

Dated: 24-12-2024

The Manager  
Listing Department  
BSE Limited  
First Floor, P.J. Towers,  
Dalal Street, Fort,  
Mumbai - 400001

The Company Secretary  
Hampton Sky Realty Limited  
(formerly Ritesh Properties and Industries Limited)  
205, Second Floor, Kirti Mahal,  
Rajendra Place, Patel Nagar, Delhi 110008

**Scrip Code: 526407**

**Subject: Disclosure under Regulation 31(1) and 31(2) of Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeover) Regulations, 2011**

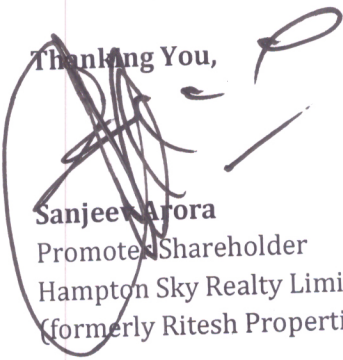
Dear Sir/Madam,

This is to inform you that 7,89,90,915 equity shares of Re. 1/- each representing 28.81% of the paid-up equity share capital of Hampton Sky Realty Limited ("Target Company") held by me, one of the Promoter of the Company, and further 73,00,000 Equity Shares have been pledged by me to Share India Fincap Private Limited.

Requisite disclosure in this regard is enclosed herewith.

This is for your information and record please.

Thanking You,

  
Sanjeev Arora  
Promoted Shareholder  
Hampton Sky Realty Limited  
(formerly Ritesh Properties and Industries Limited)

Annexure -I

**Format for disclosure by the Promoter(s) to the stock exchanges and to the Target Company for encumbrance of shares / invocation of encumbrance / release of encumbrance, in terms of Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.**

Name of the Target Company (TC)	Hampton Sky Realty Limited	
Name of the stock exchanges where shares of the target company are listed	BSE Ltd.	
Date of reporting	December 24, 2024	
Name of the promoter or PAC on whose shares encumbrance has been created / released / invoked	Sanjeev Arora	

Details of the creation of encumbrance:

Name of the Promoter or PACs with him*	Promoter holding in the Target Company (TC) (1)	Promoter holding already encumbered (2)	Details of events pertaining to encumbrance (3)					Post event holding of encumbered shares {creation [(2) + (3)] / release [(2) - (3)] / invocation [(1) - (3)]}	% of total share capital		
			Type of event (creation / release / invocation)	Date of creation / release / invocation	Type of encumbrance (pledge / lien / non disposal undertaking / others)	Reasons for encumbrance*	Number			% of share capital	Name of the Entity in whose favour shares have been encumbered ***
Sanjeev Arora	7,89,90,915	0	Creation	18.12.2024	Pledge	Promoter	73,00,000	2.66%	Share India Fincap Private Ltd.	73,00,000	2.66%

Signature of the Authorized Signatory:

Place: Gurgaon

Date: 24.12.2024

Note: \* the names of all the promoters, their shareholding in the target company and their pledged shareholding as on the reporting date should appear in the table irrespective of whether they are reporting on the event date or not.  
\*\*For example, for the purpose of collateral for loans taken by the company, personal borrowing, third party pledge, etc.  
\*\*\*This would include name of both the lender and the trustee who may hold shares directly or on behalf of the lender.