



HAMPTON SKY REALTY LIMITED

HAMPTON/2024-25
Dated: November 14, 2024

The Manager,
BSE Limited
Department of Corporate Services
Floor 25, P.J. Towers, Dalal Street
Mumbai - 400 001
Email: corp.relations@bseindia.com

BSE Scrip Code: 526407

Sub: Outcome of the Board Meeting

Ref: Results Standalone & Consolidated for the quarter and half year ended September 30th, 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**”) at its meeting held today, i.e. Thursday, November 14, 2024, has inter alia, considered and approved the Unaudited Standalone & Consolidated Financial Results of the Company for the quarter and half year ended September 30, 2024 along with Independent Auditor's Limited Review Report thereon.

A copy of the Unaudited 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 16:30 PM and concluded at 19:57 P.M.

We request you to kindly take the above information on record.

Thanking you,
Yours Faithfully,

For Hampton Sky Realty Limited
(formerly known as Ritesh Properties and Industries Limited)

Tarandeep Kaur
Company Secretary
[Membership No. ACS:42144]

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 : 011-41534212,
23370091
Web. : www.kjco.net
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INDEPENDENT AUDITOR'S REVIEW REPORT ON THE QUARTER AND SIX MONTHS ENDED UNAUDITED STANDALONE FINANCIAL RESULTS OF THE COMPANY PURSUANT TO THE REGULATION 33 OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015, AS AMENDED

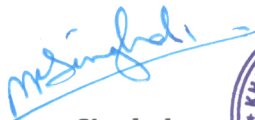
To,
The Board of Directors,
Hampton Sky Realty Limited
(Formerly Ritesh Properties and Industries Limited)

1. We have reviewed the accompanying statement of Unaudited Standalone Financial Results (the "Statement") of Hampton Sky Realty Limited ('the Company') for the quarter and six months ended September 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: 24502570BKFBTK8469



Place: Gurgaon
Dated: 14th November, 2024

KHANDELWAL JAIN & CO.

CHARTERED ACCOUNTANTS

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

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INDEPENDENT AUDITOR'S REVIEW REPORT ON QUARTER AND SIX MONTHS 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 and six months ended September 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.



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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.

3. This Statement includes the results of the following entities

Subsidiaries:

- i. Finton Homes (Partnership Firm)
- ii. RPIL Healthcare Private Limited

4. 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 5 below 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.

5. (a) 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 assets of Rs. 17030.92 lakhs as at September 30, 2024 and total revenues of Rs. 453.62 lakhs and Rs. 3789.86 lakhs, total net profit after tax of Rs. 787.99 lakhs and Rs. 3370.98 lakhs and total comprehensive Income/(loss) of Rs. 787.99 lakhs and Rs. 3370.98 lakhs for the quarter and half year ended September 30, 2024 and net cash inflows/(outflows) of Rs. (45.59) lakhs for the half year ended September 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.

(b) The Financial results for the quarter ended September 30, 2024 doesn't include the financial results, in respect of two subsidiaries, Hampton Sky Hotel Private Limited and Hampton Sky Hospitality Private Limited and one joint venture, Hampton Sky Farms Private Limited the financial results of the said subsidiaries and joint venture have not been furnished to us by the management and we are unable to express a conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these entities. According to the information and explanations given to us by the management, there is no financial transaction



in the said subsidiaries and joint venture companies during the reporting period hence no financial statement has been prepared for the period and same are not material to the Group.

Our conclusion on the Statement is not modified in respect of above matters.

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



Manish Kumar Singhal
(Partner)

M. No. 502570

UDIN: 24502570BKFBTL2149



Place: Gurgaon

Dated: 14th November, 2024

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

(Amount in ₹ Lakhs)

Particulars	CONSOLIDATED						
	For the period ended 30th Sept, 2024	For the period ended 31st March, 2024	For the period ended 30th Sept, 2023	For the period ended 31st March, 2023	For the period ended 30th Sept, 2024	For the period ended 30th Sept, 2023	For the period ended 31st March, 2024
Cash Flow from Operating Activities							
Net profit / (loss) before tax	1,308.74	1,335.60	62.65	1,335.60	43.43	33.31	68.27
Adjustment for :							
Depreciation and Amortisation	41.74	62.96			172.01	187.50	461.15
Finance Cost	147.83	460.59			0.00	-	(90.94)
Balances Written Back	0.00	(86.26)			(70.99)	-	(104.15)
Foreign Exchange Gain	-	-			(0.78)	-	-
Gain on Termination of Lease	(0.78)	-			(6.00)	(61.62)	(70.99)
Profit on sale of Fixed Assets	(6.00)	(36.76)			(36.16)	(0.01)	7.06
Interest Income and Dividend	(21.92)	0.15					0.15
Balance Written Off	-	7.06					
Provision for D/Debits	160.87	336.75					
Operating cash flow before changes in working capital	1,469.62	1,672.36	259.34	1,672.36	172.49	159.19	3,298.09
Changes in Working Capital:							
Trade Receivables & Other Current Assets	238.81	(1,668.09)			(2,258.83)	(1,416.65)	(5,249.87)
Inventories	(1,489.32)	(2,555.98)			(2,022.33)	(2,190.03)	(2,281.74)
Trade Payables & Other Current Liabilities	64.25	(401.43)	(3,563.74)	(4,625.50)	(486.84)	(103.24)	458.66
Net cash generated from operations before tax	(1,186.27)	(2,953.15)	(3,304.41)	(2,958.61)	(4,777.40)	(3,073.02)	(3,774.87)
Taxation	283.35	5.46					5.46
Net Cash from / (used) in Operating Activities (A)	283.35	(2,958.61)	(3,304.41)	(2,958.61)	(4,777.40)	(3,073.02)	(3,770.33)
Cash Flow from Investing Activities							
Sale / (Purchase) of Investments	(1,188.45)	(436.55)			1.64	-	7.03
(Increase)/Decrease in Fixed Deposits (having original maturity of more than 3 months)	(196.83)	(196.93)			(354.48)	(196.93)	(196.43)
Purchase/Sale of Property, Plant and equipment	(354.06)	(306.61)	331.62	(912.40)	35.96	60.84	(308.44)
Interest/Dividend Received (net)	21.72	27.69	331.62	(912.40)			95.07
Net Cash used in Investing Activities (B)	(1,520.79)	(1,520.79)	331.62	(912.40)	35.96	(316.88)	(402.77)
Cash Flow from Financing Activities							
Proceeds/(Repayment) of Term Loan	771.15	4,844.09			1,476.10	3,371.77	4,844.09
Payment of Lease Liability	(1.65)	(5.78)	3,182.83	4,383.49	(1.65)	-	(5.78)
Finance Cost	(122.60)	(454.81)	3,182.83	4,383.49	(146.78)	1,327.68	(461.35)
Net Cash generated from Financing Activities (C)	646.90	646.90	3,182.83	4,383.49	(146.78)	1,327.68	4,376.95
Net Increase/(Decrease) in Cash & Cash Equivalents	(590.54)	512.48	210.03	512.48	1,476.10	(636.14)	193.84
Add: Cash & Cash Equivalents as at beginning of the Year	623.82	111.33	111.33	111.33	681.90	681.90	488.07
Cash & Cash Equivalents as at the end of the Year	33.27	623.82	321.35	623.82	1,476.10	45.75	681.90

Notes:
1. The above Statement of Cash flows has been prepared under the "Indirect Method" as set out in Indian Accounting Standard-7, "Statement of Cash Flows".
2. Figures in brackets represents cash outflows.
3. Components of cash and cash equivalents:-

