

**BEFORE DELHI COOPERATIVE TRIBUNAL
GOVT. OF NCT OF DELHI
VIKAS BHAWAN, GROUND FLOOR, DELHI**

DAILY ORDERS

Order of 02.09.2025

Appeal No. 084/2025/DCT

02.09.2025

Present: Appellant in person with Ms. Anjna Masih and Sh. Nikhil Kataria, Advocates.

Fresh appeal filed on 27.08.2025. Be checked and registered.

Issue notice in the main appeal as well as in the application for condonation of delay and stay, to R1 & R3 on filing of PF, dasti. R3, who is present in Court, accepts notice.

Issue notice to R1 only on filing of PF, dasti returnable on 08.09.2025.

PF be filed during the course of the day.

**(NAROTTAM KAUSHAL)
CHAIRMAN (DCT)**

Appeal No. 085/2025/DCT

02.09.2025

Present: Appellant in person with Ms. Anjna Masih and Sh. Nikhil Kataria, Advocates.

Fresh appeal filed on 27.08.2025. Be checked and registered.

Issue notice in the main appeal as well as in the application for condonation of delay and stay, to R1 & R3 on filing of PF, dasti returnable on 08.09.2025.

PF be filed during the course of the day.

**(NAROTTAM KAUSHAL)
CHAIRMAN (DCT)**

Appeal No. 087/2025/DCT

02.09.2025

Present: Ms. Anubha Goyal, Adv. for the Appellant Society.

Fresh appeal filed on 28.08.2025. Be checked and registered.

Issue notice in the main appeal as well as in the application for condonation of delay and stay, to R1 to R3 on filing of PF/SP or Courier returnable on 14.10.2025.

PF be filed within one week from today.

(NAROTTAM KAUSHAL)
CHAIRMAN (DCT)

02.09.2025

Present: None for the appellant

R-1 Sh. Nirmal Kumar Karn with Sh. Atul Bandhu & Sh. Saurabh Agarwal, Advocates.

Sh. Pulkit Sharma, Son of Sh. Ramesh Chand Sharma (Writ petitioner before the Hon'ble High court of Delhi in WP(C)2793/2019) with Sh. Virender Chaudhary & Sh. Vineet Kumar, Advocates (R4).

Sh.Sunil Bhatia, husband of Mrs. Pooja Bhatia – Subsequent Purchaser with Sh.Anil Kumar, Adv.

Quorum is not complete.

An application u/o 1 Rule 10 CPC has been moved by Sh. Anil Kumar, Adv. on behalf of the subsequent purchaser namely Mrs. Pooja Bhatia.

Reply to the same has been filed by Sh. Virender Chaudhary, Id. Counsel for Sh. Ramesh Chand Sharma (writ petitioner). It is submitted that copy of the reply has been made available to Sh. Atul Bandhu, counsel for the respondent no.-1.

Reply, on behalf of the appellant/ Society to the application, has not been placed on record, though, a copy of the same is stated to have been supplied to the appellant.

Sh. Atul Bandhu, Id. Counsel for the respondent no.-1 submits that though he had given a consent for addressing arguments before the Chairman dehors the quorum, however, the consent is only for disposal of the application u/o 1 Rule 10 CPC and not the main appeal.

Let the counsel for the appellant be present on the adjourned date.

Meanwhile, issue notice to the concerned AR of the RCS to present with the Trial Court record on the next date.

Now, to come up on 19.09.2025 for producing the Trial Court record.

**(NAROTTAM KAUSHAL)
CHAIRMAN (DCT)**

Contd...

02.09.2025 (At about 01:40 PM)

At this stage, Sh.Sanjeev Bhatia & Mrs. Sunita, counsels for the appellant have appeared and has filed reply to the application u/o 1 Rule 10 CPC moved on behalf of Mrs. Pooja Bhatia – Subsequent Purchaser. Same is taken on record. Let copy of the reply be furnished to the opposite counsels before the adjourned date.

Now, to come up on 19.09.2025 for the purpose already fixed.

(NAROTTAM KAUSHAL)
CHAIRMAN (DCT)

Appeal No. 111/2024/DCT

02.09.2025

Present: None.

Quorum is not complete.

