



HAMPTON SKY REALTY LIMITED

HAMPTON/2024-25
Dated: May 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: Disclosures under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”).

Ref: Outcome of Board Meeting

Dear Sir/Madam,

Pursuant to Regulation 30 read with Schedule III of SEBI Listing Regulations, 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. Tuesday, May 14, 2024.

1. (a) Annual Standalone & Consolidated Audited Financial Results along with Segment-wise Revenue, Results, Assets, Liabilities and Capital Employed of the Company for the quarter and year ended March 31, 2024, Statement of Assets and Liabilities as on March 31, 2024 and Cash Flow Statement for the year ended March 31, 2024, duly reviewed and recommended by the Audit Committee and approved by the Board of Directors at their respective meetings held today.

(b) The Audit Report with unmodified opinion(s) in respect of both the above-mentioned Standalone & Consolidated Financial Results, as submitted by the Auditors of the Company.

(c) Declaration duly certified by the Chief Financial Officer of the Company to the effect that Auditors have submitted their Report with unmodified opinion.

The Annual Standalone & Consolidated Audited Financial Results of the Company are enclosed as “**Annexure-A**”.

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



HAMPTON SKY REALTY LIMITED

2. Appointment of Ms. Sandhya Arora (DIN: 07425174) as Additional Director designated as Non-Executive Non-Independent Director of the Company with effect from May 14, 2024.

Details required pursuant to Regulation 30 of the SEBI Listing Regulations read with SEBI Circular No. *SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13th July 2023* is also enclosed herewith and marked as “**Annexure-B**”.

The Board Meeting commenced at 16:00 and concluded at 20:20.

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

**Annexure-B**

The Details required under Regulation 30 of the SEBI Listing Regulations read with SEBI Circular No. *SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13th July, 2023*

Sr. No.	Particulars	Details
1.	Name	Ms. Sandhya Arora
2.	Reason for Change viz. appointment, re-appointment, resignation, removal, death or otherwise;	Appointed as Additional Director designated as Non-Executive Non-Independent Director of the Company
3.	date of appointment/re-appointment/cessation (as applicable) & term of appointment/re-appointment;	Ms. Sandhya Arora (DIN - 07425174) has been appointed as an Additional director (Non-Executive Non-Independent Director) on the Board of the Company w.e.f. May 14, 2024 up to the date of ensuing Annual General Meeting of the Company.
4.	Brief Profile	Ms. Sandhya Arora (DIN - 07425174), aged 58 years, is a successful business woman. Ms. Sandhya Arora is already holding a position of Director in Femmella Fashions India Limited and having an experience of around 9 years and she is well-versed with textile and fashion industry.
5.	Disclosure of relationship between directors (in case of appointment of directors)	Ms. Sandhya Arora is wife of Mr. Sanjeev Arora, Managing Director and mother of Mr. Kavya Arora, Director and promoter of the Company.
6.	Information required pursuant to BSE Circular no. LIST/COMP/14/2018- 19 and NSE Circular No. NSE/CML/2018/24 dated 20th June 2018	Ms. Sandhya Arora is not debarred from holding the office of Director by virtue of any SEBI order or order of any other such Authority.

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 Report on the Quarterly and Annual Audited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

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

Report on Audit of the Standalone Financial Results

1. Opinion

We have audited the accompanying statement of quarterly and annual standalone financial results of Hampton Sky Realty Limited ("the Company"), for the quarter and year ended on 31st March 2024 (the "Statement") 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 Agreement").

In our opinion and to the best of our information and according to the explanations given to us, the statement:

- is presented in accordance with the requirements of Listing Regulations in this regard; and
- gives a true and fair view in conformity with the recognition and measurement principles laid down in the Indian Accounting Standards ("Ind AS") other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Company for the quarter and year ended March 31, 2024.

2. Basis of Opinion

We conducted our audit of the statement in accordance with the Standards on Auditing ("SA's") specified under Section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Standalone Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements in accordance with these requirement and the code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.



-- 2 --

3. Management's Responsibility for the Standalone Financial Results

The Statement has been prepared on the basis of the standalone annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income of the company and other financial information in accordance with the applicable Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act read with relevant rules issued thereunder and the other accounting principles generally accepted in India and in compliance with the Regulation 33 of the Listing Regulation. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability, to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the financial reporting process of the Company.

