



# THE POLITICAL ARREST OF THE LEADER OF ALBANIAN OPPOSITION **SALI BERISHA**

## The case of Partizani club – a pyramid of fraud

The report revealing  
the truth about the  
political process of  
Partizani Club,  
supported by facts,  
evidence, and  
concealed documents  
by SPAK.



# **The political arrest of the leader of Albania's opposition Sali Berisha**

## **The case of Partizani club – a pyramid of fraud**

### **Updated report**

#### **Executive Summary**

The waiver of immunity of the leader of the Democratic Party, Sali Berisha, and his placement under house arrest, banning him from any and all communications with other persons except his immediate family, as well as the arrest of his son-in-law Prof. Jamarber Malltezi, while they are only being investigated, is a vengeful and completely political decision of Edi Rama. This decision is in flagrant violation of the country's constitution and of the European Convention of Human Rights, carried out by prosecutors, judges and the parliament, under tight control of Edi Rama.

On April and May 2022 Rama publicly requested SPCOC to prosecute Sali Berisha because he was designated non-grata and, politically motivated prosecutors following his request invented the Partizani Club file.

The entire case of the Partizani Club is nothing more than a pyramid of politically motivated frauds, which, as proven by official documents attached in this report, is based only on the fraudulent lawsuit of the chairman of socialist parliamentary group Taulant Balla, their defamatory practices, the unlawful hiding of hundreds of documents, and manipulations from politically motivated prosecutors.

After three years of exhaustive investigations, they have not found any proof, fact, document, or any single piece of evidence that shows any wrongdoing from Sali Berisha and Malltezi.

From the dozens of public officials, of Socialist Party and the Democratic Party governments, who have signed the documents of the recognition and restitution of the property, and of the privatization of objects built upon this land, none of those persons is under investigation, because they followed the law strictly.

Berisha's signature does not exist in any decision, or document of these processes, and to date, neither he nor Malltezi have ever been summoned to be questioned, as this would have shattered the pyramid of frauds contrived by Rama's political prosecutors.

The change of the land use zoning, from a sports area to an urban one, was done by Edi Rama, unrelated to the process of privatization and without the landowners' request.

The privatization of old dilapidated buildings, was initiated by the SP government led by Fatos Nano and continued during the DP government led by Berisha. In this process, hundreds of owners, one of which was also Malltezi, were restituted their property which had been unlawfully confiscated to their ancestors by the communist regime 60 years ago.

While immersed in big scandals of multibillion-dollar corruption affairs, as well as the McGonigal case, Edi Rama placed his political opponent, the DP chairman Sali Berisha, under house arrest, with the principal aim of self-salvaging under a new mandate.

At the end with these measures, Edi Rama proves to be a loyal son of his father, Kristaq Rama, who, as a deputy for Ramiz Alia, signed the public execution by hanging on August 10, 1988, of the poet Havzi Nela for nothing more than poetry written about free speech and human rights.

### **\*Printing Notice**

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<https://www.sali-berisha.com/extended-version>

## **The casefile of Partizani club a pyramid of political frauds**

1. The removal of immunity and the house arrest of the President of the PD Sali Berisha and Prof. Jamarber Malltezi, whilst being only under investigation, by order of Edi Rama, is a pyramid political fraud based on false allegations, defamations, and concealment of hundreds of official documents.

1.1. On October 20, The Special Court on Corruption and Organized Crime (SCCOC) announced that, at the request of the Special Prosecutor on Corruption and Organized Crime (SPCOC), and without the prior approval of the parliament, it had decided to impose a ban on travel abroad as well as the obligation to appear before police, to the chairman of PD Sali Berisha. It also decided on the imprisonment of his son-in-law Prof. Dr. Jamarber Malltezi.

1.2. These measures were decided in the ambit of an investigation against Berisha for passive corruption, and against Malltezi for passive corruption and laundering the proceeds of the criminal offense. They were undertaken without filing criminal charges, without indicating how these criminal acts were carried out, without providing any evidence, facts, or documents, and in defiance of the legal criteria for their imposition.

1.3. Berisha rejected these measures that were in flagrant violation of the Article 73§2 of the Constitution, according to which "an MP cannot be arrested or deprived of his freedom in any form or be subjected to a personal or home search without the authorization of the Parliament".

