



**PRIVATE CONTRACT
IRREVOCABLE 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 **DIAMONDS SRL**, with registered office at: Valledoria , Corso Europa snc, VAT number 02928450903, Economic and Administrative Index number SS – 216028 or other company controlled by the latter pursuant to Article 2359 of the Italian Civil Code ("**Promissory Seller**") plans to carry out a Building intervention with residential use, called "DIAMONDS" to be implemented as per design submitted in the Municipality of La Maddalena (province of Sassari) Via Principe Amedeo snc;
- the acceptance of this offer does not entail the transfer of ownership, but only the obligation to conclude a preliminary purchase and sale contract.

This being premised, the parties have agreed as follows:

1. PREAMBLE AND APPENDICES

The preamble and appendices are an integral and material part of this offer.

2. SUBJECT MATTER OF THE OFFER

By virtue of this revocable offer, the undersigned agrees to purchase for itself or for its designee the real estate unit of future construction designated as "Unit C6" (hereinafter referred to as the "**Real Estate Unit**") and the corresponding surrounding area, consisting of a parking space designated as "**P6/C**" (hereinafter referred to as the "**Parking Space**"), under the project "DIAMONDS" as more specifically set forth on the plan attached to this offer as Appendix "A", unless more specifically described in the final purchase and sale contract.

The price offered for the Real Estate Unit is **Euro 315.500,00**, plus statutory VAT, and Euro **Euro 10.000**, plus statutory VAT, for the Parking Space. Therefore, the total price is **Euro 325.500,00**, plus statutory VAT (the "**Price**").

The Promissory Buyer declares that it has examined the [specifications and construction projects] of the "**DIAMONDS**" project, the Real Estate Unit and the Parking Space, which are therefore found to be to its satisfaction. In addition, the undersigned declares that it is aware that the technical and project information set forth in Appendix A is subject to change as a result of requests by competent authorities or due to technical implementation needs and/or construction site requirements.

ARRAS GROUP S.P.A.

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

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P.IVA 11311540964



3. TERMS OF PAYMENT

The price shall be paid by bank transfer to the bank details of the Promissory Seller:

IBAN: IT53P0310404804000000400262

BIC-SWIFT: DEUTITM1594GE

to be specified to the Promissory Buyer, within the following terms and in the following order:

- **Euro 10.000,00**, — simultaneously with the sending of this irrevocable offer as an interest-free security deposit to be collected as a security deposit in case of acceptance of this offer; in case of non-acceptance of this offer or in case of its withdrawal within the deadlines set forth in Art. 6 below.
- **Euro 81.375,00** equal to 25% of the Price (of which Euro 10 000,00 already paid with the signing of this revocable offer), — at the time of the conclusion of the preliminary purchase and sale contract, as a guarantee deposit to be charged as an advance payment at the time of signing the final purchase and sale contract.
- **Euro 244.125,00** plus statutory VAT, equal to 75% of the Price — at the time of handover of the Real Estate Property and the Parking Space, in accordance with the schedule set forth in the preliminary purchase and sale contract.

The Promissory Seller undertakes on the date of signing of the preliminary purchase and sale contract to issue, in favor of the Promissory Buyer, an appropriate surety bond issued by the leading company.

4. PRELIMINARY CONTRACT

The preliminary contract, if this offer is accepted, shall be concluded within 30 days in accordance with the text attached to this document as Appendix B.

All fees for registration, title transfer, VAT and any other costs inherent in or otherwise related to the preliminary and final purchase and sale contract shall be borne solely by the Promissory Buyer.

5. ENCUMBRANCE

The Real Estate Property and the Parking Space will be transferred without encumbrances, persons or things, mortgages, adverse entries and registrations, zoning and fiscal burdens and third party rights in general and in accordance with applicable building and town planning regulations.

6. WITHDRAWAL OPTION

This offer may be withdrawn within 30 days from the date of its signing by the Promissory Buyer, Upon expiry of the specified term, the offer will automatically become irrevocable.

7. COMPETENT COURT

The Court of Milan shall have jurisdiction over any dispute arising out of this offer to purchase.

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8. CONFIDENTIALITY

Personal data transmitted in the context of this offer will be processed in accordance with EU Regulation No. 679/2016 (General Data Protection Regulation), Legislative Decree 196/2003 and subsequent amendments, and the guidelines issued by the Supervisory Authority for the Protection of Personal Data.

Appendices

Appendix A: technical documentation (plan, specifications, construction project)

Appendix B: Preliminary Purchase and Sale Contract

The Promissory Buyer

For acceptance

The Promissory Seller

A handwritten signature in black ink, appearing to be 'E. G. S.', is written over a horizontal line. The signature is cursive and somewhat stylized.

City and date:

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