

महाराष्ट्र MAHARASHTRA

2025

EP 651270

ज्या कारणसाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून सहा महिन्यात वापरण बळनकारक आहे
अनु.क्र. 100/19 दि. 11-3-2026 मु.शु.रकम 500/-
बस्ताचा प्रकार अकरा टिकीट
दस्त नोंदणी करणार आहेत का ? होय/नाही.
बेळकतीचे वर्णन
मुद्रांक विकत घेणाऱ्याचे नांव सौरभ कुरीय
पत्ता एन.अय.बी.एम.पू. 48
दुसऱ्या पक्षकाराचे नाव
हस्ते व्यक्तीचे नांव व पत्ता



सौ. सिमा किशन पाटणे
स्टॅम्प ऑफिस
परवाना क्र. 2209088
233 बालगडी, रावणविद्यालयक पठार

Signature



DECLARATION CUM INDEMNITY

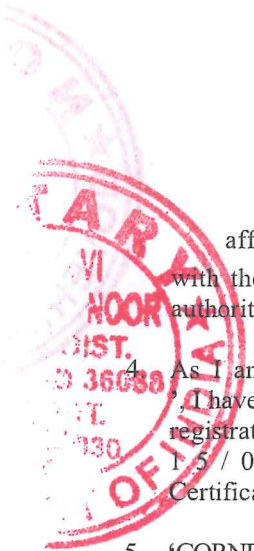


DECLARATION CUM INDEMNITY

This Declaration cum Indemnity executed at Pune, this 13th day of march ___ 2026 by SAURABH SURINDER KURICHH an adult Indian inhabitant having PAN No. **AIUPK5501E**

carrying on business in the tradename **CORNER STONE REAL ESTATES**____, having office at T5 001 , RAHEJA VISTAS PREMIER , **MOHAMMADWADI, PUNE 411060** , hereinafter called “_____” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns), do hereby solemnly affirm and state as under:-

1. I am a proprietor and carrying on business of real estate agent in the tradename “ CORNER STONE REAL ESTATES (“**Real Estate Agent**”). I am, in my individual capacity and for and on behalf of the proprietorship CORNER STONE REAL ESTATES executing this Declaration cum Indemnity. Hereto annexed is a copy of my PAN as **Annexure A**.
2. I was formerly carrying on the business of real estate agency in my individual name i.e., “ **GS REAL ESTATE CONSULTANTS** however, I am now carrying on the real estate agency business in the name and style of ‘CORNER STONE REAL ESTATES ___’. By using the trade name ‘___’, I or the proprietorship is not infringing any trademark, logo or any other intellectual property rights.
3. “ **GS REAL ESTATE CONSULTANTS** ” was registered with Godrej Properties Limited and its



affiliates (“Godrej”) as its Real Estate Agent for various projects and was registered with the _____ Real Estate Regulatory Authority (“Authority”), an authority created under RERA (defined below).

4. As I am now carrying on business in the name of ‘CORNER STONE REAL ESTATES’, I have registered ‘MAHARERA ___’ with the Authority and the Authority has granted registration bearing no. A 0 3 1 2 6 2 5 0 0 7 8 5 valid until 1 5 / 0 5 2 0 3 0 (“said Registration Certificate”). A copy of the said Registration Certificate has been attached hereto as Annexure B.

- 5. ‘CORNER STONE REAL ESTATES ’ is in compliance with the Real Estate (Regulation & Development) Act, 2016 (“RERA”) and all its rules, orders, notifications, etc. pertaining to Real Estate Agent.
- 6. Pursuant to the aforementioned change and Registration Certificate, I requested Godrej to cancel the name of “GS REAL ESTATE CONSULTANTS ” as Godrej’s Real Estate Agent and further requested Godrej to add the name of ‘CORNER STONE REAL ESTATES ’ as its Real Estate Agent.
- 7. I hereby confirm that all the statements and declarations made above are true and correct.

I indemnify and hereby agree to keep indemnified and harmless Godrej and/or its affiliates, subsidiaries, successors, employees, agents, etc. from and against any loss, damages, demands, actions, disputes, suits, proceedings, judgment, liabilities, claims, costs, charges and expenses of any nature suffered or sustained by Godrej (including costs of defense, settlement and attorneys’ fees) which may arise or occur or be taken or sought against Godrej due to misrepresentation and/or any of the representations / declarations made by me or my agents, employees, representatives, or any person acting for or on my behalf, as recorded herein above being found to be incorrect and/or breach of any provisions of RERA and/or any claim made or which may hereafter be made by me or my agents, employees, representatives, or any person acting for or on my behalf in respect of its registration under RERA.

