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10/10/17



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

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-DL32164090835728P

: 18-Sep-2017 03:02 PM

: SHCIL (FI)/ dl-shcil/ JANAK/ DL-DLH

: SUBIN-DL DL-SHCIL65998298368735P

: SATISH

: Article 55 Release

: LAND AT VILLAGE SAMALKA, NEW DELHI

: 46,35,333

: (Forty Six Lakh Thirty Five Thousand Three Hundred And Thirty Three only)

: TULSI RAM AND OTHERS

: NU STORES PVT LTD

: NU STORES PVT LTD

: 1,40,000

: (One Lakh Forty Thousand only)



Please write or type below this line

गुलशन राम
Anand Purokash
LAKESH
Preeti Vats

निर्देश
Ditesh Vats

For NU STORES PVT. LTD

Authorised Signatory

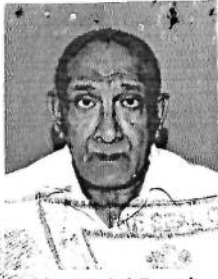
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(1st page being e-stamp No.IN-DL32164090835728P)



(Rajroop)
7217 4164 0762
ACEPV7043A



(Tulsi Ram)
2720 3520 3580
ARWPR576H



(Mukesh Kumar)
2770 1088 6305
ARBPM0253D



(Satish Kumar)
9946 1744 3903
EYKPK6931C



(Satnarain)
6200 5163 7984
AHGPV3883K



(Tulsi Ram)
4641 2016 9617



(Anand Prakash)
8711 2597 8508
AHBPPQ788N



(Neeraj Sharma)
5637 8571 2659
CMPPS3221J



(Dhiraj Sharma)
2938 9422 8758



(Khazan Singh)
3849 0289 0694
HEZPS9879R



(Mahesh Kumar)
2020 9130 1493
BABPK9155Q



(Nitesh Vats)
5284 3724 3498
AOWPV3893C



(Rishabh Vats)
4466 9906 0988
AXGPV1478A



(Preeti Vats)
5698 2094 6326
AMPPV7145L



(Smt. Lokesh)
6841 7198 5047
AHMPL1833D



(Mukesh Kumar)
7557 2063 7252
ABHPV8701F



(Satprakash)



(Ganga Ram)



(Ramniwas)



(Ramkishan)



(Rajmal Gupta)
UID No. 8812 6400 7758
Co. Pan No. AACFN6139P

FOR NU STORES PVT. LTD.

SATISH

unlabeled

312mm

29.511741E

Start 2007
Anand Prakash
NIRAS
Dishu Vats

Rishabh Vats
Preeti Vats
Lat & E SKI

21m 12m 19

T. Kumar

(Mukesh)

Sanjay

Satish

21 March 2017 NIRA
Ahmedabad

Beeti Vats

F. Vats

R. Vats

तुलसीदास

21/3/17

Shri

Rajaw

- :: 3 :: -

Name of Village	: Village Samalka, New Delhi
Category	: Agricultural
Total Area under Release	: 0.240 Acre (approx.)
Circle rate of land	: Rs.53,00,000/- Per Acre
Value of land	: Rs.12,72,000/-

Stamp Duty @ 3% Rs.1,40,000/-

- (1) **Shri Rajroop**, Son of Late Shri Munshi Ram, Resident of VPO Samalka, New Delhi, (1/192nd Share) **acting for self and as well General Attorney** of his brother namely **Shri Ram Dutt**, both Sons of Late Shri Munshi Ram, Resident of VPO Samalka, New Delhi (1/192nd Share), duly empowered vide General Power of Attorney dated 21st November, 2016, duly registered as Document No.786, in Book No.IV, Volume No.33, on Pages 88 to 91 on 21st November, 2016, in the office of the Sub-Registrar-VIIA, Sarojini Nagar, New Delhi (who is still alive and has not cancelled or revoked the aforesaid GPA till date);
- (2) **Shri Tulsi Ram**, S/o Late Shri Molhar (1/72nd Share);
- (3) **S/Shri Mukesh Kumar and Saish Kumar**, both Sons of Late Sh. Ravi Dutt (1/108th Share jointly);
- (4) **Shri Satnarain**, S/o Late Shri Mehar Chand (1/48th Share);
- (5) **S/Shri Tulsi Ram, Anand Prakash, Neeraj Sharma & Dhiraj Sharma**, all Sons of Late Shri Raghunath, (1/12th Share jointly);
- (6) **S/Shri Khazan Singh & Mahesh Kumar**, both Sons of Late Harnarain, (1/18th Share jointly);

5/12/2011
 Anand Pokush
 Niras
 Ditesh Vats
 fisher Vats
 Lal & SH
 Vats
 Satya
 Telam Dhan
 Satya
 21/12/2011

Registrar/Sub Registrar
SR VIIA Sarojini Nagar
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri / Ms.

TULSI RAM, MUKESH KUMAR, SATISH KUMAR, SATNARAIN, TULSI RAM, ANAND PRAKASH, NEERAJ SHARMA, DHIRAJ SHARMA, KHAZAN SINGH, MAHESH KUMAR, NITESH VATS, RISHABH VATS, PREETI VATS, LOKESH, MUKESH KUMAR, SATPRAKASH, GANGA RAM, RAMNIWAS, RAMKISHAN, *RAJROOP FOR SELF & GPA OF RAM DUTT*

and Shri / Ms.

NU STORES PVT LTD THRU RAJMAL GUPTA

Who is/are identified by Shri/Smt/Km. RAJ KUMAR S/o W/o D/o BAL KISHAN R/o VPO SAMALKA VILLAGE ND

and Shri/Smt./Km SUNNY VASHISHTA S/o W/o D/o DEVI DAYAL VASHISHTA R/o 188 CHAUPAL WALI GALI VPO SAMALKA VILLAGE ND
(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

Date 13/10/2017 16:01:25

Registrar/Sub Registrar
SR VIIA Sarojini Nagar
Delhi/New Delhi



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- (7) **S/Shri Nitesh Vats & Rishabh Vats** both Sons of Late Shri Naval Kishore (1/48th Share jointly), **Ms. Preeti Vats** D/o Late Shri Naval Kishore (1/288th Share), and **Smt. Lokesh** W/o Late Shri Naval Kishore (1/288th Share);
- (8) **Shri Mukesh Kumar**, Son of Late Shri Jagan alias Jagram (1/32nd Share);
- (9) **Shri Satprakash**, Son of Late Shri Srichand (1/24th Share);
- (10) **S/Shri Ganga Ram, Ramniwas and Ramkishan**, all Sons of Late Shri Nand Kishore (1/12th Share jointly), all R/o Village & P.O. Samalka, New Delhi, hereinafter collectively referred to as the "**RELEASORS**" (which expression shall unless repugnant to the context mean and include "**the RELEASORS**" and their 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 Rajmal Gupta S/o Shri K.L.Gupta, duly authorized vide Resolution passed in the meeting of Board of Directors held on 19.09.17, 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 Releasors (**having 163/432nd Share**) and the Releasee (**having 13/216th Share**) 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.

For NU STORES PVT. LTD


Authorized Signatory

Handwritten notes and signatures:

- Sixth*
- mulam*
- 21/25/27*
- Anand Lokesh*
- 29.09.17*
- NIRAT*
- Nitesh Vats*
- Rishabh Vats*
- Lokesh*
- Preeti Vats*
- Satprakash*
- Ramniwas*
- Ramkishan*

Deed Name RELEASE

RELEASE WITH CONSIDERATION

Land Detail

Tehsil/Sub Tehsil SR VIIA Sarojini Nagar

Village/City Rangpuri Pahari

Building Type

Place (Segment) Rangpuri Pahari

Property Type Khadar

Property Address

House No.: VILLAGE SAMALKA ND.

Road No.: , Rangpuri Pahari

Area of Property

1.00

Bigha

3.00

Bishwa

0.00

Money Related Detail

Consideration Value 4,635,333.00 Rupees

Stamp Duty Paid 140,000.00 Rupees

Value of Registration Fee 46,354.00 Rupees

Pasting Fee 100.00 Rupees

Transfer Duty 0 Rupees

Government Duty 140000 Rupees

This document of RELEASE

RELEASE WITH CONSIDERATION

Presented by: Sh/Smt.

