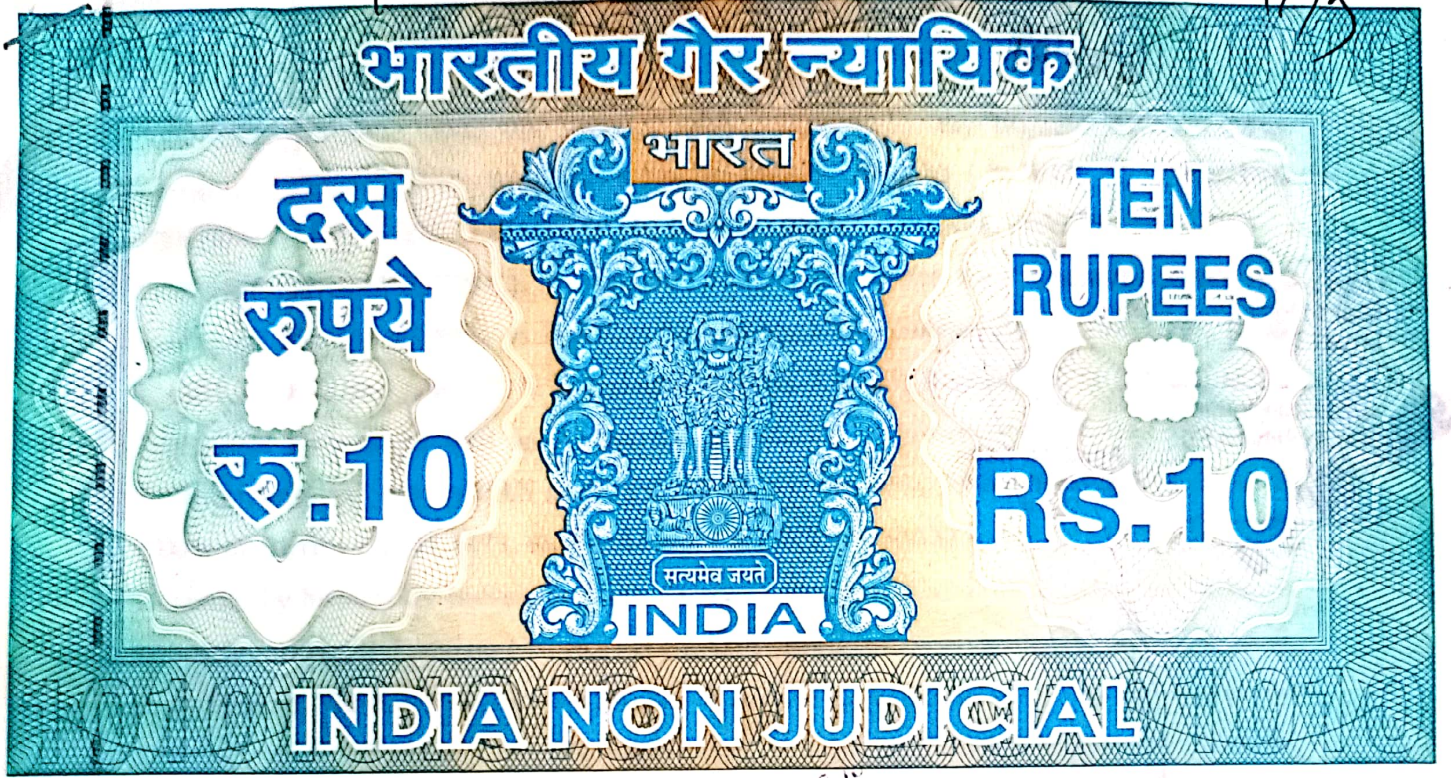


②

05847/25

I-5847/25



Handwritten notes in Bengali and English, including 'পশ্চিমবঙ্গ' (West Bengal) and '21-7-2025'.

09AC 579460

certified that the document is admitted to registration. The signature sheet and the endroement sheets attached with document are the part of this document.

Handwritten signature and stamp of the District Sub-Registrar-V, Alipore, South 24 Parganas.

21 JUL 2025

DEED OF GIFT [CORNER SPLAY]

Ref : PREMISES NO. 25, RASHBEHARI AVENUE, P. S. KALIGHAT, WARD NO. 083, KOLKATA 700 026 UNDER BOROUGH VIII [EIGHT] [K. M. C.]

