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

Date of decision: 28th October, 2026

Uploaded on: 31st October, 2026

\# **CNR No. DLHC010357042022**

\+ **W.P.(C) 13556/2022**

SHIV SHANKAR DEV .....Petitioner

Through: Ms. Varsha, Adv.

versus

THE REGISTRAR CO-OPERATIVE SOCIETIES & ORS. .....Respondents

Through: Mr. Shashi Pratap Singh, Advocate, Mr. Mayank Bamniyal with Mr. Ashutosh Sati, Advs. for DDA

CORAM:
JUSTICE PRATHIBA M. SINGH
JUSTICE DINESH BHATT

Prathiba M. Singh, J. (Oral)

W.P.(C) 13556/2022

1. This hearing has been done through hybrid mode.

2. The present petition has been filed by the Petitioner, *inter alia,* seeking directions to the Registrar of Cooperative Societies *(hereinafter, 'RCS')* to allot/regularize/approve the subject Flat No. 406, 4th Floor, Niji Co-Operative Group Housing Society Ltd. Plot No, 40-B, Sector-10 Dwarka, New Delhi-110075 *(hereinafter, 'the subject flat')* and to consider the application for conversion of subject flat from leasehold to freehold.

3. The case of the Petitioner is that 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.

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Signing Date:31.10.2026
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4. On 27th August, 2025, notice was issued to the RCS and status report was directed to be filed. Relevant portion of the order dated 27th August, 2025 reads as under:

> *"10. Considering the submission of Ms. Sonia A. Menon, counsel for petitioner, that these documents which they have filed before the Court were also obtained through RTI from the RCS, it appears that the RCS may not have considered the matter in proper detail and that the documents may, in fact, still be available with the RCS.*
> *11. For the purposes of closing this unending loop, it is directed that the RCS will convene a meeting/hearing before itself on 04th September 2025 at 11:00 A.M., in which, both the petitioner {duly assisted by counsel, if need be) and the respondent no.3/Society {duly assisted by counsel, if need be) will appear with all relevant documents to apprise the RCS in this regard.*
> *12. Pursuant to further deliberations before the RCS, a status report shall be filed by the RCS before this Court within six weeks thereafter."*

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

6. A circular issued by the RCS on 4th June, 2026 bearing F. No. 47/RCS/Policy/155/P.F./2011/107-113 *(hereinafter, 'the circular')* in respect of self-draws 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***

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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.

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. In terms of the above circular, RCS was to consider whether regularisation could be effected.

8. Today Mr. Shashi Pratap Singh, ld. Counsel for RCS has filed a copy of the letter dated 23rd October, 2026 by which the Petitioner's 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 Dated : 23/10/2026
CD No. 107385489.

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 s/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 Kanwar	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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9. In view thereof, relief to the Petitioner is already granted. In terms of the said letter dated 23rd October, 2026, let the DDA issue the regularisation letter in favour of the Petitioner.

10. After opening of the IDLI portal, of the DDA, the Petitioner is also free to apply for conversion of the subject flat from lease hold to free hold.

11. 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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