AN ISO 9001 : 2015 CERTIFIED COMPANY

Detailed project report
Sample edition
Projections from FY 2027-28

Project report

EDTA and its Salts

Installed capacity 5.5 MT per day
Sector Specialty chemicals
Total project cost ₹1,043.20 lakh

Illustrative sample
Figures are representative

Niir Project Consultancy Services
106-E, Kamla Nagar, New Delhi 110007, India

www.niir.org
+91 90970 75054 | npcs.india@gmail.com

Project at a glance

EDTA and its Salts
5.5 MT per day

Product	EDTA and its Salts	Sector	Specialty chemicals
Installed capacity	5.5 MT per day	Annual capacity	1,815 MT per year
Selling price (ex-GST)	₹1,59,000 per MT	Working days	330 a year
Manpower	43 people	Plant and machinery	₹536.57 lakh
Total project cost	**₹1,043.20 lakh**	Promoter's contribution	₹260.80 lakh (25%)
Term loan	₹782.40 lakh (75%)	Cash credit limit	₹201.47 lakh
Revenue, Year 3	₹2,020.10 lakh at 70%	Net profit, Year 3	₹217.96 lakh
Return on investment	**20.9% a year**	Break-even, Year 3	**38.5% of capacity**
Average DSCR	**1.77**	Payback period	3.7 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.

Contents

1 Introduction
2 Uses and applications
3 Market potential
4 Manufacturing process
5 Raw materials
6 Plant and machinery
7 Land, building and utilities
8 Manpower
9 Licences and approvals
10 Project cost and means of finance
11 Working capital
12 Projected profitability
13 Cash flow statement
14 Projected balance sheet
15 Depreciation
16 Term loan repayment
17 Debt service coverage
18 Break-even analysis
19 Financial ratios
20 Key assumptions
21 Conclusion
A Annexure: monthly loan repayment schedule

Illustrative sample

1 Introduction

The product covered in this sample is EDTA and its salts, made in a plant sized at 5.5 MT per day (1,815 MT per year at full capacity). The unit is costed as a complete project, from land and building through to working capital, and its applications range from detergents and industrial cleaners to cosmetics, pharmaceuticals and laboratory reagents.

Each section follows the layout of a bank-format project report: project cost, means of finance, working capital, profitability, cash flow, balance sheet, debt service and break-even. In Year 3, running at 70% of capacity, the model unit sells ₹2,020.10 lakh worth of EDTA and its salts and keeps ₹217.96 lakh as net profit.

2 Uses and applications

The product is bought for these main uses:

- Detergents and industrial cleaners
- Water treatment and boiler water conditioning
- Chelated micronutrient fertilisers
- Textile processing and pulp bleaching
- Cosmetics, pharmaceuticals and laboratory reagents

3 Market potential

Demand for EDTA comes from detergent and cleaner makers, water treatment, textile processing and the makers of chelated zinc and iron micronutrients for farms. Imports set the price benchmark, so an Indian unit competes on consistent assay, low iron and chloride content, and short delivery times. Buyers approve a supplier after testing samples and then tend to place regular orders for the acid, disodium and tetrasodium grades.

