AN ISO 9001 : 2015 CERTIFIED COMPANY

Detailed project report
Sample edition
Projections from FY 2027-28

Project report

# Ammonium Sulphate

Installed capacity 33 MT per day
Sector Inorganic chemicals
Total project cost ₹916.69 lakh

**Illustrative sample**
Figures are representative

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# Project at a glance

Ammonium Sulphate
33 MT per day

| | | | |
|---|---|---|---|
| Product | **Ammonium Sulphate** | Sector | **Inorganic chemicals** |
| Installed capacity | **33 MT per day** | Annual capacity | **10,890 MT per year** |
| Selling price (ex-GST) | **₹23,800 per MT** | Working days | **330 a year** |
| Manpower | **49 people** | Plant and machinery | **₹426.33 lakh** |
| Total project cost | **₹916.69 lakh** | Promoter's contribution | **₹229.17 lakh (25%)** |
| Term loan | **₹687.52 lakh (75%)** | Cash credit limit | **₹176.74 lakh** |
| Revenue, Year 3 | **₹1,814.27 lakh at 70%** | Net profit, Year 3 | **₹269.84 lakh** |
| Return on investment | **29.4% a year** | Break-even, Year 3 | **33.4% of capacity** |
| Average DSCR | **2.21** | Payback period | **2.9 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

This sample report sets out the techno-economic case for a unit making ammonium sulphate. The model plant has an installed capacity of 33 MT per day, which works out to 10,890 MT per year over 330 working days. Its applications range from nitrogen and sulphur fertiliser for paddy, tea and sugarcane to fire retardant and water treatment formulations.

The sections that follow show how such a unit would be costed and financed, and how its profit, cash flow and loan repayment would look over the first five years. At 70% capacity utilisation in Year 3, the model unit earns revenue of ₹1,814.27 lakh and a net profit of ₹269.84 lakh.

# 2 Uses and applications

The main applications and markets for the product are:

- Nitrogen and sulphur fertiliser for paddy, tea and sugarcane
- Fertiliser mixtures and NPK blends
- Nutrient for yeast and fermentation units
- Protein precipitation in biotech and pharma
- Fire retardant and water treatment formulations

# 3 Market potential

Ammonium sulphate is used mainly as a nitrogen and sulphur fertiliser, and dealer demand peaks before the kharif and rabi sowing seasons. Large volumes reach the market as a co-product of caprolactam and coke oven plants and as imports, so a new unit competes on delivered price and steady crystal quality. A unit with assured low-cost sulphuric acid or ammonia close to its buyers is best placed.

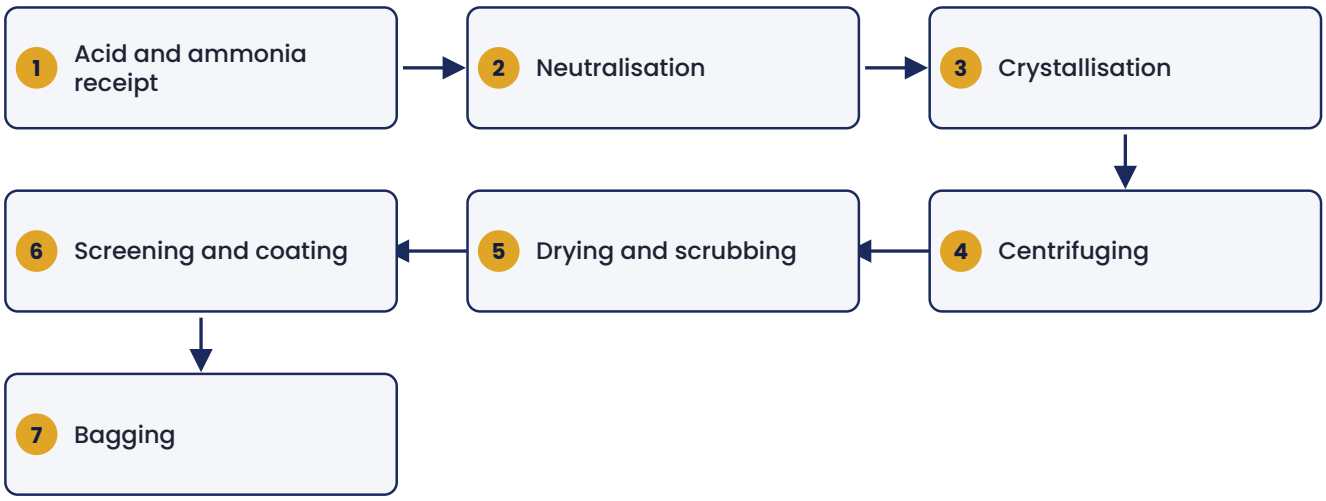
Typical buyers include fertiliser dealers and distributors; NPK and fertiliser mixture manufacturers; tea, sugarcane and plantation estates; yeast, fermentation and biotech units; chemical traders; and water treatment and fire retardant formulators.

