AN ISO 9001 : 2015 CERTIFIED COMPANY

Detailed project report
Sample edition
Projections from FY 2027-28

Project report

Mustard Oil

Installed capacity 3,200 litres per day
Sector Edible oil
Total project cost ₹294.91 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

Mustard Oil
3,200 litres per day

Product	**Mustard Oil**	Sector	**Edible oil**
Installed capacity	**3,200 litres per day**	Annual capacity	**9,60,000 litres per year**
Selling price (ex-GST)	**₹172 per litre**	Working days	**300 a year**
Manpower	**21 people**	Plant and machinery	**₹151.38 lakh**
Total project cost	**₹294.91 lakh**	Promoter's contribution	**₹73.73 lakh (25%)**
Term loan	**₹221.18 lakh (75%)**	Cash credit limit	**₹86.98 lakh**
Revenue, Year 3	**₹1,155.84 lakh at 70%**	Net profit, Year 3	**₹94.60 lakh**
Return on investment	**32.1% a year**	Break-even, Year 3	**34.2% of capacity**
Average DSCR	**2.34**	Payback period	**2.8 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 mustard oil, made in a plant sized at 3,200 litres per day (9,60,000 litres 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 household cooking and frying to massage and hair oil for personal care.

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 ₹1,155.84 lakh and a net profit of ₹94.60 lakh.

2 Uses and applications

The product is bought for these main uses:

- Household cooking and frying
- Pickle and achar manufacturing
- Hotels, dhabas and caterers
- Massage and hair oil for personal care

3 Market potential

Mustard oil is the main cooking medium in Punjab, Haryana, Rajasthan, Uttar Pradesh, Bihar, West Bengal, Odisha and Assam, and buyers in these states pay for its pungent taste. Since June 2021 mustard oil cannot be blended into multi-source edible oils for retail, so brands buy pure oil from regional mills. A mill wins by buying seed well after the rabi harvest and by selling the oil cake to dairy farmers and cattle feed makers.

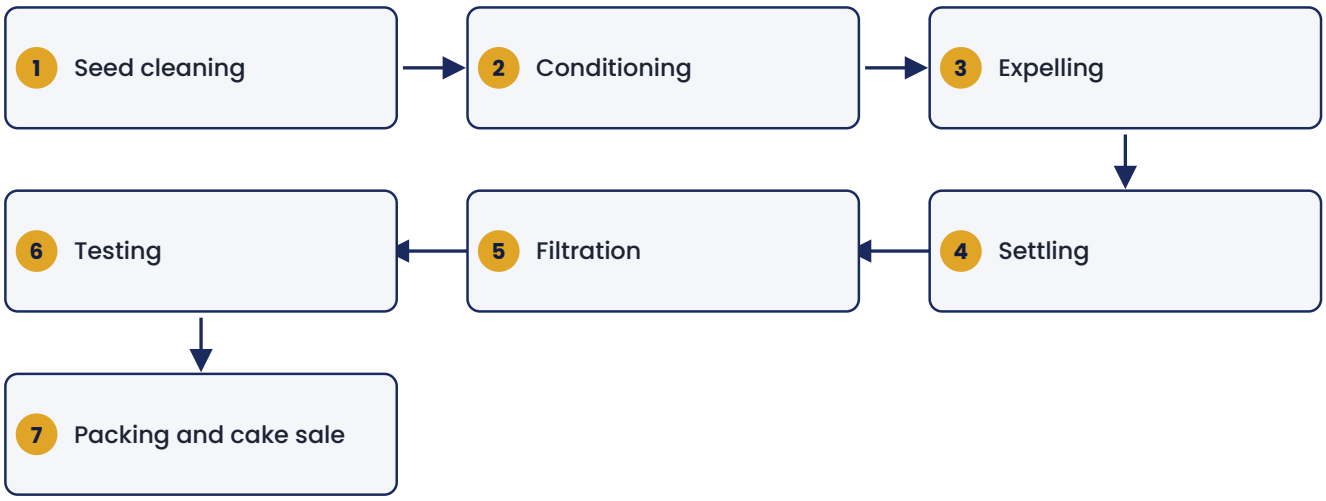
Sales are typically made to grocery wholesalers and distributors; kirana and retail stores; pickle and food processing units; hotels, dhabas and caterers; larger brands buying oil in bulk tankers; and dairy farmers and cattle feed makers buying cake.

