AN ISO 9001 : 2015 CERTIFIED COMPANY

Detailed project report
Sample edition
Projections from FY 2027-28

Project report

Dicalcium Phosphate Dentifrice Grade

Installed capacity 8.6 MT per day
Sector Specialty chemicals
Total project cost ₹1,090.24 lakh

Illustrative sample
Figures are representative

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Project at a glance

Dicalcium Phosphate Dentifrice Grade
8.6 MT per day

Product	**Dicalcium Phosphate Dentifrice Grade**	Sector	**Specialty chemicals**
Installed capacity	**8.6 MT per day**	Annual capacity	**2,838 MT per year**
Selling price (ex-GST)	**₹1,03,000 per MT**	Working days	**330 a year**
Manpower	**47 people**	Plant and machinery	**₹547.09 lakh**
Total project cost	**₹1,090.24 lakh**	Promoter's contribution	**₹272.56 lakh (25%)**
Term loan	**₹817.68 lakh (75%)**	Cash credit limit	**₹207.14 lakh**
Revenue, Year 3	**₹2,046.20 lakh at 70%**	Net profit, Year 3	**₹143.66 lakh**
Return on investment	**13.2% a year**	Break-even, Year 3	**45.5% of capacity**
Average DSCR	**1.37**	Payback period	**4.7 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 dicalcium phosphate dentifrice grade in the specialty chemicals sector, sized at 8.6 MT per day. Working 330 days a year, the plant can turn out 2,838 MT per year at full capacity. The product's applications range from polishing agent in white toothpastes to private-label and export toothpaste brands.

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 ₹2,046.20 lakh and a net profit of ₹143.66 lakh.

2 Uses and applications

The product is bought for these main uses:

- Polishing agent in white toothpastes
- Abrasive base for fluoride toothpastes made with sodium monofluorophosphate
- Tooth powders
- Private-label and export toothpaste brands

3 Market potential

Demand comes from toothpaste and tooth powder makers, from large oral care brands to regional and private-label producers and contract fillers. Buyers approve a supplier only after lab and stability trials on their own formula, so consistent whiteness, particle size, abrasivity and low heavy metals matter more than a low price. A new plant competes with imported dihydrate on delivery time, smaller lot sizes and technical support during trials.

Typical buyers include oral care and toothpaste brand owners, contract toothpaste manufacturers, tooth powder and herbal toothpaste makers, private-label suppliers to retail chains, chemical distributors serving personal-care makers, and export customers.

For a real project, the market survey is redone for the chosen location, covering present demand, expected growth and the existing manufacturers nearby.

Illustrative sample

4 Manufacturing process

The plant converts raw materials into finished dicalcium phosphate dentifrice grade in eight steps, shown in the flow chart and described below.



Process flow for dicalcium phosphate dentifrice grade

1. **Acid dilution.** Purified phosphoric acid is diluted with demineralised water to the set strength in lined tanks.
2. **Lime slurry preparation.** High-purity hydrated lime is mixed with water and screened to remove grit that would scratch tooth enamel.
3. **Precipitation.** Lime slurry is added to the acid under agitation at controlled pH and low temperature so that the dihydrate crystal forms.
4. **Stabilisation.** Tetrasodium pyrophosphate is added to the slurry so the dihydrate does not lose its water or harden the toothpaste in the tube.
5. **Filtration and washing.** The slurry is filtered and the cake washed to remove soluble salts.
6. **Low-temperature drying.** The cake is flash dried at a controlled outlet temperature that removes free moisture but keeps the water of crystallisation.
7. **Milling and classification.** The dried powder is milled and air classified to the fine particle size toothpaste makers specify.
8. **Blending and packing.** Trimagnesium phosphate is blended in, each lot is tested for whiteness, particle size and heavy metals, and packed in lined bags.

