

INDIA NON JUDICIAL

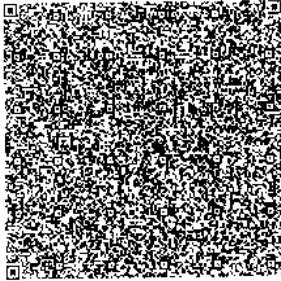
Government of National Capital Territory of Delhi



सत्यमेव जयते

e-Stamp

Certificate No. : IN-DL42346284148729M
Certificate Issued Date : 05-Apr-2014 12:31 PM
Account Reference : NONACC (BK)/ dl-corp/bk/ CORP NAJAF/ DL-DLH
Unique Doc. Reference : SUBIN-DLDL-CORPBK81867687698295M
Purchased by : NU STORES PVT LTD
Description of Document : Article 55 Release
Property Description : LAND AT VILLAGE SAMALKA NEW DELHI
Consideration Price (Rs.) : 4,28,00,000
(Four Crore Twenty Eight Lakh only)
First Party : RAMESH KUMARI
Second Party : NU STORES PVT LTD
Stamp Duty Paid By : NU STORES PVT LTD
Stamp Duty Amount(Rs.) : 12,84,000
(Twelve Lakh Eighty Four Thousand only)



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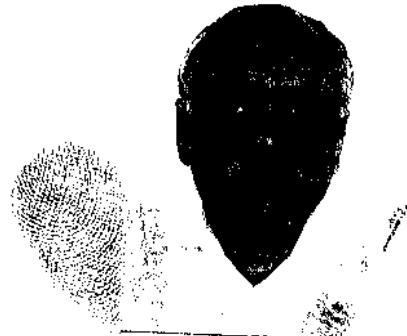
For NU STORES PVT. LTD

Director

ZK 0001558738



(Smt. Ramesh Kumari)
UID No. 7006-8998-1865
Pan No. AFA1B0834J



(Shri Jagdish Yadav)
UID No. 4348 8623 5080
Co. Pan No. AACFN6139P

description of property

Name of the Colony/Area : Village Samalka, New Delhi
Category : NA
Total Area : 1.7135 Acres (approx.)
Minimum rate of land : Rs.53,00,000/- per Acre

RELEASE DEED FOR A SUM OF Rs.4,28,00,000/-

Stamp Duty @ 3% Rs.12,84,000/-

This **RELEASE DEED** is made and executed at New Delhi on this 7th day of May, 2014, by **Smt. Ramesh Kumari**, wife of Late Shri Deepak Bhardwaj, R/o Green Villa, Nitesh Kunj Hotel Complex, N.H.8, Samalka, New Delhi, hereinafter referred to as the "**RELEASOR**" (which expression shall unless repugnant to the context mean and include "**the RELEASOR**" and her legal heirs, successors, legal representatives, administrators, nominees, executors, assigns etc.) of the one part;

IN FAVOUR OF

M/s NU-Stores (P) Ltd., a Company duly incorporated under the Companies Act, 1956, having its registered office at N-1, BMC House, Middle Circle, Cannaught Place, New Delhi, represented through its Director Shri Jagdish Yadav, duly authorized vide Resolution passed in the meeting of Board of Directors held on 4th April, 2014, hereinafter referred to as the "**RELEASEE**" (which expression shall unless repugnant to the context mean and include "**the RELEASEE**" and its successors, legal representatives, administrators, nominees, executors, assigns etc.) of the other part.

For NU STORES PVT. LTD

Director


WHEREAS the Releasors (having 7/20th Share) and the Releasees (having 1/20th Share) are the joint co-owners/co-sharer of 2/5th Share in Agricultural Land total measuring 23 Bighas 10 Biswas, bearing Khasra Nos.24//24 (4-16), 31//6(4-16), 15(4-16), 16 min. (2-16), 32//4(4-16), 19 min. (0-15), 20/2 min (0-15), Situated in the revenue estate of Village Samalka, Tehsil Vasant Vihar, New Delhi, as per the revenue records.

