



Hindi VidyaPracharSamiti's

RamniranjanJhunjhunwala College
of Arts, Science & Commerce
(Autonomous College)



Affiliated to

UNIVERSITY OF MUMBAI

Syllabus for the SYBVOC

Program: BVOC

Course: REAL ESTATE MANAGEMENT

Code:RJCUBVOCRE

SYBVOC (REAL ESTATE MANAGEMENT) Syllabus Semester III Hindi & IV**DISTRIBUTION OF TOPICS AND CREDITS****SYBVOC REM SEMESTER III**

Course	Nomenclature	Credits	Topics
RJCUBVOCRE301	Introduction to Cost Accounting	6	1. Classification of Costs and Cost Sheet.
			2. Reconciliation of cost and financial accounts
			3. Contract Costing
			4. Process Costing
RJCUBVOCRE302	Basics of Construction I	6	1. Overview of Logistics and Supply Chain Management
			2. Construction planning
			3. Roles and Responsibility of stake holders in Construction process
			4. Basic concept of development of construction plans
			5. Contracts estimation and bidding strategy
RJCUBVOCRE303	Tally	6	1. Introduction to Tally, Starting Tally
			2. Implementation of VAT and CST in Tally
			3. Implementation of TDS in Tally
			4. Excise duty in Tally, Utilities, Working with multiple companies
RJCUBVOCRE304	Commercial Leasing and Property ownership Structures	4	1. Leasing – Meaning, Area
			2. Mortgage
			3. Classification of Property
			4. Testamentary succession and Private trust
RJCUBVOCRE305	Quantitative Methods for Business - II	4	1. Decision Theory
			2. Linear Programming Models
			3. Transportation Models
			4. Assignment Models
RJCUBVOCRE306	Ethics & Governance	4	1. Introduction to Ethics and Business Ethics
			2. Ethics in Marketing, Finance and HRM
			3. Corporate Governance
			4. Corporate Social Responsibility (CSR)

SYBVOC REM SEMESTER IV

Course	Nomenclature	Credits	Topics
RJCUBVOCRE401	Business Research Methodology	6	1. Introduction to Business Research Methods
			2. Data Collection and Processing
			3. Data Analysis and Interpretation
			4. Advanced Techniques in Report Writing
RJCUBVOCRE402	Basics of Construction II	6	1. Building Construction Terminology
			2. Field tests of concrete material
			3. Safety code:- provision and Predations
			4. Modern equipment – Excavation equipment
RJCUBVOCRE403	Property Transactions Document	6	1. Important Documents
			2. Power of Attorney and its significance
			3. Lease and License Agreement
			4. Partnership in Real Estate Business
RJCUBVOCRE404	Financial Management	4	1. Meaning and scope of Financial Management
			2. Cost of capital and capital structures
			3. Capital Budgeting
			4. Business Restructuring
RJCUBVOCRE405	Quantitative Methods for Business - II	4	1. Decision Theory
			2. Linear Programming Models
			3. Transportation Models
			4. Assignment Models
RJCUBVOCRE406	Legal Framework	4	1. Indian Contract Act
			2. Arbitration and Conciliation Act
			3. Agreement
			4. Environmental Protection Act

SEMESTER III SYBVOC REM

SEMESTER III		L	Cr
Paper-I: Introduction to Cost Accounting	Paper Code: RJCUBVOCRE301	60	06
UNIT I		15	
Classification of Costs and Cost Sheet			
<ul style="list-style-type: none">● Classification of costs, Cost of Sales, Cost Centre, Cost Unit, Profit Centre and Investment Centre● Cost Sheet, Total Costs and Unit Costs, Different Costs for different purpose● Simple practical problems on preparation of cost sheet			
UNIT II		15	
Reconciliation of cost and financial accounts			
<ul style="list-style-type: none">● Practical problems based on reconciliation of cost and Financial accounts			
UNIT III		15	
Contract Costing			
<ul style="list-style-type: none">● Progress payments, Retention money, Contract accounts, Accounting for material.● Accounting for Tax deducted at source by the contractee, Accounting for plant used in a contract, treatment of profit on incomplete contracts, Contract profit and Balance sheet entries.● Excluding Escalation clause Note- Simple practical problems			
UNIT IV		15	
Process Costing			
<ul style="list-style-type: none">● Process loss, Abnormal gains and losses, Joint products and by products.● Excluding Equivalent units, Inter-process profit Note- Simple Practical problems Process Costing and joint and by products			

SYBVOC	Semester III Practical
RJCUBVOCRE301 Paper-I Introduction to Cost Accounting	<u>Learning Objectives:</u> <ul style="list-style-type: none">➤ Calculation of the cost of production from one level to another, wage calculation, different type of overhead and their calculations, How to do an reconciliation, estimation about the future cost . <u>Course Outcome:</u> <ul style="list-style-type: none">➤ A production department has different component involved like workers, raw materials to be purchase, wastage of raw materials overhead till it reaches to the final product. As a finance student s should have the knowledge related to the production and it will involve the price of the product the labour skilled enough to completed the production on time.

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SEMESTER III		L	Cr
Paper-II: Basics of Construction I	Paper Code: RJCUBVOCRE302	60	06
UNIT I		15	
Construction planning			
<ul style="list-style-type: none"> Approval Process, Documentation, Nocs, Project Feasibility 			
UNIT II		15	
Roles and Responsibility of stake holders in Construction process			
<ul style="list-style-type: none"> Project Management, Project Characteristics, Definition by PMBOK, Needs for PM, Advantage and Benefits of PM, 9 Areas of PM, Project phases, Project Stages, Project Planning and execution phase. 			
UNIT III		15	
Basic concept of development of construction plans			
<ul style="list-style-type: none"> Construction terminology, Drawing standards and planning principles – Guidelines, Thumb Rules, Building Byelaws, Building permit, approximate cost of different components of a buildings. 			
UNIT IV		15	
Contracts estimation and bidding strategy			
<ul style="list-style-type: none"> Building Material – Economic of Building Materials- Stones – Bricks –Tiles – Timbers, Plastics, Paints, Varnish, Distempers, Cement Paints Ferrous Metals, Non Ferrous Metals 			

SYBVOC	Semester III Theory
RJCUBVOCRE302	<u>Learning Outcomes:</u>
Paper II	➤ Students will learn about the construction process, Roles and Responsibility of Architect, Engineers, Govt Bodies, Contractor etc
Basics of Constructions - I	<u>Course Outcome:</u>
	➤ What is construction, Terminology used in Construction, Stakeholder in Construction Process, Feasibility, Planning, Process, Steps in Construction. Role of Project Management, Budding and

	Controlling Process.
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SEMESTER III		L	Cr
Paper-III: TALLY	Paper Code: RJCUBVOCRE303	60	06
UNIT I		15	
Brief Introduction to Computerized Accounting			
<ul style="list-style-type: none">Brief introduction to computerized accounting, Introduction to Tally, Starting Tally			
UNIT II		15	
Company Information			
<ul style="list-style-type: none">Company information, Accounting maintenance, Accounting vouchers, Cost allocation, Inventory maintenance, Inventory vouchers, Implementation of VAT and CST in Tally			
UNIT III		15	
Implementation of TDS in Tally			
<ul style="list-style-type: none">Implementation of TDS in Tally, Implementation TCS in Tally, Service Tax in Tally			
UNIT IV		15	
Excise duty in Tally			
<ul style="list-style-type: none">Excise duty in Tally, Utilities, Working with multiple companies, Security control, Year-end processing, Reports, Printing from Tally, Payroll accounting, Job costing and POS in Tally.			

SYBVOC	Semester III Practical
RJCUBVOCRE303	<u>Learning Outcomes:</u>
Paper-III Tally	<ul style="list-style-type: none"> ➤ Learning data entry in Tally.ERP9/Computerised Accounting for different types of Business Organisations and Personal Accounting. ➤ Inventory (Stock) Management. ➤ Finding out slow moving and fast moving items and preparing re-order levels accordingly. ➤ Bank Reconciliation and Reconciling Debtor and Creditors.