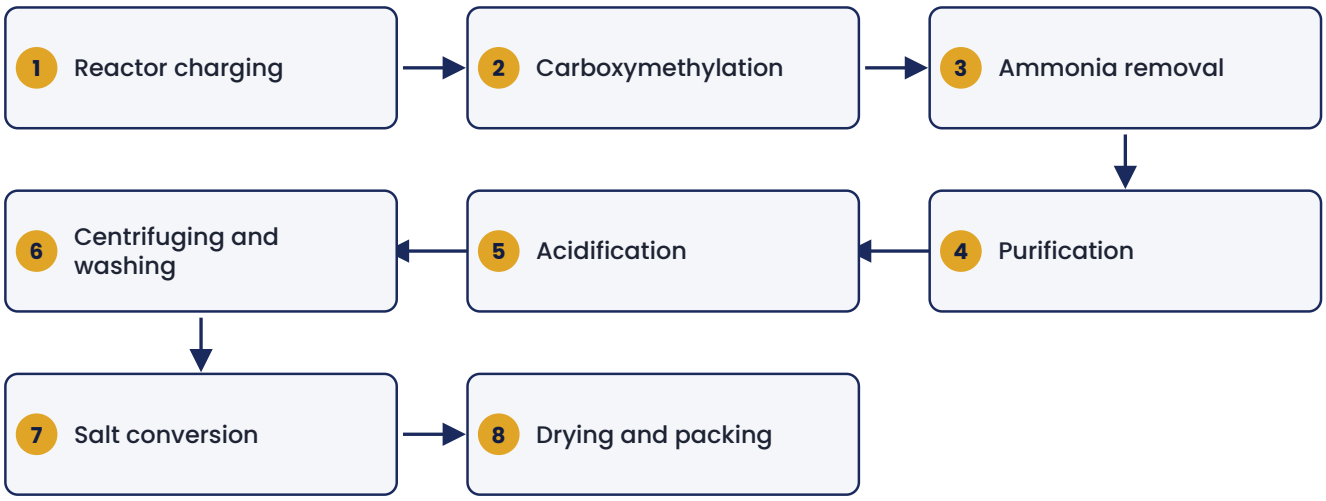
Sales are typically made to detergent and household cleaner manufacturers, water treatment chemical formulators, chelated micronutrient fertiliser makers, textile processing and dye houses, cosmetic and pharmaceutical manufacturers, and chemical traders and exporters.

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

Production of EDTA and its salts follows eight main steps, from reactor charging to drying and packing. The flow chart shows how material moves through the plant.



Process flow for EDTA and its salts

1. **Reactor charging.** Ethylenediamine and caustic soda lye are charged into a stainless steel reactor and heated.
2. **Carboxymethylation.** Sodium cyanide solution and formaldehyde are dosed slowly into the hot alkaline mix, forming tetrasodium EDTA in solution.
3. **Ammonia removal.** Ammonia released by the reaction is stripped with steam and absorbed in water for recovery.
4. **Purification.** The tetrasodium EDTA solution is carbon treated and filtered, and part of it is sold as a 40 percent liquid.
5. **Acidification.** The rest of the solution is acidified with sulphuric acid so that EDTA acid precipitates as a white solid.
6. **Centrifuging and washing.** EDTA acid is separated in a centrifuge and washed free of sodium sulphate.
7. **Salt conversion.** Part of the EDTA acid is neutralised with caustic soda to make disodium EDTA, which is crystallised.
8. **Drying and packing.** EDTA acid and disodium EDTA are dried, sieved and packed in lined HDPE bags or fibre drums.

Illustrative sample

5 Raw materials

Raw materials account for 55.2% of sales at Year 3 volumes, a total of ₹1,114.65 lakh, with sodium cyanide the biggest item in the mix.

Raw material	Share of cost	Year 3 cost (₹ lakh)
Sodium cyanide	50.0%	557.32
Ethylenediamine	24.0%	267.52
Formaldehyde solution	15.0%	167.20
Caustic soda lye	7.0%	78.02
Sulphuric acid	4.0%	44.59
Total raw materials	**100.0%**	**1,114.65**

6 Plant and machinery

Plant and machinery accounts for ₹536.57 lakh of the project cost. The SS 316 reaction vessels with agitators takes the largest share, and the other items and their indicative costs are listed below.

Machinery and equipment	Indicative cost (₹ lakh)
SS 316 reaction vessels with agitators	139.51
Ammonia stripping and recovery system	75.12
Acidification and crystallisation vessels	53.66
Centrifuges	48.29
Fluid bed dryer and pulveriser	53.66
Sodium cyanide dissolving and dosing system	32.19
Cyanide destruction effluent plant and scrubbers	69.75
Boiler, cooling tower and chiller	42.93
Bagging and drum filling equipment	21.46
Total plant and machinery	**536.57**

7 Land, building and utilities

Land and site development is taken at ₹99.86 lakh and building and civil works at ₹217.47 lakh. Other fixed assets, including electrification, furniture, testing equipment and power backup, add ₹60.63 lakh. Land rates vary widely by location, so these are the figures most likely to change in a real project.

Power and fuel cost ₹119.59 lakh in Year 3, about 5.9% of sales. Water is needed for cleaning, domestic use and, where the process calls for it, production.

Illustrative sample

8 Manpower

The unit employs 43 people. Wages and salaries come to ₹95.94 lakh in Year 1 and are assumed to rise by 5% a year.

