

**DEED OF DECLARATION U/S 2(A) OF
MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970.**

This Deed Declaration is executed today on 17th day of November 2016, by:

1. **Mr. Vishnu Kachru Kanahare**
Age.: 44 Years, Occ.: Agril & Business
R/o. Shamapur, Tq. & Dist. Aurangabad.
2. **Mr. Ramkisan Kachru Kanahare**
Age.: 39 Years, Occ.: Agril & Business
R/o. Shamapur, Tq. & Dist. Aurangabad.

[Hereinafter called as **OWNERS** which expression shall mean and include all, their heir's successors, legal representatives, executors, administrators and assignees.]

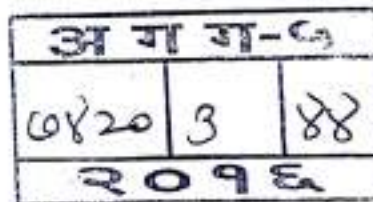
AND

Mr. Bhagchand Suganchand Jain
Prop. of M/s. Bhagyalaxmi Builders and Developer
Age.: 42 Years, Occ.: Business
R/o. Khora Kuwa, Gulmandi, Aurangabad.
PAN NO. AGOPJ5117B.

[Hereinafter called as **DEVELOPER/BUILDER** which expression shall mean and include all his, legal representatives, executors, administrator and assignees.]

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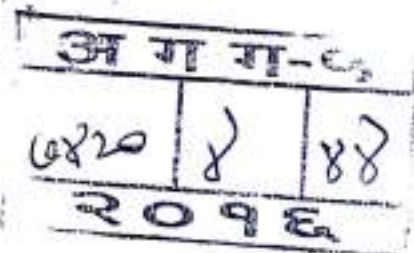
WHEREAS the Property Land Gut no. 267 totally admeasuring 03 Hector 14 Are, land revenue Rs.6.86 paisa, out of which to the extent of 00 Hector 17Are portion out of which owner no.1 owned and possessed 00 Hector 11 Are and owner no.2 owned and possessed 00 Hector 06 Are, Situated at Village Mitmita, Tq. & Dist. Aurangabad and said property owned and possessed by the Owners and they purchased the same under the registered sale deed at Sr. No. 1453/2001 dated 03.03.2001, 2288/2001 dated 12.04.2001 and Sr. No. 2235/2001 dated 11.04.2001 registered at the office of Sub-Registrar Aurangabad and on the basis of registered Sale Deed's name of Owners came to be mutated in revenue record as Owners and possessor as per mutation entry no. 1506; which is specifically described in Schedule "A".

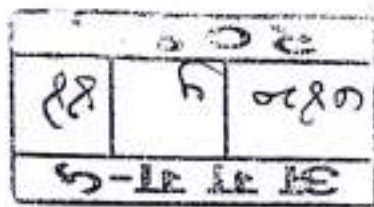
ANDWHEREAS Owners with intend to Develop and construct flatted building, they enter into Development Agreement with Developer/Builder in respect of property land Gut no. 267 totally admeasuring 03 Hector 14 Are, land revenue Rs.6.86 paisa, out of which to the extent of 00 Hector 17Are portion out of which owner no.1 owned and possessed 00 Hector 11 Are and owner no.2 owned and possessed 00 Hector 06 Are, Situated at Village Mitmita, Tq. & Dist. Aurangabad accordingly registered Development Agreement bearing registration no. 1350/2014 and Irrevocable Power of Attorney bearing registration no. 1351/2014 on dated 05.05/2014 registered at the office of Sub-registrar Aurangabad as per terms and condition mentioned therein.

ANDWHEREAS Developer/Builder with intend to construct flatted buildings prepared plan and got sanction from Aurangabad Municipal Corporation in file no. 1201/17/2014-15 vide permission no. 866/2015-16 dated 15.02.2016 and also commenced construction as per construction permission granted by Aurangabad Municipal Corporation.

