



\$~47

* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

+ **W.P.(C) 2096/2023**

R K BANSAL

.....Petitioner

Through: Mr. Sandeep Kumar and Mr. Piyush
Goel, Adv. (M:9810122554)

versus

REGISTRAR COOPERATIVE
SOCIETIES AND ANR.

.....Respondents

Through: Mr. Tushar Sannu, Mr. Abhinav Jha,
Advs. for R-1/RCS.
Mr. Abhishek Gupta, Adv. for R-2.

CORAM:

JUSTICE PRATHIBA M. SINGH

JUSTICE MADHU JAIN

ORDER

% **02.02.2026**

1. This hearing has been through hybrid mode.

CM APPL. 6815/2026 (for exemption)

2. Allowed, subject to all just exceptions. Accordingly, the application is disposed of.

W.P.(C) 2096/2023 & CM APPL. 6775/2026 (for regularization of flat)

3. The present petition has been filed by the Petitioner- Mr. R.K. Bansal under Article 226 of the Constitution of India, *inter alia*, seeking an appropriate directions to Respondent No.1- Registrar Co-operative Societies (*hereinafter*, 'RCS') to regularize the self draw pertaining to Petitioner's flat i.e., Flat No.159, (*hereinafter*, 'flat No.159') Bharat Co-operative Group Housing Society, Sector-13, Rohini, Delhi (*hereinafter the 'Society'*).

4. The case of the Petitioner is that he is a *bonafide* member of the Society



having membership no.457, since 25th May, 1981. According to the Petitioner, he had made regular payments to the Society. On 16th January, 1992, a demand notice was issued by the Society for certain payments. However, amounts could not be deposited by the Petitioner at the relevant time, due to some financial constraint.

5. Thereafter, on 20th June, 1993 the amounts were deposited by the Petitioner. Pursuant thereto, the Society had conducted a self draw of 8 flats on 10th March, 1996, out of which Flat No. 159 was allotted to the Petitioner. Flat No. 159 was handed over to the Petitioner on 1st April, 1997. However, when the Petitioner approached the Society to get the No Objection Certificate for freehold, the Petitioner came to know about the regularization of the self draw of flats. Thereafter, sometime in July 2019, the Petitioner made a representation to the Society along with relevant documents. The same were forwarded by the Society to the RCS on 30th August, 2019. Since then, the Petitioner has made several representations to the RCS for regularization of the self draw of flat. However, no decision has been taken by the RCS.

6. Mr. Sandeep Kumar, Id. Counsel for the Petitioner relies upon similar orders passed for this Society in ***W.P.(C) 245/2026*** titled ***Ritu Gupta & Anr. v. Registrar of Cooperative Societies & Ors.*** and ***W.P.(C) 19782/2025*** titled ***Smt. Kamal Gupta v. Registrar of Cooperative Societies & Ors.*** In both these petitions, *vide* order dated 8th January, 2026 and 24th December, 2025 respectively, the RCS has been directed to take a decision and send the recommendation to the Delhi Development Authority (*hereinafter*, 'DDA') for regularization of the flat.

7. Id. Counsel for the Society states that the Society has no objection if the orders for regularization are being passed by this Court.



8. Ld. Counsel for the RCS submits that the Petitioner may appear before the concerned office of RCS and upon appearance, the requisite documents would be verified.
9. Heard. In the present case, since the Petitioner is similarly situated to the Petitioners in **W.P.(C) 245/2026** and **W.P.(C) 19782/2025**, it is directed that the Petitioner shall appear before the concerned office of RCS on 17th February, 2026, along with all the requisite documents.
10. A proper hearing shall be afforded to the Petitioner and after examining the documents, the RCS shall take steps towards regularization of the flat and the recommendations be made to the DDA so that the allotment of the flat can be made in favour of the Petitioner.
11. Additionally, if any conversion charges or any other charges are raised by the DDA, the same shall also be paid by the Petitioner. The RCS shall make its recommendation within one month and DDA shall complete the formalities within two months thereafter. The entire process shall be completed by 15th April, 2026.
12. The present petition is disposed of in these terms. All pending applications, if any, are also disposed of.
13. Next date of hearing *i.e.*, 2nd April, 2026 stands cancelled.
14. List for compliance on 14th May, 2026.

PRATHIBA M. SINGH, J.

MADHU JAIN, J.

FEBRUARY 2, 2026/dk/sm