A full NPCS report adds a market survey with present demand, expected growth and the names and addresses of existing manufacturers, worked out for the location you choose.

Illustrative sample

# 4 Manufacturing process

Production of ammonium sulphate follows seven main steps, from acid and ammonia receipt to bagging. The flow chart shows how material moves through the plant.




Process flow for ammonium sulphate

1. **Acid and ammonia receipt.** Sulphuric acid is stored in mild steel tanks and liquid ammonia in a pressure bullet, from which it is vaporised for the reaction.
2. **Neutralisation.** Ammonia and sulphuric acid react in a saturator and the heat of reaction drives off part of the water.
3. **Crystallisation.** The saturated liquor circulates through an evaporator crystalliser where ammonium sulphate crystals grow to the target size.
4. **Centrifuging.** A pusher centrifuge separates the crystals and the mother liquor is returned to the crystalliser.
5. **Drying and scrubbing.** A rotary dryer brings moisture below 1 percent and its exhaust passes through a cyclone and wet scrubber.
6. **Screening and coating.** Dried crystals are screened into size fractions and coated with an anti-caking agent.
7. **Bagging.** The product is packed in 50 kg HDPE bags and tested for nitrogen, sulphur, moisture and free acidity.

Illustrative sample

# 5 Raw materials

The plant uses anhydrous ammonia, sulphuric acid 98 percent and anti-caking agent. Raw material purchases in Year 3 are estimated at ₹858.77 lakh, which is 47.3% of sales. The split by material is shown below.

| Raw material | Share of cost | Year 3 cost (₹ lakh) |
|---|---|---|
| Anhydrous ammonia | 58.0% | 498.09 |
| Sulphuric acid 98 percent | 39.0% | 334.92 |
| Anti-caking agent | 3.0% | 25.76 |
| **Total raw materials** | **100.0%** | **858.77** |

# 6 Plant and machinery

Plant and machinery accounts for ₹426.33 lakh of the project cost. The evaporator crystalliser with condenser takes the largest share, and the other items and their indicative costs are listed below.

| Machinery and equipment | Indicative cost (₹ lakh) |
|---|---|
| Ammonia storage bullet and vaporiser | 59.69 |
| Acid storage tanks and dosing pumps | 34.11 |
| Saturator with circulation pumps | 59.68 |
| Evaporator crystalliser with condenser | 85.26 |
| Pusher centrifuge | 42.63 |
| Rotary dryer with hot air generator | 51.16 |
| Wet scrubber and cyclone | 34.11 |
| Screens, conveyors and bagging machine | 34.11 |
| Instrumentation and control panel | 25.58 |
| **Total plant and machinery** | **426.33** |

# 7 Land, building and utilities

Land and site development is taken at ₹60.03 lakh and building and civil works at ₹250.00 lakh. Other fixed assets, including electrification, furniture, testing equipment and power backup, add ₹66.68 lakh. Land rates vary widely by location, so these are the figures most likely to change in a real project.

Utilities in Year 3 cost ₹151.26 lakh for power and fuel, or 8.3% of sales. The plant also needs a reliable water supply for cleaning and domestic use, and for the process where required.

Illustrative sampl

## 8 Manpower

The unit employs 49 people. Wages and salaries come to ₹109.62 lakh in Year 1 and are assumed to rise by 5% a year.

| Category | Number | Monthly wage (₹) | Annual cost (₹ lakh) |
|---|---|---|---|
| Management, supervision and administration | 7 | 32,500 | 27.30 |
| Skilled workers and operators | 17 | 20,500 | 41.82 |
| Semi-skilled and unskilled workers | 25 | 13,500 | 40.50 |
| **Total (Year 1)** | **49** | | **109.62** |

## 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
- Schedule I specification of the Fertiliser (Control) Order, 1985 for fertiliser grade
- BIS IS 826 2018 for fertiliser grade ammonium sulphate
- PESO licence under the SMPV(U) Rules, 2016 for storing ammonia in pressure vessels

## 10 Project cost and means of finance

Project cost is estimated at ₹916.69 lakh, including fixed assets of ₹836.86 lakh and margin money for working capital of ₹58.91 lakh.

| Cost of project | ₹ lakh |
|---|---|
| Land and site development | 60.03 |
| Building and civil works | 250.00 |
| Plant and machinery | 426.33 |
| Other fixed assets (electrification, furniture, lab equipment, DG set) | 66.68 |
| Contingencies | 33.82 |
| Preliminary and pre-operative expenses | 20.92 |
| Margin money for working capital | 58.91 |
| **Total cost of project** | **916.69** |

Illustrative sample

### Means of finance

The promoter contributes ₹229.17 lakh (25% of project cost) and a term loan funds the remaining ₹687.52 lakh. Working capital is supported by a cash credit limit of ₹176.74 lakh.