4. Auditor's Responsibility for audit of the financial results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.



-- 3 --

- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to the financial statement in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Company to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial result or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the statement, including the disclosures, and whether the Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Standalone Financial Results of the Company to express an opinion on the Standalone Financial Results.

Materiality is the magnitude of misstatement in the Standalone Financial Results that, individually or in aggregate, makes it probable that the economic decision of a reasonably knowledgeable user of the Standalone Financial Results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the result of our work; and (ii) to evaluate the effect of any identified misstatement in the the Standalone Financial Results.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.



-- 4 --

5. Other Matter

The Statement includes the results for the Quarter ended March 31, 2024 being the balancing figures between audited figures in respect of the full financial year ended March 31, 2024 and the published unaudited year-to-date figures up to the third quarter (read with note no. 6 of the Statement) of the current financial year, which are subject to limited review by us, as required under the Listing Regulations.

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



Manish Kumar Singhal
Partner
Membership No. 502570
UDIN: 24502570BKFBQG7485



Place: Gurgaon
Dated: 14/05/2024

KHANDELWAL JAIN & CO.

CHARTERED ACCOUNTANTS

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1, BAHADUR SHAH ZAFAR MARG,
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Independent Auditor's Report on the Quarterly and Annual Audited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

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

Report on Audit of the Consolidated Financial Results

1. Opinion

We have audited the accompanying statement of year to date consolidated financial results of **Hampton Sky Realty Limited** ("the Holding Company") and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group"), for the year ended on 31st March 2024 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Agreement").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the report of other auditor on separate audited financial statements of the subsidiary, as referred to in Other Matters paragraph below, the Statement:

- a. include the financial results of the following entities:

Holding Company:

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

Subsidiary

Finton Homes (Partnership Firm)
RPIL Healthcare Private Limited

- b. are presented in accordance with the requirements of Listing Regulations in this regard; and
- c. gives a true and fair view in conformity with the recognition and measurement principles laid down in the Indian Accounting Standards ("Ind AS"), and other accounting principles generally accepted in India, of the consolidated net profit and consolidated other comprehensive income and other financial information of the Group for the year ended March 31, 2024.



-- 2 --

2. Basis of Opinion

We conducted our audit in accordance with the Standards on Auditing ("SA"s), as specified under Section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial results section of our report. We are independent of the Group in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the consolidated financial results under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matters" paragraph below, is sufficient and appropriate to provide a basis for our audit opinion.

3. Management's Responsibility for the Financial Results

The Statement has been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the net profit and other comprehensive income and other financial information of the Group in accordance with the applicable Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The respective Board of Directors of the Companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the Companies included in the Group are responsible for assessing the ability of the respective companies, to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the respective company or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the Companies included in the Group are responsible for overseeing the financial reporting process of the respective companies.



-- 3 --

4. Auditor's Responsibility for audit of the consolidated financial results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Standard on Auditing (SAs) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Perform procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the Listing Regulations to the extent applicable.



-- 4 --

- Obtain sufficient appropriate audit evidence regarding the financial results/financial information of the entities within the group and its jointly controlled entities to express an opinion on the consolidated financial results. We are responsible for the directions, supervision and performance of the audit of financial information of such entities included in the consolidated financial results of which we are the independent auditors. For the other entities included in the consolidated financial results, which have been audited by other auditor, such other auditor remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

Materiality is the magnitude of misstatement in the Consolidated Financial Results that, individually or in aggregate, makes it probable that the economic decision of a reasonable knowledgeable user of the Consolidated Financial Results may be influenced. We considered quantitative materiality and qualitative factor in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatement in the Consolidated Financial Results.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial results of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

5. Other Matter

a) We did not audit the financial information / financial results of two subsidiary included in the consolidated financial results, whose financial results/statements include total assets of Rs. 14153.36 lakhs as at March 31, 2024, total revenues of Rs. 7311.17 lakhs for the year ended March 31, 2024, total net profit after tax of Rs. 3419.82 lakhs for the year ended March 31, 2024 and total comprehensive income of Rs. Nil for the year ended March 31, 2024 for the year ended March 31, 2024, as considered in the Consolidated financial results which have been audited by their respective independent auditors. The independent auditor's report on the financial statements/financial information of these entities have been furnished to us by the Management and our opinion on the Consolidated financial results in so far as it relates to the amounts and disclosures included in respect of these subsidiaries is based solely on the reports of such auditors and the procedures performed by us as stated in paragraph above.