	<ul style="list-style-type: none">➤ Learning latest Tax implementation and preparing the reports for filling Tax return seg. GST, Income Tax etc.➤ Learning Finalization of Accounts for Audit and IT.➤ Generating MIS Reports like Cash Flow, Fund Flow and Ratio Analysis.➤ Budget and Control, Future Planning. <p><u>Course Outcomes:</u></p> <ul style="list-style-type: none">➤ The learner gets through knowledge of working with Tally to become an Expert.➤ The learner will understand the Inventory Management and will be able to analyse the stock movement, negative stock, pilferage etc.➤ Access Real time Reports.➤ Become an independent accountant.➤ An asset to a organization in making decisions related to finance.
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SEMESTER III		L	CR
Paper-IV Commercial Leasing and Property ownership Structures	Paper Code: RJCUBVOCRE304	06	04
UNIT I		15	
Leasing			
<ul style="list-style-type: none"> Meaning, Area - duration, terms and condition, Documents and agreement – sub tenancy, co-tenancy, Renewal option, Expansion options, various Option, Extant ion , Riders, Dates 			
UNIT II		15	
Mortgage			
<ul style="list-style-type: none"> Types of Mortgage, Gift deed, what is Copyright, Rules and Regulations, how to register copyright. What is Patent, Rules and Regulations, how to register Patent. What is Trade Mark, Rules and Regulations, how to register Trade Mark. 			
UNIT III		15	
Classification of Property			
<ul style="list-style-type: none"> Classification of Property, Joint ownership, Proprietorship, partnership, Company, Hindu undivided family. Power of Attorney and its importance and process. 			
UNIT IV		15	
Testamentary succession and Private trust			
<ul style="list-style-type: none"> Testamentary succession and Private trust – Institution of testamentary disposition and its social utility – execution of wills – conditions of validity of will, Revocation – republication. Constitution of Private trust – condition of validity of private trust, rights and duties 			

SYBVOC	Semester III
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RJCUBVOCRE304 Paper-IV Commercial Leasing and Property Ownership	<u>Learning Outcomes:</u> ➤ Students will learn about Leasing and the agreement process, Clauses. Mortgage and its types. What is Copywriter, patents, Trademark etc. And its benefits protected the Government. Classification of Properties, Private Trust. <u>Course Outcome:</u> ➤ Understand Leasing for Commercial Premises, Malls, and Office buildings etc., Mortgage, Copywriter, patents, Trademark etc. Classification of Properties, Private Trust.
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SEMESTER III		L	CR
Paper V: Quantitative Methods for Business - I	Paper Code: RJCUBVOCRE305	60	04
UNIT I		12	
Introduction to Statistics			
<ul style="list-style-type: none">● Introduction: Functions/Scope, Importance, Limitations● Measures Of Central Tendency: Mean(A.M, Weighted, Combined) Median(Calculation and graphical using O-gives), Mode(Calculation and Graphical using Histogram), Comparative analysis of all measures of Central Tendency			
UNIT II		12	
Measures of Dispersion, Co-Relation and Linear Regression			
<ul style="list-style-type: none">● Measures Of Dispersion: Range with C.R(Co-Efficient Of Range), Quartiles & Quartile deviation with CQ (Co-Efficient Of Quartile), Mean Deviation from mean with CMD (Co-Efficient Of Mean Deviation), Standard deviation with CV(Co-Efficient Of Variance), Skewness & Kurtosis (Only concept)● Co-Relation: Karl Pearson, Rank Co-Relation● Linear Regression: Least Square Method			
UNIT III		13	
Time Series and Index Number			

<ul style="list-style-type: none"> Time Series: Least Square Method, Moving Average Method, Determination of Season. Index Number: Simple (unweight) Aggregate Method, Weighted Aggregate Method, Simple Average of Price Relatives, Weighted Average of Price Relatives, Chain Base Index Numbers, Base Shifting, Splicing and Deflating, Cost of Living Index Number 		
UNIT IV	13	
Probability and Decision Theory		
<ul style="list-style-type: none"> Probability: Concept of Sample space, Concept of Event, Definition of Probability, Addition & Multiplication laws of Probability, Conditional Probability, Bayes' Theorem(Concept only), Expectation & Variance, Concept of Probability Distribution(Only Concept) Decision Theory: Acts, State of Nature Events, Pay offs, Opportunity loss, Decision Making under Certainty, Decision Making under Uncertainty, Non-Probability: Maximax, Maximin, Minimax, Regret, Laplace & Hurwicz Probabilistics (Decision Making under risk):EMV, EOL, EVPI Decision Tree 		

SYBVOC	Semester III Practical
RJCUBVOCRE305 Paper-V Quantitative Methods for Business - I	<p><u>Learning Objectives:</u></p> <ul style="list-style-type: none"> ➤ Understand meaning, nature and importance of statistics and to develop the ability to analyze and interpret data. ➤ To provide an understanding for the graduate business students on statistical concepts, know the main properties of each statistical tools and select the most appropriate one for use with a given set of data. ➤ Enable students to apply basic statistical techniques and methods for grouping, tabular and graphical display, analysis and interpretation of statistical data. ➤ Understand some basic terminology in Probability and approach to decision making. ➤ To understand association between two variables, obtain a Regression line and use Regression coefficients to sensibly make forecasts. <p><u>Course Outcome:</u></p> <p>After successful completion of the course, students are expected to obtain the following skills:</p> <ul style="list-style-type: none"> ➤ The ability to interpret statistical analysis tools commonly used

