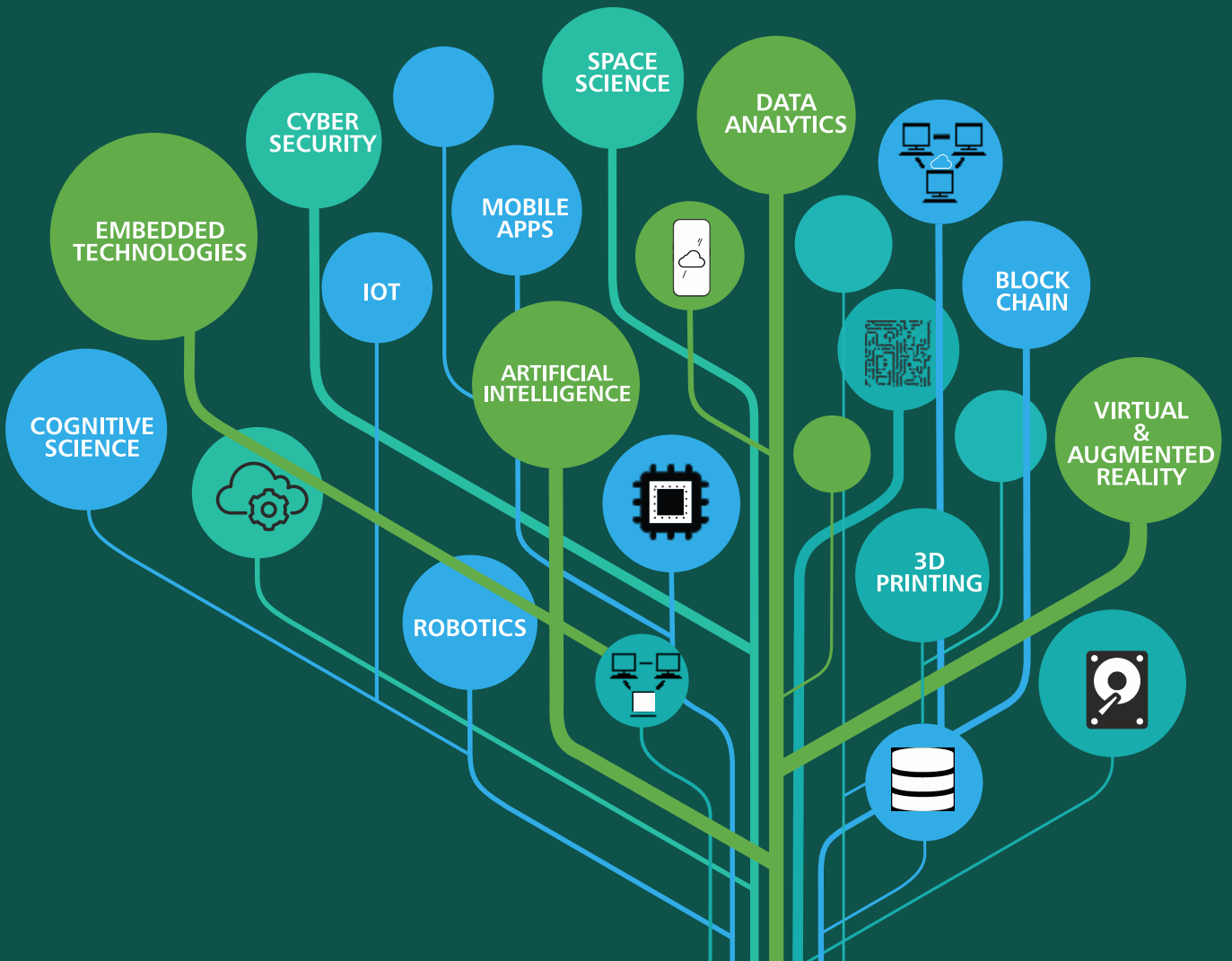


ANNUAL REPORT 2021-22



FUTURE PERFECT

THIRUVANANTHAPURAM

TECHNOPARK 

HARMONY@WORK



INDEX

	<i>Page no.</i>
About Technopark	4
Governing Body	5
Executive Council	6
CEO's Report	7
GB & EC members	8
General Information	9
Marketing update	22
Project update	31
Administration update	34
Auditors & Bankers	36
Finance update	37

ABOUT TECHNOPARK

Technopark is an autonomous organisation fully owned by Government of Kerala, a CMMI Level 4, ISO 9001:2015, ISO14001:2015, ISO 45001:2018 certified Technology Park. The park is one of India's largest IT Parks, it is one of world's greenest Technopolis as well. Technopark was formed in the year 1990 at Thiruvananthapuram, the capital city of Kerala.

Currently 64,000 IT professionals are employed by Technopark companies. Spread across 766.86 acres of land with 106 lakhs sq.ft of IT built up space and home to 465 IT/ITeS. Technopark is rated CRISIL's A+/Stable for two consecutive years. The exalted list of companies in Technopark currently includes the big names such as Infosys, UST Global, Tata Consultancy Services (TCS), Ernst & Young, Allianz, IBS Software, Oracle, Nissan, Guidehouse, SunTec, Tata Elxsi, Envestnet, Quest Global etc. The growing IT infrastructure facility of Technopark is supported through co-developers such as Embassy-Taurus, Brigade Enterprises, Carnival Infopark, Seaview, Amstor House, and M-Squared. Technopark has both SEZ and Domestic Tariff areas earmarked for IT business

ON-GOING FLAGSHIP PROJECTS:

1. TCS AEROSPACE HUB' IN TECHNOPARK PHASE 4 (TECHNOCITY), TRIVANDRUM

- Development Centre in space technologies, manufacturing and defense in 94 acres of land.
- Technology focus on IoT, Blockchain, Robotics, Data Analytics, ML and AI
- Investment of INR 800 crore.

2. EMBASSY TAURUS 'DOWNTOWN TRIVANDRUM' IN TECHNOPARK PHASE 3 CAMPUS.

- IT Integrated 'live-work-play' lifestyle concept of development.
- 57 lakhs sq.ft. built up area (38 lakhs sq.ft. IT and 19 lakhs sq.ft. non-IT)
- Investment of INR 1500 crore.

3. 'BRIGADE SQUARE' BY BRIGADE ENTERPRISES IN TECHNOPARK PHASE 1 CAMPUS.

- -2+G+12 storeyed IT building
- 2.25 lakhs sq.ft IT built up space
- Investment of INR 180 Crores.

GOVERNING BODY



In the recent past, Kerala has emerged as one of the most investment and business friendly destinations, attracting both industry giants and Startups. Industry leaders and innovators have acknowledged the amenities and facilities of international standards that we assure, our industry enabling atmosphere, the transparency and efficiency of our regulatory compliance mechanisms and so on.

With timely and stakeholder friendly policy interventions, and the incentivisation of innovations, Startups and entrepreneurship, Kerala's Government has always extended unparalleled support to the IT industry. Kerala IT has immensely benefited from this supportive atmosphere. An inventive, robust and productive IT ecosystem with agility, talent and acumen to remain ahead of the technological curve has emerged, due to such forward looking policies.

Despite the challenges posed by the pandemic, Kerala has found novel ways to overcome them and emerged stronger. The growing demand for spaces and facilities in our IT Parks and the exponential growth in Kerala's IT exports are testimonies to our robust IT ecosystem. Thousands of direct and indirect employment opportunities have been created. Revenue from IT exports have grown 23.5%, from Rs. 14,837 crore in FY 20—21 to Rs, 18,330 crore in FY 21-22.

This proves that Kerala's IT sector is based on strong foundations. Every time the world has been on the verge of a digital renovation, Kerala has had the foresight to focus on new and emerging technologies, positioning ourselves for the future. We have weathered the worst of the circumstances, even at the global level, and are optimistic of the times to come too.

The fact that Kerala is the first State in India which set up an IT Park of its own, is ample proof of how future ready we are. Even now, in our flawless acceptance of the 'new normal' work culture, our IT sector's capacity to move forward boldly, is at display. 'Work From Home' and hybrid modes of work continue to be swiftly embraced and effectively implemented causing little disturbance.

Kerala IT is agile and constantly ready for significant sector development. We will continue to scale greater heights and reach further horizons, both now and in the future.

A handwritten signature in black ink, appearing to be 'Pinarayi Vijayan', written over a horizontal line.

Pinarayi Vijayan
Chief Minister of Kerala (IT Minister)
Chairman-Governing Body

EXECUTIVE COUNCIL



The year 2021-22 was a year of comebacks and recoveries across the globe. The year saw businesses and employees commencing and 'bouncing back' to the life it was, pre-Covid-19. Businesses and people have been adjusting to the new normal. They have successfully learned to adapt to the changed environment with 'Work from Home' and 'Work Near Home' and the Hybrid form of work. However, due to the state-of-the-art IT infrastructure and the empowering economic atmosphere that exists in the State, work and life in Kerala's IT Parks have continued to be efficient and seamless during this year as well. The Kerala IT Parks always deserve praise for serving as an excellent support system for its IT community by implementing timely resurgence steps to withstand and recoup business during these trying times.

We've survived the crisis and come out stronger thanks to creative solutions. From hybrid work arrangements to remote employment, we have demonstrated incredible tenacity and initiative. The three main IT Parks in the State still have a significant demand for space, which is evidence to this. Anyone seeking for a fail-proof future can benefit from the government's considerable investments and timely measures to establish accelerators, incubators, future technology laboratories, and fab labs.

The future is promising! For IT companies, professionals, investors, developers, and service providers, Kerala IT Parks provide a single-entry point to a vast array of prospects with amenities of international standards. We have one of the most environmentally friendly IT environments in the world, as well

as up-and-coming talent in cutting-edge fields including IoT, Blockchain, AI, Cyber Security and so on. We also provide cutting-edge technologies like AI, 5G, cloud, big data, cybersecurity, and quantum computing that are reshaping the future.

The IT sector's outstanding performance in a bleak global economic environment highlights its solid foundation. Numerous recent IT development initiatives have been completed. Future employment will result from these advances. Additionally, it will aid in highlighting potential growth prospects for potential IT investors. The fact that Kerala IT Parks' software exports generated Rs. 17,356 crores in FY2021-2022 is pretty encouraging. The IT industry's success this year can be credited to its flexibility and agility in addressing the problems caused by the epidemic.

We view this as a fantastic chance to broaden our pool of entrepreneurial and technological expertise. Naturally, ongoing efforts to form strategic new collaborations and create core competences in new technologies will be made. The IT industry has demonstrated its resilience in the face of adversity and will continue every effort to keep doing so.