Our opinion on the consolidated financial results is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.



-- 5 --

b) The Statement includes the consolidated financial results for the Quarter ended March 31, 2024 being the balancing figures between audited figures in respect of the full financial year ended March 31, 2024 and the published unaudited year-to-date figures up to the third quarter (read with note no. 6 of the Statement) of the current financial year, which are subject to limited review by us, as required under the Listing Regulations.

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



Manish Kumar Singhal
Partner

Membership No. 502570

UDIN: 24502570BKFBQH6993



Place: Gurugram

Dated: 14/05/2024

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 : L74899DL1987PL027050 Website : www.risheshindia.com
 E-mail : risheshlimited@gmail.com Contact No. - 91-9212359076
AUDITED FINANCIAL RESULTS FOR THE YEAR ENDED 31st MARCH 2024

S.No.	Particulars	STANDARDLINE						CONSOLIDATED					
		Quarter ended 31.03.2024 Audited	Quarter ended 31.12.2023 Unaudited	Quarter ended 31.03.2023 Audited	Year ended 31.03.2024 Audited	Year ended 31.03.2023 Audited	Quarter ended 31.03.2024 Audited	Quarter ended 31.12.2023 Unaudited	Quarter ended 31.03.2023 Audited	Year ended 31.03.2024 Audited	Year ended 31.03.2023 Audited		
I	Revenue from operations	5,311.55	5,098.11	905.02	18,446.80	3,842.28	8,353.66	5,901.90	1,414.98	23,869.78	7,221.22		
II	Other Income	108.59	48.02	29.84	284.02	197.56	136.26	58.18	72.86	374.21	379.11		
III				94.67	18,730.82	4,039.88	8,489.92	5,960.09	1,487.84	24,243.99	7,600.33		
IV	EXPENSES	5,420.14	5,147.13	46.92	-	46.92	553.63	468.71	1,322.54	2,655.14	4,654.69		
	Cost of materials consumed	3,993.92	4,481.61	4,105.19	17,122.37	6,824.97	3,993.93	4,481.61	4,105.19	17,122.37	4,824.87		
	Purchases of Stock-in-Trade	(45.04)	(45.04)	(3,042.64)	(1,666.37)	(3,873.38)	1,259.23	(1,500.29)	(7,721.15)	(918.22)	(5,343.40)		
	Changes in Inventories of finished goods, Stock-in-Trade and work-in-progress	92.33	93.97	69.87	358.72	277.70	94.80	100.08	72.77	378.28	271.56		
	Employee benefits expense	163.96	109.52	13.08	460.59	49.63	164.09	109.57	13.10	441.15	368.71		
	Finance costs	16.14	16.06	13.03	62.96	49.32	17.48	17.48	14.70	64.27	53.88		
	Depreciation and amortization expenses	382.14	251.41	520.84	1,056.94	913.40	489.03	301.39	605.56	1,349.45	1,148.18		
	Other expenses	1,029.35	4,903.54	1,726.30	17,395.22	4,283.57	6,572.18	5,328.03	2,412.71	21,216.44	7,271.37		
	Total expenses (IV)	1,029.35	243.60	(791.63)	1,335.61	(243.72)	1,917.75	632.05	(924.87)	3,827.53	231.87		
V	Profit/(Loss) before exceptional items and tax (III-IV)	1,029.35	243.60	(791.63)	1,335.61	(243.72)	1,917.75	632.05	(924.87)	3,827.53	231.87		
VI	Exceptional items/Extra-Ordinary Items	-	-	-	-	-	-	-	-	-	-		
VII	Profit/(Loss) after exceptional items and tax (V+VI)	1,029.35	243.60	(791.63)	1,335.61	(243.72)	1,917.75	632.05	(924.87)	3,827.53	231.87		
