



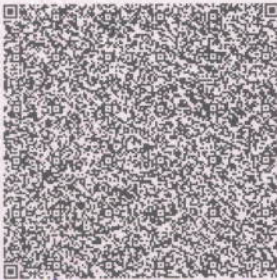
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL06302131161944N
 Certificate Issued Date : 19-May-2015 02:33 PM
 Account Reference : NONACC (BK)/ dl-corpbk/ CORP NAJAF/ DL-DLH
 Unique Doc. Reference : SUBIN-DL DL-CORPBK09730707464825N
 Purchased by : NU STORES PVT LTD
 Description of Document : Article 55 Release
 Property Description : LAND AT VILLAGE SAMALKA NEW DELHI
 Consideration Price (Rs.) : 51,00,000
 (Fifty One Lakh only)
 First Party : SHRI GIRIRAJ LANDSCAPE PVT LTD
 Second Party : NU STORES PVT LTD
 Stamp Duty Paid By : NU STORES PVT LTD
 Stamp Duty Amount(Rs.) : 1,53,000
 (One Lakh Fifty Three Thousand only)



LOCKED

8812-6400-7758

4348-8623-5080

Please write or type below this line



Co-PAN:-
AAJCS553L



Co-PAN:-
AACFNG139P

SHRI GIRIRAJ LANDSCAPE PRIVATE LIMITED

For NU STORES PVT LTD.

(RAJMAL GUPTA)

DIRECTOR

(JAGDISH YADAV)

Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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(1st page being e-stamp No.IN-DL06302131161944N)

description of property

Name of Village	: Village Samalka, New Delhi
Category	: N.A.
Total Area	: 0.260 Acre (approx.)
Circle rate of land	: Rs.53,00,000/- Per Acre
Value of land	: Rs.13,81,589/-

RELEASE DEED FOR A SUM OF Rs.51,00,000/-

Stamp Duty @ 3% Rs.153,000/-

This RELEASE DEED is made and executed at New Delhi on this 22nd day of May, 2015, by **M/s. Shri Giriraj Landscape Pvt. Ltd.**, a Company duly incorporated under the Companies Act, 1956, having its registered office at Kh.No.17, Palam Gurgaon Road, Samalka, New Delhi, represented through its Director Shri Rajmal Gupta, S/o Shri K.L.Gupta, duly authorized vide Resolution passed in the meeting of Board of Directors held on 01.05.2015 hereinafter referred to as the "**RELEASOR**" (which expression shall unless repugnant to the context mean and include "**the RELEASOR**" and its successors, legal representatives, administrators, nominees, executors, assigns etc.) of the one part;

IN FAVOUR OF

M/s. NU-Stores Pvt. 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 S/o Late Shri Umrao Singh, duly authorized vide Resolution passed in the meeting of Board of Directors held on 18.05.2015, 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.

WHEREAS the Releasor (having 11/80th Share) and the Releasee (having 47/960th Share) are the joint co-owners of 179/960th Share in Agricultural land total measuring 9 Bighas 2 Biswas, bearing Khasra Nos.32//11(4-16), 12(4-6), Situated in the revenue estate of Village Samalka, Tehsil Vasant Vihar, New Delhi, as per the records of the concerned authorities.

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 their 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.

SHRI GIRIRAJ LANDSCAPE PRIVATE LIMITED

DIRECTOR

For NU STORES PVT. LTD.

Authorized Signatory

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 1.00 Bigha 5.00 Bishwa 0.00

Money Related Detail

Consideration Value 5,100,000.00 Rupees

Stamp Duty Paid 153,000.00 Rupees

Value of Registration Fee 51,000.00 Rupees

Pasting Fee 100.00 Rupees

Transfer Duty 0 Rupees

Government Duty 153000 Rupees

This document of RELEASE

RELEASE WITH CONSIDERATION

Presented by: Sh/Smt.**S/o, W/o****R/o**

M/s Shri Giriraj Landscape Pvt Ltd through K.L. Gupta

17 Palam Gurgaon Road Samalkha Delhi

in the office of the Sub Registrar, Delhi this 22/05/2015 15:09:02 day Friday between the hours of

Signature of Presenter**Execution admitted by the said Shri / Ms.**

M/s Shri Giriraj Landscape Pvt Ltd through its Auth. Sign. Rajmal Gupta

and Shri / Ms.

