



HAMPTON SKY REALTY LIMITED

HAMPTON/2024-25
Dated: August 14, 2024

The Manager,
BSE Limited
Department of Corporate Services Floor
25, Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai- 400 001

Scrip Code: 526407

Sub: Outcome of the Board Meeting

Ref: Results Standalone & Consolidated for the quarter ended June 30, 2024

Dear Sir/Madam,

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, (“**Listing Regulations**”) read with Schedule III thereof, we would like to inform you that the Board of Directors of Hampton Sky Realty Limited (Formerly known as Ritesh Properties and Industries Limited) (“**the Company**”) had considered and approved inter alia, the following matters at its meeting held today, i.e. Wednesday August 14, 2024.

The Unaudited Standalone & Consolidated Financial Results of the Company for the quarter ended June 30, 2024 along with Independent Auditor's Limited Review Report thereon.

A copy of the Standalone & Consolidated Financial Results along with Independent Auditor's Limited Review Report of the Company is enclosed herewith for your records.

The aforesaid financial results are also being made available on the website of the Company at www.hamptonsky.in

The Board Meeting commenced at 16:00 PM and concluded at 18:47 PM.

Kindly take a note of the same.

Thanking you,
Yours Faithfully,

**For Hampton Sky Realty Limited,
(Formerly known as Ritesh Properties and Industries Limited)**

**Tarandeep Kaur,
(Company Secretary)**

Encl: As above

KHANDELWAL JAIN & CO.

CHARTERED ACCOUNTANTS

BRANCH OFFICE :
GF- 8 & 9, HANS BHAWAN
1, BAHADUR SHAH ZAFAR MARG,
NEW DELHI-110 002

Tel. : 23370091, 23378795
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INDEPENDENT AUDITOR'S REVIEW REPORT ON THE QUARTER ENDED UNAUDITED STANDALONE FINANCIAL RESULTS OF THE COMPANY PURSUANT TO THE REGULATION 33 OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015, AS AMENDED

To,
The Board of Directors,
Hampton Sky Realty Limited
(Formerly Ritesh Properties and Industries Limited)

1. We have reviewed the accompanying statement of Unaudited Standalone Financial Results (the "Statement") of Hampton Sky Realty Limited ('the Company') for the quarter ended June 30, 2024 attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (the 'Listing Regulations'). This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a conclusion on the Statement based on our review.
2. We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



3. Based on our review conducted and procedures performed as above, nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other recognized accounting practices and policies generally accepted in India, has not disclosed the information required to be disclosed in terms of Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **KHANDELWAL JAIN & CO.**
Chartered Accountants
Firm Registration No. 105049W



Manish Kumar Singhal
(Partner)

M. No. 502570

UDIN: 24502570BKFBRA2129



Place: New Delhi

Dated: 14th August, 2024

KHANDELWAL JAIN & CO.

CHARTERED ACCOUNTANTS

BRANCH OFFICE :
GF- 8 & 9, HANS BHAWAN
1, BAHADUR SHAH ZAFAR MARG,
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INDEPENDENT AUDITOR'S REVIEW REPORT ON QUARTER ENDED UNAUDITED CONSOLIDATED FINANCIAL RESULTS OF THE COMPANY PURSUANT TO THE REGULATION 33 OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015, AS AMENDED

To,
The Board of Directors,
Hampton Sky Realty Limited
(Formerly Ritesh Properties and Industries Limited)

1. We have reviewed the accompanying statement of Unaudited Consolidated Financial Results of Hampton Sky Realty Limited ("the Parent") and its Subsidiaries (the parent and its subsidiaries together referred to as "the Group") for the quarter ended June 30, 2024 ("the statement") attached herewith, being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations"). This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder, and other accounting principles generally accepted in India. Our responsibility is to issue a conclusion on the Statement based on our review.
2. We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the Circular issued by the SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.



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3. This Statement includes the results of the following entities
- Finton Homes (Partnership Firm)
 - RPIL Healthcare Private Limited
4. We did not review the interim financial results and other financial information in respect of subsidiaries included in the consolidated unaudited financial results, whose interim financial results/financial information before consolidation adjustments, reflect total revenues of Rs. 3336.24 lakhs, total net profit after tax of Rs 2582.99 lakhs and total comprehensive Income/(loss) of 2582.99 lakhs for the quarter ended June 30, 2024 as considered in the consolidated unaudited financial results. These interim financial results and other financial information have been reviewed by other auditors whose report have been furnished to us by the Management and Our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 2 above.

Our opinion is not modified in respect of this matter.