Illustrative sample

5 Raw materials

The plant uses purified phosphoric acid, high-purity hydrated lime, and stabilisers such as tetrasodium pyrophosphate and trimagnesium phosphate. Raw material purchases in Year 3 are estimated at ₹1,227.82 lakh, which is 60% of sales. The split by material is shown below.

Raw material	Share of cost	Year 3 cost (₹ lakh)
Purified phosphoric acid	76.0%	933.14
High-purity hydrated lime	16.0%	196.45
Stabilisers such as tetrasodium pyrophosphate and trimagnesium phosphate	8.0%	98.23
Total raw materials	**100.0%**	**1,227.82**

6 Plant and machinery

Plant and machinery for the model unit is estimated at ₹547.09 lakh, before the contingency allowance. The agitated precipitation reactors with pH control is the largest single item. A full NPCS report adds specifications and supplier names for each machine.

Machinery and equipment	Indicative cost (₹ lakh)
Acid storage and dilution tanks	43.77
Lime slaking and slurry classification system	49.24
Agitated precipitation reactors with pH control	109.42
Filter press with cake washing	71.12
Flash dryer with hot air generator	98.48
Pulveriser with air classifier	71.12
Stabiliser blender	32.82
Bag filter, pneumatic conveying and bagging machine	43.77
Quality control laboratory	27.35
Total plant and machinery	**547.09**

7 Land, building and utilities

Land and site development is taken at ₹103.73 lakh and building and civil works at ₹247.94 lakh. Other fixed assets, including electrification, furniture, testing equipment and power backup, add ₹57.77 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 ₹112.09 lakh for power and fuel, or 5.5% 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

A team of 47 runs the plant, from management and supervision to skilled operators and helpers. The Year 1 wage bill is ₹105.54 lakh, rising 5% a year.

Category	Number	Monthly wage (₹)	Annual cost (₹ lakh)
Management, supervision and administration	7	32,500	27.30
Skilled workers and operators	16	20,500	39.36
Semi-skilled and unskilled workers	24	13,500	38.88
Total (Year 1)	**47**		**105.54**

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
- BIS specification IS 1767 for dicalcium phosphate for dentifrice as the quality reference
- Red category is likely for pollution consent, as phosphorus and its compounds are listed as Red, so confirm conditions with the State Pollution Control Board

Illustrative sampl

10 Project cost and means of finance

The total cost of the project is ₹1,090.24 lakh. Fixed assets account for ₹996.28 lakh, and the balance covers preliminary and pre-operative expenses and the promoter's margin money for working capital. A contingency of 5% is provided on building and machinery.

Cost of project	₹ lakh
Land and site development	103.73
Building and civil works	247.94
Plant and machinery	547.09
Other fixed assets (electrification, furniture, lab equipment, DG set)	57.77
Contingencies	39.75
Preliminary and pre-operative expenses	24.91
Margin money for working capital	69.05
Total cost of project	**1,090.24**

Means of finance

The promoter contributes ₹272.56 lakh (25% of project cost) and a term loan funds the remaining ₹817.68 lakh. Working capital is supported by a cash credit limit of ₹207.14 lakh.

Source of funds	₹ lakh
Promoter's contribution (25%)	272.56
Term loan from bank (75%)	817.68
Total means of finance	**1,090.24**
Cash credit limit for working capital (separate)	*207.14*

Illustrative sample

11 Working capital

Working capital is worked out from holding periods: 30 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 ₹276.19 lakh. The bank funds ₹207.14 lakh through cash credit and the promoter's margin covers ₹69.05 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 (30 days)	86.50	93.71	100.92	108.13	115.33
Work in progress (3 days)	10.31	11.14	11.97	12.80	13.64
Finished goods (15 days)	54.62	58.99	63.39	67.79	72.21
Trade receivables (45 days)	216.23	234.25	252.27	270.29	288.31
Total current assets	**367.66**	**398.09**	**428.55**	**459.01**	**489.49**
Less: trade creditors (30 days)	91.47	99.09	106.71	114.33	121.95
Working capital requirement	**276.19**	**299.00**	**321.84**	**344.68**	**367.54**

