

**GOVT. OF NATIONAL CAPITAL TERRITORY DELHI**  
**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 / 2974 - 84

07/10/2025

**IN THE MATTER OF:**

Jagat Singh

Petitioner

Versus

Suman Sahani

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 Ms. Suman Sahni was called upon to show cause as to why cessation of membership should not be granted against them U/r 20(1) (c) (0) & (iii) of DCS Rules 2007 read with section 87 & 41(d) of DCS Act, 2003,

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

Ms. Suman Sahni was 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. 211 SF Kohat Enclave Pitampura, Delhi. The petitioner accordingly prayed to cease the membership of the respondent on account of disqualification of holding the property bearing property no. 211 SF Kohat Enclave, Pitampura.

In her reply dated 05/09/2024 Ms Suman Sahni Submitted that the late Shri Amar Lal Nagpal, father of Smt. Suman Sahni, was the primary applicant, and Smt. Suman Sahni was the joint applicant in an application for membership in Bhagwati CGHS, submitted in the year 2000. The Society, upon due consideration, granted them membership and issued Membership Certificate No. 485 dated 15th September 2000.

Subsequently, in the year 2014, and prior to his demise, Shri Amar Lal Nagpal voluntarily relinquished all his rights, interests, and entitlements under the said membership and transferred the same in favour of Smt. Suman Sahni. At the time of enrolment, neither Shri Amar Lal Nagpal nor Smt. Suman Sahni owned any residential property in Delhi, nor were they members of any other group housing society. This position has remained unchanged to date.

The petitioner's allegation that Smt. Suman Sahni owns a residential property located at 211, Kohat Enclave, Pitampura, Delhi, is entirely false and baseless. The said property was owned by her late father-in-law, Shri Madan Lal Sahni, and after his demise, the property devolved jointly upon his sons, namely Shri Raman Sahni (husband of Smt. Suman Sahni) and Shri Ashok Sahni, through inheritance. The property is ancestral in nature and forms part of the joint family estate. Smt. Suman Sahni does not hold any ownership or title in the said premises. Her residence at the property is as a family member and does not constitute individual ownership in any legal sense.

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

In light of the facts presented, the documentary evidence on record, and the applicable provisions under Rule 20(1)(c)(1)(a) of the Delhi Cooperative Societies Rules, 2007 read with Section 87 and Section 41(d) of the Delhi Cooperative Societies Act, 2003, it is evident that Smt. Suman Sahni does not hold any disqualifying interest in any residential property in Delhi either in her name, or in the name of her spouse or dependent children. The residential premises at 211, Kohat Enclave, Pitampura, Delhi, is inherited jointly by her husband and brother-in-law and does not confer any title, ownership, or interest upon her. Her residence in the said premises, therefore, does not attract disqualification under the Act or Rules. As such, no violation of the eligibility criteria laid down under Rule 20(1)(c) has been established. Accordingly, the cessation proceedings initiated against Smt. Suman Sahni vide Show Cause Notice dated 23.08.2024 are found to be unsustainable and are hereby dropped. Her membership in Bhagwati Cooperative Group Housing Society Ltd. is accordingly restored with immediate effect.



Anil Kumar Singh  
Registrar Cooperative Societies

Sent to:

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