

# HAMPTON SKY REALTY LIMITED

(Formerly Known as Ritesh Properties and Industries Limited)

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Dated: 27<sup>th</sup> October, 2023

The Manager,  
BSE Limited,  
Department of Corporate Services,  
Phiroze Jeejeebhoy Towers  
Dalal Street, Mumbai – 400001.  
Email: [corp.relations@bseindia.com](mailto:corp.relations@bseindia.com)  
BSE Scrip Code: 526407

**Subject: Outcome of the Board Meeting**

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*) (“**Company**”) had considered and approved *inter alia*, the following matters at its meeting held today, i.e. Friday, October 27, 2023.

1. The Un-audited Standalone & Consolidated Financial Results along with Segment-wise Revenue Results, of the Company for the quarter and half year ended 30<sup>th</sup> September, 2023;

Further, the Statutory Auditors (“M/s. Khandelwal Jain & Co.”) of the Company have carried out the Limited Review of the Financial results.

The Unaudited Consolidated and Standalone Financial Results of the Company along with Limited Review Report thereon are enclosed as **Annexure I**.

The aforesaid financial results along with the Limited Review Report thereon are also being made available on the website of the Company at [www.riteshindustries.us](http://www.riteshindustries.us)

2. Appointment of Mr. Deva Pampapathi Reddy (DIN: 01939650) as Non-Executive Independent Director of the Company with effect from October 27, 2023 for a term of 5 years subject to the approval of the shareholders of the Company.

Mr. Deva Pampapathi Reddy satisfies the criteria of independence prescribed under the Companies Act, 2013 and Listing Regulations.

In accordance with the Circular No. List/Comp/14/2018-19 dated 20<sup>th</sup> June, 2018 issued by BSE, we hereby affirm that Mr. Deva Pampapathi Reddy is not debarred from holding the office of director by virtue of any SEBI order or any such other authority.

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Email : [riteshlimited8@gmail.com](mailto:riteshlimited8@gmail.com) - CIN : L74899DL1987PLC027050

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Email : [info@riteshindustries.us](mailto:info@riteshindustries.us) - [www.riteshindustries.us](http://www.riteshindustries.us)

ADMIN OFF.: Plot No. 312, Udyog Vihar, Phase IV, Gurugram 122015 (HR) PH : (0124) 4111582, 4369560

# **HAMPTON SKY REALTY LIMITED**

**(Formerly Known as Ritesh Properties and Industries Limited)**

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Details with respect to Regulation 30 read with Schedule III of the Listing Regulations, Circular No SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13<sup>th</sup> July, 2023, are enclosed as **Annexure II**.

The meeting of the Board of Directors of the Company commenced at 04:00 pm and concluded at 08:10 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)**

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# HAMPTON SKY REALTY LIMITED

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## Annexure II

The details required to be furnished under Regulation 30 of The SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015 read with SEBI Circular SEBI/HO/CFD/CFD-PoD1/P/CIR/2023/123 dated 13<sup>th</sup> July, 2023 issued thereunder are furnished below

**Appointment of Mr. Deva Pampapathi Reddy (DIN: 01939650) as Non-Executive Independent Director of the Company**

Sr. No.	Particulars	Details
1.	Name and DIN	Mr. Deva Pampapathi Reddy (DIN: 01939650)
2.	Reason for Change viz Appointment, <del>resignation, removal, death or otherwise</del>	Appointment of Mr. Deva Pampapathi Reddy as an Non-Executive Independent Director.
3.	Date of Appointment and term of appointment	Mr. Deva Pampapathi Reddy is appointed as an Non-Executive Independent Director of the Company effective from October 27, 2023 for a term of 5 years subject to the approval of the shareholders of the Company.
4.	Brief Profile (In case of Appointment)	Mr. Deva Pampathi Reddy (D.P. Reddy) aged 65 years is a retired I.A.S. officer in Punjab and presently an Additional Chief Secretary cum Financial Commissioner. He is proficient in English, Science and Law graduate with double masters (Economic and Geography) with proven records of accomplishment of delivering sustainable results in a time bound manner, revenue enhancement, innovative solutions and management skills.
6.	Disclosure of relationship between directors (In case of Appointment)	Mr. Deva Pampapathi Reddy is not related to any Director of the Company.
7.	Information as required under Circular No. LIST/COMP/14/2018-19 issued by the BSE	Mr. Deva Pampapathi Reddy is not debarred from holding of office of a Director by virtue of any SEBI order or any other such authority.