And the aforesaid land stands duly mutated in the name of the RELEASOR & the Releasee in the Revenue Records as owners/bhumidars and the Releasor has full power and absolute authority to release, sell, convey and transfer the aforesaid land unto the RELEASEE, and to receive the release/sale consideration in her own name. And neither anyone else has any right, title and interest in the aforesaid land nor there is any legal impediment which prohibits the RELEASOR to sell the same unto the RELEASEE.

AND WHEREAS the RELEASOR has agreed to release, assign, convey, alienate and transfer her all right, titles and interests in the aforesaid **7/20th Share in Agricultural Land total measuring 23 Bighas 10 Biswas, bearing Khasra Nos.24//24(4-16), 31//6(4-16), 15(4-16), 16 min. (2-16), 32//4(4-16), 19 min.(0-15), 20/2 min (0-15), Situated in the revenue estate of Village Samalka, Tehsil Vasant Vihar, New Delhi,** unto the RELEASEE and the RELEASEE has also agreed to acquire the aforesaid AGRICULTURE LAND for a total consideration of Rs.4,28,00,000/- (Rupees Four Crore Twenty Eight Lacs only) under the following terms and conditions of this Release Deed.

NOW THIS RELEASE DEED WITNESSETH AS UNDER:-

1. That in consideration of the said sum of Rs.4,28,00,000/- (Rupees Four Crore Twenty Eight Lacs only) the RELEASOR does hereby release, convey, alienate and transfer her all rights, titles and interests in the said AGRICULTURE LAND, along with water channels and all other estate rights whatsoever, including all easements, appurtenances to the said land as also enjoyed or reputed to be enjoyed therewith including all rights in the trees, shrubs, pathways, each and every installation thereof, unto the RELEASEE, in perfect and absolute ownership without any hindrance, disturbance, whatsoever, TO HAVE, TO HOLD AND TO ENJOY THE SAME ABSOLUTELY AND FOREVER.
2. That the said consideration of Rs.4,28,00,000/- (Rupees Four Crore Twenty Eight Lacs only), (including deduction of TDS of Rs.4,28,000/- @ 1% of the total sale/release consideration which they have deposited with Income Tax Department on behalf of the Vendor) has been received by the RELEASOR from the RELEASEE, in the following manner:-



For NU STORES PVT. LTD


Director

Deed Related Detail

Deed Name RELEASE		RELEASE WITH CONSIDERATION	
Land Detail			
Tehsil/Sub Tehsil	Sub Registrar IX	Building Type	
Village/City	Samalkha		
Place (Segment)	Samalkha		
Property Type	Khadar		
Property Address	House No.: , Road No.: , Samalkha		
Area of Property	8.00 Bigha	4.00 Bishwa	5.00 Bishwansi
Money Related Detail			
Consideration	42,800,000.00 Rupees	Stamp Duty Paid	1,284,000.00 Rupees
Value of Registration Fee	428,000.00 Rupees	Pasting Fee	100.00 Rupees
Transfer Duty	0 Rupees	Government Duty	1284000 Rupees

This document of RELEASE

RELEASE WITH CONSIDERATION

Presented by: Sh/Smt.

S/o, W/o

R/o

Smt. Ramesh Kumari

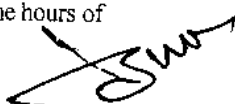
Shri Deepak Bhardwaj

Green Villa Nitesh Kunj Hotel Complex NH -8
Samalka New Delhi

in the office of the Sub Registrar, Delhi this 07/05/2014 13:13:11 day Wednesday

between the hours of

Signature of Presenter


 Registrar/Sub Registrar
 Sub Registrar IX
 Delhi/New Delhi

Execution admitted by the said Shri / Ms.

Smt. Ramesh Kumari

and Shri / Ms.

