



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

Birendra Kumar Sinha & others Executants/Complainants

Vs

M/s Tricolour Properties Pvt. Ltd. Respondents

Project: **SPRING FIELD**

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

15.07.2025

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. Learned counsel for the complainants submits that he has an issue with regard to the computation of the principal refund amount as stated by the respondents. He, therefore, seeks a detailed statement of the principal amount deposited before the respondents so that the situation vis-a-vis refund is clear to both the Authority and the respondents.
3. Learned counsel for the respondents is directed to furnish the same through e-mail to the Authority and the complainants within a fortnight. If the learned counsel for the respondents feels that the aforesaid computation as submitted by the respondents is factually incorrect, he may respond to the same within a week from the date of filing of such statement along with corroborative evidence.
4. Learned counsel for the respondents submits that subsequent to the previous date of hearing, 25% of the principal amount has been refunded to the complainants.
5. The Authority takes note of the same and accordingly, the respondents are directed to comply with the order dated 30.04.2025 passed in the instant proceeding, failing which the Authority would be constrained to take coercive steps as provided in the Civil Procedure Code, 1908 with regard to the judgment debtors.

Put up for hearing on 20.08.2025.

Sd/-

(Vivek Kumar Singh)

Chairman