



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹15,900

e-Stamp

Certificate No. : IN-DL68234940069954V
 Certificate Issued Date : 18-Sep-2023 12:17 PM
 Account Reference : SHCIL (FI)/ dl-shcil/ KAPASHERA/ DL-DLH
 Unique Doc. Reference : SUBIN-DL DL-SHCIL02762325753065V
 Purchased by : NU STORES PVT LTD
 Description of Document : Article 55 Release
 Property Description : LAND AT VILLAGE SAMALKA NEW DELHI
 Consideration Price (Rs.) : 5,30,000
 (Five Lakh Thirty Thousand only)
 First Party : MADAN LAL
 Second Party : NU STORES PVT LTD
 Stamp Duty Paid By : NU STORES PVT LTD
 Stamp Duty Amount(Rs.) : 15,900
 (Fifteen Thousand Nine Hundred only)

सत्यमेव जयते

LOCKED



Please write or type below this line

IN-DL68234940069954V

For NU-STORES PRIVATE LIMITED

DIRECTOR

PU 0006573084

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
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.



Warning

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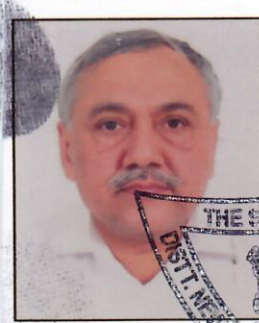


-:2:-

(1st page being e-stamp No.IN-DL68234940069954V)



(MADAN LAL)
UID- 8905 2141 5977
Form-60



(Jagdish Yadav)
UID-4348 8623 5080
Pan- AACFN6139P

description of property

Name of Village	: Village Samalka, New Delhi
Category	: Agricultural
Total Area under Release	: 0.01323 Acre (approx.)
Circle rate of land	: Rs.53,00,000/- Per Acre
Value of land	: Rs.70,161/-

RELEASE DEED FOR A SUM OF Rs.5,30,000/-

Stamp Duty @ 3% Rs.15,900/-

This **RELEASE DEED** is made and executed at New Delhi on this 26th day of September, 2023, by:-

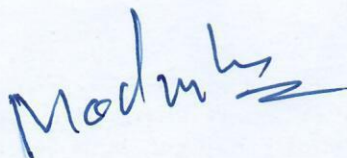
Shri MADAN LAL, Son of Late Shri Tek Chand R/o Village & P.O. Samalka, New Delhi, hereinafter referred to as the **"RELEASOR"** (which expression shall unless repugnant to the context mean and include **"the RELEASOR"** and his legal heirs, successors, legal representatives, administrators, nominees, 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 Authorized Signatory Shri Jagdish Yadav S/o Late Umrao Singh, duly authorized vide Resolution passed in the meeting of Board of Directors held on 25th September, 2023, 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 PRIVATE LIMITED

 DIRECTOR





THE MINISTRY OF FINANCE LIMITED

SECRETOR

Handwritten signature or initials.

WHEREAS the RELEASOR and the RELEASEE are the joint co-owners/co-bhumidars of **Agricultural land total measuring 3 Bighas 1 Biswa, bearing Khasra Nos.25//24/2(1-4) & 31//5(1-17), Situated in the revenue estate of Village Samalka, Tehsil Vasant Vihar, New Delhi, as per the records of the concerned authorities.**

AND WHEREAS the Releasor has acquired the 1/48th undivided share in the aforesaid land through inheritance after demise of his father (recorded owner) i.e. Shri Tek Chand S/o Late Shri Bhim Singh. That said Shri Tek Chand died intestate on 16.8.2009 and his wife namely Smt. Kaushalya Devi was also expired on 30.11.2000, leaving behind the Releasor as his only class-I legal heirs as per Surviving Member Certificate No.90660000202243 dated 23.8.2023 issued by Tehsildar/Executive Magistrate, Vasant Vihar Sub-Division, District New Delhi, GNCT of Delhi.

AND WHEREAS the Releasor hereby assures and declares that except him there are no other legal heirs of late Shri Tek Chand, and said Shri Tek Chand didn't left behind any kind of registered or unregistered WILL regarding the said land during his life time.

AND WHEREAS 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 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 release the same in favour of the RELEASEE.

