LETTER OF OFFER OF RIGHT SHARES

Date: June 26, 2026

Dear Eligible Shareholders,

Pursuant to the resolution passed by the Board of Directors of the Company at their Meeting held on June 16, 2026 it has been decided to make following offer to the existing equity shareholders of the Company.

LETTER OF OFFER
ISSUE OF UP TO 50,34,832 (FIFTY LAKHS THIRTY-FOUR THOUSAND EIGHT HUNDRED THIRTY-TWO) PARTLY PAID-UP EQUITY SHARES OF THE FACE VALUE OF RS. 10/- (RUPEES TEN) EACH ("RIGHTS EQUITY SHARES") OF JK URBANSCAPES DEVELOPERS LIMITED OR THE COMPANY OR THE ISSUER FOR CASH AT A PRICE OF RS. 100 (RUPEES HUNDRED) PER RIGHTS EQUITY SHARE ("ISSUE PRICE") INCLUDING A PREMIUM OF RS. 90 (RUPEES NINETY) PER RIGHTS EQUITY SHARE AGGREGATING TO RS. 50,34,83,200/- (FIFTY CRORE THIRTY-FOUR LAKH EIGHTY-THREE THOUSAND TWO HUNDRED ONLY) TO THE ELIGIBLE EQUITY SHAREHOLDERS OF THE COMPANY ON RIGHTS BASIS IN THE RATIO OF 1 (ONE) RIGHTS EQUITY SHARES FOR EVERY 12 (TWELVE) FULLY PAID-UP EQUITY SHARES HELD BY THEM ON THE RECORD DATE – JUNE 19, 2026 ("THE ISSUE")

PAYMENT SCHEDULE FOR RIGHTS EQUITY SHARES

Particulars	**Face Value (Rs.)**	**Premium (Rs.)**	**Total (Rs.)**
On Application	5.00	45.00	50.00
On First & Final Call*	5.00	45.00	50.00
Total	**10.00**	**90.00**	**100.00**

**The Company presently proposes to make only one First and Final Call for the balance 50% of the Issue Price within one year from the date of allotment of the Rights Equity Shares. No further Rights Equity Shares shall be allotted in respect of the Issue after the First and Final Call. The entire unpaid balance of 50% of the Issue Price shall become payable in a single First and Final Call.*

IMPORTANT: Shareholders are requested to note that in terms of the provisions of Section 29 of the Companies Act, 2013 read with Rule 9A of the Companies (Prospectus and Allotment of Securities) Rules, 2014, every shareholder holding Equity shares in the company in physical form should ensure that all his existing shareholding is held in dematerialized form before subscribing the Rights Equity Shares and he/she should furnish the details of his/her demat account to the Registrar and Share Transfer Agent (RTA) at least two working days prior to the Issue Closing Date, failing which his application for subscription of Rights Equity Shares shall be liable to be rejected.

The Rights Equity Shares shall be credited in dematerialised form and under a separate ISIN for partly-paid Equity Shares, if required by the Depositories.

REGISTRAR AND SHARE TRANSFER AGENT	COMPANY SECRETARY
Alankit Assignments Limited 205-208, Anarkali Complex, Jhandewalan Extension, New Delhi – 110055 Email: jkudl@alankit.com Tel No. 011-42541952	**Ms. Sneha Modi** Kamla Tower, Kanpur-208001 Email: sneha.modi@jkorg.co.in Tel No.: +91 11 40823322

GENERAL INFORMATION ABOUT THE COMPANY

Name of The Company	JK Urbanscapes Developers Limited
CIN	U17111UP1924PLC000275
Registered Address of The Company	Kamla Tower, Kanpur - 208001(Uttar Pradesh)
Number of shares held as on June 19, 2026	6,04,17,985 (Six Crore Four Lakh Seventeen Thousand Nine Hundred and Eighty Five Only)

AUTHORITY FOR THE ISSUE

Keeping in view of the expenditure towards further investments, expansion plans and for funding requirements (as detailed below) the Company intends to raise the required funds by way of induction of the fresh Equity Share Capital of the Company. Accordingly, the Board of Directors at their meeting held on June 16, 2026 approved the proposal for raising of funds by way of Rights issue and constituted **"Rights Issue Committee"** to decide and finalize Rights Entitlement Ratio, the Issue Price, Record Date, Timing of the Issue and terms and conditions of the Issue and matters related thereto.

