REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar Singh, RERA, Bihar.

RERA/EXE/237/2024
RERA/CC/1268/2021

Alok Pratap .... Executant/Complainant

Vs

M/s Tricolour Properties Pvt. Ltd ... Respondent

Project: **SPRING FIELD**

Present: For Complainants: Mr. Shyam Nandan Thakur, Advocate
For Respondents: None

13.05.2026 **ORDER**

1. Hearing taken up. Learned counsel Mr. Shyam Nandan Thakur appears on behalf of the complainant. Nobody appears on behalf of the respondents.

2. From perusal of the record, it is apparent that as the issue is not of a substantive compliance of the complaint case order but that of numerical discrepancies with regard to the principal refund amount, it would not be prudent to persist with the correction of the discrepancies in this forum for the principal amount. While the interest amount would have to be adjudicated in Public Demand Recovery Act, 1914, the present proceeding is dropped with a direction that the issue of mismatch of the principal refund amount along with computation of interest amount would be dealt with in the proceeding under the PDR Act.

3. The Authority directs the complainant to provide the copy of account statement before issuance of recovery certificate so as to substantiate the claim of the remaining principal amount. If any refund amount persists against the principal amount then the same would also be included with the interest amount in the recovery certificate.

4. With respect to the recovery of the interest amount, the Authority directs that in order to recover the interest mentioned in the order dated 29.01.2024, a certificate of Public Demand Recovery be issued against the respondents under Section 40(1) of the RERA Act, 2016, read with Rule 25 of the Bihar Real Estate (Regulation and Development) Rules, 2017, and Section 4/5 of the Bihar and Orissa Public Demand Recovery Act, 1914.

5. A copy of the order be sent to the Collector, Patna, for recovery of the aforesaid amounts.

Accordingly, this matter stands disposed of.

Sd/-
(Vivek Kumar Singh)
Chairman