S/o, W/o

R/o

TULSI RAM

LATE SHRI MOLHAR

VPO SAMALKA VILLAGE ND

MUKESH KUMAR

LATE RAVI DUTT

VPO SAMALKA VILLAGE ND

SATISH KUMAR

LATE RAVI DUTT

VPO SAMALKA VILLAGE ND

SATNARAIN

LATE SHRI MEHAR CHAND

VPO SAMALKA VILLAGE ND

TULSI RAM

LATE SHRI RAGHUNATH

VPO SAMALKA VILLAGE ND

ANAND PRAKASH

LATE SHRI RAGHUNATH

VPO SAMALKA VILLAGE ND

NEERAJ SHARMA

LATE SHRI RAGHUNATH

VPO SAMALKA VILLAGE ND

DHIRAJ SHARMA

LATE SHRI RAGHUNATH

VPO SAMALKA VILLAGE ND

KHAZAN SINGH

LATE HARNARAIN

VPO SAMALKA VILLAGE ND

MAHESH KUMAR

LATE HARNARAIN

VPO SAMALKA VILLAGE ND

NITESH VATS

LATE NAVAL KISHORE

VPO SAMALKA VILLAGE ND

RISHABH VATS

LATE NAVAL KISHORE

VPO SAMALKA VILLAGE ND

PREETI VATS

D/O LATE NAVAL KISHORE

VPO SAMALKA VILLAGE ND

LOKESH

LATE NAVAL KISHORE

VPO SAMALKA VILLAGE ND

MUKESH KUMAR

LATE JAGAN ALIAS JAGRAM

VPO SAMALKA VILLAGE ND

SATPRAKASH

LATE SHRI SRICHAND

VPO SAMALKA VILLAGE ND

GANGA RAM

LATE NAND KISHORE

VPO SAMALKA VILLAGE ND

RAMNIWAS

LATE NAND KISHORE

VPO SAMALKA VILLAGE ND

RAMKISHAN

LATE NAND KISHORE

VPO SAMALKA VILLAGE ND

RAJROOP

LATE MUNSHI RAM

VPO SAMALKA VILLAGE ND

RAMDUTT THRU GH
GPA RAJROOP

- DO -

VPO SAMALKA, ND
VPO SAMALKA, ND

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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 RELEASORS and believing the same to be true and acting on the faith thereof and on the terms and conditions mentioned hereunder.

1. That in pursuance of this Release Deed and in total consideration of Rs.46,35,333/- (Rupees Forty Six Lacs Thirty Five Thousand Three Hundred Thirty Three only), the RELEASORS 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.

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 21/2/2018
 Ahmed Ruckhsh
 24/2/2018
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 Ait Festival
 Fresh Vlogs
 Love & SM
 Anti Vatsan

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2. That the RELEASEE has paid the aforesaid consideration of Rs.46,35,333/- (Rupees Forty Six Lacs Thirty Five Thousand Three Hundred Thirty Three only) in the following manner: -

Amount (Rs.)	Ch.Nos/cash	Dated	Bank	FAVORING
3,84,000/-	000241	08.07.16	S.C. Bank	Mukesh Kumar
2,56,000/-	000242	08.07.16	S.C. Bank	Satnarain
64,000/-	000243	08.07.16	S.C. Bank	Rajroop Vats
2,56,000/-	000244	08.07.16	S.C. Bank	Tulsi Ram
2,56,000/-	000245	08.07.16	S.C. Bank	Anand Prakash
2,56,000/-	000246	08.07.16	S.C. Bank	Neeraj Sharma
2,56,000/-	000247	08.07.16	S.C. Bank	Dheeraj Sharma
1,70,000/-	000236	29.08.17	S.C. Bank	Tulsi Ram
3,41,333/-	000292	29.08.16	S.C. Bank	Ganga Ram
3,41,333/-	000293	29.08.16	S.C. Bank	Ram Kishan
3,41,334/-	000296	29.08.16	S.C. Bank	Ram Niwas
3,41,333/-	000230	26.08.16	S.C. Bank	Mahesh Kumar
3,41,333/-	000238	26.08.16	S.C. Bank	Khazan Singh
1,28,000/-	000231	26.08.16	S.C. Bank	Rishabh Vats
1,28,000/-	000232	26.08.16	S.C. Bank	Nitesh
42,667/-	000294	26.08.16	S.C. Bank	Preeti
42,667/-	000295	26.08.16	S.C. Bank	Lokesh
56,667/-	000233	26.08.16	S.C. Bank	Mukesh Kumar
56,667/-	000234	26.08.16	S.C. Bank	Satish Kumar
5,12,000/-	000297	01.09.17	S.C. Bank	Sat Prakash
63,999/-	Cash		-----	Ramdutt

in full and final payment to the RELEASORS, and the receipt of the same is hereby admitted and acknowledged by the RELEASORS in full and final payment towards the release price of their rights, titles and interest in the aforesaid land. The releasors hereby explicitly admit and declare that the payment made to them is full and final against the release of their respective share and in accordance with their individual final settlement with the Releasee for the release of their entire undivided share in the above mentioned two khasra numbers i.e. 31//5 & 25//24/2.

