AN ISO 9001 : 2015 CERTIFIED COMPANY

Detailed project report
Sample edition
Projections from FY 2027-28

Project report

# Absolute Alcohol from Molasses

Installed capacity 10 kilolitres per day
Sector Specialty chemicals
Total project cost ₹981.73 lakh

**Illustrative sample**
Figures are representative

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# Project at a glance

Absolute Alcohol from Molasses
10 kilolitres per day

| | | | |
|---|---|---|---|
| Product | **Absolute Alcohol from Molasses** | Sector | **Specialty chemicals** |
| Installed capacity | **10 kilolitres per day** | Annual capacity | **3,300 kilolitres per year** |
| Selling price (ex-GST) | **₹59,500 per kilolitre** | Working days | **330 a year** |
| Manpower | **29 people** | Plant and machinery | **₹519.95 lakh** |
| Total project cost | **₹981.73 lakh** | Promoter's contribution | **₹245.43 lakh (25%)** |
| Term loan | **₹736.30 lakh (75%)** | Cash credit limit | **₹155.02 lakh** |
| Revenue, Year 3 | **₹1,374.45 lakh at 70%** | Net profit, Year 3 | **₹134.98 lakh** |
| Return on investment | **13.7% a year** | Break-even, Year 3 | **42.8% of capacity** |
| Average DSCR | **1.41** | Payback period | **4.5 years** |

This is an illustrative sample. Its figures are generated from industry-typical ratios to show the format and depth of an NPCS project report. They are not taken from any NPCS report or any real project, and should not be used for investment or lending decisions.

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Illustrative sample

# 1 Introduction

The project modelled here is a unit producing absolute alcohol from molasses in the specialty chemicals sector, sized at 10 kilolitres per day. Working 330 days a year, the plant can turn out 3,300 kilolitres per year at full capacity. The product's applications range from blending with petrol under the ethanol blending programme to paints, inks and coatings.

The projections cover the first five years of operation, starting FY 2027-28. By Year 3 the plant runs at 70% of capacity, with revenue of ₹1,374.45 lakh and a net profit of ₹134.98 lakh.

# 2 Uses and applications

The main applications and markets for the product are:

- Blending with petrol under the ethanol blending programme
- Solvent in pharmaceutical and bulk drug manufacture
- Laboratory and analytical reagent use
- Feedstock for ethyl acetate and other chemicals
- Paints, inks and coatings

# 3 Market potential

Most absolute alcohol made from molasses is sold to the public sector oil marketing companies for blending with petrol, through yearly tenders at prices the government fixes for each feedstock. The rest goes to pharmaceutical, chemical and laboratory buyers who pay for steady purity and supply. A unit's margin depends on buying molasses at a fair price through the sugar season and on keeping its zero liquid discharge system running without stoppages.

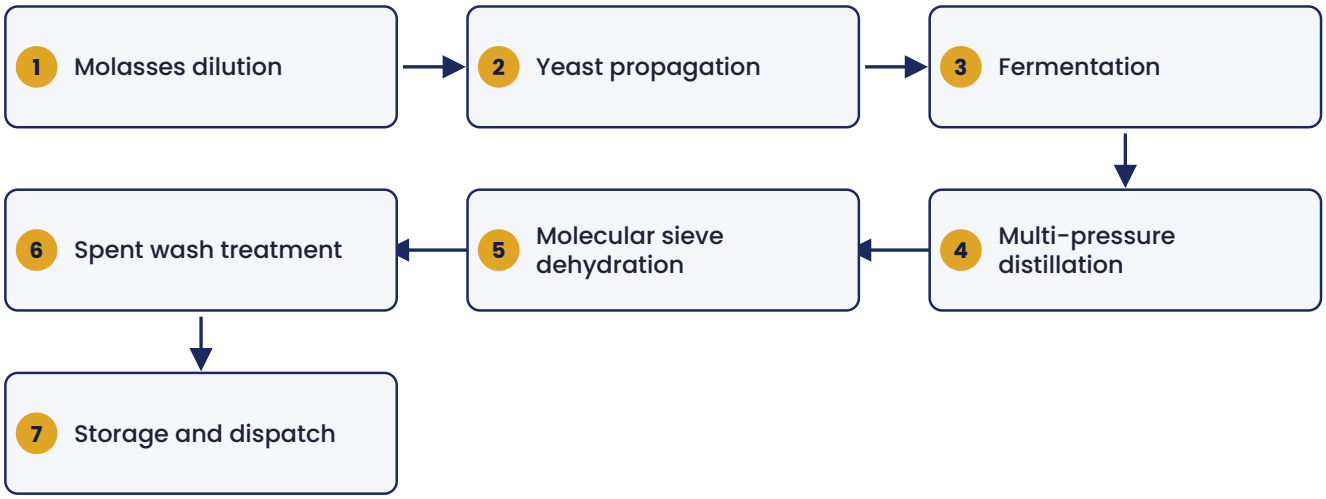
Typical buyers include public sector oil marketing companies for petrol blending; pharmaceutical and bulk drug manufacturers; chemical and solvent users; laboratory reagent suppliers; and paint, ink and coating makers.

Because demand and competition vary from one district to the next, the market section of a full report is prepared for the promoter's chosen location, with a list of existing manufacturers.