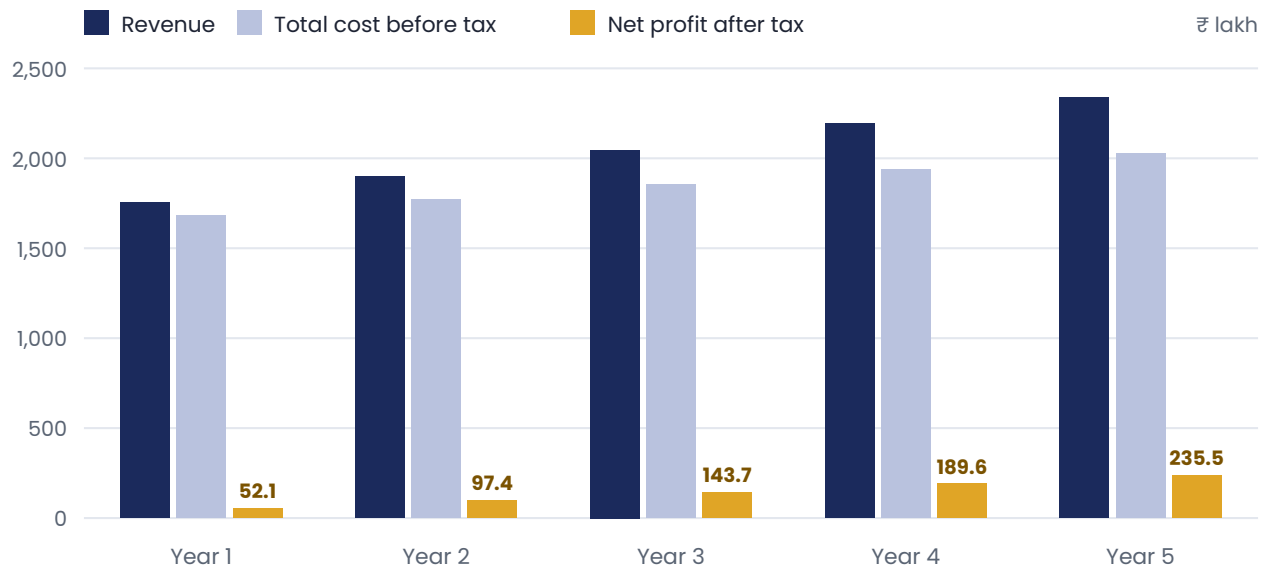
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12 Projected profitability

As utilisation climbs from 60% to 80%, sales increase from ₹1,753.88 lakh to ₹2,338.51 lakh. Operating profit in Year 3 is ₹360.65 lakh, a margin of 17.6%, and net profit after tax grows from ₹52.06 lakh in Year 1 to ₹235.48 lakh in Year 5.