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

The manufacturing process runs in seven stages. Each stage is described below, and the flow chart shows the sequence.



Process flow for mustard oil

1. **Seed cleaning.** Mustard seed is sieved and destoned to remove dust, stones, stalks and broken seed before crushing.
2. **Conditioning.** Cleaned seed is lightly warmed and moistened in the expeller kettle so it releases oil evenly.
3. **Expelling.** Screw expellers crush the seed in one or two passes, separating raw oil from the oil cake.
4. **Settling.** Raw oil rests in tanks for a day or more so that fine solids settle at the bottom.
5. **Filtration.** Settled oil is pumped through a filter press to give clear oil with low moisture.
6. **Testing.** Each batch is checked for acid value, moisture and pungency before packing.
7. **Packing and cake sale.** Oil is filled in bottles, pouches and tins while the cake is bagged and sold as cattle feed.

5 Raw materials

The plant uses mustard seed (net of oil cake sales) and filter cloth and filter aids. Raw material purchases in Year 3 are estimated at ₹791.02 lakh, which is 68.4% of sales. The split by material is shown below.

Raw material	Share of cost	Year 3 cost (₹ lakh)
Mustard seed (net of oil cake sales)	96.0%	759.38
Filter cloth and filter aids	4.0%	31.64
Total raw materials	**100.0%**	**791.02**

Illustrative sample

6 Plant and machinery

Plant and machinery for the model unit is estimated at ₹151.38 lakh, before the contingency allowance. The screw oil expellers with cooking kettle is the largest single item. A full NPCS report adds specifications and supplier names for each machine.

Machinery and equipment	Indicative cost (₹ lakh)
Seed cleaner and destoner	12.11
Bucket elevators and screw conveyors	10.60
Screw oil expellers with cooking kettle	60.55
Filter press with oil pump	15.14
Settling and storage tanks	18.17
Bottle, pouch and tin filling machines	22.71
Cake handling and bagging unit	6.05
Oil testing laboratory	6.05
Total plant and machinery	**151.38**

7 Land, building and utilities

Land and site development is taken at ₹15.53 lakh and building and civil works at ₹62.97 lakh. Other fixed assets, including electrification, furniture, testing equipment and power backup, add ₹18.83 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 ₹26.58 lakh for power and fuel, or 2.3% of sales. The plant also needs a reliable water supply for cleaning and domestic use, and for the process where required.

8 Manpower

Staffing for the model unit is 21 people, at a Year 1 cost of ₹41.82 lakh. Wages are escalated by 5% each year in the projections.

Category	Number	Monthly wage (₹)	Annual cost (₹ lakh)
Management, supervision and administration	3	29,000	10.44
Skilled workers and operators	7	18,500	15.54
Semi-skilled and unskilled workers	11	12,000	15.84
Total (Year 1)	**21**		**41.82**

Illustrative sample

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
- FSSAI manufacturing licence or registration by turnover
- Legal Metrology packaged commodities registration
- AGMARK grading under the Vegetable Oils Grading and Marking Rules (optional)
- BIS IS 546 as the quality reference for mustard oil

10 Project cost and means of finance

Setting up the unit costs ₹294.91 lakh in all, of which plant and machinery is ₹151.38 lakh. The estimate includes a 5% contingency on building and machinery, pre-operative expenses and the margin money needed to start working capital.

Cost of project	₹ lakh
Land and site development	15.53
Building and civil works	62.97
Plant and machinery	151.38
Other fixed assets (electrification, furniture, lab equipment, DG set)	18.83
Contingencies	10.72
Preliminary and pre-operative expenses	6.49
Margin money for working capital	28.99
Total cost of project	**294.91**

Illustrative sample

Means of finance

The project is financed 75:25 between bank debt and the promoter's own funds. A term loan covers ₹221.18 lakh and the promoter brings in ₹73.73 lakh. Separately, a cash credit limit of ₹86.98 lakh finances 75% of the working capital requirement.

