

**REGISTRAR COOPERATIVE SOCIETIES
(OFFICE OF THE ADDL. REGISTRAR)
GOVT. OF NCT OF DELHI
PARLIAMENT STREET, NEW DELHI-110001**

F.No.47/AR/Sec-III/Us-91/US/2025/426-429

Dated:- 29/05/2025

IN THE MATTER OF:

Smt. Urmila Devi,
R/o:32-C, Jyoti CGHS Ltd.,
Plot No.B-2, Sector-14 Extn.,
Rohini, Delhi-110085

.....Appellant

V/s

Jyoti CGHS Ltd.,
Plot No.B-2, Section-14 Extn.,
Rohini, Delhi-110085.
(Through President/Secretary)

.....Respondent

ORDER UNDER SECTION 91 OF DCS ACT, 2003

1. By this Order I shall dispose off the appeal dated 03/09/2024 under section 91 of DCS Act, 2003 filed by the appellant against the respondent society for its non response within mandated time period of thirty days after having receiving the application submitted on 16/07/2024 by the appellant before the respondent society for transfer of membership in r/o flat No.32-C.

BRIEF FACTS OF THE CASE:-

2. The present appeal has been filed by the appellant **Smt. Urmila Devi**, against non response of the society for transfer of membership in r/o flat No.32-C.
3. The appellant submitted an application of membership in her name on 16/07/2024 with the society along with requisite documents. The appellant stated that she purchased flat No.32-C, on payment of consideration from Sh. Baldev Krishan Batra S/o Late Sh. Lajpat Rai in question by virtue of registered sale deed on 28/02/2005 vide registration No.98036, copy of which was provided to the society. Sh. Ram Babu Gautam is the original member of the society, who had further executed registered power of attorney in favour of Sh. Baldev Krishan Batra. A conveyance deed in this regard has also been executed by DDA in favour of Sh. Ram Babu Gautam.
4. A possession/occupancy/Share Certificate letter dated 14/12/2002 was issued in favour of Sh. Ram Babu Gautam by the respondent society.
5. A Notice dated 18.03.2025 u/s-91 of DCS Act, 2003 was issued to the appellant and respondent society for appearance before the Appellant Authority and arguments were heard from the both the parties in length.
6. The respondent Society appeared in the said hearing, wherein, they informed that the appellant has not clear the outstanding dues, which are lying pending since so many years and society is compelled to file a recovery case against the appellant u/s 70 of the DCS Act for recovery of dues outstanding.

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7. It is observed that the reason for rejection the transfer of membership for the flat No.32-C in the Jyoti CGHS Ltd., is unjustified, as the matter for clearance of outstanding amount/dues has to be decided u/s-70 which is the separate issue. Thus, the respondent society can not be denied to transfer the membership on this ground or without any disqualification, in favour of **Smt. Urmila Devi, Flat No.32-C**.
8. It is also observed that all the requisite documents as required for transfer of membership under the provision of Section 91 of DCS Act 2003 have been annexed with the application for transfer of membership.
9. The society did not raise any objection as regards the documents which they received for transfer of membership in favour Smt. Urmila Devi, flat No.32-C in the above society.
10. The appellant has relied upon the provision of Rule-92 of DCS Rules, 2007:-

Rule 92(8): *In case the committee fails to take a decision within prescribed time or rejects the application the applicant may file an appeal before the Registrar, who shall decide it within ninety days time.*

11. All the conditions as required under the provisions of Section 91 of DCS Act 2003 are fulfilled in the present case.

I am in agree with the argument of the appellant and respondent society that the society is intentionally not transferring membership in favour of the appellant inspite of all documents being in order as they have refused to reply without any reasonable cause. No other disqualification has been pointed out by the respondent society qua the appellant for her becoming a member of the society. Transfer of Membership cannot be refused without the sufficient cause. The society does not have an unfettered right to admit, deny or refuse for transfer of membership.

In view of the above and in exercise of powers vested in me under provision of Section 91 of DCS Act 2003, the appeal is allowed. The respondent society is directed to transfer membership in the name of appellant **Smt. Urmila Devi in r/o Flat No.32-C, Jyoti CGHS Ltd., Plot No.B-2, Section-14 Extn., Rohini, Delhi-110085**, within 07 days from the date of receipt of this order.

It is ordered accordingly.



(LEKHRAJ)

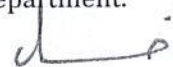
Addl. Registrar Cooperative Societies

F.No.47/AR/Sec-III/Us-91/US/2025/ 426-429

Dated:- 29/05/2025

Copy to the following:-

1. Smt. Urmila Devii in r/o Flat No.32-C, Jyoti CGHS Ltd., Plot No.B-2, Section-14 Extn., Rohini, Delhi-110085 with reference to the appeal for transfer of membership under U/s-91 for information.
2. The President/Secretary, Jyoti CGHS Ltd., Plot No.B-2, Section-14 Extn., Rohini, Delhi-110085 for compliance the order.
3. The AR (Section-3), O/o the Registrar Co-operative Society, GNCTD for information.
4. In-charge (Computer Cell) for uploading the order on the website of this department.



(LEKHRAJ)

Addl. Registrar Cooperative Societies