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

Date of decision: 28th October, 2026
Uploaded on: 30th October, 2026

\# **CNR No. DLHC010306402026**

\+ **W.P.(C) 9593/2026**

RAKESH VERMA & ANR. .....Petitioners
Through: Ms. Varsha, Adv.

versus

THE REGISTRAR CO-OPERATIVE SOCIETIES & ORS. .....Respondents
Through: Mr. Shashi Pratap Singh, Advocate
Ms. Mrinalini Sen (SC) with Ms. Aditi Saxena, Adv.
Mrs Avnish Ahlawat, SC GNCTD Services, Mr. Nitesh Kumar Singh, Mr. Mohnish Sehrawat, Adv.

CORAM:
JUSTICE PRATHIBA M. SINGH
JUSTICE DINESH BHATT

Prathiba M. Singh, J. (Oral)

W.P.(C) 9593/2026

1. This hearing has been done through hybrid mode.

2. The present petition has been filed by the Petitioners, *inter alia,* seeking directions to the Registrar of Cooperative Societies *(hereinafter, 'RCS')* to forward the Petitioners' details to the Delhi Development Authority *(hereinafter, 'DDA')* for allotment and conversion of the subject Flat No.704, 7th Floor, Saksham Apartments, Plot No.40-B, Sector-10, Dwarka, New Delhi-110075 *(hereinafter, 'the subject flat')* from leasehold to freehold.

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Signing Date:30.10.2026 17:49

3. It is the case of the Petitioners that in July, 2001, the Niji Co-Operative Group Housing Society Ltd. *(hereinafter, 'the Society')* had obtained perpetual leasehold rights through the Respondent No.2/DDA in respect of land admeasuring 4000.12 sq. mtr. at Plot No.40-B, Sector-10, Dwarka, New Delhi, for construction of "Saksham Apartments" on group housing basis.

4. In March, 2004, the Niji Co-Operative Group Housing Society Ltd. *(hereinafter, 'the Society')* had conducted a self draw of lots for allotment of specific flats, pursuant to which the Petitioner obtained membership and had paid requisite charges.

5. On 17th July 2026, notice was issued to the RCS in this matter and the RCS was directed as under:

> *"6. A circular issued by the RCS* ***bearing F. No. 47/RCS/Policy/155/P.F./2011/107-113*** *has been issued on 4th June, 2026 (hereinafter, 'the circular') in respect of self-draws, and had been placed before this Court in a similar matter being* ***W.P.(C) 13650/2025*** *titled* ***'Ravinder Sharma & Ors. v. Registrar of Cooperative Societies & Ors.'*** *on 10th July, 2026. The said circular is set out below:*
>
> *""****F.No.47/RCS/Policy/155/P.F./2011/107-113***
> *Dated: 04/06/2026*
> ***CIRCULAR***
>
> *It is hereby informed to all concerned that the 'self draw' conducted by the 26 Cooperative Group Housing Societies (CGHS) were regularized by the Hon'ble LG, Delhi from the operation of sub section (1) of Section 77 of the Cooperative Societies Act, 2003 (Delhi Act 3 of 2004) vide order dated 17.10.2011.*
>
> *It has further been decided to provide onetime opportunity to all such CGH Societies which had conducted self draw up to the year 2010 and which are not yet regularized.*

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All such remaining CGH Societies are hereby requested to submit the requisite information in the enclosed pro-forma to facilitate compilation of records and for preparing a proposal for submission to the Competent Authority.

The requisite details may be submitted to the undersigned latest by 30th of June, 2026.

This issues with the approval of Competent Authority.

(DEPUTY REGISTRAR)
(POLICY) *" "*

7. Considering the said circular, let the Petitioner and the Society appear before the RCS on ***24th July, 2026 at 11:30 AM*** *so that all the documents can be verified.*

8. The RCS shall consider the same and file its status report by the next date of hearing."

6. On the same date, the Court was also informed by the Petitioners that there were no new dues of the Petitioners and the self draw deserves to be regularised.

7. Today Mr. Shashi Pratap Singh, ld. Counsel for RCS has filed a copy of the letter dated 23rd October, 2026 by which the Petitioners' membership has been duly verified and the self draw of lots has been regularised and the membership has been cleared. The said letter is taken on record. Relevant portion of the letter is extracted below:

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OFFICE OF THE REGISTRAR CO-OPERATIVE SOCIETIES
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
OLD COURT BUILDING, PARLIAMENT STREET, NEW DELHI-110001

No.F.47/1406/SW/Coop/2022/1459-61
CD No. 107385489.

Dated : 23/10/2026

To

The Deputy Director (Group Housing)
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi-110023.

Sub :- Reg.-Regularization of membership and self draw of lots conducted by the Niji CGHS Ltd., Plot No. 40-B, Sec-10, Dwarka, New Delhi-75, in r/o 08 (Eight) members.

Sir,

In compliance of the Order dated 17.07.2026 passed by the Hon'ble High Court of Delhi in WP(C) No. 9593/2026 & WP(C) No. 13556/2022, I am directed to convey the approval of the Competent Authority i.e. Registrar Cooperative Society to forward the Name of following 08 (Eight) members for regularization of their membership and self draw of lots conducted by the Niji CGHS Ltd. The details of the members are as under :-

S. No.	Name of the member	Membership No.	Flat No.
1	Sh. Ashwani Kumar	181	904
2	Smt. Bimla Nerwal	182	801
3	Sh. Partap Singh Solanki	183	106
4	Sh. Shiv Shankar Dev	184	406
5	Sh. Bhupender Kumar	185	407
6	Sh. Satpal Mittal	186	302
7	Smt. Janak Puri	187	802
8	Sh. Rakesh Verma & Smt. Raji Verma	188	704

The aforesaid memberships have been cleared on the basis of the affidavits and the documents furnished by the society and the concerned members. However, the contents of the said affidavits and the documents have not been verified by this Office.

This is for your information and further necessary action at your end.

This issues with the prior approval of the Competent Authority.

Deputy Registrar (H/Sec-05)

No.F.47/1406/SW/Coop/2022/1459-61

Dated : 23/10/2026

Copy to :-

1. The President/Secretary, Niji CGHS Ltd., Plot No. 40-B, Sec-10, Dwarka, New Delhi-75.
2. Concerned 08 (Eight) members through President/Secretary, Niji CGHS Ltd., Plot No. 40-B, Sec-10, Dwarka, New Delhi-75.

Deputy Registrar (H/Sec-05)

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8. In view thereof, relief to the Petitioners is already granted. In terms of the said letter dated 23rd October, 2026, let the DDA issue the regularisation letter in favour of the Petitioners.

9. After opening of the IDLI portal, of the DDA, the Petitioners are also free to apply for conversion of the subject flat from lease hold to free hold.

10. The petition is accordingly disposed of in said terms.

PRATHIBA M. SINGH
JUDGE

DINESH BHATT
JUDGE

OCTOBER 28, 2026/ss/ss

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