



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

30.04.2025

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. Prior to the previous date of hearing, approximately 25% of the principal amount was refunded to the complainants. The learned counsel for the respondents was directed to submit repayment plan to the complainants with a copy to the Authority through e-mail within a month. The respondents have defaulted on that count.

3. The learned counsel for the respondents prefers apology stating his personal health as the reason for non-compliance.
4. As the refund has already been delayed, the respondents are directed to make a payment of 25% of the principal amount before the next date of hearing and refund the remaining 50% in two installments – one in the month of June, 2025 and the other in July, 2025 so that the entire principal amount is refunded by the end of July, 2025.
5. The respondents are also directed to calculate the refund vis-a-vis the principal amount as listed in the order dated 19-03-2025 so that before the next date of hearing at least 50% of the calculated principal amount is refunded to the complainants.

Put up for hearing on 18.06.2025.

Sd/-
(Vivek Kumar Singh)
Chairman