



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

6542
20/5/13

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-DL85695183044304L

: 02-Mar-2013 03:28 PM

: NONACC (BK)/ dl-corpbk/ CORP NAJAF/ DL-DLH

: SUBIN-DL DL-CORPBK70993722983048L

: NU STORES PVT LTD

: Article 55 Release

: LAND AT VILLAGE SAMALKA NEW DELHI

: 66,00,000

(Sixty Six Lakh only)

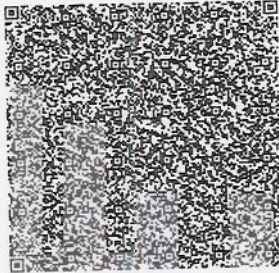
: SATISH KUMAR

: NU STORES PVT LTD

: NU STORES PVT LTD

: 1,98,000

(One Lakh Ninety Eight Thousand only)



LOCKED

Please write or type below this line

43488623
UIDN- 881264007758



UID No

881264007758

[Signature]



Colon AACFN 613
For NU STORES PVT LTD

[Signature]
Direct

description of property

Name of the Colony/Area	: Village Samalka, New Delhi
Category	: NA
Total Area	: 0.1617 Acre (approx.)
Minimum rate of land fixed by the Govt.	: Rs.53,00,000/- per Acre

RELEASE DEED FOR A SUM OF Rs.66,00,000/-

Stamp Duty ..3%...@..Rs.198,000/-

This Release Deed is made and executed at New Delhi on this 20th day of May, 2013, by:-

Shri Satish Kumar, Son of Shri Hari Singh, R/o Village & P.O. Samalka, New Delhi, hereinafter referred to as "the RELEASOR" (which expression, herein used, shall mean and include his legal heirs, successors, nominees and assignees) of the one part; represented through his constituted Special Attorney Shri Raj Mal Gupta S/o Shri K.L. Gupta, R/o VPO Samalka, New Delhi, vide SPA dated 3/05/13, duly registered as Document No.664 in Addl. Book No.IV, Volume No.1635 on pages 94 to 97 dated 4.05.2013, in the office of the Sub-Registrar-IX, Kapashera, New Delhi; (who is still alive and he has not cancelled/revoked the aforesaid SPA till date)

IN FAVOUR OF

M/s. NU-Stores Private Ltd., a company duly incorporated under the Companies Act, 1956, having its registered office at N-1, BMC House, Middle Circle, Connaught Place, New Delhi, represented through its Director Shri Jagdish Yadav Son of Shri Umrao Singh, duly authorized vide resolution passed in the meeting of the Board of Directors held on 18/5/13, hereinafter called "the RELEASEE", (which expression, herein used, shall mean and include its successors, nominees and assignees), of the other part.

WHEREAS:-

- i) The Releasor (having 1/120th Share) and the Releasee (having 1/40th Share) are the joint co-owners/co-bhumidhars of **Agricultural Land total measuring 4 Bighas 16 Biswas, bearing Khasra No.25//16(4-16);**
- ii) The Releasor (having 1/60th Share) and the Releasee (having 1/20th Share) are the joint co-owners/co-bhumidhars of **Agricultural Land total measuring 33 Bighas 12 Biswas, bearing Khasra Nos.24//24(4-16), 31//6(4-16), 15(4-16), 16(4-16), 32//4(4-16), 19(4-16), 20/1(1-0), 20/2(3-16);**

For NU STORES PVT. LTD.

Director

[Handwritten signature]

[Handwritten signature]

For NU STORES PVT. LTD

[Handwritten signature]
Director

[Handwritten signature]