Particulars	For the period ended 30th September, 2024	For the period ended 31st March, 2024	For the period ended 30th Sept, 2023	For the period ended 31st March, 2024
Cash on hand	2.46	4.03	12.32	4.16
Balances with scheduled Banks			2.58	
- In Current Accounts	30.81	619.79	309.03	677.73
- In Fixed Deposits 0-3 months			43.17	
Cash & Cash Equivalents	33.27	623.82	321.35	681.90

Place: Gurugram
Date: 14/11/2024



For Hampton Sky Realty Limited

(Kavya Arora)
Whole Time Director
DIN: 027945000

Kavya Arora

Digitally signed
by Kavya Arora
Date: 2024.11.14
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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
E-mail : riteshlimited@gmail.com Contact No. - 91-9212359076

Unaudited Balance Sheet as on 30th September 2024

(Amount in ₹ Lakhs)

Particulars	STANDALONE		CONSOLIDATED	
	For the Period ended 30th Sept 2024	As on 31st March 2024	For the Period ended 30th Sept 2024	As on 31st March 2024
ASSETS				
Non-current Assets				
Property, Plant and Equipment	913.12	592.90	923.15	604.20
Capital Work in Progress	-	-	-	-
Right-of-Use Assets	9.52	19.18	9.52	19.18
Investment Property	-	-	-	-
Goodwill	-	-	-	-
Other Intangible Assets	-	-	-	-
Intangible Assets under Development	-	-	-	-
Biological Assets other than Bearer Plants	-	-	-	-
Non Current Financial Assets				
(i) Non Current Investments	7,078.44	5,888.35	1,107.23	1,107.23
(ii) Trade Receivables (Non Current)	-	-	-	-
(iii) Loans Non Current	-	-	-	-
(iv) Others Non Current Financial Assets	85.44	72.29	85.44	72.29
Total Non Current Financial Assets	8,086.52	6,572.72	2,125.34	1,802.90
Deferred Tax Assets (Net)	-	-	3.01	60.20
Long Term Loans and Advances - Capital Advances	10.00	35.00	10.00	35.00
Total Non-Current Assets	8,096.52	6,607.72	2,138.35	1,898.09
Current Assets				
Inventories	9,252.12	7,762.80	16,036.44	14,014.12
Financial Assets				
(i) Investments	1,807.49	1,353.71	1,807.49	1,353.71
(ii) Trade Receivables	235.59	224.40	9,880.53	6,876.27
(iii) Cash and Cash Equivalents	33.27	623.82	45.75	681.89
(iv) Bank Balance other than cash & cash equivalents	200.50	200.50	200.50	200.50
(v) Loans	961.65	961.96	950.53	956.53
(v) Other Current Financial Assets	527.64	12.24	527.64	12.24
Total Current Financial Assets	3,766.14	3,376.62	13,412.44	10,081.14
Current Tax Assets (Net)	57.17	51.67	655.55	650.06
Other Current Assets	2,381.49	3,139.88	2,326.17	3,574.30
Total Current Assets	15,456.92	14,330.97	32,430.60	28,319.61
Non Current Assets classified as held for sale	-	-	-	-
Regulatory Deferral account debit balances and related deferred tax assets	-	-	-	-
Total Assets	23,553.44	20,938.69	34,568.95	30,217.72
EQUITY AND LIABILITIES				
Equity				
Equity Share Capital	2,742.08	2,742.08	2,742.08	2,742.08
Other Equity	13,011.73	11,313.64	13,002.77	11,311.14
Total Equity attributable to Owners of Parent	15,753.81	14,055.72	15,744.85	14,053.22
(c) Non Controlling Interest	-	-	8,196.08	6,676.23
Total Equity	15,753.81	14,055.72	23,940.93	20,729.45
LIABILITIES				
Non-current Liabilities				
Non Current Financial Liabilities				
Borrowings, Non Current	249.79	30.59	954.75	30.59
Trade Payables, Non Current	-	-	-	-
Lease liability, Non Current	7.51	13.81	7.51	13.81
Others, Non Current Financial Liabilities	139.48	130.75	139.48	130.75
Total Non-Current Financial Liabilities	396.78	175.15	1,101.73	175.15
Provisions Non Current	31.68	20.78	35.11	25.69
Deferred Tax Liabilities (net)	125.31	65.86	128.68	-
Other Non Current Liabilities	-	-	-	-
Total Non-Current Liabilities	553.77	261.79	1,265.52	200.84
Current Liabilities				
Current Financial Liabilities				
Borrowings, Current	6,372.68	5,820.73	6,372.68	5,820.73
Lease liability, Current	2.83	6.73	2.83	6.73
Trade Payables, Current	-	-	-	-
(A) total outstanding dues of micro enterprises and small	8.50	1.83	8.50	1.83
(B) total outstanding dues of creditors other than micro	148.94	162.70	1,110.49	1,713.31
Other Current Financial Liabilities	564.16	181.53	1,138.75	713.08
Total Current Financial Liabilities	7,097.11	6,173.52	8,633.26	8,255.68
Current Tax Liability (Net)	-	-	-	-
Other Current Liabilities	123.42	405.21	105.30	390.74
Provisions, Current	25.32	42.45	623.94	641.01
Deferred government grants, Current	-	-	-	-
Total Current Liabilities	7,245.86	6,621.18	9,362.49	9,287.42
Liabilities directly associated with assets in disposal group classified as held for	-	-	-	-
Regulatory Deferral account credit balances and related deferred tax liabilities	-	-	-	-
Total Equity and Liabilities	23,553.44	20,938.69	34,568.95	30,217.72

