



HAMPTON SKY REALTY LIMITED

Dated: 26th December 2025

**The Manager,
BSE Limited,
Department of Corporate Services,
25th Floor, P.J Towers, Dalal Street,
Mumbai-400001,
Email: corp.relations@bseindia.com**

BSE Scrip Code: 526407

Subject: Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir/Ma'am,

Pursuant to regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") read with Schedule III of the said 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 matter at its meeting held today, i.e. Friday, 26th December 2025.

- 1. Approval for exit from Finton Homes ("Finton"), a partnership firm, by way of retirement from the partnership firm through execution of a Retirement-Cum-Addendum Deed.**

It is hereby informed that the Company had earlier, vide disclosure dated 14th November 2025, intimated the *in-principle approval* granted by the Board of Directors of the Company ("Board") for the proposed exit from Finton, a partnership firm, by way of retirement from the said partnership. Pursuant thereto, the necessary approval of the shareholders of the Company was sought and obtained at the Extra-Ordinary General Meeting held on 18th December 2025.

In furtherance of the foregoing, the Audit Committee and the Board, in their respective meetings held on 26th December 2025, have accorded their approval towards entering into *Retirement-Cum-Addendum Deed* dated 26th December, 2025 to give effect to the divestment of the Company's entire 55% stake in Finton by way of retirement from the partnership firm. Upon execution of the said



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Retirement-Cum-Addendum Deed, the Company shall be deemed to have retired and exited as a partner from Finton.

The details as required in compliance with Regulation 30 of the SEBI Listing Regulations in respect of ***“sale or disposal of any unit(s), division(s), whole or substantially the whole of the undertaking(s) or subsidiary of the listed entity”***, as mandated under the clause 1 of Para A of Part A of Schedule III of the SEBI Listing Regulations read with the SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, and, on a cautious basis, the disclosures required under Clause 5 of Part B of Para A of Schedule III of the SEBI Listing Regulations, were already forming part of the aforesaid disclosure dated 14th November 2025.

Accordingly, the disclosures as mandated under the SEBI Listing Regulations are annexed herewith as ***“Annexure A”*** and ***“Annexure B”***.

The Board Meeting commenced at “04:30 P.M. and concluded at “08:00” P.M.

Kindly take the above information on record.

Thanking You,
For and on behalf of Hampton Sky Realty Limited
(Formerly known as Ritesh Properties and Industries Limited)

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

Enclosed: As above



Annexure-A

Additional information pursuant to Regulation 30 of the SEBI Listing Regulations as mandated under the clause 1 of Para A of Part A of Schedule III of the SEBI Listing Regulations read along with the SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024.

S. No	Particulars	Details
1.	the amount and percentage of the turnover or revenue or income and net worth contributed by such unit or division or undertaking or subsidiary or associate company of the listed entity during the last financial year;	<p>As previously disclosed, it is reiterated that Hampton Sky Realty Limited ("Company" or "Retiring Partner") had, in the past, invested in Finton Homes, a partnership firm ("Finton" or "Partnership Firm" or "Firm"), wherein the Company presently holds a 55% partnership interest, while the balance partnership interest is held by Mr. Hemant Sood (22.50%) and Mr. Chander Shekhar (22.50%) ("hereinafter collectively referred to as the "Continuing Partners"). The said investment was made with the specific object of undertaking the development of an affordable housing project. In furtherance thereof, all requisite approvals under the Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder ("RERA") were duly obtained.</p> <p>In the prevailing market scenario, Finton has accumulated certain non-moving inventory, and realization of cash flows from such stock is not expected in the immediate future. Conversely, as on 30th September 2025, the Company has outstanding debt obligations aggregating to Rs. 5721.41 Lacs, and the interest and finance cost burden thereon is adversely impacting the profitability of the Company.</p> <p>In these circumstances, the management of the Company had earlier examined the matter and</p>