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That the residential flats being constructed on the above-referred property will be known as "MANGAL-KALASH" apartment and in no case the said name will be changed. In this project consist three flatbed buildings "MANGAL-KALASH" Apartment-A consist 18 Flats, "MANGAL-KALASH" Apartment-B consist 16 Flats. That Flats used for residential purpose only and location of each Flat is shown in deed of declaration and area of each Flat is specifically mentioned in Schedule-B herein under.

That the owners and developer/grantor after sanctioned of building permission get specific units retained by each other and the owners retained units is specifically shown in **Schedule-C** herein after and remaining all Flats belonging to Developer/Grantor and these units retained by owners will be constructed and finished as per specification **Schedule-D**.

The area of each Flats, their locations and floors are specifically given in **Schedule-B** annexed hereto similarly the specific location of each of the Flat and area of each room or W.C. or Bath in each of the Flat, parking space are specifically shown in the construction plan which is treated as part of this declaration.

That the total Flats are utilizing for the residential purpose only. That the all units are capable of individual utilisation on account of having their own exit to a common area and facility and of the Flat, and it will be sold to one or more owner, each owner obtaining a particular and exclusive property-right thereto and each Flats constituting a heritable and transferable, immovable properties within the meaning of any law for the time being in force in the case and also an undivided interest in the general and/or restricted common areas and facilities of the Flat as listed hereinafter in this deed, necessary for their adequate use and enjoyment and hereinafter in referred to as General and/or restricted common areas and facilities, all of the above in accordance with the Maharashtra Apartment Ownership Act 1970.

That the administration of "MANGAL-KALASH" Condominium consisting as above entire project and part and parcel of the property described in Schedule-A of this deed shall be in accordance with provisions of this deed and with the provisions of byelaws, which are made a part of this deed.

That, as stated above the plan of Apartment ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartments Ownership Act 1970, so that the family-unit may be conveyed and registered as individual property capable of independent use on account of each having its own exit to a common area and facility of the building each family unit holder having an exclusive and particular right, title, interest over his respective family units and in addition the specified undivided interest in the common areas and facilities and/or restricted common areas and facilities.

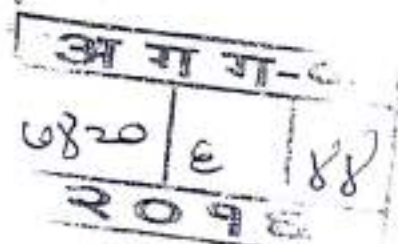
That, so long as the Owners owns one or more of the family units, the Owners shall be subject to provisions of this Deed and of the Schedule-A and Schedule-B attached herewith and the Owners consents to take no action which will adversely affect the rights of the Association of the Apartment owner with respect to assurance against latent defects in the building or other rights, assigned to the Association by reason of establishment of "MANGAL-KALASH" Condominium.

That the general restricted and specifically allotted common areas and facilities shall remain undivided and no owner shall bring any action for partition or division thereof.

That, the percentage of the undivided interest in the general and/or restricted common areas and facilities established herein shall not be changed except with the unanimous consent of all the Apartment owner expressed in amendment to this deed duly registered.

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That, the undivided interest in the general and/or restricted common areas and facilities shall not be separated from the family unit to which it appertains and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

That each Flats owners shall comply with the provisions of this deed, the bye-laws, decisions and resolution of the association of the Flats owners of its representative and failure to comply with such provisions, decisions or resolutions shall be grounds for an action to recover the sums due for damages or for injunctive relief.

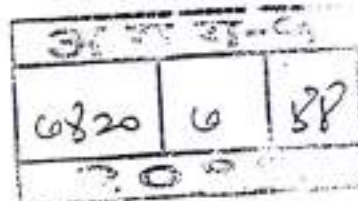
That the dedication of this property to the plan of Flats herein shall not be revoked or the property be removed from the plans of the apartment ownership or any of the provisions herein amended unless all of the Flats owners and mortgages all of the mortgagors coverings the units unanimously agreed to such revocation or amendment or removal of the property from the plan by duly registered instruments.