Land Area : 05 KATHA - 02 CH. - 08 SQ.FT. i.e. 3698 SQ.FT. i.e. 343.553 SQ.M. [AS PER REGISTERED DEED OF CONVEYANCE]

Land Area : 05 KATHA - 03 CH. - 02 SQ.FT. i.e. 3737 SQ.FT. i.e. 347.176 SQ.M. [AS PER PHYSICAL MEASUREMENT]

Assessee No. 11 - 083 - 27- 0019 - 8.

Contd.....p / 02

98365

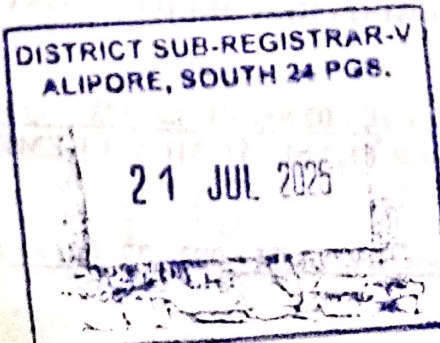
L. No. _____
Name : A. K. DAS, Advocate
Address : High Court, Calcutta
Bhiketa - 700001

Bhiketa Collectorate
Netaji Subhas Rd.,
Bhiketa - 1
Date _____

Amal Kr. Saha
Licensed Stamp
Vendor



Bahl Dhor
S/o. Late R. Dhor
4/4 Najar
Vol- 15



- : 2 : -
21st

THIS INDENTURE made this day of July Two thousand Twenty Five of the Christen Era, BETWEEN, We, M / S, VISUAL IMAGING SYSTEMS PRIVATE LIMITED [having PAN : AABCV0354N, &, CIN : U70100WB1998PTC087704], a company incorporated under the Companies Act, 1956, having its' Registered Office at Premises No. 83/85, Netaji Subhas Road, 3 rd Floor, Room No.304, P. O. Khangrepatty, P. S. Burrabazar, Kolkata 700 001, Represented by its' One of The Designated Director as well as Authorized Signatory / Representative namely, Mr. Alok Kumar Choraria [having PAN : ACTPC0517H, Aadhaar No. 7511 – 6805 – 6996, D. O. B. (Date of Birth) : 29.11.1973, &, Phone No. (0) 98310 – 85338], Son of Mr. Suparas Mal Choraria, by Nationality Indian, by Faith / Creed / Religion Hindu, by Occupation Business, presently residing at Premises No. 493 / B / 1, G. T. Road, Block – G, Flat No. 605/6, P. O. &, P. S. Shibpur, Howrah 711 102, the absolute Owners of the said premises, hereinafter called the DONOR (which expression where the context will so admit, shall mean & include their / his heirs, legal representatives, successors & assigns) of the ONE PART.

A N D

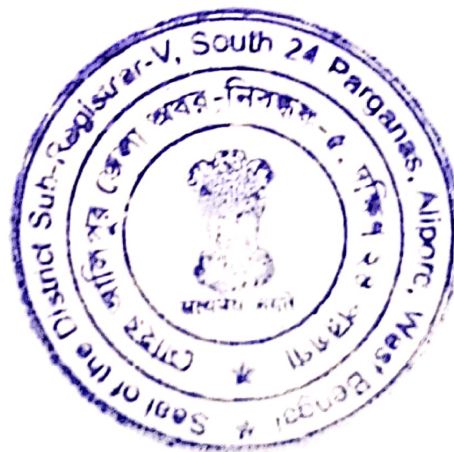
THE KOLKATA MUNICIPAL CORPORATION & body corporate constituted under the West Bengal Act, LIX of 1980, having its central office at 05, S. N. Banerjee Road, Kolkata 700 013, P. S. Taltala, hereinafter called the DONEE (which expression where the context will so admit shall mean & include its successors, & assigns) of the OTHER PART.