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	<p>considered the options of divesting its stake in Finton vis-à-vis liquidating liabilities and, thereafter, pursuing fresh business opportunities in emerging sectors. The Board of Directors of the Company ("Board"), at its meeting held on Friday, 14th November 2025 based on the recommendation of the Audit Committee, had accorded its approval and recommendation that, in view of the liquidity constraints emanating from non-moving inventory and the progressively escalating liability position, it would be commercially prudent and economically expedient to divest the said undertaking. The proceeds arising from such divestment shall be applied, in priority, towards repayment and settlement of outstanding liabilities, including bank borrowings and dues to creditors, thereby placing the Company in a substantially debt-free position. Accordingly, on the recommendation of the Audit Committee, the Board had approved and recommended the divestment of the Company's stake in Finton by way of retirement from the said Partnership Firm. An <i>in-principle</i> approval was accorded by the Audit Committee & Board of Directors in their meeting(s) held on 14th November 2025, which was subject to the approval by the Shareholders.</p> <p>Subsequently, the requisite approvals of the shareholders of the Company were obtained at the Extra-Ordinary General Meeting ("EOGM") held on 18th December, 2025; wherein necessary approvals under Section 180(1)(a) and Section 188 of the Company Act 2013 read with Regulation 37A and 23 of the SEBI Listing Regulations, were accorded towards divestment</p>
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	<p>of entire stake held by the Company in Finton by way of retirement from the Partnership Firm.</p> <p>In furtherance thereof, the Audit Committee and the Board, at their respective meetings held on 26th December 2025, have approved the execution of a <i>Retirement-Cum-Addendum Deed</i>, thereby giving effect to the divestment of the Company's entire stake in Finton by way of retirement from the Partnership Firm. Accordingly, with effect from 26th December, 2025 ("Execution Date") the Company shall be deemed to have retired from Finton.</p> <p>As earlier disclosed, it is reiterated that based on the valuation report dated 15th September 2025 provided by Mr. Nipan Bansal, a IBBI Registered Valuer bearing Registration No. IBBI/RV/06/2019/12640, the Enterprise Value of Finton in which Company is a partner was determined as Rs 13,621 Lacs (approx.). Accordingly, the fair value of the stake of the Company as a Partner in Finton, basis the valuation report shall be INR 7491.55 Lacs, considering the Valuation of the Firm as on 15th July 2025 ("Cut Off date for valuation of firm").</p> <p>It is further reiterated that basis the valuation of the Firm, the total consideration payable to the Retiring Partner basis the Cut Off date for valuation of firm as above, after making necessary adjustments including the excess of capital already withdrawn by the Retiring Partner, is INR 5222.29 Lacs, which shall be discharged by a sum of INR. 4800.72 Lacs in cash and balance amount shall be discharged by transferring the right, title and interest in the land</p>
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		<p>and building located at Hampton Homes, NH-95, Mudian Kurd, Ludhiana-Chandigarh Road, Ludhiana admeasuring 0.25 acres, which has been fair-valued at INR 421.57 Lacs as per the independent valuation report provided by a separate valuer of the immovable property.</p> <p>The details sought under Clause 1 of Para A of Part A of Schedule III:</p> <ul style="list-style-type: none"> A. Amount and Percentage of Turnover/ Revenue/ Income contributed by Finton during the last financial year: <ul style="list-style-type: none"> i. INR 1560.42 Lacs ii. Percentage: 60.74% B. Amount and Percentage of net worth contributed by Finton during the last financial year: <ul style="list-style-type: none"> i. INR 1560.42 Lacs ii. Percentage: 9.59%
2.	date on which the agreement for sale has been entered into;	Subsequent to the approval granted by the shareholders of the Company at the EOGM held on 18 th December 2025, <i>the Board, at its meeting held on 26th December 2025</i> ("the Execution Date") have accorded its approval towards entering into " <i>Retirement-Cum-Addendum Deed</i> ", thereby giving effect to the divestment of the entire stake held by the Company in Finton by way of retirement from the Partnership Firm. Accordingly, with effect from the Execution Date the Company shall be deemed to have retired from Finton.
3.	the expected date of completion sale/disposal	The Parties to the <i>Retirement-Cum-Addendum Deed</i> have acknowledged and confirmed that the Company, being the Retiring Partner, shall be paid in full its share of capital contribution and any other amounts due to it within a period of four (4) months from the Execution Date.