For Hampton Sky Realty Limited

(Kavya Arora)
Whole Time Director
DIN: 02794500

Kavya
Arora

Digitally signed
by Kavya Arora
Date: 2024.11.14
20:01:57 +05:30

Place: Gurugram
Date: 14.11.2024



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 November 14, 2024. The limited review of these financial results for the quarter and six months ended September 30, 2024 has been carried out by the Statutory Auditors, as required under Regulation 33 of SEBI (LODR) Regulation, 2015.
- 2) These Unaudited Standalone and Consolidated Quarterly and six months 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) Hampton Sky farms Private Limited, a joint venture Company has been Incorporated on August 28, 2024.
- 4) The company has the following subsidiaries and joint ventures:

Subsidiaries namely: -

1. Finton Homes (Partnership Firm)
2. RPIL Healthcare Private Limited
3. Hampton Sky Hotel Private Limited (***Date of Incorporation-August 12, 2024***)
4. Hampton Sky Hospitality Private Limited (***Date of Incorporation- August 02, 2024***)

Joint venture namely: -

1. Hampton Sky Farms Private Limited
- 5) Consolidated Unaudited Financial Results for the quarter and six months ended September 30, 2024 includes the result of the following entities:
1. Hampton Sky Realty Limited (**Parent Company**)
 2. **Subsidiaries namely: -**
 - a) Finton Homes (Partnership Firm)
 - b) RPIL Healthcare Private Limited

And the Financial result does not include the two subsidiaries Hampton Sky Hospitality Private Limited and Hampton Sky Hotels Private Limited and one joint venture Hampton Sky Farms Private Limited as these subsidiaries commenced its operations after September 30, 2024 and Joint venture company has yet to commence its operation. Further there is no financial transaction in the said subsidiaries and joint venture companies during the reporting period September 30, 2024 hence no financial statement has been prepared for the period. Also, the financial results/information of these subsidiaries and joint venture are not material to the group.



- 6) The Company conducts its operations along with its subsidiaries. The Consolidated Unaudited Financial Statements for the Second quarter and six months ended September 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 Second quarter and six months ended September 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.
- 7) 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
- 8) The previous periods figures have been regrouped and reclassified wherever necessary.



Kavya
Arora

Digitally signed
by Kavya Arora
Date: 2024.11.14
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