VIII	Tax expense	(34.22)	(0.57)	0.30	(36.85)	0.56	407.28	(0.57)	118.72	541.42	118.06		
	(1) Current tax	(34.22)	(0.57)	0.30	(36.85)	0.56	407.28	(0.57)	118.72	541.42	118.06		
	(2) Deferred tax & Mtd Credit	(5.74)	110.10	(183.09)	(0.62)	(230.20)	(34.11)	334.11	(44.50)	(444.40)	(548.40)		
	(3) Income Tax (Earlier Years)	5.46	-	3.46	3.46	40.03	5.46	3.46	3.46	5.46	40.03		
	Total Tax Expenses	(45.20)	109.53	(179.33)	(32.02)	(189.58)	(105.43)	333.53	77.73	122.32	(299.80)		
	Net movement in regulatory deferral account balances related to profit/loss and the related deferral tax movement	-	-	-	-	-	-	-	-	-	-		
IX	Profit/(Loss) for the period from continuing operations	1,074.56	134.07	(612.29)	1,367.63	(54.14)	2,023.17	2,985.52	(1,002.59)	2,905.21	530.86		
X	Profit/(Loss) from discontinued operations before tax	-	-	-	-	-	-	-	-	-	-		
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 for using equity method	-	-	-	-	-	-	-	-	-	-		
XIII	Profit/(Loss) for the period (IX+XII)	1,074.56	134.07	(612.29)	1,367.63	(54.14)	2,023.17	2,985.52	(1,002.59)	2,905.21	530.86		
	Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-		
	A. (i) Items that will not be reclassified to profit or loss	3.25	(0.55)	0.80	3.67	2.27	3.26	(0.55)	0.80	3.67	2.27		
	Re-measurement of the defined benefit plans	0.82	(0.14)	0.20	0.92	0.30	0.82	(0.14)	0.20	0.92	0.30		
	Tax on above item	1,364.87	2.28	(1.20)	1,372.35	(2.36)	1,364.87	2.28	(1.20)	1,372.35	(2.36)		
	Equity Instruments through OCI	(343.51)	(0.57)	0.30	(343.44)	0.39	(343.51)	(0.57)	0.30	(343.44)	0.39		
	Tax on above item	-	-	-	-	-	-	-	-	-	-		
	B. (i) Items that will be reclassified to profit or loss	-	-	-	-	-	-	-	-	-	-		
	(ii) Income tax relating to items that will be reclassified to profit or loss	1,025.43	1.02	0.10	1,031.71	1.40	1,025.44	1.02	0.10	1,031.71	1.40		
	Other Comprehensive Income	1,025.43	1.02	0.10	1,031.71	1.40	1,025.44	1.02	0.10	1,031.71	1.40		
XV	Total Comprehensive Income for the period (XIII+XIV) comprising Profit/(Loss) and Other comprehensive Income for the period	2,099.99	135.09	(612.18)	2,399.33	(52.73)	3,048.61	2,995.55	(1,002.49)	3,936.91	532.27		
	Profit attributable to	-	-	-	-	-	-	-	-	-	-		
	Parent	-	-	-	-	-	1,072.24	1,134.07	(612.29)	1,365.50	(541.10)		
	Non Controlling Interest	-	-	-	-	-	950.94	1,644.5	(390.20)	1,540.00	(54.00)		
	Other Comprehensive Income attributable to	-	-	-	-	-	1,025.44	1.02	0.10	1,031.71	1.40		
	Parent	-	-	-	-	-	-	-	-	-	-		
	Non Controlling Interest	-	-	-	-	-	-	-	-	-	-		
	Total Comprehensive Income attributable to	-	-	-	-	-	2,097.40	1,135.09	(612.80)	2,386.51	(52.70)		
	Parent	-	-	-	-	-	950.94	1,644.5	(390.11)	1,540.00	(54.00)		
	Non Controlling Interest	-	-	-	-	-	-	-	-	-	-		
XVI	Details of Equity Share Capital	-	-	-	-	-	-	-	-	-	-		
	Paid up Equity Sh. Capital	2,742.00	2,742.00	2,742.00	2,742.00	2,742.00	2,742.00	2,742.00	2,742.00	2,742.00	2,742.00		
	Face Value of Eq. Sh. Capital	1.00	1.00	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)	-	-	-	-	-	-	-	-	-	-		