1.4. During the 32 years of pluralism, these measures have never been established without the prior approval of the parliament. In 2012, Berisha requested the abrogation of Article 73§2 of the constitution, but Edi Rama flatly rejected the proposal, hence only the removal of the authorization for investigation was passed.

1.5. On 12.12.2023, the prosecutors addressed the parliament to replace the illegal restrictive measures of October 20 with the waiver of immunity, imprisonment or

house arrest, against Berisha, because he had disobeyed the unconstitutional order of the court.

1.6. Unlike any other precedent, the request submitted to the parliament was not accompanied by any file with evidence and facts, but only with the unconstitutional court decision.

1.7. The approval of this political decision was announced in the media on 14.12.2023, before any discussion in the pertinent commission or the plenary session, by the chairman of the SP parliamentary group, Bledar Çuçi, who stated that the SP group would approve the measures against Berisha.

1.8. The Parliament, in violation of the constitution, voted on 21.12.2023 to remove Berisha's immunity for measures of arrest in prison or at home, without presenting a report in the plenary session, as required by the law, and without giving the floor to Berisha, who asked to speak after the plenary hall would be vacated by over 50 guards that had been solicited by the Speaker of the Parliament.

1.9. On 30.12.2023, in open opposition to the European Convention of Human Rights and the Albanian Constitution, SCCOC ordered Sali Berisha under house arrest and to desist from all communications, as a person elected by vote, with other people, except members of his narrow family.

1.10. The security measures were decided by the prosecutor Arben Kraja, a former officer of Enver Hoxha's secret police, who was removed from office in 1996 because of the lustration law, and Enkeleida Millonai, denounced by Berisha for her human rights abuses and alleged connections to crime. [\(photo 1\)](#)

1.11. The measures were approved in full conflict of interest by the president of SCCOC, Irena Gjoka, who was dismissed from office on 8 February 1996, for lack of professional competence, by former president Sali Berisha, at the time, also president of the High Council of Justice. [\(Photo 2\)](#).

2. After three years of exhaustive investigations of this case, conducted not on a particular person (a legal loophole used to extend the investigation period), not a single legal violation was found, no facts, no evidence, no documents or testimonies from tens of witnesses could prove any wrongdoing from Sali Berisha and Jamarber Malltezi.

3. Unable to bring legal charges against them, the political prosecutors, serving the orders of Edi Rama, on October 2, 2023, started the same investigation against Sali Berisha and Malltezi, and in an unprecedented case, they placed them under security measures whilst still in the investigation stage, without ever giving them the right to speak and questioning them on this case.

4. The investigation of the privatisation of the Partizani Sports Club was opened after a fabricated lawsuit of the chairman of the parliamentary group of the Socialist Party, Taulant Balla. The lawsuit was filed on 1.12.2020 and the criminal proceedings were registered on the same day by the prosecutor Millonai. ([photo no. 3, 4](#))

5. The main accusation of Taulant Balla was based on the fiction that the land did not belong to the land owners (originally expropriated by the communist regime), because according to him they had already been expropriated in the 1940s by the Italian authorities (during the WWII Italian occupation) ([photo no. 5](#))

6. Official registers from the cadaster office of 1935, 1943, 1945 prove that the land was the property of the five landlord families, including the Begeja family, of whom Jamarber Malltezi is heir. ([photos 6 – 9](#))

7. The prosecutors purposely ignored the Official Journals of the 40s, which unequivocally prove that the land (in which later the Partizani Club was established) was never expropriated by the Italians, but only put under requisition (a temporary security measure), by royal decree of April 1942 and that, in June 1943 this requisition was postponed for another 6 months. Hence the land was still under requisition in September 1943, when Italy capitulated. ([Photos 10-11](#))

8. The prosecutors have engaged in fabrications by saying that the process of recognition, return of property and privatization of the buildings built on it started

after 2005. The documents prove that the process started in 1995-1996 ([photos 12-13, 13/1, 13/2](#)).

9. According to the official documents signed by the President of the Republic, in 2004, the Partizani Football Club was NOT part of the Armed Forces' Deployment Plan. Despite the clarity of the official documents administered in the court file, the prosecutors and the court attempt in dozens of pages to create confusion about this fact ([photos 14-16](#)).