The no Flats owners or a family unit exempt himself from liability for contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or restricted common areas or facilities or by abandonment of his family unit.

All sums assessed by the association but unpaid for the share of the common expenses chargeable to any family unit shall constitute a charge on such family unit prior to all other charges except only (1) charge, if any, on the family unit for payment of Government or municipal taxes or both and (2) all sums unpaid on a first mortgage of the unit.

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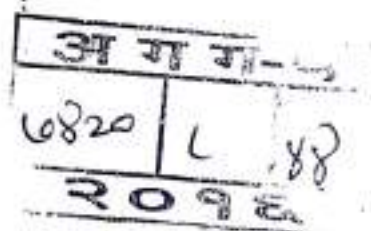
That all present or future owners, tenants, future tenants or any other person, that might use the facilities of the in any manner are subject to the provisions of this deed and that the mere acquisition or rental of any of the family units or the mere act of occupancy of any of the said units shall signify that the provisions of this deed are accepted and ratified the respective family units shall not be rented or given on leave and license or care taker basis by the Flats owner thereof for residential purposes, which shall be defined as (a) rental compensation or compensation for any period less than thirty days or (b) any rental or if the occupants of the family unit are provided customary hotel or boarding or lodging or paying guest services other than the forgoing obligations apartment owner of the respective family units shall have the absolute right to lease such unit or give it on leave and license or care taker basis provided that said lease or leave or license or care taker basis is made subject to the covenants and restrictions contain in this declaration and further subject to the bye-laws is annexed herewith.

That if the property subject to the plan of Apartment Ownership is totally or substantially damaged or destroyed, the repair, reconstruction or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act 1970.

That, where a family unit is sold by a mortgagee in exercise of his powers of sale under an English mortgage or by a court in execution of a decree in a suit brought by mortgagee against the owner of such family unit, then neither the MORTGAGEE nor the purchaser, who, derives title to the family unit at such sale, or his successors or assignees shall be liable, for assessments by the association which became due prior to the acquisition of title by such acquirer, it being understood, however, that the above shall not be construed to prevent the Association of Apartment owner from filing and claiming charge for such assessments and enforcing same as provided by law, and that such charge shall be subordinate to such mortgage.

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That in a voluntary conveyance of a family unit the grantee of the unit shall be jointly and severally liable with the grantor for all unpaid assessments by the Association of Apartment owner against the latter for his share of the common expenses up to the time of the grant for conveyance without prejudice to the grantee's rights to recover from the grantor the amounts paid by the grantee there for. However, any such grantee shall be entitled to a statement from the Manager of Board of Managers of the Association, as the case may be, setting for the amount of the unpaid assessments against the Grantor due to the Association and such grantee shall not be liable for nor shall the family unit conveyed be subject to a charge for, any unpaid assessments made by the Association of Flat owner against the grantor in excess of the amount, therein set forth.

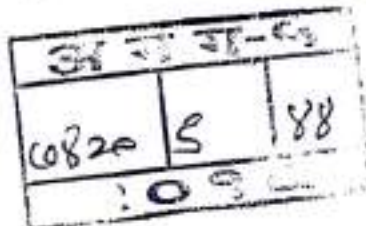
That, the manager or Board of Manager of the association shall obtain and continue in effect blanket property insurance in form and amounts satisfactory to mortgages holding first mortgages covering family units, but without prejudice to the right of the owner of a family unit to obtain individual family unit insurance.

That, the insurance premium for any blanket insurance coverage shall be common expense to be paid by monthly assessment levied by the association of apartment purchaser and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premium as such premium become due.