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# 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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E-mail: delhi@kjco.net

### 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** (Formerly Ritesh Properties and Industries Limited) ('the Company') for the quarter and six months ended September 30, 2023 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.



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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: 23502570BGXFFC1015**



**Place: New Delhi**  
**Dated: 27<sup>th</sup> October, 2023**

# KHANDELWAL JAIN & CO.

## CHARTERED ACCOUNTANTS

BRANCH OFFICE :  
GF- 8 & 9, HANS BHAWAN  
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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** (Formerly Ritesh Properties and Industries 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, 2023 ("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
  - i. Finton Homes (Partnership Firm)
  - ii. 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 assets of Rs. 11778.82 lakhs as at September 30, 2023 and total revenues of Rs. 904.48 lakhs and 2097.14 lakhs and total net profit after tax of Rs 500.00 lakhs and 943.40 lakhs and total comprehensive Income/(loss) of 500.00 lakhs 943.40 lakhs for the quarter ended September 30, 2023 and for the period from April 1, 2023 to September 30, 2023 respectively 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: 23502570BGXFFD3712



Place: New Delhi

Dated: 27<sup>th</sup> October, 2023

Sl.No.	Particulars	STANDARD ONE				CONSOLIDATED				IN IN LACS			
		Quarter ended 30.09.2023 Unaudited	Quarter ended 30.06.2023 Unaudited	Quarter ended 30.09.2022 Unaudited	Half Year ended 30.09.2023 Unaudited	Half Year ended 30.09.2022 Unaudited	Year ended 31.03.2023 Audited	Quarter ended 30.09.2023 Unaudited	Quarter ended 30.06.2023 Unaudited	Quarter ended 30.09.2022 Unaudited	Half Year ended 30.09.2023 Unaudited	Half Year ended 30.09.2022 Unaudited	Year ended 31.03.2023 Audited
I	Income from operations	5,50,72	2,06,91	90,92	1,02,71	2,02,21	3,02,78	6,10,25	3,43,02	1,27,21	9,61,42	4,10,13	7,21,22
II	Other Income	93,82	2,06,91	1,92,99	1,76,56	1,71,00	1,07,56	6,10,25	3,43,02	1,27,21	9,61,42	4,10,13	7,21,22
III	EXPENSES	5,64,40	3,11,24	1,68,78	6,18,35	3,20,21	4,09,25	6,80,81	3,48,14	1,82,84	9,79,57	2,01,58	7,29,11
IV	Cost of materials consumed	-	-	-	-	-	-	-	-	-	-	-	-
	Cost of Stock-in-Trade	5,06,56	3,39,48	1,10,03	6,04,84	2,69,51	4,64,92	6,12,77	3,50,48	1,10,03	9,64,80	1,24,96	4,05,49
	Cost of Stock-in-Trade and work-in-progress	71,91	(1,42,55)	(2,45,11)	(1,39,84)	(65,12)	(1,08,30)	(1,06,51)	(1,20,40)	(6,84)	(1,09,65)	(1,49,20)	(5,64,40)
	Finance cost	60,81	1,27,15	6,49	1,72,42	1,29,11	2,72,02	1,70,11	9,40	1,41,48	1,72,42	1,41,48	1,72,42
	Depreciation and amortization expenses	1,27,15	1,50,00	1,35,1	1,35,1	32,5	49,5	1,27,15	1,50,00	1,35,1	1,50,00	1,35,1	1,50,00
	Other expenses	1,27,15	1,50,00	1,35,1	1,35,1	32,5	49,5	1,27,15	1,50,00	1,35,1	1,50,00	1,35,1	1,50,00
	Total expenses (IV)	5,64,40	3,49,24	1,68,78	6,18,35	3,20,21	4,09,25	6,80,81	3,48,14	1,82,84	9,79,57	2,01,58	7,29,11
V	Profit/(Loss) before exceptional items and tax (I-IV)	(17,32)	72,47	1,31,22	4,84	3,12,92	(3,43,22)	2,97,22	3,13,21	3,07,14	47,72	69,23	2,11,27