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	<p>in the work place.</p> <ul style="list-style-type: none"> ➤ Independently calculate, basic statistical parameters like mean, median, mode, correlation coefficients, regression lines etc., ➤ Produce appropriate graphical and numerical descriptive statistics for different types of data. ➤ Based on the acquired knowledge, to interpret the meaning of the calculated statistical indicators. ➤ Choose a statistical method for solving practical problem.
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SEMESTER III		L	Cr
Paper VI: Ethics & Governance	Paper Code: RJCUBVOCRE306	60	04
UNIT I		15	
Introduction to Ethics and Business Ethics			
<ul style="list-style-type: none">● Concept of Ethics, Evolution of Ethics, Nature of Ethics- Personal, Professional, Managerial Importance of Ethics, Objectives, Scope, Types – Transactional, Participatory and Recognition● Business Ethics: Meaning, Objectives, Purpose and Scope of Business Ethics● Towards Society and Stakeholders, Role of Government in Ensuring Business Ethics● Principles of Business Ethics, 3 Cs of Business Ethics – Compliance, Contribution and Consequences● Myths about Business Ethics● Ethical Performance in Businesses in India			
UNIT II		15	
Ethics in Marketing, Finance And HRM			
<ul style="list-style-type: none">● Ethics in Marketing: Ethical issues in Marketing Mix, Unethical Marketing Practices in India, Ethical Dilemmas in Marketing, Ethics in Advertising and Types of Unethical Advertisements● Ethics In Finance: Scope of Ethics in Financial Services, Ethics of a Financial Manager – Legal Issues, Balancing Act and Whistle Blower, Ethics in Taxation, Corporate Crime - White Collar Crime and Organised Crime, Major Corporate Scams in India, Role of SEBI in Ensuring Corporate Governance, Cadbury Committee Report, 1992● Ethics in Human Resource Management: Importance of Workplace Ethics, Guidelines to Promote Workplace Ethics, Importance of Employee Code of Conduct, Ethical Leadership			

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UNIT III	15	
Corporate Governance		
<ul style="list-style-type: none"> • Concept, History of Corporate Governance in India, • Need for Corporate Governance • Significance of Ethics in Corporate Governance • Principles of Corporate Governance, Benefits of Good Governance • Issues in Corporate Governance • Theories- Agency Theory, Shareholder Theory, Stakeholder Theory and Stewardship Theory • Corporate Governance in India, Emerging Trends in Corporate Governance, Models of Corporate Governance, Insider Trading 		
UNIT IV	15	
Corporate Social Responsibility CSR		
<ul style="list-style-type: none"> • Meaning of CSR, Evolution of CSR, Types of Social Responsibility • Aspects of CSR- Responsibility, Accountability, Sustainability and Social Contract • Need for CSR • CSR Principles and Strategies • Issues in CSR • Social Accounting: Tata Group's CSR Rating Framework, Sachar Committee Report on CSR, Ethical Issues in International Business Practices, Recent Guidelines in CSR • Society's Changing Expectations of Business With Respect to Globalisation • Future of CSR 		

SYBVOC	Semester III Theory
RJCUBVOCRE306	Course Outcomes
Paper VI Ethics & Governance	<p>➤ The Learner will get the understanding of ethical issues related to business.</p> <p>The learners will learn good governance necessary for long term survival of business.</p> <p>Learning Outcomes</p> <p>➤ Promote understanding of the importance, for business and</p>

	<p>the community, of ethical conduct.</p> <ul style="list-style-type: none"> ➤ Provide the skills with which to recognise and resolve ethical issues in business. ➤ Enhance awareness and critical self-examination of one's own values, and to appreciate the relevance of personal values in the business/workplace setting. ➤ Encourage reflection on the ethical dimension of your own decision-making in workplace and other settings.
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SEMESTER IV SYBVOC REM

SEMESTER IV		L	Cr
Paper-I: Business Research Methodology	Paper Code: RJCUBVOCRE401	60	06
UNIT I		18	
Introduction to Business Research Methods			
<ul style="list-style-type: none"> • Meaning and Objectives of Research • Types of Research – (a) Pure, Basic and Fundamental (b) Applied (c) Empirical (d) Scientific & Social (e) Historical (f) Exploratory (g) Descriptive (h) Causal. Concepts in Research: Variables, Qualitative and Quantitative Research • Stages in Research Process • Characteristics of Good Research • Hypothesis - Meaning, Nature, Significance, Types of Hypothesis, Sources • Research Design – Meaning, Definition, Need and Importance, Steps in Research Design, Essentials of a Good Research Design, Areas/Scope of Research Design and Types - Descriptive, Exploratory and Causal • Sampling – (a) Meaning of Sample and Sampling, (b) Methods of Sampling - (i) Non Probability Sampling – Convenient, Judgement, Quota, Snow ball (ii) Probability – Simple Random, Stratified, Cluster, Multi Stage. 			
UNIT II		14	
Data Collection and Processing			
<ul style="list-style-type: none"> • Types of Data and Sources - Primary and Secondary Data Sources • Methods of collection of primary data 			

