

2018-19

annual report



METROGlobal Limited

(CIN No: L21010MH1992PLC069527)

CONTENTS

Chairman Message	1
Company Information	2
Notice	3-15
Directors' Report	16-54
Independent Auditors' Report	55-59
Balance Sheet	60
Profit & Loss Account	61
Cash Flow Statement	62
Significant Accounting Policies	63-84
Form AOC-1	85
Consolidated Financial Statements	86-115



CHAIRMAN'S MESSAGE

STEADY AND READY

In a phase when changes are taking place at rapid speed with varying fluctuations and disruptions a company has to always first stabilize and consolidate and also have a long term vision and perspective to fulfil its responsibility towards stakeholders and society.

It is a complex task often that demands great team spirit and belief in the value of the company's role and contribution.

Your company is fortunate to be led and guided by such a group of dedicated guardians who fulfil their responsibility with enormous wisdom.

NATIONAL AND GLOBAL SCENARIO

The year gone by has been one of transition at the national and international levels with several actions and reactions taking place creating significant impact in various sectors. The effects of the change appear positive and inspire expectations for better scenarios in coming times.

The economic scenario appears to be a mixed bag of contradictory signals.

increased per capita income, decline in the national inflation, steady interest rates, and decline in the price of crude oil and weaker consumer sentiment in the second half of the financial year enabled India to retain its position as the world's fastest growing economy and the sixth largest economy (eleventh in 2013-14).

After growing at 6.7% in 2017-18, the Indian economy is expected to report a growth of 7% in 2018-19 (as per the second estimates of CSO).

The World Bank projected India's economic growth to accelerate to 7.5% in 2019-20. Package for public sector banks announced by the Government of India is expected to resolve banking sector Balance Sheets, enhance credit availability and spur national investment.

However, there are also challenges that seem to be emerging including recently mentioned lower industrial growth, reduced consumer demand in some segments, dynamic markets, adjustment to new regulatory systems, fluctuating global sentiment, fluid political environment and other factors that could modify the calculations of organizations and lead them to revise strategy and efforts.

It is a delicate balance that your company will strive to achieve by critically reviewing performance with flexible plans to maintain its sound and healthy progress.

COMPANY PERFORMANCE

The revenue from operations of the company from the various segment was **Rs. 33,554 lacs** for the year 2018-19 as against the revenue from operations of Rs. 33,875 lacs during the year 2017-18.

Your Company earned net profit (including Comprehensive Income) as per Ind AS-19 of **Rs. 1,357 lacs** during the year **2018-19** as against the net profit (Including Comprehensive Income) as per Ind AS-19 of Rs.1,780 lacs during the year 2017-18.

Your Company's performance has maintained steady growth during 2018-19 due to implementation of GST & RERA in real estate sector. Even so management of the company is making sincere efforts for better performance in coming years through more innovative strategies and increased productivity.


BIGGEST ASSETS

Behind this positive story is the spirit and energies of the Metroglobal team which endeavours to contribute beyond the call of duty. I express my gratitude for what they have accomplished.

The tremendous support in all forms by the Board remains the backbone of overcoming hurdles and making progress even in difficult circumstances.

Your company Board has not only been the steady star of guidance but also the shining light of confidence for the team and I thankfully acknowledge the value of their inputs. Associated stakeholders added their own value in the process and progress. It is the continuous and strong support that has inspired the MetroGlobal team to strive harder and raise its performance levels.

30th May, 2019


Gautam M. Jain



METROglobal Limited

(CIN No: L21010MH1992PLC069527)

BOARD OF DIRECTORS

- : **Mr. Gautam M. Jain (DIN No: 00160167)**
Chairman & Managing Director
Mr. Rahul G. Jain (DIN No:01813781)
Executive Director
Mr. Sandeep S. Bhandari (DIN No: 01379445)
Independent Director
Mr. Nilesh R. Desai (DIN No: 00414747)
Independent Director
Mr. Prashant M. Kheskani (DIN No: 02589654)
Additional Independent Director
(Appointed w.e.f. 10-11-2018)
Mrs. Krati R. Jain (DIN No: 7150442)
Woman Director

