

MEMORANDUM OF UNDERSTANDING (MOU)

For Pre-Launch Booking of Berry Farming Community Project, Bhor 412206

This Memorandum of Understanding ("MOU") is entered into on [Insert Date], by and between:

1. **Farmplex Private Limited.** (hereinafter referred to as the "Developer"), a company incorporated under the laws of India, having its registered office at S.No.567, Plot 2,Aashiyana Bldg, Bibvewadi Kondhwa Road, Bibvewadi Pune-411037, represented by its authorized signatory Nrusinh Madke, CEO and
2. **[Insert Customer's Full Name]** (hereinafter referred to as the "Customer"), son/daughter of [Insert Father's/Mother's Name], residing at [Insert Customer's Address], holding PAN [Insert PAN Number] and Aadhaar [Insert Aadhaar Number (optional)].

WHEREAS:

A. The Developer is engaged in the development of the Berry Farming Community Project located in Shilimb Village, Bhor, Pune 412206 (the "Project"), which is currently in the pre-launch phase.

B. The Customer has expressed interest in booking a unit/plot in the Project and has agreed to pay a booking amount prior to the official launch of the Project.

C. The parties wish to outline the terms and conditions governing the booking amount, including refund provisions, adjustments, and additional benefits, through this non-binding MOU.

NOW, THEREFORE, the parties hereby agree as follows:

1. Booking Amount

The Customer agrees to pay a booking amount of 9,999 Rupees [Nine Thousand Nine Hundred] only) (the "Booking Amount") to the Developer as a token of interest in the Project. This payment shall be made via [bank transfer/online gateway/UPI] and is acknowledged by the Developer upon receipt.

2. Refund Policy

- The Booking Amount is fully refundable if the Customer decides not to proceed with the deal after the official launch of the Project, for any reason whatsoever.
- In the event of a refund request, the Developer shall process and remit the refund within 7 (seven) working days from the date of receipt of a written refund request from the Customer.
- Any processing fees charged by the payment gateway (if applicable) shall be deducted from the refund amount. The Developer shall provide a breakdown of such fees upon request.
- No interest shall be payable on the Booking Amount in case of refund.

3. Adjustment of Booking Amount

- If the Customer decides to proceed with the purchase after the Project launch, the Booking Amount shall be adjusted against the total consideration payable for the unit/plot selected by the Customer in the Project.
- The final agreement for sale/purchase shall be executed separately upon Project launch, subject to the terms and conditions therein.

4. Benefits to the Customer

In consideration of the pre-launch booking, the Customer shall be entitled to the following exclusive benefits:

- An exclusive farm visit pass to tour the Berry Farm and Global Agriculture Park by Farmplex.
- Priority choice in selecting units/plots upon Project launch
- Up to 2% discount subject to selection of project size
- Exclusive 3 month payment slab on farm infra set up cost
- A complimentary gift hamper worth of Rs. 999 including fresh grown veggies and farm produce

5. Validity and Termination

- This MOU is valid until the official launch of the Project or until the Customer requests a refund, whichever is earlier.
- This MOU is non-binding and does not create any legal obligations for purchase or sale, except for the refund and adjustment provisions outlined herein.
- Either party may terminate this MOU by providing written notice to the other party, subject to the refund terms in Clause 2.

6. Governing Law and Dispute Resolution

- This MOU shall be governed by the laws of India.
- Any disputes arising out of or in connection with this MOU shall be resolved amicably through mutual discussions

7. Entire Agreement

This MOU constitutes the entire understanding between the parties with respect to the subject matter hereof and supersedes all prior agreements or understandings, whether oral or written.

8. Amendments

Any amendments to this MOU must be made in writing and signed by both parties.

For Farmplex Pvt. Ltd.

Customer

Nrusinh Madke

Name:

CEO, Farmplex