| Source of funds | ₹ lakh |
|---|---|
| Promoter's contribution (25%) | 229.17 |
| Term loan from bank (75%) | 687.52 |
| **Total means of finance** | **916.69** |
| *Cash credit limit for working capital (separate)* | *176.74* |

## 11 Working capital

The unit needs ₹235.65 lakh of working capital in Year 1, based on 30 days of raw material stock, 15 days of finished goods and 45 days of customer credit, net of 30 days of supplier credit. Of this, ₹176.74 lakh comes from the bank and ₹58.91 lakh from the promoter.

| 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 (30 days) | 60.50 | 65.54 | 70.58 | 75.63 | 80.67 |
| Work in progress (2 days) | 5.34 | 5.77 | 6.20 | 6.63 | 7.06 |
| Finished goods (15 days) | 42.54 | 45.91 | 49.29 | 52.69 | 56.10 |
| Trade receivables (45 days) | 191.72 | 207.70 | 223.68 | 239.65 | 255.63 |
| **Total current assets** | **300.10** | **324.92** | **349.75** | **374.60** | **399.46** |
| Less: trade creditors (30 days) | 64.45 | 69.82 | 75.19 | 80.56 | 85.93 |
| **Working capital requirement** | **235.65** | **255.10** | **274.56** | **294.04** | **313.53** |

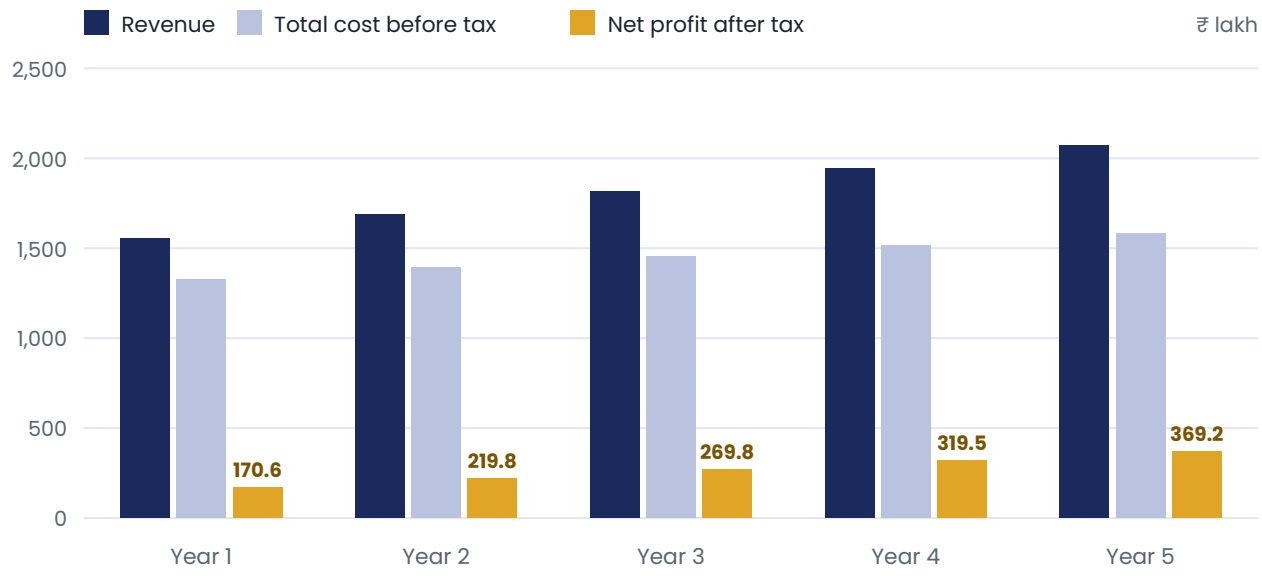
Illustrative sample

# 12 Projected profitability

The unit is profitable from the first year, with a net profit of ₹170.56 lakh on sales of ₹1,555.09 lakh. By Year 5 sales reach ₹2,073.46 lakh and net profit ₹369.22 lakh, giving an average net margin of 14.6% across the projection.