COMPANY SECRETARY & CFO

- : **Mr. Nitin S. Shah (M. No. 7088)**

AUDITORS

- : **M/s AMPAC & Associates,**
Chartered Accountants,
Mumbai

BANKERS

- : **State Bank of India** **Kotak Mahindra Bank**
HDFC Bank **Deutsche Bank**

REGISTERED OFFICE

- : 101, 1st Floor, "Mangal Disha",
Near Guru Gangeswar Temple, 6th Road,
Khar (West), Mumbai-400052, Maharashtra, (India)

CORPORATE OFFICE

- : 5th Floor, 508-509, "SHILP " Building,
Opp: Girish Cold Drinks, C.G.Road, Navrangpura,
Ahmedabad-380009

SHARE TRANSFER REGISTRAR

- : **Sharex Dynamic (India) Pvt.Ltd.**
Unit : MetroGlobal Limited
(CIN No: 21010MH1992PLC069527)
C-101, 247 Park, LBS Marg,
Vikhroli West, Mumbai-400083

ATTENTION OF PHYSICAL SHAREHOLDERS UPDATION OF PAN & BANK DETAILS

SEBI vide its circular dated April 20, and July 16, 2018 has advised that the Company is required to update the PAN & Bank Details of the physical shareholders in its records.

All of the shareholders holding physical shares are requested to submit the following documents immediately to Registrar & share transfer agent M/s Sharex Dynamic (India) Pvt Limited, Mumbai at the above mentioned address to update their records:

1. Enclosed format duly filled in and signed by all the Shareholders. Page No:119
2. Self-attested copy of PAN Card of all the Shareholders.
3. Cancelled Cheque with shareholder name printed on it. (if shareholder's name is not printed on cheque, please provide bank attested copy of the first page of pass book showing name of the shareholder as first account holder).
4. Address proof (self-attested copy of Aadhaar-card/Electricity bill/Telephone bill/Passport) of the first shareholder.

NOTICE

NOTICE is hereby given that the **Twenty Seventh Annual General Meeting** of the Shareholders of the MetroGlobal Limited will be held on Monday, **30th September, 2019** at 4.30 p.m. at Conference Hall of The Oriental Residency, Next to Khar Telephone Exchange, P.D. Hinduja Marg, Khar (West), Mumbai-400052 to transact the following business:

ORDINARY BUSINESS

1. To receive, consider and adopt the Audited Balance Sheet as at 31st March, 2019 and Statement of Profit and loss account for the financial year ended on 31st March, 2019 together with the reports of the Board of Directors and the Auditors thereon.
2. To ratify appointment of M/s AMPAC & Associates, Chartered Accountants as Statutory Auditors of the Company. and to fix their remuneration

“RESOLVED THAT pursuant to the provisions of Section 139 and other applicable provisions, if any, of the Companies Act, 2013 read with the Companies (Audit And Auditors) Rules, 2014 (including any statutory modification(s) or re-enactments thereof for the time being in force) the Company hereby appoint M/s. AMPAC & Associates, Chartered Accountants, Mumbai (holding Registration No: FRN112236W) (Membership No:0444062), as Statutory Auditors of the Company to hold office from the conclusion of this meeting until the conclusion of the next Annual General Meeting subject to ratification of their appointment at every Annual General Meeting, on such remuneration as may be decided by the Audit Committee/ Board of Directors of the Company.”

SPECIAL BUSINESS:

3. Reclassification of Promoters of the Company as Public Shareholders.

To consider and approve reclassification of Promoters of the Company and in this regard to consider and fit to pass, with or without modification(s), the following resolution as a **Special Resolution**.

