on the twelfth (12th) January, two thousand and twenty two (2022), held at the registered office;

It was resolved that Christopher Borg, manager, son of late Emmanuel Borg and Carmen nee` Vella, born in Victoria, Gozo, on the 8th January 1987, and residing at Bon Bosco, Flat 2, Triq l-Imbiekkrat, Fontana, Victoria, Gozo, holder of identity card number 12487G;

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Is authorised, in the name of the company, to sign and endorse all documentation relative to:

i. To administer my/our property movable and immovable in the most ample and unlimited manner.

ii. To warrant the free, guaranteed, immediate, vacant and peaceful possession of the immovable property transferred, and this by means of a general hypothec over the company's property.

iii. To effect any transfer (sale, barter or exchange, long-lease, 'datio in solutum' etc.), cessation of rights of a promise of sale agreement of movable and immovable property belonging to me/us for such sale price or consideration and under those terms and conditions which my/our said attorney may deem proper, as well as to do any and every procedure for the liberation of burthens and servitudes aggravating any immovable property belonging to me/us.

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iv. To acquire either by title of purchase or by any title whatsoever any immovable property by Notarial transfers or by public sales under judicial authority ('subasta') under such sale price, terms and conditions which said attorney may deem fit and proper.

v. To accept any considerations related to sale of property cessation of rights of a promise of sale agreement and accept payments on account and in full and final settlement and grant the relative receipt and pay the relative tax as necessary.

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Signed, this thirteenth (13th) day of January, two thousand and twenty two (2022).

Francesco Grima

Director and Company Secretary