



HAMPTON SKY REALTY LIMITED

Dated: May 10, 2026

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

Dear Sir/Ma’am,

This disclosure is made pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, in this regard, we would like to inform you that, Mr. Sanjeev Arora, part of Promoter/Promoter Group of Hampton Sky Realty Limited (“**Company**”), has been taken into custody by Directorate of Enforcement (“ED”) on May 09, 2026 in connection with the *export of mobile phones undertaken by the company in the year 2023 and 2024.*

The disclosure as required under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is provided under **Annexure A.**

In relation to the recent developments concerning the proceedings initiated by the ED, the Company has also issued a press statement dated May 09, 2026, setting out the factual position on record. The said press statement is annexed herewith as **Annexure B.**

A prima facie assessment was also undertaken to evaluate the applicability of disclosure requirements under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure

Requirements) Regulations, 2015, and the present disclosure is being made pursuant to such assessment.

The Company reposes complete faith in the legal & constitutional framework of the country, and in the wisdom of the Hon'ble Judiciary.

Further, the Company also remains committed to maintaining transparency and will keep stakeholders informed of any material developments.

**Thanking You,
For and on behalf of Hampton Sky Realty Limited**

**Tarandeep Kaur
Company Secretary
M No. ACS 42144
Email ID: cs@hamptonsky.in**

Encl: as above

Annexure-A

Disclosure by Hampton Sky Realty Limited under Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Sr. No.	Particulars	Details
1.	Nature of fraud/default/arrest	<p>The Company has been informed that Mr. Sanjeev Arora, part of Promoter/Promoter Group of Hampton Sky Realty Limited ("Company"), has been arrested by the Directorate of Enforcement ("ED") on 09 May, 2026 under Section 19 of the Prevention of Money Laundering Act, 2002 ("PMLA") in connection with an investigation arising out of an ECIR registered by the ED.</p> <p>As per the information available in the arrest memorandum/order, the allegations primarily relate to export transactions, receipt of foreign inward remittances, alleged contravention of applicable provisions of the Foreign Exchange Management Act, 1999 ("FEMA") through related entities.</p> <p>The matter is presently under investigation by the relevant authorities. The Company is extending necessary cooperation to the investigating agencies and is in the process of assessing the potential impact, if any, on its operations, financial position, and governance matters. Appropriate updates shall be disclosed in accordance with applicable laws and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.</p>
2.	Estimated impact on the listed entity / actual impact of such fraud /default on the listed entity and its financials;	<p>Estimated impact on the listed entity is yet to be ascertained.</p> <p>At this stage, the matter is under investigation by the concerned authorities, and the Company is in the process of evaluating the potential financial, operational, legal, or reputational implications, if any, arising therefrom. Accordingly, the exact financial impact, if any, cannot be ascertained at this stage.</p> <p>The Company shall make appropriate</p>

		disclosures of any material developments or impact, if any, in accordance with applicable laws and the provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
3.	Time of occurrence	The arrest took place on 09.05.2026
4.	Person(s) involved	Mr. Sanjeev Arora, part of Promoter/Promoter Group.
5.	Estimated amount involved (if any) / actual amount involved in the fraud or default (if any);	<p>Based on the information presently available with the Company and as stated in the arrest memorandum/order issued by the Directorate of Enforcement (“ED”), the allegations inter alia pertain to purported sale transactions aggregating approximately Rs. 157.12 Crore, including overseas export transactions of approximately Rs. 102.50 Crore.</p> <p>The matter is presently under investigation by the concerned authorities, and the exact amount, if any, determined to be involved in the alleged fraud/default is yet to be finally ascertained by the competent authorities. Accordingly, the aforesaid amount is based solely on the allegations contained in the investigation records presently available with the Company.</p>
6.	Whether such fraud/default/arrest has been reported to appropriate authorities	The matter is presently under investigation by the Directorate of Enforcement (“ED”) pursuant to an Enforcement Case Information Report (ECIR) recorded by the ED. Further, an FIR in relation to the aforesaid matter has also been registered with the concerned police authorities.
7.	Corrective measures taken by the listed entity on account of such fraud/default.	The Company shall take such additional corrective, remedial, or governance measures as may be considered necessary based on the outcome of the ongoing investigation/review.
8.	Name of the authority;	Directorate of Enforcement (“ED”)
9.	Nature and details of the action(s) taken or order(s) passed;	Mr. Sanjeev Arora, part of Promoter/Promoter Group of Hampton Sky Realty Limited has been taken into custody by the ED on May 09, 2026.
10.	Date of receipt of direction or order, including any ad-interim or interim	May 09, 2026

	orders, or any other communication from the authority;	
11.	Details of the violation(s)/contravention(s) committed or alleged to be committed;	<p><i>The allegations primarily relate to the export transactions undertaken by the company and alleged contravention of applicable provisions of the Foreign Exchange Management Act, 1999 (“FEMA”) which is stated to be under investigation under the provisions of the Prevention of Money Laundering Act, 2002 (“PMLA”).</i></p> <p><i>Further, the matter is also stated to be connected with allegations of offences under applicable criminal laws, as per the FIR registered by the concerned law enforcement authorities.</i></p>
12.	Impact on financial, operation or other activities of the listed entity, quantifiable in monetary terms to the extent possible.	<p><i>Since the matter is under investigation before Directorate of Enforcement (“ED”), at this stage impact on financial operation or other activities cannot be quantifiable in the monetary terms.</i></p>