Accordingly, the Rights Issue Committee at their meeting held on **June 19, 2026,** approved the offer of 50,34,832 (Fifty Lakhs Thirty-Four Thousand Eight Hundred Thirty-Two) Partly paid-up Equity Shares of **Rs. 10/- (Rupees Ten) Each** ("Rights Equity Shares") for cash at an Issue Price of Rs. 100 (Rupees Hundred) per Rights Equity Share ("Issue Price") including premium of Rs. 90 (Rupees Ninety) Per Rights Equity Share aggregating to Rs. 50,34,83,200/- (Rupees Fifty Crore Thirty-Four Lakh Eighty-Three Thousand Two Hundred Only) to the Eligible Equity Shareholders of the Company on a rights basis in the ratio of 1 (One) Rights Equity Share for every 12 (Twelve) fully paid-up Equity Shares held on the Record Date, and also finalized the Record Date as June 19, 2026.

Out of the Issue Price of Rs. 100/- per Rights Equity Share, an amount of Rs. 50/- per Rights Equity Share (comprising Rs. 5/- towards face value and Rs. 45/- towards securities premium), aggregating to ***Rs. 25,17,41,600/- (Rupees Twenty-Five Crore Seventeen Lakh Forty-One Thousand Six Hundred Only)****, shall be payable on application.*

The balance amount of Rs. 50/- per Rights Equity Share (comprising Rs. 5/- towards face value and Rs. 45/- towards securities premium), aggregating to Rs. 25,17,41,600/- (Rupees Twenty-Five Crore Seventeen Lakh Forty-One Thousand Six Hundred Only), shall become payable on the First and Final Call, within one year of allotment as may be authorised by the Board, by way of a call notice, subject to the provisions of the Articles of Association of the Company and applicable law.

The holders of the Rights Equity Shares shall be liable to pay the balance call money in accordance with the terms of this Letter of Offer and the call notice(s) issued by the Company.

This Letter of Offer is issued by JK Urbanscapes Developers Limited ("Company"/"Issuer") in connection with the Rights Issue of Partly Paid-up Equity Shares pursuant to the provisions of Section 62 of the Companies Act, 2013, the applicable rules made there under and the Memorandum and Articles of Association of the Company.

OBJECTS OF THE ISSUE

Brief description of the objects of offer is as follows:-

The management of the Company is of the opinion that for meeting the expenditure towards the further investments, expansion, modernization and for funding requirements of the Company for working capital, capital expenditure, investment in subsidiary and other general corporate purposes as permitted under the applicable laws, it is being proposed to raise the aforesaid sum of money by way of rights issue from the existing shareholders of the Company. The details of the proposed issue is mentioned in the foregoing paragraphs of this letter of offer.

HISTORY AND OTHER CORPORATE MATTERS

Brief History of the Company:

JK Urbanscapes Developers Limited was originally incorporated as a Private Limited Company on 24th October, 1924 under the Indian Companies Act, 1913 in the name and style of 'Juggilal Kamlapat Spinning and Weaving Mills Company Private Limited' vide Certificate of Incorporation issued by the Registrar, Joint stock Companies, United Provinces, Lucknow in the State of Uttar Pradesh.