VI	Profit/(Loss) after exceptional items and tax (V)	0,01	(1,20)	(6,25)	(1,26)	0,13	9,29	1,29,7	1,40,29	(6,25)	1,54,16	0,13	1,02,96
	Profit/(Loss) from discontinued operations	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)
	Income Tax (Earlier Years)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)
	Total Tax Expenses	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)
	Net movement in regulatory deferred account balances related to profit/loss and the related deferred tax	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)	(66,57)
IX	Profit/(Loss) for the period from continuing operations	32,21	113,78	1,24,52	1,88,29	3,13,00	(5,41,43)	2,60,65	3,13,21	3,07,14	47,72	69,23	2,11,27
X	Profit/(Loss) from discontinued operations	-	-	-	-	-	-	-	-	-	-	-	-
XI	Tax expenses of discontinued operations	-	-	-	-	-	-	-	-	-	-	-	-
XII	Profit/(Loss) from discontinued operations (after tax) (X-XI)	-	-	-	-	-	-	-	-	-	-	-	-
XIII	Share of profit/(Loss) of associates and joint ventures accounted to using equity method	32,21	113,78	1,24,52	1,88,29	3,13,00	(5,41,43)	2,60,65	3,13,21	3,07,14	47,72	69,23	2,11,27
XIV	Other Comprehensive Income	0,20	0,26	(0,63)	0,34	0,62	2,22	0,72	0,28	(0,63)	0,96	0,66	2,22
	A. (1) Items that will not be reclassified to profit or loss	0,18	0,26	0,02	0,34	0,62	2,22	0,72	0,28	(0,63)	0,96	0,66	2,22
	Translation differences of the defined benefit plans	0,18	0,26	0,02	0,34	0,62	2,22	0,72	0,28	(0,63)	0,96	0,66	2,22
	Equity instrument through OCI	0,02	(1,20)	(0,25)	(1,26)	0,13	0,29	0,01	(1,20)	(0,25)	0,13	0,29	0,01
	B. (1) Items that will be reclassified to profit or loss	-	-	-	-	-	-	-	-	-	-	-	-
	(2) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-	-	-	-	-	-	-	-
XV	Total Comprehensive Income for the period (XIII+XIV)	46,69	1,14,04	1,23,89	1,88,63	3,13,62	(3,19,21)	2,61,37	3,13,21	3,07,14	47,72	69,23	2,11,27
	Income for the period	-	-	-	-	-	-	-	-	-	-	-	-
	Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Controlling Interest	-	-	-	-	-	-	-	-	-	-	-	-
	Other Comprehensive Income attributable to Parent	-	-	-	-	-	-	-	-	-	-	-	-
	Total Comprehensive Income attributable to Parent	-	-	-	-	-	-	-	-	-	-	-	-
XVI	Profit of Equity Share Capital	2,74,08	2,74,08	2,74,08	2,74,08	2,74,08	2,74,08	2,74,08	2,74,08	2,74,08	2,74,08	2,74,08	2,74,08
	Profit of Equity St. Capital	1,90	1,90	1,90	1,90	1,90	1,90	1,90	1,90	1,90	1,90	1,90	1,90
	Profit of Equity St. Capital	-	-	-	-	-	-	-	-	-	-	-	-
	Details of Debt Securities	-	-	-	-	-	-	-	-	-	-	-	-
	Reserves including revaluation reserve	-	-	-	-	-	-	-	-	-	-	-	-
XVII	Earnings per equity share (for continuing operations):	0,81	0,82	0,87	0,84	0,13	(0,21)	0,01	0,85	0,87	0,86	0,13	0,81
	(1) Basic (in Rs)	0,81	0,82	0,87	0,84	0,13	(0,21)	0,01	0,85	0,87	0,86	0,13	0,81
	(2) Diluted (in Rs)	0,81	0,82	0,87	0,84	0,13	(0,21)	0,01	0,85	0,87	0,86	0,13	0,81
XVIII	Earnings per equity share (for discontinued operations):	-	-	-	-	-	-	-	-	-	-	-	-
	(1) Basic (in Rs)	-	-	-	-	-	-	-	-	-	-	-	-
	(2) Diluted (in Rs)	-	-	-	-	-	-	-	-	-	-	-	-
XIX	Earnings per equity share (for discontinued & continuing operation)	0,81	0,82	0,87	0,84	0,13	(0,21)	0,01	0,85	0,87	0,86	0,13	0,81
	(1) Basic (in Rs)	0,81	0,82	0,87	0,84	0,13	(0,21)	0,01	0,85	0,87	0,86	0,13	0,81
	(2) Diluted (in Rs)	0,81	0,82	0,87	0,84	0,13	(0,21)	0,01	0,85	0,87	0,86	0,13	0,81