Source of funds	₹ lakh
Promoter's contribution (25%)	73.73
Term loan from bank (75%)	221.18
Total means of finance	**294.91**
Cash credit limit for working capital (separate)	*86.98*

11 Working capital

Working capital is worked out from holding periods: 30 days of raw material, 10 days of finished goods and 20 days of credit to customers, less 10 days of credit from suppliers. In Year 1 the requirement is ₹115.97 lakh. The bank funds ₹86.98 lakh through cash credit and the promoter's margin covers ₹28.99 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)	55.73	60.37	65.02	69.66	74.30
Work in progress (2 days)	4.07	4.40	4.73	5.07	5.40
Finished goods (10 days)	21.71	23.47	25.24	27.01	28.79
Trade receivables (20 days)	54.29	58.81	63.33	67.86	72.38
Total current assets	**135.80**	**147.05**	**158.32**	**169.60**	**180.87**
Less: trade creditors (10 days)	19.83	21.48	23.13	24.78	26.43
Working capital requirement	**115.97**	**125.57**	**135.19**	**144.82**	**154.44**

Illustrative sample

12 Projected profitability

The unit is profitable from the first year, with a net profit of ₹60.62 lakh on sales of ₹990.72 lakh. By Year 5 sales reach ₹1,320.96 lakh and net profit ₹128.48 lakh, giving an average net margin of 8% across the projection.

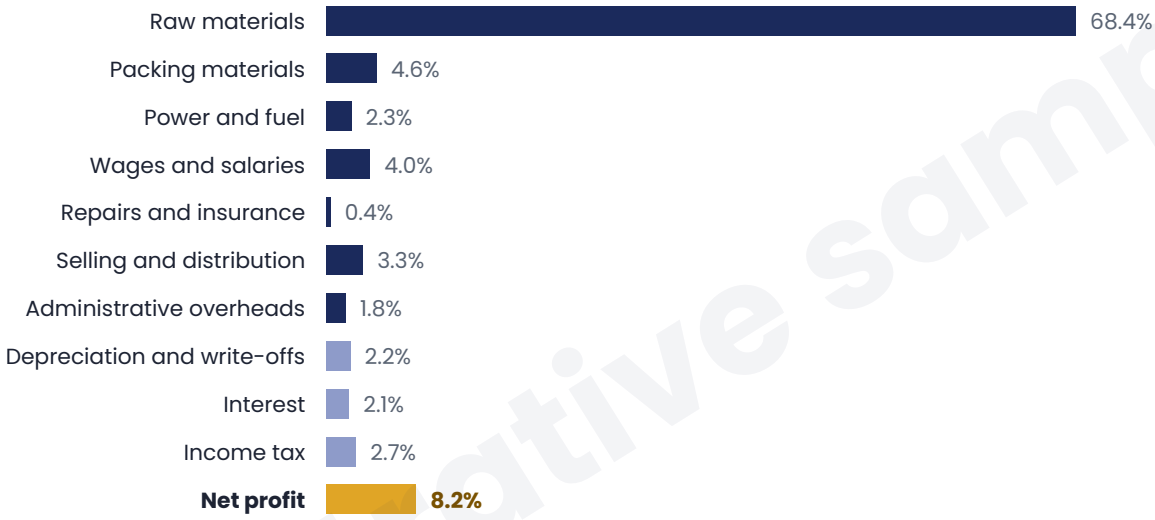
Particulars (₹ lakh)	Year 1 FY 2027-28	Year 2 FY 2028-29	Year 3 FY 2029-30	Year 4 FY 2030-31	Year 5 FY 2031-32
Capacity utilisation (%)	*60%*	*65%*	*70%*	*75%*	*80%*
Revenue from operations	**990.72**	**1,073.28**	**1,155.84**	**1,238.40**	**1,320.96**
Raw materials consumed	678.02	734.52	791.02	847.52	904.03
Packing materials	45.63	49.44	53.24	57.04	60.84
Power and fuel	22.79	24.69	26.58	28.48	30.38
Wages and salaries	41.82	43.91	46.11	48.41	50.83
Repairs and maintenance	3.03	3.18	3.34	3.50	3.68
Insurance	0.98	0.98	0.98	0.98	0.98
Cost of production	**792.27**	**856.72**	**921.27**	**985.93**	**1,050.74**
Gross profit	**198.45**	**216.56**	**234.57**	**252.47**	**270.22**
Selling and distribution expenses	33.16	35.92	38.69	41.45	44.21
Administrative overheads	18.46	19.38	20.35	21.37	22.44
Operating profit (EBITDA)	**146.83**	**161.26**	**175.53**	**189.65**	**203.57**
Depreciation	32.33	27.92	24.11	20.83	18.03
Preliminary expenses written off	1.30	1.30	1.30	1.30	1.29
Interest on term loan	22.80	19.13	14.42	9.19	3.38
Interest on cash credit	9.57	9.57	9.57	9.57	9.57
Profit before tax	**80.83**	**103.34**	**126.13**	**148.76**	**171.30**
Income tax	20.21	25.84	31.53	37.19	42.82
Profit after tax	**60.62**	**77.50**	**94.60**	**111.57**	**128.48**