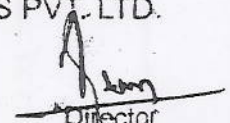
- iii) The Releasor (having 1/60th Share) and the Releasee (having 1/20th Share) are the joint co-owners/co-bhumidhars of **Agricultural Land total measuring 8 Bighas 9 Biswas, bearing Khasra Nos.23//20/2(2-18), 21/1(0-10), 24//15/1(1-15), 16/1(1-15), 25/1(1-10), 32//5/1/1(0-1); &**
- iv) The Releasor (having 1/120th Share) and the Releasee (having 1/40th Share) are the joint co-owners/co-bhumidhars of **Agricultural Land total measuring 9 Bighas 2 Biswas, bearing Khasra Nos.32//11(4-16), 12(4-6), all 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 in the revenue records as owner/bhumidar 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 his 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, convey, transfer and assign all his rights, titles and interests in the aforesaid (i) 1/120th Share in Agricultural Land total measuring 4 Bighas 16 Biswas, bearing Khasra No.25//16(4-16); (ii) 1/60th Share in Agricultural Land total measuring 33 Bighas 12 Biswas, bearing Khasra Nos.24//24(4-16), 31//6 (4-16), 15(4-16), 16(4-16), 32//4(4-16); 19 (4-16), 20/1(1-0), 20/2(3-16); (iii) 1/60th Share in Agricultural Land total measuring 8 Bighas 9 Biswas, bearing Khasra Nos.23//20/2(2-18), 21/1(0-10), 24//15/1(1-15), 16/1(1-15), 25/1(1-10), 32//5/1/1 (0-1); & (iv) 1/120th Share in Agricultural Land total measuring 9 Bighas 2 Biswas, bearing Khasra Nos.32//11(4-16), 12(4-6), all Situated in the revenue estate of Village Samalka, Tehsil Vasant Vihar, New Delhi, together with all structures (pucca or otherwise), crops, trees, groves, borewell, boundary, other movable attached alongwith all his rights, title and interest including Bhumidari, cultivatory rights, hereinafter collectively referred to as "the said land", alongwith all benefits, facilities, privileges, easements or advantages belonging to or in any way appertaining to the said land to the RELEASEE for a total consideration of Rs.66,00,000/- (Rupees Sixty Six Lac only).

AND WHEREAS the RELEASEE has agreed to acquire and possess the said land relying on the various assurances, covenants, representations, statements and undertaking given by the RELEASOR and believing the same to be true and acting on the faith thereof and on the terms and conditions mentioned hereunder.

For NU STORES PVT. LTD.


Director

02934
118

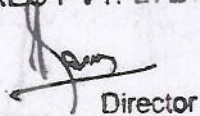


A handwritten signature in black ink, appearing to be 'J. S.', located in the upper left quadrant of the page.



A handwritten signature in black ink, appearing to be 'J. S.', located in the middle left quadrant of the page.

For NU STORES PVT. LTD



A handwritten signature in black ink, appearing to be 'J. S.', located below the text 'For NU STORES PVT. LTD'.

Director

NOW THIS RELEASE DEED WITNESSTH AS UNDER:

1. That in pursuance of this Release Deed and in total consideration of Rs.66,00,000/- (Rupees Sixty Six Lac only), the RELEASOR doth hereby release, relinquish, disclaim, convey, assign and transfer all his rights, titles and interests in the aforesaid land (fully described above) together with all structures (pucca or otherwise), crops, trees, groves, borewell, boundary, other movable attached thereto alongwith all his rights, title and interest including Bhumidari, cultivatory rights, to the RELEASEE, absolutely and forever.
2. That the RELEASEE has paid the aforesaid consideration of Rs.66,00,000/- (Rupees Sixty Six Lac only), in the following manner: -

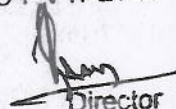
Amount	Ch.No.	Dated	Bank
Rs.66,00,000/-	442727	04.03.13	Standard Chartered Bank

as full and final payment to the RELEASOR, and the legal receipt of the same is hereby admitted and acknowledged by the RELEASOR in full and final payment towards the release price of his rights, titles and interest in the aforesaid land.

3. That the RELEASOR hereby explicitly admit and declare that having received the aforesaid consideration in full and final payment, nothing is left due from the RELEASEE to the RELEASOR against release consideration for the purchase of the said land, as the aforesaid consideration represents the full and final consideration for the transaction.
4. That the Releasor has handed over the actual and peaceful physical vacant possession of the said land to the RELEASEE on spot alongwith all the structures standing thereon besides all the rights appurtenant thereto including the right of easement and privileges.
5. That the Releasor has handed over the relevant original documents relating to the said land to the RELEASEE, at the time of execution of this Release Deed.



For NU STORES PVT. LTD.


Director

RegNo. 5243

Date 20/05/2013 11

Deed Related Detail

Deed Name RELEASE RELEASE WITH CONSIDERATION

Land Detail

Tehsil/Sub Tehsil Sub Registrar IX
Village/City Samalkha Building Type
Place (Segment) Samalkha
Property Type Khadar
Property Address House No.: , Road No.: , Samalkha
Area of Property 0.00 15.50 Bishwa 0.00

Money Related Detail

Consideration Value 6,600,000.00 Rupees Stamp Duty Paid 198,000.00 Rupees
Value of Registration Fee 66,000.00 Rupees Pasting Fee 100.00 Rupees

This document of RELEASE

RELEASE WITH CONSIDERATION

Presented by: Sh/Smt.