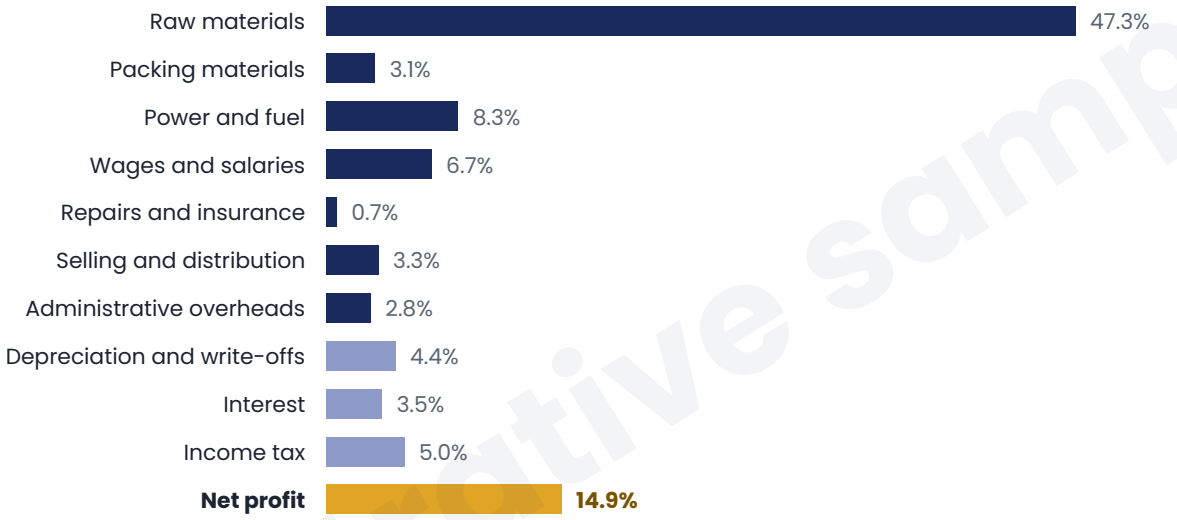
| Particulars (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| *Capacity utilisation (%)* | *60%* | *65%* | *70%* | *75%* | *80%* |
| **Revenue from operations** | **1,555.09** | **1,684.68** | **1,814.27** | **1,943.86** | **2,073.46** |
| Raw materials consumed | 736.09 | 797.43 | 858.77 | 920.11 | 981.45 |
| Packing materials | 48.07 | 52.07 | 56.08 | 60.08 | 64.09 |
| Power and fuel | 129.65 | 140.45 | 151.26 | 162.06 | 172.86 |
| Wages and salaries | 109.62 | 115.10 | 120.86 | 126.90 | 133.24 |
| Repairs and maintenance | 8.53 | 8.95 | 9.40 | 9.87 | 10.36 |
| Insurance | 3.11 | 3.11 | 3.11 | 3.11 | 3.11 |
| **Cost of production** | **1,035.07** | **1,117.11** | **1,199.48** | **1,282.13** | **1,365.11** |
| **Gross profit** | **520.02** | **567.57** | **614.79** | **661.73** | **708.35** |
| Selling and distribution expenses | 51.55 | 55.85 | 60.14 | 64.44 | 68.74 |
| Administrative overheads | 46.50 | 48.82 | 51.26 | 53.83 | 56.52 |
| **Operating profit (EBITDA)** | **421.97** | **462.90** | **503.39** | **543.46** | **583.09** |
| Depreciation | 100.07 | 86.70 | 75.17 | 65.24 | 56.65 |
| Preliminary expenses written off | 4.18 | 4.18 | 4.18 | 4.18 | 4.20 |
| Interest on term loan | 70.86 | 59.47 | 44.82 | 28.56 | 10.51 |
| Interest on cash credit | 19.44 | 19.44 | 19.44 | 19.44 | 19.44 |
| **Profit before tax** | **227.42** | **293.11** | **359.78** | **426.04** | **492.29** |
| Income tax | 56.86 | 73.28 | 89.94 | 106.51 | 123.07 |
| **Profit after tax** | **170.56** | **219.83** | **269.84** | **319.53** | **369.22** |

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 sampl

# 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 ₹988.33 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 | 229.17 | – | – | – | – |
| Term loan from bank | 687.52 | – | – | – | – |
| Cash credit (working capital) from bank | 176.74 | – | – | – | – |
| Net profit after tax | 170.56 | 219.83 | 269.84 | 319.53 | 369.22 |
| Depreciation | 100.07 | 86.70 | 75.17 | 65.24 | 56.65 |
| Preliminary expenses written off | 4.18 | 4.18 | 4.18 | 4.18 | 4.20 |
| Increase in trade creditors | 64.45 | 5.37 | 5.37 | 5.37 | 5.37 |
| **Total sources** | **1,432.69** | **316.08** | **354.56** | **394.32** | **435.44** |
| **Application of funds** | | | | | |
| Fixed assets | 836.86 | – | – | – | – |
| Preliminary and pre-operative expenses | 20.92 | – | – | – | – |
| Increase in inventories | 108.38 | 8.84 | 8.85 | 8.88 | 8.88 |
| Increase in trade receivables | 191.72 | 15.98 | 15.98 | 15.97 | 15.98 |
| Repayment of term loan | 61.42 | 132.90 | 147.54 | 163.80 | 181.86 |
| Drawings | – | – | – | – | – |
| Total application | 1,219.30 | 157.72 | 172.37 | 188.65 | 206.72 |
| **Net cash flow** | **213.39** | **158.36** | **182.19** | **205.67** | **228.72** |
| Opening cash balance | – | 213.39 | 371.75 | 553.94 | 759.61 |
| **Closing cash balance** | **213.39** | **371.75** | **553.94** | **759.61** | **988.33** |