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 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 ₹342.83 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	73.73	–	–	–	–
Term loan from bank	221.18	–	–	–	–
Cash credit (working capital) from bank	86.98	–	–	–	–
Net profit after tax	60.62	77.50	94.60	111.57	128.48
Depreciation	32.33	27.92	24.11	20.83	18.03
Preliminary expenses written off	1.30	1.30	1.30	1.30	1.29
Increase in trade creditors	19.83	1.65	1.65	1.65	1.65
Total sources	**495.97**	**108.37**	**121.66**	**135.35**	**149.45**
Application of funds					
Fixed assets	259.43	–	–	–	–
Preliminary and pre-operative expenses	6.49	–	–	–	–
Increase in inventories	81.51	6.73	6.75	6.75	6.75
Increase in trade receivables	54.29	4.52	4.52	4.53	4.52
Repayment of term loan	19.76	42.75	47.47	52.70	58.50
Drawings	–	–	–	–	–
Total application	421.48	54.00	58.74	63.98	69.77
Net cash flow	**74.49**	**54.37**	**62.92**	**71.37**	**79.68**
Opening cash balance	–	74.49	128.86	191.78	263.15
Closing cash balance	**74.49**	**128.86**	**191.78**	**263.15**	**342.83**

Illustrative sample

14 Projected balance sheet

The projected balance sheet balances in every year. Net worth grows from ₹129.16 lakh at the end of Year 1 to ₹546.50 lakh at the end of Year 5, while the term loan outstanding falls from ₹201.42 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	73.73	73.73	73.73	73.73	73.73
Reserves and surplus	60.62	138.12	232.72	344.29	472.77
Term loan	201.42	158.67	111.20	58.50	–
Cash credit from bank	86.98	86.98	86.98	86.98	86.98
Trade creditors	19.83	21.48	23.13	24.78	26.43
Total liabilities	**442.58**	**478.98**	**527.76**	**588.28**	**659.91**
Assets					
Gross fixed assets	259.43	259.43	259.43	259.43	259.43
Less: accumulated depreciation	(32.33)	(60.25)	(84.36)	(105.19)	(123.22)
Net fixed assets	**227.10**	**199.18**	**175.07**	**154.24**	**136.21**
Preliminary expenses not written off	5.19	3.89	2.59	1.29	–
Inventories	81.51	88.24	94.99	101.74	108.49
Trade receivables	54.29	58.81	63.33	67.86	72.38
Cash and bank balance	74.49	128.86	191.78	263.15	342.83
Total assets	**442.58**	**478.98**	**527.76**	**588.28**	**659.91**

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 ₹66.12 lakh, 10% WDV)					
Opening written-down value	66.12	59.51	53.56	48.20	43.38
Depreciation	6.61	5.95	5.36	4.82	4.34
Closing written-down value	**59.51**	**53.56**	**48.20**	**43.38**	**39.04**
Plant and machinery (cost ₹158.95 lakh, 15% WDV)					
Opening written-down value	158.95	135.11	114.84	97.61	82.97
Depreciation	23.84	20.27	17.23	14.64	12.45
Closing written-down value	**135.11**	**114.84**	**97.61**	**82.97**	**70.52**
Other fixed assets (cost ₹18.83 lakh, 10% WDV)					
Opening written-down value	18.83	16.95	15.25	13.73	12.36
Depreciation	1.88	1.70	1.52	1.37	1.24
Closing written-down value	**16.95**	**15.25**	**13.73**	**12.36**	**11.12**
Total depreciation	**32.33**	**27.92**	**24.11**	**20.83**	**18.03**
Preliminary expenses written off	1.30	1.30	1.30	1.30	1.29

16 Term loan repayment

Repayment of the ₹221.18 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 ₹5,15,708 each, and the annexure gives the monthly schedule.