Illustrative sample

# 4 Manufacturing process

Production of absolute alcohol from molasses follows seven main steps, from molasses dilution to storage and dispatch. The flow chart shows how material moves through the plant.




Process flow for absolute alcohol from molasses

1. **Molasses dilution.** Molasses is weighed, diluted with water and adjusted with acid and nutrients to suit the yeast.
2. **Yeast propagation.** Yeast is grown in stages in propagation vessels until there is enough to seed the fermenters.
3. **Fermentation.** The yeast converts the sugars in diluted molasses into alcohol in fermenters held at about 32 to 34 degrees Celsius.
4. **Multi-pressure distillation.** The fermented wash is distilled in analyser and rectifier columns to give rectified spirit and separate fusel oil.
5. **Molecular sieve dehydration.** Rectified spirit vapour passes through beds of molecular sieve that hold back the remaining water and give anhydrous alcohol.
6. **Spent wash treatment.** Spent wash is concentrated in a multiple effect evaporator and burnt in an incineration boiler so that no effluent leaves the plant.
7. **Storage and dispatch.** Absolute alcohol is tested, stored in bulk tanks under excise control and dispatched by road tanker.

Illustrative sample

# 5 Raw materials

The main raw materials are cane molasses (C-heavy or B-heavy), yeast nutrients (urea and DAP), sulphuric acid for pH control, and antifoam and process chemicals. In Year 3, at 70% utilisation, raw materials cost ₹729.97 lakh, about 53.1% of sales. The table shows how this cost splits between materials.

| Raw material | Share of cost | Year 3 cost (₹ lakh) |
|---|---|---|
| Cane molasses (C-heavy or B-heavy) | 90.0% | 656.97 |
| Yeast nutrients (urea and DAP) | 4.0% | 29.20 |
| Sulphuric acid for pH control | 3.0% | 21.90 |
| Antifoam and process chemicals | 3.0% | 21.90 |
| **Total raw materials** | **100.0%** | **729.97** |

# 6 Plant and machinery

Plant and machinery accounts for ₹519.95 lakh of the project cost. The spent wash multiple effect evaporator and incineration boiler takes the largest share, and the other items and their indicative costs are listed below.

| Machinery and equipment | Indicative cost (₹ lakh) |
|---|---|
| Molasses storage tanks, weighing and dilution system | 41.59 |
| Yeast propagation vessels and fermenters with plate heat exchangers | 103.99 |
| Multi-pressure distillation columns (analyser and rectifier) | 114.39 |
| Molecular sieve dehydration unit | 62.39 |
| Spent wash multiple effect evaporator and incineration boiler | 119.59 |
| Cooling tower, water treatment and condensate polishing unit | 31.20 |
| Alcohol receivers and bulk storage tanks | 31.20 |
| CO2 scrubber, instrumentation and controls | 15.60 |
| **Total plant and machinery** | **519.95** |

# 7 Land, building and utilities

The model includes land and site development of ₹87.09 lakh and building and civil works of ₹200.86 lakh, covering the production shed, raw material and finished goods stores, and an office. Other fixed assets such as electrification, furniture, laboratory equipment and a DG set add ₹63.43 lakh.

Power and fuel cost ₹70.48 lakh in Year 3, about 5.1% of sales. Water is needed for cleaning, domestic use and, where the process calls for it, production.

Illustrative sample

# 8 Manpower

Staffing for the model unit is 29 people, at a Year 1 cost of ₹64.50 lakh. Wages are escalated by 5% each year in the projections.

| Category | Number | Monthly wage (₹) | Annual cost (₹ lakh) |
|---|---|---|---|
| Management, supervision and administration | 4 | 32,500 | 15.60 |
| Skilled workers and operators | 10 | 20,500 | 24.60 |
| Semi-skilled and unskilled workers | 15 | 13,500 | 24.30 |
| **Total (Year 1)** | **29** | | **64.50** |

# 9 Licences and approvals

The main registrations and approvals for a unit like this are listed below. They differ from state to state, so check the current requirements with the relevant departments.

- Udyam (MSME) registration
- GST registration
- Consent to establish and consent to operate from the State Pollution Control Board
- Factory licence or registration under the applicable labour law, where the workforce threshold applies
- Fire safety NOC, where required
- Trade licence from the local body
- Distillery licence and molasses permits from the State Excise department
- Environmental clearance under the EIA Notification 2006 for molasses based distilleries
- Zero liquid discharge for spent wash as directed by CPCB
- IS 15464 for anhydrous ethanol supplied for petrol blending

Illustrative sample

# 10 Project cost and means of finance

Setting up the unit costs ₹981.73 lakh in all, of which plant and machinery is ₹519.95 lakh. The estimate includes a 5% contingency on building and machinery, pre-operative expenses and the margin money needed to start working capital.

| Cost of project | ₹ lakh |
|---|---|
| Land and site development | 87.09 |
| Building and civil works | 200.86 |
| Plant and machinery | 519.95 |
| Other fixed assets (electrification, furniture, lab equipment, DG set) | 63.43 |
| Contingencies | 36.04 |
| Preliminary and pre-operative expenses | 22.68 |
| Margin money for working capital | 51.68 |
| **Total cost of project** | **981.73** |

