

# ANNUAL REPORT 2020 - 21



Park Centre, KSITIL Special Economic Zone, Nellikkode PO, Kozhikode-673 016, Kerala

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## Major Focus 2021-2022

Focused Marketing Activities to attract major IT investment to Cyberpark

Promoting Cyberpark campus as a Centre of Excellence for Emerging Technologies

Installation of Automatic Waste Management System

Installation of 25KWp Solar Power Generation

Infrastructure development in terms of compound wall and road access to other land parcels

Initiate the process for the proposed new non-SEZ building to create more employment opportunities and make a stronger IT Ecosystem.



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# About Cyberpark

Cyberpark has been envisioned and conceptualised as a major IT hub catering to the northern part of Kerala for the development of IT/ITeS sector in the state. It aims at providing all supporting facilities and amenities for IT/ITeS companies to establish themselves. Cyberpark will also cater to the entire northern part of Kerala, the Calicut, Kannur stretch and will serve as a major IT hub ensuring brand equity and a status of recognition for the SME segments. Currently the facilities include robust infrastructure, excellent digital connectivity, 66-110 KV in-house power distribution with 100% power back-up and SEZ benefits. We aim at providing all supporting facilities and amenities endowed with a self-sustainable IT eco-system with an edge on the cost competitiveness in a highly 24 X 7 secured eco-friendly environment for IT/ITeS companies to establish themselves.

Cyberpark, Kozhikode the first IT park promoted by the state in the Malabar region was established under Cyberparks Kozhikode as an autonomous society registered under the Society Registration Act 1860, on 28th January 2009. The ultimate objective was to facilitate state of the art infrastructure space with supporting facilities and create an IT eco-system which would enhance the development of information & communication technology, create direct & indirect job opportunities and parallelly contribute to the economic development of the state.

Cyberpark has an expanse of 42.5-acre campus and has developed the first IT SEZ building "Sahya" measuring around 2.88 lakhs sq. ft. with a structure of double basement + Ground + 4 upper floors with all supporting facilities and more than 74 % of the net leasable area has already been leased out. Cyberpark provides a unique business model with a mix of SEZ and Domestic Tariff Area in terms of IT built-up space and land on a lease framework in a highly

subsidized rate to attract IT investments. Earmarked a built-up space of 12,391 sq. ft. non-SEZ IT operations, wherein half of the space is currently allocated to start-up companies working under KSUM. The other half has been allocated for anchor clients to boost up the IT eco-system in the Malabar region and discussions are in place.

Cyberpark provides a unique business model with a quality IT space in terms of Smart Business Centers - Plug & Play module and Warm Shell Option on lease terms. IT/ITeS companies could establish their operations in Cyberpark and commence business operations either immediately or design their office space as per their specifications and investments after obtaining SEZ unit approval. In addition, Cyberpark also encourages land lease option for IT companies / investors on long term lease for 30 years extendable up-to 90 years for establishing their business operations or as commercial co-developer.

Cyberpark aims at providing all supporting facilities and amenities endowed with a self-sustainable IT eco-system with an edge on the cost competitiveness in a highly secured eco-friendly environment for IT/ITeS companies to establish their base. Cyberpark will cater to the entire northern part of Kerala and will serve as a major IT hub ensuring the brand equity and a status of recognition for the SME segments. Currently the facilities include robust infrastructure, excellent digital connectivity, in-house power distribution with 100% power back-up and SEZ benefits.

Cyberpark is headed by Mr. John M Thomas, Chief Executive Officer and governed by Executive Council Members with Chairman being the IT Secretary, Electronics and IT Department under IT Ministry headed by Hon'ble Chief Minister of Kerala.



# Governing Body of Cyberpark

## Member's list - Governing Body as on 31st March 2021

1.	Shri. Pinarayi Vijayan, Hon'ble Minister for Electronics and IT	Chairman
2.	Shri. Mohammed Y Safirulla IAS, Principal Secretary (Electronics & IT)	Vice Chairman
3.	Shri. Rajesh Kumar Sinha IAS, Addnl. Chief Secretary (Finance)	Member
4.	Dr. V K Ramachandran, Vice Chairman, State Planning Board	Member
5.	Shri K. Biju IAS Managing Director , KSIDC (I/c)	Member
6.	Shri D. V. Swamy IAS, Development Commissioner, CSEZ	Member
7.	Shri. Magesh Ethirajan, Executive, Director, C-DAC, Trivandrum	Member
8.	Shri. Srikanth Srinivasan, Sr. Director NASSCOM	Member
9.	Prof. Professor Jarugu Narasimha Moorthy, Director, IISER, Thiruvananthapuram	Member
10.	Shri. John M Thomas, CEO, Cyberpark	Member

# Executive Council of Cyberpark

## Member's list -Executive Council as on 31st March 2021

1.	Shri. K. Mohammed Y. Safirulla IAS, Principal Secretary (Electronics & IT)	Chairman
2.	Ms. S. V. Kala, Additional Secretary, Finance, Government of Kerala	Member
3.	Dr. Jayasankar Prasad C, Managing Director, KSITIL	Member
4.	Dr. A. P. Sasikala, Prof. Civil Engineering (Extranal Technical Advisor)	Member
5.	Dr. D. V. Swamy IAS, Development Commissioner, CSEZ	Member
6.	Shri. S. Chandrasekhar IAS, Director, Kerala State IT Mission	Member
7.	Duleep Sahadevan, Co-Founder & Director of Software Associate IT Pvt. Ltd.	Member
8.	Shri. John M Thomas, CEO KSUM & CEO Cyberpark	Member

# IT Minister's Message



Kerala is ranked the best in the country in terms of quality of life indicators and is fast transforming into a knowledge economy, with its strong fundamentals in the IT and education sectors. Efficient administration, rapid physical infrastructure development, model social infrastructure, universal healthcare, exemplary law and order, combined with a highly investment friendly atmosphere, make the State a future perfect destination for businesses. The State Government has supported the industry with robust, stakeholder-friendly policy interventions, the establishment of three flourishing IT Parks with world-class infrastructure, and encouragement of start-ups and entrepreneurship, This enabling and nurturing environment has played a big role in orienting Kerala's IT sector towards the future. The progressive policies have resulted in the development of an innovative, resilient, and productive IT ecosystem that has the agility, skill, and expertise to stay ahead of the technology curve. The IT sector's seamless adoption of the 'new normal' work culture is just one example of its ability to step confidently into the future. There was little disruption as work-from-home and hybrid work practices were quickly adopted and successfully implemented. The entry of

new businesses and the expansion of existing IT companies within Kerala's IT Parks will lead to the creation of thousands of direct employment opportunities and an even greater number of indirect employment opportunities, As IT parks plays a key role in nurturing the IT sector in the State, the Government had envisaged the creation of 1 crore sq.ft. of additional space by 2021. Despite the pandemic, 66 lakhs sq.ft. of IT built-up space has been completed and 48 lakhs sq.ft. is under construction, which is expected to get completed in the coming year. This vision is being pursued actively. 2020-21, with all its challenges, has proved that Kerala's IT sector is built on solid foundations. Kerala IT's proven capability on emerging technologies has made us future ready. Even better, we are living the future @ Kerala IT.

