



HARERA
GURUGRAM

PUBLIC NOTICE

APPLICATION FOR REGISTRATION OF THE RESIDENTIAL PLOTTED COLONY UNDER NILP POLICY-2022 NAMELY

“4S ESTATE”

SITUATED IN SECTOR- 88B, VILLAGE HARSARU, GURUGRAM SUBMITTED IN THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

BY

M/S NEEM SECURE PVT. LTD.

It is for the information of the public in general and allottees of license no. 09 of 2022 dated 31.01.2022 and 61 of 2023 dated 27.03.2023, if any, that M/s Neem Secure Pvt. Ltd. has applied for the registration of its project, “4S Estate” under Section 4 of the Act of 2016 in the Authority over an area measuring 10.075 acres under License no. 109 of 2026 dated 02.06.2026.

The Department of Town and Country Planning, Haryana has granted license no. 109 of 2026 dated 02.06.2026 in favour of M/s Neem Secure Pvt. Ltd. for Residential Plotted Colony under NILP Policy-2022 over an area admeasuring 10.075 acres ***after migration from license no. 09 of 2022 dated 31.01.2022 & 61 of 2023 dated 27.03.2023 granted for affordable group housing colony*** valid upto 01.06.2031.

It is also informed that license no. 09 of 2022 dated 31.01.2022 was granted by DTCP, Haryana in favour of Blossom Properties Pvt. Ltd., Mendell Developers Pvt. Ltd., Vaibhav Warehousing Pvt. Ltd., Vatika Ltd., Feldon Developers Pvt. Ltd., Ignacio Developers Pvt. Ltd. in collaboration with Vatika Ltd. for an affordable group housing colony for an area measuring 6.675 acres ***(part migration of 6.675 acres from license no. 94 of 2013 dated 31.10.2013 for residential plotted colony over an area measuring 100.88 acres)*** valid upto 30.01.2027. Further, the permission of change of developer from Vatika Ltd. to Mahira Homes Pvt. Ltd. was granted vide DTCP, office endst. No. LC-4527/Asstt. (MS)/2022/8977 dated 01.04.2022.

Afterwards the same has been registered with the Authority vide RC No. 51 of 2023 dated 03.04.2023 for the project namely “Mahira Homes 88B”.

Further, the promoter has obtained an additional license no. 61 of 2023 dated 27.03.2023 by DTCP, Haryana in favour of Bacon Developers Pvt. Ltd. in collaboration with Mahira Homes Pvt. Ltd. for affordable group housing colony over an additional area measuring 3.40 acres ***(in addition to License no. 09 of 2022 dated 31.02.2022).***

In addition to above, license no. 09 of 2022 for an area measuring 6.675 acres wherein the said license was changed from Vatika Ltd. to Mahira Homes Pvt. Ltd. and further

license no. 61 of 2023 in contiguous to license no. 09 of 2022 was also granted to Mahira Homes Pvt. Ltd. for an area measuring 3.4 acres, **thus total area of colony becomes 10.075 acres has been transferred by Mahira Homes Pvt. Ltd. in favour of Neem Secure Pvt. Ltd. and permission for change of developer was granted by DTCP, Haryana from Mahira Homes Pvt. Ltd. to Neem Secure Pvt. Ltd. in respect of the aforesaid licenses vide Memo no. LC-4527/JE(SJ)/2025/10852 dated 02.04.2026.**

Now, the Directorate of Town and Country Planning, Haryana, has approved the Layout plan for a Residential Plotted Colony under NILP Policy-2022 over an area measuring 10.075 acres in Sector 88B, Village Harsaru, Gurugram, vide no. DTCP-12248 dated 03.06.2026.

Meanwhile, the promoter has submitted an affidavit sworn by the Managing Director of M/s Mahira Homes Pvt. Ltd. in respect of License Nos. 09 of 2022 dated 31.01.2022 and 61 of 2023 dated 27.03.2023. With regard to License No. 09 of 2022, the affidavit states that post obtaining the HARERA registration certificate, no sale, advertisement or creation of any third-party rights in respect of the said land/project has been undertaken. Further, in respect of License No. 61 of 2023, it has been stated that no sale, advertisement, or creation of any third-party rights in respect of the said land/project has been undertaken, and no HARERA registration certificate has been obtained for the said project.

The promoter has now approached the Haryana Real Estate Regulatory Authority, Gurugram, for the registration of the project namely "4S Estate" over an area admeasuring 10.075 acres on dated 11.08.2026.

The relevant application and related details and documents are available in the office of the Haryana Real Estate Regulatory Authority, Gurugram which can be seen by any concerned on any working day during office hours up to 04.09.2026 from 11:00 am to 4:00 pm. Also, if anyone wishes to appear, may appear before the Authority on 07.09.2026 at 11:00 am during the hearing.

Given under the approval of the Authority and its seal.

Dated: 19.08.2026

**Secretary,
Haryana Real Estate Regulatory
Authority, Gurugram.**