Pages: Continued  
 Date: 31/10/2023

For Hampden Sec Realty Limited  
 (Formerly Riten Profiting and Unaudited)

(Company Secretary)  
 Hampden Sec Realty Limited  
 DIN: 09877746



**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: L74899DL19B7PLC027050

(Amount in ₹ Lakhs)

Unaudited Balance Sheet as at 30th September 2023

Particulars	STANDALONE		CONSOLIDATED	
	For the Period ended 30th Sept 2023	As on 31st March 2023	For the Period ended 30th Sept 2023	As on 31st March 2023
<b>ASSETS</b>				
Non-current Assets				
Property, Plant and Equipment	397.85	377.28	411.91	392.05
Capital Work in Progress	22.75	-	22.75	-
Right-of-Use Assets	-	-	-	-
Investment Property	-	-	-	-
Goodwill	-	-	-	-
Other Intangible Assets	-	-	-	-
Intangible Assets under Development	-	-	-	-
Biological Assets other than Bearer Plants	-	-	-	-
Non Current Financial Assets	4,888.85	5,444.77	1,107.96	1,108.05
(i) Non Current Investments	-	-	-	-
(ii) Trade Receivables (Non Current)	-	-	-	-
(iii) Loans Non Current	-	-	-	-
(iv) Others Non Current Financial Assets	57.72	57.72	57.72	57.72
<b>Total Non Current Financial Assets</b>	<b>5,367.17</b>	<b>5,879.77</b>	<b>1,600.34</b>	<b>1,557.82</b>
Deferred Tax Assets (Net)	336.42	241.19	626.28	521.60
Other Non Current Assets	-	-	-	-
<b>Total Non-Current Assets</b>	<b>5,703.59</b>	<b>6,120.96</b>	<b>2,226.62</b>	<b>2,079.42</b>
Current Assets				
Inventories	6,670.17	5,047.17	13,922.41	11,732.37
Financial Assets				
(i) Investments	10.27	4.86	10.27	4.86
(ii) Trade Receivables	416.41	320.79	3,303.62	3,504.60
(iii) Cash and Cash Equivalents	321.35	111.33	414.65	488.06
(iv) Bank Balance other than cash & cash equivalents	-	-	-	-
(v) Loans	962.66	1,266.29	960.05	1,263.79
(v) Other Current Financial Assets	764.44	529.06	764.44	529.06
<b>Total Current Financial Assets</b>	<b>2,475.13</b>	<b>2,232.33</b>	<b>5,453.02</b>	<b>5,790.37</b>
Current Tax Assets (Net)	48.95	45.89	49.01	45.93
Other Current Assets	2,068.73	643.18	3,269.42	1,388.79
<b>Total Current Assets</b>	<b>11,262.97</b>	<b>7,968.58</b>	<b>22,693.86</b>	<b>18,957.46</b>
Non Current Assets classified as held for sale	-	-	-	-
Regulatory Deferral account debit balances and related deferred tax assets	-	-	-	-
<b>Total Assets</b>	<b>16,966.57</b>	<b>14,089.54</b>	<b>24,920.48</b>	<b>21,036.88</b>