That, incase further construction is allowed by the Town Planning authority in future, the Developer/Grantor can raise further construction either on the terrace of building or in the open space around the building and can dispose of the said construction to anybody as per his choice provided that the purchaser of new construction will have to be the member of Association and they will have to pay the regular subscription of the Association and further that, they will have right of voting as per the bye-laws and they will have prorate rights in the common area, facilities and also on the property. But however after such construction the last terrace of the building will be the common for all flats holders only.

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Those at present AMC not providing facility of water and the Developer/grantor providing water through one bore well to each flatted building. That bore well provided to flatted building at present there is sufficient water, if due to any reason the water not sufficient, in that situation the purchaser shall make arrangement at their own cost, risk and responsibility. The unit purchasers shall make arrangement at their own cost, risk and responsibility Developer/grantor shall not responsible in any manner.

COMMON AREAS AND FACILITIES :-

1. All that part and parcel of the land described in Schedule-A.
2. Total R.C.C. structure of the buildings.
3. Area around the flatted building.
4. Compound Wall.
5. Staircase and lobby on each Floor.
6. Underground water tank and electric motor installed thereon.
7. Overhead water tank.
8. Bore Well and Electric Motor thereon.
9. Plumbing network throughout the building.
10. Electric wiring network throughout the building.
11. Electric meter through which the electricity is supplied to the electric motor installed on the underground water tank, bore well and also of the lights fixed in common areas and facilities.
12. Parking area as shown in construction permission.
13. Approach road & main entrance gate.

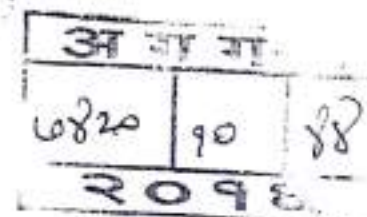
SCHEDULE "A"

All that part and parcel of Property Gut no. 267 totally admeasuring 03 Hectar 14 Are. land revenue Rs.6.86 paisa, out of which to the extent of 00 Hectar 17 Are portion out of which owner no.1 owned and possessed 00 Hectar 11 Are and owner no.2 owned and possessed 00 Hectar 06 Are, Situated at Village Mitmita, Tq. of Dist. Aurangabad bounded by,

TOWARD ESAT	:-	Nala
TOWARD WEST	:-	Road
TOWARD SOUTH	:-	Land Gut no. 267 belonging to Bankar
TOWARD NORTH	:-	Aurangabad- Nashik Road and property belonging to Shinde and Pandit.

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Schedule-B
FLATTED BUILDING - "MANGAL-KALASH" - A WING

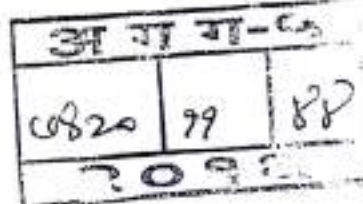
SR	Flat no.	Floor	Carpet Area	Built-up Area
01	Flat no. 101	First Floor	43.17 Sq.Mt.	50.78 Sq.Mt.
02	Flat no. 102	First Floor	44.19 Sq.Mt.	51.99 Sq.Mt.
03	Flat no. 103	First Floor	33.50 Sq.Mt.	39.41 Sq.Mt.
04	Flat no. 104	First Floor	37.21 Sq.Mt.	43.77 Sq.Mt.
05	Flat no. 201	Second Floor	43.17 Sq.Mt.	50.78 Sq.Mt.
06	Flat no. 202	Second Floor	44.19 Sq.Mt.	51.99 Sq.Mt.
07	Flat no. 203	Second Floor	33.50 Sq.Mt.	39.41 Sq.Mt.
08	Flat no. 204	Second Floor	37.21 Sq.Mt.	43.77 Sq.Mt.
09	Flat no. 301	Third Floor	43.17 Sq.Mt.	50.78 Sq.Mt.
10	Flat no. 302	Third Floor	44.19 Sq.Mt.	51.99 Sq.Mt.
11	Flat no. 303	Third Floor	33.50 Sq.Mt.	39.41 Sq.Mt.
12	Flat no. 304	Third Floor	37.21 Sq.Mt.	43.77 Sq.Mt.
13	Flat no. 401	Fourth Floor	43.17 Sq.Mt.	50.78 Sq.Mt.
14	Flat no. 402	Fourth Floor	44.19 Sq.Mt.	51.99 Sq.Mt.
15	Flat no. 403	Fourth Floor	33.50 Sq.Mt.	39.41 Sq.Mt.
16	Flat no. 404	Fourth Floor	37.21 Sq.Mt.	43.77 Sq.Mt.
17	Flat no. 501	Fifth Floor	43.17 Sq.Mt.	50.78 Sq.Mt.
18	Flat no. 502	Fifth Floor	44.19 Sq.Mt.	51.99 Sq.Mt.

