



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/1272/2021 (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/CC/1270/2021(15)R
ERA/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(19)RE
RA/Exe/241/2024/ RERA/CC/1264/2021

Bijendra Kumar Sinha & Ors.

.... Executants/Complainants

Vs

M/s Tricolour Properties Pvt. Ltd.

.... Respondents

Project: **SPRING FIELD**

Present: For Complainant: Mr. Shyam Nandan Thakur, Adv.

For Respondent: Mr. BijayBhushan Prasad, Adv.

19/03/2025

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. On the previous date of hearing, the learned counsel for the respondent had promised to pay 25% of the principal amount to the complainants. He had also committed to submit a payment schedule for the rest of the amount to be refunded.
3. The said request of the learned counsel for the respondents was accepted by this Court and the warrant was put on hold subject to compliance of the order today. The instant case is analogous to 18 other cases, where the learned counsels for both the complainants and the respondent are also the same. As it would be an unnecessary waste of time to deal with all the analogous cases separately, the 19 cases appertaining to the respondent, where the learned counsel for all the complainantsare the same, are therefore, being clubbed for the purpose of convenience and expeditious disposal.
4. A chart mentioning the payment details has been submitted by the learned counsel for the respondentwhich is part of record.

5. Learned counsel for the complainants files the details of the amount of payments made by the respondent with respect to the previous order, wherein 25% of the principal amount was committed to be refunded. The details of the same are given as under:-

S.No.	Party Name	Case No	Principal amount (in Rupees)	25% equals to (in Rupees)	Received amount (in Rupees)	Deficit Amount (in Rupees)	Surplus Amount (in Rupees)
1.	Bijendra Kumar Sinha	RERA/EXE/222/2024 RERA/CC/1262/2021	5,65,272/-	1,41,318/-	1,38,024/-	3,294/-	-
2.	Anupam Kumar	RERA/EXE/223/2024 RERA/CC/1261/2021	6,12,300/-	1,53,075/-	1,52,826/-	294/-	-
3.	Dharmshila Devi	RERA/EXE/224/2024 RERA/CC/1273/2021	6,94,625/-	1,73,656.25/-	1,79,313/-	-	5656.75/-
4.	Niraj Kumar	RERA/EXE/225/2024 RERA/CC/1271/2021	2,94,600/-	73,650/-	73,650/-	-	Amount is ok
5.	Sangita Prasad	RERA/EXE/226/2024 RERA/CC/1266/2021	7,05,814/-	1,76,453.5/-	1,81,204/-	-	4750.5/-
6.	Radhe Shyam Das	RERA/EXE/227/2024 RERA/CC/1269/2021	6,69,024/-	1,67,256/-	1,81,200/-	-	13,944/-
7.	Maheshwra Nand	RERA/EXE/228/2024 RERA/CC/1203/2021	7,64,800/-	1,91,200/-	1,81,200/-	10,000/-	-
8.	Saurav Kumar	RERA/EXE/229/2024 RERA/CC/1265/2021	7,17,246/-	1,79,311.5/-	1,79,487/-	-	175.5/-
9.	Prateek Prem	RERA/EXE/230/2024 RERA/CC/1260/2021	6,63,000/-	1,65,750/-	1,52,300/-	13,450/-	-
10.	Hemant Kumar	RERA/EXE/232/2024 RERA/CC/1259/2021	7,24,814/-	1,81,203.5/-	1,81,200/-	3.5 Rs.	-
11.	Shashi Chandra	RERA/EXE/233/2024 RERA/CC/1263/2021	7,07,247/-	1,76,811.75/-	1,79,362/-	-	2,550.25/-
12.	Tara Devi	RERA/EXE/234/2024 RERA/CC/1267/2021	7,05,814/-	1,76,453.5/-	1,76,204/-	249.50/-	-
13.	Rashmi Kumari	RERA/EXE/235/2024 RERA/CC/1272/2021	5,91,900/-	1,47,975/-	1,47,975/-	-	Amount is ok.
14.	Dinesh Kumar	RERA/EXE/236/2024 RERA/CC/1270/2021	8,21,119/-	2,05,279.75/-	2,00,605/-	4674.75/-	-
15.	Alok Pratap	RERA/EXE/237/2024 RERA/CC/1268/2021	3,29,000/-	82,250/-	82,000/-	250.00/-	-
16.	Navneet Kumar	RERA/EXE/238/2024 RERA/CC/1278/2021	6,66,094/-	1,66,523.50/-	1,79,312/-	-	12,788.50/-
17.	Ranjan Kumar	RERA/EXE/239/2024 RERA/CC/78/2022	3,81,000/-	95,250/-	75,126/-	20,124/-	-
18.	Sujeet Kumar Sinha	RERA/EXE/240/2024 RERA/CC/77/2022	3,78,000/-	94,500/-	69,813/-	24,687/-	-
19.	Hema Chandra Lal Das	RERA/EXE/241/2024 RERA/CC/1264/2021	3,54,850/-	88,712.50/-	88,712/-	0.5 Paisa	-

6. From the above chart, it is clear that the refund amount is approx. 25% in all the cases and the intent to repay, as per the commitment is evident. In the said circumstances, the warrant is put on further hold and the learned counsel for the respondent is directed to submit repayment plan to the complainants with a copy to the Authority through mail within a month.

Put up for hearing on 30.04.2025.

Sd/-
(Vivek Kumar Singh)
Chairman