

## B. Com. Semester V

### Fundamentals of Investment - Syllabus

Unit	Title	Details of Topic
Unit I	<b>Overview</b>	Definitions, Scope, Objectives of Financial Management, Functions and goal of Finance Manager, Role of Finance Manager, Agency Problems
Unit II	<b>Time value of money</b>	Basic Concepts, Importance of Time Value of Money, compounding and discounting techniques, Loan amortization Schedule, Difference between Nominal Interest Rate (NIR) and Effective Interest Rate
Unit III	<b>Valuation of shares &amp; debentures</b>	Features of Equity Share & Preference Share, Features of Debenture, Valuation of Equity Shares and its Techniques, Valuation Of Debentures and its Techniques
Unit IV	<b>Valuation of bullion</b>	Gold and Silver, Characteristics and Important features of Investment in bullion, Bullion Market and its operations, Factor influencing demand and supply of bullion, Gold ETF, Linkage with foreign exchange and currency back up , Role of Central Bank, Gold councils
Unit V	<b>Real estate</b>	Meaning and Characteristics and Importance of real estate , Importance of real estate sector in Economy ,Factor affecting real estate market, Legal Issues, Valuation of real estate ,Need for real estate market regulators, Need for organized sector

#### Books Recommended:

1. I M Pandey, Financial Management, Vikas Publication
2. Khan and Jain, Financial Management, Tata McGraw Hill
3. R P Rastogi , Financial Management, Taxmann
4. Margaret Olsen, The Gold Book: What's It Worth, Westminster publishing company
5. Narayan Laxmanrao, Real Estate Deals