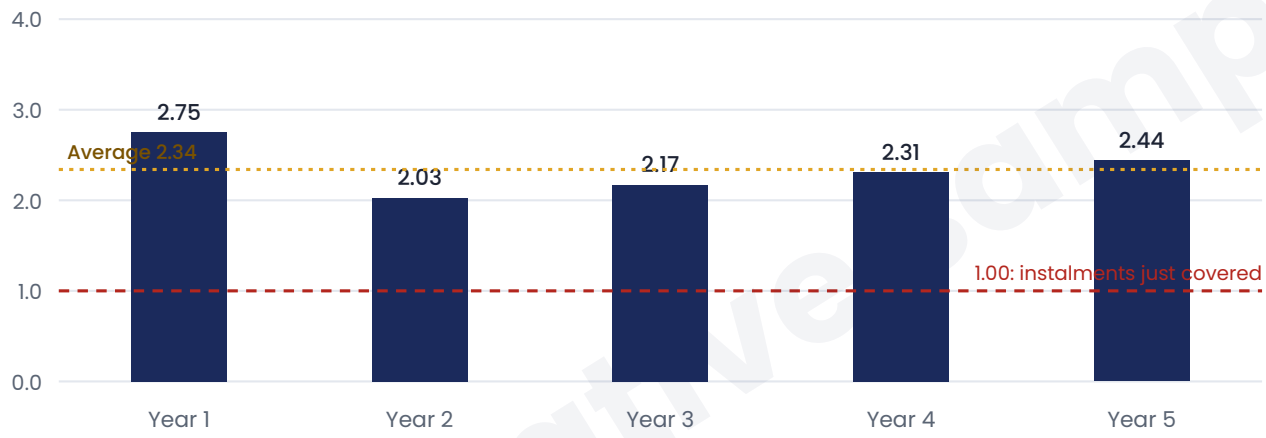
Particulars (₹ lakh)	Year 1 FY 2027-28	Year 2 FY 2028-29	Year 3 FY 2029-30	Year 4 FY 2030-31	Year 5 FY 2031-32
Opening balance	221.18	201.42	158.67	111.20	58.50
Interest	22.80	19.13	14.42	9.19	3.38
Principal repaid	19.76	42.75	47.47	52.70	58.50
Closing balance	**201.42**	**158.67**	**111.20**	**58.50**	**–**

Illustrative sample

17 Debt service coverage

The debt service coverage ratio averages 2.34 over the repayment years, with a low of 2.03 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	60.62	77.50	94.60	111.57	128.48
Depreciation and write-offs	33.63	29.22	25.41	22.13	19.32
Interest on term loan	22.80	19.13	14.42	9.19	3.38
Total available for debt service (A)	**117.05**	**125.85**	**134.43**	**142.89**	**151.18**
Principal repayment	19.76	42.75	47.47	52.70	58.50
Interest on term loan	22.80	19.13	14.42	9.19	3.38
Total debt service (B)	**42.56**	**61.88**	**61.89**	**61.89**	**61.88**
DSCR (A / B)	2.75	2.03	2.17	2.31	2.44