## Means of finance

The promoter contributes ₹245.43 lakh (25% of project cost) and a term loan funds the remaining ₹736.30 lakh. Working capital is supported by a cash credit limit of ₹155.02 lakh.

| Source of funds | ₹ lakh |
|---|---|
| Promoter's contribution (25%) | 245.43 |
| Term loan from bank (75%) | 736.30 |
| **Total means of finance** | **981.73** |
| *Cash credit limit for working capital (separate)* | *155.02* |

Illustrative sample

# 11 Working capital

Working capital is worked out from holding periods: 45 days of raw material, 15 days of finished goods and 45 days of credit to customers, less 30 days of credit from suppliers. In Year 1 the requirement is ₹206.70 lakh. The bank funds ₹155.02 lakh through cash credit and the promoter's margin covers ₹51.68 lakh.

| Particulars (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| Raw material stock (45 days) | 77.14 | 83.57 | 90.00 | 96.42 | 102.85 |
| Work in progress (3 days) | 6.17 | 6.67 | 7.16 | 7.66 | 8.16 |
| Finished goods (15 days) | 33.25 | 35.91 | 38.57 | 41.25 | 43.93 |
| Trade receivables (45 days) | 145.25 | 157.35 | 169.45 | 181.56 | 193.66 |
| **Total current assets** | **261.81** | **283.50** | **305.18** | **326.89** | **348.60** |
| Less: trade creditors (30 days) | 55.11 | 59.71 | 64.30 | 68.89 | 73.48 |
| **Working capital requirement** | **206.70** | **223.79** | **240.88** | **258.00** | **275.12** |

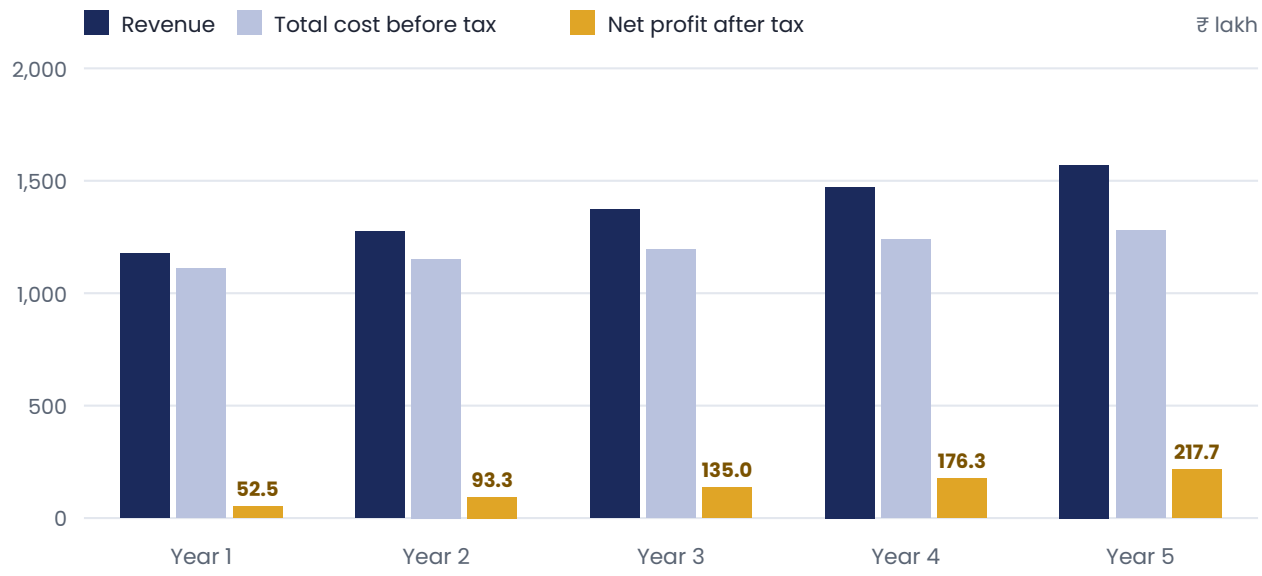
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# 12 Projected profitability

Revenue grows from ₹1,178.10 lakh in Year 1, at 60% utilisation, to ₹1,570.80 lakh in Year 5 at 80%. Net profit rises from ₹52.50 lakh to ₹217.72 lakh over the same period, an average net margin of 9.5%.