<b>EQUITY AND LIABILITIES</b>				
Equity				
Equity Share Capital	2,742.08	2,742.08	2,742.08	2,742.08
Other Equity	9,078.56	8,914.32	9,078.46	8,914.32
<b>Total Equity attributable to Owners of Parent</b>	<b>11,820.64</b>	<b>11,656.39</b>	<b>11,820.54</b>	<b>11,656.39</b>
(c) Non Controlling Interest	-	-	5,560.77	5,136.24
<b>Total Equity</b>	<b>11,820.64</b>	<b>11,656.39</b>	<b>17,381.31</b>	<b>16,792.63</b>
LIABILITIES				
Non-current Liabilities				
Non Current Financial Liabilities				
Borrowings, Non Current	45.70	64.22	45.70	64.22
Trade Payables, Non Current	17.24	-	17.24	-
Lease liability, Non Current	128.82	125.02	128.82	125.02
Others, Non Current Financial Liabilities	191.76	189.24	191.76	189.24
<b>Total Non-Current Financial Liabilities</b>	<b>383.52</b>	<b>378.48</b>	<b>383.52</b>	<b>378.48</b>
Provisions Non Current	18.99	16.89	23.63	20.73
Deferred Tax Liabilities (net)	-	-	-	-
Other Non Current Liabilities	-	-	-	-
<b>Total Non-Current Liabilities</b>	<b>210.75</b>	<b>206.13</b>	<b>215.39</b>	<b>209.97</b>
Current Liabilities				
Current Financial Liabilities				
Borrowings, Current	4,333.30	943.02	4,333.30	943.02
Lease liability, Current	625	-	625	-
Trade Payables, Current	-	-	-	-
(A) total outstanding dues of micro enterprises and small	48.04	884.10	1,309.04	2,002.57
(B) total outstanding dues of creditors other than micro	175.02	102.74	1,038.06	672.09
Other Current Financial Liabilities	-	-	-	-
<b>Total Current Financial Liabilities</b>	<b>4,562.61</b>	<b>1,929.86</b>	<b>6,686.65</b>	<b>3,617.68</b>
Current Tax Liability (Net)	331.05	256.03	321.50	257.00
Other Current Liabilities	41.52	41.13	315.62	159.60
Provisions, Current	-	-	-	-
Deferred government grants, Current	-	-	-	-
<b>Total Current Liabilities</b>	<b>4,935.18</b>	<b>2,227.01</b>	<b>7,323.77</b>	<b>4,034.28</b>
Liabilities directly associated with assets in disposal group classified as held for sale	-	-	-	-
Regulatory Deferral account credit balances and related deferred tax liabilities	-	-	-	-
<b>Total Equity and Liabilities</b>	<b>16,966.57</b>	<b>14,089.54</b>	<b>24,920.48</b>	<b>21,036.88</b>

For Hampton Sky Realty Limited  
(Formerly Ritesh Properties and Industries Limited)

Place: New Delhi  
Date: 27.10.2023

(Sanjeev Arora)  
Chairman-Cum-Managing Director  
DIN: 00077748

(Amount in ₹ Lakhs)

