

**OFFICE OF THE REGISTRAR COOPERATIVE SOCIETIES
GOVT. OF N.C.T OF DELHI, OLD COURT BUILDING
PARLIAMENT STREET, NEW DELHI-110001**

F.No. 47/AR/SEC-III/ /U/S-91/V/2025/ 343

Dated: 04/05/2026

In the matter of:

Smt. Vandana
92-B, Jyoti CGHS Ltd.
Plot No. B-2, Sector -14 Extn. Rohini
Delhi-110085

....Applicant

VERSUS

The Secretary,
Jyoti CGHS Ltd. (Regd. No. 498 GH)
Plot No. B-2, Sector 14 Extn. Rohini
Delhi-110085

....Defendant

ORDER UNDER SECTION 91 OF DCS ACT, 2003

By this order I shall dispose of the appeal filed under Section 91 of DCS Act, 2003 filed by Smt. Vandana dated 18/07/2024 against the President/Secretary, Jyoti CGHS Ltd., Plot No. B-2, Sector 14 Extension, Rohini, New Delhi 110085.

The appeal has been filed by the Appellant against the Jyoti CGHS Ltd., Plot No. B-2, Sector 14 Extension, Rohini, New Delhi-110085 for non transferring the membership in favour of the Appellant. The Appellant has stated in the appeal that he had purchased a Flat No. 92-B in Jyoti CGHS Ltd. Plot no. B-2, Sector 14 Extn. Rohini, Delhi-110085 from previous owner Sh. Naresh Kumar Sharma Son of Sh. A.N. Sharma through instrument of General Power of Attorney & Agreement to Sell, New Delhi and she had filed an application dated 18/07/2024 along with the other documents i.e. Form 18, 19, 20, Affidavit in Form 21, Agreement to Sell & G.P.A in favour of applicant, DD No. 690752 dated 12/04/2024 (in r/o Transfer Fee, Share Money & Admission Fee) as per DCS Act 2003 and DCS Rules 2007.

In this regard, Respondent Society represented his case and submitted that Smt. Vandana has purchased the flat no. 92-B from Sh. Naresh Kumar Sharma on the basis of forged documents i.e. NOC etc. especially when an appeal (19/2019) involving legal dispute of recovery of dues is pending between Naresh Kumar Sharma and the Society before the Delhi Cooperative Tribunal.

The Respondent Society further stated that Smt. Vanda had purchased the flat with her open eyes that the same is involved in a legal dispute without securing any NOC from the Society and therefore membership cannot be transferred unless dues of the society are paid. Review pending u/s 115 of the DCS Act, 2003 in the Court of Hon'ble RCS.


20/04/26

Hearings were conducted on 08/04/2025, 11/03/2026, & 16/03/2026. On 08/04/2025 and 11/03/2026 Sh. G.D. Gupta G.P.A holder of Smt. Vandana was present in the hearing. On 16/03/2026 Sh. Harbans Walia authorized representative for Smt. Vandana was appeared on behalf of appellant as well as Sh .Vijay Kamra from Respondent Society was present in all the hearings.

The Society shall grant membership after clearing all pending dues against the applicant.

Further, as the society thinks fit, the society has the liberty to take action against the petitioner on the allegations of forged documents as prescribed under relevant laws. Petition is disposed off accordingly.

The case file may be returned to Housing Sec-3 for future reference and record.


20/04/26

DEPUTY REGISTRAR COOPERATIVE SOCIETIES

F.No. 47/AR/SEC-III/ /U/S-91/V/2025/ 343

Dated: 04/05/2026

Copy to:

- ✓ 1. DRCS (Computer Cell), Registrar Cooperative Societies, Govt. of N.C.T of Delhi-110001 (**for uploading on the website of the RCS**).
2. The President/Secretary, Jyoti CGHS Ltd. (Regd. No. 498 GH) Plot No. B-2, Sector 14 Extension Rohini Delhi-110085
3. Smt. Vandana, Flat No. 92-B in Jyoti CGHS Ltd. Plot no. B-2, sector 14 Extn. Rohini, Delhi-110085