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Detailed project report
Sample edition
Projections from FY 2027-28

Project report

Float Glass

Installed capacity 580 MT per day
Sector Float glass
Total project cost ₹62,261.52 lakh

Illustrative sample
Figures are representative

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Project at a glance

Float Glass
580 MT per day

Product	Float Glass	Sector	Float glass
Installed capacity	580 MT per day	Annual capacity	2,03,000 MT per year
Selling price (ex-GST)	₹40,900 per MT	Working days	350 a year
Manpower	304 people	Plant and machinery	₹41,871.50 lakh
Total project cost	**₹62,261.52 lakh**	Promoter's contribution	₹15,565.38 lakh (25%)
Term loan	₹46,696.14 lakh (75%)	Cash credit limit	₹6,168.52 lakh
Revenue, Year 3	₹58,118.90 lakh at 70%	Net profit, Year 3	₹11,580.46 lakh
Return on investment	**18.6% a year**	Break-even, Year 3	**34.4% of capacity**
Average DSCR	**2.36**	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.

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Illustrative sample

1 Introduction

This sample report sets out the techno-economic case for a unit making float glass. The model plant has an installed capacity of 580 MT per day, which works out to 2,03,000 MT per year over 350 working days. Its applications range from windows, doors and facades of buildings to furniture tops and interior partitions.

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 ₹58,118.90 lakh and a net profit of ₹11,580.46 lakh.

2 Uses and applications

Demand for the product comes mainly from the following uses:

- Windows, doors and facades of buildings
- Toughened, laminated and insulated glass processing
- Mirrors and decorative glass
- Automotive glass
- Furniture tops and interior partitions

3 Market potential

Float glass demand follows housing and commercial construction, where it is used for windows, facades and partitions, and the growing number of processors who toughen, laminate and coat it. A float line runs without stopping for its whole furnace campaign, so a new plant competes on natural gas cost, freight to processors and a steady mix of 2 to 12 mm thicknesses.

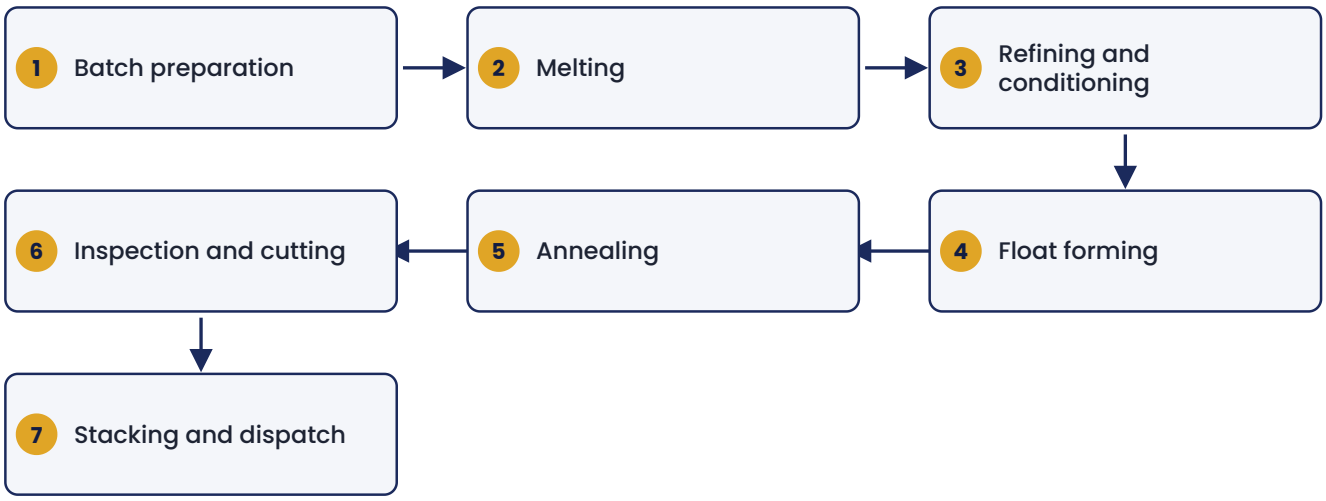
Sales are typically made to toughened and laminated glass processors, glass dealers and distributors, facade and window fabricators, mirror and decorative glass makers, and automotive glass makers.

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 float glass follows seven main steps, from batch preparation to stacking and dispatch. The flow chart shows how material moves through the plant.



