



**A PROJECT REPORT
ON
(DESIGN INVESTMENT PORTFOLIO FOR 5 INDIVIDUALS)**

BY

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(BBA) (2020-21)**

**IN PARTIAL FULFILLMENT OF
Bachelor of Business Administration
MIT World Peace University**

PUNE: 411038



CERTIFICATE

This is to certify that Mr. / Miss PRAJWAL VIJAYKUMAR BAGHELE has successfully completed the project work titled DESIGNING INVESTMENT PORTFOLIO in partial fulfillment of requirement for the award of **Bachelor of Business Administration** prescribed by the MIT World Peace University

This project is the record of authentic work carried out during the academic year 2020-21.

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Project Guide
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DECLARATION

I, Mr / Ms PRAJWAL VIJAYKUMAR BAGHELE hereby declare that this project is the record of authentic work carried out by me during the academic year 2020-21 and has not been submitted to any other University or Institute towards the award of any degree.

A handwritten signature in blue ink, reading "Prajwal Baghele", with a double underline beneath the name.

(PRAJWAL VIJAYKUMAR BAGHELE)

Portfolio Management

➤ Investment:

Investing is the phenomenon of allocating resources, usually money, with the expectation of generating an income or profit. You can invest in ventures, or in assets, such as purchasing real estate in hopes of reselling it later at a higher price or purchasing stocks of the company hoping that company would grow in future and will appreciate your capital. Now there can be two major goals for investing that can be regular income or capital appreciation.

Investing may vary from person to person depending upon their needs and goals (short-medium-long term).

➤ Benefits:

The first and foremost benefit of investment is beating inflation.

Inflation is the ongoing rise in the cost of living over time, and it can impact on our financial wellbeing. One way to help outpace inflation - and generate positive 'real' returns over the longer term - is by investing in assets that are not just capable of delivering higher income returns but also offer the potential for capital growth.

➤ Portfolio:

It is a collection of a wide range of assets that are owned by investors. The said collection of financial assets may also be valuables ranging from gold, stocks, funds, derivatives, property, cash equivalents, bonds, etc. Individuals put their money in such assets to generate revenue while ensuring that the original equity of the asset or capital does not erode.

➤ Financial Instruments under a Portfolio:

- Equity
- Preference share and Government Bonds
- Commodity
- Mutual Funds
- Derivatives
- Real estate
- Insurance policies (Endowment Scheme)
- Cryptocurrency

➤ Portfolio Management?

Portfolio management is the art and science of selecting and overseeing a group of investments that meet the long-term financial objectives and risk tolerance of a client, a company, or an institution.

Portfolio management requires the ability to weigh strengths and weaknesses, opportunities and threats across the full spectrum of investments. The choices involve trade-offs, from debt versus equity to domestic versus international and growth versus safety

MR. SACHIN'S PORTFOLIO

Mr. Sachin is a young man and is 25 years old. And is looking for a medium return with

moderate risk

With an annual salary of 30 lakhs, he is able to earn 15 lakhs after all the deductions of tax and all other family expenses. So he is now left with 15 lakhs for investment.

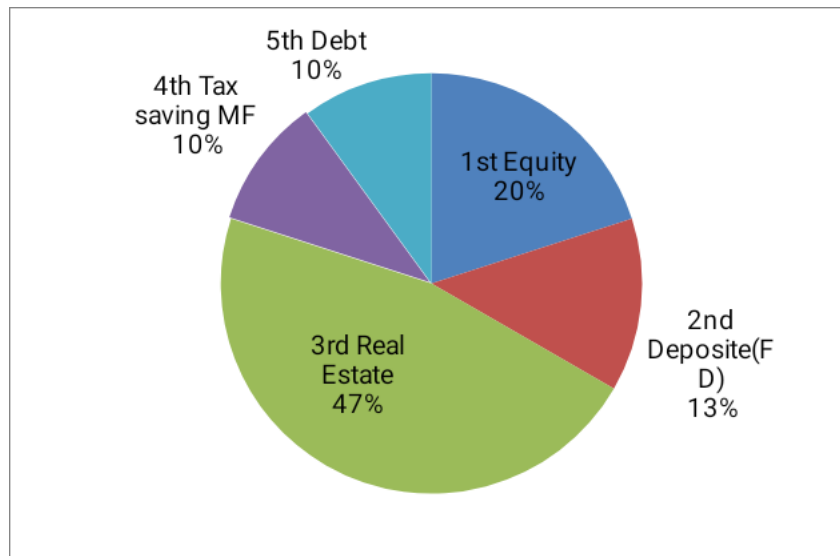
Portfolio Breakout

Asset Class	Amount Invested	Expected Return
1.Equity	300000	25-30%
2.Deposite (FD)	200000	7%
3.Real Estate	700000	8%
4.Tax Saving MF	150000	12-14%
5.Debt	150000	10-12%