Dr. Rathan U. Kelkar IAS
Secretary (Electronics & IT),
Chairman - Executive Council

CEO's REPORT



Despite the COVID-19 pandemic and its repercussions, 2021-2022 has been yet another successful year for Technopark. With the up-keep and maintenance of our stable IT infra facilities, Technopark could host 465 IT/ITeS companies with a total IT built up space of 106 lakhs sq.ft. The park is home to 64,000 IT employees. The IT export revenue grew to 1274 crores over the last year (ie, from Rs 8501 crores (FY20-21) to Rs 9775 crores (FY21-22)). During these tough times, the remarkable journey of the park was achieved through the steady flow of investments from International and Indian IT majors, consistent financial performance, and Technopark entered its 32nd year as a stable IT infrastructure facilitator, aiming towards an enabler role in future.

Today, the Technopark brand is recognized across the globe for its ability to provide world class infrastructure, customer friendly approach and earth-oriented green policies. In terms of IT built-up office area, Technopark in Thiruvananthapuram is one among the largest and greenest IT Parks in the country. The picturesque, tranquil campus occupies 766.86 acres of land. This year too, huge names have been drawn in by the strong brand equity. TCS Aerospace Hub in Technopark Phase IV (Technocity), Embassy Taurus "DownTown Trivandrum" at Technopark Phase 3 campus, 'Brigade Square' by Brigade Enterprises in Technopark Phase 1 main campus are the prestigious projects which are under construction. At the same time, we continue to place a strong focus on utilising domestic entrepreneurial and technological expertise. Thus, Technopark provide technocrats and aspiring entrepreneurs much-needed access to essential resources. Great to see the thriving IT ecosystem within the park despite the pandemic.

Technopark was able to adapt to the changing business environment/disruptions especially during the pandemic by implementing policies to support the IT companies within the park. The timely interventions have ensured that productivity levels are back quickly.

Technopark has reason to celebrate once more according to CRISIL's independent credit rating. The institution's financial soundness is demonstrated by this metric. CRISIL has confirmed Technopark's CRISIL A+/STABLE rating in July 2022 for a period up to June 2023. Technopark has been rated CRISIL A+/STABLE in two consecutive years. Technopark's debt protection metrics because of partial prepayment of debt, steady cash flow with healthy occupancy, and diversified clientele were the factors that resulted in the CRISIL rating consistency. This is a reaffirmation of our excellent track record as a premier IT hub and an indication of our strong financial stability.

I would want to take this opportunity to thank the State Government once more for its unwavering support and direction, without which none of this would have been possible. I extend my sincere gratitude to Team Technopark for their efforts and dedication.

Snehil Kumar Singh IAS
Chief Executive Officer

GB & EC MEMBERS

GB Members as on 31st March 2022

Shri. Pinarayi Vijayan,
Hon'ble IT Minister of Kerala, Govt. of Kerala

Shri. Bishwanath Sinha IAS
Additional Chief Secretary (Electronics &IT),
Government of Kerala

Shri. Sanjay Kaul IAS,
Secretary (Finance), Government of Kerala

Dr. V K. Ramachandran,
Vice Chairman, State Planning Board

Shri. M. G. Rajamanickam IAS,
Managing Director,
Kerala State Industrial Development Corporation

Shri. Magesh Ethirajan,
Executive Director, C-DAC.

Dr. D V Swamy IAS,
Development Commissioner,
Cochin Special Economic Zone (CSEZ),
Government of India.

Professor Jarugu Narasimha Moorthy,
Director, Professor of Chemistry and J. C. Bose National
Fellow. Indian Institute of Science Education and
Research Thiruvananthapuram (IISER TVM).

Mr. Srikanth Srinivasan,
Senior Director, NASSCOM.

Mr. John M. Thomas,
Chief Executive Officer, Technopark

EC Members as on 31st March 2022

Shri. Bishwanath Sinha IAS,
Additional Chief Secretary (Electronics & IT)

Shri. M. G. Rajamanickam IAS,
Managing Director,
Kerala State Industrial Development Corporation

Dr. K. Santhosh Babu IAS (retd),
Managing Director, KSITIL

Mr. Snehil Kumar Singh IAS
Director, Kerala State IT Mission

Dr. D V Swamy IAS,
Development Commissioner, CSEZ

Mr. John M. Thomas,
Chief Executive Officer, Kerala StartUp Mission

Mr. K Madhavan Pillai,
External Technical Member

Mr. Sunil Jose,
Industry Representative (President, G-Tech)

Ms. Lakshmi Raghunathan,
Additional Secretary, Finance, Government of Kerala

Mr. John M. Thomas,
Chief Executive Officer, Technopark

GENERAL INFORMATION

Technopark Growth - Year-on-Year

Year	1994	1995	1996	1997	1998	1999	2000
No of Companies	2	4	6	13	16	19	27
Built Space in sq.ft.	1,07,000	1,07,000	1,07,000	5,07,000	5,07,000	5,07,000	5,67,000
Revenues Export	0.5 Cr	3.8 Cr	8.0 Cr	27.0 Cr	54.0 Cr	70.0 Cr	148.0 Cr
No of Employees	155	1055	3340	3540	3760	4346	4800

Year	2001	2002	2003	2004	2005	2006	2007
No of Companies	39	49	56	67	86	108	135
Built Space in sq.ft.	12,67,000	12,67,000	12,67,000	12,67,000	12,67,000	23,00,000	35,00,000
Revenues Export	175 Cr	220.0 Cr	300.Cr	400. Cr	650. Cr	1000 Cr	1200 Cr
No of Employees	6050	7500	9000	9500	12,500	14,000	17,500

Year	2008	2009	2010	2011-12	2012-13	2013-14	2014-15
No of Companies	160	187	200	265	285	336	342
Built Space in sq.ft.	40,00,000	46,50,000	46,50,000	60,00,000	71,00,000	72,00,000	72,00,000
Revenues Export	1700 Cr	1414.42 Cr	1963 Cr	3400 Cr	3493 Cr	4250 Cr	5100 Cr
No of Employees	22,000	26,000	30,000	38000	40520	45390	47100

Year	2015-16	2016-17	2017-18	2018-19
No: of Companies	358	370	400	410
Built Up Space in sq.ft	85,10,000	85,10,000	88,81,000	97,01,000
Revenue Export	6250 Cr	5000 Cr	6450 Cr	7000 Cr
No: of Employees	50000	51860	56000	60000

Year	2019-20	2020-21	2021-22
No: of Companies	450	460	465
Built Up Space in sq.ft	1,00,71,000	1,06,07,527	1,06,07,527
Revenue Export	7890 Cr	8501 Cr	9775 Cr
No: of Employees	62000	63000	64000

TOTAL AREA & IT BUILT UP

TECHNOPARK - TOTAL AREA		IT BUILT UP SPACE	
PHASE I	198.43 ACRES (SEZ 31.12 ACRES)	PHASE I	5.61 M Sq.ft
PHASE II	86 ACRES (SEZ 86 ACRES)	PHASE II	3.10 M Sq.ft
PHASE III	90.02 ACRES (SEZ 48 ACRES)	PHASE III	1.06 M Sq.ft
TECHNOCITY	389.74 ACRES (SEZ 127.1 ACRES)	TECHNOCITY	0.73 M Sq.ft
KOLLAM	2.67 ACRES (SEZ 2.67 ACRES) + 40 ACRES KSITIL OWNED SEZ LAND	KOLLAM	0.10 M Sq.ft
TOTAL	766.86 ACRES (SEZ 294.89 ACRES)	TOTAL	10.6 M Sq.ft (as on 31 March 2022)

TECHNOPARK PHASE 1

A. The total extent of land in Phase 1 is 198.43 Acres with a mix of SEZ and DTZ Area.

Sl.No.	Extent of Land	Mode of Acquisition	Location
1	50 acres	Purchased from University of Kerala Phase I (A)	Karyavattom (Pangapara Village)
2	92.42 acres	Land Acquisition Phase I (B)	Attipra and Kazhakootam Villages
3	9.9 acres	Land Acquisition Phase I (D)	Aakkulam (Attipra Village)
4	46.10 acres	Land Acquisition Phase 1	Cheruvikkal and Attipra Villages

B. COMPANIES IN TECHNOPARK - OWNED BUILDING

Companies in Bhavani Building

Allianz Cornhill Information Services P Ltd
 Beyond The Limits
 Investnet Asset Management India Pvt Ltd
 Guidehouse India Private Limited
 Orisyindia Consultancy Services LLP
 Raitel Corporation of India Ltd
 Anlon Information Systems
 Technocuz Software Solutions Pvt Ltd
 US Technology Inter Pvt Ltd
 Veristics Networks Pvt Ltd

Companies in Chandragiri Building

IBS Software Private LTD
 Speridian Technologies P Ltd

Companies in Gayatri Building

Alzone Software Private Limited
 Alamy Images India Pvt Ltd
 Arvension Technologies LLP
 Artemas Technologies Private Limited
 Alokin Software Private Limited
 CapResults Digital Communications Pvt Ltd
 Clinipace Clinical Research Pvt Ltd
 Collaborative Learning Labs Pvt.Ltd
 Ciber Digita Consultants LLP
 Dezynex Technology
 Div 10x Business Solutions Private Limited
 Docking Station Technologies Private Limited
 DSI Technologies Pvt Ltd
 Grid Design Solutions Pvt Ltd

Grid Engineering Services
IBIL Solutions
Icorepioneer Business Solution (P) Ltd
Kennedys Kognitive computing
Palnar Transmedia Pvt Ltd
Pentacircle Informatics Ltd
Oztern Technology Private Limited
Stackon Technologies Private Limited
Sweans Technologies Pvt Ltd
Se- Mentor Solutions Private Limited
Tata Elxsi Ltd
Travanleo Info Solutions India Pvt Ltd
Virtus IT Services Pvt Ltd
Kawika Technologies Private Limited
Lightrains Technolabs Private Limited
Rewards Mysearchglobal Private Limited
Refined IT Solutions and Marketing Private Limited
Thoughtripples Technologies Private Limited
Trenser Technology Solutions Pvt.Ltd
Troodon IT Solutions Private Limited
Waybeo Technology Solutions Private Limited
Yourvision Software Solutions LLP

Companies in Nila Building

Attinad Software Pvt Ltd
Arackal Digital Solutions India Private Limited
ARS Traffic and Transport Technology (India) Pvt Ltd
Akira Software Solutions Pvt Ltd
AOT Technologies
Aten India Software Solutions Pvt Ltd
Cloudq IT Services Private Limited
Creace Technologies Pvt Ltd
Clap Research Private Limited
Cyberia Softwares Private Limited
Diginest Solutions (P) Ltd.
Doubtox Edutainment
ECOWhite Agricultural Engineering & Technology Services Pvt Ltd
Elsys Intelligent Devices Pvt Ltd
Fischer Systems