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<ul style="list-style-type: none"> • Observation - (i) structured and unstructured, (ii) disguised and undisguised, (iii) mechanical observations (use of gadgets) • Experimental - (i) Field, (ii) Laboratory • Interview – (i) Personal Interview, (ii) focused group, (iii) in-depth interviews - Method • Survey – Telephonic survey, Mail, E-mail, Internet survey, Social Media, and Media Listening • Survey Instrument – (i) Questionnaire designing, (ii) Types of questions – (a) structured/ close ended and (b) unstructured/ open ended, (c) Dichotomous, (d) Multiple Choice Questions • Scaling techniques - (i) Likert scale, (ii) Semantic Differential scale 		
UNIT III	16	
Data Analysis and Interpretation		
<ul style="list-style-type: none"> • Processing of data – i) Editing - field and office editing, ii) coding – meaning and essentials, iii) tabulation – note • Analysis of data- Meaning, Purpose, types. • Interpretation of data- Essentials, importance and Significance of processing data • Multivariate analysis – concept only • Testing of hypothesis – concept and problems – (i) chi square test, (ii) Z and t-test (for large and small sample) 		
UNIT IV	12	
Advanced Techniques in Report Writing		
<ul style="list-style-type: none"> • Report Writing – (i) Meaning, Importance, Functions of Reports, Essential of a Good Report, Content of Report, Steps in writing a Report, Types of Reports, Footnotes and Bibliography • Ethics and Research • Objectivity, Confidentiality and Anonymity in Research • Plagiarism 		

SYBVOC**Semester IV Theory**

<p>RJCUBVOCRE401</p> <p>Paper I</p> <p>Business Research Methodology</p>	<p>Course Outcomes:</p> <ul style="list-style-type: none"> ➤ Write a literature review that synthesises and evaluates literature in a specific topic area to justify a research questions ➤ Apply appropriate research design and methods to address a specific research question and acknowledge the ethical implications of the research ➤ Develop a research proposal as the basis for a thesis ➤ Present and defend a research proposal. <p>Learning Outcomes:</p> <ul style="list-style-type: none"> ➤ Clearly identify and analyse business problems and identify appropriate and effective ways to answer those problems ➤ Understand and apply the major types of research designs ➤ Formulate clearly defined research questions ➤ Analyse and summarise key issues and themes from existing literature ➤ Evaluate and conduct research ➤ Understand the ethical issues associated with the conduct of research ➤ Be able to formulate and present effective research reports
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SEMESTER IV		L	Cr
Paper II: Basics of Construction II	Paper Code: RJCUBVOCRE402	60	06
UNIT I		15	
Building Construction Terminology			
<ul style="list-style-type: none">Building Construction Terminology, Construction stages and process			
UNIT II		14	
Field Tests of Concrete Material			
<ul style="list-style-type: none">Field tests of concrete material, Testing of concrete cubes, important operation during RCC works and check list, Precaution during weather conditions, RMC, Pre-construction activity, Before calling structural engineer for site visit			
UNIT III		16	
Safety Code			
<ul style="list-style-type: none">Safety code:- provision and Predations, Tolerances, IS Codes for references, Water supply and drainage work, Electricity installation, Left/ Elevation provision, Fire and Safety, Painting work, Glass and glazing, Planting of trees.			
UNIT IV		12	
Modern Equipment			
<ul style="list-style-type: none">Excavation equipment, Earth remover’s equipment, Cranes, Steel, Concrete Mix, Shuttering, Scaffoldings, Various types of equipment and Machineries.			