A handwritten signature in black ink, appearing to be 'Pinarayi Vijayan'.

Pinarayi Vijayan  
The Chief Minister of Kerala (Minister of IT)

# IT Secretary's Message



The year 2020-21 was a year of disruptions across the globe especially due to COVID-19. It changed the way businesses were thought of and conducted. The changed environment with 'Work from Home' has become the 'new normal'. However, work and life in Kerala's IT Parks were efficient and seamless during the year of the pandemic. This is a tribute to the state-of-the-art IT infrastructure and the empowering economic climate that prevails in the State. Credit goes to the Kerala IT Parks, which stood as a great support system for its IT community by rolling out timely resurgent measures to withstand and re-coup business at these challenging times.

We have weathered the crisis and found novel ways to emerge stronger. From remote working to hybrid work models, we have shown remarkable resilience and enterprise. The fact that space in the three major IT Parks in the State is still in high demand is proof. The government's generous investments and timely initiatives to set up accelerators, incubators, future technology labs, and fab labs is a boon for anyone who is looking for a fail-proof future.

Future is BIG!! Kerala IT Parks offer a single window to a world of opportunities for IT Companies, Professionals, Investors, Developers, and Service Providers. We have one of the world's greenest IT environs and emerging talents in the latest

technologies like IoT, Blockchain, AI, Cyber Security, Space Tech, and Med Tech. We offer leading technologies that are shaping the future like AI, 5G, cloud, big data, cybersecurity, blockchain, and quantum computing.

The IT sector's impressive performance in a dreary global economic landscape spotlights its strong fundamentals. Many new IT development projects have seen their completion. These developments will create jobs in the future. It will also help to amplify the potential growth opportunities to prospective IT investors. It is quite heartening to see the software exports from Kerala IT Parks touching 15,000 crores in FY2020-21. The success of the IT sector this year can be attributed to its agility and flexibility in coping with the challenges posed by the pandemic.

We look forward to this as a great opportunity to increase our entrepreneurial and technology talent base. Efforts to build strategic new partnerships and to develop core competencies in new technologies will, of course, continue as before. The IT sector has proved its ability to face the toughest of times.

Biswanath Sinha IAS  
Principal Secretary (Electronics & IT)  
Chairman-Executive Council

# CEO's Report



Cyberpark Kozhikode, promoted by Govt. of Kerala under the Information Technology Department, was established in the year 2009. The Cyberpark was set up with an objective to provide cost-effective and top-of-the-line infrastructure to the IT/ITES investors and thereby encourage, promote, and boost the export of software/ software services, which would, in turn, generate employment opportunities in the Malabar region. It is the responsibility of Cyberpark to interface between Govt. and the industry, interact with potential investors, strengthen the IT/ ITES industry bases, hold promotional campaigns, and develop Human Resources for IT & ITES.

The IT sector's adaptable work culture was clearly demonstrated in the pandemic. Despite the initial confusion, companies in Cyberpark successfully switched from an Office based model to Work from Home and Hybrid models. Though the Covid-19 pandemic posed an enormous challenge to the IT/ITES industry, Cyberpark Kozhikode managed to attract new companies to its campus. 26 new companies came on board during the last year and nearly 40,000 sq.ft of office space was allocated to them. Apart from the newcomers, existing companies too posted excellent turn over enabling them to expand their business in the park. As part of the expansion

plans, 5628 sq.ft of office space was allocated to 4 existing companies in Cyberpark. The park which began its operations in 2014 with just 4 companies now has 58 IT & ITES companies, providing direct employment to over nearly 1000 people.

Software exports from Cyberpark saw a 77% increase from INR 147.6 million in FY 2019-20 to INR 261.6 million in FY 2020-21. The Gross Revenue also saw a substantial spike in the last financial year as the revenue earnings rose by INR 8.2 million. This is mainly on account of fresh lease agreements with 18 new companies. The fresh engagements have fetched us an additional operating income of INR 6.8 Lakhs/month. The total operating expense is 54% of the total revenue, leaving behind a net profit of 46%.

The Government support for the industry with robust, stakeholder-friendly policy interventions, state-of-the-art infrastructure and encouragement of start-ups have been instrumental for these positive results. This along with the developmental vision of the Government has played a huge role in orienting Kerala IT towards the future.

John M Thomas  
Chief Executive Officer

# Bankers & Auditors

## STATUTORY AUDITORS

M/s. Varma & Varma Chartered Accountants

Sunlay Building, First Floor, Francis Road, Chalappuram, Kozhikode - 673 002

## INTERNAL AUDITORS

M/s. P.K.Mathew & Co. 5/235E, PHED Road, Thistle House, Eranjipalam, Calicut

## BANKERS

1. State Bank of India, Kannur Road, Kozhikode-673001
2. South Indian Bank, West Hill, 1/1274G, Al Zahra Plaza, Kozhikode-673011.
3. Federal Bank, Mavoor Road, Federal Towers, Arayidathupalam- Kozhikode-673016



# Business Model

Cyberpark provides a unique business model by facilitating infrastructure space for IT / ITes units to establish themselves in the campus with an emerging ecosystem. Cyberpark being in the initial development stage has provided a basic premium infrastructure for companies to avail Plug & Play and warm shell modules and land on lease model for startups, SMEs, larger corporates & MNCs with an edge on competitive pricing. In the process Cyberpark would create an ecosystem and a brand equity for units with a great recognition.