Illustrative sample

# 14 Projected balance sheet

The projected balance sheet balances in every year. Net worth grows from ₹382.99 lakh at the end of Year 1 to ₹1,578.15 lakh at the end of Year 5, while the term loan outstanding falls from ₹626.10 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 | 229.17 | 229.17 | 229.17 | 229.17 | 229.17 |
| Reserves and surplus | 170.56 | 390.39 | 660.23 | 979.76 | 1,348.98 |
| Term loan | 626.10 | 493.20 | 345.66 | 181.86 | – |
| Cash credit from bank | 176.74 | 176.74 | 176.74 | 176.74 | 176.74 |
| Trade creditors | 64.45 | 69.82 | 75.19 | 80.56 | 85.93 |
| **Total liabilities** | **1,267.02** | **1,359.32** | **1,486.99** | **1,648.09** | **1,840.82** |
| **Assets** | | | | | |
| Gross fixed assets | 836.86 | 836.86 | 836.86 | 836.86 | 836.86 |
| Less: accumulated depreciation | (100.07) | (186.77) | (261.94) | (327.18) | (383.83) |
| **Net fixed assets** | **736.79** | **650.09** | **574.92** | **509.68** | **453.03** |
| Preliminary expenses not written off | 16.74 | 12.56 | 8.38 | 4.20 | – |
| Inventories | 108.38 | 117.22 | 126.07 | 134.95 | 143.83 |
| Trade receivables | 191.72 | 207.70 | 223.68 | 239.65 | 255.63 |
| Cash and bank balance | 213.39 | 371.75 | 553.94 | 759.61 | 988.33 |
| **Total assets** | **1,267.02** | **1,359.32** | **1,486.99** | **1,648.09** | **1,840.82** |

Illustrative sample

# 15 Depreciation

Depreciation is charged on the written-down value method at Income Tax Act rates: 10% on building, 15% on plant and machinery and 10% on other fixed assets. Land is not depreciated, and preliminary expenses are written off 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 ₹262.50 lakh, 10% WDV) | | | | | |
| Opening written-down value | 262.50 | 236.25 | 212.63 | 191.37 | 172.23 |
| Depreciation | 26.25 | 23.62 | 21.26 | 19.14 | 17.22 |
| **Closing written-down value** | **236.25** | **212.63** | **191.37** | **172.23** | **155.01** |
| Plant and machinery (cost ₹447.65 lakh, 15% WDV) | | | | | |
| Opening written-down value | 447.65 | 380.50 | 323.42 | 274.91 | 233.67 |
| Depreciation | 67.15 | 57.08 | 48.51 | 41.24 | 35.05 |
| **Closing written-down value** | **380.50** | **323.42** | **274.91** | **233.67** | **198.62** |
| Other fixed assets (cost ₹66.68 lakh, 10% WDV) | | | | | |
| Opening written-down value | 66.68 | 60.01 | 54.01 | 48.61 | 43.75 |
| Depreciation | 6.67 | 6.00 | 5.40 | 4.86 | 4.38 |
| **Closing written-down value** | **60.01** | **54.01** | **48.61** | **43.75** | **39.37** |
| **Total depreciation** | **100.07** | **86.70** | **75.17** | **65.24** | **56.65** |
| Preliminary expenses written off | 4.18 | 4.18 | 4.18 | 4.18 | 4.20 |

# 16 Term loan repayment

The term loan of ₹687.52 lakh carries interest at 10.5% a year. Only interest is paid during the 6-month moratorium, after which the loan is repaid in 54 equal monthly instalments of ₹16,03,035. The month-by-month schedule is in the annexure.

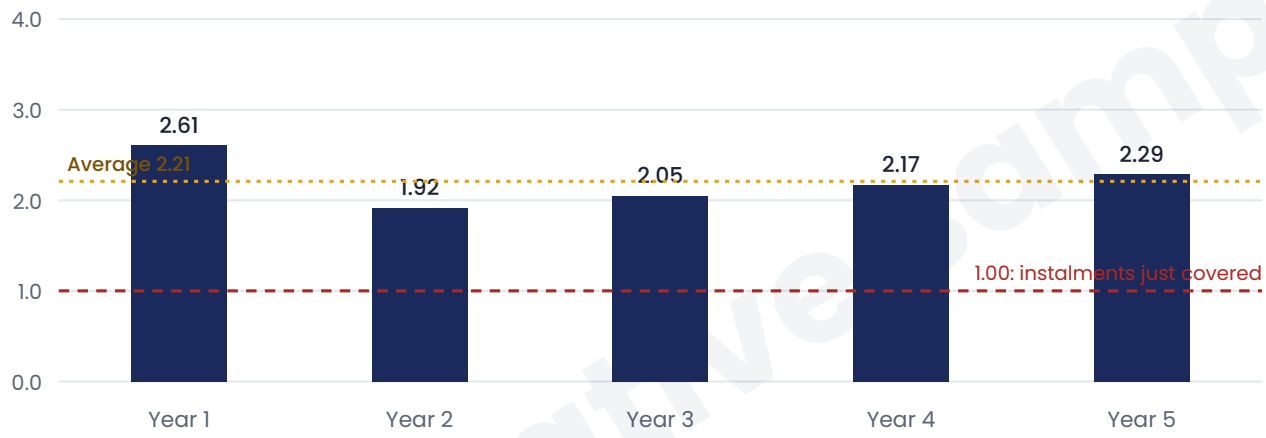
| Particulars (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| Opening balance | 687.52 | 626.10 | 493.20 | 345.66 | 181.86 |
| Interest | 70.86 | 59.47 | 44.82 | 28.56 | 10.51 |
| Principal repaid | 61.42 | 132.90 | 147.54 | 163.80 | 181.86 |
| **Closing balance** | **626.10** | **493.20** | **345.66** | **181.86** | **–** |