Process flow for float glass

1. **Batch preparation.** Silica sand, soda ash, dolomite, limestone and salt cake are weighed, mixed with about one fifth cullet and fed to the furnace.
2. **Melting.** The batch melts in a gas-fired regenerative furnace at about 1600 degrees Celsius.
3. **Refining and conditioning.** Bubbles are removed and the melt is cooled to about 1100 degrees Celsius before it leaves the furnace.
4. **Float forming.** Molten glass spreads over a bath of molten tin under a nitrogen and hydrogen atmosphere and top rollers set its width and thickness.
5. **Annealing.** The solid ribbon passes through a lehr that cools it slowly from about 600 degrees Celsius to remove internal stress.
6. **Inspection and cutting.** Online scanners mark defects and the ribbon is edge-trimmed and cut to jumbo or stock sizes, with rejects returned as cullet.
7. **Stacking and dispatch.** Sheets are interleaved with separation powder, stacked on stillages and dispatched to processors and dealers.

Illustrative sample

5 Raw materials

The main raw materials are soda ash (dense); silica sand (low iron, washed); dolomite; limestone; sodium sulphate (salt cake); and rouge, carbon and minor batch additives. In Year 3, at 70% utilisation, raw materials cost ₹11,014.11 lakh, about 19% of sales. The table shows how this cost splits between materials.

Raw material	Share of cost	Year 3 cost (₹ lakh)
Soda ash (dense)	52.0%	5,727.34
Silica sand (low iron, washed)	24.0%	2,643.39
Dolomite	13.0%	1,431.83
Limestone	6.0%	660.85
Sodium sulphate (salt cake)	3.0%	330.42
Rouge, carbon and minor batch additives	2.0%	220.28
Total raw materials	**100.0%**	**11,014.11**

6 Plant and machinery

The machinery list below covers the main production equipment, costed at ₹41,871.50 lakh in total. Prices are indicative. A full report gives specifications and supplier names, and a bank-format DPR uses the quotations you obtain.

Machinery and equipment	Indicative cost (₹ lakh)
Batch house with silos, weighing and mixers	4,187.15
Regenerative float furnace with refractories	13,398.88
Tin bath with molten tin and top rollers	7,536.87
Annealing lehr	4,187.15
Cold end inspection, cutting and stacking line	5,862.01
Nitrogen and hydrogen gas plant	2,512.29
Combustion, firing and waste heat recovery system	2,093.58
Cullet return and crushing system	837.43
Compressors, cooling water and DM plant	1,256.14
Total plant and machinery	**41,871.50**

7 Land, building and utilities

The model includes land and site development of ₹3,085.93 lakh and building and civil works of ₹8,449.67 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 ₹2,813.76 lakh.

Illustrative sampl

Power and fuel cost ₹13,668.98 lakh in Year 3, about 23.5% of sales. Water is needed for cleaning, domestic use and, where the process calls for it, production.

8 Manpower

A team of 304 runs the plant, from management and supervision to skilled operators and helpers. The Year 1 wage bill is ₹1,608.24 lakh, rising 5% a year.

Category	Number	Monthly wage (₹)	Annual cost (₹ lakh)
Management, supervision and administration	46	75,500	416.76
Skilled workers and operators	106	48,500	616.92
Semi-skilled and unskilled workers	152	31,500	574.56
Total (Year 1)	**304**		**1,608.24**

9 Licences and approvals

A unit of this kind typically needs the following registrations and approvals. Requirements vary by state and by the exact product, so confirm them with the local authorities before applying.

- 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 certification to IS 14900 under the Transparent Float Glass (Quality Control) Order

Illustrative sample

10 Project cost and means of finance

The total cost of the project is ₹62,261.52 lakh. Fixed assets account for ₹58,736.92 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	3,085.93
Building and civil works	8,449.67
Plant and machinery	41,871.50
Other fixed assets (electrification, furniture, lab equipment, DG set)	2,813.76
Contingencies	2,516.06
Preliminary and pre-operative expenses	1,468.42
Margin money for working capital	2,056.18
Total cost of project	**62,261.52**

Means of finance

The promoter contributes ₹15,565.38 lakh (25% of project cost) and a term loan funds the remaining ₹46,696.14 lakh. Working capital is supported by a cash credit limit of ₹6,168.52 lakh.