5. Based on our review conducted and procedures performed as stated in paragraph 2 above, and based on the consideration of review reports of other auditors referred to in paragraph 4 above nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act , 2013, as amended, read with relevant rules issued thereunder and other recognized accounting practices and policies generally accepted in India, has not disclosed the information required to be disclosed in terms of Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **KHANDELWAL JAIN & CO.**
Chartered Accountants
Firm Registration No. 105049W


Manish Kumar Singhal
(Partner)
M. No. 502570
UDIN: 24502570BKFBRB3559



Place: New Delhi
Dated: 14th August, 2024

Notes to Standalone and Consolidated Financial Results

- 1) The above Unaudited Standalone and Consolidated Results have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their Meeting held on August 14, 2024. The limited review of these financial results for the quarter ended June 30, 2024 has been carried out by the Statutory Auditors, as required under Regulation 33 and Regulation 52 read with Regulation 63 of SEBI (LODR) Regulation, 2015.
- 2) These Unaudited Standalone and Consolidated Quarterly results of the Company have been prepared with the recognition and measurement of Indian Accounting Standards (“Ind AS”) as prescribed under Section 133 of the Companies Act 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
- 3) The Consolidated Unaudited Financial Results for the First quarter ended June 30, 2024 represents the result of the Company including its subsidiaries, namely Finton Homes (Partnership Firm) and RPIL Healthcare Private Limited.
- 4) The Company conducts its operations along with its subsidiaries. The Consolidated Unaudited Financial Statements for the First quarter ended June 30, 2024 are prepared in accordance with the principles and procedures for the preparation and presentation of the consolidated accounts as set out in the IND AS 110 notified under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder. The financial statements of the parent Company and its subsidiaries for the First quarter ended June 30, 2024 have been combined on a line-by-line basis by adding together the book value of like items of assets, liabilities, income and expenses, after eliminating intra group balances, transactions and resulting unrealised gains/losses. The Consolidated Financial Statement are prepared by applying uniform accounting policies.
- 5) Based on the guiding principles given in Ind AS 108 on 'Operating Segments', the Company's business activity falls within two operating segments, namely:
 - (a) Real Estate Division
 - (b) Trading Division and other Division
- 6) The figures for the quarter ended March 31, 2024 are the balancing figures between audited figures in respect of the full financial year and the published year to date figures upto the third quarter of the respective financial year.
- 7) The Board of directors of the Company at its meeting held on July 18, 2024 had approved the Incorporation of two wholly owned subsidiaries with the proposed name Hampton Sky Hotels Private Limited and Hampton Sky Hospitality Private Limited and the same has been incorporated. Further the Board of Directors of Company has also approved incorporation of a new joint venture company with 33.34% holding by the name “Hampton Sky Farms Private Limited”, the incorporation of the same is under process.
- 8) The previous periods figures have been regrouped and reclassified wherever necessary.

	Total Comprehensive Income attributable to								
	Parent	-	-	-	-	1,580.92	2,097.68	124.16	2,396.91
	Non Controlling Interest	-	-	-	-	1,162.45	950.94	199.61	1,540.00
XVI	Details of Equity Share Capital								
	Paid up Equity Sh. Capital	2,742.08	2,742.08	2,742.08	2,742.08	2,742.08	2,742.08	2,742.08	2,742.08
	Face Value of Eq. Sh. Capital	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	Details of Debt Securities								
	Reserves excluding revaluation reserve	-	-	-	-			-	
	Earnings per equity share (for continuing operation)*:								
XVII	(1) Basic(In Rs.)	0.45	0.39	0.05	0.50	0.45	0.39	0.05	0.50
	(2) Diluted(In Rs.)	0.45	0.39	0.05	0.50	0.45	0.39	0.05	0.50
	Earnings per equity share (for discontinued operation)*:								
XVIII	(1) Basic(In Rs.)			-				-	
	(2) Diluted(In Rs.)			-				-	
	Earning per equity share (for discontinued & continuing operation)*								
XIX	(1)Basic(In Rs.)	0.45	0.39	0.05	0.50	0.45	0.39	0.05	0.50
	(2) Diluted (In Rs.)	0.45	0.39	0.05	0.50	0.45	0.39	0.05	0.50
	Notes :								
	*Basic and Diluted Earnings per share (EPS) is not annualized for the quarter ended June 30, 2024, quarter ended March 31, 2024 and quarter ended June 30, 2023.								