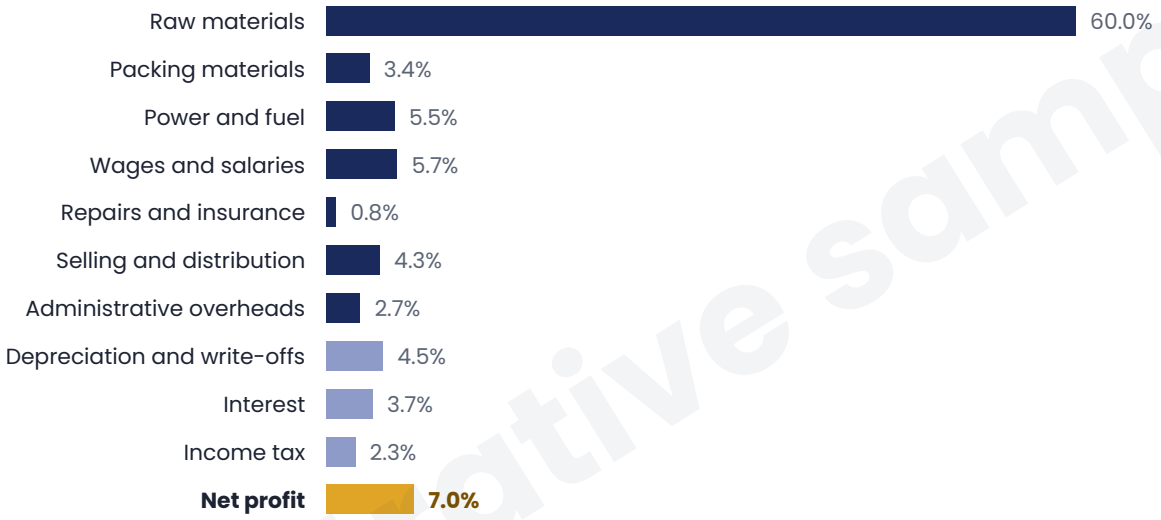
Particulars (₹ lakh)	Year 1 FY 2027-28	Year 2 FY 2028-29	Year 3 FY 2029-30	Year 4 FY 2030-31	Year 5 FY 2031-32
Capacity utilisation (%)	*60%*	*65%*	*70%*	*75%*	*80%*
Revenue from operations	**1,753.88**	**1,900.04**	**2,046.20**	**2,192.36**	**2,338.51**
Raw materials consumed	1,052.42	1,140.12	1,227.82	1,315.53	1,403.22
Packing materials	60.42	65.46	70.49	75.53	80.56
Power and fuel	96.08	104.08	112.09	120.10	128.10
Wages and salaries	105.54	110.82	116.36	122.18	128.28
Repairs and maintenance	10.94	11.49	12.06	12.67	13.30
Insurance	3.57	3.57	3.57	3.57	3.57
Cost of production	**1,328.97**	**1,435.54**	**1,542.39**	**1,649.58**	**1,757.03**
Gross profit	**424.91**	**464.50**	**503.81**	**542.78**	**581.48**
Selling and distribution expenses	75.17	81.44	87.70	93.96	100.23
Administrative overheads	50.31	52.82	55.46	58.24	61.15
Operating profit (EBITDA)	**299.43**	**330.24**	**360.65**	**390.58**	**420.10**
Depreciation	117.98	101.87	88.02	76.11	65.85
Preliminary expenses written off	4.98	4.98	4.98	4.98	4.99
Interest on term loan	84.27	70.72	53.31	33.97	12.50
Interest on cash credit	22.79	22.79	22.79	22.79	22.79
Profit before tax	**69.41**	**129.88**	**191.55**	**252.73**	**313.97**
Income tax	17.35	32.47	47.89	63.18	78.49
Profit after tax	**52.06**	**97.41**	**143.66**	**189.55**	**235.48**

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

The cash flow statement sets out the sources and uses of funds year by year. The unit stays cash positive throughout and closes Year 5 with a cash balance of ₹283.87 lakh after meeting the loan repayments due.

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	272.56	–	–	–	–
Term loan from bank	817.68	–	–	–	–
Cash credit (working capital) from bank	207.14	–	–	–	–
Net profit after tax	52.06	97.41	143.66	189.55	235.48
Depreciation	117.98	101.87	88.02	76.11	65.85
Preliminary expenses written off	4.98	4.98	4.98	4.98	4.99
Increase in trade creditors	91.47	7.62	7.62	7.62	7.62
Total sources	**1,563.87**	**211.88**	**244.28**	**278.26**	**313.94**
Application of funds					
Fixed assets	996.28	–	–	–	–
Preliminary and pre-operative expenses	24.91	–	–	–	–
Increase in inventories	151.43	12.41	12.44	12.44	12.46
Increase in trade receivables	216.23	18.02	18.02	18.02	18.02
Repayment of term loan	73.04	158.06	175.48	194.82	216.28
Drawings	–	–	–	–	–
Total application	1,461.89	188.49	205.94	225.28	246.76
Net cash flow	**101.98**	**23.39**	**38.34**	**52.98**	**67.18**
Opening cash balance	–	101.98	125.37	163.71	216.69
Closing cash balance	**101.98**	**125.37**	**163.71**	**216.69**	**283.87**