The Company was subsequently converted into a Public Limited Company as per the resolution passed by the members at the General Meeting and its name was changed to 'Juggilal Kamlapat Spinning and Weaving Mills Company Limited' in terms of the approval granted by the Central Government (Regional Director) vide Letter No. 10 (70) – T / 59 – 6421 dated 26th December, 1959 and the fresh Certificate of Incorporation was issued by the Registrar of Companies, Uttar Pradesh on 1st day of January, 1960.

The name of the Company was subsequently changed from 'Juggilal Kamlapat Spinning and Weaving Mills Company Limited' to 'J.K. Cotton Limited' in terms of the special resolution passed by the members at the Annual General Meeting of the Company held on 13th August, 2013 and the fresh Certificate of Incorporation consequent upon change of name issued by the Registrar of Companies, Uttar Pradesh on 19th August, 2013.

The Registered Office of the Company is presently situated at 'Kamla Tower', Kanpur- 208001 (Uttar Pradesh). The Equity Shares of J.K Cotton Limited were listed at U. P. Stock Exchange (UPSE) and Delhi Stock Exchange (DSE). Upon approval of UPSE application for Voluntary Exit and De-recognition as a Stock Exchange by SEBI and withdrawal of recognition of DSE vide SEBI order, the Company became an Unlisted Public Company. In terms of SEBI Circular dated October 10, 2016, the public shareholders were provided Exit Opportunity and consequently, the name of Company was removed from Dissemination Boards of NSE & BSE. As on date, the shares of the Company are not listed on any stock exchange.

The name of the Company was subsequently changed from 'J.K. Cotton Limited' to 'JK Urbanscapes Developers Limited' in terms of the special resolution passed by the members at the Annual General Meeting of the Company held on 27th September, 2023 and the fresh Certificate of Incorporation consequent upon change of name issued by the Registrar of Companies, Uttar Pradesh on 10th October, 2023.

BOARD OF DIRECTORS

As per the Articles of Association of the Company, the Board of Directors of the Company shall consists of not less than 3 (Three) and not more than 15 (Fifteen) Directors. The Board of Directors of the company presently consists of 6 (Six) Directors. The following table sets forth the details regarding the Board of Directors of the Company as on the date of the Letter of Offer :

Sl. No.	Name of the Director	DIN	Designation	Date of Appointment
1.	**Mr. Abhishek Singhania**	00087844	Chairman & Managing Director	Appointed as Managing Director w.e.f. April 01, 2021
2.	**Mr. Maneesh Mansingka**	00031476	Joint Managing Director	Appointed as Joint Managing Director w.e.f. June 1, 2026
3.	**Mr. Satish Chandra Gupta**	01595040	Non -Executive Non Independent Director	October 30, 2021
4.	**Mr. Ashish Singh Chauhan**	08145398	Non -Executive Non Independent Director	May 12, 2022
5	**Mr. Tarun Garg**	00637800	Non -Executive Independent Director	May 10, 2023
6	**Mr. Mayank Khanna**	00443170	Non -Executive Independent Director	October 30, 2021

CAPITAL STRUCTURE OF THE COMPANY

Particulars	Amount(Rs.)
Authorised Share Capital	
7,50,00,000 Equity Shares of Rs. 10/- each	75,00,00,000
45,25,000 6% Non-Cumulative Redeemable Preference Shares of Rs.100/- each.	45,25,00,000
25,000 8.5% Non-Cumulative Redeemable Preference Shares of Rs.100/- each	25,00,000
TOTAL	**1,20,50,00,000**
Issued, Subscribed and Paid-up Capital before the Issue	
6,04,17,985 Equity Shares of Rs.10/- each	60,41,79,850
TOTAL	**60,41,79,850**
Present Issue being offered **to the existing Equity Shareholders through the 'Letter of Offer' (1)**	
Up to 50,34,832 Partly Paid-up Rights Equity Shares of face value Rs. 10 each, on which Rs. 5 face value and Rs. 45 premium are payable on application	5,03,48,320
Issued, Subscribed and Paid-up Capital after the Issue (1)	
Issued share capital: 6,54,52,817 Equity Shares of Rs.10/- each	65,45,28,170
Subscribed and paid-up share capital	
6,04,17,985 Equity Shares	60,41,79,850
50,34,832* partly-paid up Rights Equity shares	25,17,41,600(2)
Securities Premium Account	
Before the issue	8,04,37,046
After all the Calls are made in respect of the Rights Equity Shares(1)	45,31,34,880