Illustrative sample

# 17 Debt service coverage

The debt service coverage ratio averages 2.21 over the repayment years, with a low of 1.92 in Year 2. A DSCR above 1 means the unit earns enough to meet its loan instalments, and the model keeps a margin above that in every year.

| 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 | 170.56 | 219.83 | 269.84 | 319.53 | 369.22 |
| Depreciation and write-offs | 104.25 | 90.88 | 79.35 | 69.42 | 60.85 |
| Interest on term loan | 70.86 | 59.47 | 44.82 | 28.56 | 10.51 |
| **Total available for debt service (A)** | **345.67** | **370.18** | **394.01** | **417.51** | **440.58** |
| Principal repayment | 61.42 | 132.90 | 147.54 | 163.80 | 181.86 |
| Interest on term loan | 70.86 | 59.47 | 44.82 | 28.56 | 10.51 |
| **Total debt service (B)** | **132.28** | **192.37** | **192.36** | **192.36** | **192.37** |
| DSCR (A / B) | 2.61 | 1.92 | 2.05 | 2.17 | 2.29 |



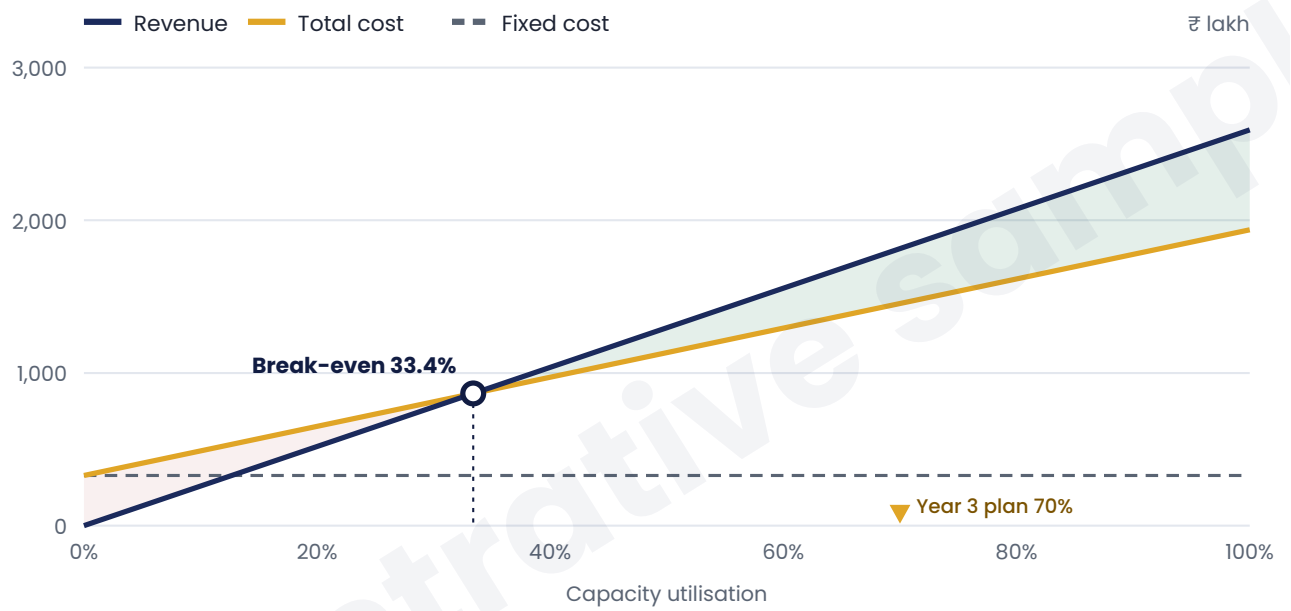

DSCR by year. A ratio above 1.00 means cash accruals cover the term loan instalments.