Source of funds	₹ lakh
Promoter's contribution (25%)	15,565.38
Term loan from bank (75%)	46,696.14
Total means of finance	**62,261.52**
Cash credit limit for working capital (separate)	*6,168.52*

Illustrative sampl

11 Working capital

Working capital is worked out from holding periods: 30 days of raw material, 30 days of finished goods and 45 days of credit to customers, less 30 days of credit from suppliers. In Year 1 the requirement is ₹8,224.70 lakh. The bank funds ₹6,168.52 lakh through cash credit and the promoter's margin covers ₹2,056.18 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)	775.95	840.61	905.27	969.93	1,034.59
Work in progress (2 days)	124.74	134.84	144.97	155.11	165.28
Finished goods (30 days)	2,021.50	2,181.73	2,342.46	2,503.73	2,665.55
Trade receivables (45 days)	6,141.72	6,653.53	7,165.34	7,677.15	8,188.96
Total current assets	**9,063.91**	**9,810.71**	**10,558.04**	**11,305.92**	**12,054.38**
Less: trade creditors (30 days)	839.21	909.14	979.07	1,049.01	1,118.94
Working capital requirement	**8,224.70**	**8,901.57**	**9,578.97**	**10,256.91**	**10,935.44**

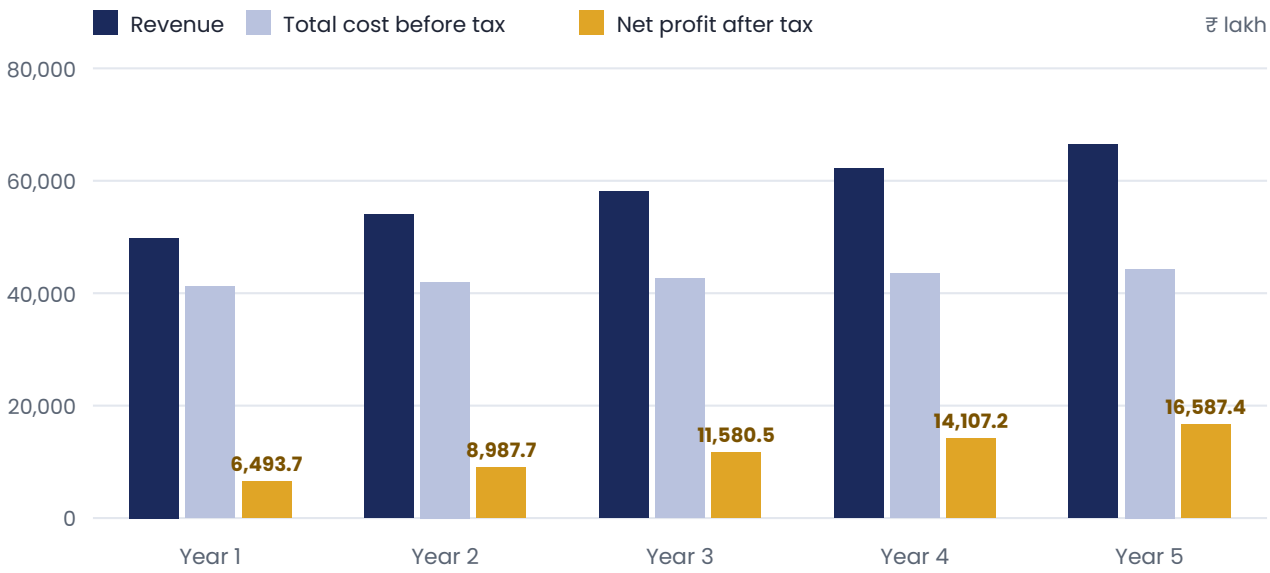
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12 Projected profitability

As utilisation climbs from 60% to 80%, sales increase from ₹49,816.20 lakh to ₹66,421.60 lakh. Operating profit in Year 3 is ₹26,276.30 lakh, a margin of 45.2%, and net profit after tax grows from ₹6,493.71 lakh in Year 1 to ₹16,587.38 lakh in Year 5.

