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

+ **W.P.(C) 5502/2025 & CM APPLs. 25082/2025 & 25083/2025**

SHREE BHAGWAN BHARDWAJ & ANR.Petitioners

Through: Mr. Y. P. Singh and Mr. Harsh
Vardhan, Advocates with Petitioners
Mr. S. B. Bhardwaj and Mr. D.
Narsimha Rao, in person.

versus

**CENTRAL REGISTRAR OF COOPERATIVE SOCIETIES &
ORS.Respondents**

Through: Ms. Arunima Dwivedi, CGSC for R-1
Mr. Mukesh Kumar, Advocate for R-
2 (Through VC)

CORAM:

JUSTICE PRATHIBA M. SINGH

JUSTICE RAJNEESH KUMAR GUPTA

ORDER

% **29.04.2025**

1. This hearing has been done through hybrid mode.

CM. APPL. No. 25083/2025 (Exemption)

2. Allowed, subject to all just exceptions. Application is disposed of.

W.P.(C) 5502/2025 & CM APPL. No. 25082/2025 (Interim Direction)

3. The present petition has been filed by two members of the Revanta Multistate CGHS Ltd (hereinafter, 'Society'), which is a Multistate Cooperative Group Housing Society.

4. The challenge in this petition is to the order dated 6th March, 2025 passed by the Respondent No. 1- Central Registrar of Cooperative Societies. The said order reads as under:-

“
ORDER
(Under sub-section (2) of Section 40 of the Multi-State
Cooperative Societies Act, 2002



Whereas, Revanta Multi-State Group Housing Society Ltd., KH No. 16/14, 17/2, Major Bhola Ram Enclave, Pochanpur, Sector-23, New Delhi (hereinafter referred as Society) is a Multi-State Cooperative Society registered under the provisions of Multi- State Cooperative Societies (MSCS) Act, 2002 and Rules framed thereunder.

2. Vide letter dated 17.09.2024, Association of Revanta Members submitted a request duly signed by 1218 members of the Society along with their membership ID informing that the board of the Revanta Multi-State Group Housing Society Ltd. failed to convene the annual general meeting and requested this authority to call Special General Body Meeting of the Society.

3. Vide letter dated 01.11.2024 and subsequent reminders, the Registrar of Cooperative Societies, Govt. NCT of Delhi was requested to provide name of a suitable Officer of their Office, who could be authorised to call Special General Meeting of general body of the Society. In response, the Registrar of Cooperative Societies Govt. of NCT of Delhi vide letter dated 27.02.2025 has recommended the name of Shri Rajiv Chhabra, Assistant Registrar of his Office for this purpose.

4. Now, therefore, after careful consideration of the facts, I, Rabindra Kumar Agarwal Central Registrar of Cooperative Societies, in exercise of the power conferred under Section 40(2) of the MSCS Act, 2002 hereby authorised Shri Rajiv Chhabra, Assistant Registrar, O/o the Registrar of Cooperative Societies, Govt. of NCT of Delhi for calling Special General Meeting of general body of Revanta Multi-State Group Housing Society Ltd., KH No. 16/14, 17/2, Major Bhola Ram Enclave, Pochanpur, Sector-23, New Delhi as per the provisions of MSCS Act, 2002 and rules framed thereunder.

5. The expenditure incurred in calling above meeting shall be paid out of the funds of the Society.”

5. Mr. Y. P. Singh, Id. Counsel for the Petitioners submits that the basis of this order is an alleged request signed by 1218 members of the Society. However, the said request is itself a fraudulent request as the signatures of the members have been forged and in this regard an FIR bearing No. 0101/2024 had been registered at Police Station Dwarka (South) on 18th March, 2024



(hereinafter, 'FIR'). Reliance is placed upon the contents of the said FIR to argue that in order to prejudice the inquiry in the said FIR, the Central Registrar has been approached for holding up of General Body Meeting (hereinafter, 'GBM'). Ld. Counsel further submits that the Officer In-charge Mr. Rajiv Chhabra has now given a notice for a meeting on 4th May, 2025 from 10 a.m. onwards and they may go ahead and conduct elections and take over the society itself.

6. The allegation in the FIR is set out below:

*“Subsequently. it has transpired that the Association has been registered as Association of REVENTA MEMBERS and the Memorandum of Association consists of the names of members different from the names originally proposed. Even the signatures of the President. Vice-president. General Secretary and Joint Secretary are entirely different from their original signatures and **have been apparently forged.** ”*

7. Ms. Arunima Dwivedi, Id. CGSC appearing for the Central Registrar submits that she has only received the advance copy of the petition yesterday and she would require time to inquire into the matter and seek instructions.

8. Mr. Mukesh Kumar, Id. Counsel appearing for Respondent No.2 Society submits that the GBM has been held owing to the request of the members, by the Officer In-charge, who is himself an Assistant Registrar.

9. Considering the overall submissions, the matter requires consideration as the status of the inquiry in the FIR is not yet clear before the Court. Moreover, holding of the Special General Body Meeting (hereinafter, 'SGBM') could also irreparably affect the members of the Society who are before the Court and who claim that the signatures are forged. In these circumstances, the following directions are issued:



2025, DHC 1234 DB

- (i) The Petitioners shall place on record the detailed list of all the members along with their signatures of such members who support the present petition within two weeks;
 - (ii) The SGBM stated to held on 4th May, 2025 shall be postponed;
 - (iii) Notice shall be served on Respondent No.3 and 4, who shall also enter appearance and place their stand by way of an affidavit and;
 - (iv) The Central Registrar shall also place its affidavit on record as to the circumstances leading to the passing of the order dated 6th March, 2025.
10. A status report shall be filed by the SHO Police Station Dwarka (South) as to the status of the investigation and inquiry conducted in the FIR No. 101/2024 dated 18th March, 2024.
 11. This Court also notices that there is an order passed by the Real Estate Regulatory Authority dated 27th January, 2022 wherein the Society has been barred from making any new members and moreover, no money shall also be collected from the existing members.
 12. Accordingly, the Society shall also place its stand before the Court.
 13. Let the affidavit be filed within a period of six weeks. Rejoinder, thereto, if any be filed within four weeks.
 14. List before the Joint Registrar on 7th July, 2025.
 15. List before Court on 9th September, 2025.

PRATHIBA M. SINGH, J

RAJNEESH KUMAR GUPTA, J

APRIL 29, 2025/SV/ck