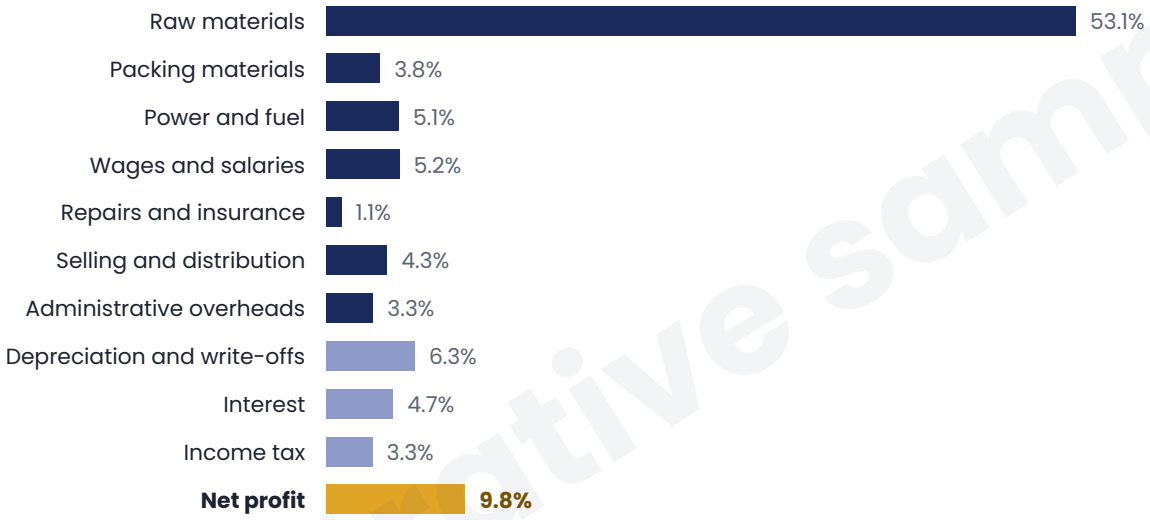
| Particulars (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| *Capacity utilisation (%)* | *60%* | *65%* | *70%* | *75%* | *80%* |
| **Revenue from operations** | **1,178.10** | **1,276.28** | **1,374.45** | **1,472.62** | **1,570.80** |
| Raw materials consumed | 625.69 | 677.83 | 729.97 | 782.11 | 834.25 |
| Packing materials | 44.85 | 48.59 | 52.33 | 56.06 | 59.80 |
| Power and fuel | 60.41 | 65.45 | 70.48 | 75.52 | 80.55 |
| Wages and salaries | 64.50 | 67.72 | 71.11 | 74.67 | 78.40 |
| Repairs and maintenance | 10.40 | 10.92 | 11.46 | 12.04 | 12.64 |
| Insurance | 3.28 | 3.28 | 3.28 | 3.28 | 3.28 |
| **Cost of production** | **809.13** | **873.79** | **938.63** | **1,003.68** | **1,068.92** |
| **Gross profit** | **368.97** | **402.49** | **435.82** | **468.94** | **501.88** |
| Selling and distribution expenses | 50.78 | 55.01 | 59.24 | 63.47 | 67.70 |
| Administrative overheads | 41.39 | 43.46 | 45.63 | 47.91 | 50.31 |
| **Operating profit (EBITDA)** | **276.80** | **304.02** | **330.95** | **357.56** | **383.87** |
| Depreciation | 109.32 | 94.30 | 81.39 | 70.29 | 60.75 |
| Preliminary expenses written off | 4.54 | 4.54 | 4.54 | 4.54 | 4.52 |
| Interest on term loan | 75.89 | 63.68 | 48.00 | 30.59 | 11.25 |
| Interest on cash credit | 17.05 | 17.05 | 17.05 | 17.05 | 17.05 |
| **Profit before tax** | **70.00** | **124.45** | **179.97** | **235.09** | **290.30** |
| Income tax | 17.50 | 31.11 | 44.99 | 58.77 | 72.58 |
| **Profit after tax** | **52.50** | **93.34** | **134.98** | **176.32** | **217.72** |

Illustrative sample




Revenue, total cost before tax and net profit after tax, ₹ lakh

## Where each rupee of sales goes in Year 3




Each cost head as a percentage of Year 3 sales

Illustrative sample

# 13 Cash flow statement

Cash generated from profit and depreciation covers the term loan repayments in every year. The closing cash balance builds up to ₹308.87 lakh by the end of Year 5.

| Particulars (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| **Sources of funds** | | | | | |
| Promoter's contribution | 245.43 | – | – | – | – |
| Term loan from bank | 736.30 | – | – | – | – |
| Cash credit (working capital) from bank | 155.02 | – | – | – | – |
| Net profit after tax | 52.50 | 93.34 | 134.98 | 176.32 | 217.72 |
| Depreciation | 109.32 | 94.30 | 81.39 | 70.29 | 60.75 |
| Preliminary expenses written off | 4.54 | 4.54 | 4.54 | 4.54 | 4.52 |
| Increase in trade creditors | 55.11 | 4.60 | 4.59 | 4.59 | 4.59 |
| **Total sources** | **1,358.22** | **196.78** | **225.50** | **255.74** | **287.58** |
| **Application of funds** | | | | | |
| Fixed assets | 907.37 | – | – | – | – |
| Preliminary and pre-operative expenses | 22.68 | – | – | – | – |
| Increase in inventories | 116.56 | 9.59 | 9.58 | 9.60 | 9.61 |
| Increase in trade receivables | 145.25 | 12.10 | 12.10 | 12.11 | 12.10 |
| Repayment of term loan | 65.77 | 142.33 | 158.02 | 175.42 | 194.76 |
| Drawings | – | – | – | – | – |
| **Total application** | **1,257.63** | **164.02** | **179.70** | **197.13** | **216.47** |
| **Net cash flow** | **100.59** | **32.76** | **45.80** | **58.61** | **71.11** |
| Opening cash balance | – | 100.59 | 133.35 | 179.15 | 237.76 |
| **Closing cash balance** | **100.59** | **133.35** | **179.15** | **237.76** | **308.87** |

