**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA, Bihar.**

**Exe. Case No -315/2023**
**RERA/CC/64/2018**

Mr. Vivek Ranjan .... Executant/ Complainant

Versus

M/s Vision Land Pvt. Ltd. .... Respondent

Project: **VISION POLARIS**

Present: For Complainant: In person
For Respondent: Mr. Rahul Srivastava, Advocate

**24.07.2026** **PROCEEDING**

1. Hearing taken up. Mr. Vivek Ranjan, complainant, appears in person. Learned counsel Mr. Rahul Srivastava appears on behalf of the respondent.

2. Learned counsel for the respondent submits that the respondent is always ready to execute the sale deed in favour of the complainant provided the earlier order of restriction imposed on registration of the sale deed by the learned Civil Court in Title Suit No. 243 of 2021 is vacated. He further submits that the respondent has already moved the learned Civil Court in Misc. Appeal No. 53 of 2025 and he is very hopeful that the order of restriction shall be vacated within a period of two months after which he shall be executing the sale deed in favour of the executant. He also submits that he is ready to pay the remaining rent, as has been agreed by him, during the execution proceedings at the rate of Rs.15000/- per month but at the same time, he requests for a direction to the complainant (executant) for payment of the due amount pertaining to the said flat.

3, The complainant, who is present in person, submits that he is in dire need of rent money and the same has accrued during the last few months to the tune of Rs.2,85,000/-. He also submits that a total amount of Rs.79,521/- is due against the complainant as has been informed by the respondent through a table given to the complainant. He shows a copy of the details given to him. However, the same does not bear the letter head of the respondent.

4. Whatever the due amount may be, this Bench directs the respondent to make payment of the due rent as has been agreed between the parties and utmost, as referred to by the complainant after adjusting an amount of Rs. 79,521 outstanding against the complainant in the due amount of rent as on today which is Rs.2,85,000/- as claimed by the complainant. Once the adjustment of Rs.79,521/- is made, the due amount pertaining to the said flat shall be reduced to nil. Accordingly, till the period the execution of the sale deed is made, payment of rent shall be done in continuous manner as has been agreed between the parties.

Put up for hearing on 18.09.2026.

Sd/-

**(Sanjaya Kumar Singh)**
**Inquiry Commissioner**
**RERA, Bihar**