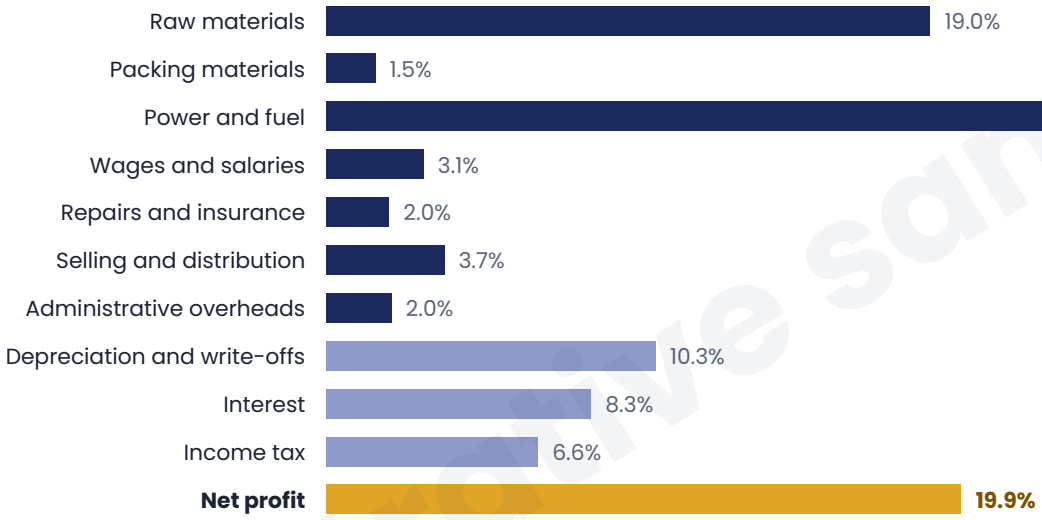
Particulars (₹ lakh)	Year 1 FY 2027-28	Year 2 FY 2028-29	Year 3 FY 2029-30	Year 4 FY 2030-31	Year 5 FY 2031-32
Capacity utilisation (%)	*60%*	*65%*	*70%*	*75%*	*80%*
Revenue from operations	**49,816.20**	**53,967.55**	**58,118.90**	**62,270.25**	**66,421.60**
Raw materials consumed	9,440.67	10,227.39	11,014.11	11,800.84	12,587.56
Packing materials	769.66	833.80	897.94	962.08	1,026.21
Power and fuel	11,716.27	12,692.63	13,668.98	14,645.34	15,621.70
Wages and salaries	1,608.24	1,688.65	1,773.08	1,861.74	1,954.83
Repairs and maintenance	837.43	879.30	923.27	969.43	1,017.90
Insurance	222.60	222.60	222.60	222.60	222.60
Cost of production	**24,594.87**	**26,544.37**	**28,499.98**	**30,462.03**	**32,430.80**
Gross profit	**25,221.33**	**27,423.18**	**29,618.92**	**31,808.22**	**33,990.80**
Selling and distribution expenses	1,846.69	2,000.58	2,154.47	2,308.36	2,462.25
Administrative overheads	1,077.69	1,131.57	1,188.15	1,247.56	1,309.94
Operating profit (EBITDA)	**22,296.95**	**24,291.03**	**26,276.30**	**28,252.30**	**30,218.61**
Depreciation	7,763.36	6,657.28	5,711.27	4,901.91	4,209.22
Preliminary expenses written off	293.68	293.68	293.68	293.68	293.70
Interest on term loan	4,903.09	4,677.87	4,152.19	3,568.58	2,920.65
Interest on cash credit	678.54	678.54	678.54	678.54	678.54
Profit before tax	**8,658.28**	**11,983.66**	**15,440.62**	**18,809.59**	**22,116.50**
Income tax	2,164.57	2,995.92	3,860.16	4,702.40	5,529.12
Profit after tax	**6,493.71**	**8,987.74**	**11,580.46**	**14,107.19**	**16,587.38**

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 ₹63,284.73 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	15,565.38	–	–	–	–
Term loan from bank	46,696.14	–	–	–	–
Cash credit (working capital) from bank	6,168.52	–	–	–	–
Net profit after tax	6,493.71	8,987.74	11,580.46	14,107.19	16,587.38
Depreciation	7,763.36	6,657.28	5,711.27	4,901.91	4,209.22
Preliminary expenses written off	293.68	293.68	293.68	293.68	293.70
Increase in trade creditors	839.21	69.93	69.93	69.94	69.93
Total sources	**83,820.00**	**16,008.63**	**17,655.34**	**19,372.72**	**21,160.23**
Application of funds					
Fixed assets	58,736.92	–	–	–	–
Preliminary and pre-operative expenses	1,468.42	–	–	–	–
Increase in inventories	2,922.19	234.99	235.52	236.07	236.65
Increase in trade receivables	6,141.72	511.81	511.81	511.81	511.81
Repayment of term loan	–	4,770.07	5,295.75	5,879.37	6,527.28
Drawings	–	–	–	–	–
Total application	**69,269.25**	**5,516.87**	**6,043.08**	**6,627.25**	**7,275.74**
Net cash flow	**14,550.75**	**10,491.76**	**11,612.26**	**12,745.47**	**13,884.49**
Opening cash balance	–	14,550.75	25,042.51	36,654.77	49,400.24
Closing cash balance	**14,550.75**	**25,042.51**	**36,654.77**	**49,400.24**	**63,284.73**

Illustrative sample

14 Projected balance sheet

Over the projection, retained profits build the promoter's net worth from ₹20,884.35 lakh to ₹73,321.86 lakh, and the term loan reduces from ₹46,696.14 lakh to ₹24,223.67 lakh as it is repaid.