For Hampton Sky Realty Limited

Place : Gurugram
Date : 14/08/2024

(Sanjeev Arora)
Managing Director
DIN:00077748

HAMPTON SKY REALTY LIMITED

(FORMERLY RITESH PROPERTIES AND INDUSTRIES LIMITED)

Regd. Office: 205, Second Floor, Kirti Mahal, Rajendra Place, Patel Nagar West, New Delhi-110008

CIN : L74899DL1987PLC027050 Website : www.hamptonsky.in

E-mail : riteshlimited8@gmail.com Contact No. - 91-9212359076

UNAUDITED SEGMENT REVENUE RESULTS AND CAPITAL EMPLOYED FOR THE QUARTER ENDED 30.06.2024

(Rs. In Lacs)

S.No	PARTICULARS	STANDALONE				CONSOLIDATED			
		Quarter Ended			Year Ended	Quarter Ended			Year Ended
		30.06.2024	31.03.2024	30.06.2023	31.03.2024	30.06.2024	31.03.2024	30.06.2023	31.03.2024
		Unaudited	Audited	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited
1	Segment Revenue								
	(net sale/income from each segment should be disclosed under this head)								
	(a.) Segment- A	1,538.60	1,615.89	306.42	2,734.65	3,443.66	4,658.00	1,255.20	8,157.64
	(d.) Segment- B	252.70	3,695.66	2,180.49	15,712.14	252.70	3,695.66	2,180.49	15,712.14
	Total	1,791.30	5,311.55	2,486.91	18,446.80	3,696.36	8,353.66	3,435.69	23,869.78
	Add:- Unallocated		-				-		-
	Total	1,791.30	5,311.55	2,486.91	18,446.80	3,696.36	8,353.66	3,435.69	23,869.78
	Less: Inter Segment Revenue		-				-		-
	Net sales/Income from Operations	1,791.30	5,311.55	2,486.91	18,446.80	3,696.36	8,353.66	3,435.69	23,869.78
2	Segment Results (Profit)(+)/ Loss (-) before tax and interest from Each segment)#								
	(a.) Segment- A	1,529.10	1,612.25	306.42	2,832.58	2,931.03	3,078.17	537.91	5,071.98
	(d.) Segment- B	(2.86)	(36.93)	37.56	158.24	(2.86)	(531.30)	37.56	(161.58)
	Total	1,531.97	1,575.33	343.98	2,990.82	2,928.17	2,546.87	575.47	4,910.39
	Less: i) Finance Cost	65.68	163.96	49.96	460.59	65.71	164.09	50.32	461.15
	ii) Other Un-allocable Expenditure net off	322.11	490.61	246.64	1,478.62	375.94	601.30	304.14	1,795.92
	(iii) Un-allocable income	26.05	108.59	32.59	284.02	35.53	136.26	49.47	374.21
	Total profit before tax	1,170.22	1,029.35	79.97	1,335.61	2,522.05	1,917.75	270.49	3,027.53
3	Capital Employed	15,637.01	14,055.72	11,780.64	14,055.72	23,472.95	20,729.44	17,116.33	20,729.44
	(Segment assets - Segment Liabilities)								
	Segment Assest								
	(a.) Segment- A	21,400.69	17,469.69	13,765.53	17,469.69	32,224.30	26,748.70	21,450.94	26,748.70
	(d.) Segment- B	857.56	3,469.01	2,497.67	3,469.01	857.56	3,469.01	2,497.57	3,469.01
	Total Segment Assest	22,258.25	20,938.70	16,263.21	20,938.70	33,081.86	30,217.71	23,948.51	30,217.71
	Unallocable Assests		-				-		-
	Net Segment Assests	22,258.25	20,938.70	16,263.21	20,938.70	33,081.86	30,217.71	23,948.51	30,217.71
	Segment Liabilities								
	(a.) Segment- A	5,780.59	4,593.63	3,453.51	4,593.63	8,768.26	7,198.92	5,803.12	7,198.92
	(d.) Segment- B	840.65	2,289.35	1,029.06	2,289.35	840.65	2,289.35	1,029.06	2,289.35
	Total Segment Liabilities	6,621.24	6,882.98	4,482.57	6,882.98	9,608.91	9,488.27	6,832.19	9,488.27
	Unallocable Liabilities		-				-		-
	Net Segment Liabilities	6,621.24	6,882.98	4,482.57	6,882.98	9,608.91	9,488.27	6,832.19	9,488.27
	Notes :								
i	The company deals in two segments i.e. Real Estate Business and Trading Division & Other Division								
ii	Above Unaudited results have been reviewed by the Audit Committee and were considered and approved by the Board of Directors at their meeting held on 14 August, 2024								

Segment A- Real Estate Division
Segment B- Trading & Other Division

For Hampton Sky Realty Limited

(Sanjeev Arora)
Managing Director
DIN:00077748

Place : Gurugram
Date : 14/08/2024