Illustrative sample

# 18 Break-even analysis

The break-even point in Year 3 is 33.4% 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 25.3%.

| 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 | 1,555.09 | 1,684.68 | 1,814.27 | 1,943.86 | 2,073.46 |
| Variable costs | 965.36 | 1,045.80 | 1,126.25 | 1,206.69 | 1,287.14 |
| **Contribution** | **589.73** | **638.88** | **688.02** | **737.17** | **786.32** |
| Fixed costs (incl. depreciation and interest) | 362.31 | 345.77 | 328.24 | 311.13 | 294.03 |
| Break-even as % of installed capacity | 36.9 | 35.2 | 33.4 | 31.7 | 29.9 |
| Cash break-even as % of installed capacity | 26.3 | 25.9 | 25.3 | 24.6 | 23.7 |
| Break-even sales | 955.39 | 911.77 | 865.55 | 820.43 | 775.33 |




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

Liquidity and leverage improve over the projection. The current ratio stays at or above 2.13, while debt-equity drops from 1.63 to zero as the term loan is repaid.

| 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 | 2.13 | 2.83 | 3.59 | 4.41 | 5.28 |
| Quick ratio | 1.68 | 2.35 | 3.09 | 3.88 | 4.74 |
| Debt-equity ratio (term loan / net worth) | 1.63 | 0.81 | 0.39 | 0.15 | 0.00 |
| Total outside liabilities / net worth | 2.26 | 1.22 | 0.68 | 0.36 | 0.17 |
| Interest coverage ratio | 3.52 | 4.71 | 6.60 | 9.88 | 17.44 |
| DSCR | 2.61 | 1.92 | 2.05 | 2.17 | 2.29 |
| Gross profit margin (%) | 33.4 | 33.7 | 33.9 | 34.0 | 34.2 |
| Operating profit (EBITDA) margin (%) | 27.1 | 27.5 | 27.7 | 28.0 | 28.1 |
| Net profit margin (%) | 11.0 | 13.0 | 14.9 | 16.4 | 17.8 |
| Return on capital employed (%) | 26.8 | 29.1 | 30.2 | 30.3 | 29.8 |
| Break-even (% of installed capacity) | 36.9 | 35.2 | 33.4 | 31.7 | 29.9 |

# 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 ₹23,800 per MT, excluding GST, held constant through the projection.
- Raw materials at 47.3% of sales, packing materials at 3.1%, power and fuel at 8.3%, and selling and distribution at 3.3%.
- Wages and salaries rise by 5% a year; repairs and administrative overheads rise by 5% a year.
- Working capital based on 30 days of raw material, 2 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 ammonium sulphate unit of 33 MT per day costs ₹916.69 lakh to set up, earns an average return of 29.4% on that investment and pays back in about 2.9 years. An average DSCR of 2.21 and break-even at 33.4% 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 ₹687.52 lakh at 10.5% a year. Amounts in ₹ lakh.