Category	Number	Monthly wage (₹)	Annual cost (₹ lakh)
Management, supervision and administration	6	32,500	23.40
Skilled workers and operators	15	20,500	36.90
Semi-skilled and unskilled workers	22	13,500	35.64
Total (Year 1)	**43**		**95.94**

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
- Compliance with the Manufacture, Storage and Import of Hazardous Chemical Rules, 1989 for sodium cyanide, formaldehyde and ethylenediamine
- Prior environmental clearance for a synthetic organic chemicals unit under item 5(f) of the EIA Notification, 2006
- Pollution board consent under the red category for organic chemicals manufacturing, with cyanide limits on treated effluent
- IS 7220 as the quality reference for EDTA acid, pure and technical grades

Illustrative sample

10 Project cost and means of finance

Project cost is estimated at ₹1,043.20 lakh, including fixed assets of ₹952.23 lakh and margin money for working capital of ₹67.16 lakh.

Cost of project	₹ lakh
Land and site development	99.86
Building and civil works	217.47
Plant and machinery	536.57
Other fixed assets (electrification, furniture, lab equipment, DG set)	60.63
Contingencies	37.70
Preliminary and pre-operative expenses	23.81
Margin money for working capital	67.16
Total cost of project	**1,043.20**

Means of finance

Funding follows a 75:25 split between bank loan and promoter's contribution, with a term loan of ₹782.40 lakh and promoter funds of ₹260.80 lakh. The bank also provides a cash credit limit of ₹201.47 lakh for working capital.

Source of funds	₹ lakh
Promoter's contribution (25%)	260.80
Term loan from bank (75%)	782.40
Total means of finance	**1,043.20**
Cash credit limit for working capital (separate)	*201.47*

Illustrative sampl

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 ₹268.63 lakh. The bank funds ₹201.47 lakh through cash credit and the promoter's margin covers ₹67.16 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)	78.53	85.07	91.62	98.16	104.70
Work in progress (3 days)	9.48	10.25	11.01	11.78	12.55
Finished goods (15 days)	50.32	54.36	58.41	62.46	66.53
Trade receivables (45 days)	213.47	231.26	249.05	266.84	284.63
Total current assets	**351.80**	**380.94**	**410.09**	**439.24**	**468.41**
Less: trade creditors (30 days)	83.17	90.10	97.04	103.97	110.90
Working capital requirement	**268.63**	**290.84**	**313.05**	**335.27**	**357.51**