10. The prosecutors claimed that the property of the landowner families did not include the entire area of the former Club. BUT the official maps prove that the lands of the 5 owner families are positioned adjacently, without spaces in between, on an area of 21 thousand m<sup>2</sup> bigger than the surface of the former club. This includes also the 1500 m<sup>2</sup> of the land of the Begeja family that Edi Rama gave to his friend and media businessman – Carlo Bolino. ([photo 17](#)).

11. The prosecutors claim that the process of privatization of the Partizani Club was initiated by the government led by Berisha. This is a blatant lie and concealment of official documents, that have been submitted to the SPCOC in September 2023 and prove otherwise.

11.1. Official communications between the socialist ministers Angjeli and Klosi prove that the procedures of the privatization of the Partizani club was initiated by the socialist government in 2005, on the account of another entity that had occupied the property illegally. ([Photos 18, 19](#))

11.2. According to the latter's testimony, he withdrew from the process, on his lawyers' advice that the law no. 9235 dated 19.7.2004 on the Return and Compensation of Properties, in Article 7§2 established that immovable properties which are proposed for alienation ought to be transferred to the former owners (expropriated during communism) ([photo 20](#))

12. The political prosecutors claim that the laws and decisions of the DP government, in implementation of its program in the domain of ownership, were made to favor Malltezi. In fact, those reforms have never targeted a particular person.



12.1. Those reforms made possible, during the short period of 2006-2012, the return of 1,577,400,000m<sup>2</sup> of property to more than 500 thousand legitimate owners. One of them, Malltezi, received by restitution 410 m<sup>2</sup> of his family's land, confiscated 60 years ago by the communist regime. ([Photo 21 – table](#))

12.2. Prosecutors claim that the Decision of the Council of Ministers (DCM), no.1638, dated 17.12.2008 " *On the evaluation criteria of state property that is privatized or transformed and on the sale procedure* ", which in accordance with its program establishes the use of vouchers in privatization processes, in favor of all citizens, was adopted to favorize Malltezi in the privatization of Sport Club Partizani. ([photo 22](#))

12.3. DCM no. 1638, due to which the Albanian citizens have benefited over €40 million, was adopted only one month after the landowner families of the Partizani club paid in currency (bank transfers in **lek**) almost 90% of the total value. In the remaining 10%, the value of vouchers used by Prof. Malltezi was worth a total of 64 euros.

13. The claim that Berisha favored Malltezi by changing the zoning of the area from a sports area to a residential zone is fictitious. According to the urban planning law, the central government had no competence for such decisions.

13.1 The decision of the Constitutional Court (CC) dated 10.11.2006 ([photo 23](#)), voided the normative act that allowed the prefect to convene the KRRT (local government land use planning entity). Further, the decision dated 21.12.2006 of the CC ([photo 24](#)) prohibited any change of the decisions of the KRRT by the central government, making the signing of the decisions of the KRRT by the government a formal act.

13.2. The change of zoning of a part of the Partizani club from a sports' to an urban area, was adopted by Edi Rama, in decision no. 132/j, dated 08.06.2006, of the KRRT. The decision was taken ex-officio, i.e. without the landowners' request. ([Photo 25](#))



13.3. In 2008, the study of Functional Zoning, signed by Edi Rama and 12 of his directors, designated the entire area of the club (and beyond) as an urban area. The change of the functional zoning was done by Edi Rama prior to the privatization of the club's buildings. This document has also been hidden by SPCOC ([Photo 26 - 27](#))

13.4. In 2008, Edi Rama signed the site development permit and conditionally approved the construction permit. These documents are hidden by the SPCOC and the SCCOC, who state that the construction permits were given only by Basha. In fact, these permits were given by Rama, Basha and Veliaj. ([photo 28](#))

14. When Edi Rama learned that one amongst dozens of landowners was Jamarber Malltezi, he refused to issue the construction permit, despite being ordered by a final court verdict to do so. These court decisions were also initially hidden by SPCOC. ([photo 29](#))

14.1. The prosecutors had hidden the 3 illegal orders from the Chief Inspector of the Construction Police of Edi Rama's run municipality, to block the construction, despite the courts having adopted a final verdict ordering Rama to issue the permit which was approved by the KRRT. ([Photos 30 – 32](#))

14.2. SPCOC had hidden the final decisions of the courts that penalized Edi Rama for dereliction of duty and the damage caused by the illegal blocking of works, by an amount exceeding 320,000 euros! ([Photo 33](#)). Despite the above, in 20,000 pages of the case file, the prosecutors never mention the name of Edi Rama.