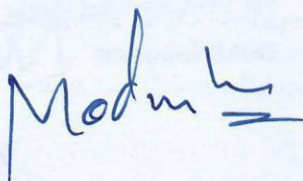
AND WHEREAS the RELEASOR has agreed to release, give up and assign his all rights, titles and interests in the aforesaid **1/48th Share in Agricultural land total measuring 3 Bighas 1 Biswa, bearing Khasra Nos.25//24/2(1-4) & 31//5(1-17), Situated in the revenue estate of Village Samalka, Tehsil Vasant Vihar, New Delhi,** together with all crops, trees, groves, borewell, 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.5,30,000/- (Rupees Five Lakhs Thirty Thousand 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 PRIVATE LIMITED



DIRECTOR



Deed Related Detail

Deed Name RELEASE		RELEASE WITH CONSIDERATION	
Land Detail			
Tehsil/Sub Tehsil SR VIIA Sarojini Nagar			
Village/City	Samalka Village	Building Type	
Place (Segment)	Samalka Village		
Property Type	Khadar		
Property Address	House No.: , Road No.: , Samalka Village		
Area of Property	0.00	1.00	Bishwa 5.00 Bishwansi
Money Related Detail			
Consideration Value	530,000.00 Rupees	Stamp Duty Paid	15,900.00 Rupees
Value of Registration Fee	5,300.00 Rupees	Pasting Fee	100.00 Ruppees
Transfer Duty	0 Rupees	Government Duty	15900 Rupees

This document of RELEASE

RELEASE WITH CONSIDERATION

Presented by: Sh/Smt.

MADAN LAL

S/o, W/o

LATE TEK CHAND

R/o

VILLAGE & PO SAMALKA NEW DELHI

in the office of the Sub Registrar, Delhi this 27/09/2023 11:34:21AM day Wednesday between the hours of

Signature of Presenter

Execution admitted by the said Shri / Ms.

MADAN LAL

and Shri / Ms.

NU STORES PVT LTD THRU JAGDISH YADAV

Who is/are identified by Shri/Smt/Km. RAJPAL YADAV S/o W/o D/o JAMNA DAS R/o 453 VILL RAJOKARI DELHI

and Shri/Smt./Km KANSHI RAM S/o W/o D/o KANWAR LAL VATS R/o 237 VILL SAMALKA 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

[Signature]
 Registrar/Sub Registrar
 SR VIIA Sarojini Nagar
 Delhi/New Delhi



Date 10/10/2023 15:41:09

[Signature]
 Registrar/Sub Registrar
 SR VIIA Sarojini Nagar
 Delhi/New Delhi



2385105105939

NOW THIS RELEASE DEED WITNESSTH AS UNDER:

1. That in pursuance of this Release Deed and in total consideration of Rs.5,30,000/- (Rupees Five Lakhs Thirty Thousand only), the RELEASOR doth hereby release, give up and assign his all rights, titles and interests in the aforesaid Agricultural land (fully described above), 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.5,30,000/- (Rupèes Five Lakhs Thirty Thousand only) in the following manner: -

Amount	Ch.No.	Dated	Bank	FAVORING
Rs.5,30,000/-	579679	25/09/23	Axis Bank Ltd. New Delhi	Madan Lal

in full and final payment to the RELEASOR, and the 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. The RELEASOR hereby explicitly admit and declare that the payment made to them is full and final against the release of his entire share and in accordance with his individual final settlement with the RELEASEE for the release of his entire undivided share in the above mentioned land.

3. That the RELEASOR hereby explicitly admit and declare that having received the aforesaid consideration in the above manner in full and final payment, now nothing is left due to be paid by the RELEASEE to the RELEASOR against release of his entire undivided share in the above land in favour of the RELEASEE 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.
5. That the RELEASOR has undertaken and assured the RELEASEE that his 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, 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.
6. 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 PRIVATE LIMITED



DIRECTOR

FOR THE REGISTRAR OF COMPANIES

1. That in pursuance of the provisions of the Companies Act, 1956, the Registrar of Companies, New Delhi, has received from the Registrar of Companies, Bombay, a copy of the Certificate of Incorporation of the said company, and has thereupon issued the Certificate of Incorporation of the said company.

2. That the Registrar of Companies, New Delhi, has received from the Registrar of Companies, Bombay, a copy of the Certificate of Incorporation of the said company, and has thereupon issued the Certificate of Incorporation of the said company.