Particulars	STANDARDISED				CONSOLIDATED			
	For the period ended 30th Sept, 2022	For the period ended 30th Sept, 2023	For the period ended 31st March, 2023	For the period ended 30th Sept, 2023	For the period ended 30th Sept, 2022	For the period ended 30th Sept, 2023	For the period ended 31st March, 2023	
<b>Cash Flow from Operating Activities</b>								
Net profit/(Loss) before tax	62.65	312.71	(243.72)	477.72	695.94	221.07		
Adjustment for:								
Depreciation and Amortisation	30.76	21.27	49.32	33.31	26.41	55.86		
Finance Cost	187.11	32.25	49.63	187.50	33.30	50.89		
Balance Written Off	(0.01)	0	342.71	(0.01)	32.30	33.15		
Interest Income and Dividend	(21.18)	-3.85	(31.38)	(61.62)	(82.93)	(194.30)		
Loss/(Profit) on Sale of PPE	196.68	49.69	(4.26)	139.19	(2.72)	(4.26)		
Operating cash flow before changes in working capital	259.33	362.19	162.29	636.90	670.44	247.24		
Changes in Working Capital:								
Trade Receivables & Other Current Assets	(1,258.27)	575.09	1,183.87	(1,416.65)	462.16	2,532.11		
Inventories	(1,623.00)	(85.23)	(4,208.25)	(2,190.03)	(1,068.96)	(5,399.57)		
Trade Payables & Other Current Liabilities	(682.47)	(157.06)	899.97	(1,032.4)	(560.09)	961.98		
Net cash generated from operations before tax	(3,563.74)	(433.18)	(2,134.41)	(3,209.92)	(4,577.43)	(1,485.48)		
Taxation	(3,304.41)	-76.98	36.26	(1,994.40)	(2,072.02)	362.6		
Net Cash from/(used) in Operating Activities (A)	(3,304.41)	(510.16)	(2,170.15)	(5,204.32)	(6,649.45)	(1,122.88)		
<b>Cash Flow from Investing Activities</b>								
Sale/(Purchase) of Investments	555.92	160.8	885.79	699.25	(0.04)	699.25		
(Increase)/Decrease in Fixed Deposits (having or equal maturity of more than 3 months)	(196.83)	-0.04	(22.65)	(49.60)	(24.01)	(57.51)		
Purchase/Sale of Property, Plant and equipment	(47.77)	-19.86	17.97	60.94	82.89	167.42		
Interest/Dividend Received (net)	20.40	3.74	144.64	1,550.09	58.94	167.42		
Net Cash used in Investing Activities (B)	331.62	144.64	1,550.09	(185.70)	58.94	810.06		
<b>Cash Flow from Financing Activities</b>								
Share Issued	-	0	556.00	21.01	-	556.00		
Proceeds/(Repayment) of Term Loan	3,371.76	20.84	-	699.25	699.25	(74.27)		
Payment of Lease Liability	(3.90)	0	(23.01)	(196.53)	(24.01)	(51.73)		
Equity Component of Debenture	(185.03)	-13.32	532.99	(186.46)	6.75	531.73		
Balance Cost	3,182.83	7.52	532.99	3,185.30	6.75	531.73		
Net Cash generated from Financing Activities (C)	3,110.03	81.18	84.68	(73.41)	(371.84)	(111.57)		
Net Increase/(Decrease) in Cash & Cash Equivalents	111.33	26.64	26.64	488.06	599.63	599.63		
Net Cash & Cash Equivalents as at the end of the Year (note 4)	321.35	107.84	111.33	414.65	227.79	488.06		

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:-  
 Cash on hand  
 Balances with scheduled Banks  
 -In Current Accounts  
 -In Fixed Deposits 0-3 months  
 Cash & Cash Equivalents

(Signatures)  
 Chairman-Company Management Director  
 Director  
 Date: 27-10-2023

