



PUBLIC NOTICE

REGARDING EXTENSION AND AMENDMENT OF REGISTRATION OF THE RESIDENTIAL PLOTTED COLONY NAMEDLY

“CENTRAL PARK FLOWER VALLEY PHASE III”

**HARERA RC NO. 37 OF 2022 SITUATED IN SECTOR 29, 30, 32 & 33, SOHNA,
GURUGRAM BEING DEVELOPED BY
M/S ST. PATRICKS REALTY PVT. LTD.**

It is for the information of the general public and allottees of the project namely “Central Park Flower Valley Phase III”, situated in Sector 29, 30, 32 & 33, Sohna, Gurugram that M/s St. Patricks Realty Pvt. Ltd. has submitted an application dated 09.10.2026 before the Authority seeking amendment and extension of registration of the project under Section 6 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the “Act”).

The Department of Town and Country Planning, Haryana, granted Licences Nos. 54 of 2014 dated 20.06.2014, 28 of 2016 dated 23.12.2016, 07 of 2020 dated 29.01.2020, 104 of 2021 dated 10.12.2021 and 13 of 2024 dated 29.01.2024 to landowners in collaboration with the M/s St. Patricks Realty Pvt. Ltd., for the development of a residential plotted colony over an area measuring 201.2707 acres in Sectors 29, 30, 32 and 33, Sohna, Gurugram.

Accordingly, the promoter applied for registration of the project after obtaining the requisite approvals. The entire licensed area, measuring 201.2707 acres, stands registered with the Authority vide Registration Certificate Nos. 95 of 2017 dated 28.08.2017, 11 of 2020 dated 18.03.2020, 37 of 2022 dated 16.05.2022 and 129 of 2025 dated 30.12.2025.

The project “Central Park Flower Valley Phase III” was registered with the Authority vide Registration Certificate No. 37 of 2022 dated 16.05.2022, which is valid up to 09.12.2026.

The surrender of a part of the licensed area, measuring 4.11 acres and forming part of Licence Nos. 54 of 2014 and 104 of 2021, was considered vide order dated 23.04.2024. Consequently, Licence No. 54 of 2014 now covers an area of 105.3653 acres, whereas Licence No. 104 of 2021 covers an area of 43.688 acres. Subsequently, the promoter obtained an additional licence, bearing No. 13 of 2024 dated 29.01.2024, valid up to 28.01.2029, for an area measuring 4.8284 acres. The promoter also obtained approval from DTCP, Haryana, for the revised layout plan of the colony, covering a total area of 197.1610 acres.

Thereafter, the Director, Town and Country Planning Department, Haryana, approved the revised layout plan vide No. DTCP 9982 dated 30.01.2024 and the revised zoning plans vide Nos. 10607 and 10608, both dated 19.11.2024. Further, the part revised demarcation-cum-zoning plan was approved vide Drawing No. DTCP 12116 dated 29.04.2026.

The promoter company has further submitted an undertaking stating that the undetermined area in Central Park Flower Valley Phase III, which was earlier 6.682 acres, has been reduced to 0.654 acres following the revision of the layout plan. However, due to changes in the GAIL alignment and the

development of the undetermined area, an area measuring 0.94 acres is affected, as indicated in the layout plan approval dated 30.01.2024.

Consequently, M/s St. Patricks Realty Pvt. Ltd. submitted an application seeking amendment of the project registration on account of the revisions in the layout plan. In addition, the promoter has submitted an application dated 09.10.2026 seeking extension of the registration of the residential plotted colony under Section 6 of the Act. As per information provided by the promoter the block- wise amendment is as follows:

S.no.	Block	Earlier approved	Changes
1.	Block A	57	61
2.	Block I	127	135
3.	Block J	17	17
4.	Block K	346	355
5.	Block L	76	80
		623 Plots (162 General, 346 EWS & 115 NPPL)	648 Plots (200 General, 355 EWS & 93 NPPL)

The promoter has further submitted an affidavit from the Managing Director of the promoter Company stating that the developer has not advertised, marketed, booked, sold or offered to sale, or invited persons to purchase in any manner any new plots with respect to Phase III.

The relevant application and related 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 30.10.2026 from 10:00 am to 4 pm. The objections if any, shall be filed in the Authority before 30.10.2026 till 4:00 pm and may appear before the Authority on 02.11.2026 at 11:00 am during the hearing.

Given under the approval of the Authority and its seal.

Dated: 17.10.2026

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