

**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/2022/3293-96

Dt :- 26/5/25

**IN THE MATTER OF:**

Jagat Singh

Petitioner

Versus

Seema Thakur & Utkarsh Thakur

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 Seema Thakur & Utkarsh Thakur 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:-**

Ms. Seema Thakur & Utkarsh Thakur 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. C-802 Chitrakoot Dham CGHS Ltd. Plot No. 02 Sec-19 Dwarka Delhi. The petitioner accordingly prayed to cease the membership of the respondent on account of disqualification of holding the property bearing property No. C-802 Chitrakoot Dham CGHS Ltd. Plot No. 02 Sec-19 Dwarka Delhi.

In his reply dated 06/03/2025, The respondent, Ms. Seema Thakur, submitted that, without affecting the earlier statements, she neither owns Flat No. C-802 in Chitrakoot Dham CGHS Ltd., Dwarka, nor She a member of the said society. The respondent submits that, upon making personal enquiries, She has found that Flat No. C-802 is owned by Dr. Seema Thakur, a reputed gynecologist working at Sir Ganga Ram Hospital, New Delhi. The respondent further submits that Dr. Seema Thakur is the wife of Dr. Piyush Ranjan, a well-known gastroenterologist also practicing at Sir Ganga Ram Hospital, New Delhi.

The respondent further submits that she has filed an additional letter along with an affidavit of Dr. Seema Thakur, W/o Dr. Piyush Ranjan, wherein it has been clarified that the respondent has no connection with the property or the individuals mentioned in the notice. The respondent reiterates that there appears to be a case of mistaken identity, likely arising from the similarity of her name with another individual. She further submits that she does not know any person by the name of Seema Thakur or Utkarsh Thakur as referred to in the said notice. It is also submitted that she has neither booked any flat nor applied for or obtained membership in The Bhagwati Co-operative Group Housing Society Ltd., Sector-22, Dwarka.





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.

Upon careful consideration of the submissions and documents, it is clear that there are two distinct individuals named Seema Thakur involved in this case. Seema Thakur W/o KVK Thakur is the genuine member of Bhagwati Co-operative Group Housing Society Ltd., whereas Seema Thakur W/o Dr. Piyush Ranjan, owner of Flat No. C-802 in Chitrakoot Dham CGHS Ltd., is not connected to Bhagwati CGHS. The affidavit submitted by Seema Thakur W/o Dr. Piyush Ranjan confirms her non-membership in Bhagwati CGHS. In view of the above and the absence of any disqualifying factors against Seema Thakur W/o KVK Thakur and Utkarsh Thakur, their membership in Bhagwati Co-operative Group Housing Society Ltd. is hereby restored, and all proceedings initiated against them stand disposed of.



Anil Kumar Singh  
Registrar Cooperative Societies

Sent to:

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