



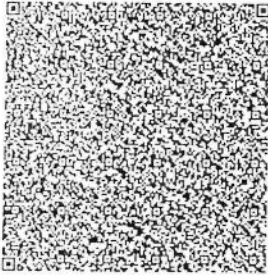
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL32165616068029P
 Certificate Issued Date : 18-Sep-2017 03:03 PM
 Account Reference : SHCIL (FI)/ dl-shcil/ JANAK/ DL-DLH
 Unique Doc. Reference : SUBIN-DLDL-SHCIL65991064903897P
 Purchased by : SATISH
 Description of Document : Article 55 Release
 Property Description : LAND AT VILLAGE SAMALKA NEW DELHI
 Consideration Price (Rs.) : 3,12,000
 (Three Lakh Twelve Thousand only)
 First Party : HARISH AND OTHERS
 Second Party : NU STORES PVT LTD
 Stamp Duty Paid By : NU STORES PVT LTD
 Stamp Duty Amount(Rs.) : 9,500
 (Nine Thousand Five Hundred only)



LOCKED

Please write or type below this line

Sanjay

Harish

Harish

For NU STORES PVT. LTD

Authorised
 UP 0002937798

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.e-stampsonline.com. Any other signature or stamp on the certificate renders it invalid.
2. The status of checking the legitimacy is on the basis of the certificate.



(Harish)
3995 9809 9633
BASPV0671F



(Manoj)
6585 0946 3412
ACIPV8624R



(Praveen)
5350 0421 4023



(Sanjay)
7158 1154 5433
AHOPV6053D



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

description of property

Name of Village	: Village Samalka, New Delhi
Category	: Agricultural
Total Area under Release	: 0.017 Acre (approx.)
Circle rate of land	: Rs.53,00,000/- Per Acre
Value of land	: Rs.90,100/-

RELEASE DEED FOR A SUM OF Rs.3,12,000/-

Stamp Duty @ 3% Rs.9,500/-

This **RELEASE DEED** is made and executed at New Delhi on this 10 day of October, 2017, by:-

- (1) **Shri Harish**, Son of Late Shri Kishna (1/48th Share); &
- (2) **S/Shri Manoj, Praveen & Sanjay**, both Sons of Shri Goverdhan (1/48th 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.

Harish

Manoj

Sanjay

For M/s. NU-Stores Pvt. Ltd.
Authorized Signatory

Deed Related Detail

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.: SAMALKA VILLAGE ND, Road No.: , Rangpuri Pahari

Area of Property 0.00 1.00 Bishwa 1.00 Bishwansi

Money Related Detail

Consideration Value 312,000.00 Rupees

Stamp Duty Paid 9,500.00 Rupees

Value of Registration Fee 3,120.00 Rupees

Pasting Fee 100.00 Rupees

Transfer Duty 0 Rupees

Government Duty 9500 Rupees

This document of RELEASE

RELEASE WITH CONSIDERATION

Presented by Sh/Smt.

S/o, W/o

R/o

HARISH

LATE SHRI KISHAN

VPO SAMALKA VILLAGE ND

MANOJ

SHRI GOVERDHAN

VPO SAMALKA VILLAGE ND

PRAVEEN

SHRI GOVERDHAN

VPO SAMALKA VILLAGE ND

SANJAY

SHRI GOVERDHAN

VPO SAMALKA VILLAGE ND

in the office of the Sub Registrar, Delhi this 10/10/2017 2:09:26PM day Tuesday between the hours of

Signature of Presenter

Execution admitted by the said Shri / Ms.
HARISH, MANOJ, PRAVEEN, SANJAY

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 SHRI BAL KISHAN R/o VPO SAMALKA VILLAGE ND

and Shri/Smt./Km SUNNY VASHISTA S/o W/o D/o DEVI DAYAL VASHISHTA R/o 188 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

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

Date 13/10/2017 15:59:27

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



178555394482

Revenue Department NCT of Delhi

DORIS

NIC-DSU

WHEREAS the Releasors (**having 1/24th Share**) and the Releasee (**having 13/216th Share**) are the joint co-owners/co-bhumidars of **Agricultural land total measuring 1 Bigha 17 Biswas, bearing Khasra No.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 the aforesaid land stands duly mutated in the name of the RELEASORS in the Revenue Records as absolute and lawful owners/bhumidars and the Releasors have full power and absolute authority to release, sell, convey and transfer the aforesaid land unto the RELEASEE, and to receive the release 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 RELEASORS to release the same in favour of the RELEASEE.


AND WHEREAS the Releasors have agreed to release, convey, transfer and assign their all rights, titles and interests in the aforesaid **1/24th Share in Agricultural land total measuring 1 Bigha 17 Biswas, bearing Khasra No.31//5(1-17), 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.3,12,000/- (Rupees Three Lakhs Twelve 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 RELEASORS 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.3,12,000/- (Rupees Three Lakhs Twelve Thousand 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.

For NU STORES PVT. LTD


Authorised Signatory

Harish

Mang



Sanjay

- | Amount (Rs.) | Ch.Nos/cash | Dated | Bank | FAVORING |
|--------------|-------------|----------|-----------|--------------|
| 1,56,000/- | 000248 | 08.07.16 | S.C. Bank | Harish Vats |
| 52,000/- | 000249 | 08.07.16 | S.C. Bank | Parveen Vats |
| 52,000/- | 000250 | 08.07.16 | S.C. Bank | Manoj Vats |
| 52,000/- | 000235 | 29.08.16 | S.C. Bank | Sanjay Vats |

3. That the RELEASORS 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 RELEASORS against release of their 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 Releasors have handed over the actual and peaceful physical vacant possession of the said land to the RELEASEE on spot.
5. That the Releasors have undertaken and assured the RELEASEE that their right and title in the said land subsists and except the RELEASORS nobody else including their legal heirs, representatives, etc. have any right, title, interest or claim whatsoever or howsoever in the said land and the Releasors have 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 Releasors have handed over the relevant original documents relating to the said land to the RELEASEE, at the time of execution of this release Deed.



James S. Gentry

Hansh

Many

Sampay

7. That the RELEASORS have assured the RELEASEE that they have 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 RELEASORS 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.
9. That the Releasors have 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 Releasors have 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 RELEASORS may be prevented from transferring the said land.
10. That the RELEASORS 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.
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.



Hanish
Mang
- Jansen Sanyal

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.

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



Authorised Signatory

Mang

Harish

Sanjay

Sanjay

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 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 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.

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

For MUST FILE

AUTHORISED SIGNATURE

Harish
Mang
Gurun
Sanjay

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



Honish

Mang

Sanjay

RELEASORS



2. Sunny Vashisht

90 Devi Dayal Vashisht

R/o 188, Samalka rd

6644-7481-1640

For NU STORES PVT LTD



RELEASEE Signatory



1st Party



2nd Party



Witness

1st Party

HARISH, MANOJ, PRAVEEN, SANJAY

2nd Party

NU STORES PVT LTD THRU RAJMAL GUPTA

Witness

RAJ KUMAR, SUNNY VASHISTA

Certificate (Section 60)

Registration No.4,482, in Book No.1 Vol No 513

on page 102 to 109 on this date

13/10/2017 3:30:24PM

day Friday

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

Date 13/10/2017 15:59:45

Sub Registrar

SR VIIA Sarojini Nagar

New Delhi/Delhi



178540514482