5/7/2021

AT 1420
AT 1421

Today the fifth (5th) of July and twenty one (2021)

Arkivre Arkivre

Before me Doctor of Laws Enzo Refalo a Notary Public duly admitted and sworn have personally come and appeared after due identification according to law:

Of the one part:

Francesco Grima, a company director, son of Teddie Grima and Pauline nee' Mizzi, born in Victoria, Gozo on the eighth (8th) of May one thousand nine hundred and eighty four (1984) and residing in Ghajnsielem, Gozo: Identity card number 19284G who appears hereon for and on behalf of the company **Elzan Properties Limited**, registration number C86669, and having its registered address at Elzan, Triq l-Arcisqof Pietru Pace, Victoria, Gozo, as duly authorised by virtue of the Memorandum and Articles of Association of the said company – hereinafter referred to as 'the Vendor';

Arkivre Arkivre

Of the second part:

Emanuel sive Noel Vella, son of Joseph and Elizabeth nee Cauchi, born in Xewkija, Gozo on the twenty second (22nd) of December one thousand nine hundred and sixty two (1962) and residing in Sannat, Gozo: Identity card number 1863G and his wife **Sandra Rita Vella**, daughter of Richard Grech and Theresa nee Agius, born in Toronto Ontario Canada on the sixteenth (16th) of December one thousand nine hundred and seventy (1970) and residing in Sannat, Gozo: Identity card number 155287M – hereinafter referred to as 'the Purchasers'.

Arkivre Arkivre

The Vendor does hereby sell and transfer unto the Purchasers, who accept, purchase and acquire one half (1/2) undivided share of a divided portion of the land known as Tal-Gudja in Ghajnsielem, Gozo, and which divided portion measures approximately two hundred and seventy one square metres (271 sq.m.) and is bounded on the east with another portion of same land owned jointly between Vendor and Purchasers, west with another portion of the same land owned by the Vendor and south with the family Galea, or more correct boundaries, as shown marked with red colour and the letter C on the plan herewith attached and marked document "A".

Arkivre Arkivre

Free and unencumbered, with all its rights and appurtenances and with vacant possession.

This sale is being made and accepted for the price of twenty five thousand Euro (€25,000) which price has been paid prior to today and for which payment the Vendor does hereby tender due receipt.

ENZO REFALO
Notary Public
and
Commissioner for Oaths
MALTA

Vendor warrants the peaceful possession and real enjoyment of the property sold by a General Hypothec over all its property, in general, present and future, in favour of the Purchasers who accept.

Vendor further warrants in favour of the Purchasers who accept:

- That there is no pending or threatened litigation on the property.
- That the property is not subject to any requisition/expropriation order, or any other rights of third parties.

For the purposes of fiscal and other laws relating to the transfer of immovable property it is hereby being declared:

- that the property sold on this deed forms part of larger a plot of land acquired by Vendor by onerous title by a deed in my records of the eleventh (11th) of December two thousand and twenty (2020).
- Ad valorem stamp duty is due on this deed at the rate of one point five percent (1.5%) and amounts to three hundred and seventy five Euro (€375).
- Property transfer tax would usually be due by the Vendors at the rate of eight percent (8%) on the price of sale, but in view of Legal Notice two hundred and forty one of the year two thousand and twenty (L.N. 241/2020) is being paid instead at the rate of five percent (5%) and amounts to one thousand two hundred and fifty Euro (€1,250).
- That parties to this deed declare that they have stated to me the undersigned Notary all the facts that determine if the transfer is one to which Article five letter 'A' (5A) of the Income Tax Act applies, and that are relevant for ascertaining the proper amount of tax chargeable or any exemption, including the value which, in their opinion, reasonably reflects the market value of the said property, if this value is higher than the consideration for this transfer, and they make this declaration after that I the undersigned Notary explained to them the importance of the truth of their declaration.
- Purchasers hereby declare that they qualify to acquire the immovable property herein respectively transferred to them without the necessity of a permit for the acquisition of immovable property by non-residents as they (or in the case of legal persons, their shareholder and directors) are citizens of the European Union and have resided in Malta for a continuous period of more than five (5) years during their lifetime;
- Parties declare that the immovable being transferred consists of land without any construction or building on it, and they make this declaration after that I, the undersigned Notary, have explained to them the importance of the truth of their declaration.

Done, read and published after due explanation by me to appearers hereto at Victoria, Gozo, Republic Street, number one hundred and nine (109).

Notary Public and Commissioner for Oaths MALTA