**On Application, shareholders will have to pay Rs. 50.00 (50% of the Issue Price) per Rights Equity Share. The balance amount (after payment of the Application Money), Rs. 50.00 (50% of the Issue Price) per Rights Equity Share, will be payable by the Rights Equity Shareholders in one subsequent call. Our Board retains the right to change the schedule of payment, including the timing of the Calls and the amount payable on each Call, on account of business requirements and other commercial considerations, subject to compliance with applicable laws.*

(1)Assuming full subscription for and Allotment of Rights Equity Shares and subject to full payment of all Call Monies by the Rights Equity Shareholders and subject to finalization of Basis of Allotment and Allotment.

(2)To the extent of Application Money.

EQUITY SHAREHOLDING PATTERN

NAME OF SHAREHOLDERS	NO. OF SHARES	FACE VALUE	PERCENTAGE
Abhishek Singhania	31331683	10	51.86
J.K. Traders Limited	233170	10	0.39
Jaykay Enterprises Limited	9510360	10	15.74
Sarvashaktiman Traders Pvt. Ltd.	4497071	10	7.44
Ujala Merchants and Traders Limited	7386425	10	12.23
Yadu Holiday Homes Private Limited	1720000	10	2.85
Banks	6739	10	0.01
Insurance Companies	99142	10	0.16
Public Shareholder value less than 2 Lakh	954936	10	1.58
Public Shareholder value more than 2 Lakh	4449993	10	7.37
Trust	440	10	0.00
Resident HUF	4405	10	0.01
Bodies Corporate	223621	10	0.37
Total	**60417985**	**10**	**100**

PROMOTER AND PROMOTER GROUP

Sl. No.	Name of Equity Shareholder	No. of Equity Shares	Shares as a % of Total no. of Equity Shares
1.	Mr. Abhishek Singhania	3,13,31,683	51.86
2.	J.K. Traders Limited	2,33,170	0.39
3.	Jaykay Enterprises Limited	95,10,360	15.74
	TOTAL	**4,10,75,213**	**67.99**

FINANCIAL HIGHLIGHTS OF THE COMPANY

(Rs. In Lacs)

Particulars	Standalone		Consolidated	
	FY 2024-25	FY 2023-24	FY 2024-25	FY 2023-24
Revenue from operations	3082.03	3900.54	3385.6	4188.94
Profit/(Loss) Before Tax & Exceptional Item & Share of Profit (Loss) of Associates	-1008.85	-97.43	-915.54	41.13
Add : Share of Profit/(Loss) of Associates	0	0	-263.79	-56.64
Profit/(Loss)Before Tax	-1008.85	-97.43	-1179.33	-15.51
Less: Tax Expense (Incl. Def. Tax & Tax Adjustment of earlier years)	-296.96	-538.32	-264.29	-507.31
Other Comprehensive Income	10.06	0.98	10.06	0.98
Total Comprehensive Profit/(Loss)	-701.83	441.87	-904.98	492.78
Earning Per Equity Share of Rs. 10/- each in Rupees: Basic & Diluted	Basic- (1.18) Diluted- (1.15)	Basic- 0.85 Diluted- 0.85	Basic- (1.51) Diluted- (1.48)	Basic- 0.95 Diluted- 0.95
Share Capital	6041.80	6041.80	6041.80	6041.80
Reserves and surplus	12419.22	13065.21	19631.85	13322.55
Net Worth	18110.47	19036.52	25673.65	19364.35