15. SPCOC have hidden the final court verdict establishing the falsification by third parties of the ownership of the swimming pool, which the five landowner families were obliged to buy as it was part of the Partizani Club. ([photo 34](#))

16. To support Taulant Balla's slander that Jamarber Malltezi entered as an investor with only 114 m2 of land and came out with 5.4 million euros profit, the prosecutors have hidden the fact that the land he inherited was 410 m2 and not 114 m2.

16.1. For the same purpose, they have hidden more than 20 contracts of over 2100 m<sup>2</sup> of land purchase by Malltezi from other owners, which prove that Malltezi entered as an investor not with 114m<sup>2</sup>, but with over 2500 m<sup>2</sup> of land. ([photo 35](#))

16.2. For the same purpose, they have hidden 350 contracts of sales of apartments and shops, during the period 2010-2011, before commencement of the construction work, at a price 20% lower than the market, which enabled the project to become self-financing. ([photo 36](#))

17. The prosecutors do not refer to the Decision of the Municipal Council, no. 57, dated 24.12.2012, which approved the General Regulatory Plan of Tirana, which also provided for the construction of a school on a parcel of land that the landowners left for charity. ([photos 37-38](#))

17.1 The land destined for school, worth 1.2 million euros, which the noble landowners forfeited in favor of the community, was given by Edi Rama, for the value of one euro, to his friend and media businessman Karlo Bolino, by means of 4 illegal and personalized DCMs. ([Photo 39](#))

18. Contrary to SPCOC's claim that the sports clubs were operating normally in 2008, official documents bearing the signature of Edi Rama, hidden by SPCOC, show that at that time, almost all facilities were occupied by illegal settlers ([Photo 40](#)).

18.1. Deputy Minister of Sports in 2006, in his letter no. 6714/1, dated 03.08.2006, wrote that his Ministry had not been able to take over the Partizani Multisport Club into its inventory, as it was occupied by informal settlers ([photo 41](#)).

18.2 According to the Director of the Command of Support, the Ministry of Defense neither owned nor administrated the former Partizani Football Club. The task force he sent was forcibly chased away by the usurpers. ([photo 42](#))

18.3 For years, the state did not earn a single penny from the Partizani sports clubs, as its territory and buildings were illegally occupied by over 42 informal families

and entities that conducted informal activity, while the landowners were disenfranchised and did not enjoy their legal property rights.

19. The prosecutors had hidden the contract of the Begeja family members with the constructing company, according to which all of its members had the right to invest in the development of the property up to 25% of their property share ([photo 43](#)).

20. They refrained from participating in the investment because of the difficulties created by Rama's political pressure, as well as the usurpation of property. Only Prof. Malltezi and two other co-owners agreed to co-invest in the development of the property.

20.1. At first, during 2008-2014, they formalized their legal relationship with a notarized contract, the existence of which the prosecutors maliciously ignore. ([Photo 44](#))

21. For the period 2014 onwards, they turned their relationship into an LLC and registered their participation in writing, according to the legal requirement. ([Photo 45](#))

21.1. Both during the period of contractual organization, as well as in the form of an LLC, their activity as an entity and as individual investors was in full compliance with the tax legislation and the mandatory legal requirement on transparency and disclosure to the pertinent bodies.

### **In conclusion**

22. The recognition, restitution of property and privatization of the dilapidated buildings of the Partizani club have been carried out in full compliance with the laws. The rightful owners have received their property which was confiscated 60 years ago and the state has not suffered any damage.

23. No official of any DP of SP government who signed the documents of this process from 1995 to 2009 is under criminal investigation, because they have followed the law strictly.

24. Prof. Malltezi received 410m<sup>2</sup> of land owned by his family, in accordance with the law. Only during the period 2006-2012, almost 1,577,400,000m<sup>2</sup> has been restituted to more than 500,000 landowners.

24.1. The land that the landowner families forfeited in favor of construction of a school for the community, including 1,500m<sup>2</sup> of land belonging to the Begeja family of Prof. Malltezi, was donated by Edi Rama to his friend and media businessman Carlo Bolino, for the symbolic price of 1 euro, by means of 4 personalized and illegal DCMs.