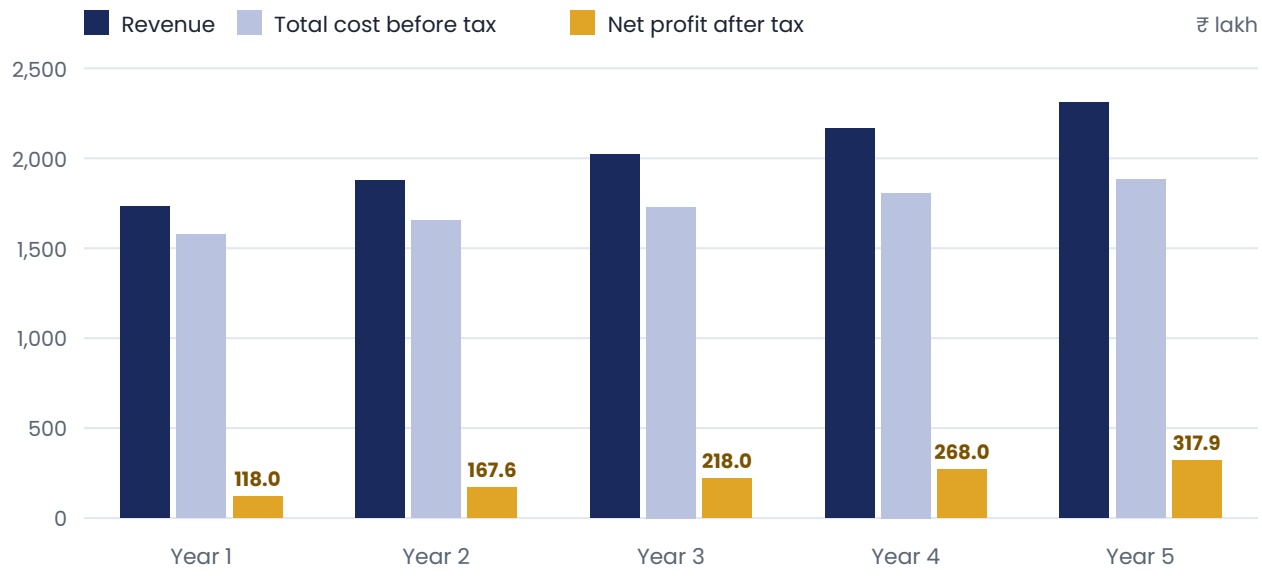
Illustrative sampl

12 Projected profitability

The unit is profitable from the first year, with a net profit of ₹118.05 lakh on sales of ₹1,731.51 lakh. By Year 5 sales reach ₹2,308.68 lakh and net profit ₹317.92 lakh, giving an average net margin of 10.5% across the projection.

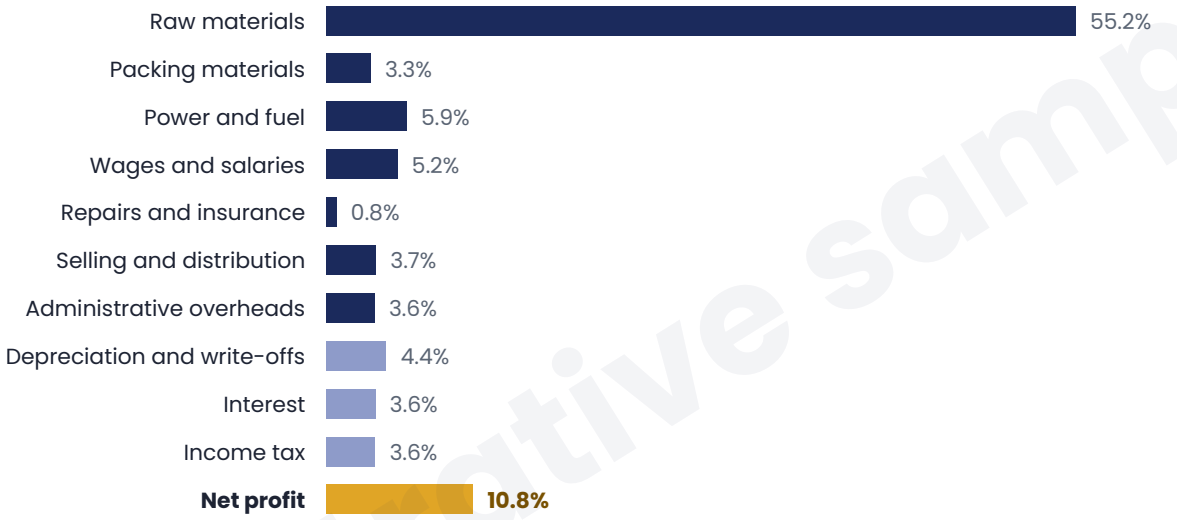
Particulars (₹ lakh)	Year 1 FY 2027-28	Year 2 FY 2028-29	Year 3 FY 2029-30	Year 4 FY 2030-31	Year 5 FY 2031-32
Capacity utilisation (%)	*60%*	*65%*	*70%*	*75%*	*80%*
Revenue from operations	**1,731.51**	**1,875.80**	**2,020.10**	**2,164.39**	**2,308.68**
Raw materials consumed	955.41	1,035.03	1,114.65	1,194.27	1,273.88
Packing materials	56.53	61.24	65.96	70.67	75.38
Power and fuel	102.51	111.05	119.59	128.13	136.67
Wages and salaries	95.94	100.74	105.77	111.06	116.62
Repairs and maintenance	10.73	11.27	11.83	12.42	13.04
Insurance	3.41	3.41	3.41	3.41	3.41
Cost of production	**1,224.53**	**1,322.74**	**1,421.21**	**1,519.96**	**1,619.00**
Gross profit	**506.98**	**553.06**	**598.89**	**644.43**	**689.68**
Selling and distribution expenses	63.46	68.75	74.04	79.32	84.61
Administrative overheads	65.16	68.42	71.84	75.43	79.21
Operating profit (EBITDA)	**378.36**	**415.89**	**453.01**	**489.68**	**525.86**
Depreciation	113.40	97.84	84.47	72.97	63.08
Preliminary expenses written off	4.76	4.76	4.76	4.76	4.77
Interest on term loan	80.64	67.67	51.01	32.50	11.96
Interest on cash credit	22.16	22.16	22.16	22.16	22.16
Profit before tax	**157.40**	**223.46**	**290.61**	**357.29**	**423.89**
Income tax	39.35	55.86	72.65	89.32	105.97
Profit after tax	**118.05**	**167.60**	**217.96**	**267.97**	**317.92**