Issue notice to the concerned AR of the RCS to present with the Trial Court record on 19.09.2025.

Interim order to continue.

**(NAROTTAM KAUSHAL)
CHAIRMAN (DCT)**

**BEFORE DELHI COOPERATIVE TRIBUNAL
GOVT. OF NCT OF DELHI
VIKAS BHAWAN, GROUND FLOOR, DELHI.**

Appeal No. 048/2025/DCT

In the matter of :

Delhi Union CHBS Ltd.

...Appellant

Vs.

RCS & Ors.

...Respondents

02.09.2025

Present: Shri Bhagwan, President of Appellant Society with Sh. Sandeep Kumar, Adv.

Sh. Sanjay Chiripal, Adv. for R2 & R3 appears through VC.

Quorum is not complete.

Sh. Mukesh Mittal, subsequent buyer of the premises bearing no. 108 is also present in Court.

Sh. Chiripal at this stage, submits that R2 & R3 have withdrawn the arbitration case. A copy of order dated 29.08.2025 passed by Sh. R.S. Krishnan, Arbitrator/Deputy Secretary, has been placed on record whereby the arbitration case bearing no. 91/GH/DR/ARB/2024-25 with respect to the property no. 108, Kapil Vihar, Pitampura, Delhi-110034, has been permitted to be withdrawn.

In view of the withdrawal of the arbitration case, Sh. Sandeep Kumar prays for the present appeal to be disposed off as not pressed.

Heard.

Allowed as prayed for.

The present appeal is accordingly disposed off as not pressed.

File be consigned to record room.

2nd set be weeded out forthwith.

A copy of this order be sent to RCS and TCR, if any, be sent back to the concerned branch of RCS.

**(NAROTTAM KAUSHAL)
CHAIRMAN (DCT)**

02.09.2025

Present: Appellant in person with Ms. Deepshikha, Adv.

Sh. Deenbandhu, AR of the Respondent Society with Sh. Naveen Tayal, Adv. appears through VC.

Quorum is not complete.

The appellant has brought a demand draft of Rs. 1,00,000/- in favour of the respondent society to show his Bonafede for settlement. However, AR of the respondent society submits that there is no instructions from the society to accept any amount or to enter into a settlement. It is prayed by Sh. Tayal for matter to be heard on merits.

Reply on behalf of the respondent society is already on record. Let copy of reply be supplied to the appellant's counsel within two days from today.

Ld. Counsels submits that they have no objection to the appeal being heard and disposed off by the Chairman sitting single, de hors the quorum. They have signed the consent form. Same is taken on record.

Meanwhile, issue notice to the concerned AR of the RCS to present with the Trial Court record on 19.09.2025.

(NAROTTAM KAUSHAL)
CHAIRMAN (DCT)

Appeal No. 104/2024/DCT

02.09.2025

Present: Sh. Hariom Sharma, AR of the Appellant Society in person and Sh. Ajay Kumar Sharma, Adv. appears through VC.

None for the Respondents.

Quorum is not complete.

More time is sought for compliance of the orders dated 03.02.2025, 24.04.2024 & 07.07.2025.

Let latest address of R1 be furnished by the adjourned date.

Adjourned to 25.09.2025.

(NAROTTAM KAUSHAL)
CHAIRMAN (DCT)

Appeal No. 008/2024/DCT

02.09.2025

Present: Appellant in person with Sh. Amit Talwar, Adv.

Sh. Sandeep Kumar, Adv. for R1 Society.

Quorum is not complete.

At the threshold, Ld. Counsel for R1 Society points out that the appeal is defective in as much as, all parties before the Arbitrator are not impleaded as party in the present appeal. Sh. Talwar submits that he is not seeking any relief against other parties and will file a formal amended memo of parties impleading them as Performa respondents.

Let the needful be done on or before the adjourned date.

Adjourned to 08.10.2025.

(NAROTTAM KAUSHAL)
CHAIRMAN (DCT)

Appeal No. 013/2024/DCT

02.09.2025

Present: Sh. Avnish Maithani, Proxy Counsel for Sh. Namit Saxena, LAC, for the Appellant.

Sh. Sandeep Kumar, Adv. for R1 Society.

Md. Azhar, Adv. for R2, R4 to R7 appears through VC.