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	15,565.38	15,565.38	15,565.38	15,565.38	15,565.38
Reserves and surplus	6,493.71	15,481.45	27,061.91	41,169.10	57,756.48
Term loan	46,696.14	41,926.07	36,630.32	30,750.95	24,223.67
Cash credit from bank	6,168.52	6,168.52	6,168.52	6,168.52	6,168.52
Trade creditors	839.21	909.14	979.07	1,049.01	1,118.94
Total liabilities	**75,762.96**	**80,050.56**	**86,405.20**	**94,702.96**	**1,04,832.99**
Assets					
Gross fixed assets	58,736.92	58,736.92	58,736.92	58,736.92	58,736.92
Less: accumulated depreciation	(7,763.36)	(14,420.64)	(20,131.91)	(25,033.82)	(29,243.04)
Net fixed assets	**50,973.56**	**44,316.28**	**38,605.01**	**33,703.10**	**29,493.88**
Preliminary expenses not written off	1,174.74	881.06	587.38	293.70	–
Inventories	2,922.19	3,157.18	3,392.70	3,628.77	3,865.42
Trade receivables	6,141.72	6,653.53	7,165.34	7,677.15	8,188.96
Cash and bank balance	14,550.75	25,042.51	36,654.77	49,400.24	63,284.73
Total assets	**75,762.96**	**80,050.56**	**86,405.20**	**94,702.96**	**1,04,832.99**

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 ₹8,872.15 lakh, 10% WDV)					
Opening written-down value	8,872.15	7,984.93	7,186.44	6,467.80	5,821.02
Depreciation	887.22	798.49	718.64	646.78	582.10
Closing written-down value	**7,984.93**	**7,186.44**	**6,467.80**	**5,821.02**	**5,238.92**
Plant and machinery (cost ₹43,965.08 lakh, 15% WDV)					
Opening written-down value	43,965.08	37,370.32	31,764.77	27,000.05	22,950.04
Depreciation	6,594.76	5,605.55	4,764.72	4,050.01	3,442.51
Closing written-down value	**37,370.32**	**31,764.77**	**27,000.05**	**22,950.04**	**19,507.53**
Other fixed assets (cost ₹2,813.76 lakh, 10% WDV)					
Opening written-down value	2,813.76	2,532.38	2,279.14	2,051.23	1,846.11
Depreciation	281.38	253.24	227.91	205.12	184.61
Closing written-down value	**2,532.38**	**2,279.14**	**2,051.23**	**1,846.11**	**1,661.50**
Total depreciation	**7,763.36**	**6,657.28**	**5,711.27**	**4,901.91**	**4,209.22**
Preliminary expenses written off	293.68	293.68	293.68	293.68	293.70

16 Term loan repayment

Repayment of the ₹46,696.14 lakh term loan starts after a moratorium of 12 months, during which interest at 10.5% is serviced. The loan is then cleared in 84 EMIs of ₹7,87,32,835 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	46,696.14	46,696.14	41,926.07	36,630.32	30,750.95
Interest	4,903.09	4,677.87	4,152.19	3,568.58	2,920.65
Principal repaid	–	4,770.07	5,295.75	5,879.37	6,527.28
Closing balance	**46,696.14**	**41,926.07**	**36,630.32**	**30,750.95**	**24,223.67**

Illustrative sample

17 Debt service coverage

Cash available for debt service covers the term loan instalments 2.36 times on average, and never less than 2.18 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	6,493.71	8,987.74	11,580.46	14,107.19	16,587.38
Depreciation and write-offs	8,057.04	6,950.96	6,004.95	5,195.59	4,502.92
Interest on term loan	4,903.09	4,677.87	4,152.19	3,568.58	2,920.65
Total available for debt service (A)	**19,453.84**	**20,616.57**	**21,737.60**	**22,871.36**	**24,010.95**
Principal repayment	–	4,770.07	5,295.75	5,879.37	6,527.28
Interest on term loan	4,903.09	4,677.87	4,152.19	3,568.58	2,920.65
Total debt service (B)	**4,903.09**	**9,447.94**	**9,447.94**	**9,447.95**	**9,447.93**
DSCR (A / B)	–	2.18	2.30	2.42	2.54