Ms NU STORE P LTD. Through Its Shri Jagdish Yadav

Who is/are identified by Shri/Smt/Km. Shri ramesh Kumar S/o W/o D/o late Shri Nar Ram R/o BZF-941A Raj Nagar -II Palam Colony New Delhi

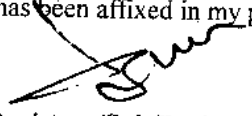
and Shri/Smt/Km Shri Rajpal Yadav S/o W/o D/o Late Shri Jamnadas R/o VPO Rajokari New Delhi

(Marginal Witness). Witness No. II is known to me.

For Me the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Director


 Registrar/Sub Registrar
 Sub Registrar IX
 Delhi/New Delhi

Date 09/05/2014 14:27:01

At the time of presentation, No Stay order of any competent court or any other objection is found as per record of this office.

Reader to SR-IX



149652415344

Amount	Ch.Nos.	Date	Bank
Rs.1,00,00,000/-	467615	27.12.13	Standard Chartered Bank
Rs.1,10,00,000/-	467628	07.05.14	Standard Chartered Bank
Rs.2,13,72,000/-	467629	07.05.14	Standard Chartered Bank

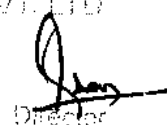
in full and final payment/settlement towards the release price of the said AGRICULTURE LAND, and the legal receipt of the same is hereby admitted and acknowledged in respect of the release of the said AGRICULTURE LAND in full and payment and/or settlement by the RELEASOR.

That the RELEASOR hereby explicitly admit and declare that having receipt of the aforesaid consideration in full and final payment from the Releasee, nothing remains unpaid to the RELEASOR by the Releasee for the same, as the aforesaid consideration represents the full and final consideration for the transaction.

3. That the RELEASOR have delivered the possession of the said agriculture land unto the RELEASEE on the spot alongwith all the structures standing thereon besides all the rights appurtenant thereto including the right of easement and privileges.
4. That the RELEASOR do hereby release, grant, convey, transfer and assign, with the ownership rights of the said AGRICULTURE LAND together with the super structure thereon, unto the RELEASEE, and the RELEASOR hereby assure that her all rights titles and interests, along with all the rights, privileges, easements and appurtenances, whatsoever in the said AGRICULTURE LAND, belong and usually held herewith including all electric, water and all the estate right, title, and interest in the said agriculture land, hereby released, and every part thereof TO HAVE AND TO HOLD THE SAME unto the RELEASEE absolutely and forever.
5. That the RELEASOR hereby assures the RELEASEE that the said AGRICULTURE LAND, hereby released, is free from all sorts of charges, encumbrances, liens, claims, demands, and liabilities, legal flaws, disputes, sale, mortgage, gift, injunction, notifications for acquisitions/requisition, and if ever it is proved to be otherwise and the RELEASEE suffers, due to any legal defect in the title of the RELEASOR, any loss and/or whole or any part of the said AGRICULTURE LAND, hereby released, is taken away from the possession of the RELEASEE, then the RELEASOR will make good the losses thus suffered by the RELEASEE in this regard and shall keep the RELEASEE indemnified against all losses, costs, damages and expenses accruing thereby to the RELEASEE.



For NU STORES PVT. LTD



Director

Reg. No.

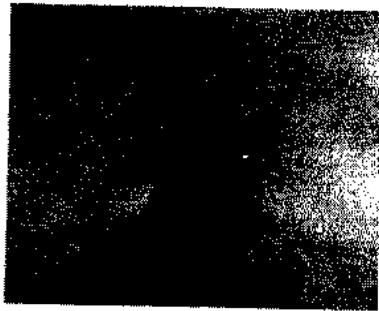
Reg. Year

Book No.