Illustrative sample

# 14 Projected balance sheet

The projected balance sheet balances in every year. Net worth grows from ₹279.79 lakh at the end of Year 1 to ₹920.29 lakh at the end of Year 5, while the term loan outstanding falls from ₹670.53 lakh to nil.

| As at year end (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| **Liabilities** | | | | | |
| Promoter's capital | 245.43 | 245.43 | 245.43 | 245.43 | 245.43 |
| Reserves and surplus | 52.50 | 145.84 | 280.82 | 457.14 | 674.86 |
| Term loan | 670.53 | 528.20 | 370.18 | 194.76 | – |
| Cash credit from bank | 155.02 | 155.02 | 155.02 | 155.02 | 155.02 |
| Trade creditors | 55.11 | 59.71 | 64.30 | 68.89 | 73.48 |
| **Total liabilities** | **1,178.59** | **1,134.20** | **1,115.75** | **1,121.24** | **1,148.79** |
| **Assets** | | | | | |
| Gross fixed assets | 907.37 | 907.37 | 907.37 | 907.37 | 907.37 |
| Less: accumulated depreciation | (109.32) | (203.62) | (285.01) | (355.30) | (416.05) |
| **Net fixed assets** | **798.05** | **703.75** | **622.36** | **552.07** | **491.32** |
| Preliminary expenses not written off | 18.14 | 13.60 | 9.06 | 4.52 | – |
| Inventories | 116.56 | 126.15 | 135.73 | 145.33 | 154.94 |
| Trade receivables | 145.25 | 157.35 | 169.45 | 181.56 | 193.66 |
| Cash and bank balance | 100.59 | 133.35 | 179.15 | 237.76 | 308.87 |
| **Total assets** | **1,178.59** | **1,134.20** | **1,115.75** | **1,121.24** | **1,148.79** |

Illustrative sample

# 15 Depreciation

Fixed assets are depreciated on the written-down value method, at 15% a year for plant and machinery, 10% for building and 10% for other assets. Land carries no depreciation. Preliminary and pre-operative expenses are written off in equal parts over five years.

| Particulars (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| Building and civil works (cost ₹210.90 lakh, 10% WDV) | | | | | |
| Opening written-down value | 210.90 | 189.81 | 170.83 | 153.75 | 138.37 |
| Depreciation | 21.09 | 18.98 | 17.08 | 15.38 | 13.84 |
| **Closing written-down value** | **189.81** | **170.83** | **153.75** | **138.37** | **124.53** |
| Plant and machinery (cost ₹545.95 lakh, 15% WDV) | | | | | |
| Opening written-down value | 545.95 | 464.06 | 394.45 | 335.28 | 284.99 |
| Depreciation | 81.89 | 69.61 | 59.17 | 50.29 | 42.75 |
| **Closing written-down value** | **464.06** | **394.45** | **335.28** | **284.99** | **242.24** |
| Other fixed assets (cost ₹63.43 lakh, 10% WDV) | | | | | |
| Opening written-down value | 63.43 | 57.09 | 51.38 | 46.24 | 41.62 |
| Depreciation | 6.34 | 5.71 | 5.14 | 4.62 | 4.16 |
| **Closing written-down value** | **57.09** | **51.38** | **46.24** | **41.62** | **37.46** |
| **Total depreciation** | **109.32** | **94.30** | **81.39** | **70.29** | **60.75** |
| Preliminary expenses written off | 4.54 | 4.54 | 4.54 | 4.54 | 4.52 |

# 16 Term loan repayment

Repayment of the ₹736.30 lakh term loan starts after a moratorium of 6 months, during which interest at 10.5% is serviced. The loan is then cleared in 54 EMIs of ₹17,16,771 each, and the annexure gives the monthly schedule.

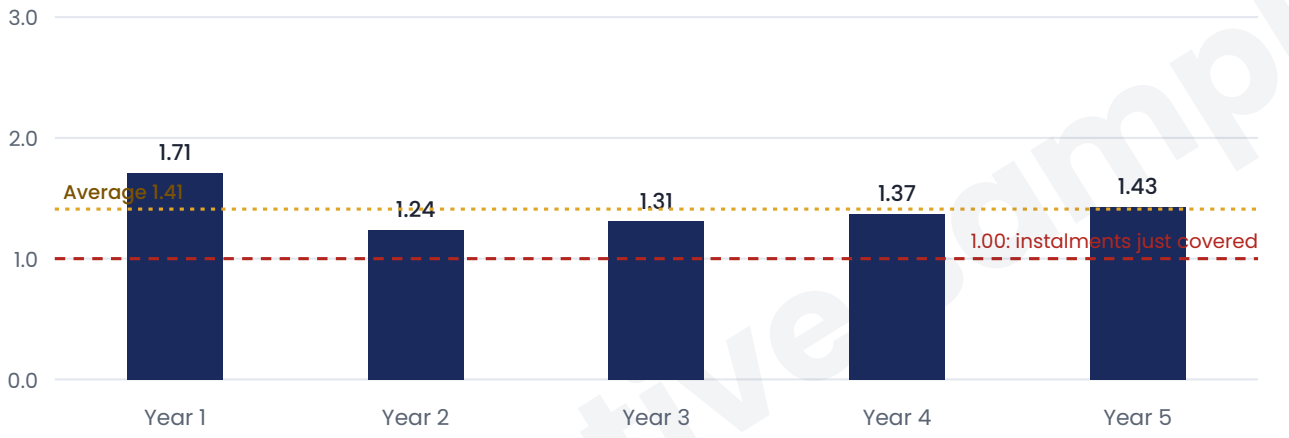
| Particulars (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| Opening balance | 736.30 | 670.53 | 528.20 | 370.18 | 194.76 |
| Interest | 75.89 | 63.68 | 48.00 | 30.59 | 11.25 |
| Principal repaid | 65.77 | 142.33 | 158.02 | 175.42 | 194.76 |
| **Closing balance** | **670.53** | **528.20** | **370.18** | **194.76** | **–** |