## I. Smart Business Centers

Fully fitted out IT built-up space with separate CEO cabin, discussion room, server room, reception with workstation commencing from 11-seater to 75 seaters in an area commencing from 500 sq. ft. to 4600 sq. ft. IT companies could commence their operations immediately on obtaining unit approval from SEZ in a cost competitive rate for a period of 3 years which is renewable.



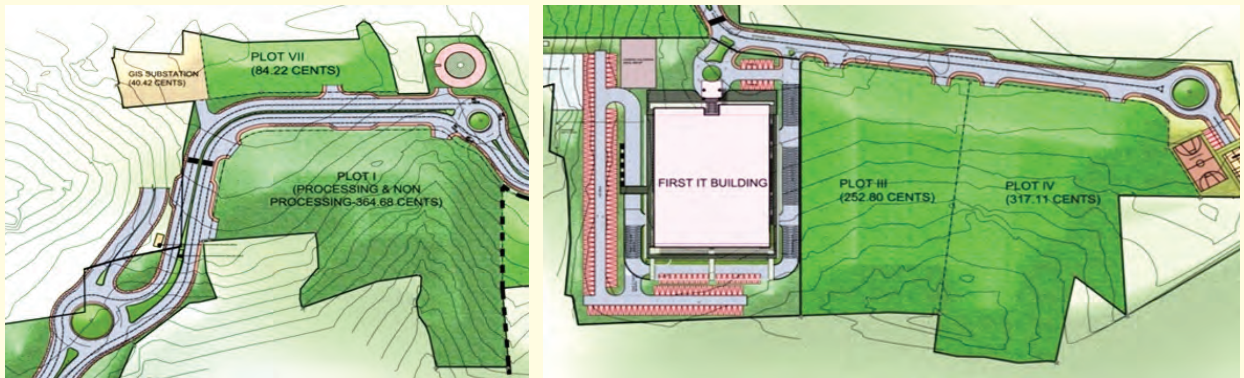
## II. Warm Shell Space

Since IT companies have their own specifications on infra space, Cyberpark provides a bare shell option to IT companies wherein they could design their office space as per their spec and convenience with an edge on cost. The area commences from minimum 1000 sq. ft. to maximum a complete floor plate in SEZ space for a period of 3 years which is renewable.



## III. Land Lease Options

Cyberpark provides long term land lease options for IT co-developers and commercial co-developers at a subsidized rate to support the IT ecosystem in the campus either in SEZ or in DTZ area for a period of 30 years renewable or up to 90 years.



# Growth of Cyberpark

## NEW COMPANIES 2020-2021

Sl. No.	COMPANY NAME	AREA IN SQ.FT.	PROJECTED EMPLOYMENT
1	M/s. D4	1398	5
2	M/s. Rydberg	2700	18
3	M/s. M2H	1296	26
4	M/s. IOCOD INFOTECH Pvt. Ltd.	2263	25
5	M/s. Codilar	1355	22
6	M/s. M2H	379	26
7	M/s. Iluzia Lab LLP	3656	30
8	M/s. SECLOB TECHNOLOGIES	888	21
9	M/s. Plamtrix Technologies Pvt. Ltd.	1186	26
10	M/s. Bpract Software Solutions LLP	2269	27
11	M/s. Hexwhale Interactive LLP	1644	29
12	M/s. Redteam	914	20
13	M/s. Arclif Technologies Pvt. Ltd.	1033	24
14	M/s. Welkinwits Technologies LLP	764	7
15	M/s. Edumpus Portal	1196	28
16	M/s. Esynergy	905	15
17	M/s. Algoray	1336	24
18	M/s. Coddle	895	14
19	M/s. Protected Harbor	807	7
20	M/s. Tigabits	1219	10
	<b>TOTAL</b>	<b>28103</b>	<b>404</b>

## EXISTING COMPANIES

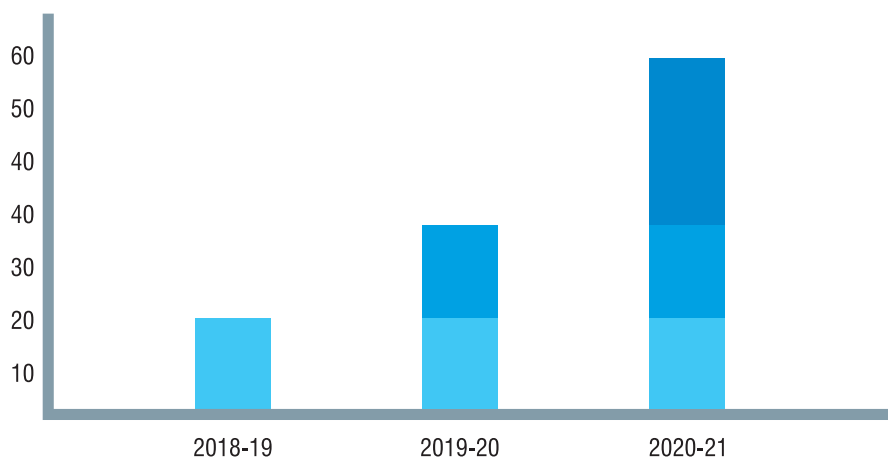
SI. No.	COMPANY NAME	AREA IN SQ.FT.	EMPLOYEES
1	M/s. Aufait Technologies Pvt. Ltd	2616	14
2	M/s. Vinam Solutions Pvt. Ltd.,	4024	29
3	M/s. Cieno Technologies	1183	14
4	M/s. Yarrdiant Weblonge Pvt. Ltd.,	1169	9
5	M/s. Logiology Solutions Pvt. Ltd.,	1766	19
6	M/s. Zinfog Codelabs	1769	25
7	M/s. Limenzy Technologies Pvt. Ltd.,	2171	15
8	M/s. Ontash India Technologies Pvt. Ltd.,	1416	24
9	M/s. Ipix Tech Services Pvt. Ltd.,	2426	27
10	M/s. Infinite Opens Source Solutions LLP	7704	50
11	M/s. Mozilor Technologies Pvt. Ltd.,	2840	30
12	M/s. Veuz concept Pvt. Ltd.,	379	17
13	M/s. Times World Medcia & Technologies	1235	16
14	M/s. Zoondia Software Pvt. Ltd.,	1390	15
15	M/s. Ayur Medicity Pvt. Ltd.,	1346	11
16	M/s. Turnip Seed Accounting Pvt. Ltd.,	1355	12
17	M/s. Quizo Technologies & Solutions Pvt. Ltd.,	488	7
18	M/s. HHM Life Science and Research LLP	2233	3
19	M/s. Pixbit Solutions Pvt. Ltd.,	953	16
20	M/s. You Got a Gift Pvt. Ltd.	2518	2
21	M/s. Eljo Services Pvt. Ltd.,	1919	6
22	M/s. Axel Technologies Pvt. Ltd.,	2263	20
23	M/s. Zennode Technologies LLP	2415	30
24	M/s. Qbytes Info Labs Pvt. Ltd.,	2267	34
25	M/s. Abana Technologies Pvt. Ltd.,	1339	7
26	M/s. Cyberdome	474	7
27	M/s. Mobile 10 X	12391	116
28	M/s. MKM Info Solutions Pvt. Ltd.	1156	3
29	M/s. Odox Soft Hub LLP	1090	18
30	M/s. ERE Business Solutions Pvt. Ltd.	889	12