“RESOLVED THAT pursuant to provisions of Regulation 31A (2) read with Regulation 31A (7) of the Securities and Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015 (Including any amendments made thereto) (hereinafter referred to as “Listing Regulations”) or any other applicable provisions of Listing Regulations and other applicable laws, consent of the members of the company be and is hereby given to reclassify the following person from “Promoter Category” to Public Category” since the person is neither involved in the management nor holding any controlling stake in the Company. None of the aforesaid person has entered into any Shareholders Agreement with the Company and they have not got any Veto Rights or Special Information Rights or Special Rights as to Voting power or Control of the Company:

Sr No	Name of the Entity/Company	No. of Equity Shares Held	% of the total Equity Capital
1	Ritu G. Jain	64,000	0.52%

“RESOLVED FURTHER THAT it is hereby confirmed that

- i. the aforesaid person do not hold more than 10% of the paid-up Capital of the Company.
- ii. the shareholding of the aforesaid Promoter / Promoter Group is only upto 0.52% of the equity share capital of the Company.
- iii. the aforesaid persons has not and will continue to not exercise direct or indirect control over the Company.
- iv. No director of the above said person has been or would be appointed as key managerial personnel of the Company.
- v. No special right were even held and would not be ever held by the above reclassified above said person / entity/Company.

“RESOLVED FURTHER THAT for the purpose of giving effect to the above resolution, the Board or the officers authorised by the Board in this regard be and are hereby authorized to do all such acts, deeds, matters and things as may be necessary or expedient and to settle any questions, difficulties or doubts that may arise in this regard without requiring the Board to secure any further consent or approval of the members of the Company.”

4. To consider, and if thought fit, to pass the following Resolution as an **ORDINARY RESOLUTION**:

“RESOLVED THAT pursuant to the provisions of Sections 149 and 152 and other applicable provisions of the Companies Act, 2013 (‘the Act’) and the Rules made there under read with Schedule IV of the Act and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Mr. Nilesh R. Desai (holding DIN 00414747), who satisfies the criteria of independence as specified in the Act and the Rules made there under and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and in respect of whom the Company has

received notices in writing under Section 160 of the Act from members proposing his candidature for the office of Independent Director, be and is hereby re-appointed as an Independent Director of the Company, not liable to retire by rotation, for a second term of 5 (five) consecutive years commencing 1st October, 2019 to 30th September, 2024.

5. To consider, and if thought fit, to pass the following Resolution as an **ORDINARY RESOLUTION:**

“RESOLVED THAT pursuant to the provisions of Sections 149 and 152 and other applicable provisions of the Companies Act, 2013 (‘the Act’) and the Rules made there under read with Schedule IV of the Act and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Mr. Sandeep S.Bhandari (holding DIN 1379445), who satisfies the criteria of independence as specified in the Act and the Rules made there under and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and in respect of whom the Company has received notices in writing under Section 160 of the Act from members proposing his candidature for the office of Independent Director, be and is hereby re-appointed as an Independent Director of the Company, not liable to retire by rotation, for a second term of 5 (five) consecutive years commencing 1st October, 2019 to 30th September, 2024.

6. To consider, and if thought fit, to pass the following Resolution as an **ORDINARY RESOLUTION:**

“RESOLVED THAT Mr. Prashant M. Kheskani (holding DIN 02589654) who was appointed as an Additional Director of the Company by the Board of Directors with effect from 10th November, 2018, in terms of Section 161(1) of the Companies Act, 2013 and Article 127 of the Articles of Association of the Company and who holds office up to the date of the 27th Annual General Meeting and in respect of whom the Company has received notices in writing from members under Section 160 of the Companies Act, 2013 proposing his candidature for the office of Director, be and is hereby appointed as a Director of the Company.”

7. To consider, and if thought fit, to pass the following Resolution as an **ORDINARY RESOLUTION:**

FOR RELATED PARTY CONTRACTS/TRANSACTIONS APPROVAL IN ANNUAL GENERAL MEETING:

“RESOLVED THAT Pursuant to the provisions of Section 188 and all other applicable provisions if any, of the Companies Act, 2013, (the Act) read with the Companies (Meetings of the Board and Its Powers) Rules, 2014 and subject to such approvals, consents, sanctions and permissions as may be necessary, consent of the members of the Company be accorded to the Board of Directors of the Company subject to the approval of members in Annual General Meeting to enter in to contracts and/or agreements with related parties as defined under the Act with respect to sale, purchase or supply of goods or materials, leasing of property of any kind, availing or rendering any kind of services, appointment of agent for sale and purchase of goods, materials, services or property or appointment of such related party to any office or place of profit in the company, or its subsidiary or associate company or any other transactions of whatever nature with related parties with effect from 1st April, 2014 up to the maximum per annum for the year.”