Illustrative sample

# 17 Debt service coverage

Cash available for debt service covers the term loan instalments 1.41 times on average, and never less than 1.24 times (Year 2).

| Particulars (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| Net profit after tax | 52.50 | 93.34 | 134.98 | 176.32 | 217.72 |
| Depreciation and write-offs | 113.86 | 98.84 | 85.93 | 74.83 | 65.27 |
| Interest on term loan | 75.89 | 63.68 | 48.00 | 30.59 | 11.25 |
| **Total available for debt service (A)** | **242.25** | **255.86** | **268.91** | **281.74** | **294.24** |
| Principal repayment | 65.77 | 142.33 | 158.02 | 175.42 | 194.76 |
| Interest on term loan | 75.89 | 63.68 | 48.00 | 30.59 | 11.25 |
| **Total debt service (B)** | **141.66** | **206.01** | **206.02** | **206.01** | **206.01** |
| DSCR (A / B) | 1.71 | 1.24 | 1.31 | 1.37 | 1.43 |



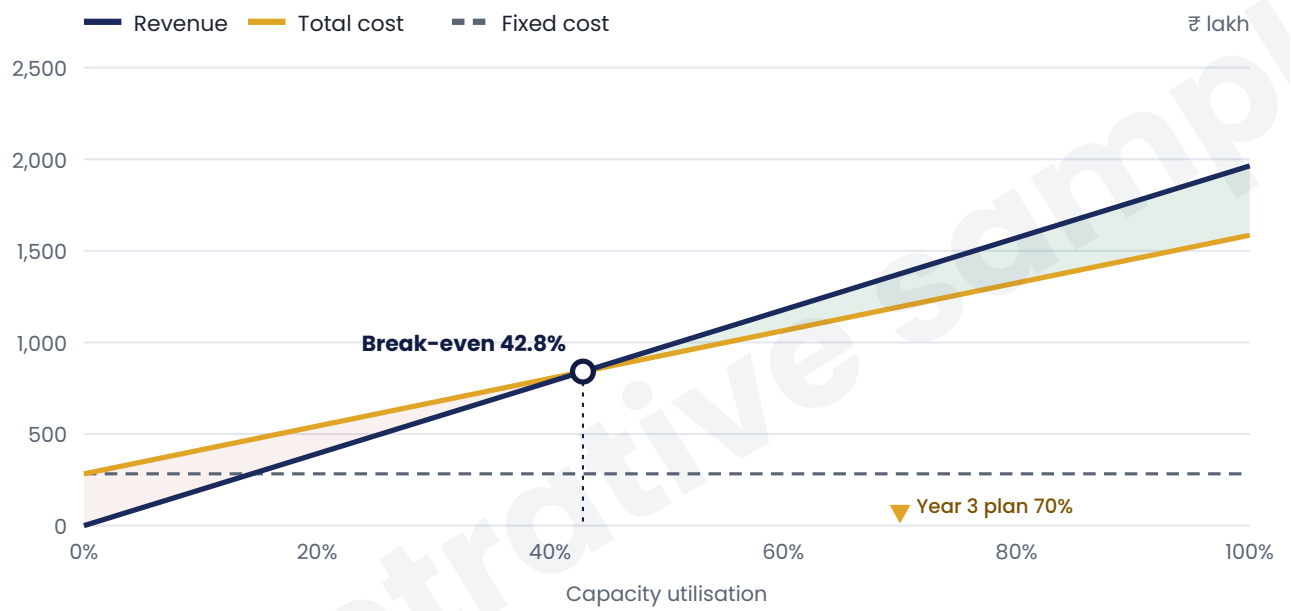

DSCR by year. A ratio above 1.00 means cash accruals cover the term loan instalments.

Illustrative sample

# 18 Break-even analysis

The break-even point in Year 3 is 42.8% of installed capacity. Below that level the unit would not cover its fixed costs, interest and depreciation; above it, each additional unit sold adds to profit. Cash break-even is lower, at 29.7%.

| Particulars (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| Revenue from operations | 1,178.10 | 1,276.28 | 1,374.45 | 1,472.62 | 1,570.80 |
| Variable costs | 781.73 | 846.88 | 912.02 | 977.16 | 1,042.30 |
| **Contribution** | **396.37** | **429.40** | **462.43** | **495.46** | **528.50** |
| Fixed costs (incl. depreciation and interest) | 326.37 | 304.95 | 282.46 | 260.37 | 238.20 |
| Break-even as % of installed capacity | 49.4 | 46.2 | 42.8 | 39.4 | 36.1 |
| Cash break-even as % of installed capacity | 32.2 | 31.2 | 29.7 | 28.1 | 26.2 |
| Break-even sales | 970.04 | 906.38 | 839.54 | 773.88 | 707.97 |




Break-even chart at Year 3 prices and costs, scaled to full capacity. Shaded areas show the loss zone (left) and profit zone (right).