Illustrative sample

14 Projected balance sheet

The projected balance sheet balances in every year. Net worth grows from ₹304.69 lakh at the end of Year 1 to ₹990.72 lakh at the end of Year 5, while the term loan outstanding falls from ₹744.64 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	272.56	272.56	272.56	272.56	272.56
Reserves and surplus	52.06	149.47	293.13	482.68	718.16
Term loan	744.64	586.58	411.10	216.28	–
Cash credit from bank	207.14	207.14	207.14	207.14	207.14
Trade creditors	91.47	99.09	106.71	114.33	121.95
Total liabilities	**1,367.87**	**1,314.84**	**1,290.64**	**1,292.99**	**1,319.81**
Assets					
Gross fixed assets	996.28	996.28	996.28	996.28	996.28
Less: accumulated depreciation	(117.98)	(219.85)	(307.87)	(383.98)	(449.83)
Net fixed assets	**878.30**	**776.43**	**688.41**	**612.30**	**546.45**
Preliminary expenses not written off	19.93	14.95	9.97	4.99	–
Inventories	151.43	163.84	176.28	188.72	201.18
Trade receivables	216.23	234.25	252.27	270.29	288.31
Cash and bank balance	101.98	125.37	163.71	216.69	283.87
Total assets	**1,367.87**	**1,314.84**	**1,290.64**	**1,292.99**	**1,319.81**

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 ₹260.34 lakh, 10% WDV)					
Opening written-down value	260.34	234.31	210.88	189.79	170.81
Depreciation	26.03	23.43	21.09	18.98	17.08
Closing written-down value	**234.31**	**210.88**	**189.79**	**170.81**	**153.73**
Plant and machinery (cost ₹574.44 lakh, 15% WDV)					
Opening written-down value	574.44	488.27	415.03	352.78	299.86
Depreciation	86.17	73.24	62.25	52.92	44.98
Closing written-down value	**488.27**	**415.03**	**352.78**	**299.86**	**254.88**
Other fixed assets (cost ₹57.77 lakh, 10% WDV)					
Opening written-down value	57.77	51.99	46.79	42.11	37.90
Depreciation	5.78	5.20	4.68	4.21	3.79
Closing written-down value	**51.99**	**46.79**	**42.11**	**37.90**	**34.11**
Total depreciation	**117.98**	**101.87**	**88.02**	**76.11**	**65.85**
Preliminary expenses written off	4.98	4.98	4.98	4.98	4.99

16 Term loan repayment

Repayment of the ₹817.68 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 ₹19,06,518 each, and the annexure gives the monthly schedule.