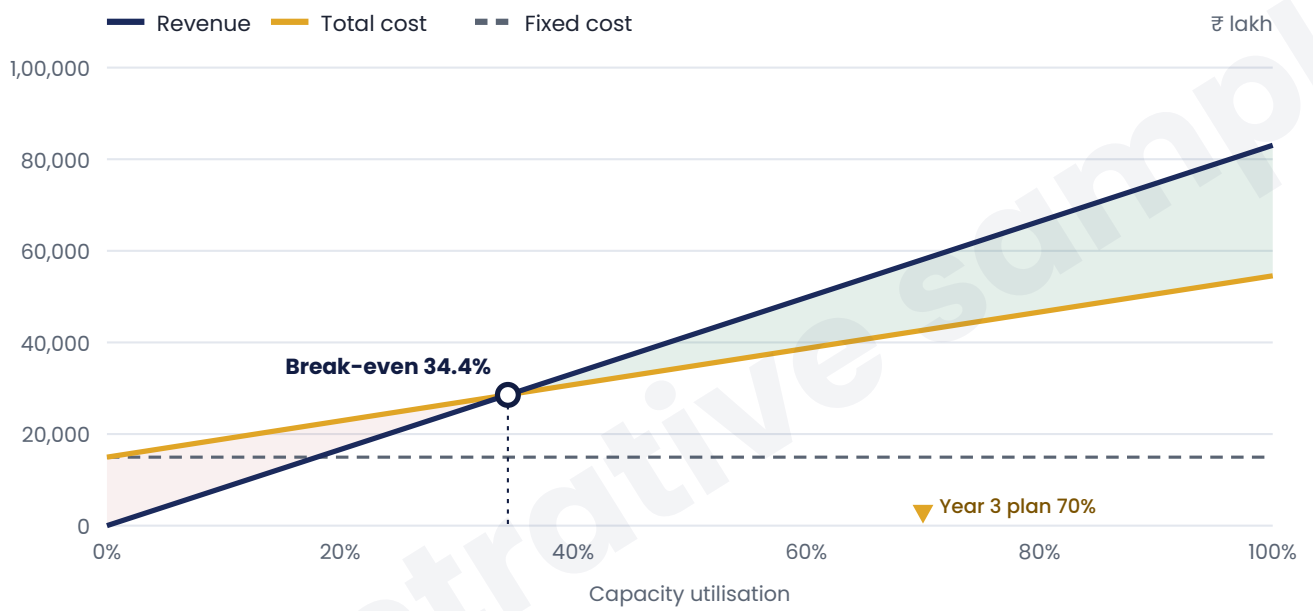
DSCR by year. A ratio above 1.00 means cash accruals cover the term loan instalments.

Illustrative sample

18 Break-even analysis

The break-even point in Year 3 is 34.4% 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 20.6%.

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	49,816.20	53,967.55	58,118.90	62,270.25	66,421.60
Variable costs	23,773.29	25,754.40	27,735.50	29,716.62	31,697.72
Contribution	**26,042.91**	**28,213.15**	**30,383.40**	**32,553.63**	**34,723.88**
Fixed costs (incl. depreciation and interest)	17,384.63	16,229.49	14,942.78	13,744.04	12,607.38
Break-even as % of installed capacity	40.1	37.4	34.4	31.7	29.0
Cash break-even as % of installed capacity	21.5	21.4	20.6	19.7	18.7
Break-even sales	33,254.20	31,044.59	28,583.30	26,290.30	24,116.04



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 3.37, while debt-equity drops from 2.24 to 0.33 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	3.37	4.92	6.61	8.41	10.34
Quick ratio	2.95	4.48	6.13	7.91	9.81
Debt-equity ratio (term loan / net worth)	2.24	1.39	0.87	0.54	0.33
Total outside liabilities / net worth	2.57	1.62	1.04	0.67	0.43
Interest coverage ratio	2.55	3.24	4.20	5.43	7.14
DSCR	–	2.18	2.30	2.42	2.54
Gross profit margin (%)	50.6	50.8	51.0	51.1	51.2
Operating profit (EBITDA) margin (%)	44.8	45.0	45.2	45.4	45.5
Net profit margin (%)	13.0	16.7	19.9	22.7	25.0
Return on capital employed (%)	19.3	22.2	23.9	24.7	24.8
Break-even (% of installed capacity)	40.1	37.4	34.4	31.7	29.0