## EXISTING COMPANIES

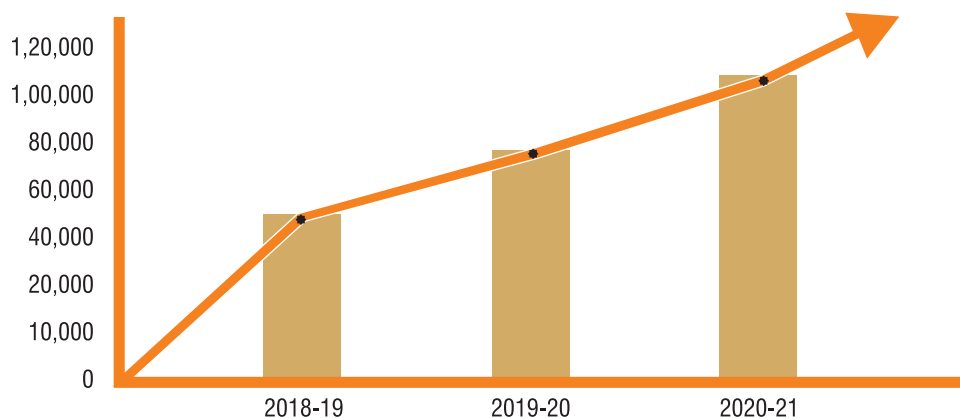
Sl. No.	COMPANY NAME	AREA IN SQ.FT.	EMPLOYEES
31	M/s. Technanureus Info Solutions Pvt.Ltd.	1685	17
32	M/s. Lilac Infotech Pvt. Ltd.	1775	36
33	M/s. Codeace IT Solutions LLP	2085	44
34	M/s. Fantacode Pvt. Ltd.	1324	5
35	M/s. Logic Dreams LLP	1036	10
36	M/s. John & Smith Solutions LLP	1058	28
37	M/s. RBN soft Technologies LLP	1314	16
38	M/s. Techlogica IT DT Sloutions Pvt. Ltd.	2010	10
<b>TOTAL</b>		<b>79471</b>	<b>764</b>

## LAST 3 YEARS COMPARISON

	2018-19	2019-20	2020-21
<b>Total No. of Companies</b>	20	38	58

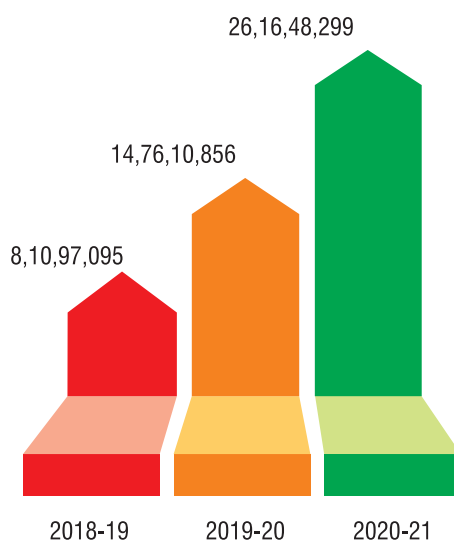


	2018-19	2019-20	2020-21
<b>Area Leased out</b>	48684	79471	107574

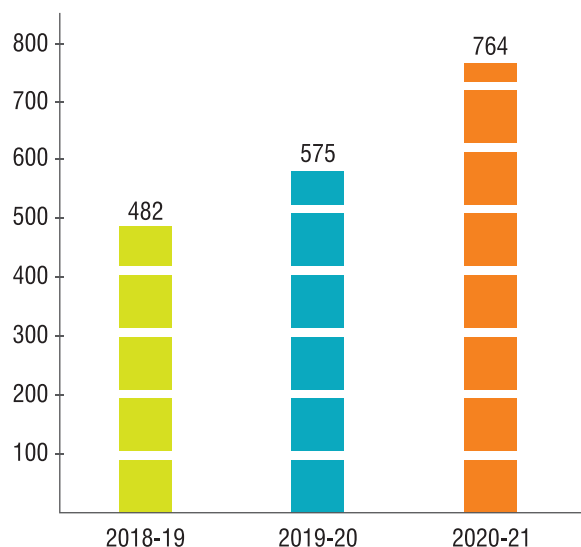


## LAST 3 YEARS COMPARISON

	2018-19	2019-20	2020-21
<b>Software exports</b>	8,10,97,095	14,76,10,856	26,16,48,299



	2018-19	2019-20	2020-21
<b>Employee strength</b>	482	575	764



## COMPANIES EXITED DURING 2020-21

Sl. No.	COMPANY NAME	AREA IN SQ.FT.	EMPLOYEES
1	M/s. Ayur Medicity	1336 sq.ft	11
2	M/s. HHM Life Science & Research LLP	2233 sq.ft	4
3	M/s. Palmatrix Technologies Pvt. Ltd	1186 sq.ft	

# Project Updates

## UPPER BASEMENT INTERIOR WORKS

The interior works in upper basement floor of Sahya building has been completed. The UB floor have 31nos. (plug & play) office spaces with conference room (2nos.) and a small dining area. The total carpet area of the floor is 47,061 sq. ft.