HAMPTON SKY REALTY LIMITED

(formerly Ritesh Properties and Industries Limited)

CIN: L74899DL1987PLC027050

Registered Office: 205, Second Floor, Kirti Mahal, Rajendra Place, Patel Nagar, West Delhi – 110008

PRESS STATEMENT

9 May 2026 | New Delhi

Hampton Sky Realty Limited (“the Company”), with reference to recent developments concerning proceedings of the Directorate of Enforcement, places on record the following factual position. **The Company reposes complete faith in its established facts, in the legal and constitutional framework of the country, and in the wisdom of the Hon’ble Judiciary.**

1. Mobile Phone Exports – A Thrust Sector of the Government of India

Mobile-phone manufacturing and export has been identified by the Government of India as a flagship priority sector under ‘Make in India’ and the Production-Linked Incentive scheme. India’s mobile-phone export turnover grew from approximately Rs. 1,500 crore in FY 2014–15 to approximately Rs. 2 lakh crore in FY 2024–25 – a **127-fold increase**. The United Arab Emirates is the second-largest global destination for Indian mobile-phone exports. Recognising this national thrust, the Company entered the mobile-phone export business in May 2023.

2. Genuineness of Exports – Independent Verification at Multiple Stages

During the export period, the Company exported **44,471 units of branded handsets and accessories** comprising Apple iPhones and AirPods (96.7%), Samsung handsets (3.2%) and OnePlus handsets (0.06%) – all genuine products of leading global manufacturers. Every export was verified at multiple statutory stages by independent authorities outside the Company’s control:

- Customs physical examination at ACC New Delhi, with Let Export Order granted by the Superintendent of Customs;
- IMEI scanning of every handset, recorded on the Customs ICEGATE system at the port of export;
- Cross-verification by the Original Equipment Manufacturers (Apple Inc., Samsung Electronics) against their global activation databases, confirming that the IMEIs were genuine handsets activated outside India after export;
- Sanction of Duty Drawback / RoSL claims by the Customs Department only after positive OEM verification;
- Import endorsements by UAE Customs at the destination; and
- Bank Realisation Certificates issued by the Authorised Dealer Bank against full receipt of export proceeds, uploaded on the DGFT eBRC portal.

3. IMEI – The Unique Identifier that Settles Genuineness

Every mobile phone manufactured anywhere in the world carries a **unique 15-digit International Mobile Equipment Identity (IMEI) number**. The IMEI of each handset exported by the Company was listed on the supplier’s invoice, recorded on the shipping bill, scanned by Customs at the port of export, and **cross-verified by Apple Inc. and Samsung Electronics against their global activation databases**. This verification operates

outside India and is not capable of being created, altered or manipulated by any Indian party. The 16,391 IMEIs of handsets exported by the Company stand independently verified by the OEMs as genuine handsets activated outside India after export. **This factual position alone establishes the genuineness of the exports beyond reasonable doubt.**

4. All Export Proceeds Received • All Suppliers Paid • Nothing Retained

Every rupee of the export realisation has been received in full through Authorised Dealer banking channels, with corresponding Bank Realisation Certificates uploaded on the DGFT portal. The entire receipt has been paid to domestic suppliers through banking channels for the goods procured. **Nothing has been retained off-shore, kept in any concealed account, or routed back to any individual or entity.** The receipt-and-payment trail is open, banking-channel and fully reconciled.

This factual position alone disposes of any allegation of ‘round-tripping’ or ‘bogus exports’. Round-tripping is a financial concept that requires the retention or diversion of funds for the benefit of the alleged perpetrator. In the present case, no funds have been retained by the Company or any of its associates. There is no economic basis on which an allegation of round-tripping can stand.

5. Supplier-Side GST Concerns – The Company is the Victim

The proceedings refer to GST input-tax-credit concerns relating to a small number of the Company’s domestic suppliers. These transactions constitute **only a small percentage** of the Company’s total mobile-phone procurement and are entirely on the supplier side. The Company made all payments to suppliers through banking channels with GST duly charged, filed its GST returns regularly, and reflected all transactions on its books.

On its own initiative, when the supplier-side fraud came to the Company’s knowledge, the Company **itself approached the police as the complainant** by lodging First Information Report No. 0083 of 17 May 2025 at Police Station Focal Point, Ludhiana, against the said suppliers — **M/s SK Enterprises, M/s Global Traders and M/s GMG Tradelink Private Limited** — under the Indian Penal Code. **The Company is the victim** of the alleged supplier-side fraud and proactively reported the matter to law-enforcement authorities approximately one year ago, well before any investigative pressure.

6. No Loss to the Government Exchequer

Where the Goods and Services Tax authorities have raised concerns regarding input-tax credit, the corresponding GST amount has already been deposited by the Company and is being contested in lawful appeal before the GST Appellate Authority. **There is no current loss to the Government exchequer on account of the Company’s transactions.**

7. Faith in the Legal Process

The Company is fully cooperating with all statutory authorities and will continue to do so. All relevant facts, documents and verifiable records will be placed before the appropriate forums in due course of law. **The Company has complete faith in the established facts of the case, in the integrity of its statutory records, and in the wisdom of the Hon’ble Judiciary.** The Company is confident that the truth will prevail.

— Issued by Corporate Communications, Hampton Sky Realty Limited