Gadco Software
Gemini Software Solutions Pvt Ltd
Group of Technology Companies (G Tech)
Guidehouse India Private Limited
Hepsoft Technologies Pvt Ltd
Inapp Information Technologies (India) Pvt Ltd
Inspirisys Solutions Limited Accel Frontline Ltd
iTraitz IT Solutions Pvt Ltd
IBS Software Private LTD
International Business Services Group Pvt Ltd
Integral Business and Investment Solutions Private Limited
Icloud9 Digital Pvt Ltd
Inometrics Technology Systems Pvt Ltd
Innure Infotech Pvt Ltd
IIC Web Solutions Pvt Ltd
LMB Insurance Brokers Pvt Ltd
Macrosoft IT Solutions (India) Pvt Ltd
Mirox Cyber Security and Technology Pvt Ltd
Raiosoft International Private Limited
Magnicode Solutions Pvt Ltd
Noon Technologies P Ltd
PIT Solutions Pvt Ltd
Prompttech Middle East (P) Ltd.
Standout IT Solutions Pvt Ltd
Sparkling Design and Infotech Pvt Ltd
Suntec Business Solutions Pvt Ltd
Stabilix Solutions Private Limited
Sookshmatech Integral Techno Solutions Pvt Ltd
Toonz Animation
Technocrats Appliances Pvt Ltd
Simplogics Solutions Private Limited
Testhouse India Pvt Ltd
Techrista Systems Private Limited
TBF Technology Pvt Ltd
Trenser Technology Solutions Private Limited
US Technology International Pvt Ltd
Voxforem
Vanilla Networks Pvt Ltd
Xpetize Technology Solutions Pvt Ltd
Zestybeanz Technologies Pvt Ltd
Way Dot Com

Companies in Pamba Building

Guidehouse India Private Limited
Palnar Transmedia Pvt Ltd
Proudeon Internet Solutions Pvt Ltd
RR Donnelley India Outsource Pvt Ltd
Socius Innovative Global Brains (RRD)
Teraserv Technologies (India) Private Limited
Vrudhi Outsourcing Services Pvt Ltd

Companies in Periyar Building

E Team Informatica India Pvt Ltd
F12 Technologies
Kefi Tech Solutions Private Limited
Lean Transitions Solutions Private Limited
Nest Information Technologies (P) Ltd
Sequoiaat India Private Limited
Shellsquare Softwares LLP
Trenser Technology Solutions (P) Ltd

Companies in Park Centre Building

AIBI Technology Private Limited
Exponential Digital Solutions Private Limited-Div10x
Enffie Technologies Pvt Ltd
International Virtual Assistance Private Limited
Mytsys Software Solutions Private Limited
National Association of Software & System
Companies
Twinsway Technologies Private Limited
Travelshore Technologies Pvt Ltd

Companies in Thejaswini Building

Assuretech Business Solutions Pvt Ltd
Azinova Technologies Pvt Ltd
Allianz Technology SE
Adisys Research & Development India Private Limited
Benefitalign Tehnologies Pvt Ltd
BST Software (P) LTD
Binary Fountain Solutions India Pvt Ltd
Cell Technologies Pvt Ltd
Cristel Innovations Private Limited
Cinch Business Solutions Private Limited

Entuite Technologies
Digits Lab Solutions Pvt Ltd
Experion Technologies (India) Pvt Ltd
EYGBS (India) LLP
EY Global Delivery Services India LLP
Enfin Technologies India Pvt Ltd
Founding Minds Software Pvt Ltd
GD Innovative Solutions Pvt Ltd (Global Data
Solutions Pvt Ltd)
Genrobotic Solutions Pvt.Ltd
Green Orchid Software Solutions Pvt Ltd
Hodo Medical Informatic Solutiond
Industron Nanotechnology Private Limited
Hiworth Solutions (P) Ltd
Hug Digital Private Limited
Idynamics Software Private Limited
Information and Communication Technology
Academy of Kerala- ICT Academy
Kerala State Information Technology Mission (KSITM)
Ls-apps Solution Private Limited
Leader ITSolutions Pvt.Ltd
Mozanta Technologies Private Limited
Mystique Infotech
Nxtlive Technologies (P) Ltd
Ospyn Technologies Pvt Ltd
Optiologic Technologies Pvt.Ltd
Phykons Solutions Pvt Ltd
PIT Solutions Pvt Ltd
PI DIGI-LOGICAL Solutions Pvt Ltd
Prayan Animation Studio Pvt Ltd
Reynex Software Pvt Ltd
Rain Concert Technologies Pvt Ltd
RR Donnelley India Outsource Pvt Ltd
Reizend IT Consultants LLP
Revyrie Global Tech Solutions Private Limited
Richken Media Private Limited
Six Dee Telecom Solutions
Suntec Business Solutions (P) Ltd
Solutino Technologies Pvt Ltd
Simplogics Solutions Pvt Ltd
Sree Anand Travel Technologies Pvt Ltd

Shree Deepam Infotec Pvt Ltd
Speridian Technologies P Ltd
Software Technology Parks of India (STPI)
Technopark Technology Business Incubator (Kerala
Startup Mission)
Trivand Technologies Pvt Ltd
Techband Technologies Pvt Ltd
Techfaya Innovations Private Limited
Thinkpalm Technologies Pvt Ltd
Vinvish Technologies Pvt.Ltd
Vismaya Infotech Solutions Private Limited
Vimeg Square Technologies Pvt Ltd
Weboffice infotech India Private Limited
YSC Engineering Services (P) Ltd
Zafin Sofftware Centrefor Excellence Pvt Ltd
Zoondia Software Pvt Ltd

Company owned Building

IBS Software Services (P) Ltd
Quest Global
Tata Elxi
Tata Consultancy Services

PRIVATE BUILDING

Carnival Building

AGS TRANSACT TECHNOLOGIES LTD
Futureblox Technologies Pvt. Ltd.
Performatix Solutions Private Limited
Tiltlabs Consultancy Services Pvt Ltd.
Q-Devengine Private Limited
Luxorian Systems Private Limited
Nkorr Technologies Pvt. Ltd.
Polus Software Private Limited
Srishti Innovative Computer Systems Pvt. Ltd.
Triassic Solutions Pvt Ltd
Anchako Consultancy Services Pvt. Ltd
Flytxt Mobile Solution Pvt. Ltd.
Riverswave Technologies Pvt. Ltd.
Allianz Technologies SE
MCKINSEY GLOBAL SERVICES INDIA PRIVATE LIMITED

TATA Elxi Ltd.
D+H Solution India Pvt. Ltd.
Flytxt Mobile Solution Pvt. Ltd.
Think & Learn Private Limited
Aptara Learning Private Limited
RM Education Solution India Pvt. Ltd.
ClearEye AI Pvt. Ltd.
Reflections Info Systems Pvt. Ltd.
Oracle Solution Services (India) Pvt Ltd.
Icon Clinical Research India Pvt. Ltd.
D+H Solution India Pvt. Ltd.
Bmuse India Technologies Pvt Ltd
ATC Telecom Infrastructure Private Limited

M2 BUILDING

AcrocedeTechnologies Pvt Ltd
Appstation Private Limited
Bilagos Softwares Pvt Ltd
Dexlock Technologies LLP
Fakeeh Technologies Pvt Ltd
H&R Block India Pvt Ltd
I Antz IT Solutions Pvt Ltd
Ile llearningengines India Pvt.Ltd
Mcfadyen Consulting Software India Pvt Ltd
Prochant India Pvt Ltd
Scientific Vision Pvt Ltd
Septa Milles Private Limited
Susopt Solutions Pvt Ltd
Syntrio Technologies Pvt Ltd
Terrific Minds Private Limited
Tngone Software Labs Pvt.Ltd
Y2Z Labs Private Limited

PADMANABHA BUILDING

Intella Ecom IT Solution Pvt Ltd
IQ matrix Infoways Solutions Pvt Ltd
UBI
HDFC Bank Ltd
ICICI Bank Ltd
Calmove Technologies Pvt Ltd
NeedStreet Web Technologies Pvt Ltd

Analyse Digital
 DeviceDriven (India) Pvt Ltd
 Softnotions Technologies Pvt Ltd
 Kimball Electronics (India) Pvt Ltd
 Bizpien digital Pvt Ltd
 HiPoint Connect Pvt Ltd
 Seaview Support Systems Pvt Ltd

Amstor Building

AOT Technologies Pvt.Ltd
 Appsiologix Buiness Solutions Pvt.Ltd
 ATeam Soft Solutions Pvt.Ltd
 Cankado India Pvt.Ltd
 Four Spots Interactive Solutions Pvt.Ltd
 HDFC Ltd
 Hostdime Data Centre Services Pvt.Ltd
 IBIL Solutions Pvt.Ltd

Kameda Infologics Pvt.Ltd
 Lambdazen India Pvt.Ltd
 Mettle Networks Pvt.Ltd
 NetPro Media Advertising Pvt.Ltd
 Netwalk Technologies(India) Pvt.Ltd
 Nirast Solutions Private Ltd
 Nkorr Technologies Private Ltd
 Oitolabs Technologies Pvt.Ltd
 Quadance Technologies Pvt.Ltd
 Rubyians Private Ltd-
 Skywalk Global India Pvt.Ltd
 Spericorn Technology Pvt.Ltd
 Stand Out It Solutions Pvt.Ltd
 Syncrayons Technologies Pvt.Ltd
 Techvantage Systems(P) Ltd
 UVJ Technologies Pvt.Ltd
 Xtreme Online Solutions Pvt.Ltd

CURRENT STATUS OF LAND ALLOTMENT IN PHASE I

Sl.No	Company Name	Land Allotted (in acres)
1	Amstor Information Technology	0.952
2	Carnival Infopark	3.553
3	Carnival Infopark	1.97
4	C-DAC	1.755
5	IBS Software Services (P) Ltd - SEZ	5.26
6	IIITMK	0.96
7	M2	2
8	NISH	9.9
9	Roots Corporation (Ginger Hotel)	1
10	Sea View Support Systems (P) Ltd - Softex	0.7
11	Tata Consultancy Services - TCS (SEZ- 26 acres)	40.15
12	Tata Elxsi Ltd	2.75
13	Quest Global Engineering Services	1.86
14	Trivandrum International School	0.4
15	KSEB	5.77

INDUSTRIAL MODULES ALREADY CREATED BY TECHNOPARK

Sl. No	Building Name	Area in Sq.ft.	Year of Completion
1	Pamba	36,000	July 1994
2	Periyar	36,000	July 1994
3	Nila	4,69,500	April 1997
4	Chandragiri	60,000	December 2000
5	Gayatri	1,70,000	March 2002
6	Bhavani	5,50,000	December 2002
7	Thejaswini	8,50,000	February 2007
	Total	21,71,500	

INDUSTRIAL MODULES SO FAR CREATED BY COMPANIES IN THE LEASED LANDS

Sl.No	Company Name	Land Allotted (in acres)	Building Area in Sq.ft.	Year of Completion
1	Amstor Information Technology	0.95	44,500	December 1998
2	Carnival	0.95	37,000	April 2007
3	Carnival	2.60	4,60,000	August 2009
4	Carnival	1.97		Work to commence
5	C-DAC	1.75	3,00,000	2012
6	IBS Software Services (P) Ltd	5.26	4,20,000	April 2008
7	IIITMK	0.96	38,000	July 2011
8	M2	2.00	45,000	September 2004
		0.00	20,000	2016
9	NISH	9.90		
10	Roots Corporation (Ginger Hotel)	1.00	35,000	September 2006
11	Sea View Support Systems (P) Ltd - Softex	0.70	50,000	October 2005
12	Tata Consultancy Services - TCS	2.15	57,500	August 2000
		12.00	3,25,000	November 2007
		26.00	SEZ(A)-3,57,310 & SEZ(B)-3,70,217	SEZ(A)-2015 & SEZ(B)-2017
13	Tata Elxsi Ltd	2.75	1,31,000 (Old + New-76000)	2007 & 2015
14	Quest Global Engineering Services	1.86	4,50,000	March 2011
15	Trivandrum International School	0.4	36,000	Mar-19

SPACE CREATED BY TECHNOPARK FOR OTHER SUPPORT FACILITIES

Sl.No	Building Name	Area in Sq.ft.	Year of Completion
1	Park Centre	60,000	July 1995
2	Restaurant & Cafeteria	17,000	December 1995
3	Guest House	16,000	March 1996
4	Club House	60,000	December 1997
5	Technomall	23,500	May 2000
6	Reception Building	3000	December 2011
	Total	1,79,500	

TECHNOPARK PHASE II

Technopark Phase II is a captive SEZ Campus leased out to UST Global and Infosys. Out of 86 acres, 50 acres is leased out to Infosys and 36 acres to M/s UST Technology International (P) Ltd for creating their own IT Infrastructure.