TERMS & CONDITIONS

Basis of the Issue	The Equity Shares are being offered for subscription for cash to those existing Equity Shareholders whose names appear in the Register of Members of the Company in respect of the Equity Shares held at the close of business hours on June 19, 2026, the “Record Date”.
Rights Entitlement	Proportionate basis i.e. in the proportion of shares held by the shareholders as on the record date i.e. June 19, 2026 and fractional entitlement of shares, if any, shall be rounded off to the nearest integer.
Nature of Rights Equity Shares	The Rights Equity Shares shall be issued as partly-paid equity shares. Until receipt of all call monies such shares shall remain partly-paid, holders shall remain liable to pay unpaid amount and the shares shall be subject to Articles relating to calls, forfeiture and lien.
Rights attached to partly-paid Rights Equity Shares	Until the Rights Equity Shares become fully paid-up, the holders thereof shall be entitled to such rights as are available to holders of partly-paid equity shares under the Companies Act, 2013 and the Articles of Association of the Company, including voting rights in proportion to the amount paid-up on such shares under Section 47 of the Companies Act, 2013.
Face Value	The new equity shares shall be of a face value of Rs. 10/- each
Offer Price	The Offer price is Rs. 100/- per share (including premium of Rs. 90/- per share)

Entitlement Ratio	The Equity shares are being offered on Right basis to the eligible equity shareholders in the ratio of 1 (One) Rights equity shares for every 12 (Twelve) Equity share held on record date.
Terms of payment	(see table below)
Details of calls	The First and Final Call for the balance 50% of the Issue Price shall be made by the Board of Directors at any time within a period of one year from the date of allotment of the Rights Equity Shares or within such shorter period as may be determined by the Board. The Board shall have the right to accelerate, postpone, defer, withdraw or revise the timing and amount of any call in accordance with the Articles of Association and applicable law.
Call notice	The Company shall issue a Call Notice to the holders of the partly paid-up Rights Equity Shares specifying the place, amount payable, the due date for payment, the mode of payment and such other particulars as may be considered necessary. The Call Notice shall provide not less than fourteen days' notice in accordance with the Articles of Association of the Company.
Consequences of Failure to Pay Call Money	In case of failure to pay any call money on or before the due date, the Company shall be entitled to charge interest on the unpaid amount at such rate as may be determined by the Board of Directors and permitted under the Articles of Association of the Company. If the Call Money together with applicable interest remains unpaid, the Company shall be entitled to issue notices, forfeit such shares and reissue or otherwise dispose of the forfeited shares in accordance with the Articles of Association and applicable law.
Mode of Payment	Investors should ensure that all Cheques / Demand Drafts accompanying the CAF are drawn in favor of '**JK URBANSCAPES DEVELOPERS LIMITED'** and crossed 'A/c Payee only' and are payable at par. The payment can also be made electronically by NEFT or RTGS and the Bank details for remittance of payment are as under: - Name of Bank: Indian Bank Address of Bank Branch: Kanpur Main, 15/287, Civil Lines, Post Box No. 2 Kanpur Uttar Pradesh 208001 Account Number: 50024856847 Type of Account: Current Account IFSC Code: IDIB000K586
Ranking	The new partly-paid Rights Equity Shares shall rank pari passu inter se and with the existing Equity Shares of the Company, save and except to the extent of the amount paid thereon and the rights attaching to such partly-paid Rights Equity Shares until they become fully paid-up. Any dividend declared prior to the shares

Terms of payment:

AMOUNT PAYABLE PER RIGHTS EQUITY SHARE	FACE VALUE (Rs.)	PREMIUM (Rs.)	TOTAL (Rs.)
On Application	5.00	45.00	50.00
On First and Final Call#	5.00	45.00	50.00
Total	**10.00**	**90.00**	**100.00**

To be paid within one year of allotment when the call is made by the Board.