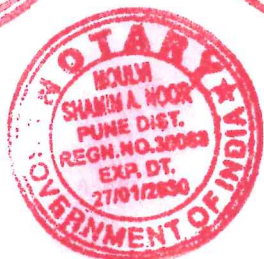
SOLEMNLY AFFIRMED AND DECLARED by the within named)

Name of Director/ Proprietor/ Partner)

Cornerstone Real Estates)

Before me, Notary

Proprietor



BEFORE ME

**MOULVI SHAMIM A. NOOR
NOTARY, GOVT. OF INDIA
PUNE, MAHARASHTRA
NOTED AND REGISTERED
AT SR. No. 143/2026**

13 MAR 2026

MOULVI
SHAMIM A. NOOR
PUNE DIST.
REGN. NO. 36688
EXP. DT. 27/01/2030
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

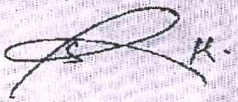


भारत सरकार
GOVT. OF INDIA

SAURABH SURINDER KURICHH
SURINDER MANOHARLAL KURICHH

11/06/1983
Permanent Account Number

AIUPK5501E


Signature



28022013

Cornerstone Real Estates


Proprietor

NOTARY
MOULVI
SHAMIM A. NOOR
PUNE DIST.
REGN. NO. 36688
EXP. DT. 27/01/2030
GOVERNMENT OF INDIA



CERTIFICATE OF COMPETENCY

This Certificate is awarded to

SAURABH SURINDER KURICHH

for successfully completing the
MahaRERA Real Estate Agent Training and Examination.

This Certificate is valid for 05 (Five) years from the date of issue.



Digitally Signed By
Prakash Kaluram Sabale
Secretary, MahaRERA
14 FEB 2025 03:53:30 PM +0530

Digitally Signed By
RAJENDRA SHANKAR TALWARE
MAHARASHTRA STATE SKILLS
UNIVERSITY
Maharashtra
India: 400001
10 FEB 2025

Issued on : 29/01/2025
Enrollment No. 550004028

Director - Assessment and Evaluation
Ratan Tata Maharashtra State Skills University
(RTMSSU)

Secretary
Maharashtra Real Estate Regulatory Authority
(MahaRERA)

Cornerstone Real Estates
Proprietor



Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF REAL ESTATE AGENT
FORM 'H'

[See rule 12(1)(b)]

1. This registration is granted under section 9 with registration certificate bearing No. **A031262500785** to
 - Name of Agent: **CORNERSTONE REAL ESTATES - SAURABH SURINDER KURICHH**
 - Type of Agent: **Proprietor**
 - having their registered office/principal place of business at Taluka: Haveli, District: Pune, Pincode: 411060to act as a real estate agent to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in real estate projects registered in the in terms and the rules and regulations made there under.
2. This registration is granted subject to the following conditions, namely:-
 - i. The real estate agent shall not facilitate the sale or purchase of any plot, apartment or building, as the case may be, in a real estate project or part of it, being sold by the promoter which is required but not registered with the regulatory authority;
 - ii. The real estate agent shall maintain and preserve such books of account, records and documents as provided under rule 16;
 - iii. The real estate agent shall not involve himself in any unfair trade practices as specified under clause (c) of section 10 read with Rule 17;
 - iv. The real estate agent shall provide assistance to enable the allottee and promoter to exercise their respective rights and fulfil their respective obligations at the time of booking and sale of any plot, apartment or building, as the case may be.
 - v. The real estate agent shall comply with the provisions and the rules and regulations made thereunder;
 - vi. The real estate agent shall discharge such other functions as may be specified by the regulatory authority by regulations;
3. The registration is valid for a period of five years commencing from **16/05/2025** and ending with **15/05/2030** unless renewed by the regulatory authority in accordance with the provisions or the rules and regulations made there under.
4. If the above mentioned conditions are not fulfilled by the real estate agent, the regulatory authority may take necessary action against the real estate agent including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 16/05/2025
Place : Mumbai

Digitally Signed By

Prakash Kaluram Sabale
(Secretary, MahaRERA)

16 MAY 2025 11:36:37 AM +0530

Signature and seal of Secretary, MahaRERA
Maharashtra Real Estate Regulatory Authority

Cornerstone Real Estates


Proprietor

Valid for three months from the date of issue

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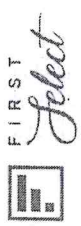
UNDRI BRANCH, SHOP NO. 4, GR FLR, SR NO.12/8, PUNE - 411060
IFSC Code : IDFB0041373

Pay **Or Bearer**
या धारक को

Rupees **₹ १०००००**
अंश करे

Cancelled

A/C No. **10247262462**
खाता नं.



SAURABH SURINDER KURICHH

Please sign above / कृपया यहाँ हस्ताक्षर करें

Payable at par at all branches of IDFC FIRST Bank Ltd in India

⑈0000⑈ 44751030 014501⑈ 31

Comerstone Real Estates
Proprietor