WHEREAS, the Donor is the owner of the land measuring about 05 Katha - 02 CH.- 08 SQ.FT. i.e. 343.553 SQ.M. i.e. 3698 SQ.FT. [as per Registered Deed of Conveyance] &, 05 Katha - 03 CH.- 02 SQ.FT. i.e. 347.176 SQ.M. i.e. 3737 SQ.FT. [as per Physical Measurement] , at Premises No. 25, Rashbehari Avenue, Ward No. 083, P. S. Kalighat, Kolkata 700 026 Under Borough VIII (Eight) [K. M. C.] , WHEREAS the Donor am going to submit a plan to The Kolkata Municipal Corporation for construction of a building at the said premises. &, WHEREAS, the Donor have expressed desire to make a free gift for splayed portion of land measuring 03 SQ.FT. corresponding to 0.312 SQ.M. from the said premises more fully described in the Schedule hereunder & delineated in the map annexed hereto & demarcated with RED border line, as required U / S 405 of the K.M.C. Act, 1980, for sanction of building plan & WHEREAS, the said proposed or offer of the Donor have been accepted by the K.M.C. the Donee & it has been decided inter alia, that the gift of the splayed portion of land at the said premises is valued at Rs. 1 /- (one) only.

TO HOLD to the Kolkata Municipal Corporation the said splayed portion of land free from all encumbrances as the owner for the purpose of widening the K.M.C. road at the corner of the said premises land is gifted in favour of Kolkata Municipal Corporation for the purpose of public interest.

Contd.....p / 03





DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

21 JUL 2023

AND THE DONOR HEREBY covenants with the DONEE that notwithstanding anything done by the Donor or knowingly suffered, is the DONOR has full power to convey & grant the said splayed portion of land hereby conveyed.

AND FURTHER comments that the DONOR shall at all times, at the cost of the DONOR execute & do all such further acts, deeds & assurance for more perfectly & effectively, conveying the said splayed portion of land to the DONEE, as by the latter shall be reasonably required.

SCHEDULE

ALL THAT piece &, parcel of land measuring about 03 SQ.FT. corresponding to 0.312 SQ.M. from a portion of Land Area measuring about 05 Katha - 02 CH.- 08 SQ.FT. i.e. 343.553 SQ.M. i.e. 3698 SQ.FT. [as per Registered Deed of Conveyance] &, 05 Katha - 03 CH.- 02 SQ.FT. i.e. 347.176 SQ.M. i.e. 3737 SQ.FT. [as per Physical Measurement] , at Premises No. 25, Rashbehari Avenue, Ward No. 083, P. S. Kalighat, Kolkata 700 026 Under Borough VIII (Eight) [K. M. C.], within the jurisdiction of The Calcutta Municipal Corporation abutted & bounded as follows :-

Boundary of the above premises is bounded by:-

On the North : By Premises No. 1 , Dharma Das Row .

On the South : Minimum 84 '- 00 " i.e. 25.604 Meter wide Rashbehari Avenue
[K. M. C. Black Top Road].

On the East : 37 '- 02 " i.e. 11.331 Meter wide Dharma Das Row
[K. M. C. Black Top Road].

On the West : By Premises Nos. 23B & 23C , Rashbehari Avenue .

IN WITNESSES WHEREOF the above named DONOR have set & subscribed hand & signature hereto on the day, month & year first above written.

SIGNED SEALED & DELIVERED by the DONOR at Calcutta in the presence of :

1. *Rahul Dhar*
14/07 Nager . Kol - 75
2. *Gyan Das*
Nagar
Kol - 22

VISUAL IMAGING SYSTEMS (P) LTD.

Sharma

DIRECTOR

Signature of The Owner / S .

Drafted as per The K. M. C. Proforma.

Nehru at
F-1776/03 Advocate.



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

21 JUL 2025



Scanned with OKEN Scanner

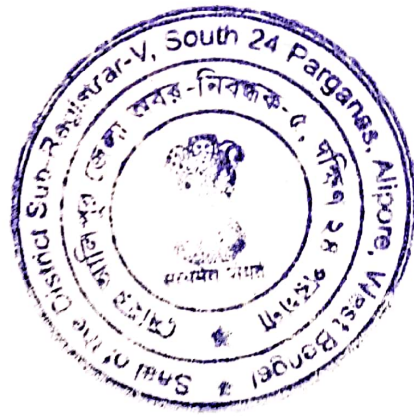
DATE: 14.07.2025
SCALE: 1:100
M.T. DIMENSION: 100
DATE: 14.07.2025