FLATTED BUILDING - "MANGAL-KALASH" - B-WING

SR	Flat no.	Floor	Carpet Area	Built-up Area
01	Flat no. 101	First Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
02	Flat no. 102	First Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
03	Flat no. 103	First Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
04	Flat no. 104	First Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
05	Flat no. 201	Second Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
06	Flat no. 202	Second Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
07	Flat no. 203	Second Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
08	Flat no. 204	Second Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
09	Flat no. 301	Third Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
10	Flat no. 302	Third Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
11	Flat no. 303	Third Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
12	Flat no. 304	Third Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
13	Flat no. 401	Fourth Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
14	Flat no. 402	Fourth Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
15	Flat no. 403	Fourth Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
16	Flat no. 404	Fourth Floor	33.053 Sq.Mt.	38.888 Sq.Mt.

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SCHEDULE "C"
UNITS BELONGING TO OWNERS RETAINED IN CONSIDERATION OF
DEVELOPMENT AGREEMENT AS UNDER :-

"MANGAL-KALASH"- A WING

SR	Flat no.	Floor	Carpet Area	Built-up Area
01	Flat no. 101	First Floor	43.17 Sq.Mt.	50.78 Sq.Mt.
02	Flat no. 201	Second Floor	43.17 Sq.Mt.	50.78 Sq.Mt.
03	Flat no. 203	Second Floor	33.50 Sq.Mt.	39.41 Sq.Mt.
04	Flat no. 301	Third Floor	43.17 Sq.Mt.	50.78 Sq.Mt.
05	Flat no. 303	Third Floor	33.50 Sq.Mt.	39.41 Sq.Mt.
06	Flat no. 401	Fourth Floor	43.17 Sq.Mt.	50.78 Sq.Mt.
07	Flat no. 403	Fourth Floor	33.50 Sq.Mt.	39.41 Sq.Mt.

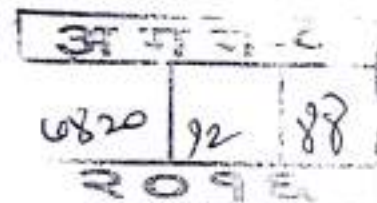
"MANGAL-KALASH"- B WING

SR	Flat no.	Floor	Carpet Area	Built-up Area
01	Flat no. 103	First Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
02	Flat no. 201	Second Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
03	Flat no. 203	Second Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
04	Flat no. 301	Third Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
05	Flat no. 303	Third Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
06	Flat no. 401	Fourth Floor	33.053 Sq.Mt.	38.888 Sq.Mt.
07	Flat no. 403	Fourth Floor	33.053 Sq.Mt.	38.888 Sq.Mt.

Note :- Remaining all flats belonging Developer and owners have no concern with the same.

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SCHEDULE "D"

Specification of Constructions

STRUCTURE	->	RCC framed structure
WALLS	->	Outer walls 6" brick inner 4" brick;
PLASTER	->	Internal plaster in neeru finish and external sand plaster.
DOORS	->	Main door: Teakwood frame with laminated flush door Other door: Pre-cast frame oil painted commercial flush door.
PLUMBING	->	Concealed G.I. type with C.P. Fittings.
KITCHEN OTTA	->	Green marble platform with stainless Steel Sink.
FLOORING	->	In all room ceramic tiles.
GLAZED TILES	->	In W.C. colored tiles full height up to 3 ft. In Bath Colored designed tiles 7 ft. height.
WINDOWS	->	Aluminum sliding windows with and safety M.S. Grill.
ELECTRIFICATIONS	->	In PVC Casing Capping type, 3.5 point in each room and power point in kitchen.
PAINTING	->	Oil bond Distemper from inside and cement paint from outside, white wash to selling, oil paint to doors and window grills.