Portfolio Explanation

1. Equity – It is being most rewarding investment avenue. So most of the major proportion of investment is invested in equity. It is expected to have 30% return annually.
2. Deposite(FD) – Fixed deposit is one of the most safest and secure form of investment with an annual return of 7%.
3. Real Estate – It gives a rewarding return of 8% in the times of improving business cycle and could also certainly be reduced to 4% at the time of crisis.
4. Tax Saving MF – It helps in reducing the tax on annual income as well as helps investing in mutual fund plans.
5. Debt – It is considered to be the best investment with limited risk. It is invested in bonds and debentures. The investment

can growth at 10-12% in case of mid cap companies.



Asset Class	Asset Subdivision	Amount Invested	Return on investment (estimated by expert)
Equity (shares with Growth)	1.HDFC BANK	50000	15000
	2.RELIANCE INDUSTRIES	100000	30000
	3.TCS	50000	15000
	4.ADANI GROUP	100000	30000
	TOTAL RETURNS	300000	90000
Deposite (FD)	Bank Deposite	200000	14000
RealEstate	1.Dlf group	400000	32000
	2. oberoi reality	300000	24000
	Total return	700000	56000

Tax saving MF	1.UTI long term equity fund (tax saving)	75000	9000
	2.Tata India Tax Saving fund	75000	9000
	Total return	150000	18000
Debt	1.Debenture	80000	8000
	2.corporate bond	70000	7000
	Total return	150000	15000

MR. Vinod's Portfolio

Mr. vinod is a businessman and has an annual turnover of 2 crore . After all deductions , tax filing and family expenditure he generates a profit of 65lakhs he thinks to save 15lakhs and wants to invest 50lakhs with high risk and high return.

Portfolio Breakout

ASSET CLASS	AMOUNT INVESTED	EXPECTED RETURN
1.EQUITY	1500000	30%
2.DEBT	500000	12%
3.REAL ESTATE	800000	8%
4. VENTURE CAPITAL	2000000	40%
5.CRYPTO CURRENCY	200000	DIFFICULT TO ESTIMATE