S/o, W/o

R/o

Satish Kumar through its GPA Rajmal Gupta K.L. Gupta

VPO Samalkha Delhi

in the office of the Sub Registrar, Delhi this 20/05/2013 day Monday
between the hours of

Signature of Presenter


Registrar/Sub Registrar
Sub Registrar IX
Delhi/New Delhi

Executed and presented by Shri /Ms. Satish Kumar through its GPA Rajmal Gupta

and Shri / Ms. M/s Stores Pvt Ltd. through its Jagdish Yadav


Who is/are identified by Shri/Smt/Km. Raj Kumar S/o W/o D/o Bal Kishan R/o VPO Samalkha Delhi

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

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

Contents of 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

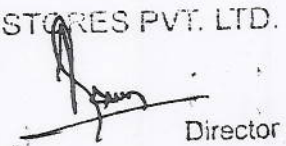

Registrar/Sub Registrar
Sub Registrar IX
Delhi/New Delhi

Date 20/05/2013 17:16:33

6. That the Releasor has undertaken and assured the RELEASEE that his undivided right and title in the said land subsists and except the RELEASOR nobody else including his legal heirs, representatives, etc. have any right, title, interest or claim whatsoever or howsoever in the said land and the Releasor has full, unfettered and unrestricted right, power and absolute authority to release, relinquish, disclaim, sell, transfer, convey and assign the said land and he is fully competent to execute this Release Deed and to sign all necessary documents in this regard.
7. That the Releasor has assured the RELEASEE that he has a clear marketable title in the aforesaid land, and the same is free from all sorts of encumbrances including but not restricted to prior sale, release, pledge, mortgage, charge, Will, gift, exchange, lien, guarantee, surety, security, agreement, arrangement, power of attorney, proceedings, decree, trust, claim, lispendens, breaches, disputes, litigation, court injunction, stay order, notice, attachment, acquisition etc. and is not subject matter of any HUF, Trust, minors etc.
8. That the Releasor has represented and assured to the RELEASEE that there is no breach, violation etc. and he have not violated any of the bye-laws, rules and regulations etc. of any statue as applicable to the said land and have deposited all demands, dues etc.
9. That the Releasor has assured and undertaken to the RELEASEE that there is no other subsisting agreement, arrangement, MOU, settlement, power of attorney etc. in respect of the said land or any part thereof with any person, authority, organization etc. and the Releasor has further assured that he has done nor been party to any act whereby his rights, title and interest in the said land may, in any way, be impaired or whereby the RELEASOR may be prevented from transferring the said land.
10. That the RELEASOR shall not act in contravention to this Release Deed or evade any action that may put the RELEASEE to any losses/ damages or which is detrimental to the interest of the RELEASEE.
11. That the said land has not been notified under section 4 &/or 6 of Land Acquisition Act, 1894, either for the planned development of Delhi or for any other purposes and is situated within the green belt and outside the urbanized limits. The Release Deed will not contravene the provisions of the Delhi Land Reforms Act, 1954.



For NU STORES PVT. LTD.


Director

Reg. No.
5243

Reg. Year
2013-2014

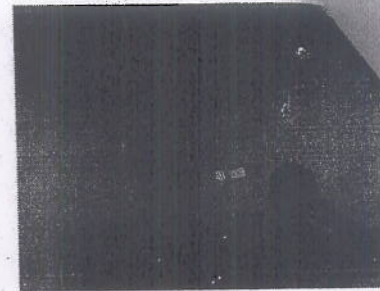
Book No.
1



Ist Party



IInd Party



Witness

Ist Party

Satisf Kumar through its GPA Rajmal Gupta

IInd Party

M/s Stores Pvt Ltd through its Jagdish Yadav

Witness

Raj Kumar, Rajpal Yadav

Certificate (Section 60)

Registration No.5,243 in Book No.1 Vol No 7,103

on page 148 to 155 on this date 20/05/2013 17:14:25
and left thumb impressions has/have been taken in my presence.

day Monday

Date 20/05/2013 17:16:18


Sub Registrar

Sub Registrar IX

New Delhi/Delhi

12. That there is no poultry farm, warehouse, cattle livestock, raising of grass on the said land. The said land is agricultural land.

