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ROLE OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT 2016 IN PROMOTION OF GROWTH OF REAL ESTATE SECTOR

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ABSTRACT

This Act facilitate to protect the interest of the real estate agent, promoter and the allottee. It also contribute completion of the project at appropriate time, more foreign inflow, ranking of promoters as well as the projects, digitalization of the records, increase the domestic as well as global mergers and acquisitions in this sector, promote the growth of the real estate sector, standardization in usage of machinery and fixtures, increases the quality of building and plot, increases the GDP, reduce the burden of government in managing the affairs of the real estate, speedy disposal of real estate grievances and strengthen the corporate governance. The study found that the grey areas of this Act represents the promoter has to deposit seventy percent of the total project cost in an escrow account, imprisonment for the promoters or builders and shortage of further supply of buildings. The lacunas of this act are free from the fake advertisements. The buyer has a right to refund of an amount paid including interest and compensation, enhance the transparency of the project, disputes also resolved through the consumer courts, stick to the sanctioned plans by the promoter, protection of the uncertainty of the project. This Act impact on liquidity position of the promoter in short term. The study also found that the following criticisms, not able to design the comprehensive framework of all the stake holders, ignore the concept of black money and shortage of supply of houses, necessary to provide further finance, more provisions lead to the delay in completion of the projects and also has a chance to red tapism. It is suggested that to finance the promoters introduce the mortgage bonds as well as notarial bonds as a chance of pledging of shares to hold by the promoter.

CHALLENGES AND PROBLEMS FACED BY WOMEN ENTREPRENEURS IN INDIA – AN ANALYSIS

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ABSTRACT

Women Entrepreneur is a person who accepts challenging role to meet her personal needs and become economically independent. Many women have this quality but they never got a platform to showcase their talents and hence they don't know their real abilities. Women in India are taking more responsibilities in bringing up children and maintaining a better home with love and affection. At the family level, the task of coordinating various activities in a much effective manner, without feeling the pinch of inconveniences, is being carried out by the women folk. This paper focuses on problems and challenges faced by women entrepreneurs in India. Women are equally competent in running business but still lacks behind in spite of women empowerment movement in our country, there are social, cultural and economic hurdles in the way of women entrepreneurship and the major problem is lack of entrepreneurial environment. In spite of having the potential and talent, women are deprived of opportunities, information and education. Some of the major problems identified are women's family obligations, Gender inequality, Problem of Finance, Low-level risk taking attitude, and the male -female competition. The problems of women entrepreneurs can be eradicated by appropriate training, incentives, encouragement and motivation, social recognition of their entrepreneurial abilities, and family's moral support.

THE CHANGING LANDSCAPE OF MULTILATERAL TRADING SYSTEMS

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One of the incredible features of post-war (World War II) epoch is many national economies had become more open and foreign trade had expanded at a faster pace than the world output. Economic development in a country at any stage is a function of many factors such as state of technology, skills of the population, political stability, good economic policy etc. International trade among different economies is an important factor in raising living standards, providing better employment opportunities and enabling the large population to enjoy a greater variety and quality of goods. As national economies with strong international trade have become more and more prosperous, it can be one of the major contributors towards poverty alleviation. RTAs and the MTS platform WTO share the common objective of trade liberalization wherein the former is discriminatory the latter is not. Over a time, many WTO Members are gradually embraced different types of RTAs as an effective trade policy tool, as complementary to MFN. By liberalizing trade, countries benefit not only from increased access to technology and consumer goods but also from the chance to find new markets and connect to global value chains.

PRESENTEEISM AND ITS RELATIONSHIP TO LABOR PRODUCTIVITY WITHIN MALIAN FIRM SEGMA

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ABSTRACT

The study examined the relationship between presenteeism and labor productivity within Malian firm SEGMA using staff feedback information for inputs purpose to get the impact of presenteeism on labor productivity level. The purpose of this study is to highlight the benefit of labor productivity within Malian firms, the impact of presenteeism on labor productivity combining different sources of staff satisfaction information and provide measures to represent the labor productivity level. The information gained from all these different feedback types should be used to get no presenteeism-related conditions. The Quantitative and qualitative methods are used. Primary data are collected from employees and managers by questionnaires and interview. Secondary data are gotten from articles, journals and online resources. The theory section looks at different concepts of presenteeism and labor productivity as defined and viewed by various authors. Also the benefits of no presenteeism-related conditions were reviewed. The relation between presenteeism and labor productivity is described. We have used the multiple regression analysis using presenteeism constructs and customer labor productivity level translated on Likert scale. The research findings confirmed that: no presenteeism-related condition increases labor productivity and labor productivity is competitive advantage for firms.

