



HAMPTON SKY REALTY LIMITED

Dated: December 17, 2024

BSE Limited

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

Scrip Code: 526407

Sub: Intimation under Regulation 30 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”)

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI Listing Regulations, we wish to inform you that today, on December 17, 2024, **Hampton Sky Realty Limited** (*formerly known as Ritesh Properties and Industries Limited*) (“**Company**”) has entered into:

- (a) a Hotel Management Agreement (**HMA**) and a Technical Services Agreement (**TSA**) (collectively **Agreements**) with **Indian Hotels Company Limited (IHCL)**; and
- (b) an Agreement to Lease (**ATL**) with **Roots Corporation Limited (RCL)**, a subsidiary of IHCL.

In this regard, detailed information is enclosed herewith.

We request you to take the above on record and treat the same as compliance under the applicable provisions of the SEBI Listing Regulations.

Thanking you,
Yours faithfully,

For and on behalf of
For Hampton Sky Realty Limited
(*formerly known as Ritesh Properties and Industries Limited*)

Tarandeep Kaur
Company Secretary
Membership No. ACS 42144

Encl.: As above



HAMPTON SKY REALTY LIMITED

Hampton Sky Realty Limited signs two hotel properties with Indian Hotels Company Limited

December 17, 2024, New Delhi – Hampton Sky Realty Ltd. (**Hampton**) is pleased to announce its collaboration with Indian Hotels Company Limited (**IHCL**) and its subsidiary, Roots Corporation Limited (**RCL**), for two hotel properties in Ludhiana, Punjab.

Gateway Brand Hotel

Hampton and IHCL have entered into a Hotel Management Agreement (HMA) and Technical Services Agreement (TSA) (together referred to as the **Gateway Agreements**), which have been signed by Mr. Kavya Arora, Director on behalf of Hampton and by Ms. Suma Venkatesh, Executive Vice President, Real Estate & Development on behalf of IHCL.

Pursuant to the Gateway Agreements, Hampton has agreed to construct a property, either directly or through a special purpose vehicle, at a land owned by Hampton at Mangli Nichhi, Ludhiana Chandigarh Highway, Punjab. The proposed property will house a fully customized and equipped hotel offering world-class facilities including an all-day dining restaurant, specialty restaurant, bar, banquet facilities, meeting rooms, swimming pool, gym and health club. The proposed hotel will be operated by IHCL under its brand “Gateway” in terms of the Agreements.

Ginger Brand Hotel

Hampton has also entered into an agreement to lease (**ATL**) with Roots Corporation Limited (**RCL**), a subsidiary of IHCL, which has been signed by Mr. Kavya Arora, on behalf of Hampton and by Ms. Deepika Rao, on behalf of RCL.

In terms of the ATL, Hampton has agreed to construct and develop a separate property on the abovementioned land of Hampton. Upon completion of construction, the property will be granted on lease to RCL by way of a separate lease deed, for the latter’s use as a hotel under “Ginger” brand. The proposed Ginger hotel will offer approximately 100 guest rooms and will feature a variety of amenities, including an all-day dining restaurant and bar, meeting room, fitness center and swimming pool.

The partnership between Hampton and IHCL/RCL will bring an international standard of service and hospitality to Ludhiana. The proposed hotel projects would also create significant job opportunities, boosting the local economy and contributing to Ludhiana’s appeal as a key business and leisure destination, providing travellers with an upscale and accessible stay.

About Hampton Sky Realty Ltd:

Hampton Sky Realty Ltd. is a prominent real estate development company specializing in commercial and residential properties. With a portfolio of high-quality developments across



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India, Hampton has earned a reputation for creating exceptional properties that meet the evolving needs of modern businesses and leisure travellers.

About The Indian Hotels Company Limited:

The Indian Hotels Company Limited, a part of the Tata Group, is India's premier hospitality brand, with a portfolio of iconic hotels under its Taj, Gateway and Ginger brands *inter-alia*. IHCL has a strong presence across India and internationally, offering exceptional services and experiences to travellers. The Gateway brand, known for its upscale offerings, provides guests with a perfect blend of comfort, style, and personalized service.

About Roots Corporation Limited:

Roots Corporation Limited, a subsidiary of The Indian Hotels Company Limited, was incorporated under the provisions of the Companies Act, 1956. Based in Mumbai, RCL is responsible for the operations and expansion of the Ginger Hotels brand in India. Established in 2003, RCL operates a network of public hotels and motels across the country, offering guests a wide range of amenities, including gyms, meeting and conference rooms, dining options, and recreational facilities.