

GOVT. OF NATIONAL CAPITAL TERRITORY DELHI  
IN THE COURT OF THE REGISTRAR COOPERATIVE SOCIETIES, DELHI  
OLD COURTS BUILDING, PARLIAMENT STREET, NEW DELHI-110001

F.NO.47/GH-1112/AR/SEC-1/GH/RCS/2022-24/1025-27

Dated: 03/05/2024

**IN THE MATTER OF:**

Bhagwati CGHS Ltd.

Through its President / Secretary

Petitioner

Versus

Ms. Anu Vinayak

Respondents

**ORDER**

This order shall dispose of the proceedings initiated vide Show Cause Notice dated 25.11.2022 issued u/r 20(1)(c)(i) & (iii) (2) of DCS Rules,2007 whereby Ms. Anu Vinayak D/o Sh. Joginder Pal Vinayak was called upon to show cause as to why cessation of membership should not be granted against them U/r 20(1) (c) (i) & (iii) of DCS Rules 2007 read with section 87 & 41(d) of DCS Act,2003.

The brief facts of the case are as under:-

Ms. Anu Vinayak was enrolled as a member of the Bhagwati Co-operative Group Housing Society Ltd (Regn. No. 1112/GH), Plot no. 1A, Sector-22, Dwarka, New Delhi-110075 in Sept, 1997. The petitioner society has stated to have received a complaint that the respondent is having a residential property in Delhi bearing Flat No. B-288, Bagdola, Sector-8, Dwarka, New Delhi-110075. The petitioner society accordingly prayed to cease the membership of the respondent on account of disqualification of holding the property bearing Flat No. B-288, Bagdola, Sector-8, Dwarka, New Delhi-110075.

The respondent vide her reply dated 21.04.2024 stated that she is not the owner of the property bearing No. B-288, Bagdola, Sector-8, Dwarka, New Delhi-110075 and further stated that the said property is in the name of her mother. She further submitted copy of Relinquishment deed dated 31.10.2017 in respect of the said property. As per the said Relinquishment deed, the said property was earlier owned by the father of Ms. Anu Vinayak, Sh. Joginder Pal Vinayak and after the death of her father, the said property was subsequently transferred to her mother Smt. Jagdish Vinayak.

It is relevant to read the provisions of DCS Act and Rules in this regard which are as under:

**20. Disqualification of membership**

(1). No person shall be eligible for admission as a member of a co-operative society if he:-

...

(c) In the case of membership of a co-operative housing society,

(i) owns a residential house or a plot of land for construction of residential house in any of the approved or un-approved colonies or other localities in the National Capital Territory of Delhi, in his own name or in the name of his spouse or any of dependent children, on lease hold or free-hold basis or on power of attorney or on agreement for sale:



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*Provided that above clause shall not be applicable,*  
*(a) in case of co-sharers of property whose share is less than 66.72 sq. metres of land;*  
*or if the residential property devolves on him by way of inheritance;*  
*(b) in case of a person who has acquired property on power of attorney or through agreement for sale and on conversion of the property from leasehold to freehold on execution of conveyance deed for it, if such person applies for the transfer of membership of the housing society concerned;*  
*(ii) deals in purchase or sale of immovable properties either as principal or as agent in the National Capital Territory of Delhi; or*  
*(iii) his spouse or any of his dependent children is a member of any other cooperative housing society.*

In the instant case, the said property was never owned by the respondent, Ms. Anu Vinayak and thus no case is made out for the disqualification of membership of a cooperative Housing Society as per rule 20(1)(c)(i) and (iii) of the DCS Rules, 2007.

In view of the above mentioned facts and circumstances, I am of the considered opinion that the respondent Ms. Anu Vinayak may not be disqualified from the membership of the Bhagwati Cooperative Group Housing Society under rule 20(1)(c)(i) and (iii) of the DCS Rules, 2007. Accordingly, the petition filed by the Bhagwati CGHS Ltd. under Rule 20(1)(c)(i) & (iii) r/w section 41 of DCS Act, 2003 is hereby dismissed.

Ordered accordingly.



(Anil Kumar Singh)  
Registrar Cooperative Societies

To

1. Ms. Anu Vinayak D/o Sh. Joginder Pal Vinayak R/o Flat No. B-288, Bagdola, Sector-8, Dwarka, New Delhi-110075.
2. Bhagwati CGHS Ltd. (Regn. No. 1112/GH), Plot no.1A, Sector-22, Dwarka, New Delhi-110075
3. Asstt. Registrar (Computer Cell) with the request to upload the order on the departmental website.