SYBVOC	Semester IV Theory
RJCUBVOCRE402	<u>Learning Outcomes:</u>
Paper II Basics of Constructions - II	<p>➤ Students will learn about the construction process, various type of Material and Equipment used during Construction. Safety and Precaution should be taken by Construction Workers and Management to avoid accidents and loss of life.</p> <p><u>Course Outcome:</u></p> <p>➤ Construction Steps, Material should be used in Construction, Construction Equipment's, Safety code and Measures to be used.</p>

SEMESTER IV		L	Cr
Paper III: Property Transactions Document	Paper Code: RJCUBVOCRE403	60	06
UNIT I		18	
Important Documents			
<ul style="list-style-type: none">Stamp Duty and Registration, Registration of Documents - Mandatory and optional - Registration of Documents—Mandatory and Optional, Non- Registration of Documents which are Compulsory, Section 18 of the Indian Registration Act, 1908			
UNIT II		14	
Power of Attorney and its significance			
<ul style="list-style-type: none">Who can give POA, Who can be appointed as an Attorney, Construction, Duration, Termination/ Revocation and Cancellation			
UNIT III		16	
Lease and License Agreement			
<ul style="list-style-type: none">Distinction between Lease and License			
UNIT IV		12	
Partnership in Real Estate Business			
<ul style="list-style-type: none">Partnership in Real Estate Business – Partnership Deed, Limited Liability Partnership in real estate business			

SYBVOC	Semester IV
RJCUBVOCRE403	<u>Learning Objectives:</u>
Paper-III Property, Transactions and Documentations	<ul style="list-style-type: none"> ➤ Concepts of property, basic terms used in property ➤ Documents involved in learning of transferring of property ➤ Gain a knowledge of licensing of property with a regulations of government ➤ Utilization of property rights, tenant rights, ➤ Learning of property, power of attorney, TDR, essential of payment of stamp duty.
	<u>Course Outcome:</u>
	<ul style="list-style-type: none"> ➤ Learners will be able to evaluate the documents of rented property.

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	<ul style="list-style-type: none"> ➤ The learners have gained the knowledge of leave and license of property. ➤ Learners can easily understand a business model in real estate, LLP. ➤ Learners can evaluate a stamp of a property.
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SEMESTER IV		L	Cr
Paper-IV: Financial Management	Paper Code: RJCUBVOCRE404	60	04
UNIT I		15	
Introduction			
<ul style="list-style-type: none"> ● Introduction: ● Meaning and scope of Financial Management ● Functions and Objectives of Financial Management ● Changing Role of finance managers ● Cash Management ● Motives of holding cash ● Strategies of cash management ● Cash budget: meaning and objectives ● Budgeting of receipts and payments – trading, non-trading and capital ● Preparation of monthly budget and finding out closing cash balance to be made from the working capital estimation 			
UNIT II		15	
Cost of Capital and Capital Structures			
<ul style="list-style-type: none"> ● Types of capital ● Debt ● Equity ● Retained earnings ● Preference ● Cost of capital for each type of capital ● Weighted cost of capital ● Marginal cost of capital – w.r.t. expansion ● Designing capital structure alternatives ● Types of leverages – combined, operating, financial. 			
UNIT III		15	
Capital Budgeting			
<ul style="list-style-type: none"> ● Introduction, types of capital, sources of capital ● Evaluation of capital expenditure proposal from given cash flow, concept of present value ● Techniques of appraisal of investment proposal ● Payback period method, average rate of return method ● Net present value method 			

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<ul style="list-style-type: none"> Profitability index method 		
UNIT IV	15	
Business Restructuring		
<ul style="list-style-type: none"> Business Restructuring: Importance Financial Implication Valuation Types of Business Restructuring: Merger Amalgamation De-Merger Other Restructurings <p>(Elementary accounting problems – testing fundamental knowledge only)</p>		

SYBVOC	Semester IV Practical
RJCUBVOCRE404 Paper-IV Financial Management	<p><u>Learning Outcomes:</u></p> <ul style="list-style-type: none"> ➤ To understand the scope of financial management. ➤ Preparation of various financial budgets. ➤ To determine company's optimal capital structure. ➤ To determine whether an organization's long term investments are worth the funding of cash through the firm's capitalization structure <p><u>Course outcome:</u></p> <ul style="list-style-type: none"> ➤ Preparing various financial budgets. ➤ Calculate the best combination of debt and equity. ➤ Evaluation of capital expenditure proposal. ➤ Evaluating the need for business restructuring