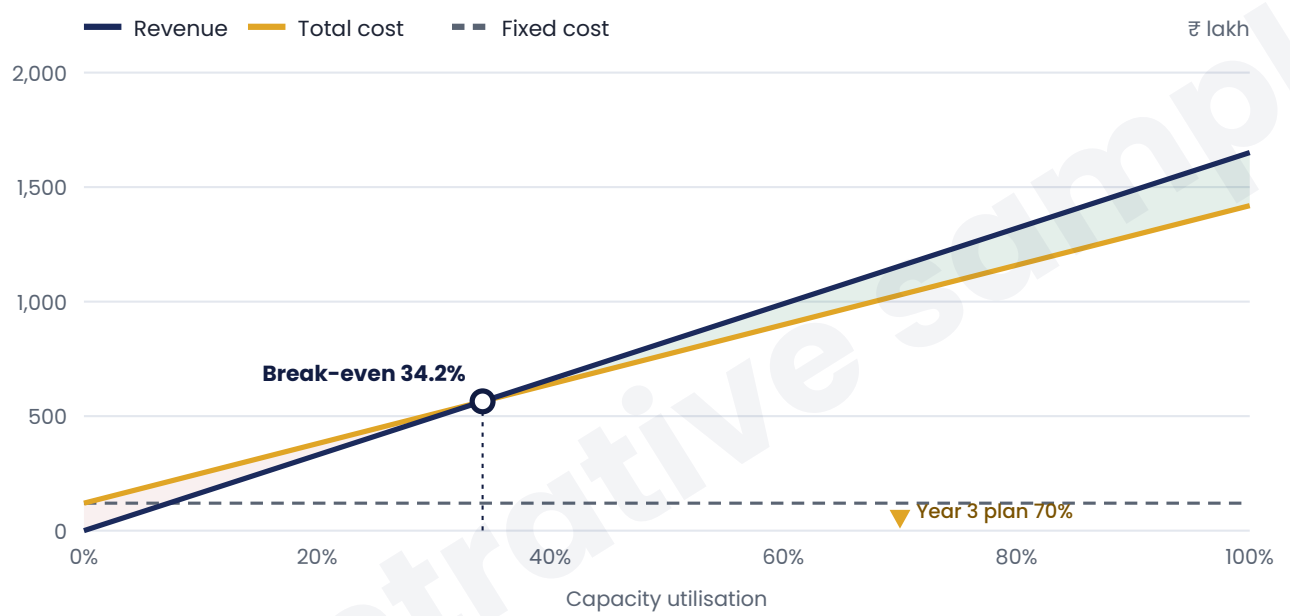
DSCR by year. A ratio above 1.00 means cash accruals cover the term loan instalments.

Illustrative sample

18 Break-even analysis

The break-even point in Year 3 is 34.2% 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 26.9%.

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	990.72	1,073.28	1,155.84	1,238.40	1,320.96
Variable costs	779.60	844.57	909.53	974.49	1,039.46
Contribution	**211.12**	**228.71**	**246.31**	**263.91**	**281.50**
Fixed costs (incl. depreciation and interest)	130.29	125.37	120.18	115.15	110.20
Break-even as % of installed capacity	37.0	35.6	34.2	32.7	31.3
Cash break-even as % of installed capacity	27.5	27.3	26.9	26.4	25.8
Break-even sales	611.41	588.33	563.96	540.34	517.12



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 1.97 or better in every year, and the debt-equity ratio falls from 1.56 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	1.97	2.54	3.18	3.87	4.62
Quick ratio	1.21	1.73	2.32	2.96	3.66
Debt-equity ratio (term loan / net worth)	1.56	0.76	0.37	0.14	0.00
Total outside liabilities / net worth	2.39	1.28	0.73	0.41	0.21
Interest coverage ratio	3.50	4.60	6.26	8.93	14.23
DSCR	2.75	2.03	2.17	2.31	2.44
Gross profit margin (%)	20.0	20.2	20.3	20.4	20.5
Operating profit (EBITDA) margin (%)	14.8	15.0	15.2	15.3	15.4
Net profit margin (%)	6.1	7.2	8.2	9.0	9.7
Return on capital employed (%)	27.1	29.1	29.9	29.8	29.1
Break-even (% of installed capacity)	37.0	35.6	34.2	32.7	31.3

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 300 working days a year.
- Selling price of ₹172 per litre, excluding GST, held constant through the projection.
- Raw materials at 68.4% of sales, packing materials at 4.6%, power and fuel at 2.3%, 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, 10 days of finished goods and 20 days of receivables, less 10 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

The model shows that a mustard oil unit sized at 3,200 litres per day can be financed 75:25 by a bank and its promoter, service its loan with an average DSCR of 2.34, and return about 32.1% a year on a project cost of ₹294.91 lakh. These are sample figures. A real project needs a report built on its own site, quotations and market.

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 ₹221.18 lakh at 10.5% a year. Amounts in ₹ lakh.