Quorum is not complete.

Sh. Avnish has filed rejoinder. Same is taken on record. Copy supplied to Sh. Sandeep Kumar.

Adjourned to 08.10.2025.

(NAROTTAM KAUSHAL)
CHAIRMAN (DCT)

Appeal No. 185/2022/DCT

02.09.2025

Present: Sh. R.K. Modi, Adv. for the Appellant Society appears through VC.

R1 in person and Sh. M.P. Arora, Adv. for R1 & R2 appears through VC.

Quorum is not complete.

Sh. Arora informs that R2 has passed away and further undertakes that he will file the death certificate and make available the details of LR's of R2 to the appellant society. Sh. Modi submits that he will move an appropriate application to bring on the record the LR's of R2.

Adjourned to 14.10.2025.

(NAROTTAM KAUSHAL)
CHAIRMAN (DCT)

Appeal No. 099/2018/DCT

02.09.2025

Present: Sh. Sandeep Kumar, Adv. for the Appellant Society.

Sh. Amit Sharma, CAE of DCHFC in person and Sh. Mayank Bamniyal, counsel appears through VC.

Respondents Sh. Naresh Kumar Verma, Sh. Anil Sharma & Sh. S.K. Verma in person.

Quorum is not complete.

Adjourned to 18.11.2025 to await the quorum.

(NAROTTAM KAUSHAL)
CHAIRMAN (DCT)

Appeal No. 119/2018/DCT

02.09.2025

Present: Sh. Amit Sharma, CAE of DCHFC in person and Sh. Mayank Bamniyal, counsel through VC.

Sh. Sandeep Kumar, Adv. for the Delhi Niwas CGHS Ltd.

Respondents Sh. Naresh Kumar Verma, Sh. Anil Sharma & Sh. S.K. Verma in person.

Quorum is not complete.

Adjourned to 18.11.2025 to await the quorum.

(NAROTTAM KAUSHAL)
CHAIRMAN (DCT)

Review Petition No. 007/2022/DCT

02.09.2025

Present: Sh. R.K. Modi, President of the Review Petitioner Society appears through VC and Sh. Sandeep Kumar, Adv. in person.

R1 in person and Sh. Rajiv Vig, Adv. appears through VC.

Quorum is not complete.

Adjourned to 19.11.2025 to await the quorum.

(NAROTTAM KAUSHAL)
CHAIRMAN (DCT)

Appeal No. 010/2024/DCT

02.09.2025

Present: Sh. R.K. Modi, President of the Appellant Society
appears through VC and Sh. Sandeep Kumar, Adv. in person.

R1 in person and Sh. Rajiv Vig, Adv. appears through VC.

Quorum is not complete.

Adjourned to 19.11.2025 to await the quorum.

(NAROTTAM KAUSHAL)
CHAIRMAN (DCT)

02.09.2025

Present: A1 in person with Sh. Akshay Bhardwaj, Adv.

Sh. D.P. Chaturvedi, Adv. for A2.

R3, R5 and Sh. Mayank Rastogi, Adv., all appears through VC and Ms. Astuti Verma, Adv. in person.

Quorum is not complete.

Ms. Verma submits that the documents prayed on 21.04.2025 is not the original appeal. It is the documents which were filed along with the copy of order passed in WP(C)10931/2024, which have been sought.

A perusal of the record reveals that on 11.09.2024, Sh. Chaturvedi placed on record copy of order dated 07.08.2024 passed by the Hon. High Court of Delhi in WP(C)10931/2024. It is submitted that voluminous record was also filed with that. The same is not indicated in the proceedings and is also not attached with court file as on date. Office is directed the trace the same and attach the same with the file. Meanwhile, appellant is directed to supply copy of the said record to R3 & R5 within 10 days from today.

Parties and Ld. Counsels submits that they have no objection to the appeal being heard and disposed off by the Chairman sitting single, de hors the quorum. Appellants and Respondent Society have signed the consent form. Same is taken on record. R3 & R5 submits that they will file their signed consent form on or before the adjourned date.

TCR has already received.

Adjourned for arguments to 30.10.2025.

(NAROTTAM KAUSHAL)
CHAIRMAN (DCT)