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 350 working days a year.
- Selling price of ₹40,900 per MT, excluding GST, held constant through the projection.
- Raw materials at 19% of sales, packing materials at 1.5%, power and fuel at 23.5%, 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, 2 days of work in progress, 30 days of finished goods and 45 days of receivables, less 30 days of creditors.
- Term loan at 10.5% interest with a 12-month moratorium and 84 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 float glass unit of 580 MT per day costs ₹62,261.52 lakh to set up, earns an average return of 18.6% on that investment and pays back in about 3.7 years. An average DSCR of 2.36 and break-even at 34.4% 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 ₹46,696.14 lakh at 10.5% a year. Amounts in ₹ lakh.

No.	Month	Opening balance	Interest	Principal	Instalment	Closing balance
1	Apr 2027	46,696.14	408.59	–	408.59	46,696.14
2	May 2027	46,696.14	408.59	–	408.59	46,696.14
3	Jun 2027	46,696.14	408.59	–	408.59	46,696.14
4	Jul 2027	46,696.14	408.59	–	408.59	46,696.14
5	Aug 2027	46,696.14	408.59	–	408.59	46,696.14
6	Sep 2027	46,696.14	408.59	–	408.59	46,696.14
7	Oct 2027	46,696.14	408.59	–	408.59	46,696.14
8	Nov 2027	46,696.14	408.59	–	408.59	46,696.14
9	Dec 2027	46,696.14	408.59	–	408.59	46,696.14
10	Jan 2028	46,696.14	408.59	–	408.59	46,696.14
11	Feb 2028	46,696.14	408.59	–	408.59	46,696.14
12	Mar 2028	46,696.14	408.59	–	408.59	46,696.14
13	Apr 2028	46,696.14	408.59	378.74	787.33	46,317.40
14	May 2028	46,317.40	405.28	382.05	787.33	45,935.35
15	Jun 2028	45,935.35	401.93	385.39	787.33	45,549.96
16	Jul 2028	45,549.96	398.56	388.77	787.33	45,161.19
17	Aug 2028	45,161.19	395.16	392.17	787.33	44,769.02
18	Sep 2028	44,769.02	391.73	395.60	787.33	44,373.42
19	Oct 2028	44,373.42	388.27	399.06	787.33	43,974.36
20	Nov 2028	43,974.36	384.78	402.55	787.33	43,571.81
21	Dec 2028	43,571.81	381.25	406.08	787.33	43,165.74
22	Jan 2029	43,165.74	377.70	409.63	787.33	42,756.11
23	Feb 2029	42,756.11	374.12	413.21	787.33	42,342.90
24	Mar 2029	42,342.90	370.50	416.83	787.33	41,926.07
25	Apr 2029	41,926.07	366.85	420.48	787.33	41,505.59
26	May 2029	41,505.59	363.17	424.15	787.33	41,081.44
27	Jun 2029	41,081.44	359.46	427.87	787.33	40,653.57
28	Jul 2029	40,653.57	355.72	431.61	787.33	40,221.96
29	Aug 2029	40,221.96	351.94	435.39	787.33	39,786.58
30	Sep 2029	39,786.58	348.13	439.20	787.33	39,347.38
31	Oct 2029	39,347.38	344.29	443.04	787.33	38,904.34
32	Nov 2029	38,904.34	340.41	446.92	787.33	38,457.43
33	Dec 2029	38,457.43	336.50	450.83	787.33	38,006.60
34	Jan 2030	38,006.60	332.56	454.77	787.33	37,551.83
35	Feb 2030	37,551.83	328.58	458.75	787.33	37,093.08
36	Mar 2030	37,093.08	324.56	462.76	787.33	36,630.32
37	Apr 2030	36,630.32	320.52	466.81	787.33	36,163.50
38	May 2030	36,163.50	316.43	470.90	787.33	35,692.60
39	Jun 2030	35,692.60	312.31	475.02	787.33	35,217.59
40	Jul 2030	35,217.59	308.15	479.17	787.33	34,738.41
41	Aug 2030	34,738.41	303.96	483.37	787.33	34,255.04
42	Sep 2030	34,255.04	299.73	487.60	787.33	33,767.45
43	Oct 2030	33,767.45	295.47	491.86	787.33	33,275.59
44	Nov 2030	33,275.59	291.16	496.17	787.33	32,779.42
45	Dec 2030	32,779.42	286.82	500.51	787.33	32,278.91
46	Jan 2031	32,278.91	282.44	504.89	787.33	31,774.02
47	Feb 2031	31,774.02	278.02	509.31	787.33	31,264.72
48	Mar 2031	31,264.72	273.57	513.76	787.33	30,750.95

