

REAL ESTATE REGULATORY AUTHORITY, BIHAR,

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer

RERA/CC/85/2025

Sanjeet Kumar Complainant

Vs.

Tricolor Properties Pvt. Ltd. Respondent

PROJECT: SPRING FIELD

For the Complainant: In person

For the Respondent: None

29.04.2026

ORDER

The complainant appears in person but the respondent is absent.

2. The complainant submits that he booked company map plot no.3954, Khata no.17, Survey plot no.851, Thana no.31, having area of 1361 sq. ft., in the project – Spring Field located at Mauza – Amnabad, Pargana – Maner, P.S. – Bihta, District – Panta, in the name of his wife Aastha and on payment of consideration amount the respondent executed registered Sale deed no.12300 dated 13.08.2021, copy of which is kept on the record. He further submits that the respondent had assured that mutation of the plot will be completed within thirty days from the date of issuance of a letter dated 17.07.2025, which is kept on the record, and the development work, like, land levelling, pillar work, drainage, road etc. will be completed within three months, failing which the company will issue refund at current prevailing rate. He further submits that till date neither name of the complainant's wife is mutated in the government record of the concerned Block nor the project has been developed as promised, nor possession of the plot has been handed over. Hence, this complaint has been filed for a direction to the respondent to get the name of his wife mutated in the record of the concerned Block and get the project developed, as promised vide letter dated 17.07.2025, and deliver possession of the plot.

3. It is evident from the record that the respondent neither ever appeared before the Conciliation Forum, RERA, nor this

Bench on the dates fixed for hearing in this case in spite of service of notice issued by the office of the Authority.

4. Considering the submission of the complainant and going through the record, the Bench observes that the complainant in the name of his wife Smt . Aastha booked a residential plot in the project – Spring Field located at Mauza – Amnabad, Pargana – Maner, P.S. – Bihta, District – Panta, and the respondent - company after receiving of the consideration amount executed a registered Sale deed no.12300 dated 13.08.2021. The Bench also observes that the respondent – promoter had assured the complainant to get the name of his wife mutated in the record of the concerned Block and to develop the plot within the specified period of time but he failed in honouring his commitment and, consequently, the complainant had to file this complaint for redressal of his grievances. The Bench also observes that the respondent is knowingly and intentionally not filing reply and is trying to avoid his appearance in this case with an intention to keep the matter pending for longer period of time. Hence, the Bench is left with no option but to pass the order today on the basis of material available on the record.

5. Taking into consideration the submission of the complainant and the observations made above, the Bench directs the respondent - company and its Director, namely, Mr. Rupak Kumar Rai to get the name of Smt. Aastha, wife of the complainant, mutated in the record of the concerned Block after completing necessary legal formalities, hand over physical possession of the plot and develop the same, as promised, within sixty days of this order.

With the aforesaid observations and directions, this case is disposed of.

Sd/-

(Ved Prakash)

Special Presiding Officer, RERA, Bihar.