SEMESTER IV		L	Cr
Paper V: Quantitative Methods for Business - II	Paper Code: RJCUBVOCRE405	60	04
UNIT I		15	
Decision Theory			
<ul style="list-style-type: none">● Introduction to Probability - Definition of Sample space &Event, probability of an event and simple examples. (No question to be asked in exam.)● Elements of Decision Problem: Concepts such as decision making, Decision maker, Courses of action, States of nature, Pay-off values, Pay-off Table, Opportunity Loss Table.● Decision Making process and decision making categories● Decision Making Environments –● Decision Making under Certainty● Decision Making under Uncertainty -Criteria such as Maximin, Minimax, Maximax, Laplace, Hurwicz Alpha, Regret.● Decision Making under Risk – Criteria such as EMV, EOL and EVPI● Decision Tree techniques - Concept of Decision Tree and Examples			
UNIT II		14	
Linear Programming Models			
<ul style="list-style-type: none">● Mathematical formulation and graphical solution of Linear Programming Problems.● Standard Linear Programming form – slack and surplus variables● Determination of Basic Feasible solution: Simplex Method - The Big “M” Method Two phase Method. Special cases in Simplex method –Alternative optima, unbounded solutions, Infeasible solutions, Degeneracy.			
UNIT III		16	
Transportation Models			
<ul style="list-style-type: none">● Introduction, Characteristics and Assumptions● Solution of Transportation Problem using –● North – West Corner Method b) MODI Method● Least- Cost Method d) Vogel’s Approximation Method● Unbalanced Transportation Problem , Degeneracy in Transportation Problem			

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UNIT IV	12	
Assignment Models		
<ul style="list-style-type: none"> ● Introduction, Characteristics and Assumptions ● Formulation of an Assignment Problem ● Hungarian Method ● Variation of the Assignment Problem 		

SYBVOC	Semester IV Practical
RJCUBVOCRE405 Paper-V Quantitative Methods for Business - II	<p><u>Learning Outcomes:</u></p> <ul style="list-style-type: none"> ➤ To intelligently collect, analyze and interpret data relevant to their decision-making. ➤ To achieve the best outcome in a mathematical model whose requirements are represented by linear relationships. ➤ To minimize the cost of distributing a product from a number of sources or origins to a number of destinations. ➤ To determine what resources are assigned to which department, machine, or center of operation in the production process. <p><u>Course outcomes:</u></p> <ul style="list-style-type: none"> ➤ Understand statistical inference in relation to business decision-making ➤ Convey the results of quantitative analysis.

SEMESTER IV		L	CR
Paper VI: Legal Framework	Paper Code: RJCUBVOCRE406	60	04
UNIT I		16	
Indian Contract Act			
<ul style="list-style-type: none"> • Define Contract • Types of Contract • Consideration • Offer • Acceptance • Free Consent • Capacity to Contract • Breach of Contract • E Contract 			
UNIT II		16	
Arbitration and Conciliation Act			
<ul style="list-style-type: none"> • Define Arbitration • Role of an Arbitrator • Types of Arbitration • Define Conciliation • Types of Conciliation • Importance of Conciliation • Difference between Conciliation and Arbitration 			
UNIT III		12	
Agreements			
<ul style="list-style-type: none"> • Leave and License Agreement • Sale Agreement • Builder-Developer Agreement 			
UNIT IV		12	
Environmental Protection Act			
<ul style="list-style-type: none"> • Maharashtra CHS Act • Green Tribunal • Enactment In India for Environmental Protection Act in Real Estate – CRZ 			

SYBVOC	Semester IV
RJCUBVOCRE406 Paper-VI Legal Framework	<p><u>Learning Outcomes:</u></p> <ul style="list-style-type: none"> ➤ Learning the Importance of Contract in the Financial Aspect. ➤ Providing knowledge to the learners on Legal Aspect in Business. ➤ Imparting various legal framework for better understanding. <p><u>Course Outcome:</u></p> <ul style="list-style-type: none"> ➤ The learners gain knowledge and understanding of the importance of legal communication and impact of legal knowledge ➤ Enhancement of Legal knowledge and Legal communication. ➤ Learners can remove the barriers that they have with Legal aspects by understanding the procedures and outcomes.

SCHEME OF EXAMINATIONS

1. Two Internal Assessment examinations of 20 marks each. Duration 30min for each.
Internal Assessments could be either of the following depending on the nature of the course: Written Exam/ Group Project/ Individual Project/ Book Review/ Class Test/ Case Study/ Presentation Power point/ Audio – Visual presentation/ Oral Presentation.
2. One External (Semester End Examination) of 60 marks. Duration 2 hours.
3. Minimum marks for passing Semester End Theory Exam is 40 %.
4. Student must appear at least one of the two Internal Tests to be eligible for the Semester End Examination.
5. For any KT examinations, there shall be ODD-ODD/EVEN-EVEN pattern followed.
6. HOD's decision, in consultation with the Principal, shall remain final and abiding to all.