PARTICULARS	FY2020:2021				CONSOLIDATED			
	Quarter Ended 30/09/2023	Quarter Ended 30/06/2023	Quarter Ended 30/03/2023	Half Year Ended 30/09/2023	Quarter Ended 30/09/2022	Quarter Ended 30/06/2022	Quarter Ended 30/03/2022	Half Year Ended 30/09/2022
Segment Revenue	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited
(a) Segment A	351.20	306.42	224.62	602.24	670.80	927.47	1,600.53	1,448.90
(b) Segment B	65.31	118.60	65.17	130.95	1,355.72	2,902.11	5,951.10	6,274.81
(c) Segment C	5,103.52	2,111.60	6,957.72	6,595.95	2,016.53	3,203.65	5,103.34	2,092.13
(d) Segment D	5,550.22	2,488.91	920.29	6,070.29	2,016.53	3,203.65	5,103.34	2,092.13
Adj: -Inflation				8.48	8.48	8.48	8.48	8.48
Total	5,550.22	2,488.91	920.29	6,070.29	2,016.53	3,203.65	5,103.34	2,092.13
Less: Inter Segment Revenue	5,550.22	2,488.91	920.29	6,070.29	2,016.53	3,203.65	5,103.34	2,092.13
Net sales/income from Operations								
Segment Results (Profit/(Loss))								
(a) Segment A	351.20	306.42	224.62	602.24	670.80	927.47	1,600.53	1,448.90
(b) Segment B	65.31	118.60	65.17	130.95	1,355.72	2,902.11	5,951.10	6,274.81
(c) Segment C	5,103.52	2,111.60	6,957.72	6,595.95	2,016.53	3,203.65	5,103.34	2,092.13
(d) Segment D	5,550.22	2,488.91	920.29	6,070.29	2,016.53	3,203.65	5,103.34	2,092.13
Less: Finance cost	137.15	40.96	13.35	184.46	49.83	49.83	49.83	49.83
(ii) Other Un-allocable Expenditure net of	379.93	246.44	215.91	224.79	446.69	446.69	446.69	446.69
(iii) Un-allocable income	93.82	32.50	19.34	47.78	174.63	174.63	174.63	174.63
Total profit before tax	(17.23)	79.97	183.37	188.48	181.81	617.50	617.50	617.50
Capital Employed	1,180.64	11,780.64	11,699.53	13,282.53	11,699.53	11,699.53	11,699.53	11,699.53
Segment Assets - Segment Liabilities								
(a) Segment A	14,619.90	13,765.54	5,740.02	5,909.78	5,740.02	6,324.87	21,573.81	31,550.93
(b) Segment B	1,313.26	1,441.55	7.28	7.28	717.28	5,764.57	1,313.26	1,441.55
(c) Segment C	1,031.41	1,031.41	1,713.86	2,413.13	1,031.41	1,031.41	1,031.41	1,031.41
(d) Segment D	16,566.57	16,566.57	18,916.58	18,916.58	18,916.58	18,916.58	18,916.58	18,916.58
Un-allocable Assets	16,566.57	16,566.57	18,916.58	18,916.58	18,916.58	18,916.58	18,916.58	18,916.58
Net Segment Assets	16,566.57	16,566.57	18,916.58	18,916.58	18,916.58	18,916.58	18,916.58	18,916.58
Segment Liabilities	4,205.66	3,453.51	1,317.05	1,806.44	1,217.05	2,431.14	6,598.90	5,403.12
(a) Segment A	4,205.66	3,453.51	1,317.05	1,806.44	1,217.05	2,431.14	6,598.90	5,403.12
(b) Segment B	440.27	1,030.06	1,217.05	1,806.44	1,217.05	2,431.14	2,431.14	2,431.14
(c) Segment C	5,145.93	4,482.57	1,217.05	1,806.44	1,217.05	2,431.14	2,431.14	2,431.14
(d) Segment D	5,145.93	4,482.57	1,217.05	1,806.44	1,217.05	2,431.14	2,431.14	2,431.14
Un-allocable Liabilities	5,145.93	4,482.57	1,217.05	1,806.44	1,217.05	2,431.14	2,431.14	2,431.14
Net Segment Liabilities	5,145.93	4,482.57	1,217.05	1,806.44	1,217.05	2,431.14	2,431.14	2,431.14