Illustrative sample

# 19 Financial ratios

The table summarises the main ratios a lender reviews. The current ratio is 1.72 or better in every year, and the debt-equity ratio falls from 2.40 at the end of Year 1 to zero by Year 5.

| Ratio | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| Current ratio | 1.72 | 1.94 | 2.21 | 2.52 | 2.88 |
| Quick ratio | 1.17 | 1.35 | 1.59 | 1.87 | 2.20 |
| Debt-equity ratio (term loan / net worth) | 2.40 | 1.40 | 0.72 | 0.28 | 0.00 |
| Total outside liabilities / net worth | 3.15 | 1.97 | 1.14 | 0.60 | 0.25 |
| Interest coverage ratio | 1.75 | 2.54 | 3.77 | 5.93 | 11.26 |
| DSCR | 1.71 | 1.24 | 1.31 | 1.37 | 1.43 |
| Gross profit margin (%) | 31.3 | 31.5 | 31.7 | 31.8 | 32.0 |
| Operating profit (EBITDA) margin (%) | 23.5 | 23.8 | 24.1 | 24.3 | 24.4 |
| Net profit margin (%) | 4.5 | 7.3 | 9.8 | 12.0 | 13.9 |
| Return on capital employed (%) | 14.7 | 19.3 | 23.5 | 27.0 | 29.6 |
| Break-even (% of installed capacity) | 49.4 | 46.2 | 42.8 | 39.4 | 36.1 |

# 20 Key assumptions

- Commercial production starts in April 2027, and all assets are in use from the first year.
- Capacity utilisation of 60% in Year 1, rising to 80% by Year 5, over 330 working days a year.
- Selling price of ₹59,500 per kilolitre, excluding GST, held constant through the projection.
- Raw materials at 53.1% of sales, packing materials at 3.8%, power and fuel at 5.1%, and selling and distribution at 4.3%.
- Wages and salaries rise by 5% a year; repairs and administrative overheads rise by 5% a year.
- Working capital based on 45 days of raw material, 3 days of work in progress, 15 days of finished goods and 45 days of receivables, less 30 days of creditors.
- Term loan at 10.5% interest with a 6-month moratorium and 54 monthly instalments; cash credit at 11% on 75% of the working capital requirement.
- Depreciation on the written-down value method at Income Tax Act rates; income tax at a flat 25% of profit for simplicity.
- Contingency of 5% on building and machinery; preliminary and pre-operative expenses written off over five years.
- All amounts in ₹ lakh unless stated otherwise, excluding GST.

Illustrative sample

# 21 Conclusion

On these illustrative assumptions, an absolute alcohol from molasses unit of 10 kilolitres per day costs ₹981.73 lakh to set up, earns an average return of 13.7% on that investment and pays back in about 4.5 years. An average DSCR of 1.41 and break-even at 42.8% of capacity point to a project that can carry its bank debt. Actual figures depend on the location, the machinery chosen, input prices and the promoter's plans, which is why a full report is prepared for each project.

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This document is a computer-generated illustrative sample. The capacity, prices, costs and projections are representative assumptions for a typical small-scale unit and are not based on any specific project, location or quotation. Statutory requirements change and vary by state. Niir Project Consultancy Services accepts no liability for decisions taken on the basis of this sample.

Illustrative sample

# A Annexure: monthly loan repayment schedule

Term loan of ₹736.30 lakh at 10.5% a year. Amounts in ₹ lakh.