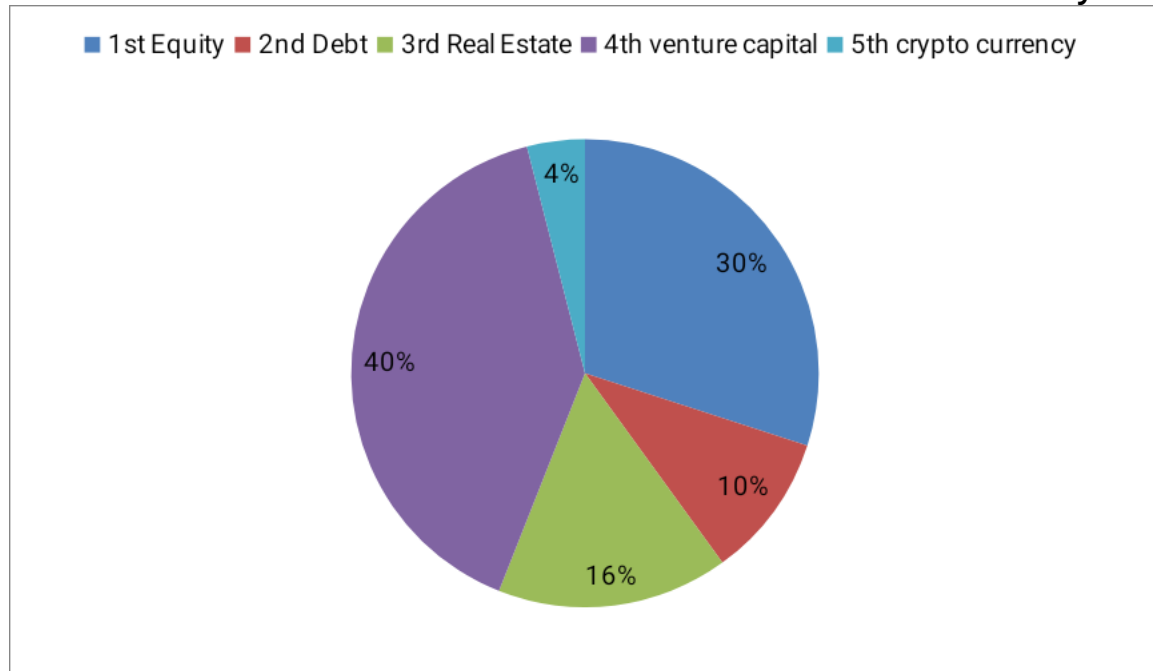
Portfolio explanation

- 1.Equity- being one of the most invested and liquidate way to invest fund. Mr.vinod has invested some portion in equity market
2. Debt- it is considered as the safest place to invest fund and to somehow lower his risk he wants to invest fund in debt.
3. Real Estates- with the growing oppurtunities in lands and

building mr.vinod wants to invest in metro city

4.Venture Capital – mr.vinod is a risky man he liked a new startup and has agreed the investor who came to him for investment.

5. Crypto Currency – last year the crypto currency appreciated 900% and it can't be assumed for returns in such volatility.



Asset class	Asset subdivision	Amount invested	Return on Investment
Equity	1.Infosys	800000	240000
	2. Hindustan unilever	300000	90000
	3. Dr.reddy	400000	120000
	Total return on 150000		450000
Debt	1. monthly income plan	300000	36000
	2.Ultra short term fund	200000	24000
		500000	60000
	Total return		
Real estate	1.Godrej properties	500000	40000
	2.IBrealestates	300000	24000
		800000	64000
	Total return		
Venture capital	App making startup	2000000	800000

Crypto currency	1.Bitcoin 2. Ripple	100000 100000	Can't be estimated or be sure of the returns)
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Dr. Shilpa's Portfolio

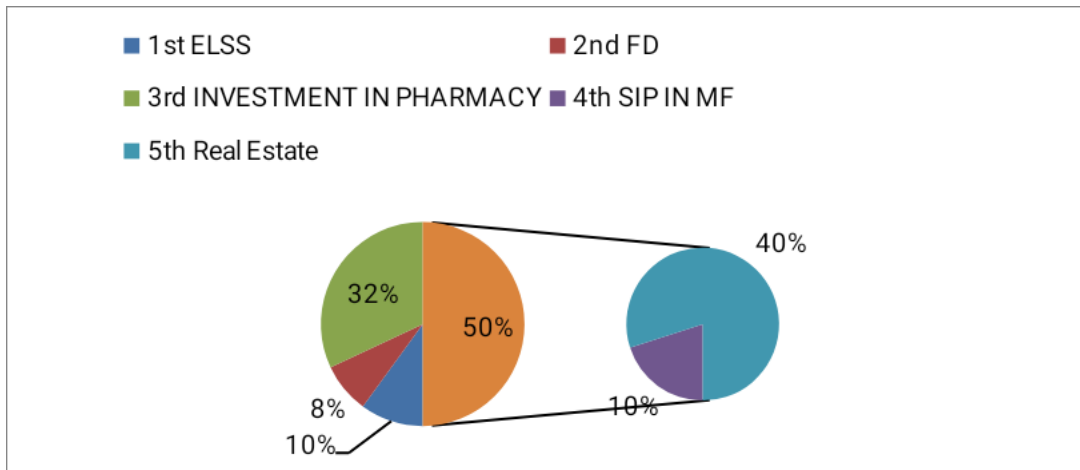
Dr.Shilpa is a doctor by profession and she generates an annual income of 40lakhs after all expenses and tax she saves 25lakhs and invested in different assets with small risk for long term.