Dr. to Long

XVII	(1) Basic (In Rs.)	0.39	0.05	(0.22)	0.50	(0.02)	0.39	0.05	(0.22)	0.50	(0.02)
	(2) Diluted (In Rs.)	0.39	0.05	(0.22)	0.50	(0.02)	0.39	0.05	(0.22)	0.50	(0.02)
XVIII	Earning per equity share (for discontinued operation)										
	(1) Basic (In Rs.)			-		-					
XIX	Earning per equity share (for discontinued & continuing operation)										
	(1) Basic (In Rs.)	0.39	0.05	(0.22)	0.50	(0.02)	0.39	0.05	(0.22)	0.50	(0.02)
	(2) Diluted (In Rs.)	0.39	0.05	(0.22)	0.50	(0.02)	0.39	0.05	(0.22)	0.50	(0.02)

For Hampton Sky Realty Limited

Place: Gurugram
Date: 14/05/2024

(Sanjeev Arora)
Chairman-Cum-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

Audited Balance Sheet as at 31st March, 2024

(Amount in ₹ Lakhs)

Particulars	STANDALONE		CONSOLIDATED	
	As on 31st March 2024	As on 31st March 2023	As on 31st March 2024	As on 31st March 2023
ASSETS				
Non-current Assets				
Property, Plant and Equipment	592.90	377.32	604.20	392.05
Capital Work in Progress	-	-	-	-
Right-of-Use Assets	19.18	-	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	5,888.35	5,444.77	1,107.23	1,108.05
(ii) Trade Receivables (Non Current)	-	-	-	-
(iii) Loans Non Current	-	-	-	-
(iv) Others Non Current Financial Assets	72.29	57.72	72.29	57.72
Total Non Current Financial Assets	6,572.72	5,879.81	1,802.90	1,557.82
Deferred Tax Assets (Net)	-	241.18	60.20	521.58
Long Term loans and Advances - Capital Advances	35.00	-	35.00	-
Total Non-Current Assets	6,607.72	6,120.99	1,898.09	2,079.42
Current Assets				
Inventories	7,762.80	5,206.82	14,014.12	11,732.37
Financial Assets				
(i) Investments	1,353.71	4.86	1,353.71	4.86
(ii) Trade Receivables	224.40	320.79	6,876.27	3,504.60
(iii) Cash and Cash Equivalents	623.82	111.33	681.89	488.06
(iv) Bank Balance other than cash & cash	200.50	3.57	200.50	3.57
(v) Loans	961.96	1,266.29	956.53	1,263.79
(v) Other Current Financial Assets	12.24	525.49	12.24	525.49
Total Current Financial Assets	3,376.62	2,232.33	10,081.14	5,790.37
Current Tax Assets (Net)	51.67	45.89	650.06	45.93
Other Current Assets	3,139.88	483.53	3,574.30	1,388.79
Total Current Assets	14,330.97	7,968.58	28,319.61	18,957.47
Non Current Assets classified as held for sale	-	-	-	-
Regulatory Deferral account debit balances and	-	-	-	-
Total Assets	20,938.69	14,089.56	30,217.72	21,036.88
EQUITY AND LIABILITIES				
Equity				
Equity Share Capital	2,742.08	2,742.08	2,742.08	2,742.08
Other Equity	11,313.64	8,914.33	11,311.14	8,914.33
Total Equity attributable to Owners of Parent	14,055.72	11,656.41	14,053.22	11,656.41
(c) Non Controlling Interest	-	-	6,676.23	5,136.24
Total Equity	14,055.72	11,656.41	20,729.45	16,792.64
LIABILITIES				
Non-current Liabilities				
Non Current Financial Liabilities				
Borrowings, Non Current	30.59	64.22	30.59	64.22
Trade Payables, Non Current	-	-	-	-
Lease liability, Non Current	13.81	-	13.81	-
Others, Non Current Financial Liabilities	130.75	125.02	130.75	125.02
Total Non-Current Financial Liabilities	175.15	189.24	175.15	189.24
Provisions Non Current	20.78	16.89	25.69	20.73
Deferred Tax Liabilities (net)	65.86	-	-	-
Other Non Current Liabilities	-	-	-	-
Total Non-Current Liabilities	261.79	206.13	200.84	209.97
Current Liabilities				
Current Financial Liabilities				
Borrowings, Current	5,820.73	943.02	5,820.73	943.02
Lease liability, Current	6.73	-	6.73	-
Trade Payables, Current				
(A) total outstanding dues of	1.83	-	1.83	-
(B) total outstanding dues of	162.70	884.10	1,713.31	2,002.57
Other Current Financial Liabilities	181.53	102.74	713.08	689.15
Total Current Financial Liabilities	6,173.52	1,929.86	8,255.68	3,634.74
Current Tax Liability (Net)	-	-	-	-
Other Current Liabilities	405.21	256.03	390.74	239.94
Provisions, Current	42.45	41.13	641.01	159.60
Deferred government grants, Current	-	-	-	-
Total Current Liabilities	6,621.18	2,227.01	9,287.42	4,034.28
Liabilities directly associated with assets in	-	-	-	-
Regulatory Deferral account credit balances and related deferred tax liabilities	-	-	-	-
Total Equity and Liabilities	20,938.69	14,089.56	30,217.71	21,036.88