	becoming fully paid-up shall be payable in proportion to the amount paid-up on such shares in accordance with applicable law and the Articles of Association of the Company.
Transferability	The partly paid-up Rights Equity Shares shall be transferable in accordance with the provisions of the Companies Act, 2013, the Articles of Association of the Company and other applicable laws.
Conversion into Fully Paid Shares	Upon receipt of the First and Final Call Money in full, the partly paid-up Rights Equity Shares shall become fully paid-up Equity Shares and shall thereafter rank pari passu with the existing fully paid-up Equity Shares of the Company in all respects.
Issue Opening Date	July 2, 2026
Issue Closing Date	July 17, 2026
Acceptance of Offer / Allotment of shares	You may accept and apply for the equity shares hereby offered to you wholly or in part by filling up the enclosed application form and submitting the same along with the application money to the Company at any time from the opening of banking hours on July 2, 2026 but on or before the close of banking hours on July 17, 2026. The application must be only on the prescribed form enclosed. The Board of Directors of the Company [hereinafter referred to as “the Board” which term shall be deemed to include any Committee thereof and/or any persons authorized by the Board in this regard) may extend the last date for receipt of the application form by such period as it may deem fit or foreclose the offer upon full subscription. *The Company reserves the right to reject any application which is incomplete, unsigned, accompanied by insufficient application money, contains incorrect demat details, or is otherwise not in accordance with the Letter of Offer.*
Disposal of Unsubscribed Shares	If the Application Form / Renunciation Letter, as the case may be, along with the application money is not received by the Company on or before the close of banking hours on July 17, 2026 or the extended date, if any, then this offer shall be deemed to have been declined and the Board may dispose of the un-subscribed shares in such manner as it thinks fit and which manner is not dis-advantageous to the shareholders and the Company
Renunciation	This offer carries right of renunciation in favour of one or more persons, whether those persons are the existing shareholders of the Company or not. This right shall be subject to compliance with applicable law and submission of duly executed renunciation forms within the prescribed period.
Basis of Allotment	Subject to the provisions contained in the ‘Letter of Offer’, the Articles of Association of the Company, the Board will proceed to allot the Equity Shares in the following order of priority: (a) Full allotment to the shareholders who have applied for their rights entitlement either in full or in part. (b) Allotment to the shareholders who have applied for additional shares provided that they have applied for all the shares offered to them and there is a surplus. (c) Allotment to any other person as the Board or Committee authorized by the Board may in their absolute discretion, deem fit, provided there is surplus

	available after allotment under a) and b) above. The decision of the Board / Rights Issue Committee regarding the basis of allotment shall be final and binding on all applicants.
Allotment	The Company will dispatch the Allotment advice (or demat credit of securities) only to the Eligible Equity Shareholders who have provided their Indian address or valid email-id along with crediting the Allotted Equity Shares to the respective beneficiary accounts (only in dematerialised mode).
Refund Order	The Company will issue letters of regret along with refund orders, if any within a period of 30 days from the date of closure of the subscription list.

Rights of Holders

Subject to the Articles and applicable law, holders of partly-paid shares shall be entitled to receive notices, attend meetings, vote in proportion to paid-up value, and receive dividends, if any, in proportion to amount paid-up.

DECLARATION

NO STATEMENT MADE IN THIS LETTER OF OFFER CONTRAVENES ANY OF THE PROVISIONS OF THE COMPANIES ACT, 2013 AND THE RULES MADE THEREUNDER. ALL LEGAL REQUIREMENTS CONNECTED WITH THE SAID ISSUE HAVE BEEN DULY COMPLIED WITH.