| No. | Month | Opening balance | Interest | Principal | Instalment | Closing balance |
|---|---|---|---|---|---|---|
| 1 | Apr 2027 | 736.30 | 6.44 | – | 6.44 | 736.30 |
| 2 | May 2027 | 736.30 | 6.44 | – | 6.44 | 736.30 |
| 3 | Jun 2027 | 736.30 | 6.44 | – | 6.44 | 736.30 |
| 4 | Jul 2027 | 736.30 | 6.44 | – | 6.44 | 736.30 |
| 5 | Aug 2027 | 736.30 | 6.44 | – | 6.44 | 736.30 |
| 6 | Sep 2027 | 736.30 | 6.44 | – | 6.44 | 736.30 |
| 7 | Oct 2027 | 736.30 | 6.44 | 10.73 | 17.17 | 725.57 |
| 8 | Nov 2027 | 725.57 | 6.35 | 10.82 | 17.17 | 714.76 |
| 9 | Dec 2027 | 714.76 | 6.25 | 10.91 | 17.17 | 703.84 |
| 10 | Jan 2028 | 703.84 | 6.16 | 11.01 | 17.17 | 692.83 |
| 11 | Feb 2028 | 692.83 | 6.06 | 11.11 | 17.17 | 681.73 |
| 12 | Mar 2028 | 681.73 | 5.97 | 11.20 | 17.17 | 670.53 |
| 13 | Apr 2028 | 670.53 | 5.87 | 11.30 | 17.17 | 659.22 |
| 14 | May 2028 | 659.22 | 5.77 | 11.40 | 17.17 | 647.83 |
| 15 | Jun 2028 | 647.83 | 5.67 | 11.50 | 17.17 | 636.33 |
| 16 | Jul 2028 | 636.33 | 5.57 | 11.60 | 17.17 | 624.73 |
| 17 | Aug 2028 | 624.73 | 5.47 | 11.70 | 17.17 | 613.02 |
| 18 | Sep 2028 | 613.02 | 5.36 | 11.80 | 17.17 | 601.22 |
| 19 | Oct 2028 | 601.22 | 5.26 | 11.91 | 17.17 | 589.31 |
| 20 | Nov 2028 | 589.31 | 5.16 | 12.01 | 17.17 | 577.30 |
| 21 | Dec 2028 | 577.30 | 5.05 | 12.12 | 17.17 | 565.19 |
| 22 | Jan 2029 | 565.19 | 4.95 | 12.22 | 17.17 | 552.96 |
| 23 | Feb 2029 | 552.96 | 4.84 | 12.33 | 17.17 | 540.63 |
| 24 | Mar 2029 | 540.63 | 4.73 | 12.44 | 17.17 | 528.20 |
| 25 | Apr 2029 | 528.20 | 4.62 | 12.55 | 17.17 | 515.65 |
| 26 | May 2029 | 515.65 | 4.51 | 12.66 | 17.17 | 503.00 |
| 27 | Jun 2029 | 503.00 | 4.40 | 12.77 | 17.17 | 490.23 |
| 28 | Jul 2029 | 490.23 | 4.29 | 12.88 | 17.17 | 477.35 |
| 29 | Aug 2029 | 477.35 | 4.18 | 12.99 | 17.17 | 464.36 |
| 30 | Sep 2029 | 464.36 | 4.06 | 13.10 | 17.17 | 451.26 |
| 31 | Oct 2029 | 451.26 | 3.95 | 13.22 | 17.17 | 438.04 |
| 32 | Nov 2029 | 438.04 | 3.83 | 13.33 | 17.17 | 424.70 |
| 33 | Dec 2029 | 424.70 | 3.72 | 13.45 | 17.17 | 411.25 |
| 34 | Jan 2030 | 411.25 | 3.60 | 13.57 | 17.17 | 397.68 |
| 35 | Feb 2030 | 397.68 | 3.48 | 13.69 | 17.17 | 383.99 |
| 36 | Mar 2030 | 383.99 | 3.36 | 13.81 | 17.17 | 370.18 |
| 37 | Apr 2030 | 370.18 | 3.24 | 13.93 | 17.17 | 356.26 |
| 38 | May 2030 | 356.26 | 3.12 | 14.05 | 17.17 | 342.21 |
| 39 | Jun 2030 | 342.21 | 2.99 | 14.17 | 17.17 | 328.03 |

Illustrative sample

| No. | Month | Opening balance | Interest | Principal | Instalment | Closing balance |
|---|---|---|---|---|---|---|
| 40 | Jul 2030 | 328.03 | 2.87 | 14.30 | 17.17 | 313.74 |
| 41 | Aug 2030 | 313.74 | 2.75 | 14.42 | 17.17 | 299.31 |
| 42 | Sep 2030 | 299.31 | 2.62 | 14.55 | 17.17 | 284.76 |
| 43 | Oct 2030 | 284.76 | 2.49 | 14.68 | 17.17 | 270.09 |
| 44 | Nov 2030 | 270.09 | 2.36 | 14.80 | 17.17 | 255.28 |
| 45 | Dec 2030 | 255.28 | 2.23 | 14.93 | 17.17 | 240.35 |
| 46 | Jan 2031 | 240.35 | 2.10 | 15.06 | 17.17 | 225.28 |
| 47 | Feb 2031 | 225.28 | 1.97 | 15.20 | 17.17 | 210.09 |
| 48 | Mar 2031 | 210.09 | 1.84 | 15.33 | 17.17 | 194.76 |
| 49 | Apr 2031 | 194.76 | 1.70 | 15.46 | 17.17 | 179.30 |
| 50 | May 2031 | 179.30 | 1.57 | 15.60 | 17.17 | 163.70 |
| 51 | Jun 2031 | 163.70 | 1.43 | 15.74 | 17.17 | 147.96 |
| 52 | Jul 2031 | 147.96 | 1.29 | 15.87 | 17.17 | 132.09 |
| 53 | Aug 2031 | 132.09 | 1.16 | 16.01 | 17.17 | 116.08 |
| 54 | Sep 2031 | 116.08 | 1.02 | 16.15 | 17.17 | 99.92 |
| 55 | Oct 2031 | 99.92 | 0.87 | 16.29 | 17.17 | 83.63 |
| 56 | Nov 2031 | 83.63 | 0.73 | 16.44 | 17.17 | 67.19 |
| 57 | Dec 2031 | 67.19 | 0.59 | 16.58 | 17.17 | 50.61 |
| 58 | Jan 2032 | 50.61 | 0.44 | 16.72 | 17.17 | 33.89 |
| 59 | Feb 2032 | 33.89 | 0.30 | 16.87 | 17.17 | 17.02 |
| 60 | Mar 2032 | 17.02 | 0.15 | 17.02 | 17.17 | – |

Illustrative sample