Today, the sixth (6th) 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:

Giovann Camenzuli, husband of Philippa Marie Camenzuli, son of Francis Camenzuli and of Salvina Camenzuli nee Cassar, born in Gharb, Gozo on the 28th of January 1984 and residing at 12, Triq l-Isqof Mikiel Molina, Gharb, Gozo, holder of identity card number 13784G and his wife **Philippa Marie Camenzuli**, daughter of Joe Louis Caruana and Elsie Caruana nee' Bonello, born in Victoria, Gozo on the 5th of August 1990 and residing at 12, Triq l-Isqof Mikiel Molina, Gharb, Gozo, holder of identity card number 27290G;

Jake Caruana, unmarried son of Joe Louis Caruana and Elsie Caruana nee' Bonello, born in Victoria, Gozo on the 23rd of July 1993 and residing at "Rurals", Triq il-Madonna tal-Virtut, Gharb, Gozo, holder of identity card number 32893G;

hereinafter, jointly and in solidum and in the share of one undivided half (1/2) the spouses Camenzuli and one undivided half (1/2) Jake Caruana, 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-Franġiżi, Victoria, Gozo, holder of identity card number 12487G who is appearing hereon in the name and in representation of **Elzan Properties Limited**, C86669, with the registered address at 'Elzan', Triq l-Arcisqof Pietru Pace, Victoria, Gozo, as duly authorised by virtue of the herewith attached Board Resolution marked **document "BR"**, in this deed referred to as **"the Company"** and/or **"the Assignor"** and/or "**the Contractor**" as the case may be.

Of the third part:

DR. ANTHONY HILI LL.D. Notary Public and Commissioner for Oaths ~ MALTA ~

Michael Refalo, husband of Bernadette Refalo, son of the late Vincent Refalo and of Rosemarie Refalo nee Masini, born in Victoria, Gozo on the twentieth (20th) of September one thousand nine hundred and fifty five (1955): Identity card number 55555G who is appearing hereon in the name and on behalf of his son Notary Doctor **Enzo Refalo**, unmarried son of Michael Refalo and of Bernadette Refalo nee Grech, born in Victoria, Gozo on the twenty eighth (28th) of February one thousand nine hundred and eighty two (1982) and residing in Victoria, Gozo: Identity card number 11282G, duly authorised by virtue of the herewith attached power of attorney marked **document "C",** hereinafter referred to as **"the First Purchaser";**

And of the fourth part:

Claire Borg, unmarried daughter of Dennis Borg and of Carmen Borg nee Melina nee Portelli, born in Victoria, Gozo on the 2nd of December 1977 and residing in Victoria, Gozo: Identity card number 13878G, hereinafter referred to as **"the Second Purchaser";**

The First Purchaser and the Second Purchaser shall be, hereinafter in this deed, at times collectively referred to as **"the Purchasers".**

The Vendors, the Purchasers and the Company and/or the Contractor 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 Company 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.

ANTHONY HILL
Notary Public
and
Commissioner
for Oaths
MALTA