Sl. No	Extend of Land	Mode of Acquisition	Location	Remarks
1	86 acres	Land Acquisition Phase II	Attipra Village, Kulathoor	Leased out to Infosys and UST Global

Industrial Modules so far created by companies in the Leased Lands

Sl.No	Company Name	Land Allotted (in acres)	Building Area in Sq.ft.	Yr of Completion
1	US Technology International (P) Ltd	36.00	7,56,000	2015
2	Infosys	50.00	15,26,000 (IT Space) & 8,22,000 (MLCP)	SDB 1- 2009; SDB 2- 2011; SDB 3- 2015; MLCP- 2015; SDB 4- 2018
	Total	86.00	22,82,000 (IT Space)	

UST

Sl. No	Building No.	In Sq.ft.	No.of Occupancy as on date	Full Occupancy
1	1	7.56 lakh sq.ft.	6500 employees	7400 employees

INFOSYS

Sl. No	Building No.	In Sq.ft.	No.of Occupancy as on date	Full Occupancy
1	SBD 1	1,51,000	8000 employees	10,000 employees
2	SDB 2	2,01,000		
3	SDB 3	3,82,000		
4	MLCP	8,22,000	Completed	
5	SDB 4	7,92,000	Completed	5000 employess

TECHNOPARK PHASE III

Technopark Phase III comprises of total extent of 90.02 acres with the mix of SEZ and DTZ area. As the first stage of development, Technopark has developed 1 million sq.ft of IT SEZ building which is LEED GOLD certified, and also the largest of its kind in the State.

INDUSTRIAL MODULES ALREADY CREATED BY TECHNOPARK

Sl. No	Building Name	Area in Sq.ft	Year of completion
1	Ganga - Yamuna Twin Tower	10,00,000	2014

Sl. No	Extent of Land	Mode of Acquisition	Location
1	90.02 acres	Land Acquisition Phase III	Attipra Village, Kulathoor

Sl. No	Building Name	Co-developer	Area and Year of completion
1	Keystone Business Centre (720 workstations)	Embassy-Taurus	62,000 sq.ft. & March 2020.

COMPANY NAME

1	3MBK Technologies Private Limited	19	Good Methods Software Solutions Pvt.Ltd.
2	Adroitminds Software Labs Llp	20	Guidehouse India Pvt.Ltd.
3	Accubits Technologies Private Limited	21	H&R Block
4	ACSIA Technologies (P) Limited	22	InApp Information Technologies India Pvt Ltd
5	Addant Systems Pvt.Ltd	23	Infoblox Technical Support and Software Development Pvt Ltd.
6	Allianz Services Pvt Ltd	24	Infospica Consultancy Services
7	Alokin Software Pvt. Ltd	25	Interland Technology Services Pvt.Ltd.
8	Applexus Technologies Pvt.Ltd	26	Kvaliteta Systems and Solutions Pvt Ltd
9	Centrecube Animation Pvt.Ltd	27	Klystron Technologies Pvt.Ltd.
10	Conscience Business Solutions Pvt. Ltd.	28	Litmus7 Systems Consulting Pvt Ltd.
11	Tangentia Technologies Pvt. Ltd.	29	Livares Technologies Pvt.Ltd.
12	Dcube AI Syaytems and services Pvt.Ltd	30	Lumicel Technologies LLP
13	Diagnal Technologies Pvt.LTD.	31	Luminescent Software Pvt.Ltd.
14	EPICA Studio	32	Macrosoft IT Solutions India Pvt. Ltd
15	Eurosia Bim Services Pvt.Ltd	33	Naga Info Solutions Pvt Ltd
16	ESC Utility Services Pvt.Ltd.	34	NexGenSm Software Services Private Limited
17	Fingent Technology Solutions Private Limited	35	NISSAN Digital India LLP
18	Globcom Solutions Pvt Ltd.	36	PIT Sloutions Pvt LTD

37	QBurst Technologies Private Limited	46	Techversant Infotech Pvt. Ltd.
38	RMESI	47	ThoughtLine Technologies Pvt. Ltd.
39	RSGP Consulting Pvt. Ltd.	48	Timesworld Media & Technology Solutions Pvt.Ltd.
40	Socius Innovative Global Brains Pvt. Ltd.	49	Tryzens India Pvt. Ltd
41	Somnoware Healthcare Systems Pvt Ltd	50	Travancore Analytics (P) Ltd
42	Speridian Technologies	51	Upskill Innovative Solutions Pvt.Ltd
43	SubHosting Innovations Pvt Ltd	52	Yarab Technologies Private Limited
44	Syntrio Technologies	53	Zyware Technologies Private Limited
45	Tata Elxsi		

INDUSTRIAL MODULES SO FAR CREATED BY COMPANIES IN THE LEASED LANDS

Sl. No	Company Name	Land Allotted (in acres)
1	ARIVA MED DATA Infotech Pvt. Ltd	4.63 Acres
2	Corporation of Trivandrum	37 Cents
3	Speridian Technologies Pvt Ltd	2 Acres
4	Standout IT Solutions Pvt. Ltd.	1 Acre
5	The Kerala Academy for Skills Excellence (KASE)	1 Acre
6	VINVISH Technologies Ltd	1 Acre
7	Virtus IT Services Pvt Ltd	2 Acres
8	Dragonstone Realty Private Limited	5.61 Acres
9	Dorne Realty Private Limited	2.12 acres
10	Winterfell Realty Private Limited	10 acres
11	Fire & Rescue department	60 cents

TECHNOPARK PHASE 4 (TECHNOCITY)

Technopark Phase 4 acquired a total extent of 389.74 acres of land at Pallippuram with a mix of SEZ and DTZ area for its "TECHNOCITY" project which is promoted as an IT integrated campus.

Sl. No.	Extend of Land	Mode of Acquisition	Location
1	389.74 acres	Land Acquisition - fast track process	Pallippuram, Melthonnackal, Veiloor, Andoorkonam Villages

SL No	Company Name	Land area	SEZ/Non SEZ	Built Up (in lakhs sq.ft)
1	IITMK (Digital University Kerala)	10.33 Acres	Non SEZ	1.9
2	KASE	5 Acres	Non SEZ	0
3	SunTec	10 Acres	SEZ	3.4
4	TCS	97 Acres	Non SEZ	0
5	KSITIL (Space Park)	3.94 Acres	Non SEZ	0
6	Brigade Enterprises	12.87 acres	Non SEZ	0
7	Kabani new IT building	4.44 acres	Non SEZ	2
Total				7.3

TECHNOPARK KOLLAM

Technopark Kollam obtained the co-developer status in July 2015. The IT building is named 'Ashtamudi' and it is LEED GOLD certified. The 1st, 2nd and 3rd floors were furnished as plug-&-play facility with 27 SBC modules ranging from 8 seats to 25 seats. The 4th, 5th and 6th floors have a warm shell. 7th floor is ear marked for restaurant & dining purposes.

INDUSTRIAL MODULES ALREADY CREATED BY TECHNOPARK KOLLAM (ASHTAMUDI)

Sl. No	Building Name	Area in Sq.ft	Year of Completion
1	Ashtamudi	1,00,000	2014

COMPANY NAME

1	Awdar Software Solutions	11	QAWebprints Infocorp LLP.
2	Cloudplus Information	12	Quiits Technologies
3	Cyangits Solutions Pvt Ltd	13	Redeemer Technolgies
4	Cyberia Software Pvt Ltd	14	Sopetel Technologies
5	Entregar Solutions Pvt Ltd	15	Technograph Digital Solutions Pvt Limited
6	Estiara Softech Pvt Ltd.	16	Twixt Technologies
7	Evalogical Pvt Ltd.	17	Ventura Systems
8	Incredible Visibility Solutions Pvt Ltd.	18	Waferchips Technosolutions
9	Medi Tree Solutions Pvt Ltd.	19	Xigologix Pvt Ltd.
10	Mediscribes Infotech India LLP		

DETAILS OF LAND ACQUIRED / ALLOTTED / AVAILABLE DURING 2021- 2022

Sl.No.	Projects	Acquired	Land allotted to Companies (New)		Land Surrendered & Cancelled	
			Company Name	Extend (in acres)	Company Name	Land Extend (in acres)
1	Phase I	0	KSEB	5.77		
2	Phase II	0		0		
3	Technocity	0	KSITIL	3.94		
4	Phase III	0		0		
	TOTAL	0		9.71		

MARKETING UPDATE



06-06-2021
Kerala continues its winning streak in the latest results published by NITI Aayog SDG India Index 2020-21 with 75 points. A proud moment for all Keralites.



14-06-2021
A great place to work indeed! [Finastra](#) has once again claimed this prestigious certification for the second year running!



29-06-2021
A huge congratulations to Toonz Media Group for gaining 10 Million YouTube Subscribers! More than two decades of hard work has finally paid off.



1-07-2021
Kudos Kudos to Allianz Services India! We are happy to host the best of the best at our campus.



2-07-2021
Technopark Kollam conducted a one-day vaccination drive today in collaboration with the Technopark Employees Cooperative Hospital.



7-07-2021
Technopark congratulates Wizcabin for this wonderful achievement. Keep it coming!



8-07-2021
Kudos to Qburst from Technopark for conducting a vaccination drive in collaboration with TECHS. More than 200 people were vaccinated.