## PARK OFFICE UNDER OHWT

The interior office space works for Cyberpark and KSITIL admin office, under overhead water tank has been completed. The total area of the building is 6,000 Sq. ft. comprising of G+2 floors



# Financial Updates

*Varma & Varma*  
Chartered Accountants

## **INDEPENDENT AUDITOR'S REPORT**

To,

The Members of Cyberparks, Kozhikode

### **Opinion**

We have audited the accompanying financial statements of Cyberparks Kozhikode ("the Society"), which comprise the Balance Sheet as at March 31, 2021, the Income & Expenditure statement for the year then ended, and notes to the financial statements including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the accompanying financial statements give a true and fair view of the state of affairs of the Society as at March 31, 2021, and of its loss for the year then ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

### **Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by the Institute of Chartered Accountants of India. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Society in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Emphasis of Matter**

As stated in Note no. 6 of the Notes on accounts, an amount of Rs. 1,01,18,912 and Rs. 16,54,836 has been spent for the initial infrastructure development works at Kannur and Kasargod Cyberparks respectively out of Rs. 4.50 crores received for this purpose. As stated therein, based on the direction of the Executive Council, a letter has been submitted to the Government for transferring the assets to M/s Kerala State IT Infrastructure Limited which is the executing authority and the agency for the infrastructure development at Kannur and Kasargod Cyberparks and pending finality of the matter, no adjustment has been made in the books of account as at 31.03.2021.

### **Information other than the Financial Statements and Auditors Report thereon**

The Society's Executive Council is responsible for the Information other than the financial statements and auditor's report thereon. The said information comprises the information included in the Annual Report (Other information) but does not include the financial statements and our audit report thereon. The Other Information is expected to be made available to us after the date his auditor's report.

Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available, and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, otherwise appear



to be materially misstated.

When we read the other information, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

#### **Responsibility of Management and Those Charged with Governance for the Financial Statements**

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position and financial performance in accordance with the accounting principles generally accepted in India. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Society'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 management either intends to liquidate the Society or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Society's financial reporting process

#### **Auditor's Responsibility for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are 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 these financial statements.

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 statements, 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 control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Board's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's 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 Society's ability 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 statements 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 Society to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



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.

#### **Report on Other Legal & Regulatory Requirements**

We report that:

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Society so far as it appears from our examination of those books.
- (c) The Balance Sheet and Income and Expenditure Statement dealt with by this Report are in agreement with the books of accounts.
- (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards issued by the Institute of Chartered Accountants of India.

Kozhikode  
Date – 26.11.2021



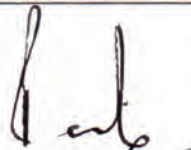
**For Varma and Varma**  
Chartered Accountants  
Firm Reg: No 004532S

  
**S Raghunandan**  
Partner  
(M.N 023592)

UDIN -  
21023592 AAAJA2221

**CYBERPARKS KOZHIKODE**  
**BALANCE SHEET AS AT 31ST MARCH 2021**


PARTICULARS	Schedule	Current Reporting Period		Previous Reporting Period	
		As at 31st March 2021		As at 31st March 2020	
1	2	₹	₹	₹	₹
1	2	3		4	
<b>I. SOURCES OF FUNDS</b>					
(1) Capital Fund	A	58,60,78,656		58,60,78,656	
Income & Expenditure Account		(25,34,62,627)	33,26,16,029	(21,27,22,131)	37,33,56,525
(2) Non-Current Liabilities					
(a) Long-term Borrowings	B	74,36,20,000		74,36,20,000	
(b) Other Long Term Liabilities	C	2,59,78,385	76,95,98,385	1,99,90,611	76,36,10,611
(3) Current Liabilities					
(a) Sundry Creditors	D	1,42,47,012		1,38,59,081	
(b) Other Current Liabilities	E	2,45,88,259	3,88,35,271	2,45,15,250	3,83,74,331
<b>Total</b>			<b>1,14,10,49,685</b>		<b>1,17,53,41,467</b>
<b>II. APPLICATION OF FUNDS</b>					
(1) Non-Current Assets					
(a) Fixed Assets					
(i) Tangible Assets	F	70,53,47,727		75,66,44,924	
(ii) Capital Work-in-Progress	G	7,04,88,791		1,58,55,044	
(b) Long-term Loans and Advances	H	13,22,063	77,71,58,581	13,22,063	77,38,22,031
(2) Current Assets					
(a) Sundry Debtors	I	2,18,82,686		82,43,970	
(b) Cash and cash equivalents	J	32,39,37,924		37,67,43,088	
(c) Short-term Loans and Advances	K	1,80,70,494	36,38,91,104	1,65,32,378	40,15,19,436
<b>Total</b>			<b>1,14,10,49,685</b>		<b>1,17,53,41,467</b>


  
**Shri. Bishwanath Sinha IAS**  
Chairman, Executive Council  
Principal Secretary (Electronics & IT Dept.)  
Government of Kerala

  
**John M Thomas**  
Chief Executive Officer  
Cyberpark

As per Our Report of Even Date Attached  
Kozhikode

**For Varma and Varma**  
Chartered Accountants  
Firm Reg: No 004532S

  
**Jayanthi L**  
Treasurer  
Cyberpark

  
**Sureshkumar K**  
Secretary-Registrar  
Cyberpark



  
**S Raghunandan**  
Partner  
(M.N 023592)



UDIN : 21023592 AAAAJA2227  
Date: 26-11-2021

**CYBERPARKS KOZHIKODE**

**INCOME & EXPENDITURE STATEMENT FROM 01-04-2020 TO 31-03-2021**

PARTICULARS	Schedule	Current Reporting Period	Previous Reporting Period
		2020-21	2019-20
		₹	₹
I. Revenue from Operations	L	4,27,48,055	3,61,17,183
II. Other Income	M	1,84,74,074	1,69,35,923
<b>III. Total Revenue</b>		<b>6,12,22,129</b>	<b>5,30,53,106</b>
<b>IV Operating and Other Expenses</b>			
Employee Benefits Expenses	N	93,24,030	97,06,704
Office Administration Expenses	O	29,65,444	19,49,328
Campus Operational Expenses	P	93,68,805	1,47,75,467
Campus Maintenance Expenses	Q	54,71,138	51,10,350
Infrastructure Support Expenses	R	61,59,770	66,44,176
Promotional Expenses	S	12,900	12,21,676
Finance Costs	T	2,209	3,332
<b>Total Operating and other Expenses</b>		<b>3,33,04,296</b>	<b>3,94,11,033</b>
<b>V. Surplus/(Deficit) before Depreciation &amp; Tax</b>		<b>2,79,17,833</b>	<b>1,36,42,073</b>
Depreciation and Amortization Expense	U	6,86,58,329	7,64,76,922
<b>Excess of Expenditure over Income</b>		<b>(4,07,40,496)</b>	<b>(6,28,34,849)</b>
Significant Accounting Policies	V		
Notes on Accounts	W		