5344

2014-2015

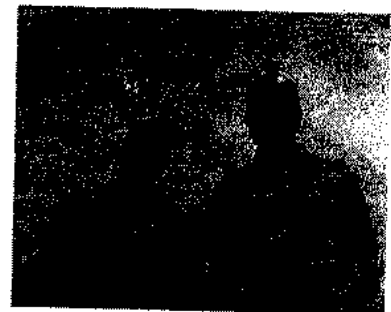
1



Ist Party



IInd Party



Witness

Ist Party

Smt. Ramesh Kumari

IInd Party

Ms NU STORE P LTD. Through Its Shri Jagdish Yadav

Witness


Shri ramesh Kumar, Shri Rajpal Yadav

Certificate (Section 60)

Registration No.5,344 in Book No.1 Vol No 7,665
on page 107 to 112 on this date **09/05/2014 14:22:04**
and left thumb impressions has/have been taken in my presence.

day Friday

Date 09/05/2014 14:27:19


Sub Registrar
Sub Registrar IX
New Delhi/Delhi



149602715344

6. That the RELEASOR now admit that now she has been left with no right, title and interest of any nature, whatsoever in the said AGRICULTURE LAND, and the RELEASEE has become the absolute owner/bhumidar of the same. They will use and enjoy the same in any manner, they like, including right to sell, transfer or alienate the said AGRICULTURE LAND to anyone including the right to give the same on rent to anyone and to receive the rent and to get the tenant(s) evicted through the process of law or by negotiation, to take possession etc.
7. That the RELEASOR hereby undertake to have the said AGRICULTURE LAND mutated in favour of the RELEASEE in the Revenue records and other concerned authorities, otherwise the RELEASEE can also get the said AGRICULTURE LAND mutated in their own name in the revenue records and other concerned authority on the basis of this release deed or its certified true copy.
8. That all the rates, cesses, taxes, payable in respect of the said AGRICULTURE LAND, shall be paid by the RELEASOR upto date and thereafter the RELEASEE will be responsible for the payment of the same. The Release also undertakes that he will be liable and responsible for all the payments till date of the Release Deed, if any demand arises in future.
9. That the RELEASOR hereby declare and assure the RELEASEE that there is no poultry farm, warehouse on the said land. The said land is AGRICULTURE LAND and is being used only for agriculture purposes. The said land was also AGRICULTURE LAND before the commencement of the Urban Land (Ceiling & Regulation) Act, 1976, and the same entered in the revenue records as AGRICULTURE LAND.
10. That the RELEASOR hereby further declare and assure the RELEASEE that the said AGRICULTURE LAND has not been notified under section 4 or 6 of the Land Acquisition Act, 1894, either for the planned development of Delhi or for any other purposes and is situated within the green belt outside the urbanized limits. This release deed does not contravene the provisions of the Delhi Land Reforms Act, 1954.
11. That in future the said land and/or any part thereof is acquired by any department, authority or government, in that case the RELEASEE shall be entitled for all benefits, rights, claims, residuary rights, advantages and easements pertaining to the said land including the compensation of the same as well as the alternative land/properties and the RELEASOR shall have no claim whatsoever in this regard.



For NU STORES PVT LTD


Director

12. That the said land is used for agriculture purpose and neither any notice u/s 81 of the Delhi Land Reforms Act, 1954, has been received nor any proceeding is pending in any court of law.
13. That the RELEASEE has paid the stamp duty, registration charges and other incidental charges for the execution of this Release deed.
14. That all the parties, hereto i.e. the RELEASOR and the RELEASEE are Indian Nationals.
15. That the Release Deed is executed at New Delhi and Court(s) in Delhi/New Delhi alone will have the exclusive jurisdiction over this Deed to the exclusion of all other courts and the Deed shall be set to any construed in accordance with the laws of India.

IN WITNESS WHEREOF, the RELEASOR and the RELEASEE have set subscribed their respective hands to this release deed on the day, month and year, first mentioned above, in the presence of the following witnesses.



RELEASOR

WITNESSES:-


1. 

Ramesh Kumar

S/o Late Sh. Nar Ram

RZF-941A, Raj Nagar-II, New Delhi-45

UID No.9421-1557-3468

For NU STOR... 

RELEASEE

Director

2. 

Rajpal Yadav

S/o Late Jamnadass

VPO Rajokari, New Delhi

UID No.4055-7410-8516