10-07-2021
Kudos to McFadyen Digital, Technopark! Placed in one of India's largest technopolises, McFadyen is a super-cool digital commerce company.



28-07-2021
Technopark celebrates its formation day today. Let's hope for better times and a great future ahead at the park.



9-08-2021
Blockers' Social Responsibility Team from Team from H&R Block - Technopark donated smartphones and laptops to underprivileged families across the state. A thoughtful act.



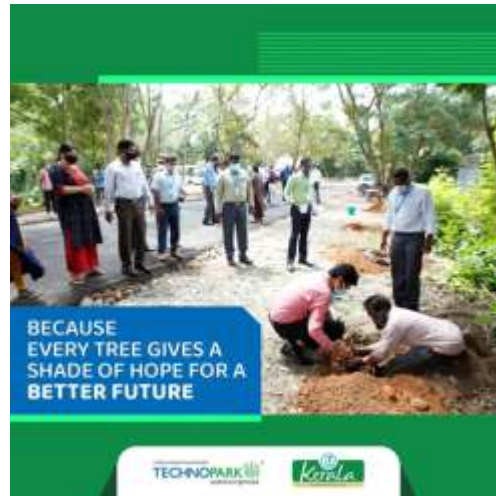
15-08-2021
K-DISC organised a virtual inauguration of the Digital Workforce Management System (DWMS) and the job fair on 18th Aug, 9 am.



4-09-2021
Congrats Allianz Technology! This award is a testimonial to the fact that Technopark is home to some exemplary companies.



9-09-2021
 Seaview Support Systems Pvt Ltd celebrated its silver jubilee anniversary with a series of CSR initiatives. We wish them success so they can continue to do good.



23-09-2021
 In accordance with 'Azadi Ka Amrit Mahotsav', Technopark conducted a large-scale planting push and Swachachta campaign under the direction of SEZ



08-10-2021
 Congrats UST for winning big at the prestigious Stevie Awards 2021.



21-10-2021
 Mr. John M Thomas, CEO, Kerala IT Parks and Mr. Vivek Nair, GM Cyberpark Kozhikode, in discussion with Mr. Sharoon Shamsuddin, CEO, ISYX Technologies at GITEX Dubai.



09-11-2021
 Through a team of 500+ Finastra professionals based out of Technopark Trivandrum, the company delivers market-leading fintech solutions.tech solutions.



11-11-2021
 Meet SunTec, Technopark Trivandrum, a global leader in delivering business solutions catered to their client's needs.



17-11-2021
 Since 2018, Kimball Electronics India Pvt Ltd has been building products for smart factories and semiconductor automation for clients around the world.



26-11-2021
 Binu Jacob, CEO of Experion Technologies, who took over a small EU-based offshore services company in 2006, has grown it into a trusted digital transformation enabler.



29-11-2021
 With over 2500+ projects and counting, Qburst is a force that never fails to reach every goal they set.



03-12-2021
 Shri Arif Mohammad Khan, Governor of Kerala, visited the Emergency Response Centre of the KANIV 108 ambulance service and commended the employees.



06-12-2021
 Kudos to Mibiz for launching Cyber Forensics Lab - India's premium organisation in digital forensics, cyber security, investigation and intelligence services.



09-12-2021
 H.E Mr Jonathan Zadka, Consul General of Israel to South India & Mr Joseph Abraham, Consul for Trade & Economic Mission visited Technopark.



09-12-2021
 With the expertise in embedded software solutions and service for the automotive sector, Acsia Technologies from Technopark is going places.



15-12-2021
 A meet and greet session at Infopark Park Centre. Mr. John M Thomas, CEO of Kerala IT Parks addressed the media and spoke about the action plans for the future.



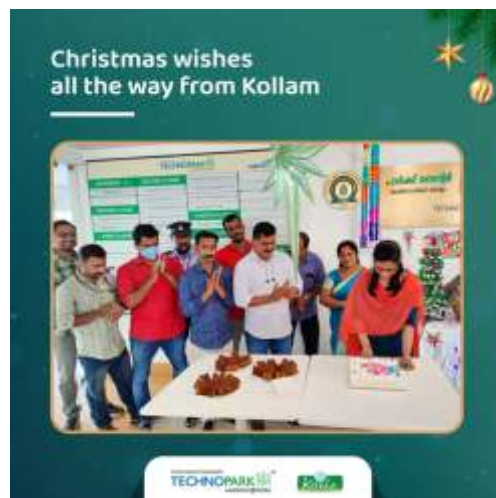
15-12-2021
 The staff of Park Centre rang in the Christmas celebrations early. Here are a few glimpses of how they went about it.



22-12-2021
 A high value acquisition that puts the Trivandrum based Google Cloud partner in the global map. ByteWave Digital is now SADA.



23-12-2021
 With fun and games, we kickstarted the Technopark Christmas celebration with a bang. Here are the fun-filled moments from the celebration.



24-12-2021
 It was fun n frolic at Technopark Kollam as we brought in an early Christmas with lot of laughter and delicious treats.



27-12-2021
The time to share love, peace and joy has come at RSP Consulting Pvt. Ltd. Technopark. Here's a glimpse of the celebrations at RSGP.



07-01-2022
Fully automatic boom barriers at Technopark Phase 1 campus were inaugurated by Mr. John M Thomas, CEO, Kerala IT Parks, on 6th January.



09-01-2022
Infocys Trivandrum DC conducted a vaccination drive for children at Infocys Campus in association with KIMSHEALTH Trivandrum. Congratulations to the organisers!



15-01-2022
ICTAK (Information and Communication Technology Academy of Kerala) celebrated the completion of its new 8670 sq ft office on 3rd January.



18-01-2022
GES India is celebrating the 60th anniversary of its parent company, Kimball Electronics, by taking the road less travelled.



19-01-2022
QAWebPrints Infocorp, a technology-agnostic software quality assurance company, has opened a new office in the Ashtamudi building at Technopark Kollam.



26-01-2022
Mr. John M Thomas, CEO Kerala IT Parks, hoisted the national flag at the Park Centre in the presence of IT professionals and the Park Centre team at 9 am.



31-01-2022
started from the Technopark Technology Business Incubator (TBI) program. Today it provides technology expertise to innovation leaders.



10-02-2022
Arka Vertical Garden Structure project is rolled out by M/s Kerala State Horticulture Mission as part of 'Azadi Ki Amrut Mahotsav' at Technopark Nila building.



23-02-2022
From a bruise to more critical emergencies, you do not have to wait for medical aid. The medicare centre at Technomall is equipped to handle any urgent situation.



03-03-2022
As part of SpoTalent, H&R Block distributed sports kits to help young people achieve their full potential.



8-03-2022
On International Women's Day Mediscribes Inc, organised a small function at the Park for women. Technopark Kollam staff were specially invited to the function.



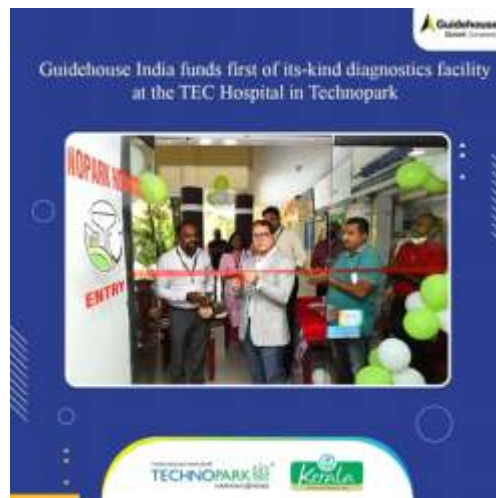
10-03-2022
The Dutch Embassy in India promised to collaborate with ARS T&TT India to develop sustainable traffic and transportation solutions for Indian cities



09-03-2022
The Consul General of Royal Thai Consulate H.E Mr. Nitirooge Phoneprasert along with the delegates visited Technopark. He was briefed on the Park's activities and initiatives.



14-03-2022
Y2Z Labs Pvt Ltd rolled out an all-new guest experience app and software for hoteliers called Edaya. The event, held on March 8, was live-streamed on YouTube.



15-03-2022
Guidehouse India has contributed Rs 15 lakh towards setting up a first-of-its-kind Lab Testing facility at the Technopark Employees Co-operative (TEC) Hospital.



16-03-2022
WE-Women Inclusive in Technology organised IWD 2022, a thank you meet to express in person the organisation's gratitude towards the Technopark support staff.



18-03-2022
Women in Innoval Digital Solutions (IVL) based in Technopark, had a memorable experience on International Women's Day.



25.03.2022

A group of Tribal students from Chhattisgarh and Jharkhand visited Technopark as part of the 13th National Tribal Youth Exchange Programme



18-03-2022
As Technopark celebrated the women responsible for the park's upkeep, it was a day to remember.



29-03-2022

QuEST Global has signed a partnership agreement with Alstom to deliver next-gen engineering globally for the rail industry. QuEST has an office at Technopark..



29-03-2022
Revyrie Global completed three years at Technopark and celebrated this milestone in style. Technopark wishes Revyrie Global a happy anniversary.

PROJECT UPDATE

Construction and Beautification of Rain Water Harvesting Pond in Phase 1 Campus.



Technopark has constructed and carried out beautification of rain water harvesting (RWH) pond in its Phase 1 campus near Gayatri Building. Approximate cost of beautification comes to Rs.46.04 lakhs. The extent of the RWH pond comes to around 0.50 acres which consists of a walk way and open gym equipments. Solar street lighting was also installed all around this pond.



Construction of Access Road along TCS campus in Technocity



Technopark has constructed an access road along TCS campus in Technocity for an approximate cost of Rs.59,48,471/-. This road facilitates the connection between the main approach road of Technocity towards the PWD road towards Karamoodu along the TCS campus which facilitates easy access for construction vehicles of TCS.

Cleaning & dredging of Thettiyar thodu



As part of the periodical cleaning, Technopark has cleaned and cleared the Thettiyar thodu which is flowing through its Phase 1 & Phase 3 campuses in order to facilitate free flow during monsoon and to avoid flooding at upstream. Approximate cost of this work comes to around Rs.26,15,821/-.

Construction of compound wall works in Phase-III



Technopark has awarded the work for the construction of a compound wall for the Phase-III campus at a total value of Rs 3.61 Cr. The works are progressing at site. This work will make the Phase-III campus a more secure place



ADMINISTRATION UPDATE

Miyawaki Forest



The Rotary Club of Technopark has setup a Miyawaki Forest in Technopark Phase I campus as part of their continued efforts to make it green and sustainable. A total of 1,300 trees were planted on approximately 15 cents of land. The Miyawaki forest was inaugurated by Dr Shashi Tharoor, MP and Shri Kadakampally Surendran, MLA also spoke at the occasion. Kerala IT Parks CEO, Mr John M Thomas said that sustainability will be a key priority for all the IT parks in Kerala.