Yours Sincerely,

By the order of the Board of Directors/ and the Company

For JK Urbanscapes Developers Limited

Sd/-
Sneha Modi
Company Secretary

Encl:

1. Application Form
2. Renunciation Form
3. Application by Renouncee

Date: June 26, 2026
Place: New Delhi

FORM 'A' – APPLICATION FORM FOR ACCEPTANCE

Rights Issue of 50,34,832 (Fifty Lakhs Thirty Four Thousand Eight Hundred Thirty Two) Partly Paid-up Equity Shares of face value Rs. 10 each issued at a price of Rs. 100 per share including premium of Rs. 90 per share aggregating to Rs. 50,34,83,200 (Fifty Crore Thirty Four Lakh Eighty Three Thousand Two Hundred only) on Right basis

To,
The Board of Directors,
JK Urbanscapes Developers Limited,
Kamla Tower, Kanpur, Uttar Pradesh-208001

Dear Sir(s)/Madam,

I/We, ____apply for allotment of Equity Shares indicated below in response to your Offer Letter dated June 26, 2026. I/We hereby agree to subscribe the New Equity Shares on the terms and conditions laid down in the said Offer Letter.

Total amount payable on application Rs. 50.00 per Rights Equity Share.

No. of equity shares held:	
No. of New Equity Shares offered:	
No. of New Equity Shares applied for:	
No. of additional New Equity Shares applied for:	
Total number of New Equity Shares applied for	
Amount payable per New Equity Shares:	
Income-tax Permanent Account No. :	

<u>Mode of Payment</u>

- Cheque/ Demand Draft No: _________________for an amount of _______________ drawn on __________________ dated _______________
- Direct transfer into bank account

Bank Name:	Indian Bank
Branch Name:	Kanpur Main, 15/287, Civil Lines, Post Box No. 2, Kanpur Uttar Pradesh 208001
Current Account Number:	50024856847
IFS Code:	IDIB000K586
UTR:	
Date of transfer:	
Amount deposited:	

- I/We, hereby agree to accept and hold the Rights Equity shares applied for or such lesser number as may be allotted to me/us, subject to the terms and conditions of this Offer Letter, the application form.
- I/We, hereby authorize you to enter my/our name against the shares allotted to me/us in the Register of Members or records of the Depositories as beneficial owners, as the holders of Equity shares so allotted to me/us.
- I/We, hereby undertake that I/we shall sign such other documents and do all such other acts, if any, necessary on my/our part to be registered as the holders of Rights Equity shares issued to me/us.
- Where the Applicant is a body corporate or any other entity required to act through an authorised representative, I/We hereby enclose a certified true copy of the Board Resolution/authorisation authorising the subscription to the Rights Equity Shares.
- I/We understand that the Rights Equity Shares being applied for are partly-paid Equity Shares and that the balance amount shall be payable upon receipt of the First and Final Call Notice issued by the Company.
- I/We undertake to pay the First and Final Call Money as and when called upon by the Company in accordance with the Articles of Association and the terms of the Letter of Offer.
- I/We understand that failure to pay the Call Money may result in interest, forfeiture of shares and such other action as provided under the Articles of Association of the Company and applicable law.
- I/We hereby confirm that I/we have read and understood the contents of the Letter of Offer and agree to be bound by all the terms and conditions contained therein.

Thanking You,

Name of Shareholder	
Address	
Folio Number:	
DP Id:	
Client Id:	
Signature (Authorised Signatory)	

Note: Signature of Applicant(s) shall match with specimen signatures available in the records of the Company.

Date:

FORM 'B' – APPLICATION FORM OF RENUNCIATION

Rights Issue of 50,34,832 (Fifty Lakhs Thirty Four Thousand Eight Hundred Thirty Two) Partly Paid-up Equity Shares of face value Rs. 10 each issued at a price of Rs. 100 per share including premium of Rs. 90 per share aggregating to Rs. 50,34,83,200 (Fifty Crore Thirty Four Lakh Eighty Three Thousand Two Hundred only) on Right basis

To,
The Board of Directors,
JK Urbanscapes Developers Limited,
Kamla Tower, Kanpur, Uttar Pradesh-208001

Dear Sir(s)/Madam,

I/We, ____hereby renounce my/our right to acquire the Equity Shares offered to us by the Company vide Offer Letter dated June 26, 2026, in favor of _____________________________________Further, I/we have not made any application to the Company for allotment of these Equity Shares in our name.