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 ₹673.79 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	260.80	–	–	–	–
Term loan from bank	782.40	–	–	–	–
Cash credit (working capital) from bank	201.47	–	–	–	–
Net profit after tax	118.05	167.60	217.96	267.97	317.92
Depreciation	113.40	97.84	84.47	72.97	63.08
Preliminary expenses written off	4.76	4.76	4.76	4.76	4.77
Increase in trade creditors	83.17	6.93	6.94	6.93	6.93
Total sources	**1,564.05**	**277.13**	**314.13**	**352.63**	**392.70**
Application of funds					
Fixed assets	952.23	–	–	–	–
Preliminary and pre-operative expenses	23.81	–	–	–	–
Increase in inventories	138.33	11.35	11.36	11.36	11.38
Increase in trade receivables	213.47	17.79	17.79	17.79	17.79
Repayment of term loan	69.89	151.24	167.91	186.41	206.95
Drawings	–	–	–	–	–
Total application	**1,397.73**	**180.38**	**197.06**	**215.56**	**236.12**
Net cash flow	**166.32**	**96.75**	**117.07**	**137.07**	**156.58**
Opening cash balance	–	166.32	263.07	380.14	517.21
Closing cash balance	**166.32**	**263.07**	**380.14**	**517.21**	**673.79**

Illustrative sample

14 Projected balance sheet

The projected balance sheet balances in every year. Net worth grows from ₹359.80 lakh at the end of Year 1 to ₹1,350.30 lakh at the end of Year 5, while the term loan outstanding falls from ₹712.51 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	260.80	260.80	260.80	260.80	260.80
Reserves and surplus	118.05	285.65	503.61	771.58	1,089.50
Term loan	712.51	561.27	393.36	206.95	–
Cash credit from bank	201.47	201.47	201.47	201.47	201.47
Trade creditors	83.17	90.10	97.04	103.97	110.90
Total liabilities	**1,376.00**	**1,399.29**	**1,456.28**	**1,544.77**	**1,662.67**
Assets					
Gross fixed assets	952.23	952.23	952.23	952.23	952.23
Less: accumulated depreciation	(113.40)	(211.24)	(295.71)	(368.68)	(431.76)
Net fixed assets	**838.83**	**740.99**	**656.52**	**583.55**	**520.47**
Preliminary expenses not written off	19.05	14.29	9.53	4.77	–
Inventories	138.33	149.68	161.04	172.40	183.78
Trade receivables	213.47	231.26	249.05	266.84	284.63
Cash and bank balance	166.32	263.07	380.14	517.21	673.79
Total assets	**1,376.00**	**1,399.29**	**1,456.28**	**1,544.77**	**1,662.67**

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 ₹228.34 lakh, 10% WDV)					
Opening written-down value	228.34	205.51	184.96	166.46	149.81
Depreciation	22.83	20.55	18.50	16.65	14.98
Closing written-down value	**205.51**	**184.96**	**166.46**	**149.81**	**134.83**
Plant and machinery (cost ₹563.40 lakh, 15% WDV)					
Opening written-down value	563.40	478.89	407.06	346.00	294.10
Depreciation	84.51	71.83	61.06	51.90	44.12
Closing written-down value	**478.89**	**407.06**	**346.00**	**294.10**	**249.98**
Other fixed assets (cost ₹60.63 lakh, 10% WDV)					
Opening written-down value	60.63	54.57	49.11	44.20	39.78
Depreciation	6.06	5.46	4.91	4.42	3.98
Closing written-down value	**54.57**	**49.11**	**44.20**	**39.78**	**35.80**
Total depreciation	**113.40**	**97.84**	**84.47**	**72.97**	**63.08**
Preliminary expenses written off	4.76	4.76	4.76	4.76	4.77

16 Term loan repayment

The term loan of ₹782.40 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 ₹18,24,259. The month-by-month schedule is in the annexure.