Azadi Ka Amrit Mahotsav' Tree Plantation – Technopark campuses



'Azadi ka Amrit Mahotsav' is being celebrated to commemorate 75 years of Indian Independence and it was directed by Department of Commerce, Govt. of India to organize sustainable initiatives under Azadi ka Amrit Mahotsav towards building a new 'AatmaNirbhar Bharat' by the year 2022. The concept is to have and maintain green campus and was organized by Technopark under the guidance of SEZ. The plantation drive campaign was kickstarted in Technopark Trivandrum and Technopark Kollam campuses on 23rd September 2021.

Azadi Ka Amrit Mahotsav' Tree Plantation – Technopark campuses



Go Green campaign- Papaya Plantation drive

As part of 'Go Green campaign', M/s.Hitech Biofertilizers has set up Papaya plantation near the Solid Waste Management Plant in Technopark Phase I campus.



AUDITORS & BANKERS

Statutory Auditors

M/s. K. Venkatachalam Aiyar & Co
Chartered accountants
"SRINIKETAN"
P.B No: - 54, Kuthiravattam Road,
Thiruvananthapuram-695001

Internal Auditors

P.N. KRISHNA MANI & Co.,
Chartered accountants
TC-28/1839, Line Road(PTC Road)
Thycaud P.O.
Thiruvananthapuram, 695014

Bankers

ICICI Bank Limited
Trivandrum-Technopark Branch,
Padmanabham, Technopark,
Karyavattom P.O., Trivandrum,
Kerala-695581.

State Bank of India,
Technopark Branch,
Technopark Campus,
Karyavattom,
Thiruvananthapuram-695581

The South Indian Bank Limited
Corporate Branch,
TC25/1075, Ward No.25,
Hotel Safa International 1st Floor,
Manorama Road, East Thampanoor,
Thiruvananthapuram-695014.

The Federal Bank Ltd,
2nd Floor,
Federal Towers, Statue,
Thiruvananthapuram-695001

FINANCE UPDATE



K.VENKATACHALAM AIYER & Co.

CHARTERED ACCOUNTANTS
"SRINIKETAN"
P.B.No.: 12
Chettikulangara
THIRUVANANTHAPURAM – 695 001

Email : devarajanv@gmail.com
Phone : 2476280 , 2477719

INDEPENDENT AUDITOR'S REPORT

To the Members of Electronics Technology Parks-Kerala, Park Centre, Thiruvananthapuram.

Report on the Audit of Standalone Financial Statements

Opinion

1. We have audited the accompanying financial statements of **Electronics Technology Parks, Kerala (Technopark)** a Society registered under the Travancore Cochin Literary Scientific and Charitable Societies Registration Act, 1955 which comprise the Balance Sheet as at 31st March 2022, the Statement of Income and Expenditure Account of the year ended, and summary of the significant accounting policies and other explanatory information.
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give a true and fair view in conformity with the accounting principles generally accepted in India, including the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI) of the financial position of the Society as at 31st March 2022 and its financial performance for the year ended on that date.

Basis Of Opinion

3. We conducted our audit in accordance with the Standards on Auditing (SAs) issued by the ICAI. 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 ICAI and we have fulfilled our ethical responsibilities in accordance with the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management for the Financial Statements

4. The Management is responsible for preparation of these financial statements that give a true and fair view of the state of affairs, results of operations of the Society in accordance with the accounting principles generally accepted in India, including the Accounting Standards issued by the ICAI. This responsibility includes maintenance of adequate accounting records for safeguarding the assets of the Society and for preventing and detecting fraud and other irregularities; selection and application of appropriate accounting policies; making judgements and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal controls, that were operating effectively for ensuring the accuracy and completeness of accounting records, 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.

5. In preparing the financial statement, the 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 the Management either intends to liquidate the Society or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

6. Our objectives are to obtain reasonable assurance about whether the financial statement 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 is 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 whether the Society has in place an adequate internal financial control system over financial reporting and the operating effectiveness of such controls;
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the 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 entity'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; and
- Evaluate the overall presentation, structure and content of 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 audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.




Report on Other Legal and Regulatory Requirements

Further to our comments as mentioned above, we report that:

9. We have obtained generally all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
10. In our opinion proper books of account as required by law have been kept by the Society.
11. The Balance Sheet and Income and Expenditure Account dealt with by this Report are in agreement with the records maintained by the Society.

For K.Venkatachalam Aiyer & Co.,
Chartered Accountants
Firm Registration Number: 0046105


(Roopesh R)
Partner
Membership No. 228891
Place: Thiruvananthapuram
Date: 24.08.2022
UDIN:22228891AQMXFZ5359



ELECTRONICS TECHNOLOGY PARKS - KERALA

BALANCE SHEET AS AT 31st MARCH, 2022

PARTICULARS	Schedule	Current Reporting Period As at 31st March 2022		Previous Reporting Period As at 31st March 2021	
		₹	₹	₹	₹
1	2	3	4	5	6
I. SOURCES OF FUNDS					
(1) Capital Fund	A	7,69,96,96,998		7,44,96,96,998	
Income & Expenditure Account		60,54,96,439	8,30,51,93,437	28,81,32,237	7,73,78,29,235
(2) Corpus/General Fund	B		2,56,51,99,717		3,04,06,06,477
(3) Capital Reserve	C		34,66,345		34,66,345
(4) Non-Current Liabilities					
(a) Long-term Borrowings	D	58,99,72,291		83,58,96,205	
(b) Other Long Term Liabilities	E	99,97,97,481	1,58,97,89,772	1,12,47,80,683	1,06,06,76,888
(5) Current Liabilities					
(a) Sundry Creditors	F	9,86,65,548		7,77,67,080	
(b) Other Current Liabilities	G	58,00,34,941	67,87,00,489	29,98,39,810	37,76,06,890
TOTAL			13,14,23,29,760		13,12,01,87,835
II. APPLICATION OF FUNDS					
(1) Non-Current Assets					
(a) Fixed Assets					
(i) Tangible Assets	H	10,23,58,70,418		10,20,46,90,692	
(ii) Capital Work-in-Progress	I	6,20,99,651		4,97,60,434	
(b) Long-term Loans and Advances	J	97,75,37,244	11,27,55,07,313	1,15,75,34,340	11,41,19,85,466
(2) Current Assets					
(a) Sundry Debtors	K	28,52,70,948		42,23,65,139	
(b) Cash and cash equivalents	L	82,71,49,440		64,00,30,660	
(c) Short-term Loans and Advances	M	75,44,02,059	1,86,68,22,447	64,58,06,570	1,70,82,02,369
TOTAL			13,14,23,29,760		13,12,01,87,835

As per our Report of even date attached

Thiruvananthapuram



Bishwanath Sinha IAS
Chairman, Executive Council
Addl. Chief Secretary (Electronics & IT Dept)
Government of Kerala



John M. Thomas
Chief Executive Officer
Electronics Technology Parks-Kerala

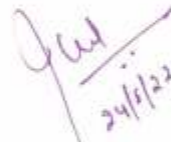
For K Venkatachalam Aiyer & Co
Chartered Accountants
Firm Reg No 04610S



Jayanthi L
Chief Finance Officer & Treasurer
Electronics Technology Parks-Kerala



Sureshkumar K
Secretary/Registrar
Electronics Technology Parks-Kerala



Roopesh R
Partner
Mem No 228891

UDIN: 2222891AQM XFZ5359



ELECTRONICS TECHNOLOGY PARKS - KERALA

INCOME AND EXPENDITURE ACCOUNT FROM 01-04-2021 to 31-03-2022

PARTICULARS	Schedule	Current Reporting Period	Previous Reporting Period
		2021-22	2020-21
		₹	₹
I. Revenue from Operations	N	91,81,17,912	95,57,68,997
II. Other Income	O	3,14,37,027	4,50,94,867
III. Total Revenue		94,95,54,939	1,00,08,63,864
IV. Operating and Other Expense			
Employee Benefits Expense	P	4,48,23,243	3,99,47,540
Office Administration Expense	Q	3,58,06,608	2,05,65,358
Campus Operational Expense	R	3,02,24,408	3,39,71,944
Campus Maintenance Expense	S	15,22,53,074	15,45,65,910
Infrastructure Support Expense	T	2,82,15,737	2,75,11,962
Promotional Expense	U	1,01,94,449	1,04,89,618
Finance Cost	V	4,58,12,766	10,43,85,691
Total Operating and Other Expense		34,73,30,285	39,14,38,023
V. Surplus/(Deficit) before Depreciation		60,22,24,654	60,94,25,841
Depreciation and Amortization Expense	W	28,48,60,452	30,19,77,939
Excess of Income over Expenditure		31,73,64,202	30,74,47,902
Significant Accounting Policies	X		
Notes on Accounts	Y		

As per our Report of even date attached

Thiruvananthapuram



Bishwanath Sinha IAS
Chairman, Executive Council
Addl. Chief Secretary (Electronics & IT Dept)
Government of Kerala



John M. Thomas
Chief Executive Officer
Electronics Technology Parks-Kerala

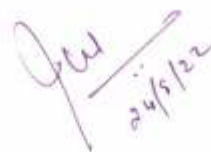
For K Venkatachalam Aiyer & Co
Chartered Accountants
Firm Reg No 04610S



Jayanthi.L
Chief Finance Officer & Treasurer
Electronics Technology Parks-Kerala



Sureshkumar K
Secretary-Registrar
Electronics Technology Parks-Kerala



Roopesh R
Partner
Mem No 228891

WDN: 22228891AGMXFZ5859



ELECTRONICS TECHNOLOGY PARKS - KERALA

**SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31st MARCH, 2021 AND
INCOME AND EXPENDITURE STATEMENT FROM 01-04-2021 TO 31-03-2022**

I. SCHEDULES TO BALANCE SHEET AND INCOME & EXPENDITURE STATEMENT

	Current Period 2021-22 ₹	Previous Period 2020-21 ₹
<u>A. Capital Fund</u>		
As per last Balance Sheet	7,44,96,96,998	7,44,46,96,998
Add: Received during the year	25,00,00,000	50,00,000
	7,69,96,96,998	7,44,96,96,998
<u>Income & Expenditure Account</u>		
As per last Balance Sheet	28,81,32,237	14,64,20,701
Add/(Less)		
Provision for Bad and doubtful debts of prior years	-	(16,57,36,366)
Excess of Income over Expenditure of the year	31,73,64,202	30,74,47,902
Balance of Income & Expenditure Account	60,54,96,439	28,81,32,237
Total of Capital Fund	8,30,51,93,437	7,73,78,29,235
<u>B. Corpus /General Fund</u>		
As per last Balance Sheet	3,04,06,08,477	3,04,06,08,477
Add/(Less)		
Land Lease downpayment Returned	(47,54,08,760)	-
Total of Corpus/General Fund	2,56,51,99,717	3,04,06,08,477
<u>C. Capital Reserve</u>		
As per last Balance Sheet	34,66,345	34,66,345
Total of Capital Reserve	34,66,345	34,66,345