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4.	consideration received from such sale/disposal	<p>The fair value of the stake of the Company as a Partner in Finton, based on the valuation report, has been determined at INR 7491.55 Lacs, considering the Valuation of the firm as on the Cut Off date for valuation of firm.</p> <p>Based on the valuation of the Firm, the total consideration payable to the Retiring Partner basis the Cut Off date for valuation of firm and after making necessary adjustments including adjustments for excess of capital already withdrawn by the Retiring Partner, is INR 5222.29 Lacs, which shall be discharged by a sum of INR. 4800.72 Lacs in cash and balance amount shall be discharged by transferring the right, title and interest in the land and building located at Hampton Homes, NH-95, Mudian Kurd, Ludhiana-Chandigarh Road, Ludhiana admeasuring 0.25 acres, which has been fair-valued at INR 421.57 Lacs as per the independent valuation report provided by a separate valuer of the immovable property.</p> <p>The final amount to be received shall be in line with the said valuation, to reflect the Company's percentage stake and any other amounts due to the Company or post considering any excess Capital and profits already withdrawn by the Company in past.</p> <p>The Parties to the <i>Retirement-Cum-Addendum Deed</i> have acknowledged and confirmed that the Company being the retiring partner shall be paid in full its share of capital contribution and any other amounts due to it within a period of four (4) months from the Execution Date.</p>
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5.	brief details of buyers and whether any of the buyers belong to the promoter/promoter group/group companies. If yes, details thereof	<p>It is hereby infirmed that here has not been a sale of stake to a third party and merely exit by the Company from the Partnership Firm.</p> <p>Since, Company shall be exiting as the Partner of Finton Homes, a partnership Firm and the Continuing Partners shall be taking over the partnership firm by reconstituting the firm, accordingly, cautiously the details required are provided herein below:</p> <p>A. <u>Details of the Buyers:</u></p> <ul style="list-style-type: none">i. Name of the Related Parties: Mr. Hemant Sood & Mr. Chander Shekar;ii. Relationship with the Company: Being the partners of Finton Homes, they are considered as Related Parties of the Company;iii. Nature of its concern or interest (financial or otherwise): Both Mr. Hemant Sood & Mr. Chander Shekar shall become the Remaining/Continuing Partner(s). <p>B. <u>Whether any of the buyers belong to the promoter/promoter group/group companies.</u> If yes, details thereof: Mr. Hemant Sood belongs to the Promoter Group company since he is the majority stakeholder in Findoc Finvest Private Limited, which is an entity being part of the promoter group. The Continuing Partners can also be considered to be the persons acting in Concert.</p>
6.	whether the transaction would fall within related party transactions? If yes,	A. Yes, the transaction falls within related party transactions as the said transaction entails



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	whether the same is done at "arm's length"	entering into a transaction with Finton being a related party from which the Company wishes to seek an exit from the partnership by way of reconstitution of the Firm and followed by the fact that the net sales consideration shall be discharged partly by way of transfer of right/ interest in land/ building of a commercial premises thereof; B. Yes, the same is done at Arm's length basis since the same is being undertaken at the fair value determined by the Valuers C. Necessary Approvals from the Shareholders of the Company have already been sought at the EOGM held on 18 th December 2025.
7.	whether the sale, lease or disposal of the undertaking is outside Scheme of Arrangement? If yes, details of the same including compliance with regulation 37A of LODR Regulations	Yes, the disposal is outside the Scheme of Arrangement. Further, the instant approval has been accorded by the Audit Committee and Board, thereby granting their approval towards entering into <i>Retirement-Cum-Addendum Deed</i> . Further, in terms of the provisions of Regulation 37A of the SEBI Listing Regulations, the necessary approval of the shareholders has already been sought and obtained at the EOGM held on 18 th December 2025.
8.	additionally, in case of a slump sale, indicative disclosures provided for amalgamation/merger, shall be disclosed by the listed entity with respect to such slump sale.	Not applicable since the transaction entails Retirement of the Company as the partner from the Partnership Firm and no Slump Sale is being undertaken.

**Annexure-B**

Additional information pursuant to Regulation 30 of the SEBI Listing Regulations as mandated under the Clause 5 of Part B of Para A of Schedule III of the SEBI Listing Regulations read along with the SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024.

S. No	Particulars	Disclosure
1.	Name(s) of parties with whom the agreement is entered;	The agreement is executed between the Company, Mr. Hemant Sood & Mr. Chander Shekhar
2.	Purpose of entering into the agreement;	Divestment of the stake in Finton by the Company via retirement from the said Partnership Firm
3.	size of agreement;	<p>The Audit Committee and the Board, at their respective meetings held on 26th December 2025, approved the execution of a <i>Retirement-Cum-Addendum Deed</i>, thereby giving effect to the divestment of the Company's entire stake in Finton by way of retirement from the Partnership Firm. Accordingly, with effect from the Execution Date the Company shall be deemed to have retired from Finton.</p> <p>As earlier disclosed, it is reiterated that based on the valuation report dated 15th September 2025 provided by Mr. Nipan Bansal, a IBBI Registered Valuer bearing Registration No. IBBI/RV/06/2019/12640, the Enterprise Value of Finton in which Company is a partner was determined as Rs 13,621 Lacs (approx.). Accordingly, the fair value of the stake of the Company as a Partner in Finton, basis the valuation report shall be INR 7491.55 Lacs, considering the Valuation of the Firm as on the Cut Off date for valuation of firm.</p> <p>It is further reiterated that basis the valuation of the Firm, the total consideration payable to the</p>