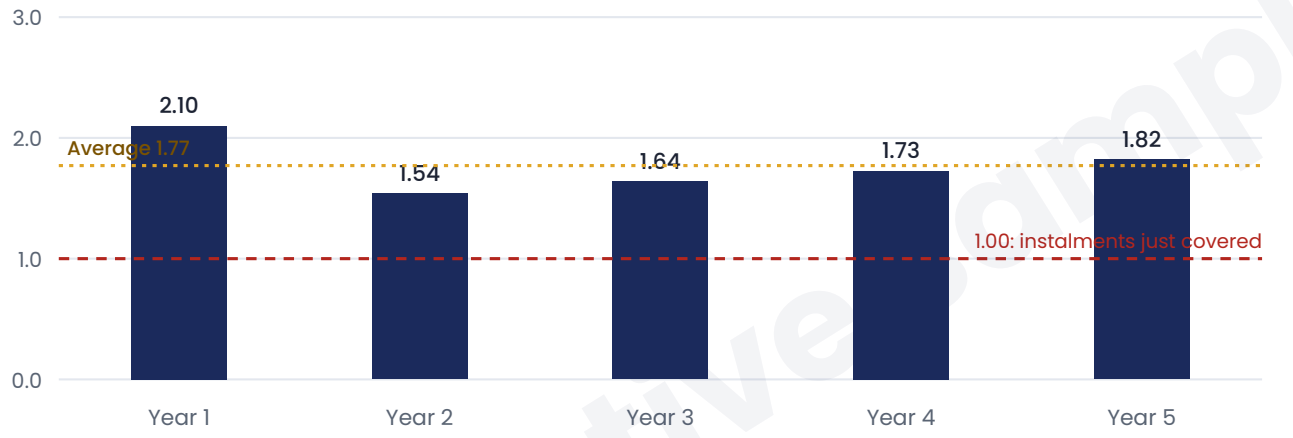
Particulars (₹ lakh)	Year 1 FY 2027-28	Year 2 FY 2028-29	Year 3 FY 2029-30	Year 4 FY 2030-31	Year 5 FY 2031-32
Opening balance	782.40	712.51	561.27	393.36	206.95
Interest	80.64	67.67	51.01	32.50	11.96
Principal repaid	69.89	151.24	167.91	186.41	206.95
Closing balance	**712.51**	**561.27**	**393.36**	**206.95**	**–**

Illustrative sample

17 Debt service coverage

Cash available for debt service covers the term loan instalments 1.77 times on average, and never less than 1.54 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	118.05	167.60	217.96	267.97	317.92
Depreciation and write-offs	118.16	102.60	89.23	77.73	67.85
Interest on term loan	80.64	67.67	51.01	32.50	11.96
Total available for debt service (A)	**316.85**	**337.87**	**358.20**	**378.20**	**397.73**
Principal repayment	69.89	151.24	167.91	186.41	206.95
Interest on term loan	80.64	67.67	51.01	32.50	11.96
Total debt service (B)	**150.53**	**218.91**	**218.92**	**218.91**	**218.91**
DSCR (A / B)	2.10	1.54	1.64	1.73	1.82