For Hampton Sky Realty Limited

Place: Gurugram
Date: 14.05.2024

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

HAMPPTON SKY REALTY LIMITED
(FORMERLY RITESH PROPERTIES AND INDUSTRIES LIMITED)
 Regd. Office: 205, Second Floor, Kirti Mahal, Bandra, Andheria West, Parel Nagar West, New Delhi-110008
 CIN: L174899DL1987PLCO27050
 Statement of Cash Flow for the period ended 31st March 2024

Particulars	STANDALONE		CONSOLIDATED		(Amount in Lakhs)
	For the period ended 31st March, 2024	For the period ended 31st March, 2023	For the period ended 31st March, 2024	For the period ended 31st March, 2023	
Cash Flow from Operating Activities					
Net Profit / (Loss) before tax	1,335.60	(243.72)	3,077.53	2,592.11	2,211.07
Adjustment for:					
Depreciation and Amortisation	62.96	49.32	68.27	55.86	55.86
Finance Cost	460.59	49.63	461.15	50.89	50.89
Finance Written Back	(186.26)	342.71	(90.94)	339.15	339.15
Foreign Exchange Gain	(70.99)	(31.38)	(104.15)	(194.30)	(194.30)
Interest Income and Dividend	(36.76)		(70.88)		
Balance Written Off	0.15		7.05		
Provision for D/Debts	7.06		0.15		
Loss / (Profit) on Sale of PPE	336.75	(4.26)	270.56	(4.26)	247.34
Operating cash flow before changes in working capital	1,672.38	162.29	3,298.09	2,592.11	2,468.41
Changes in Working Capital:					
Trade Receivables & Other Current Assets	(1,688.09)	1,183.87	(5,249.87)	(2,281.74)	(1,895.48)
Investments	(2,555.98)	(4,208.25)	(7,072.86)	(981.98)	(1,417.07)
Trade Payables & Other Current Liabilities	(401.43)	899.97	(3,774.87)	458.66	-1,417.07
Net cash generated from operations before tax	(4,625.50)	(2,124.41)	(9,797.96)	(3,795.06)	(1,895.48)
Taxation	5.46	36.26	5.46	36.26	36.26
Net Cash from / (used) in Operating Activities (A)	(2,958.61)	(1,998.40)	(3,780.33)	(3,758.80)	(1,859.22)
Cash Flow from Investing Activities					
Sale / (Purchase) of Investments	(436.55)	885.79	7.03	0.9	0.9
(Increase) / Decrease in Fixed Deposits (having original maturity of more than 3 months)	(196.93)	699.25	(186.43)	699.24984	699.24984
Purchase / Sale of Property, Plant and equipment	(306.61)	(52.65)	(308.44)	(57.51)	(57.51)
Interest / Dividend Received (net)	27.69	17.69	95.07		
Net Cash used in Investing Activities (B)	(912.40)	1,550.09	(402.77)	167.42	81.006
Cash Flow from Financing Activities					
Share Issued					
Proceeds / (Repayment) of Term Loan	4,844.09	556.00	4,844.09	556.00	556.00
Payment of Lease Liability	(5.78)		(5.78)		
Equity Component of Debenture		(23.01)			
Finance Cost	(454.81)	532.99	(461.35)	(24.27)	531.73
Net Cash generated from Financing Activities (C)	4,383.49	84.68	4,376.95	531.73	531.73
Net Increase / (Decrease) in Cash & Cash Equivalents	512.48	111.33	193.84	599.62	(111.54)
Add: Cash & Cash Equivalents as at beginning of the Year	111.33	26.64	488.07	599.62	599.62
Cash & Cash Equivalents as at the end of the Year (note 1)	623.82	111.33	681.90	488.07	488.07