Notes:  
 The company deals in four segments i.e. Real Estate Business, Travel Division, Investment Division and Trading Division  
 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

Segment A: Real Estate Division  
 Segment B: Travel Division  
 Segment C: Investment Division  
 Segment D: Trading

For Hampton Sky Realty Limited  
 (Formerly Witness Properties and Industries Limited)  
 Chairman/Chief Managing Director  
 Date: 27/10/2023  
 DIN: 00077148

**HAMPPTON SKY REALTY LIMITED**  
(FORMERLY RITESH PROPERTIES & INDUSTRIES LIMITED)  
Additional Disclosure as per Regulation 52(4) of (SEBI LODR) Regulation 2015 for the Quarter and year ended 30.09.2023

Particulars	STANDALONE				CONSOLIDATED					
	30.09.2023	30.06.2023	31.03.2023	30.06.2022	31.03.2023	30.09.2023	30.06.2023	31.03.2023	30.06.2022	Year Ended 31.03.2023
1 Debt Service Coverage Ratio	1.08	0.32	(40.39)	0.12	(0.20)	0.35	0.14	(47.33)	0.06	0.46
2 Interest Service Coverage Ratio	1.17	0.38	(3.91)	0.09	(59.52)	0.30	0.12	(59.71)	0.04	5.48
3 Debt Equity Ratio	0.37	0.30	0.09	0.11	0.09	0.37	0.30	0.06	0.11	0.06
4 Current Ratio	2.28	2.43	3.58	5.30	3.58	3.10	3.30	4.70	8.68	4.70
5 Long term Debt to Working Capital Ratio	0.01	0.01	0.01	0.08	0.01	0.00	0.00	0.00	0.03	0.00
6 Current Liability Ratio	0.96	0.95	0.92	0.69	0.92	0.97	0.97	0.95	0.78	0.95
7 Debtors Turnover Ratio	2.52	1.24	0.89	0.27	3.76	0.46	0.25	1.48	0.11	1.48
8 Inventory Turnover Ratio	0.21	0.11	0.38	0.24	1.02	0.11	0.07	0.76	0.09	0.76
9 Operating Ratio (%)	0.02	0.06	(20.26)	0.17	(5.05)	0.06	0.10	(86.03)	0.17	3.77
10 Net Profit Ratio (%)	0.01	0.05	(67.64)	0.14	(1.37)	0.04	0.09	(0.51)	0.16	0.07

Place : Gurugram  
Date : 27/10/2023

For Ritesh Properties & Industries Limited  
(Formerly Ritesh Properties and Industries Limited)

(Sanjeev Arora)  
Chairman-Cum-Managing Director  
DIN: 00077748

## **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 October 27, 2023. The limited review of these financial results for the quarter and six months ended September 30, 2023 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 and six months ended 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 Second quarter and six months ended Sep 30, 2023 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 Second quarter and six months ended Sep 30, 2023 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 Sep 30, 2023 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 four operating segments, namely:
  - (a) Real Estate Division
  - (b) Textile Division
  - (c) Investment Division
  - (d) Trading Division
- 6) The Company name has been changed from “Ritesh Properties and Industries Limited” to “Hampton Sky Realty Limited” with effect from October 06, 2023. A fresh Certificate of Incorporation dated October 06, 2023 has been issued by Registrar of Companies, Delhi & Haryana pursuant to change of name of the Company.
- 7) The Company has not discontinued any of its operations during the period under review.
- 8) The previous periods figures have been regrouped and reclassified wherever necessary.