



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 "The Beach" in the municipality of Noto (SR) Contrada Littiricci, Homogeneous territorial area sector no. 52 of the PRG, Zone C3/52 lot 634 of the Detailed Plan, Sheet 420 part. 838, 1448, 1998;
- 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

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

2. SUBJECT MATTER

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 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 **"A3"** (hereinafter, the **"Real Estate Unit"**) and the related appurtenance consisting of the **parking space** identified as **"P3"** (hereinafter, the **"Parking Space"**) of the **"The Beach"** 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 362.000,00**, plus statutory VAT and **Euro 10.000,00**, plus statutory VAT, for the Parking Space, thus amounting to a total price of **Euro 372.000,00**, plus statutory VAT (the **"Price"**).

The Promissory Buyer declares that he has examined the technical specifications and construction plans for the **"The Beach"** 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

IBAN:IT85B0623001627000047648640

SWIFT: CRPPIT2P227

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



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 93.000,00** 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 279.000,00** 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 36.084,00**, 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 54.126,00** 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.
- **Euro 270.630,00**, equal to 75% of the price plus legal VAT according to the progress of the works as follows:
- Euro 72.168,00 equal to 20% of the price plus VAT at the time of the completion of the ground floor walls, as an advance payment;

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 72.168,00 equal to 20% of the price plus VAT at the time of the laying of the first floor slab, as an advance payment;
- Euro 72.168,00 equal to 20% of the price plus VAT at the time of the installation of the systems, as an advance payment;
- Euro 54.126,00 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

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

8. PRIVACY

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



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