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

Particulars	As at 31st March, 2024	As at 31st March, 2023	As at 31st March, 2024	As at 31st March, 2023
Cash on hand	4.03	49.07	4.16	50.31
Balances with scheduled Banks	619.79	62.26	677.73	437.74
- In Current Accounts				
- In Fixed Deposits 0-3 months				
Cash & Cash Equivalents	623.82	111.33	681.90	488.07

For Hampton Sky Realty Limited
 (Sanjeev Arora)
 Chairman-Cum-Managing Director
 DIN: 00077748

Notes to Standalone and Consolidated Financial Results

- 1) The above Audited 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 May 14, 2024. The limited review of these financial results for the quarter and year ended March 31, 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 Audited Standalone and Consolidated Quarterly and Year 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 Audited Financial Results for the fourth quarter and year ended March 31, 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 Audited Financial Statements for the fourth quarter and year ended March 31, 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 fourth quarter and year ended March 31, 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 & other Division
- 6) In respect of the financial results, the figures for the quarter ended March 31, 2024 and for the corresponding quarter ended March 31, 2023 are the balancing, figures between audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the respective financial year ending on March 31.
- 7) The previous periods figures have been regrouped and reclassified wherever necessary.

AUDITED SEGMENT REVENUE RESULTS AND CAPITAL EMPLOYED FOR THE QUARTER AND YEAR ENDED 31.03.2024

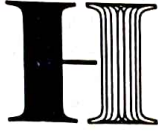
S.No	PARTICULARS	STANDALONE				CONSOLIDATED				(Rs. In Lacs)	
		Quarter Ended		Year Ended	Year Ended	Quarter Ended		Year Ended	Year Ended		
		31.03.2024	31.12.2023	31.03.2024	31.03.2023	31.03.2024	31.12.2023	31.03.2023	31.03.2023		
1	Segment Revenue (Net sale/Income from each segment should be disclosed under this head)	Audited	Unaudited	Audited	Audited	Audited	Audited	Audited	Audited	Audited	Audited
	(a) Segment: A	1,615.89	460.96	(90.49)	2,734.65	927.47	4,658.00	1,264.75	420.05	8,157.44	4,206.41
	(d) Segment: B	3,695.66	4,637.15	974.93	15,712.14	2,909.13	3,695.66	4,637.15	994.83	15,712.14	2,909.13
	Add: Unallocated	5,311.55	5,098.11	904.44	18,446.80	3,836.60	8,353.66	5,901.90	1,414.98	23,869.78	7,215.34
	Total	5,311.55	5,098.11	904.44	18,446.80	5.68	8,353.66	5,901.90	1,414.98	23,869.78	7,215.34
	Less: Inter-Segment Revenue	-	-	904.44	18,446.80	3,842.28	8,353.66	5,901.90	1,414.98	23,869.78	7,215.34
	Net Sales/Income from Operations	5,311.55	5,098.11	904.44	18,446.80	3,842.28	8,353.66	5,901.90	1,414.98	23,869.78	7,215.34
2	Segment Results (Profit)/(+) / Loss (-) before tax and Interest from Each Segment#										
	(a) Segment: A	1,612.25	562.53	(90.49)	2,832.58	880.55	3,078.17	999.35	(223.97)	5,071.98	1,448.90
	(d) Segment: B	(36.93)	110.82	(114.56)	138.24	(37.46)	(531.30)	110.82	(114.56)	(161.58)	(374.40)
	Total	1,575.33	673.35	(205.05)	2,990.82	843.09	2,546.87	1,110.17	(338.53)	4,910.39	1,074.50
	Less: Finance Cost	163.96	109.52	13.08	460.59	49.63	164.09	109.57	13.10	461.15	50.79
	Other Un-allocable Expenditure net off	490.61	361.45	603.74	1,478.62	1,240.42	601.30	418.95	693.03	1,795.92	1,518.66
	(iii) Un-allocable income	108.59	49.02	29.64	284.02	197.56	136.26	58.18	72.86	374.21	379.11
	Total profit before tax	1,075.23	251.39	(792.23)	1,335.61	(249.40)	1,917.75	639.84	(971.80)	3,027.53	221.06
3	Capital Employed	14,055.72	11,711.47	11,656.41	14,055.72	11,656.41	20,729.44	16,789.09	20,729.44	15,789.09	15,789.09
	Segment Asset										
	(a) Segment: A	17,469.69	14,605.31	12,661.71	17,469.69	12,661.71	26,748.70	14,605.31	19,605.49	26,748.70	19,605.49
	(d) Segment: B	3,469.01	2,790.02	1,427.85	3,469.01	1,427.85	3,469.01	2,790.02	1,427.85	3,469.01	1,427.85
	Total Segment Asset	20,938.70	17,395.32	14,089.56	20,938.70	14,089.56	30,217.71	17,395.32	21,033.33	30,217.71	21,033.33
	Unallocable Assets	-	-	-	-	-	-	-	-	-	-
	Net Segment Assets	20,938.70	17,395.32	14,089.56	20,938.70	14,089.56	30,217.71	17,395.32	21,033.33	30,217.71	21,033.33
	Segment Liabilities										
	(a) Segment: A	4,593.63	4,281.74	2,433.14	4,593.63	2,433.14	7,198.92	4,281.74	4,244.25	7,198.92	4,244.25
	(d) Segment: B	2,289.35	1,402.11	2,433.14	2,289.35	2,433.14	2,289.35	1,402.11	4,244.25	2,289.35	4,244.25
	Total Segment Liabilities	6,882.98	5,683.85	2,433.14	6,882.98	2,433.14	9,488.27	5,683.85	4,244.25	9,488.27	4,244.25
	Unallocable Liabilities	-	-	-	-	-	-	-	-	-	-
	Net Segment Liabilities	6,882.98	5,683.85	2,433.14	6,882.98	2,433.14	9,488.27	5,683.85	4,244.25	9,488.27	4,244.25
	Notes:										
1	Above Audited results have been reviewed by the Audit Committee and were considered and approved by the Board of Directors at their meeting held on 18 May, 2024										