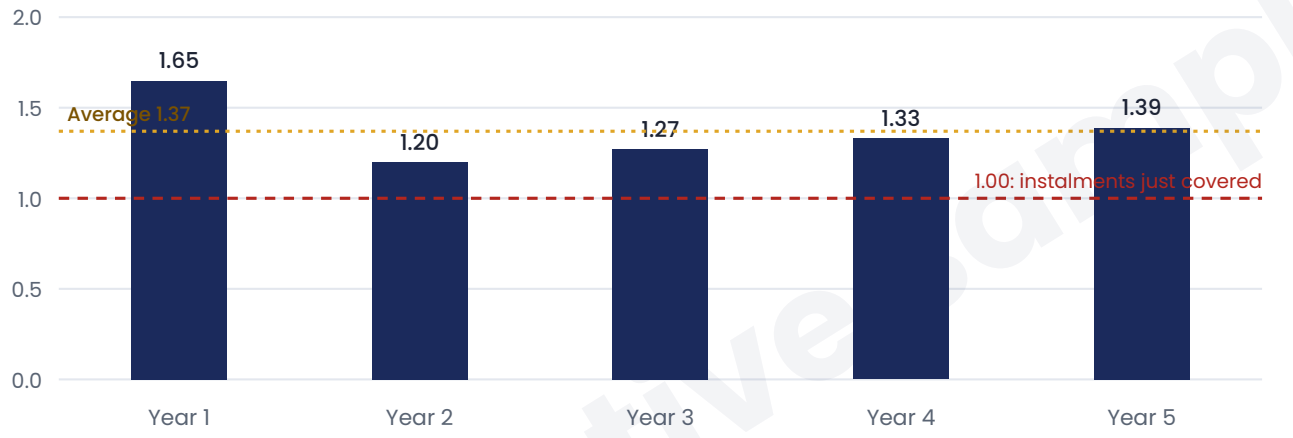
Particulars (₹ lakh)	Year 1 FY 2027-28	Year 2 FY 2028-29	Year 3 FY 2029-30	Year 4 FY 2030-31	Year 5 FY 2031-32
Opening balance	817.68	744.64	586.58	411.10	216.28
Interest	84.27	70.72	53.31	33.97	12.50
Principal repaid	73.04	158.06	175.48	194.82	216.28
Closing balance	**744.64**	**586.58**	**411.10**	**216.28**	**–**

Illustrative sample

17 Debt service coverage

Cash available for debt service covers the term loan instalments 1.37 times on average, and never less than 1.20 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	52.06	97.41	143.66	189.55	235.48
Depreciation and write-offs	122.96	106.85	93.00	81.09	70.84
Interest on term loan	84.27	70.72	53.31	33.97	12.50
Total available for debt service (A)	**259.29**	**274.98**	**289.97**	**304.61**	**318.82**
Principal repayment	73.04	158.06	175.48	194.82	216.28
Interest on term loan	84.27	70.72	53.31	33.97	12.50
Total debt service (B)	**157.31**	**228.78**	**228.79**	**228.79**	**228.78**
DSCR (A / B)	1.65	1.20	1.27	1.33	1.39



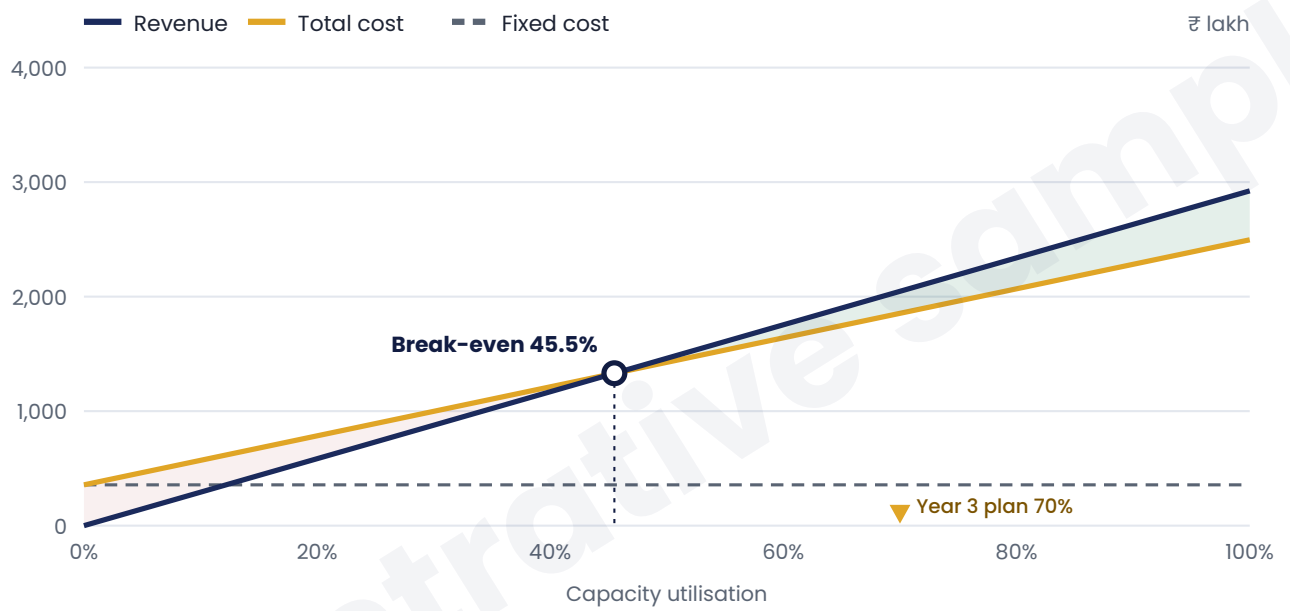
DSCR by year. A ratio above 1.00 means cash accruals cover the term loan instalments.

