



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

- (1) RERA/Exe/222/2024/RERA/CC/1262/2021
- (2) RERA/Exe/223/2024/RERA/CC/1261/2021
- (3) RERA/Exe/224/2024/RERA/CC/1273/2021
- (4) RERA/Exe/225/2024/RERA/CC/1271/2021
- (5) RERA/Exe/226/2024/RERA/CC/1266/2021
- (6) RERA/Exe/227/2024/RERA/CC/1269/2021
- (7) RERA/Exe/228/2024/RERA/CC/1203/2021
- (8) RERA/Exe/229/2024/RERA/CC/1265/2021
- (9) RERA/Exe/230/2024/RERA/CC/1260/2021
- (10) RERA/Exe/232/2024/RERA/CC/1259/2021
- (11) RERA/Exe/233/2024/RERA/CC/1263/2021
- (12) RERA/Exe/234/2024/RERA/CC/1267/2021
- (13) RERA/Exe/235/2024/RERA/CC/1272/2021
- (14) RERA/Exe/236/2024/RERA/CC/1270/2021
- (15) RERA/Exe/237/2024/RERA/CC/1268/2021
- (16) RERA/Exe/238/2024/RERA/CC/1278/2021
- (17) RERA/Exe/239/2024/RERA/CC/78/2022
- (18) RERA/Exe/240/2024/RERA/CC/77/2022 and
- (19) RERA/Exe/241/2024/RERA/CC/1264/2021

Bijendra Kumar Sinha & others ... Vs Executants/Complainants
M/s Tricolour Properties Pvt. Ltd. Respondents

Project: **SPRING FIELD**

Present: For Complainant: Mr. Shyam Nandan Thakur, Advocate
For Respondent: Mr. Bijay Bhushan Prasad, Advocate

12.09.2025

PROCEEDING

1. Hearing taken up. Learned counsel Mr. Shyam Nandan Thakur appears on behalf of the complainants. Learned counsel Mr. Bijay Bhushan Prasad appears on behalf of the respondents.
2. At the very outset itself, the learned counsel for the respondent informs that out of 19 complainants in the instant proceedings (which have been clubbed together), full refund, as per the record of the respondents, has been made to majority of the complainants. He furnishes the list of the complainants whose complete refund of the principal amount has been made so far.
The list of such complainants is given as hereinbelow:-

Sl. No.	Case No.	Complainant	Payment
1.	RERA/EXE/222/2024 RERA/CC/1262/2021	Bijendra Kumar Sinha	100% Paid
2.	RERA/Exe/223/2024 RERA/CC/1261/2021	Anupum Kumar	100% Paid
3.	RERA/Exe/225/2024 RERA/CC/1271/2021	Niraj Kumar	100% Paid
4.	RERA/Exe/229/2024 RERA/CC/1265/2021	Saurav	100% Paid
5.	RERA/Exe/232/2024 RERA/CC/1259/2021	Hemant Kumar	100% Paid
6.	RERA/Exe/234/2024 RERA/CC/1267/2021	Shatrughan Prasad	100% Paid
7.	RERA/Exe/236/2024 RERA/CC/1270/2021	Dinesh Kumar	100% Paid
8.	RERA/Exe/237/2024 RERA/CC/1268/2021	Alok Pratap	100% Paid
9.	RERA/Exe/239/2024 RERA/CC/78/2022	Ranjan Kumar	100% Paid
10.	RERA/Exe/240/2024 RERA/CC/77/2022	Sujeet Kumar	100% Paid
11.	RERA/Exe/241/2024 RERA/CC/1264/2021	Hem Chandra Lal Das	100% Paid

3. As for the rest of the complainants, the learned counsel for the respondent commits to make refund of the entire principal amount before the end of September, 2025.
4. The learned counsel for the complainants states that as per his record of payment, there are mismatches with regard to the computation of the principal amount in view of the same, he is directed to furnish his set of computation along with corroborative evidence to the learned counsel for the respondent within a fortnight through e-mail, with a copy of the same to the Authority.
5. The learned counsel for the respondents would submit response with regard to the computation submitted by the complainants, within a fortnight

thereafter, over e-mail to the learned counsel for the respondents with a copy thereof to the Authority.

Put up for hearing on 30th October, 2025.

Sd/-
(Vivek Kumar Singh)
Chairman