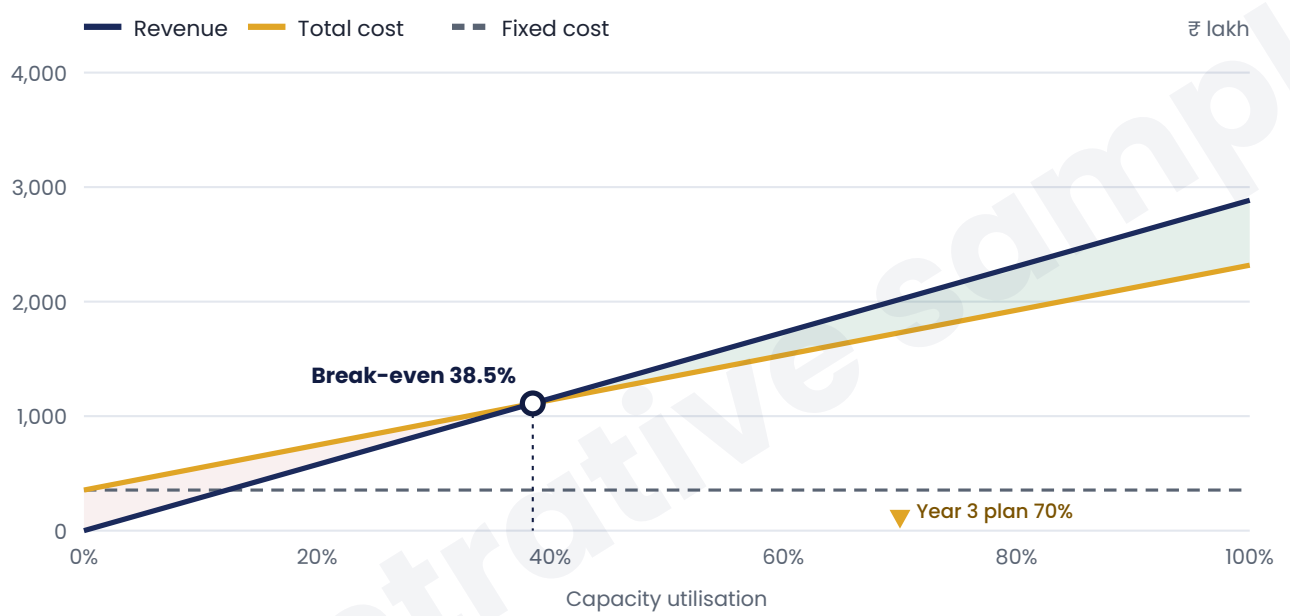
DSCR by year. A ratio above 1.00 means cash accruals cover the term loan instalments.

Illustrative sample

18 Break-even analysis

The unit needs to run at 38.5% of capacity to break even in Year 3, well below the 70% assumed for that year. Cash break-even, which excludes depreciation and write-offs, is 28.8%.

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	1,731.51	1,875.80	2,020.10	2,164.39	2,308.68
Variable costs	1,177.91	1,276.07	1,374.24	1,472.39	1,570.54
Contribution	**553.60**	**599.73**	**645.86**	**692.00**	**738.14**
Fixed costs (incl. depreciation and interest)	396.20	376.27	355.25	334.71	314.25
Break-even as % of installed capacity	42.9	40.8	38.5	36.3	34.1
Cash break-even as % of installed capacity	30.1	29.7	28.8	27.9	26.7
Break-even sales	1,239.21	1,176.88	1,111.14	1,046.88	982.88



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 1.82 or better in every year, and the debt-equity ratio falls from 1.98 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	1.82	2.21	2.65	3.13	3.66
Quick ratio	1.33	1.70	2.11	2.57	3.07
Debt-equity ratio (term loan / net worth)	1.98	1.05	0.52	0.20	0.00
Total outside liabilities / net worth	2.77	1.60	0.92	0.50	0.23
Interest coverage ratio	2.53	3.49	4.97	7.54	13.42
DSCR	2.10	1.54	1.64	1.73	1.82
Gross profit margin (%)	29.3	29.5	29.6	29.8	29.9
Operating profit (EBITDA) margin (%)	21.9	22.2	22.4	22.6	22.8
Net profit margin (%)	6.8	8.9	10.8	12.4	13.8
Return on capital employed (%)	20.4	24.2	27.0	28.7	29.5
Break-even (% of installed capacity)	42.9	40.8	38.5	36.3	34.1

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 ₹1,59,000 per MT, excluding GST, held constant through the projection.
- Raw materials at 55.2% of sales, packing materials at 3.3%, power and fuel at 5.9%, and selling and distribution at 3.7%.
- 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

In summary, the sample project needs ₹1,043.20 lakh, breaks even at 38.5% of capacity in Year 3 and repays its term loan from its own cash flow, with a payback period of about 3.7 years. A report for an actual project replaces these representative figures with local land and building costs, machinery quotations and a market survey for the chosen location.

Need this report for your own plant?

NPCS prepares detailed project reports and bank-format DPRs for your capacity, location and loan scheme, with machinery quotations, supplier lists and a market survey for your area.

Call or WhatsApp
+91 90970 75054

Email
npcs.india@gmail.com

Website
www.niir.org

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 ₹782.40 lakh at 10.5% a year. Amounts in ₹ lakh.