25. The change of zoning of the land, as an exclusive legal right of the local government, was done by Edi Rama before privatization. The privatization of the Club's dilapidated buildings was initiated by the SP government led by Fatos Nano and completed, in accordance with the law, by the DP government led by Berisha.

26 The case of the Partizani Club is a pyramid of political fraud, contrived on false accusations and slander from the socialist leadership, on concealment of hundreds of documents and manipulations of SPCOC, upon orders from Edi Rama, for the purpose of politically striking the Democratic Party and Sali Berisha.

27. Whilst being only under investigation, Sali Berisha has been placed under three security measures, typical of a dictatorship, although his signature does not appear in any document of this process and there is no evidence of interference or pressure on his part against any person involved.

28. The ban on communications with anyone but his imminent family members, imposed to Berisha by the SCCOC, SPCOC and the parliament, all under complete control of Edi Rama, violates the European Convention of Human Rights and Article 17 of the Constitution of Albania according to which the limitation of fundamental constitutional rights is done only by law.

29. Prof. Malltezi was brutally arrested and then put under house arrest and his assets were seized, whilst he is only under investigation. His only blame was being the son-in-law of Sali Berisha. He was imprisoned for his property, just as the communists

imprisoned and shot his ancestors since 1945 because of their class appurtenance and possessions.

30. To fabricate this file, Edi Rama chose persons in open conflict of interest, dismissed by Berisha, such as the former officer of Hoxha's secret police, for corruption, or denounced by him for their ties to criminal groups.

31. These measures were taken because Rama lost his grip on the opposition, upon Berisha's return after he was declared non-grata by the State Department and the Home Office for corruption, without a single fact or proof, but only pursuant to the corrupt lobbying of Rama's mentor - George Soros, and the corrupt mechanisms of McGonigal.<sup>1</sup>

32. Rama took these measures after the opposition started protests against his blocking of the parliamentary investigation into the McGonigal scandal and the multibillion-dollar corrupt affairs of the incinerators, Dubai City of Durrës and dozens of other PPPs bearing his signature.

33. He took these measures after the opposition denounced his direct connections with the drug cartels in Albania and the region, with the Albanian bosses of Sinaloa in Mexico, with their licensing as strategic investors, as well as the encrypted conversations with criminal organizations through Sky ECC. ([Photos 46-47](#))

34. Rama undertook these measures under the influence of Charles McGonigal's judicial process relating to the Albanian case that will take place in February in Washington. The case file shows that Edi Rama, McGonigal, Dorian Duçka and Agron Neza acted as a structured criminal group. ([Photos 48-49](#))

35. From 2017 to 2020, this group imposed multi-million dollar fines on businessmen in Tirana and in the region, by promising/blackmailing them to be removed/included in the US government blacklist.

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<sup>1</sup>The factual report on Sali Berisha's non grata status can be downloaded here: <https://www.sali-berisha.com>

35.1. Mc Gonigal, the former head of FBI Counter-Intelligence for New York, was paid by Rama, through the former agent of the Albanian secret police, A Nezaj, some \$ 225,000 for damaging the opposition in Albania and for the designation of Berisha non-grata ([photo 49-1](#)).<sup>2</sup>

36. The return of Berisha as chairman of DP shattered Edi Rama's dream of ruling Albania, turned under his government to be the first and only narco-state in Europe, without an opposition or with an opposition controlled by him and to obtain a new governing mandate based on electoral fraud.

37. With this act, Edi Rama shows that he is a loyal successor of his father, Kristaq Rama, the deputy of Ramiz Ali and Nexhmije Hoxha, who on August 8, 1988 signed the public hanging of the poet Havzi Nela, for the crime of writing a poem about free speech. ([photo 50](#)).

38. For all the above reasons, Edi Rama on April 9 and May 7, 2022, respectively, in the Congress and the Assembly of the SP, publicly requested SPCOC to prosecute Sali Berisha who was designated *non-grata*. The political prosecutors executed his directive.

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<sup>2</sup> <https://tts-bild-prod.podigee.io/7908-russen-oligarch-albanien-premier-sex-ol-und-dubiose-gelder-korrupter-fbi-agent-balkan-beben-bis-berlin>