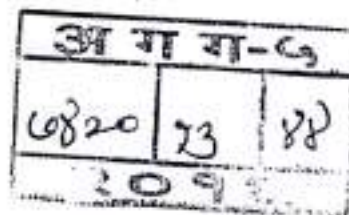
BYELAWS OF "MANGAL-KALASH" CONDOMNIUM.

I. SHORT TITLE AND APPLICATION:

- i) These Byelaws may be called the buy laws of the **MANGAL-KALASH** Condominium.
- ii) The provisions of these byelaws apply to the "**MANGAL-KALASH**" Condominium.

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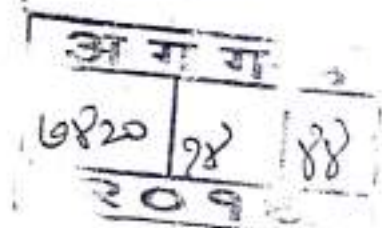
All present or future owner, tenants, further tenants, or there employees, or any other person that might use the facilities of the building in any manner, are subject to regulations set forth in these bye laws. The mere acquisitions or rental or taking or license of any of the family units (hereinafter referred to as units) of the building or mere act of occupancy of any of the said rectified, and will be complied with.

II. DEFINITIONS:

- 1) In these byelaws, unless the context required otherwise,
 - a) "Act" means the Maharashtra Apartment Ownership Act 1970.
 - b) "Association" means the Association of the entire Apartment owners constituted by such owner for the purpose of "MANGAL-KALASH" condominium.
 - c) "Board" means board of Managers consisting of 3 persons, all of whom shall be owner of apartment in "MANGAL-KALASH" condominium.
 - d) "Building" means the building located on property mentioned in schedule A known as "MANGAL-KALASH" condominium and includes the land forming part thereof.
 - e) "Declaration" means the declaration, which the sole owner of the building or all the owner of building have executed and registered as provided in section 2.
 - f) "Majority of Owner" mean those owners holding 51 percent of the votes in accordance assigned in declaration.
 - g) "Owner" or "Apartment Owner" means the person owning c Apartment in "MANGAL-KALASH" condominium.
 - h) "Section" means a section of the Act.
 - i) "Unit" means a Flats in "MANGAL-KALASH" condominium.
 - j) "Registrar" means the Registrar of Co-Operative Societies.
- 2) Words and expression used in these byelaws but not defined therein shall have the meaning respectively assigned to them in the Act.

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3) APARTMENT OWNERSHIP:-

The Flats are located on property mentioned in Schedule A, Mitmita Aurangabad, known as "MANGAL-KALASH" Condominium is submitted to the provisions of the Act.

4) OBJECT OF ASSOCIATION,

- a) The objects of the Association shall be
- b) To be and to act the Association of flats & Flat owner of the building called "MANGAL-KALASH" (hereinafter called as "the said building") who has filed their respective Declaration submitting their apartments to the provisions of the Act.
- c) To invest or deposit money.
- d) To provide for maintenance, repair and replacement of the common areas and facilities by contributions from the apartment owner, and if necessary, by raising loans for the purpose.
- e) To retain and license if possible, suitable portions of common areas to outsiders for commercial purpose, and to distribute the common profits left deducting the common expenses against the Apartment owner as common profits or accumulate same for building up a reserve fund.
- f) To provide and do all and many of the matters provided in sub-section (2) of section 16.
- g) To advance, with the consent of the Apartment owner, any short term loans to any apartment owner in case of any emergent necessity.
- h) To establish and carry on, on its own account or jointly with individuals or institutions, educational, physical, social and recuperative activities for the benefit of the apartment owner.
- i) To frame rules, with the approval of the general meeting of the Association and after consulting the component authority and may establish provident fund, if necessary, for the benefit of the employees of the Association.
- j) To do all things necessary or and otherwise provided for the obtain of the objects specified in these byelaws.