No.	Month	Opening balance	Interest	Principal	Instalment	Closing balance
1	Apr 2027	782.40	6.85	–	6.85	782.40
2	May 2027	782.40	6.85	–	6.85	782.40
3	Jun 2027	782.40	6.85	–	6.85	782.40
4	Jul 2027	782.40	6.85	–	6.85	782.40
5	Aug 2027	782.40	6.85	–	6.85	782.40
6	Sep 2027	782.40	6.85	–	6.85	782.40
7	Oct 2027	782.40	6.85	11.40	18.24	771.00
8	Nov 2027	771.00	6.75	11.50	18.24	759.51
9	Dec 2027	759.51	6.65	11.60	18.24	747.91
10	Jan 2028	747.91	6.54	11.70	18.24	736.21
11	Feb 2028	736.21	6.44	11.80	18.24	724.41
12	Mar 2028	724.41	6.34	11.90	18.24	712.51
13	Apr 2028	712.51	6.23	12.01	18.24	700.50
14	May 2028	700.50	6.13	12.11	18.24	688.39
15	Jun 2028	688.39	6.02	12.22	18.24	676.17
16	Jul 2028	676.17	5.92	12.33	18.24	663.84
17	Aug 2028	663.84	5.81	12.43	18.24	651.41
18	Sep 2028	651.41	5.70	12.54	18.24	638.86
19	Oct 2028	638.86	5.59	12.65	18.24	626.21
20	Nov 2028	626.21	5.48	12.76	18.24	613.45
21	Dec 2028	613.45	5.37	12.87	18.24	600.57
22	Jan 2029	600.57	5.26	12.99	18.24	587.59
23	Feb 2029	587.59	5.14	13.10	18.24	574.48
24	Mar 2029	574.48	5.03	13.22	18.24	561.27
25	Apr 2029	561.27	4.91	13.33	18.24	547.94
26	May 2029	547.94	4.79	13.45	18.24	534.49
27	Jun 2029	534.49	4.68	13.57	18.24	520.92
28	Jul 2029	520.92	4.56	13.68	18.24	507.24
29	Aug 2029	507.24	4.44	13.80	18.24	493.43
30	Sep 2029	493.43	4.32	13.93	18.24	479.51
31	Oct 2029	479.51	4.20	14.05	18.24	465.46
32	Nov 2029	465.46	4.07	14.17	18.24	451.29
33	Dec 2029	451.29	3.95	14.29	18.24	437.00
34	Jan 2030	437.00	3.82	14.42	18.24	422.58
35	Feb 2030	422.58	3.70	14.55	18.24	408.03
36	Mar 2030	408.03	3.57	14.67	18.24	393.36
37	Apr 2030	393.36	3.44	14.80	18.24	378.56
38	May 2030	378.56	3.31	14.93	18.24	363.63
39	Jun 2030	363.63	3.18	15.06	18.24	348.57

Illustrative sample

No.	Month	Opening balance	Interest	Principal	Instalment	Closing balance
40	Jul 2030	348.57	3.05	15.19	18.24	333.38
41	Aug 2030	333.38	2.92	15.33	18.24	318.05
42	Sep 2030	318.05	2.78	15.46	18.24	302.59
43	Oct 2030	302.59	2.65	15.59	18.24	287.00
44	Nov 2030	287.00	2.51	15.73	18.24	271.27
45	Dec 2030	271.27	2.37	15.87	18.24	255.40
46	Jan 2031	255.40	2.23	16.01	18.24	239.39
47	Feb 2031	239.39	2.09	16.15	18.24	223.24
48	Mar 2031	223.24	1.95	16.29	18.24	206.95
49	Apr 2031	206.95	1.81	16.43	18.24	190.52
50	May 2031	190.52	1.67	16.58	18.24	173.95
51	Jun 2031	173.95	1.52	16.72	18.24	157.22
52	Jul 2031	157.22	1.38	16.87	18.24	140.36
53	Aug 2031	140.36	1.23	17.01	18.24	123.34
54	Sep 2031	123.34	1.08	17.16	18.24	106.18
55	Oct 2031	106.18	0.93	17.31	18.24	88.87
56	Nov 2031	88.87	0.78	17.47	18.24	71.40
57	Dec 2031	71.40	0.62	17.62	18.24	53.78
58	Jan 2032	53.78	0.47	17.77	18.24	36.01
59	Feb 2032	36.01	0.32	17.93	18.24	18.08
60	Mar 2032	18.08	0.16	18.08	18.24	–

Illustrative sample