Illustrative sample

18 Break-even analysis

At Year 3 levels the unit breaks even at 45.5% of installed capacity, against planned utilisation of 70%. On a cash basis, leaving out depreciation and write-offs, break-even falls to 33.7%.

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	1,753.88	1,900.04	2,046.20	2,192.36	2,338.51
Variable costs	1,284.09	1,391.10	1,498.10	1,605.12	1,712.11
Contribution	**469.79**	**508.94**	**548.10**	**587.24**	**626.40**
Fixed costs (incl. depreciation and interest)	400.38	379.06	356.55	334.51	312.43
Break-even as % of installed capacity	51.1	48.4	45.5	42.7	39.9
Cash break-even as % of installed capacity	35.4	34.8	33.7	32.4	30.9
Break-even sales	1,494.75	1,415.16	1,331.09	1,248.84	1,166.38



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 1.57, while debt-equity drops from 2.44 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	1.57	1.71	1.89	2.10	2.35
Quick ratio	1.07	1.17	1.33	1.51	1.74
Debt-equity ratio (term loan / net worth)	2.44	1.44	0.74	0.29	0.00
Total outside liabilities / net worth	3.42	2.19	1.30	0.72	0.33
Interest coverage ratio	1.65	2.39	3.52	5.45	9.90
DSCR	1.65	1.20	1.27	1.33	1.39
Gross profit margin (%)	24.2	24.4	24.6	24.8	24.9
Operating profit (EBITDA) margin (%)	17.1	17.4	17.6	17.8	18.0
Net profit margin (%)	3.0	5.1	7.0	8.6	10.1
Return on capital employed (%)	14.0	18.6	22.8	26.4	29.2
Break-even (% of installed capacity)	51.1	48.4	45.5	42.7	39.9

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 ₹1,03,000 per MT, excluding GST, held constant through the projection.
- Raw materials at 60% of sales, packing materials at 3.4%, power and fuel at 5.5%, 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 30 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, a dicalcium phosphate dentifrice grade unit of 8.6 MT per day costs ₹1,090.24 lakh to set up, earns an average return of 13.2% on that investment and pays back in about 4.7 years. An average DSCR of 1.37 and break-even at 45.5% 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 ₹817.68 lakh at 10.5% a year. Amounts in ₹ lakh.