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**S Raghunandan**  
Partner  
(M.N 023592)

UDIN: 21023592AAAAJA 2227  
Date: 26-11-2021



**CYBERPARKS KOZHIKODE**  
**SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31st MARCH, 2021 AND**  
**INCOME & EXPENDITURE STATEMENT FROM 01-04-2020 TO 31-03-2021**

**SCHEDULES TO BALANCE SHEET AND INCOME & EXPENDITURE STATEMENT**

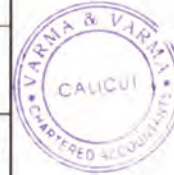
	Current Period 2020-21 ₹	Previous Period 2019-20 ₹
<b>A. Capital Fund</b>		
As Per Last Balance Sheet	58,60,78,656	50,16,19,884
Add: Received during the year from Government of Kerala	-	8,44,58,772
	<b>58,60,78,656</b>	<b>58,60,78,656</b>
<b>Income &amp; Expenditure Account</b>		
As per last Balance Sheet	(21,27,22,131)	(14,98,87,282)
Add: Excess of Expenditure over Income during the year	(4,07,40,496)	(6,28,34,849)
<b>Balance of Income &amp; Expenditure Account</b>	<b>(25,34,62,627)</b>	<b>(21,27,22,131)</b>
<b>Total of Capital Fund</b>	<b>33,26,16,029</b>	<b>37,33,56,525</b>
<b>B. Long-Term Borrowings</b>		
NABARD-RIDF Assistance		
As per last Balance Sheet	74,36,20,000	67,11,49,000
Add: Received during the Year	-	7,24,71,000
<b>Total of Long-Term Borrowings</b>	<b>74,36,20,000</b>	<b>74,36,20,000</b>
<b>C. Other Long Term Liabilities</b>		
<b>Deposit Received:-</b>		
Modules / Building	2,50,88,879	1,89,49,852
Security Deposits	8,89,506	10,40,759
<b>Total of Other Long Term Liabilities</b>	<b>2,59,78,385</b>	<b>1,99,90,611</b>
<b>D. Sundry Creditors</b>		
Sundry Creditors - Contracts / Assets	1,30,79,251	1,29,88,476
Sundry Creditors - Expenses	11,67,761	8,70,605
<b>Total of Sundry Creditors</b>	<b>1,42,47,012</b>	<b>1,38,59,081</b>
<b>E. Other Current liabilities</b>		
Earnest Money Deposit	5,99,030	4,29,980
Retention Money Payable	22,89,026	32,92,697
Duties and Taxes Payable	14,50,342	2,71,896
Security Deposit	1,41,501	8,44,189
Other current liabilities	2,01,08,360	1,96,76,488
<b>Total of Other Current liabilities</b>	<b>2,45,88,259</b>	<b>2,45,15,250</b>



CYBERPARKS KOZHIKODE

SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31ST MARCH 2021

Schedule - F - Fixed Assets													
Sl. No.	DESCRIPTION	GROSS BLOCK				RATE (%)	DEPRECIATION BLOCK				NET BLOCK		
		As at 01.04.2020	Additions during the year	Deletions/Adjustments during the year	As at 31.03.2021		Accumulated as at 01.04.2020	Depreciation For the Year	Deletions during the year	Accumulated as at 31.03.2021	As at 31.03.2021	As at 31.03.2020	
1	Land & Land Development	44,83,924	-	-	44,83,924	0.00	-	-	-	-	-	44,83,924	44,83,924
2	Air Conditioner	10,08,68,207	21,94,111	-	10,30,62,318	13.91	1,04,17,630	2,74,83,938	-	3,79,01,568	-	6,51,60,750	7,33,84,269
3	Building & Building Improvements	53,90,23,259	13,93,198	-	54,04,16,457	5.00	2,31,85,839	7,57,63,202	-	9,89,49,041	-	44,14,67,416	46,32,60,057
4	Computer & Accessories	18,85,871	1,88,955	-	20,74,826	40.00	1,26,002	15,79,148	-	17,05,150	-	3,69,676	3,06,723
5	Electrical and Solar Installations	12,74,11,908	20,65,150	-	12,94,77,058	13.91	1,28,48,874	3,65,37,475	-	4,93,86,349	-	8,00,90,709	9,08,74,433
6	Fire Fighting Equipments	1,84,03,522	-	-	1,84,03,522	13.91	19,12,363	46,55,402	-	65,67,765	-	1,18,35,757	1,37,48,120
7	Furniture & Fixtures	16,13,90,390	1,14,69,404	-	17,28,59,794	18.10	1,82,97,013	6,41,26,232	-	8,24,23,245	-	9,04,36,549	9,72,64,158
8	Office Equipments	7,37,945	50,314	-	7,88,259	13.91	54,563	3,75,890	-	4,30,453	-	3,57,806	3,62,055
9	Plant & Machinery	1,89,53,790	-	-	1,89,53,790	13.91	17,88,377	60,97,008	-	78,85,385	-	1,10,68,395	1,28,56,772
10	Telecommunication Equipments	1,47,890	-	-	1,47,890	13.91	10,557	71,996	-	82,553	-	65,337	75,894
11	Software Packages	9,17,162	-	-	9,17,162	60.00	17,111	8,88,643	-	9,05,754	-	11,408	28,519
	<b>Total</b>	<b>97,42,23,858</b>	<b>1,73,61,132</b>	<b>-</b>	<b>99,15,84,990</b>		<b>6,86,58,329</b>	<b>21,75,78,934</b>		<b>28,62,37,263</b>		<b>70,53,47,727</b>	<b>75,66,44,924</b>



**CYBERPARKS KOZHIKODE**  
**SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31ST MARCH 2021**

Schedule-G-Capital Work in Progress (Rupees)				
Particulars	As At 01-04-2020	Additions During the Year	Transfers/ Adjustments during the Year	As At 31-03-2021
Capital work in progress- Calicut	41,81,296	7,09,38,230	1,63,04,483	5,88,15,043
Capital work in progress- Kannur	1,00,18,912	-	-	1,00,18,912
Capital work in progress- Kasaragod	16,54,836	-	-	16,54,836
<b>Gross Total</b>	<b>1,58,55,044</b>	<b>7,09,38,230</b>	<b>1,63,04,483</b>	<b>7,04,88,791</b>