Portfolio breakout

Asset Class	Amount Invested	Expected Return
1.Equity linked saving scheme (ELSS)	250000	10%
2. Fixed Deposit	200000	8%
3. Investment in pharmacy	800000	35%
4. SIP in Mutual Fund	250000	18%
5.RealEstate	1000000	10%

Portfolio Explanation

- 1.Equity linked saving scheme (ELSS)- It is a tax saving investment under mutual fund with low risk and expected return of 10%
- 2.Fixed deposit – being one of the most safest and secure form of investment dr.shilpa decided to invest her money in fixed deposit at 8% annually.
3. Investment in Pharmacy – Dr. shilpa has invested her money in one of the pharmacy with an expected return of 35%
4. SIP in Mutual Fund – SIP being indirectly invested in equity market by experts with around 18% of return in an year.
5. RealEstate- she has purchased a land thinking to sell it after one year with expected growth of 10%



Portfolio Breakup

Asset class	Asset Subdivision	Amout Invested	Return on Investment
ELSS	Kotak tax saver fund	250000 Total return	25000
FD	Bank deposite	200000 Total return	16000
INVESTMENT IN PHARMASY	Apollo Pharmasy	800000 Total return	280000
SIP In MF	Axis Long term equity fund	250000 Total return	45000
RealEstate	Property in Pune	1000000 Total return	100000

Mr.Sinha's Portfolio

Mr. Sinha is a businessman and has a business of Sand. He has also invested in one of his friends bricks making company who promised him to give 25% ROI. After all deductions and expenses Mr. Sinha has an saving of 70lakhs which he wanted to invest all. He wants a mid-term investment with medium risk.

Portfolio Breakout

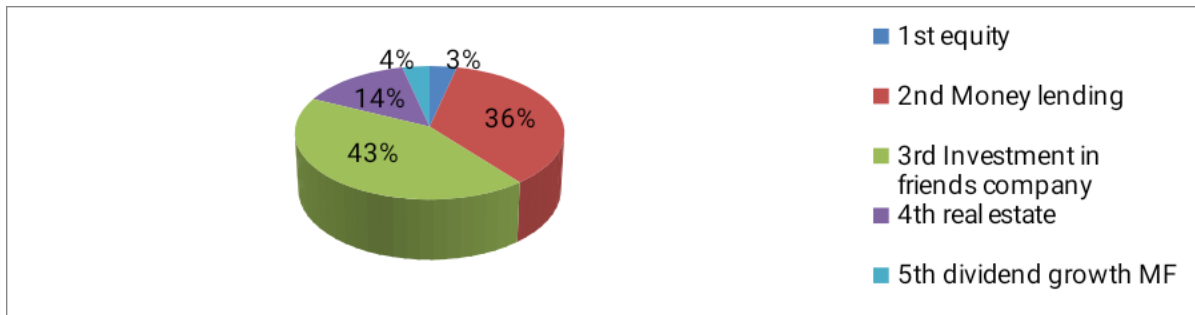
Asset class	Amount Invested	Expected Returns
1.Equity	250000	15%
2. Moneylending	2500000	10%
3. investment in friends company	3000000	25%
4. Real Estate	1000000	12%
5.Dividend growth MF	250000	10%

Portfolio Explanation

- 1.Equity – Equity being one of the most preferable and easiest way to invest with good rate of return in bad conditions also Mr.sinha just except 15% return from it.
- 2.Money landing – money landing is way to provide loan in domestic market to individual by accepting some securities from them . He lends money with 10%interest.
3. Investment in his friends company – he has invested in his friends bricks company with the 25% return in an year.
4. Real estate- one of the best way and secure way for investing and annual growth of

12%

5. Dividend growth fund in MF- a type of fund invested in mutual fund with medium risk and regular growth of 10%



Asset Class	Asset Subdivision	Amount Invested	Return on Investment
1.Equity	1. L&T	130000	19500
	2. IRCTC	120000	18000
2. Money lending	lending to domestic individual	2500000	250000
3.Investment in friends company	Investment in friends bricks company	3000000	750000
4. Real Estate	purchased land for short term investment	1000000	120000
5.Dividend growth MF	1. ICICI Prudential	250000	25000
	2.UTI Dividend yield fund		

Mr.Sharad's Portfolio

Mr.Sharad is retired government employee and has 1crore from government from which he decided to invest 70lakhs. Since he has lot of time so he has invested lot of his money in stock market and other derivatives . he is a risky trader and wants a high return in short term.