“RESOLVED FURTHER THAT the Board of Directors of the Company, be and is hereby authorized to determine the actual sums to be involved in the proposed transactions and terms and conditions related thereto and call other matters arising out of or incidental to the proposed transactions and generally to do all acts, deeds and things that may be necessary, proper, desirable or expedient and to execute all documents, agreements and writings as may be necessary, proper, desirable or expedient to give effect to the above said resolution subject to the approval of members in 27th Annual General Meeting”.

Registered Office :

101, 1st Floor, "Mangal Disha",
Near Guru Gangeswar Temple,
6th Road, Khar (West),
Mumbai-400052, Maharashtra, (India)
Date : **30th May, 2019**

By the Order of the Board

Sd/-

Nitin S.Shah

Company Secretary

NOTES :

1. A member entitled to attend and vote is entitled to appoint a proxy, or, where that is allowed, one or more proxies, to attend and vote instead of himself, and that a proxy need not be a member.
2. Proxies to be effective must be received by the Company not less than 48 hours before the meeting.
3. Pursuant to provisions of Section 105 of the Companies Act, 2013, read with the applicable rules thereon, a person can act as a proxy on behalf of members not exceeding fifty and holding in the aggregate not more than ten percent of the total share capital of the Company carrying voting rights, may appoint a single person as proxy, who shall not act as a proxy for any other member.
4. Corporate members intending to send their authorized representatives to attend the meeting are requested to send to the Company a certified copy of the Board resolution authorizing their representative to attend and vote on their behalf at the meeting.
5. Only bonafide members of the Company whose names appear on the Register of Members/Proxy holders, in possession of valid attendance slips duly filled and signed will be permitted to attend the meeting. The Company reserves its right to take all steps as may be deemed necessary to restrict non-members from attending the meeting.
6. Members are requested to bring their copies of Annual Report to the Meeting. In order to enable us to register your attendance at the venue of the Annual General Meeting, we request you to please bring your folio number/demat account number/DP ID-Client ID to enable us to give you a duly filled attendance slip for your signature and participation at the meeting.
7. In case of joint holders attending the meeting, only such joint holder who is higher in the order of names will be entitled to vote.
8. The Register of Members and Share Transfer Books of the Company will be closed from **23rd September, 2019 to 28th September, 2019** (both days inclusive).
9. Members are requested to note that pursuant to the provisions of Section 125(c) of the Companies Act, 2013, the dividend remaining unclaimed / unpaid for a period of seven years from the date it becomes due for payment shall be credited to the Investor Education and Protection Fund (IEPF) set up by the Central Government. The Company has already transferred the unclaimed / unpaid dividend declared up to 2011 to the said fund. Members who have so far not claimed the dividends declared for any subsequent financial year(s) are requested to make claim with the Company immediately.
10. Pursuant to the provisions of Section 124(6) of the Companies Act, 2013 and the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016, as amended from time to time, all equity shares of the Company on which dividend has not been paid or claimed for 7 consecutive years or more shall be transferred by the Company to Investor Education and Protection Fund.
11. The Ministry of Corporate Affairs has taken a "Green Initiative in Corporate Governance" by allowing paperless compliances by the Company and has issued circulars allowing service of notices / documents including annual report by e-mail to its members. To support this green initiative of the government in full measure, members who have not registered their e-mail addresses so far, are requested to register the same in respect of electronic holdings with the depository through their depository participants. Members who are holding shares in physical form are requested to get their e-mail addresses registered with the Registrar and Share Transfer Agent.
12. Route map and prominent land mark for easy location of venue of the AGM is provided in the Annual Report and the same shall also be available on the Company's website www.metrogloballimited.com
13. Corporate members intending to send their authorized representatives to attend the AGM pursuant to Section 113 of the Companies Act, 2013, are requested to send a duly certified copy of the Board Resolution together with their specimen signatures authorizing their representatives to attend and vote at the AGM.
14. Members holding shares in dematerialized form are requested to intimate all changes pertaining to their bank details/ update, E-mail ID/mandates/nominations/power of attorney/change of name/change of address/contact numbers etc. to their Depository Participants (hereinafter referred to as "DP") with whom they are maintaining their demat accounts. Changes intimated to the DP will then be automatically reflected in the Company's records which will help the Company and the Company's Registrar and Share Transfer Agents M/s. Sharex Dynamic (India) Private Ltd. to provide efficient and better services. Members holding shares in physical form are requested to advise such changes to RTA.
15. Members holding shares in physical form are requested to consider converting their holding to dematerialized form as pursuant to SEBI norms, with effect from 1st April, 2019, share transfers cannot be effected in physical form. The transfer deeds once lodged prior to 31st March, 2019 deadline and returned due to deficiency in the document may be re-lodged for transfer even after the deadline of 1st April, 2019.

