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

+ **W.P.(C) 17808/2025**

MEENAKSHI BAJWA

.....Petitioner

Through: Mr. Arun Srivastava, Mr. Ashwini.Kr.
Singh & Ms. Shruti, Advs.

versus

REGISTRAR OF CO OPERATIVE SOCIETIES & ORS.

.....Respondents

Through: Ms. Urvi Mohan, Advocate for
GNCTD/ RCS/R-1.
Mr. Gaganmeet Singh Sachdeva, Mr.
Hridyesh Khanna & Mr. Harshpeet
Singh Chadha, Advs. for DDA.

CORAM:

JUSTICE PRATHIBA M. SINGH

JUSTICE MADHU JAIN

ORDER

% **02.02.2026**

1. This hearing has been through hybrid mode.
2. The Petitioner who is resident of Flat No.- E 403 Jatav CGHS LTD (Opposite Sainik Vihar), Pitampura, Delhi-110034, has filed the present petition seeking regularisation of the said flat in her favour.
3. It is her case that she had got the flat transferred from the previous owners, and that the Society *i.e.*, Jatav CGHS LTD, is not objecting to the transfer of the subject flat. In this regard, the Petitioner states that there is a memorandum of transfer of shares recorded by the Society.
4. The Court has perused the matter. The 'No Due' certificate issued by



the Society has been placed on record. Insofar as the conversion of flat is concerned, the documents which have been handed over today by the Id. Counsel for the Petitioner dated 15th September, 2017 shows that one Ms. Priya Gupta and Mr. Akhil Gupta are the *bona fide* owners of the subject flat, as per the Society's record.

5. However, the Id. Counsel for the RCS points to its reply affidavit that captures the letter dated 2nd December, 2025, which states as under:

“In the WPC 17808/2025 the management committee of Jatav cooperative group housing society ltd. sainik vihar Delhi

The response is below

The petitioner is not allotted of flat E403 and the transfer share certificate document shown is not correct because there is no detail of predecessors and required by the high court. this is false document made by management of that time who sign it.

The DDA enquiry for the un allotted Flat E403 is there. There is no allotment of this flat and there is no document of this flat.

E403 is demolished by MCD as per high court order attached.

The whole society is booked by MCD by the high court order and the time limit for regularization by court is over and MCD not do it because no full document of flats is there.

This is all information from the management committee as respondent party ”

6. After perusing the writ petition, it is unclear as to how the Petitioner came into possession of the subject property. The Petitioner has failed to place on record the complete details of who was the original member of the Society and as to how the flat came into the ownership/possession of the Petitioner.

7. At this stage, Id. Counsel for the Petitioner submits that he may be



permitted to withdraw the present petition and file the same afresh.

8. The petition is dismissed as withdrawn with liberty as sought. Pending applications, if any, are also disposed of.

9. The Registry is directed that whenever a petition is filed by the Petitioner - Ms. Meenakshi Bajwa, the order passed today and the record of this petition be also tagged with the said petition.

PRATHIBA M. SINGH, J

MADHU JAIN, J

FEBRUARY 2, 2026

dj/msh