[K.M.C. BLACK TOP ROAD] 16.32' 00" 16.32' 00" METER WIDE KASH BEHARI AVENUE

[AREA 0.313 SQ.M. 16.32' 00" 16.32' 00"]
FREE CHIEF TO THE K.M.C.
SOLVED CORNER

[K.M.C. BLACK TOP ROAD] 16.32' 00" 16.32' 00" METER WIDE DHARMADAS BOM



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
21 JUL. 2025

26' 00" 00" 16.32' 00" 16.32' 00" METER WIDE KASH BEHARI AVENUE

16.32' 00" 16.32' 00" METER WIDE KASH BEHARI AVENUE

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name ALOK KUMAR CHAURARIA

Signature Chauraria

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

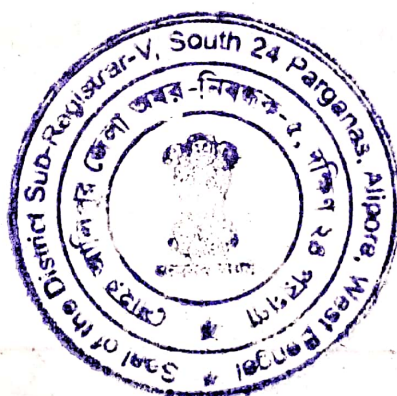
Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
21 JUL 15

Major Information of the Deed

Deed No :		I-1630-05847/2025	Date of Registration	21/07/2025
Query No / Year		1630-2002075868/2025	Office where deed is registered	
Query Date		18/07/2025 11:01:54 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details		Rahul Dhar Ajoynagar,Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 8981314794, Status : Deed Writer		
Transaction		Additional Transaction		
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value		Market Value		
Rs. 1/-		Rs. 33,333/-		
Stampduty Paid(SD)		Registration Fee Paid		
Rs. 10/- (Article:33(ii))		Rs. 39/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)			

Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rash Behari Avenue, Road Zone : (Tolly Nala – Rashbehari More (Northern Side Ward No 83 & Premises No 1-49 all odd) , , Premises No: 25, , Ward No: 083 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Sq Ft	1/-	33,333/-	Width of Approach Road: 84 Ft.,
Grand Total :				.0069Dec	1 /-	33,333 /-	

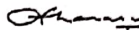
Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	VISUAL IMAGING SYSTEMS PRIVATE LIMITED 83/85, Netaji Subhas Road, 3rd Floor, City:- Kolkata, P.O:- Khangrepatty, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-1XX2 , PAN No.:: AAxxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

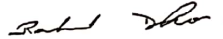
Donee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	THE KOLKATA MUNICIPAL CORPORATION 5, S.n. Banerjee Road, City:- Kolkata, P.O:- Taltola, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 Date of Incorporation:XX-XX-1XX5 , PAN No.:: aaxxxxxx5g,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Alok Kumar Choraria (Presentant) Son of Mr Suparas Mal Choraria Date of Execution - 21/07/2025, , Admitted by: Self, Date of Admission: 21/07/2025, Place of Admission of Execution: Office	 Jul 21 2025 12:22PM	 LTI 21/07/2025	 21/07/2025
493/B/1, G.T. Road, Block - G, Flat No. - 605/6, City:- Howrah, P.O:- Shibpur, P.S:-Shibpur, District:- Howrah, West Bengal, India, PIN:- 711102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: acxxxxxx7h, Aadhaar No: 75xxxxxxxx6996 Status : Representative, Representative of : VISUAL IMAGING SYSTEMS PRIVATE LIMITED (as Authorized Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late Ranjit Dhar Ajoynagar, City:- Kolkata, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	 21/07/2025	 21/07/2025	 21/07/2025
Identifier Of Mr Alok Kumar Choraria			

Endorsement For Deed Number : I - 163005847 / 2025

On 21-07-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 33 (ii) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:15 hrs on 21-07-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Alok Kumar Choraria ,.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 21-07-2025 by Mr Alok Kumar Choraria, Authorized Signatory, VISUAL IMAGING SYSTEMS PRIVATE LIMITED (Private Limited Company), 83/85, Netaji Subhas Road, 3rd Floor, City:- Kolkata, P.O:- Khangrepatty, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by , by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 98665, Amount: Rs.10.00/-, Date of Purchase: 05/07/2025, Vendor name: AMAL KR SAHA

Dilip Mondal

**Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1630-2025, Page from 146588 to 146597
being No 163005847 for the year 2025.**



Mondal

Digitally signed by DILIP KUMAR MONDAL
Date: 2025.07.22 19:35:50 +05:30
Reason: Digital Signing of Deed.

**(Dilip Kumar Mondal) 22/07/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.**