| No. | Month | Opening balance | Interest | Principal | Instalment | Closing balance |
|---|---|---|---|---|---|---|
| 1 | Apr 2027 | 687.52 | 6.02 | – | 6.02 | 687.52 |
| 2 | May 2027 | 687.52 | 6.02 | – | 6.02 | 687.52 |
| 3 | Jun 2027 | 687.52 | 6.02 | – | 6.02 | 687.52 |
| 4 | Jul 2027 | 687.52 | 6.02 | – | 6.02 | 687.52 |
| 5 | Aug 2027 | 687.52 | 6.02 | – | 6.02 | 687.52 |
| 6 | Sep 2027 | 687.52 | 6.02 | – | 6.02 | 687.52 |
| 7 | Oct 2027 | 687.52 | 6.02 | 10.01 | 16.03 | 677.51 |
| 8 | Nov 2027 | 677.51 | 5.93 | 10.10 | 16.03 | 667.40 |
| 9 | Dec 2027 | 667.40 | 5.84 | 10.19 | 16.03 | 657.21 |
| 10 | Jan 2028 | 657.21 | 5.75 | 10.28 | 16.03 | 646.93 |
| 11 | Feb 2028 | 646.93 | 5.66 | 10.37 | 16.03 | 636.56 |
| 12 | Mar 2028 | 636.56 | 5.57 | 10.46 | 16.03 | 626.10 |
| 13 | Apr 2028 | 626.10 | 5.48 | 10.55 | 16.03 | 615.55 |
| 14 | May 2028 | 615.55 | 5.39 | 10.64 | 16.03 | 604.91 |
| 15 | Jun 2028 | 604.91 | 5.29 | 10.74 | 16.03 | 594.17 |
| 16 | Jul 2028 | 594.17 | 5.20 | 10.83 | 16.03 | 583.34 |
| 17 | Aug 2028 | 583.34 | 5.10 | 10.93 | 16.03 | 572.41 |
| 18 | Sep 2028 | 572.41 | 5.01 | 11.02 | 16.03 | 561.39 |
| 19 | Oct 2028 | 561.39 | 4.91 | 11.12 | 16.03 | 550.27 |
| 20 | Nov 2028 | 550.27 | 4.81 | 11.22 | 16.03 | 539.06 |
| 21 | Dec 2028 | 539.06 | 4.72 | 11.31 | 16.03 | 527.74 |
| 22 | Jan 2029 | 527.74 | 4.62 | 11.41 | 16.03 | 516.33 |
| 23 | Feb 2029 | 516.33 | 4.52 | 11.51 | 16.03 | 504.82 |
| 24 | Mar 2029 | 504.82 | 4.42 | 11.61 | 16.03 | 493.20 |
| 25 | Apr 2029 | 493.20 | 4.32 | 11.71 | 16.03 | 481.49 |
| 26 | May 2029 | 481.49 | 4.21 | 11.82 | 16.03 | 469.67 |
| 27 | Jun 2029 | 469.67 | 4.11 | 11.92 | 16.03 | 457.75 |
| 28 | Jul 2029 | 457.75 | 4.01 | 12.03 | 16.03 | 445.73 |
| 29 | Aug 2029 | 445.73 | 3.90 | 12.13 | 16.03 | 433.60 |
| 30 | Sep 2029 | 433.60 | 3.79 | 12.24 | 16.03 | 421.36 |
| 31 | Oct 2029 | 421.36 | 3.69 | 12.34 | 16.03 | 409.02 |
| 32 | Nov 2029 | 409.02 | 3.58 | 12.45 | 16.03 | 396.57 |
| 33 | Dec 2029 | 396.57 | 3.47 | 12.56 | 16.03 | 384.00 |
| 34 | Jan 2030 | 384.00 | 3.36 | 12.67 | 16.03 | 371.33 |
| 35 | Feb 2030 | 371.33 | 3.25 | 12.78 | 16.03 | 358.55 |
| 36 | Mar 2030 | 358.55 | 3.14 | 12.89 | 16.03 | 345.66 |
| 37 | Apr 2030 | 345.66 | 3.02 | 13.01 | 16.03 | 332.65 |
| 38 | May 2030 | 332.65 | 2.91 | 13.12 | 16.03 | 319.53 |
| 39 | Jun 2030 | 319.53 | 2.80 | 13.23 | 16.03 | 306.30 |

Illustrative sample

| No. | Month | Opening balance | Interest | Principal | Instalment | Closing balance |
|---|---|---|---|---|---|---|
| 40 | Jul 2030 | 306.30 | 2.68 | 13.35 | 16.03 | 292.95 |
| 41 | Aug 2030 | 292.95 | 2.56 | 13.47 | 16.03 | 279.48 |
| 42 | Sep 2030 | 279.48 | 2.45 | 13.58 | 16.03 | 265.90 |
| 43 | Oct 2030 | 265.90 | 2.33 | 13.70 | 16.03 | 252.19 |
| 44 | Nov 2030 | 252.19 | 2.21 | 13.82 | 16.03 | 238.37 |
| 45 | Dec 2030 | 238.37 | 2.09 | 13.94 | 16.03 | 224.43 |
| 46 | Jan 2031 | 224.43 | 1.96 | 14.07 | 16.03 | 210.36 |
| 47 | Feb 2031 | 210.36 | 1.84 | 14.19 | 16.03 | 196.17 |
| 48 | Mar 2031 | 196.17 | 1.72 | 14.31 | 16.03 | 181.86 |
| 49 | Apr 2031 | 181.86 | 1.59 | 14.44 | 16.03 | 167.42 |
| 50 | May 2031 | 167.42 | 1.46 | 14.57 | 16.03 | 152.85 |
| 51 | Jun 2031 | 152.85 | 1.34 | 14.69 | 16.03 | 138.16 |
| 52 | Jul 2031 | 138.16 | 1.21 | 14.82 | 16.03 | 123.34 |
| 53 | Aug 2031 | 123.34 | 1.08 | 14.95 | 16.03 | 108.39 |
| 54 | Sep 2031 | 108.39 | 0.95 | 15.08 | 16.03 | 93.30 |
| 55 | Oct 2031 | 93.30 | 0.82 | 15.21 | 16.03 | 78.09 |
| 56 | Nov 2031 | 78.09 | 0.68 | 15.35 | 16.03 | 62.74 |
| 57 | Dec 2031 | 62.74 | 0.55 | 15.48 | 16.03 | 47.26 |
| 58 | Jan 2032 | 47.26 | 0.41 | 15.62 | 16.03 | 31.64 |
| 59 | Feb 2032 | 31.64 | 0.28 | 15.75 | 16.03 | 15.89 |
| 60 | Mar 2032 | 15.89 | 0.14 | 15.89 | 16.03 | – |

Illustrative sample