



PRIVATE CONTRACT
REVOCABLE PURCHASE PROPOSAL OF REAL ESTATE UNIT

The undersigned _____ born in _____ on _____,
residing in _____ at _____, email address _____, PEC address
_____ hereinafter also referred to as "**Promissory Buyer**"

WHEREAS:

- Arras Group S.p.A., a company with its registered office in Milan at Largo Domodossola No. 7, with a tax code, VAT No., and registration number with the Milan Companies Register as 11311540964, and REA No. MI - 2593794 ("Arras Group"), or any of its controlled entities as per Article 2359 of the Italian Civil Code (the "Promissory Seller"), intends to develop a residential building project named "Fronte Mare" in the municipality of Avola (SR) Via Sandro Pertini, Contrada Tremoli falling within the "AP" (Ambiti di Perequazione) zone called "Ari_ 1" with a total cadastral area of 44.315 identified and distinguished in the buildings cadastre at: sheet 51, parcels 2064, 2065, 2067, 2069, 2071, 2072, 237, 2864, 2865, 16, 18, 2066, 2073, 2854, 2856, 2858, 2860, 2862, 10, 11, 12, 2063, 2068, 2070, 22, 23, 24, 25, 26, 27, 279, 29, 30, 31, 32, 33 and 339;
- The Acceptance of this proposal does not transfer ownership but obligates the parties to enter into a preliminary sales contract.

All this being stated, the following is agreed and stipulated

1. PREMISES AND ANNEXES

ARRAS GROUP S.P.A.

Via Domodossola n°07, 20145, Milano (MI)

Web: www.arrasgroupspa.com | **Tel:** +39 079 58 28 81 **E-mail:** amministrazione@arrasgroupspa.com

P.IVA 11311540964



The premises and annexes are an integral and substantial part of this contract

2. SUBJECT MATTER

The undersigned, hereby revocable proposal, undertakes to purchase, for himself or a person to be named, the real estate unit of future construction identified as unit **"4"** (hereinafter, the **"Real Estate Unit"**) and the related appurtenance consisting of the **parking space** identified as **"4"** (hereinafter, the **"Parking Space"**) of the **"Frontemare Avola"** project, as better identified in the plan attached to this proposal under letter A, unless better description will be indicated in the final purchase and sale agreement.

The price offered for the Real Estate Unit is **Euro 790.000,00**, plus statutory VAT and **Euro 10.000,00**, plus statutory VAT, for the Parking Space, thus amounting to a total price of **Euro 800.000,00**, plus statutory VAT (the **"Price"**).

The Promissory Buyer declares that he has examined the technical specifications and construction plans for the **"Frontemare Avola"** project, the Real Estate Unit and the Parking Place, which are therefore to his liking. The undersigned declares, moreover, to be aware that the indications of a technical and design nature reported in Annex A may be subject to change either as a result of requests made by the competent bodies, or due to technical implementation and/or construction site requirements.

3. TERMS OF PAYMENT

The Price will be paid, by bank transfer to the following coordinates:

c.c. intested to:

ARRAS GROUP S.P.A.

CREDIT AGRICOLE - MILAN HEAD OFFICE, VIA ARMORARI 4 - 20123 MILAN

ARRAS GROUP S.P.A.

Via Domodossola n°07, 20145, Milano (MI)

Web: www.arrasgroupspa.com | **Tel:** +39 079 58 28 81 **E-mail:** amministrazione@arrasgroupspa.com

P.IVA 11311540964



IBAN:IT85B0623001627000047648640

SWIFT: CRPPIT2P227

will indicate to the Promissory Purchaser, according to one of the two essential terms and methods:

☐ Option 1

- **Euro 10.000,00**, to be made at the same time as sending this proposal, as a non-interest-bearing security deposit, to be charged as a down payment in the event of acceptance of this proposal; in case of non-acceptance of this proposal or in case of revocation of this proposal within the terms provided for in Article 6 below.
- **Euro 200.000,00** equal to 25% of the Price (of which **Euro 10.000,00** has already been paid with this revocable proposal), at the time of signing the preliminary sales contract, as a confirmation deposit, to be attributed to the price at the time of signing the definitive contract.
- **Euro 600.000,00** equal to 75% of the Price plus statutory, upon delivery of the Real Estate Unit and the Parking Space according to the timetable set forth in the preliminary purchase and sale agreement.

☐ Option 2 - payments based on the progress of construction with a 3% discount

- **Euro 77.600,00**, equal to 10% of the price, to be paid concurrently with the submission of this proposal as a down payment in case of acceptance of this proposal;
- **Euro 116.400,00** equal to 15% of the price plus legal VAT, at the time of signing the preliminary sales contract, as a confirmation deposit, to be attributed to the price at the time of signing the definitive contract.

ARRAS GROUP S.P.A.

Via Domodossola n°07, 20145, Milano (MI)

Web: www.arrasgroupspa.com | **Tel:** +39 079 58 28 81 **E-mail:** amministrazione@arrasgroupspa.com

P.IVA 11311540964



- **Euro 582.000,00**, equal to 75% of the price plus legal VAT according to the progress of the works as follows:
- Euro 155.200,00 equal to 20% of the price plus VAT at the time of the completion of the ground floor walls, as an advance payment;
- Euro 155.200,00 equal to 20% of the price plus VAT at the time of the laying of the first floor slab, as an advance payment;
- Euro 155.200,00 equal to 20% of the price plus VAT at the time of the installation of the systems, as an advance payment;
- Euro 116.400,00 equal to 15% of the price plus legal VAT as the balance payment at the Notarial Deed and delivery of the Property Unit.

4. PRELIMINARY CONTRACT.

The preliminary contract shall be stipulated within 15 days from the eventual acceptance of this proposal. All notarial expenses for registration, transfer, VAT and any other expense inherent or otherwise related to the preliminary and final contract of sale will be borne exclusively by the Promissory Buyer.

5. LIENS

The Real Estate Unit and the Parking Space shall be transferred free of encumbrances, persons or things, mortgages, prejudicial inscriptions and transcriptions, urban and fiscal burdens and third-party rights in general and in compliance with current building and urban regulations.

6. REVOCABILITY OF THE PROPOSAL

This proposal may be revoked within **15 days** from the date of its signing by the Promissory Buyer. After this period, the proposal will automatically become irrevocable.

7. COMPETENT COURT

ARRAS GROUP S.P.A.

Via Domodossola n°07, 20145, Milano (MI)

Web: www.arrasgroupspa.com | **Tel:** +39 079 58 28 81 **E-mail:** amministrazione@arrasgroupspa.com

P.IVA 11311540964



The Court of Milan shall have jurisdiction over any dispute concerning this purchase proposal.

8. PRIVACY

Personal data communicated in the context of this proposal will be processed in accordance with EU Regulation no. 679/2016 (GDPR), D. lgs. 196/2003 and ss.mm.ii, as well as the provisions and guidelines issued by the Italian Data Protection Authority.

Annex A: Technical documentation (floor plan, technical specifications).

The Promisee Buyer

Promisor Seller

City and Date

ARRAS GROUP S.P.A.

Via Domodossola n°07, 20145, Milano (MI)

Web: www.arrasgroupspa.com | **Tel:** +39 079 58 28 81 **E-mail:** amministrazione@arrasgroupspa.com

P.IVA 11311540964