Sl. No.	Name of the Company	Amount of Capital	Amount of Paid-up Capital
1	THE REGISTRAR OF COMPANIES, NEW DELHI	Rs. 10,00,000/-	Rs. 10,00,000/-

3. That the Registrar of Companies, New Delhi, has received from the Registrar of Companies, Bombay, a copy of the Certificate of Incorporation of the said company, and has thereupon issued the Certificate of Incorporation of the said company.

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FOR THE REGISTRAR OF COMPANIES

DIRECTOR

7. That the RELEASOR has assured the RELEASEE that he has clear marketable title to the said 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 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.
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 neither 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.

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.

12. 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 him.

For NU-STORES PRIVATE LIMITED

Modan

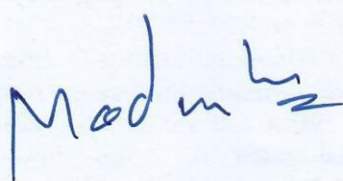
DIRECTOR

13. 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.
14. 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, 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.
15. 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.
16. 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 its 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 his 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.

For NU-STORES PRIVATE LIMITED



DIRECTOR







FOR NY STOCK EXCHANGE LIMITED

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 its own name, 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 its own name at its 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 all the expenses of this release deed viz. Stamp Duty, Registration Charges etc. have been borne and paid by the RELEASEE.
19. That the parties are Indian Nationals.
20. 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 its 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 Sh. Jamna Das 54.
453, Village Rajokari, New Delhi-38
UID-4055 7410 8516

2. 
Kanshi Ram S/o Sh. Kanwar Lal Vats 58
237, Village Samalka, New Delhi-37
UID-4488 0578 2236


RELEASOR

For NU-STORES PRIVATE LIMITED


RELEASEE DIRECTOR

RegNo.

5939

Reg. Year

2023-2024

Book No.

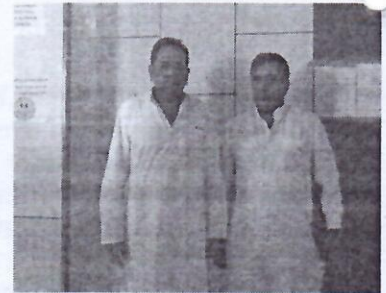
1



Ist Party



IInd Party



Witness

Ist Party

MADAN LAL

IInd Party

NU STORES PVT LTD THRU JAGDISH YADAV

Witness

RAJPAL YADAV, KANSHI RAM

Certificate (Section 60)

Registration No. 5,939 in Book No. 1 Vol No 2,456

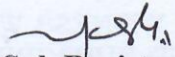
on page 11 to 18 on this date

10/10/2023 2:46:22PM

day Tuesday

and left thumb impressions has/have been taken in my presence.

Date 10/10/2023 15:41:48

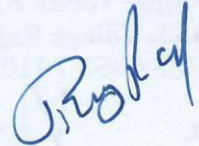


Sub Registrar

SR VIIA Sarojini Nagar
New Delhi/Delhi



For NU-STORES PRIVATE LIMITED

DIRECTOR



2385262105939



Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No DL1388272614852
Issue Date 18-SEP-2023 13:40
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No IN-DL68234940069954V
Purchased By NU STORES PVT LTD
Registration Fees Paid By NU STORES PVT LTD
Property Description LAND AT VILLAGE SAMALKA NEW DELHI
Purpose Article 55 Release

Particulars	Amount (Rs.)
Registration Fee	₹ 5,333.00
Copying Fees	₹ 100.00
E-change of Name Fee - MCD	₹ 1,000.00
Service Charges	₹ 15.00
CGST @ 9 % *	₹ 1.00
SGST @ 9 % *	₹ 1.00
Total Amount	₹ 6,450.00

(Rupees Six Thousand Four Hundred Fifty Only)

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be be verified at website i.e.
<https://www.shcilestamp.com/Registration/> .



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

For NU-STORES PRIVATE LIMITED

DIRECTOR

1832
20/6/50

Government of National Capital Territory of Delhi
a Registration Fee Receipt

TO THE REGISTRAR
REGISTRATION
NO. 1832
IN THE OFFICE OF THE REGISTRAR
AT DELHI
FOR THE YEAR 1950-51
THE REGISTRAR
DELHI



For NU STORES PRIVATE LIMITED

DIRECTOR

Mohd. W.