Refer Note no. 6



	Current Period 2020-21 ₹	Current Period 2019-20 ₹
<b>H. Long-term loans and advances</b>		
Security Deposits	13,22,063	13,22,063
<b>Total of Long-term loans and advances</b>	<b>13,22,063</b>	<b>13,22,063</b>
<b>I. Sundry Debtors</b>		
(Unsecured, considered good)		
Sundry Debtors	2,26,64,066	82,43,970
Less: Provision for bad & doubtful debts	(7,81,380)	-
<b>Total of Sundry Debtors</b>	<b>2,18,82,686</b>	<b>82,43,970</b>
<b>J. Cash and cash equivalents</b>		
Cash in hand	21,283	16,857
Balances with banks & Treasury	82,97,012	14,28,75,717
Fixed Deposits	31,56,19,629	23,38,50,514
<b>Total of Cash and cash equivalents</b>	<b>32,39,37,924</b>	<b>37,67,43,088</b>
<b>K. Short-term loans and advances</b>		
Unsecured, considered good;		
KSITIL Receivable	97,97,722	92,90,190
Prepaid Expenses	2,96,328	1,65,296
Advances-Others	6,450	36,450
CGST Paid	2,000	2,000
TDS Receivable	79,67,994	70,38,442
<b>Total of Short-term loans and advances</b>	<b>1,80,70,494</b>	<b>1,65,32,378</b>
<b>L. Revenue from Operations</b>		
(a) Operating revenues - Rent / Lease Charges		
Rent for Module/Building	2,95,05,001	2,74,21,797
Operation and Maintenance Income	1,24,88,518	84,70,507
	<b>4,19,93,519</b>	<b>3,58,92,304</b>
(b) Operating revenues - Others		
Cost of Tender Forms	86,545	9,600
Surcharge on delay charges	6,60,491	2,02,279
Others	7,500	13,000
	<b>7,54,536</b>	<b>2,24,879</b>
<b>Total of Revenue from Operations</b>	<b>4,27,48,055</b>	<b>3,61,17,183</b>
<b>M. Other income</b>		
Interest Income	1,84,74,074	1,69,35,923
<b>Total of Other income</b>	<b>1,84,74,074</b>	<b>1,69,35,923</b>
<b>N. Employee Benefits Expense</b>		
Salaries and Wages	92,73,177	96,76,222
Staff Welfare Expenses	50,853	30,482
<b>Total of Employee Benefits Expense</b>	<b>93,24,030</b>	<b>97,06,704</b>



	Current Period 2020-21 ₹	Current Period 2019-20 ₹
<b><u>O. Office Administration Expenses</u></b>		
Postage & Telephone Charges	3,85,185	3,39,356
Travelling Expense & Conveyance Charges	6,40,117	8,09,236
Printing And Stationery	1,27,277	78,839
Legal & Professional Charges	5,47,000	2,08,000
Other Administrative Expenses	4,84,485	5,13,897
Provision for bad & doubtful debts	7,81,380	-
<b>Total of Office Administration Expenses</b>	<b>29,65,444</b>	<b>19,49,328</b>
<b><u>P. Campus Operational Expenses</u></b>		
Expenses for Utilities	91,41,892	1,46,15,850
Rates, Taxes & Insurance Charges	2,26,913	1,59,617
<b>Total of Campus Operational Expenses</b>	<b>93,68,805</b>	<b>1,47,75,467</b>
<b><u>Q. Campus Maintenance Expenses</u></b>		
Security Expense	24,58,387	22,71,873
House Keeping Expense	23,90,784	22,79,395
Campus Up Keep Expense	6,21,967	5,59,082
<b>Total of Campus Maintenance Expenses</b>	<b>54,71,138</b>	<b>51,10,350</b>
<b><u>R. Infrastructure Support Expenses</u></b>		
AMC Charges	34,81,315	49,04,698
Repairs and Maintenance Expense	26,78,455	17,39,478
<b>Total of Infrastructure Support Expenses</b>	<b>61,59,770</b>	<b>66,44,176</b>
<b><u>S. Promotional Expense</u></b>		
Advertisement Charges	-	9,900
Promotional Expenses	12,900	12,11,776
<b>Total of Promotional Expense</b>	<b>12,900</b>	<b>12,21,676</b>
<b><u>T. Finance Costs</u></b>		
Bank charges	2,209	3,332
<b>Total of Finance Costs</b>	<b>2,209</b>	<b>3,332</b>
<b><u>U. Depreciation and Amortization Expenses</u></b>		
Depreciation of Tangible Assets	6,86,58,329	7,64,76,922
<b>Total of Depreciation and Amortization Expenses</b>	<b>6,86,58,329</b>	<b>7,64,76,922</b>



## CYBERPARKS KOZHIKODE

### SCHEDULE-V

#### Significant Accounting Policies forming part of the Balance Sheet and Income and Expenditure Account for the year ended 31<sup>st</sup> March 2021.

1. **Basis of Preparation of Accounts: -**

The accompanying financial statements have been prepared in accordance with the historical cost conventions and on accrual basis. Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

2. **Revenue Recognition: -**

Incomes have been recognized on accrual basis. However, where the ultimate collection lacks certainty, the revenue recognition is postponed.

3. **Fixed Assets and Depreciation:**

3.1 Fixed Assets are carried at cost of acquisition less depreciation. Cost of fixed assets includes all expenses wholly and exclusively meant for acquiring/creating fixed assets.

3.2 Depreciation has been charged on written down value method. Proportionate depreciation has been charged in respect of assets capitalized / acquired and sold during the year. Depreciation has been arrived at as per the rates provided in Schedule F of the accounts

4. **Government Assistances: -**

Government contribution towards Infrastructure development is credited to Capital Fund in the year of its receipt.

5. Stock of Stationery being insignificant is not recognized in the accounts

6. **Employee Benefits: -**

Leave salary and Gratuity are expensed as and when paid.