M/s NU Stores Pvt Ltd through its Jagdish Yadav

Who is/are identified by Shri/Smt/Km. Rajpal Yadav S/o W/o D/o Jamna Das R/o VPO Rajokari New Delhi

and Shri/Smt./Km Monu Kumar S/o W/o D/o Satbir Singh R/o VPO Bharthal Delhi

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

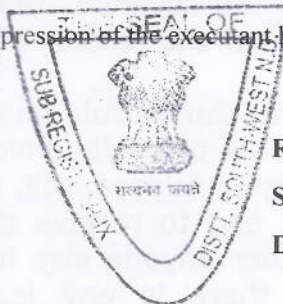
Contents of the document explained to the parties who understand the conditions and admit them as correct.

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

For NU STORES PVT. LTD.

Date 25/05/2015 11:02:00

Authorised Signatory



Registrar/Sub Registrar

Sub Registrar IX

Delhi/New Delhi



159603515444

AND WHEREAS the RELEASOR has agreed to release, convey, transfer and assign their all rights, titles and interests in the aforesaid **11/80th Share in Agricultural land total measuring 9 Bighas 2 Biswas, bearing Khasra Nos.32//11(4-16), 12(4-6), 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 their 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.51,00,000/- (Rupees Fifty One 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.

NOW THIS RELEASE DEED WITNESSTH AS UNDER:

1. That in pursuance of this Release Deed and in total consideration of Rs.51,00,000/- (Rupees Fifty One Lac only), the RELEASOR doth hereby release, convey, assign and transfer their all rights, titles and interests in the aforesaid Agricultural land (fully described above), alongwith all their 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.51,00,000/- (Rupees Fifty One Lac only) (including deduction of TDS of Rs.51,000/- @ 1% of the total sale consideration which they have deposited with Income Tax Department on behalf of the Releasor) in the following manner: -

Amount	Ch.No.	Dated	Bank
Rs 50,49,000/-	453705	19.05.2015	Standard Chartered Bank

in 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 their 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.

SHRI GIRIRAJ LANDSCAPE PRIVATE LIMITED



DIRECTOR

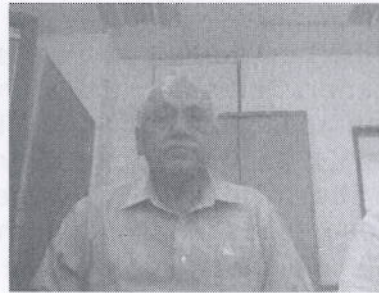
For NU STORES PVT. LTD.

Authorized Signatory

Reg. No. 5444 Reg. Year 2015-2016 Book No. 1



Ist Party



IInd Party



Witness

Ist Party M/s Shri Giriraj Landscape Pvt Ltd through its Auth. Sign. Rajmal Gupta


IInd Party M/s NU Stores Pvt Ltd through its Jagdish Yadav

Witness Rajpal Yadav, Monu Kumar

Certificate (Section 60)

Registration No.5,444 in Book No.1 Vol No 8,271
on page 81 to 87 on this date 25/05/2015 10:57:36 day Monday
and left thumb impressions has/have been taken in my presence.

Date 25/05/2015 11:01:47


Sub Registrar
Sub Registrar IX
New Delhi/Delhi



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

Referred to SR-IX



159635885444

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.
6. That the RELEASOR has undertaken and assured the RELEASEE that their right and title in the said land subsists and except the RELEASOR nobody else including their 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, sell, transfer, convey and assign the said land and they are fully competent to execute this release Deed and to sign all necessary documents in this regard.
7. That the RELEASOR have assured the RELEASEE that the said land has clear marketable title and 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 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 they have neither done nor been party to any act whereby their 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.
9. That the RELEASOR have represented and assured to the RELEASEE that there is no breach, violation etc. and he has 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.
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.

SHRI GIRIRAJ LANDSCAPE PRIVATE LIMITED




DIRECTOR

For NU STORES PVT. LTD.