Satish Kumar
25/25/24/2
Anand Prakash
NIRAT
Rishabh Vats
Lata & Son
Tulsi Ram
Satyam
25/25/24/2
Ramdutt

- 

Satish
Mukun

STIR 2nd

MIRAS

Pishu Vats

295110712-HE

Tulin Ram

Gurjit Singh Dithavata

Lakeshu

Deeti Vats

Satyam

Zinab Zia Rana

- 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 RELEASORS 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 RELEASORS.

damages that the RELEASORS
the title of the RELEASES.

Smith
Malam

3/25/78

Anand Prakash

NIRF

Ritesh Vats

Rajesh Vats

Lal & Shri

Vats

Satyam

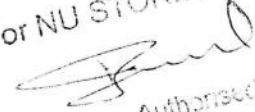
Tulsi Ram

Satish

Zimabhar

Ramach

14. That the RELEASORS admit and confirm that after execution of this release deed in favour of the RELEASEE, the Releasors have 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 RELEASORS or anybody else claiming under or in trust for them.
15. That all taxes, such as Municipal taxes, Land Revenues and other charges etc. has been paid by the RELEASORS and RELEASORS shall be fully responsible and liable for all such arrears, liabilities etc. related upto the date of possession. The RELEASORS 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.
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 RELEASORS shall have no claim whatsoever in this regard.
17. That the RELEASORS and all persons claiming under or through the RELEASORS 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.

For NU STORES PVT. LTD.

Authorized Signatory

31/12/2011
Satish
mishra
31/12/2011
Anand Poocharb
NIRAF
Aitish
Rishabh Vats
31/12/2011
Tulsi Ram
Surya Poocharb
31/12/2011
Lokesh
Preeti Vats
Surya
Rishabh
Rama

18. That in the event of any of the covenants, representations, undertakings, assurances etc. made herein by the RELEASORS turning out to be incorrect or false or found contrary or the title of the RELEASORS in the said land is found defective or if any one else claims adverse right or interest in the said land, then the RELEASORS 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 RELEASORS 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 RELEASORS. The RELEASORS 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 RELEASORS, 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 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 RELEASORS 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 RELEASORS and may derive all benefits and accruals thereof.

For NO Objection
Satish Mukherjee
2/2/2011
Anand Parkash
NIRAS
Ajitesh Vats
Rohit Vats
24/2/2011
Tilak Prasad
Satish Parkash
21/2/2011

Reg. No. 4481 Reg. Year 2017-2018 Book No. 1

Certificate (Section 60)

Registration No.4,481 in Book No.1 Vol No 513

on page 91 to 101 on this date

13/10/2017 3:28:47PM

day Friday

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

Ranvijay

Date 13/10/2017 16:01:53

[Signature]
Sub Registrar

SR VIIA Sarojini Nagar

New Delhi/Delhi

51511

Beeti Vats

Sunil Kumar

Radhika Vats

Aitesh Vats

29/10/17

[Signature]



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

2.

Sunny Washistha
S/o Sh. Dev Washistha
188, Samalka RD
6644-7481-1640

RELEASORS

RELEASEE



Ist Party



IInd Party



Witness



Ist Party

Rinobain

Rishabh Vats



Ist Party

Ist Party

TULSI RAM, MUKESH KUMAR, SATISH KUMAR, SATNARAIN, TULSI RAM, ANAND
PRAKASH, NEERAJ SHARMA, DHIRAJ SHARMA, KHAZAN SINGH, MAHESH KUMAR,
NITESH VATS, RISHABH VATS, PREETI VATS, LOKESH, MUKESH KUMAR
SATPRAKASH, GANGA RAM, RAMNIWAS, RAMKISHAN RAJROOP FOR SELF
AND GPA OF RAMDUTY

IInd Party

NU STORES PVT LTD THRU RAJMAL GUPTA

Witness

Anand Kumar SUNNY VASHISHTA

NIRAJ

Shashi



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