HUMAN RESOURCES EXPENSES AND ITS EFFECT ON FINANCIAL PERFORMANCE OF INDIAN CORPORATE GIANTS: AN EMPIRICAL STUDY

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ABSTRACT

The paper talks about the relationship between financial performance and HR expenses of recent ten years of large cap organisations of India representing various sectors. The study has used financial data of last ten years (2008-2017) of 30 companies that come under NIFTY FIFTY. It is established that there is a significant relationship between HR expenses as input and Net Profit as output, and it is of relevance for both practising HR managers and business schools in India.

IMPACT OF CROSS-BORDER FACTORS ON INDIAN STOCK MARKET – WITH SPECIAL REFERENCE TO EXCHANGE RATE

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ABSTRACT

The present study analysed causal relationship between exchange rate and Indian stock market. The study collected daily data of exchange rate and the indices of BSE500 and NSE500 for 14 years from 1.1.2002 to 31.12.2016. The researchers applied descriptive statistics and Granger causality test as statistical tools. The study evidenced that the fluctuation in exchange rate do not have granger cause on the movement of Indian stock market in terms of BSE500, but it has granger cause on NSE500. Surprisingly, the movements of Indian stock market have granger cause on the fluctuation of exchange rate both in terms of BSE500 and NSE500.

IMPACT OF ECONOMIC RECESSION ON THE GROWTH OF SMALL AND MEDIUM SCALE ENTERPRISES IN NIGERIA

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ABSTRACT

This Study sought to determine the impact of economic recession on the growth of small and medium scale enterprises in Nigeria. A descriptive survey design was adopted for the study. A structured questionnaire was developed as the instrument for data collection for the study. The population of the study consists of hotels, restaurants and travel agencies in Warri, Delta State, Nigeria. A systematic sampling method was used to select the respondents for the study, which comprised of questionnaires administered to 55 SMEs owners while 50 were retrieved making a success response rate of 90.1%. The study findings revealed that economic recession inversely have a significant effect on small and medium scale enterprise productivity in Nigeria. Also, SMEs sales, SMEs product patronage and SMEs employment impact negatively on economic recession in Nigeria. In other words economic recession in the economy lead to poor sales, product patronage, low employment and low productivity. It shows that the existence and growth of SMEs are one of the major drivers of economic growth in a nation. Economic recession has been viewed as a problem that steals away the individual standard of living of citizens of an economy due to depressed economic activities. It was recommended that the management of SMEs should seek the advice of expert consultants in managing critical business issues in order to reduce the impact of the recession. Also, government should also help stimulate economic activities in these core industries that have been hit by the recession by enacting favorable policies such as tax holidays, pioneer industry relief and infant industry protection.

IMPACT OF WAREHOUSE SECTOR IN AGRICULTURE DEVELOPMENT - A STUDY IN WARANGAL RURAL AND URBAN DISTRICTS IN TELANGANA STATE

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ABSTRACT

Warehousing in India has been linked to food security and agricultural development. The Central Government established state owned and controlled warehousing corporations to enable better storage of agricultural commodities in the 1950s. Warehousing creates time utility to goods this function involves the storing of goods from the time they are produced until they are needed for consumption goods, which are produced seasonally, must be stored so that they are made available to consumers throughout the year. Some goods may require processing such goods must be stored as a safe gourd till such processing takes place and risk bearing, financing, price stabilisation, ancillary services. Over the last two decades, the need for warehousing has also been felt in non-agricultural sectors such as retail commerce. Warehousing is now seen as an integral part of the supply chain where goods are not only stored for safekeeping, but also where other value processes are implemented, thereby minimising wastage and costs. In addition, warehousing has become an essential factor that enables food producers to access credit in the form of pledge financing. Warehouses are primarily licensed by state governments under state warehousing laws. State laws which contain legal consequences for offences committed under them vary from state to state, and are applied inconsistently across the country. As a result, there is no national standardisation for warehouse regulation and enforcement. Market participants therefore rest heavily on contractual processes to detect violations, impose penalties and adjudicate disputes. The agriculture sector is spinal cord of the Indian economy and it is remaining an important sector in India, despite India, despite has been declining its share in the Gross Domestic Product. It has contributed 12.9 percent of the state's Gross Value Added and also about 55.6 percent of the population still depends on agriculture as its major source of employment is Agriculture employment. Warehousing facilities are determined the level of agricultural development in India and as well as Telangana from the foregoing facts and figures, some very drastic measures are taken to improve the storage capacity of food grains, the wastage of food grains cannot be curbed which otherwise could be utilized for feeding millions of poor people. From augmenting the existing storage capacity by construction of new ones through various means both public and private including partnerships, the need of the hour is to revamp the existing storage management of food grains in the country and make people and agencies accountable and responsible for their jobs of ensuring food security. Integration of the entire storage business in India through MIS would go a long way in ensuring timely decisions are taken for optimum utilization of the existing facilities.