		<p>Retiring Partner basis the Cut Off date for valuation of firm as above, after making necessary adjustments including the excess of capital already withdrawn by the Retiring Partner, is INR 5222.29 Lacs, which shall be discharged by a sum of INR. 4800.72 Lacs in cash and balance amount shall be discharged by transferring the right, title and interest in the land and building located at Hampton Homes, NH-95, Mudian Kurd, Ludhiana-Chandigarh Road, Ludhiana admeasuring 0.25 acres, which has been fair-valued at INR 421.57 Lacs as per the independent valuation report provided by a separate valuer of the immovable property.</p> <p>The Parties to the <i>Retirement-Cum-Addendum Deed</i> have acknowledged and confirmed that the Company being the retiring partner shall be paid in full its share of capital contribution and any other amounts due to it within a period of four (4) months from the Execution Date.</p>
4.	shareholding, if any, in the entity with whom the agreement is executed;	The Company earlier held 55% Stake/interest in Finton as its Partner and pursuant to approval granted by the Shareholders (under Section 180(1)(a) & Section 188 of the Companies Act, 2013 and Regulation 37A and 23 of the SEBI Listing Regulations) in their meeting held on December 18, 2025 and execution of the <i>Retirement-Cum-Addendum Deed</i> the Company shall be deemed to have been retired from Finton.
5.	significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share	The Company shall be exiting as partner of Finton and Continuing partners shall be undertaking the stake of the Company in equal proportions thereof.



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<p>subscription in case of issuance of shares, right to restrict any change in capital structure etc.;</p>	<p>The fair value of the stake of the Company as a Partner in Finton, based on the valuation report, has been determined at INR 7491.55 Lacs, considering the Valuation of the firm as on the Cut Off date for valuation of firm.</p> <p>Based on the valuation of the Firm, the total consideration payable to the Retiring Partner basis the Cut Off date for valuation of firm and after making necessary adjustments including adjustments for excess of capital already withdrawn by the Retiring Partner, is INR 5222.29 Lacs, which shall be discharged by a sum of INR. 4800.72 Lacs in cash and balance amount shall be discharged by transferring the right, title and interest in the land and building located at Hampton Homes, NH-95, Mudian Kurd, Ludhiana-Chandigarh Road, Ludhiana admeasuring 0.25 acres, which has been fair-valued at INR 421.57 Lacs as per the independent valuation report provided by a separate valuer of the immovable property.</p> <p>The Parties to the <i>Retirement-Cum-Addendum Deed</i> have acknowledged and confirmed that the Company being the retiring partner shall be paid in full its share of capital contribution and any other amounts due to it within a period of four (4) months from the Execution Date.</p> <p>The proceeds arising from such divestment shall be applied, in priority, towards repayment and settlement of outstanding liabilities, including bank borrowings and dues to creditors, thereby placing the Company in a substantially debt-free position.</p>
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6.	whether the said parties are related to promoter/promoter group/group companies in any manner. If yes, nature of relationship;	Yes, Hemant Sood, who is a partner in Finton Homes, is a major stakeholder in the Findoc Finvest Private Limited. Findoc Finvest Private Limited is an entity being part of the promoter group and is thus interested indirectly. The Continuing Partners can also be considered to be the persons acting in Concert.
7.	whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length";	Yes, the transaction would fall under related party transactions and is done at Arm's length basis as per the fair value determined by the Valuers.
8.	in case of issuance of shares to the parties, details of issue price, class of shares issued;	NA
9.	in case of loan agreements, details of lender/borrower, nature of the loan, total amount of loan granted/taken, total amount outstanding, date of execution of the loan agreement /sanction letter, details of the security provided to the lenders / by the borrowers for such loan or in case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis;	NA

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10.	any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc.;	None
11.	in case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): i.name of parties to the agreement; ii. nature of the agreement; iii. date of execution of the agreement; iv. details of amendment and impact thereof or reasons of termination and impact thereof	NA