

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar**

RERA/CC/362/2025

Radhey Shyam Agrawal

.....Complainant

Vs

M/s Universal Green Heights LLP

.....Respondent

Project: Mira Regency

Present: For Complainant: Mr. Pankaj Prakash, Advocate

For Respondent: Mr. Rahul Srivastava, Advocate

08/04/2026

ORDER

Hearing taken up. Mr. Pankaj Prakash, learned counsel for the complainant is present. Mr. Rahul Srivastava, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that as per the averments made by the respondent during the previous hearing held on 18.02.2026, if the respondent is ready to abide by the provisions of the Act and if any construction in the existing building is undertaken after approval of the competent authority, the complainant has no objection to it. He, however, submits that the respondent is also bound by the terms and conditions laid in the agreement for sale. He requests for a direction to the respondent to follow the terms and conditions of the agreement for sale accordingly as per the provisions of the Act.

Learned counsel for the respondent submits that he has formed the Association of Allottees as instructed by this Bench which is also confirmed by the complainant.

On perusal of the record of the case and hearing the submissions of both the learned counsels for the complainant as well as the respondent, it is clear that the respondent has acted by forming an Association of Allottees as per the provisions of the Act. This Bench observes that any construction other than the sanctioned map cannot be undertaken unless a proper approval in this respect by the competent authority is taken. After getting approval of the competent authority, necessary approval for the construction of any additional floor shall also be taken from RERA. The respondent is also directed to comply with the terms and conditions as outlined in the agreement for sale.

All the compliances required to be fulfilled by the respondent shall be complied with within sixty days from the date of passing of the order.

The complainant is at liberty to move the Adjudicating Officer for any further compensation in case he feels so.

With the aforementioned observation and direction, this case is disposed of.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar