



**PRIVATE CONTRACT
REVOCABLE PURCHASE PROPOSAL OF REAL ESTATE UNIT**

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

WHEREAS:

- The company Arras Group S.p.A., headquartered in Milan, Largo Domodossola No. 7, tax code, VAT No. and registration number with the Register of Companies of Milan 11311540964, REA No. MI - 2593794 ("**Arras**"), or other company controlled by the latter pursuant to Article 2359 of the Italian Civil Code, (the "**Promissory Seller**") plans to carry out a building intervention with Residential use on an area owned by it, called the "**BADESI MARE**" project to be built as per the executive project submitted in the Municipality of **Badesi (SS)** and to be registered at the SUAP of the same Municipality. Intervention located in Badesi (SS) **Località Li Tarabuzzi** Promoted by the Arras Group;
- the eventual acceptance of this proposal will not determine translative effects of ownership, but only the obligation to enter into the preliminary contract of sale.

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

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 "**PRESTIGE 15**" (hereinafter, the "**Real Estate Unit**") and the related appurtenance consisting of the **parking space** identified as "**P15**" (hereinafter, the "**Parking Space**") of the "**BADESI MARE**" 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 **402.000.00**, plus statutory VAT and Euro **10,000.00**, plus statutory VAT, for the Parking Space, thus amounting to a total price of Euro **412,000.00**, plus statutory VAT (the "**Price**").

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

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



BADESI MARE SRL

IBAN: IT07 K031 0404 8040 0000 0400 342

BIC-SWIFT: DEUTITM1594

will indicate to the Promissory Purchaser, according to the following essential terms and methods:

- 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 103.000.00** equal to 25% of the Price (of which Euro 10,000.00 has already been paid with this revocable proposal), at the time of the signing of the preliminary purchase and sale agreement, as a deposit, to be charged as a down payment at the time of the signing of the final purchase and sale agreement.
- **Euro 309.00.00** equal to 75% of the Price, plus statutory VAT upon delivery of the Real Estate Unit and the Parking Space according to the timetable set forth in the preliminary purchase and sale agreement.

The Promissory Seller undertakes, at the date of signing the preliminary purchase and sale agreement, to issue in favor of the Promissory Buyer an appropriate insurance surety issued by a leading company.

4. PRELIMINARY CONTRACT.

The preliminary contract, shall be stipulated within 30 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 **30 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.

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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, general plan);

The Promissory Buyer

City and date:

For acceptance

The Promissory Seller

A handwritten signature in black ink, appearing to be 'G. S.', is written over a horizontal line.

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