Portfolio Breakout

Asset Class	Amount Invested	Excepted Return
Equity	1000000	25%
Commodity	1800000	70%
Currency	500000	50%
RealEstate	2200000	12%
Investment in his Farm	1500000	25%

Portfolio Explanation

1.Equity – Equity being one the best investment tool and best return gaining opportunity

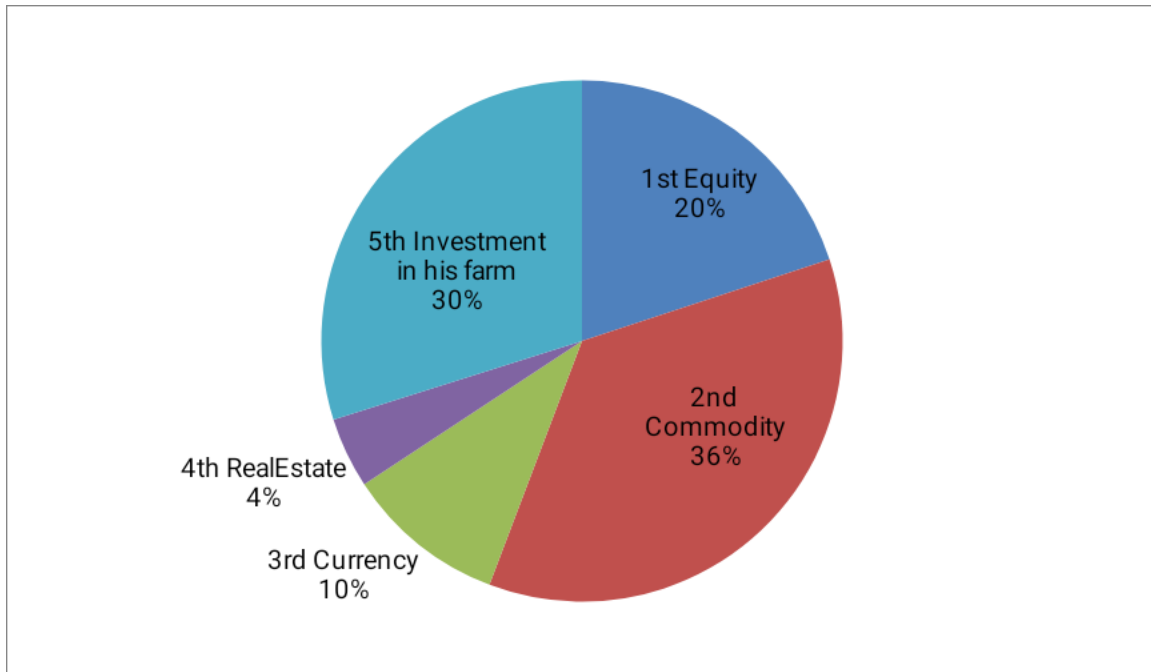
He has invested his money in equity for best return.

2.commodity- Commodity is best tool for investment and by hedging the positions it helps to save loss and generate good profit with expected return of 70%

3. Currency – It is also one of the best opportunity for investment and can gives a good return of 50%

4.RealEstate- it is the best and safest way for investment with good appreciation and can give good rewarding award of 12%

5. Investment in his Farm- He has invested in his farm and cropped a new fruit and expecting a good return of 25% in an year.



Portfolio Breakout

Asset Class	Asset Subdivision	Amount invested	Return On Invested
Equity	1.Tata elxis	600000	150000
	2. Asian paints	400000	100000
Commodity	MCX	1800000	1260000
Currency	INR USD	300000	150000
	INR EURO	200000	100000
RealEstate	Road side land on pune highway	2200000	264000
Investment in his farm	Invested to grow a fruit in his farm	1500000	375000

Conclusion

- If at any time your savings don't grow at the same rate as inflation, you

are effectively losing the real value of money. Therefore, it is imperative to start investing in appreciating assets yielding higher returns than the rate of inflation in the country.

- Investment is a decision that abridges the probability to achieve future financial goal. Investing at a young age would benefit the portfolio and reap the magical benefits of compounding. A fundamental outcome of compounding is that return on the principle and the return on the accumulated earnings of the previous years' cumulatively compound every year i.e. interest on interest.