No.	Month	Opening balance	Interest	Principal	Instalment	Closing balance
1	Apr 2027	817.68	7.15	–	7.15	817.68
2	May 2027	817.68	7.15	–	7.15	817.68
3	Jun 2027	817.68	7.15	–	7.15	817.68
4	Jul 2027	817.68	7.15	–	7.15	817.68
5	Aug 2027	817.68	7.15	–	7.15	817.68
6	Sep 2027	817.68	7.15	–	7.15	817.68
7	Oct 2027	817.68	7.15	11.91	19.07	805.77
8	Nov 2027	805.77	7.05	12.01	19.07	793.75
9	Dec 2027	793.75	6.95	12.12	19.07	781.63
10	Jan 2028	781.63	6.84	12.23	19.07	769.41
11	Feb 2028	769.41	6.73	12.33	19.07	757.08
12	Mar 2028	757.08	6.62	12.44	19.07	744.64
13	Apr 2028	744.64	6.52	12.55	19.07	732.09
14	May 2028	732.09	6.41	12.66	19.07	719.43
15	Jun 2028	719.43	6.29	12.77	19.07	706.66
16	Jul 2028	706.66	6.18	12.88	19.07	693.77
17	Aug 2028	693.77	6.07	12.99	19.07	680.78
18	Sep 2028	680.78	5.96	13.11	19.07	667.67
19	Oct 2028	667.67	5.84	13.22	19.07	654.45
20	Nov 2028	654.45	5.73	13.34	19.07	641.11
21	Dec 2028	641.11	5.61	13.46	19.07	627.65
22	Jan 2029	627.65	5.49	13.57	19.07	614.08
23	Feb 2029	614.08	5.37	13.69	19.07	600.39
24	Mar 2029	600.39	5.25	13.81	19.07	586.58
25	Apr 2029	586.58	5.13	13.93	19.07	572.64
26	May 2029	572.64	5.01	14.05	19.07	558.59
27	Jun 2029	558.59	4.89	14.18	19.07	544.41
28	Jul 2029	544.41	4.76	14.30	19.07	530.11
29	Aug 2029	530.11	4.64	14.43	19.07	515.68
30	Sep 2029	515.68	4.51	14.55	19.07	501.13
31	Oct 2029	501.13	4.38	14.68	19.07	486.45
32	Nov 2029	486.45	4.26	14.81	19.07	471.64
33	Dec 2029	471.64	4.13	14.94	19.07	456.70
34	Jan 2030	456.70	4.00	15.07	19.07	441.63
35	Feb 2030	441.63	3.86	15.20	19.07	426.43
36	Mar 2030	426.43	3.73	15.33	19.07	411.10
37	Apr 2030	411.10	3.60	15.47	19.07	395.63
38	May 2030	395.63	3.46	15.60	19.07	380.03
39	Jun 2030	380.03	3.33	15.74	19.07	364.29

Illustrative sample

No.	Month	Opening balance	Interest	Principal	Instalment	Closing balance
40	Jul 2030	364.29	3.19	15.88	19.07	348.41
41	Aug 2030	348.41	3.05	16.02	19.07	332.39
42	Sep 2030	332.39	2.91	16.16	19.07	316.24
43	Oct 2030	316.24	2.77	16.30	19.07	299.94
44	Nov 2030	299.94	2.62	16.44	19.07	283.50
45	Dec 2030	283.50	2.48	16.58	19.07	266.91
46	Jan 2031	266.91	2.34	16.73	19.07	250.18
47	Feb 2031	250.18	2.19	16.88	19.07	233.31
48	Mar 2031	233.31	2.04	17.02	19.07	216.28
49	Apr 2031	216.28	1.89	17.17	19.07	199.11
50	May 2031	199.11	1.74	17.32	19.07	181.79
51	Jun 2031	181.79	1.59	17.47	19.07	164.31
52	Jul 2031	164.31	1.44	17.63	19.07	146.69
53	Aug 2031	146.69	1.28	17.78	19.07	128.91
54	Sep 2031	128.91	1.13	17.94	19.07	110.97
55	Oct 2031	110.97	0.97	18.09	19.07	92.87
56	Nov 2031	92.87	0.81	18.25	19.07	74.62
57	Dec 2031	74.62	0.65	18.41	19.07	56.21
58	Jan 2032	56.21	0.49	18.57	19.07	37.64
59	Feb 2032	37.64	0.33	18.74	19.07	18.90
60	Mar 2032	18.90	0.17	18.90	19.07	–

Illustrative sample