	Current Period 2021-22 ₹	Previous Period 2020-21 ₹
<u>D. Long-Term Borrowings</u>		
(1) Term Loans From Banks - Secured.#		
Phase III - Federal Bank A/c No.3988	12,37,38,325	17,97,22,358
Phase III - South Indian Bank A/c No.85	6,94,11,191	25,93,51,072
	19,31,49,516	43,90,73,430
(2) Loan Others		
Loan from Govt of Kerala - Unsecured	2,10,00,000	2,10,00,000
Interest Accrued on the above	37,58,22,775	37,58,22,775
	39,68,22,775	39,68,22,775
# Loan from Banks are secured against equitable mortgage of immovable properties admeasuring 16.28 acres of land at Phase III along with Building and other infrastructure facilities, right titles and interest therein and hypothecation of all immovable assets both present and future acquired out of the Term Loans. The loan is repayable with interest at the rate of 8.30% in 144 emi commencing from July 2015.		
Total of Long-Term Borrowings	58,99,72,291	83,58,96,205
<u>E. Other Long Term Liabilities</u>		
Advance for Land- Tourism Dept.	5,55,00,000	5,55,00,000
Advance From KSITIL for S B C - Technopark Kollam	-	5,00,00,000
Token Advance - Land Parcel	1,00,00,000	1,00,00,000
Advance Lease Premium	25,79,53,208	26,09,73,148
Advance From KSIDC - Water Deposit	1,52,00,000	1,52,00,000
Deposit Received:-		
Modules / Bldg.	48,69,37,696	56,07,33,732
Electricity Connection	16,52,91,464	16,79,95,658
Deposit -Others	29,73,617	29,53,617
Security Deposit	56,48,996	11,32,028
Tel. Connection	2,92,500	2,92,500
Total of Other Long Term Liabilities	99,97,97,481	1,12,47,80,683
<u>F. Sundry Creditors</u>		
Sundry Creditors - Contracts / Assets	6,12,27,023	5,07,40,625
Sundry Creditors - Expenses	1,52,65,746	62,51,483
Sundry Creditors - Others	2,21,72,779	2,07,74,972
Total of Sundry Creditors	9,86,65,548	7,77,67,080
<u>G. Other Current liabilities</u>		
Provision for Gratuity with LIC	20,10,027	19,41,905
Provision for Leave Encashment	1,33,49,503	88,61,199
Deposit Work 11kV - Tata Consultancy Service	49,00,000	-
Infosys Limited	23,54,08,760	-
Retention Money Payable	1,26,51,654	1,18,15,357
Short Term Loan consortium and interest accrued	24,63,02,834	22,71,39,665
Land Lease Premium-Short Term	30,19,940	30,19,940
Earnest Money Deposit	91,34,884	77,53,328
Duties and Taxes Payable	44,67,674	1,35,09,786
Sundry Debtors with Credit Balance	4,87,89,665	2,57,98,630
Total of Other Current liabilities	58,00,34,941	29,98,39,810



Electronics Technology Parks - Kerala Technopark Campus, Trivandrum												
Schedule to Balance Sheet as at 31-03-2022												
Schedule - H - Fixed Assets												
Sl. No.	DESCRIPTION	GROSS BLOCK			DEPRECIATION BLOCK			NET BLOCK				
		AS AT 1.04.2021	ADDITIONS DURING THE YEAR	DELETIONS DURING THE YEAR	AS AT 31.03.2022	RATE (%)	ACCUMULATED AS AT 1.04.2021	DEPRECIATION FOR THE YEAR	DELETIONS DURING THE YEAR	ACCUMULATED AS AT 31.03.2022	AS AT 31.03.2022	AS AT 31.03.2021
1	AIR CONDITIONER	35,97,07,805	8,87,802		36,05,95,607	13.01	22,54,74,901	1,50,28,295		24,48,14,185	11,57,91,402	13,42,32,305
2	BUILDING AND BUILDING IMPROVEMENTS	4,31,39,31,089	2,29,22,700		4,33,68,53,790	9.68	1,52,72,08,011	14,13,59,007		1,66,85,80,098	2,66,61,73,702	2,79,66,43,059
3	COMPUTER AND ACCESSORIES	2,11,27,715	27,31,950	2,67,719	2,35,91,952	40.00	1,85,38,855	12,47,746	3,07,938	2,05,78,664	30,13,268	15,88,859
4	ELECTRICAL INSTALLATIONS AND SUBSTATION	1,11,55,22,292	19,24,41,249		1,30,79,63,541	13.54	88,56,57,475	7,58,51,254		76,15,08,729	54,74,54,901	43,08,54,806
5	FIRE FIGHTING EQUIPMENTS	10,05,37,480	26,45,970	22,87,667	10,09,52,454	13.00	5,77,69,680	97,76,226	3,63,998	6,31,91,870	3,78,80,684	4,27,37,800
6	FURNITURE AND FIXTURES	18,88,73,332	24,46,779		19,13,20,110	18.00	14,28,83,280	1,02,34,278		15,11,17,658	4,02,02,462	4,79,89,951
7	HEALTH-CLUB EQUIPMENTS	21,20,901			21,20,901	48.00	19,09,027	84,749		19,93,776	1,27,125	2,11,874
8	LAND AND LAND DEVELOPMENT	6,49,75,40,114	8,80,02,428		6,58,55,42,543						6,58,55,42,543	6,49,75,40,114
9	LIBRARY	12,76,458	4,145		12,80,604	48.00	12,78,459	4,145		12,80,604		
10	OFFICE AND OTHER EQUIPMENTS	1,87,86,964	5,96,633		1,93,83,597	13.00	5,27,67,487	9,18,731		1,91,65,099	96,87,268	60,15,296
11	PLANT AND MACHINERY	32,39,98,715	24,31,098		32,64,29,813	13.00	23,63,86,125	1,34,77,266		24,88,03,832	7,73,21,987	8,76,12,888
12	SEWAGE TREATMENT PLANT	5,59,24,547			5,59,24,547	16.00	3,59,41,342	25,08,321		2,80,30,063	2,88,88,884	2,95,03,205
13	TELECOMMUNICATION EQUIPMENTS	1,30,03,948	44,425		1,30,48,373	33.00	1,06,31,079	4,81,288		1,10,17,467	20,35,909	24,72,889
14	TEST INSTRUMENTS	5,282			5,282	10.00	5,282	12		5,216	64	76
15	VEHICLES	37,04,361			37,04,361	32.00	18,17,009	4,88,635		23,05,644	13,98,717	16,67,392
16	WATER DISTRIBUTION SYSTEM	27,26,76,945	28,25,754		27,55,02,700	3.00	83,77,81,108	1,36,66,919		15,13,47,028	12,41,56,672	13,46,66,837
	Total	13,28,97,17,479	31,60,23,276	24,54,630	13,60,31,05,724		3,08,50,26,787	28,48,80,432	5,71,934	3,36,83,15,306	10,23,56,70,418	10,20,46,90,482



Electronics Technology Parks - Kerala

Technopark Campus, Trivandrum

Schedule to Balance Sheet as at 31-03-2022

Schedule - I - Capital Work-in-Progress		(Rupees)		
Particulars	As at 01.04.2021	Additions during the Year	Transfers/Adjustments	As at 31.03.2022
Capital Work in Progress- Phase III	68,67,334	1,77,88,139	67,15,035	1,79,40,438
Capital Work in Progress- Technocity	3,27,80,213	1,33,47,425	2,00,02,578	2,61,25,060
Capital Work in Progress - Phase I	1,01,12,887	1,54,14,887	74,93,621	1,80,34,153
Gross Total	4,97,60,434	4,65,50,451	3,42,11,234	6,20,99,651



	Current Period 2021-22 ₹	Previous Period 2020-21 ₹
<u>J. Long-term loans and advances</u>		
Unsecured, considered good		
Mobilization Advances	29,25,216	3,50,000
Department of Electronics	3,00,00,000	3,00,00,000
Security Deposits	6,14,06,742	6,14,06,742
Advance Paid for Capital Works	31,00,023	18,06,000
Court Deposit for United Electronics	34,28,626	34,28,626
Work Deposit	87,66,76,637	1,06,05,42,972
Total of Long-term loans and advances	97,75,37,244	1,15,75,34,340
<u>K. Sundry Debtors</u>		
(Unsecured, considered good)		
Sundry Debtors	29,46,38,302	47,40,94,152
Sundry Debtors under RR/Vacation and legal Notice	17,46,22,744	11,65,77,995
Less: Provision for bad and doubtful debts	(18,39,90,098)	(16,83,07,008)
Total of Sundry Debtors	28,52,70,948	42,23,65,139
<u>L. Cash and cash equivalents</u>		
Balances with banks	10,12,36,614	9,20,37,282
Fixed Deposits	72,59,12,826	54,79,93,378
Total of Cash and cash equivalents	82,71,49,440	64,00,30,660
<u>M. Short-term loans and advances</u>		
Unsecured, considered good;		
Prepaid Expenses	57,33,480	68,09,411
Special Tahsildar Add-LA Unit	1,17,74,359	1,17,74,359
Service Tax Receivable	71,77,826	1,00,63,826
Assets kept for auction sale	17,44,055	16,12,726
Other Receivables	7,50,000	7,50,000
Interest Accrued on Fixed Deposits and Saving accounts	1,98,56,762	2,22,60,718
TDS Receivable	67,59,22,193	57,01,71,469
Advances others	-	57,694
Technopark - Reverse Charge- GST	-	9,47,707
Cyber Park - Kozhikode	2,05,94,708	1,70,42,533
Kerala State Infor. Technology Infra. Ltd	21,88,869	22,76,089
Infopark - Kochi	86,59,807	20,40,038
Total of Short-term loans and advances	75,44,02,059	64,58,06,570



	Current Period 2021-22	Previous Period 2020-21
<u>N. Revenue from Operations</u>		
(a) Operating revenues - Rent / Lease Charges		
Rent for Module/Building	74,99,63,776	77,11,99,491
Rent for Covered Car Park Area	1,50,59,767	1,64,96,720
Land Lease Annual Charges	34,37,263	44,29,544
Land Lease Premium	30,19,940	30,19,940
Operation and Maintenance Income	11,90,21,702	13,44,75,720
	89,05,02,448	92,96,21,415
(b) Operating revenues - Others		
Service Income	3,66,150	2,47,700
Club-Revenue	7,21,496	3,26,365
Revenue From Guest House	4,25,962	3,05,329
Sale of Tender Forms	6,58,951	4,84,464
Surcharge for Delayed Payments	1,36,71,037	1,11,81,425
Others	17,71,868	11,02,299
Assistance from Government of Kerala for Business promotion	1,00,00,000	1,25,00,000
	2,76,15,464	2,61,47,582
Total of Revenue from Operations	91,81,17,912	95,57,68,997
<u>O. Other income</u>		
Interest Income	3,14,37,027	4,50,94,867
Total of Other income	3,14,37,027	4,50,94,867
<u>P. Employee Benefits Expense</u>		
Salaries and Wages	4,47,45,618	3,98,97,433
Staff Welfare Expenses	77,625	50,107
Total of Employee Benefits Expense	4,48,23,243	3,99,47,540
<u>Q. Office Administration Expense</u>		
Postage & Telephone Charges	14,20,264	12,89,789
Travelling Expense & Conveyance Charges	22,44,377	15,10,543
Printing And Stationery	3,38,395	5,21,523
Statutory Audit fees	88,000	80,000
Legal & Professional Charges	35,38,793	19,71,873
Administrative Expenses	2,81,76,779	1,51,91,630
Total of Office Administration Expense	3,58,06,608	2,05,65,358
<u>R. Campus Operational Expense</u>		
Expense For Utilities	98,22,507	1,00,22,179
Operational Expenses	97,88,061	1,49,85,260
Rates, Taxes & Insurance Charges	1,06,13,840	89,64,505
Total of Campus Operational Expense	3,02,24,408	3,39,71,944