Illustrative sample

No.	Month	Opening balance	Interest	Principal	Instalment	Closing balance
49	Apr 2031	30,750.95	269.07	518.26	787.33	30,232.70
50	May 2031	30,232.70	264.54	522.79	787.33	29,709.90
51	Jun 2031	29,709.90	259.96	527.37	787.33	29,182.54
52	Jul 2031	29,182.54	255.35	531.98	787.33	28,650.56
53	Aug 2031	28,650.56	250.69	536.64	787.33	28,113.92
54	Sep 2031	28,113.92	246.00	541.33	787.33	27,572.59
55	Oct 2031	27,572.59	241.26	546.07	787.33	27,026.52
56	Nov 2031	27,026.52	236.48	550.85	787.33	26,475.67
57	Dec 2031	26,475.67	231.66	555.67	787.33	25,920.01
58	Jan 2032	25,920.01	226.80	560.53	787.33	25,359.48
59	Feb 2032	25,359.48	221.90	565.43	787.33	24,794.05
60	Mar 2032	24,794.05	216.95	570.38	787.33	24,223.67
61	Apr 2032	24,223.67	211.96	575.37	787.33	23,648.30
62	May 2032	23,648.30	206.92	580.41	787.33	23,067.89
63	Jun 2032	23,067.89	201.84	585.48	787.33	22,482.41
64	Jul 2032	22,482.41	196.72	590.61	787.33	21,891.80
65	Aug 2032	21,891.80	191.55	595.78	787.33	21,296.02
66	Sep 2032	21,296.02	186.34	600.99	787.33	20,695.03
67	Oct 2032	20,695.03	181.08	606.25	787.33	20,088.79
68	Nov 2032	20,088.79	175.78	611.55	787.33	19,477.24
69	Dec 2032	19,477.24	170.43	616.90	787.33	18,860.33
70	Jan 2033	18,860.33	165.03	622.30	787.33	18,238.03
71	Feb 2033	18,238.03	159.58	627.75	787.33	17,610.29
72	Mar 2033	17,610.29	154.09	633.24	787.33	16,977.05
73	Apr 2033	16,977.05	148.55	638.78	787.33	16,338.27
74	May 2033	16,338.27	142.96	644.37	787.33	15,693.90
75	Jun 2033	15,693.90	137.32	650.01	787.33	15,043.90
76	Jul 2033	15,043.90	131.63	655.69	787.33	14,388.20
77	Aug 2033	14,388.20	125.90	661.43	787.33	13,726.77
78	Sep 2033	13,726.77	120.11	667.22	787.33	13,059.55
79	Oct 2033	13,059.55	114.27	673.06	787.33	12,386.49
80	Nov 2033	12,386.49	108.38	678.95	787.33	11,707.55
81	Dec 2033	11,707.55	102.44	684.89	787.33	11,022.66
82	Jan 2034	11,022.66	96.45	690.88	787.33	10,331.78
83	Feb 2034	10,331.78	90.40	696.93	787.33	9,634.85
84	Mar 2034	9,634.85	84.30	703.02	787.33	8,931.83
85	Apr 2034	8,931.83	78.15	709.17	787.33	8,222.66
86	May 2034	8,222.66	71.95	715.38	787.33	7,507.28
87	Jun 2034	7,507.28	65.69	721.64	787.33	6,785.64
88	Jul 2034	6,785.64	59.37	727.95	787.33	6,057.68
89	Aug 2034	6,057.68	53.00	734.32	787.33	5,323.36
90	Sep 2034	5,323.36	46.58	740.75	787.33	4,582.61
91	Oct 2034	4,582.61	40.10	747.23	787.33	3,835.38
92	Nov 2034	3,835.38	33.56	753.77	787.33	3,081.61
93	Dec 2034	3,081.61	26.96	760.36	787.33	2,321.25
94	Jan 2035	2,321.25	20.31	767.02	787.33	1,554.23
95	Feb 2035	1,554.23	13.60	773.73	787.33	780.50
96	Mar 2035	780.50	6.83	780.50	787.33	–

Illustrative sample