13. That the said land is being 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.

Relying on the aforesaid representation and believing the same to be true and acting on the faith thereof, the RELEASEE have agreed to acquire the said land and the RELEASOR does doth hereby indemnify and shall keep RELEASEE indemnified for all losses and damages that the RELEASEE may suffer because of any defect in the title of the RELEASOR.

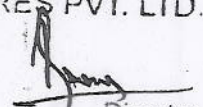
14. That all taxes, such as Municipal taxes, Land Revenues and other charges etc. has been paid by the RELEASOR and RELEASOR shall be fully responsible and liable for all such arrears, liabilities etc. related upto the date of possession. The RELEASOR also undertake that he will be liable and responsible for all the above payments even if any demand arises in future. Thereafter the same shall be paid and borne by the RELEASEE.

15. That if 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.

16. That the RELEASOR admit and confirm that after execution of this Release Deed in favour of the RELEASEE, the Releasor has been left with no right, title, claim or interest whatsoever in the said land and the RELEASEE have become the absolute owner thereof, for all intents and purposes and the RELEASEE is fully competent and empowered to avail all benefits, rentals, deposits, accruals, enjoy the same as well as to transfer or alienate the same or any part thereof, by way of sale, mortgage, gift, collaboration, lease or otherwise deal with the same in the manner, they like, subject to Revenue Authorities/Tehsil's rules and regulations without any disturbance, hindrance, approval, objection or demand from the RELEASOR or anybody else claiming under or in trust for them.



For NU STORES PVT. LTD.


Director

17. That the RELEASOR and all persons claiming under or through the RELEASOR shall and will, as and when required by the RELEASEE and at the RELEASEE's costs, agree to do all acts and execute all documents and to present themselves before the concerned authorities as be reasonably required by the RELEASEE for more fully effectuating the release being hereby made or for more fully owning and enjoying the said land or defending any action or proceeding concerning the same.
18. That in the event of any of the covenants, representations, undertakings, assurances etc. made herein by the Releasor turning out to be incorrect or false or found contrary of the title of the Releasor in the said land is found defective or if anyone else claims adverse right or interest in the said land, then the Releasor shall be liable and responsible for all the liabilities, risks, dues, losses, costs, expenses, claims, arrears etc. on whatsoever account or of whatsoever nature. In case the Releasee suffers any types of losses, damages, costs etc. on their accounts or is deprived off from the whole or any part of the said land, in that event also the Releasor shall be liable and responsible to make good and pay such losses, damages, costs, expenses, loss or profits etc. thus suffered / sustained by the Releasee and he will keep the release freely, clearly and absolutely acquired and exonerated and forever save, defended, harmless and indemnified against the same and also compensate the Releasee for the same. In addition to the same the Releasee shall have right to take legal action against the Releasor. The Releasor and their all kind of movable and immovable properties shall be responsible to fulfill all the losses sustained by the Releasee. The Releasee shall be fully entitled to proceed for all action, claims, dues, losses etc. against Releasor and none shall have any right to raise any objection against the same.
19. That the RELEASEE can get the said land mutated/transferred in their own name in the records of Delhi Development Authority/ Tehsil/Revenue authorities and other concerned departments/ M.C.D./N.D.M.C/ Delhi Administration/House Tax Departments/ Electricity Company and concerned authorities/Delhi Jal Board /M.T.N.L. etc. and as well as the matters, connections, facilities etc. related to the said land, wherever if so required, on the basis of this Release Deed or its certified true copies, and the RELEASOR shall be deemed to have given his "No Objection" in this regard and the RELEASEE may also get new connections installed at the said land in their own name at their own costs and expenses. The RELEASEE shall also be entitled for all the security deposits etc. made by the RELEASOR and may derive all benefits and accruals thereof.



For NU STORES PVT. LTD.


Director

-::8::-

20. That all the expenses of this release deed viz. Stamp Duty, Registration Charges' etc. have been borne and paid by the RELEASEE.

21. That the parties are Indian Nationals.

22. 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 AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS RELEASE DEED ON THE DAY, MONTH AND YEAR, FIRST WRITTEN ABOVE IN THE PRESENCE OF THE FOLLOWING WITNESSES;

WITNESSES: -

1.

Raj Kumar
Shri Raj Kumar S/o Shri Bal Kishan
R/o VPO Samalka, New Delhi
UID No. 8408 1965 6615


2.

Raj Pal Yadav
Raj Pal Yadav
S/o Jamma dass
UPO. Rajokhari N^o 2
UID No. 405574108516



RELEASOR

For NU STORES (PVT.) LTD


RELEASEE Director