CUSTOMER SATISFACTION ON SERVICES OF THE AGRANI BANK LTD DISTRICT COUNCIL BRANCH, FARIDPUR

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ABSTRACT

Customer satisfaction, a term frequently used in marketing, is a measure of how products and services supplied by a company meet or surpass customer expectation. Customer satisfaction is defined as "the number of customers, or percentage of total customers, whose reported experience with a firm, its products, or its services (ratings) exceeds specified satisfaction goals. It is seen as a key performance indicator within business and is often part of a Balanced Scorecard. In a competitive marketplace where businesses compete for customers, customer satisfaction is seen as a key differentiator and increasingly has become a key element of business strategy. Within organizations, customer satisfaction ratings can have powerful effects. They focus employees on the importance of fulfilling customers' expectations. Furthermore, when these ratings dip, they warn of problems that can affect sales and profitability. These metrics quantify an important dynamic. When a brand has loyal customers, it gains positive word-of-mouth marketing, which is both free and highly effective. Therefore, it is essential for businesses to effectively manage customer satisfaction. To be able to do this, firms need reliable and representative measures of satisfaction. The objective of the report is to assess the level of importance, the customer of Agrani Bank of my respective branch put across various service attributes and also to determine how well Agrani Bank is satisfying the customer of those service grounds and different service quality dimensions. The survey is conducted on 100 respondents (sample). The entire questionnaire is prepared based on the SERVQUAL scale. There are five service quality dimensions Reliability, Responsiveness, Assurance, Empathy and Tangibles. Here the value of the SERVQUAL scale (5, 4, 3, 2, and 1) is counted as the weight. Beside I have selected 60 respondents in different ways to evaluate the satisfaction level of the customer on the basis of service characteristics. 21 questions are selected which focus this 5 dimensions. And each and every dimension I have found average position that is clear in analytical part individually. And also for my study purpose, I have taken 60 respondents as my sample in another way. Five points scale is also used here for evaluation. The maximum number under each criterion is 250 (50×5). The respondents expressed their answer in a 5(five) point grading scale. Any point close to 5(five) indicates the higher satisfaction of the customer about that criteria and any point close to 1(one) indicates the dissatisfaction of the customer regarding the criteria. So the service level of the bank has been expressed in these five points. These five points stands for some special meaning and explanation. The statement that stands with these points are Very good, Good, Satisfactory, Average, Moderate, Poor. For external 4 customers the average Score: 168.5(Good), and for employee section the average Score 40.83 (Very Good). However, Agrani Bank does not give individual attention to the customer. Customization is not present, and supreme quality of service is the most important part of the Agrani Bank. But they do not give quality full service as the other same commercial bank does. So it is very necessary to improve their service quality and customer management. Though the ATM machines are latest in technology but every the customers are coming up with complaints regarding the ATM booths are not available in different area. Agrani Bank does not use modern equipment and technology that better satisfy customer's needs. Most of the customers feel safe in transactions with Agrani Bank. So that it is one of the most vital or strong part for Agrani Bank. To improve the quality of service. Agrani Bank has strong organizational strength can successfully utilize the prospect and overcome its weak spot. Conducting regular Marketing Research, customization, setting sufficient ATM booths and minimization of hidden charge can be the best way to reach their broad goal.

THE IMPACT OF FOREIGN DIRECT INVESTMENT INFLOWS IN BALANCE OF PAYMENT

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ABSTRACT

India with a robust growth rate is now triumph more assimilated with world economy. The cross borders are ambiguous in a financial market and have made sway on the Indian economy as well. India after globalization has now braced the across borders trade and hence has advanced with the economic growth. Furthermore, we have endeavoured to relationship exists between some of the variables like current account and goods and services, Foreign Direct Investment and between Capital account inflows. The study investigates the impact of Foreign Direct Investment on India's Balance of Payment for a period of 2012-2016 quarter wise. Secondary data will be composed through RBI website, Journals, Research articles and newspapers. The study uses Regression to institute relation between dependent and independent variables. Here foreign direct investment, the current and capital accounts as explanatory variables, while the balance of payments is the dependent variable. The exploration is drawn for the balance of payment and an analytical conclusion is drawn for the relation of balance of payments with the independent variables.

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