REFERENCE BOOKS AND READING MATERIAL

Semester III

Introduction to Cost Accounting

- Cost Accounting-Principles and Practice; Arora M.N: Vikas, New Delhi.
- Cost Accounting; Jain S.P. and Narang K.L: Kalyani New Delhi.
- Principles of Management Accounting; Anthony Robert, Reece, et al: Richard D. Irwin Inc. Illinois.
- Cost Accounting - A Managerial Emphasis; Prentice-Hall of India, Horngren, Charles, Foster and Datar: New Delhi

Basics of Construction – I

- PMBOK and Wikipedia

Tally

- Learning Tally ERP 9 - By Tally Champ
- Official Guide to Financial Accounting Using Tally.ERP 9 with GST by Tally Educational Private Limited by Nidhani BPB publication

Ethics & Governance

- Laura P. Hartman, Joe DesJardins, Business Ethics, McGraw Hill, 2nd Edition
- C. Fernando, Business Ethics – An Indian Perspective, Pearson, 2010
- Joseph DesJardins, An Introduction to Business Ethics, Tata McGraw Hill, 2nd Edition
- Richard T DeGeorge, Business Ethics, Pearson, 7th Edition
- Dr.A.K. Gavai, Business Ethics, Himalaya Publishing House, 2008
- S.K. Mandal, Ethics in Business and Corporate Governance, McGraw Hill, 2010
- Laura Pincus Hartman, Perspectives in Business Ethics, McGraw Hill International Editions, 1998

Quantitative Management-I

- Statistics of Management , Richard Levin & David S. Rubin, Printice Hall of India , New Delhi.
- Statistics for Business & Economics, David R Anderson, Dennis J Sweney, Thopmson Publication.
- Fundamental of Statistics, S C Gupta, Himalya Publication House.
- Business Statistics , Bharadwaj , Excel Books, Delhi
- Business Mathematics, S.K Singh & J.K Singh, Brijwasi Book Distributor & Publisher

Arbitration and Conciliation

- Elements of mercantile Law – N.D.Kapoor
- Business Law – P.C. Tulsian
- Business Law – SS Gulshan
- Company Law – Dr.Avtar Singh
- Indian contract Act – Dr.Avtar Singh
- Law of Intellectual Property-V.K-Taraporevala

Semester IV

Business Research Methodology

- Research for Marketing Decisions Paul E. Green, Donald S. Tull
- Marketing Research- Text and Cases Harper W. Boyd Jr. , Ralph Westfall.
- Research methodology in Social sciences, O.R.Krishnaswamy, Himalaya Publication
- Business Research Methods, Donald R Cooper, Pamela Schindler, Tata McGraw Hill
- Marketing research and applied orientation, Naresh K Malhotra, Pearson
- Statistics for management, Levin and Reuben, Prentice Hall.
- Research Methods for Management: S Shajahan, Jaico Publishing

Basics of Constructions – II

- Site Supervisor by Peata

- Building Material – P.C.Varghese

Quantitative Methods for Business - II

- Business MathematicsMathematics for Economics and Finance, Martin Anthony, Norman Biggs, Cambridge lowprice editions, 2000.
- Business Mathematics, D.C. Sancheti, V.K. Kapoor, Sultan Chand & Sons Publications, 2006.
- Business Mathematics, J.K. Singh, 2009,Himalaya Publishing House.
- Mathematics for Business and Economics, J.D. Gupta, P.K. Gupta, Man Mohan, Tata McGrawHill Publishing Company Ltd.
- Mathematics of Finance 2nd Edition Schaum's Outline Series Peter Zima, Robert Browns Tata McGrawHill Publishing Company Ltd
- Business Mathematics by Dr.AmarnathDikshit&Dr.Jinendra Kumar Jain.
- Business Mathematics by Bari - New Literature publishing company, Mumbai
- Mathematics for Economics and Business, RS Bhardwaj, 2010,Excel Books
- Business Mathematics, Zameerudin, Qazi, V.K. Khanna& S.K. Bhambri, Vikas Publishing House Pvt. Ltd, New Delhi

Financial Management

- Fundamental of Financial Management – Prasanna Chandra – Tata McGraw Hill
- Fundamental of Financial Management – V Sharan Pearson Education
- Principles of Corporate Finance – R A Brealy& S C Myres - Tata McGraw Hill

Legal Framework

- Real Estate Bye-Laws
- Drafting Pleading an Conveyancing

Note: In some subjects reference books are not written because professors are allowed to give to students their notes and refer websites at their discretion.