

**IN THE COURT OF THE REGISTRAR COOPERATIVE SOCIETIES,**  
**DELHI**  
**'OLD COURTS BUILDING, PARLIAMENT STREET, NEW DELHI-**  
**110001**

F.NO.47/GH-1112/AR/SEC-1/GH/RCS/2022/3266-69

Dt:- 26/5/25

**IN THE MATTER OF:**

Jagat Singh

Petitioner

Versus

Gaurav Vohra & Suman Vohra

Respondents

**ORDER**

This order shall dispose of the proceedings initiated vide Show Cause Notice dated 23.08.2024 issued u/r 20(1)(c)(1) & (iii) (2) of DCS Rules, 2007 read with Section 87 & 41 (d) of DCS Act, 2003 whereby Gaurav Vohra & Suman Vohra was called upon to show cause as to why cessation of membership should not be granted against them U/r 20(1) (c) (i) & (iii) of DCS Rules 2007 read with section 87 & 41(d) of DCS Act, 2003,

**The brief facts of the case are as under:-**

Gaurav Vohra & Suman Vohra enrolled as a member of the Bhagwati Co-operative Group Housing Society Ltd. (Regn. No. 1112/GH), Plot no. 1A, Sector-22, Dwarka, New Delhi-110075 . The petitioner has stated that the respondent is having a residential property in Delhi bearing No. 113 Chaukhandi Residential Scheme , Meera Enclave Delhi, the petitioner accordingly prayed to cease the membership of the respondent on account of disqualification of holding the above said property

In Their reply dated 29/04/2025 ,The respondent , submitted that , he, along with his mother Smt. Suman Vohra, became joint members of Bhagwati CGHS Ltd. in September 2018. At that time, he was the owner of a property at 113, Chaukhandi, Meera Enclave, Delhi, which he had already decided to sell in order to purchase a 5-bedroom flat in Dwarka. He approached the then managing committee of the society, clearly disclosed his ownership, and was assured that he could apply for membership as he had initiated the process of selling the said property. Acting on this assurance, he applied for membership. Subsequently, an agreement to sell the Chaukhandi property was executed on 12.11.2018, and the registered sale deed was completed on 08.05.2019. The entire sale proceeds were used to pay for the flat in Bhagwati CGHS Ltd., well before any flat allotment. He further submitted that he owns no other property and is therefore fully eligible to continue as a member of the society.

**It is relevant to read the provisions of DCS Act and Rules in this regard which are as under:**

*20. Disqualification of membership*

*(1). No person shall be eligible for admission as a member of a co-operative society if he:-*

*(c) In the case of membership of a co-operative housing society,*



*(1) owns a residential house or a plot of land for construction of residential house in any of the approved or un-approved colonies or other localities in the National Capital Territory of Delhi, in his own name or in the name of his spouse or any of dependent children, on lease hold or free-hold basis or on power of attorney or on agreement for sale.*

*Provided that above clause shall not be applicable,*

*(a) in case of co-sharers of property whose share is less than 66.72 sq. metres of land or if the residential property devolves on him by way of inheritance:*

*(b) in case of a person who has acquired property on power of attorney or through agreement for sale and on conversion of the property from leasehold to freehold on execution of conveyance deed for it, if such person applies for the transfer of membership of the housing society concerned*

*(ii) deals in purchase or sale of immovable properties either as principal or as agent in the National Capital Territory of Delhi, or*

*(iii) his spouse or any of his dependent children is a member of any other cooperative housing society*

It is pertinent to note that in terms of Section 41(3) of the DCS Act, 2003, the Registrar may of his own motion, if satisfied that any member has incurred any of the disqualification under sub section (1) declare through an order in writing that such member is disqualified to be a member.

In view of the facts and submissions, it is evident that the respondents, Gaurav Vohra and Suman Vohra, were in ownership of the property at 113, Chaukhandi Residential Scheme, Meera Enclave, Delhi, at the time of their application for membership. Despite the sale agreement and subsequent registered sale deed executed after their membership enrollment, the initial ownership renders them disqualified under Rule 20(1)(c)(i) of the DCS Rules, 2007 read with Sections 41(d) and 87 of the DCS Act, 2003. The exemption for property sold prior to allotment is not applicable as the sale was completed post-membership enrollment. Accordingly, the respondents have incurred disqualification for holding another residential property within the National Capital Territory of Delhi.

Therefore, the membership of Gaurav Vohra and Suman Vohra in Bhagwati Co-operative Group Housing Society Ltd. stands ceased forthwith under the provisions of the DCS Act and Rules.



Anil Kumar Singh  
Registrar Cooperative Societies

Sent to:

1. Sh. Jagat Ram D-407, Sri Durga CGHS Sector -12 Dwarka Delhi-110075.
2. Gaurav Vohra & Suman Vohra (Through President/ Secretery )
3. Assistant Registrar (Sec-1), office of RCS
4. ARCS IT