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5] MEMBERS OF ASSOCIATION:

1) All persons who have purchased apartment or Flat or Flat owner of each unit in "MANGAL-KALASH" condominium and executed respective Declaration under section submitting their apartment to provisions of the act shall automatically be the members of the Association and shall pay the sum of one hundred rupees as entrance fee and may purchase at least one share of the face value of Rs.5000/- each. Each apartment shall receive a copy of the byelaws on payment of one hundred rupee.

2) Upon any apartment owner selling his apartment or absolute conveying the same by way of gift under his will or otherwise, the purchaser or done shall automatically become a member on payment owner shall be transferred to the name of such purchaser or done on payment of one rupee to the Association.

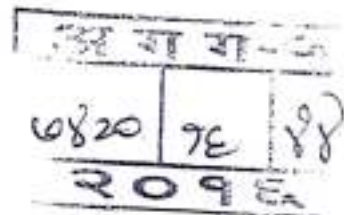
3) On the death of apartment owner, his apartment shall be transferred to the person or persons to whom he bequeaths the same by his will, or to the legal representatives of his estate, in case he has not made any specific bequest of the Apartment. The name of the legatee or the names of the legal representatives jointly shall be entered in the register or apartment owner maintained by the secretary for the purpose of administration of the "MANGAL-KALASH" condominium as apartment owner or joint apartment owner. Whereas any legatee is a minor, the apartment owner shall be entitled to appoint a guardian of such minor.

6] JOINT APARTMENT OWNER: Whereas an apartment has been purchased by two or more persons jointly, they shall be jointly entitled to the apartment and shares of the association shall be issued in their joint names, but the persons whose name stands first in the share certificate shall alone have the right to vote.

7] HOLDING OF ONE SHARE COMPULSORY: Every Apartment owner must hold at least one share of the Association (Joint apartment owner holding the share jointly)

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8] **DISQUALIFICATION:** No apartment owner shall be entitled to vote on the questions of the election of members of the Board or the president, Secretary Treasurer or any other office bearer or be entitled to stand for election to such office if he is in arrears if any sum due from him in respect of his contributions for common expenses, for more than sixty days on the last day of the year preceding the year in which the election to the Board would place.

Chapter - II

Voting Quorum and Proxies :-

9] **VOTING:** Voting shall be on a percentage basis, and the percentage of the vote to which the owner is entitled is the percentage assigned to the family unit or units in the declaration.

10] **QUORUM:** Except as otherwise provided in these laws, presence in person of a majority of owner shall constitute a quorum.

11] **VOTES TO BE CAST IN PERSON:** Votes shall be cast in person.

Chapter - III

12] **POWERS AND DUTIES OF ASSOCIATION:** The Association will have the responsibility of administering the "**MANGAL-KALASH**" condominium, approving the annual budget, establishing and collecting monthly assessments and arranging for the management of the condominium in a efficient manner, expert as otherwise provided, resolutions of the Association shall require approval by majority of owner, casting votes in persons.

13] **PLACE OF MEETING:** Meeting of the Association shall be held at suitable place convenient to the owner as may from time to time designate by the Association.

14] **ANNUAL MEETINGS:** The first annual meeting of the association shall be held on **01.07.2018** therefore the annual meeting of the Association shall be held on the 1st December each succeeding year. At such meeting there shall be elected by I ballot of the apartment owner a Board of Managers in accordance with the requirements of by law 23. The owner may also transact such other business of the Association as may properly come before them.

DEED OF DECLARATION

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