16. The Notice of the AGM along with the Annual Report 2018-19 is being sent by electronic mode to those Members whose e-mail addresses are registered with the Company/DP, unless any Member has requested for a physical copy of the same. For Members who have not registered their e-mail addresses, physical copies are being sent by the permitted mode.
17. In terms of Section 108 of the Companies Act, 2013 read with the Companies (Management and Administration) Rules, 2014, e-voting facility is being provided to the Members. Details of the e-voting process and other relevant details are being sent to all the Members along with the Notice.
- Please intimate the changes, if any, in your registered address, to the Company's Registrar & Share Transfer Agent. The Registrar & Share Transfer Agent has shifted their office at the following address:-
Sharex Dynamic (India) Pvt. Ltd.
Unit: Metroglobal Limited
C-101, 247 Park, LBS Marg, Vikhroli West, Mumbai-400083
 - As required under the Listing Agreement with the Stock Exchanges, the particulars of Directors who are proposed to be appointed / re-appointed are as per attached Annexure 1.
 - Voting through electronic means:-In compliance with the provisions of Section 108 of the Companies Act, 2013 and Rule 20 of the Companies [Management and Administration] Rules, 2014, the Company is providing e-voting facility as an alternative mode of voting which will enable the Members to cast their votes electronically. Necessary arrangements have been made by the Company with Central Depository Services (India) Limited (CDSL) to facilitate e-voting. The detailed process, instructions and manner of e-voting facility is annexed to the Notice.

ANNEXURE 1 TO THE NOTICE

Particulars of Directors seeking appointment/ Re –appointment Pursuant to Regulation 36(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Secretarial Standards – 2 (SS-2)

Name of Director & DIN No	Mr.Nilesh R. Desai (Din No:00414747)	Mr.Sandeep S. Bhandari (Din No: 01379445)	Mr.Prashant M. Kheskani (Din No: 02589654)
Date of Birth & Age	06/07/1960 & 59 years	19/12/1962 & 57 years	22/01/1984 & 35 years
Date of Appointment	12/11/2011	12/11/2011	10/11/2018
Qualification Expertise in Specific functional areas	Bachelor of Science (B.SC) Insurance/Finance	Master in Business Administration Finance	Bachelor of Commerce (B.com) & Chartered Accountants Finance
List of Companies in which outside directorship held	Metrochem Capital Trust Limited	NIL	NIL
Chairman/Member of the Committee of the Board of Directors	Chairman of Nomination & Remuneration Committee Chairman of Stakeholder Relationship Committee Member of Corporate Social Responsibility Committee	Chairman of Audit Committee Member of Nomination & Remuneration Committee. Member of Stakeholder Relationship Committee	Member of Audit Committee Member of Nomination & Remuneration Committee. Member of Stakeholder Relationship Committee
Chairman /Member of the Committees of other companies in which he is Director	NIL	NIL	NIL

Registered Office :

101, 1st Floor, "Mangal Disha",
Near Guru Gangeshwar Temple,
6th Road, Khar (West),
Mumbai-400052, Maharashtra, (India)

Date : 30th May, 2019

By the Order of the Board
Sd/-

Nitin S. Shah
Company Secretary

The instructions for shareholders voting electronically are as under:

- (i) The voting period begins on **27th September, 2019 at 9.00 a.m** and ends on **29th September, 2019 at 5.00 p.m.** During this period shareholders' of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date (record date) of **23rd September, 2019** may cast their vote electronically. The e-voting module shall be disabled by CDSL for voting thereafter.
- (ii) The shareholders should log on to the e-voting website www.evotingindia.com.
- (iii) Click on Shareholders.
- (iv) Now Enter your User ID
 - a. For CDSL: 16 digits beneficiary ID,
 - b. For NSDL: 8 Character DP ID followed by 8 Digits Client ID,
 - c. Members holding shares in Physical Form should enter Folio Number registered with the Company.
- (v) Next enter the Image Verification as displayed and Click on Login.
- (vi) If you are holding shares in demat form and had logged on to www.evotingindia.com and voted on an earlier voting of any company, then your existing password is to be used.
- (vii) If you are a first time user follow the steps given below:

For Members holding shares in Demat Form and Physical Form	
PAN	<p>Enter your 10 digit alpha-numeric PAN issued by Income Tax Department (Applicable for both demat shareholders as well as physical shareholders)</p> <ul style="list-style-type: none"> Members who have not updated their PAN with the Company/Depository Participant are requested to use the sequence number which is printed on Postal Ballot / Attendance Slip indicated in the PAN field
Dividend Bank Details OR Date of Birth (DOB)	<p>Enter the Dividend Bank Details or Date of Birth (in dd/mm/yyyy format) as recorded in your demat account or in the company records in order to login.</p> <p>If both the details are not recorded with the depository or company please enter the member id / folio number in the Dividend Bank details field as mentioned in instruction (iv).</p>

- (viii) After entering these details appropriately, click on "SUBMIT" tab.
- (ix) Members holding shares in physical form will then directly reach the Company selection screen. However, members holding shares in demat form will now reach 'Password Creation' menu wherein they are required to mandatorily enter their login password in the new password field. Kindly note that this password is to be also used by the demat holders for voting for resolutions of any other company on which they are eligible to vote, provided that company opts for e-voting through CDSL platform. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.
- (x) For Members holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.
- (xi) Click on the EVSN for the relevant No. 190823087 on which you choose to vote.
- (xii) On the voting page, you will see "RESOLUTION DESCRIPTION" and against the same the option "YES/NO" for voting. Select the option YES or NO as desired. The option YES implies that you assent to the Resolution and option NO implies that you dissent to the Resolution.
- (xiii) Click on the "RESOLUTIONS FILE LINK" if you wish to view the entire Resolution details.
- (xiv) After selecting the resolution you have decided to vote on, click on "SUBMIT". A confirmation box will be displayed. If you wish to confirm your vote, click on "OK", else to change your vote, click on "CANCEL" and accordingly modify your vote.
- (xv) Once you "CONFIRM" your vote on the resolution, you will not be allowed to modify your vote.
- (xvi) You can also take a print of the votes cast by clicking on "Click here to print" option on the Voting page.
- (xvii) If a demat account holder has forgotten the login password then Enter the User ID and the image verification code and click on Forgot Password & enter the details as prompted by the system.
- (xviii) **Shareholders can also cast their vote using CDSL's mobile app m-Voting available for android based mobiles. The m-Voting app can be downloaded from Google Play Store, Apple and Windows phone. Please follow the instructions as prompted by the mobile app while voting on your mobile.**

(xix) Note for Non – Individual Shareholders and Custodians

- Non-Individual shareholders (i.e. other than Individuals, HUF, NRI etc.) and Custodian are required to log on to www.evotingindia.com and register themselves as Corporates.
- A scanned copy of the Registration Form bearing the stamp and sign of the entity should be emailed to helpdesk.evoting@cdslindia.com.
- After receiving the login details a Compliance User should be created using the admin login and password. The Compliance User would be able to link the account(s) for which they wish to vote on.
- The list of accounts linked in the login should be mailed to helpdesk.evoting@cdslindia.com and on approval of the accounts they would be able to cast their vote.
- A scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favour of the Custodian, if any, should be uploaded in PDF format in the system for the scrutinizer to verify the same.

In case you have any queries or issues regarding e-voting, you may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at www.evotingindia.com, under help section or write an email to helpdesk.evoting@cdslindia.com