Authorised Signatory

The seal of the Western District of New York is located in the bottom right corner of the document. It is a rectangular stamp with a double border. The words "THE SEAL OF" are at the top, "WESTERN DISTRICT" are at the bottom, and "NEW YORK" are on the left side. In the center is a coat of arms featuring a beaver.

REGISTRAR-IX
नायगांव जगते
1987.SON



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.
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 has 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 they 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 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 has 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/Tehsils rules and regulations without any disturbance, hindrance, approval, objection or demand from the RELEASOR or anybody else claiming under or in trust for them.
16. 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.

SHRI GIRIRAJ LANDSCAPE PRIVATE LIMITED



DIRECTOR

For NU STORES PVT. LTD.



Authorized Signatory



17. That the RELEASEE can get the said land mutated/transferred 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 in their own name, and the RELEASOR shall be deemed to have given their "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.
18. 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.
19. 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 or the title of the RELEASOR in the said land is found defective or if any one 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 they will keep the RELEASEE freely, clearly and absolutely acquitted and exonerated and forever saved, 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 moveable and immoveable 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.

SHRI GIRIRAJ LANDSCAPE PRIVATE LIMITED



DIRECTOR

For NU STORES PVT. LTD.



Authorised Signatory

17. That the RELEASEE can get the said land and its contents transferred in the records of Delhi Development Authority/Territory Revenue authorities and other concerned departments/M.C.D./M.C. Delhi Administration, House Tax Department, Electricity Company and concerned authorities/Delhi Jal Board/M.T.U.L. etc. and as well as the matters, connections, facilities etc. related to the said land, wherever it is required, on the basis of this Release Deed or its certified true copies in their own name, and the RELEASEE shall be deemed to have given their "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 RELEASEE and may derive all benefits and accruals therefrom.

18. That the RELEASEE and all persons claiming under or through the RELEASEE shall and will as and when required by the RELEASEE and at the RELEASEE's cost, agree to do all acts and execute all documents and to present themselves before the concerned authorities as he 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.

19. That in the event of any of the covenants, representations, undertakings, assurances etc. made herein by the RELEASEE turning out to be incorrect or false or found contrary to the title of the RELEASEE in the said land, is found defective or if any one else claims adverse right or interest in the said land, then the RELEASEE shall be liable and responsible for all the liabilities, taxes, dues, losses, costs, expenses, claims, awards etc. or whatsoever amount 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 RELEASEE shall be liable and responsible to pay such losses, damages, costs, expenses etc. and to make good and pay such losses, damages, costs, expenses etc. that suffered/claimed by the RELEASEE. The RELEASEE hereby, clearly and absolutely and irrevocably and forever saved, defended, harmless and indemnified the same and also compensate the RELEASEE for the same. The RELEASEE shall have right to take legal action against the RELEASEE, the RELEASEE and their all kind of representatives shall be responsible to fulfill all the conditions, covenants, representations, undertakings, assurances etc. made herein by the RELEASEE, and none shall have any right to raise any objection against the same.



FOR MR. SINGH BY L.D.
[Signature]

[Signature]
DIRECTOR

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, and the courts at 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. 

Rajpal Yadav
S/o Shri Jamna Dass
R/o VPO Rajokari, New Delhi
UID No.4055 7410 8516

2.



Monu Kumar
S/o Shri Satbir Sing
R/o VPO Bharthal, New Delhi
UID No.7244 8246 5366

SHRI GIRIRAJ LANDSCAPE PRIVATE LIMITED



DIRECTOR

RELEASOR

For NU STORES PVT. LTD.



RELEASEE



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 in Delhi/New Delhi and the parties at Delhi/New Delhi shall have the exclusive jurisdiction over this Deed to the exclusion of all other courts and the Deed shall be set to any contrary to the laws of India.


IN WITNESS WHEREOF THE RELEASEE 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:

REGISTRAR GENERAL, NEW DELHI


DIRECTOR
RELEASEE


RELEASEE

WITNESSES:



Regional Officer
S/O Sd/- Jalandhar
V/O VPO Regional, New Delhi
UID No. 4025 7410 8518



Monu Kumar
S/O Sd/- Jalandhar
V/O VPO Regional, New Delhi
UID No. 7346 8246 3368