Total amount *payable on application Rs. 50.00 per Rights Equity Share.*

No. of equity shares held:	
No. of New Equity Shares offered:	
Amount payable per New Equity Shares:	
No. of New Equity Shares renounced:	

Thanking You,

Name & PAN of Renouncee			
Address of Renouncee			
Folio Number:			
DP Id:			
Client Id:			
Signature (Authorised Signatory)			

Name of Shareholder	
Address	
Folio Number:	
DP Id:	
Client Id:	
Signature (Authorised Signatory)	

Note: Signature of Applicant(s) shall match with specimen signatures available in the records of the Company.

Date:

FORM 'C' – APPLICATION BY RENOUNCEE

Rights Issue of 50,34,832 (Fifty Lakhs Thirty Four Thousand Eight Hundred Thirty Two) Partly Paid-up Equity Shares of face value Rs. 10 each issued at a price of Rs. 100 per share including premium of Rs. 90 per share aggregating to Rs. 50,34,83,200 (Fifty Crore Thirty Four Lakh Eighty Three Thousand Two Hundred only) on Right basis

To,
The Board of Directors,
JK Urbanscapes Developers Limited,
Kamla Tower, Kanpur, Uttar Pradesh-208001

Dear Sir(s)/Madam,

In accordance with Form B annexed with this application, I/We hereby apply for share renounced in our/my favour on the terms and conditions laid down in the said Offer Letter dated June 26, 2026. The relevant details are given below:

Total amount payable on application Rs. 50.00 per Rights Equity Share.

No. of New Equity Shares renounced:	
No. of New Equity Shares applied:	
Amount payable per New Equity Shares:	

Mode of Payment

- Cheque/ Demand Draft No: ________________for an amount of ______________ drawn on _________________ dated ______________

- Direct transfer into bank account

Bank Name:	Indian Bank
Branch Name:	Kanpur Main, 15/287, Civil Lines, Post Box No. 2, Kanpur Uttar Pradesh 208001
Current Account Number:	50024856847
IFS Code:	IDIB000K586
UTR:	
Date of transfer:	
Amount deposited:	

Thanking You,

Name & PAN of Renouncee	
Address of Renouncee	
Folio Number:	
DP Id:	
Client Id:	
Signature (Authorised Signatory)	

- I/We, hereby agree to accept and hold the Rights Equity shares applied for or such lesser number as may be allotted to me/us, subject to the terms and conditions of this Offer Letter, the application/ renouncee form.
- I/We, hereby authorize you to enter my/our name against the shares allotted to me/us in the Register of Members or records of the Depositories as beneficial owners, as the holders of Equity shares so allotted to me/us.
- I/We, hereby undertake that I/we shall sign such other documents and do all such other acts, if any, necessary on my/our part to be registered as the holders of Rights Equity shares issued to me/us.
- Where the Applicant is a body corporate or any other entity required to act through an authorised representative, I/We hereby enclose a certified true copy of the Board Resolution/authorisation authorising the subscription to the Rights Equity Shares.
- I/We understand that the Rights Equity Shares being applied for are partly-paid Equity Shares and that the balance amount shall be payable upon receipt of the First and Final Call Notice issued by the Company.
- I/We undertake to pay the First and Final Call Money as and when called upon by the Company in accordance with the Articles of Association and the terms of the Letter of Offer.
- I/We understand that failure to pay the Call Money may result in interest, forfeiture of shares and such other action as provided under the Articles of Association of the Company and applicable law.
- I/We hereby confirm that I/we have read and understood the contents of the Letter of Offer and agree to be bound by all the terms and conditions contained therein.

Date:
Encl: Form B