## CYBERPARKS KOZHIKODE

### SCHEDULE-W

#### Notes on Accounts forming part of the Balance Sheet and Income and Expenditure

#### Account for the year ended 31<sup>st</sup> March 2021.

1. Electricity and Water charges are shown as the net of debit and credit and disclosed under the head Campus Operational Expenses. (Schedule P)
2. An amount of Rs.74,36,20,000/- shown in Schedule B represents Government of Kerala NABARD - RIDF assistance, which is refundable in nature. As per GO dated 21.05.2018, Cyberpark has to repay the interest at the rate of 6% on the amount so received from the year 2018-19 & principal from year 2020-21. However, since the Society does not have adequate funds to repay the assistance, an application was given to Government of Kerala pointing out the inability to refund the above assistance. Since the application is pending before the Government of Kerala, no provision for interest payable was made in the accounts.
3. The entity is an eligible undertaking or enterprise for the purpose of deduction in respect of profits and gains engaged in development of Special Economic Zone under Sec.80 IAB of the Income Tax Act, 1961. As there are no profits, no deduction is claimed under the said provision of the Income Tax Act, 1961.
4. As per the information available, there are no amounts due that require provisioning as per the requirement of the Micro Small and Medium Enterprise Development Act, 2006.
5. The demand raised by the Olavanna Grama Panchayat for property tax for Sahya IT Building for the years 2017-18, 2018-19, 2019-20 & 2020-21 amounting to Rs. 68,54,306/- is in dispute as the building is in Special Economic Zone and pending before the First-Class Judicial Magistrate Court, Kozhikode.
6. Vide G.O (Rt) No.161/2010/ITD, dated 06.08.2010, and vide G.O (Rt) No.51/2011/ITD, dated 15.03.2011, 17.50 crores have been released to Cyberpark under state Grant, under the head of account-4859-02-800-98(Plan).Out of Rs.17.50 Crores, Rs.3.75 Crores were ear marked for Kannur Cyberpark and Rs.0.75 Crores for Kasaragod Cyberpark for the initial infrastructure development works.

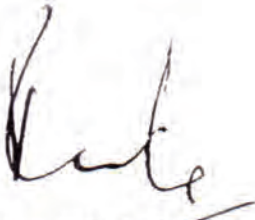
Out of Rs.4.50 crores received, (Rs 3.75 crores for Kannur & Rs.0.75 crores for Kasaragod) Rs.1,00,18,912/- has been spent for the initial infrastructure development works at Kannur & Rs.16,54,836/- towards Kasaragod and the same has been accounted in the books of account of Cyberpark under Capital work-in-progress.

Since 2012-13, project and development work of Kannur & Kasaragod Cyberparks were directly undertaken by M/s Kerala State IT Infrastructure Limited (KSITIL). Vide G.O.(Rt.) 174/2015/ITD, dated.03/08/2015, government has accorded KSITIL as the executing authority and the agency for the infrastructure development at Kannur and Kasaragod Cyberpark. Since, the asset do not form part of Cyberpark Kozhikode, the assets are proposed to be transferred to concerned agency, KSITIL at the earliest.

Based on the direction of the executive council, a letter has been submitted to the Government for a decision in this regard. Pending finality of the matter, no adjustment has been made in the books of account.



7. An amount of Rs 7,81,380 /- has been created as provision for Bad and Doubtful debts during the financial year 2020-21 and this has been reduced from the Sundry Debtors and reported (Schedule I) in the Balance sheet.
8. The Government of Kerala in order to support the Companies in the Covid-19 Pandemic has released G.O.(Rt)No.51/2020/ITD dated 27/04/2020 and G.O.(Rt)No.12/2021/ITD dated 18/02/2021 offering rental and O&M waivers.
9. Previous year' s figures and accounts have been re-grouped or re-classified wherever found necessary to conform to current year's classification.
10. Figures have been rounded off to the nearest Rupee.



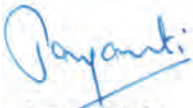
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**As per Our Report of Even  
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Secretary-Registrar  
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**S.Ragunandan**  
Partner  
Membership No.23592



UDIN:21023592AAAAJA2227

Date: 26-11-2021



# Admin Report 2020-21

## COVID 19 - IMPACTS

After the unprecedented spread of Covid-19 pandemic, majority of the companies in Cyberpark have been impacted since it has affected their daily business operations, project deliveries, and revenue streams. Due to lockdown and containment zone restrictions, companies had opted for WFH for most of their employees since the end of March 2020.

The past one and a half years has been critical for most of the business units as they had a challenge of setting up hardware and software systems, connectivity in place to remotely operate

but were able to adopt to a new normal and were able to set up a proper monitoring system.

There are 6 units who have surrendered their space during these periods; out of the six units, 3 vacated and the balance opted to move into a reduced office space. The total surrendered area is 8935 sq. ft. as the Covid-19 completely forced those business to shut down their operations thereby minimizing the impact of loss incurred. We also had two companies who had opted for further expansion (4529 sq. ft.) however decided to curtail their expansion plan and continue with the existing space.



As the pandemic surged across the world, Cyberpark remained prepared and vigilant.



Team Cyberpark welcomes the new CEO and wishes him the very best!



A snapshot of the COVID-19 test camp organised in the campus. Kudos to the team for going the extra mile during these trying times.



The new CEO, IT Parks, John M Thomas takes charge. He did his B.Tech in Mechanical Engineering from NIT, Kozhikode and MBA in Information Systems, Operations and Finance from Georgia Institute of Technology, Atlanta.

# Marketing Activities and Other Events



New beginnings are always an occasion for joy at Cyberpark. Inauguration of M/s Codace by Shri. T. P. Ramakrishnan, Hon'ble Minister for Labour & Excise.



Bpract opens its doors at Cyberpark. John M Thomas, CEO, IT Parks, Kerala inaugurated the office of the software development company in the presence of Manu Muruli, Managing Director, Bpract.



John M Thomas, CEO, IT Parks, Kerala congratulates the team of Iluzia, a start-up specialising in media and education sectors, on the inauguration of their new facility at Cyberpark.



UK-based computing and IT services company John and Smith Solutions LLP expanded its operations to Kerala by opening an office in Cyberpark. Nireesh C, GM - Marketing, inaugurated the facility in Sahya Building.



Rydborg Engineering Pvt. Ltd., based in Kolkata and specialising in architecture, engineering and construction, opened its office at Cyberpark. Nireesh C, GM - Marketing did the honours.



75th Independence Day Celebrations at Cyberpark. A day when spirits rose along with the tricolour flag. An occasion to remember with reverence the great sacrifices made in the name of liberty.