	Current Period 2021-22	Previous Period 2020-21
<u>S. Campus Maintenance Expense</u>		
Security Expense	8,98,77,827	9,20,53,811
House Keeping Expense	3,55,60,953	3,73,00,854
Campus Upkeep Expense	2,68,14,294	2,52,11,245
Total of Campus Maintenance Expense	15,22,53,074	15,45,65,910
<u>T. Infrastructure Support Expense</u>		
AMC Charges	1,10,38,436	1,25,41,810
Repairs and Maintenance Expense	1,71,77,301	1,49,70,152
Total of Infrastructure Expense	2,82,15,737	2,75,11,962
<u>U. Promotional Expense</u>		
Promotional Expenses	1,01,94,449	1,04,89,618
Total of Promotional Expense	1,01,94,449	1,04,89,618
<u>V. Finance Cost</u>		
Interest expense	4,58,12,766	10,43,85,691
Total of Finance Costs	4,58,12,766	10,43,85,691
<u>W. Depreciation and Amortization Expense</u>		
Depreciation of Tangible Assets	28,48,60,452	30,19,77,939
Total of Depreciation and Amortization Expense	28,48,60,452	30,19,77,939



Electronics Technology Parks-Kerala

Schedule X

Significant Accounting Policies forming part of the Balance Sheet and Income and Expenditure Account for the year ended 31st March 2022.

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: -**

Revenue from services is recognized on accrual basis. However, where the ultimate collection lacks certainty, the revenue recognition is postponed irrespective of the date of billing and treated as income when realized or virtual certainty in collection is established.

Land Lease premium receipts since 1st April 2018 are amortised over the period of lease against the previous policy of treating under Corpus Fund/General Fund.

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 incurred for acquiring/creating fixed assets.

3.2 Projects under which, assets are not ready for their intended use and other capital work-in-progress are carried at cost, comprising direct cost, related incidental expenses and attributable interest.

3.3 Depreciation has been charged at the following rates on written down value method for the proportionate period in respect of assets capitalized / acquired and sold during the year.

Building	5.00%
Machinery and equipment	13.91%
Computer and accessories	40.00%
Furniture & Fixtures	18.10%
Vehicles	25.89%
Sewage treatment plant	10.00%
Testing instruments	15.62%
Water distribution system	10.00%
Library Books	100.00%



3.4 Since 2016, the Assets purchased on surrender of space from customers is amortised over a period of 36 months except in Phase III, where it is amortised over a period of 48 Months .

4. **Government Assistances: -**

4.1 Government contribution for land acquisition, enhancement of compensation, infrastructure development are credited to Capital Fund in the year of its receipt.

4.2 Government contribution for meeting the revenue expenditure is shown as income in the Income and Expenditure Account.

5. **Employee Benefits: -**

5.1 Cost of providing defined benefit plans like Gratuity and leave encashment benefits are covered by Group Gratuity Scheme of LIC of India.

5.2 Payments to defined contribution plans like Provident fund and Family Pension fund are determined based on the schemes under relevant statues and charged to Income and Expenditure Account in the year of incurrence when services are rendered by the employees.



Electronics Technology Parks-Kerala

Schedule Y

Notes on Accounts forming part of the Balance Sheet and Income and Expenditure Account for the year ended 31st March 2022.

1. Electricity and Water charges are disclosed at net of realization under the head Campus Operational Expenses. (Schedule R)

2. **Property tax: -**
 The demand raised by the Corporation of Trivandrum towards property tax for Thejaswini Building at an enhanced rate of 18% is under dispute before the Hon'ble High Court of Kerala. Technopark has remitted the property tax at the 6% as per the order of the Chairman of the Tax appeal Standing Committee for the period up to 31.03.2022. Stay has been granted by the Hon'ble High Court of Kerala against the order of the Corporation of Trivandrum. The amount involved is Rs 6,08,27,344 plus applicable interest if any.

3. Surcharge for delayed payment of Rent and Utility charges has been levied @ 0.75% pm. Interest @ 6% pa is provided on Power Deposit paid by the customers.

4. **Service tax Update: -**

L NO	SCN No	Period Covered & Issue	Order	Status
I	CESTAT Order 20645- 20646/2021 dt.26.07.2021	01.05.2006-31.03.2011 Commissioner, Service Tax issued a notice requiring Technopark to show cause as to why Rs.15.29 crores should not be recovered from Technopark towards service tax for the period 2006-07 to 2010-11 along with interest & penalty. The Commissioner assessed this amount by bringing Technopark under "Business Support Category" against "Renting of Immovable Property" which is being followed.	CESTAT order no. 20645-20646/2021 dt.26.07.2021 partially allowing the appeal of Technopark by dropping demand other than CENVAT credit amounting to Rs.66,74,180/-. This issue was remanded back to the original authority. Based on the order, refund of pre deposit amounting to Rs.30 lakhs received on 23 rd November 2021	The Commissioner, Central GST & Central Excise passed order TVM-EXCUS-000-COM-11-21-22 (DENOVO) dt.28.02.2022 dropping the proposal to demand ineligible CENVAT credit as proposed in the 72/2011-ST(COMMR) dt 07.10.2011, since it is time barred. The Department has gone for an appeal against the said order of the Commissioner with CESTAT, Bangalore and the reply is yet to be filed.



2	93/2015 ST (Commr)	2010-11 to 2012-13 Service tax on SEZ. lease down payment, Lease rent	Commissioner (Appeals) upheld the demand of service tax of Rs 9.35 crores mentioned in notice No 93/2015-ST (commr.) dated 13.04.2015 without considering the reply filed	Technopark has filed an appeal against the impugned order of the Commissioner, Central Excise with CESTAT, Bangalore on 30th June 2016 and hearing awaited.
3	O-I-O No.86 & 87 / ST(DC) / DIV / 2020-21 dated. 31.03.2021	2014-15 to 2017-18 (Q1) 1. Service Tax on Guest House (Rangoli) 2. Room Rent service tax Rangoli 3. Club house membership fee 4. Service Tax on Guest House (KTDC) 5. CENVAT - tour operator 6. CENVAT - opening balance	Dy. Commissioner dropped issues numbered 2, 4 & 5 and upheld others.	Appeal is filed with Commissioner Appeals (Cochin) and hearing awaited.

5. Amount of land lease down payment recognized as income during the year is Rs.30.19 lakhs and the balance is appropriately shown under long term and other liabilities.
6. As on 31.03.2022, Technopark is in possession of 766.86 acres of land and against which has leased out 318.78 acres to its customers.
7. During the year 2021-22 an amount of Rs.1,56,83,090/- has been created as provision for Bad and Doubtful debts. The total provision as on 31.03.2022 has accumulated to Rs 18,39,90,097.88/-. The Debtors provision is reviewed year on year and appropriate provision made in the accounts.

8. **Income Tax: -**

- a. For AY 2009-10 and 2010-11, the Department appeal against the CIT(A) order is pending before the ITAT. (Contingent liability Rs.5,56,74,460).
- b. From AY 2011-12 to 2018-19, appeals are pending before CIT(Appeals). (Contingent liability Rs.68,50,86,043).
- c. Based on the finding by CIT (Appeals) that ETPK is eligible for the exemption u/s 11 of the Income tax Act, no provision for Income tax has been made.



9. Based on the tripartite agreement dated 17.07.2017 entered into by Kerala State IT Infrastructure Ltd. (KSITIL), Electronic & Information Technology Department of Govt. of Kerala (EITD) and Kerala Infrastructure Investment Fund Board (KIIFB), 2 lakh square feet building at Technocity is under construction on the land belonging to ETPK. As per Clause 4 of this agreement, in the case of revenue generating projects, financial assistance taken from KIIFB has to be repaid based on the repayment agreement to be entered into between KIIFB and EITD. Since the final position of asset and liability will be known only on completion of the projects, this is not incorporated in the statement of accounts of ETPK. As on 31.03.2022 the projected has not attained the completed status.
10. Estimated Liability amount pertaining to Land acquisition cases Rs 139.48 Crores.
11. Additional compensation if any payable in LAR cases is accounted in the year of adjudication of claim.
12. An amount of Rs 5 Crores received from KSITIL towards construction of SBC at Technopark Kollam now transferred to Grant received from KSITIL vide their letter dated 11.04.2022.
13. Balances with KSITIL is subject to reconciliation and Confirmation.
14. Infosys had surrendered 50 acres of land at Technocity and has requested to refund the land lease down payment of Rs.47,54,08,760/-. Infosys has agreed to forgo any interest considerations. Technopark based on the approval from the 129th Executive council has paid an amount of Rs. 24 Crores as the first installment and the balance of Rs 23,54,08,760/- is classified under current liability to be paid in August 2022. The Total amount of Rs 47,54,08,760/- is reduced from the Corpus Fund (Schedule B).
15. The amount of power charges realizable based on energy audit will be recognized as income in the year of its receipt.



16. Previous year's figures have been re-grouped or re-classified wherever found necessary to conform to current year's classification.

17. Figures have been rounded off to the nearest Rupee.

Signatories to Schedules A to Y

As per our Report of even date attached
Thiruvananthapuram

Bishwanath Sinha IAS
Chairman, Executive Council
Addl. Chief Secretary
(Electronics & ITD)
Government of Kerala

John M. Thomas
Chief Executive Officer
Electronics Technology Parks-Kerala

For K Venkatachalam Aiyer & Co
Chartered Accountants
Firm Reg No 04610S

Jayanthi L
Chief Finance Officer & Treasurer
Electronics Technology Parks-Kerala

Suresh Kumar K
Secretary-Registrar
Electronics Technology Parks-Kerala

Roopesh R
Partner
Mem No 228891

UDIN: 22228891AQMxFZ5359





Park Centre, Technopark, Thiruvananthapuram, Kerala, India. 695 581
Phone: +91 471 2700222 Fax: +91 471 2700171 www.technopark.org