No.	Month	Opening balance	Interest	Principal	Instalment	Closing balance
1	Apr 2027	221.18	1.94	–	1.94	221.18
2	May 2027	221.18	1.94	–	1.94	221.18
3	Jun 2027	221.18	1.94	–	1.94	221.18
4	Jul 2027	221.18	1.94	–	1.94	221.18
5	Aug 2027	221.18	1.94	–	1.94	221.18
6	Sep 2027	221.18	1.94	–	1.94	221.18
7	Oct 2027	221.18	1.94	3.22	5.16	217.96
8	Nov 2027	217.96	1.91	3.25	5.16	214.71
9	Dec 2027	214.71	1.88	3.28	5.16	211.43
10	Jan 2028	211.43	1.85	3.31	5.16	208.12
11	Feb 2028	208.12	1.82	3.34	5.16	204.79
12	Mar 2028	204.79	1.79	3.37	5.16	201.42
13	Apr 2028	201.42	1.76	3.39	5.16	198.03
14	May 2028	198.03	1.73	3.42	5.16	194.60
15	Jun 2028	194.60	1.70	3.45	5.16	191.15
16	Jul 2028	191.15	1.67	3.48	5.16	187.66
17	Aug 2028	187.66	1.64	3.52	5.16	184.15
18	Sep 2028	184.15	1.61	3.55	5.16	180.60
19	Oct 2028	180.60	1.58	3.58	5.16	177.03
20	Nov 2028	177.03	1.55	3.61	5.16	173.42
21	Dec 2028	173.42	1.52	3.64	5.16	169.78
22	Jan 2029	169.78	1.49	3.67	5.16	166.11
23	Feb 2029	166.11	1.45	3.70	5.16	162.40
24	Mar 2029	162.40	1.42	3.74	5.16	158.67
25	Apr 2029	158.67	1.39	3.77	5.16	154.90
26	May 2029	154.90	1.36	3.80	5.16	151.10
27	Jun 2029	151.10	1.32	3.83	5.16	147.26
28	Jul 2029	147.26	1.29	3.87	5.16	143.39
29	Aug 2029	143.39	1.25	3.90	5.16	139.49
30	Sep 2029	139.49	1.22	3.94	5.16	135.55
31	Oct 2029	135.55	1.19	3.97	5.16	131.58
32	Nov 2029	131.58	1.15	4.01	5.16	127.58
33	Dec 2029	127.58	1.12	4.04	5.16	123.54
34	Jan 2030	123.54	1.08	4.08	5.16	119.46
35	Feb 2030	119.46	1.05	4.11	5.16	115.35
36	Mar 2030	115.35	1.01	4.15	5.16	111.20
37	Apr 2030	111.20	0.97	4.18	5.16	107.02
38	May 2030	107.02	0.94	4.22	5.16	102.80
39	Jun 2030	102.80	0.90	4.26	5.16	98.54

Illustrative sample

No.	Month	Opening balance	Interest	Principal	Instalment	Closing balance
40	Jul 2030	98.54	0.86	4.29	5.16	94.24
41	Aug 2030	94.24	0.82	4.33	5.16	89.91
42	Sep 2030	89.91	0.79	4.37	5.16	85.54
43	Oct 2030	85.54	0.75	4.41	5.16	81.13
44	Nov 2030	81.13	0.71	4.45	5.16	76.69
45	Dec 2030	76.69	0.67	4.49	5.16	72.20
46	Jan 2031	72.20	0.63	4.53	5.16	67.67
47	Feb 2031	67.67	0.59	4.56	5.16	63.11
48	Mar 2031	63.11	0.55	4.60	5.16	58.50
49	Apr 2031	58.50	0.51	4.65	5.16	53.86
50	May 2031	53.86	0.47	4.69	5.16	49.17
51	Jun 2031	49.17	0.43	4.73	5.16	44.45
52	Jul 2031	44.45	0.39	4.77	5.16	39.68
53	Aug 2031	39.68	0.35	4.81	5.16	34.87
54	Sep 2031	34.87	0.31	4.85	5.16	30.02
55	Oct 2031	30.02	0.26	4.89	5.16	25.12
56	Nov 2031	25.12	0.22	4.94	5.16	20.18
57	Dec 2031	20.18	0.18	4.98	5.16	15.20
58	Jan 2032	15.20	0.13	5.02	5.16	10.18
59	Feb 2032	10.18	0.09	5.07	5.16	5.11
60	Mar 2032	5.11	0.04	5.11	5.16	–

Illustrative sample