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

For Hampton Sky Realty Limited
 Managing Director
 DIN: 0007748

Place: Gurugram
 Date: 14/05/2024

	STANDALONE				CONSOLIDATED					
	Quarter Ended		Year Ended		Quarter Ended		Year Ended			
	31.03.2024	31.12.2023	31.03.2023	31.03.2024	31.03.2023	31.12.2023	31.03.2023	31.03.2024	31.03.2023	
Debt Service Coverage Ratio	0.11	3.30	-40.39	0.21	-0.20	0.06	6.71	-47.33	0.11	0.46
Interest Service Coverage Ratio	7.25	4.40	-3.91	3.89	-59.52	12.64	9.14	-69.71	7.55	5.48
Debt Equity	0.41	0.38	0.09	0.41	0.09	0.28	0.38	0.06	0.28	0.06
Current ratio	2.16	2.17	3.58	2.16	3.58	3.05	3.07	4.70	3.05	4.70
Long term debt to working capital	0.01	0.01	0.01	0.01	0.01	0.01	0.00	0.00	0.00	0.00
current liab ratio	0.97	0.96	0.92	0.97	0.92	0.98	0.97	0.95	0.98	0.95
debtors turnover ratio	74.48	14.36	0.89	74.48	3.76	4.62	1.73	1.48	4.62	1.48
inventory turnover ratio	0.60	0.75	0.38	1.49	1.02	1.47	0.42	0.76	1.47	0.76
operating ratio	0.22	0.07	-20.26	0.10	-5.05	0.25	0.07	-86.03	0.15	3.77
net profit ratio	0.19	0.03	-67.64	0.07	-1.37	0.23	0.03	-67.64	0.13	3.55



HAMPTON SKY REALTY LIMITED

Dated: May 14, 2024

The Manager,
BSE Limited,
Department of Corporate Services,
Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai – 400001.
Email: corp.relations@bseindia.com

BSE Scrip Code: 526407

Sub: Declaration pursuant to Regulation 33 (3)(d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/Madam;

We hereby declare that the Statutory Auditors of the Company, M/s Khandelwal Jain & Co., Chartered Accountants, (FRN: 105049W) has issued an Audit Report with unmodified opinion on the Audited Standalone and Consolidated Financial Results of the Company for the quarter and financial year ended 31st March, 2024. This declaration is issued in compliance of Regulation 33(3)(d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Kindly take the same on your records.

Thanking you,

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


Deepak Sharma
Chief Financial Officer