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Detailed project report
Sample edition
Projections from FY 2027-28

Project report

Tamarind Based Products

Installed capacity 3.4 MT per day
Sector Specialty chemicals
Total project cost ₹1,441.63 lakh

Illustrative sample
Figures are representative

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Project at a glance

Tamarind Based Products
3.4 MT per day

Product	**Tamarind Based Products**	Sector	**Specialty chemicals**
Installed capacity	**3.4 MT per day**	Annual capacity	**1,122 MT per year**
Selling price (ex-GST)	**₹3,43,000 per MT**	Working days	**330 a year**
Manpower	**56 people**	Plant and machinery	**₹654.99 lakh**
Total project cost	**₹1,441.63 lakh**	Promoter's contribution	**₹360.41 lakh (25%)**
Term loan	**₹1,081.22 lakh (75%)**	Cash credit limit	**₹393.10 lakh**
Revenue, Year 3	**₹2,693.92 lakh at 70%**	Net profit, Year 3	**₹416.90 lakh**
Return on investment	**28.9% a year**	Break-even, Year 3	**32.7% of capacity**
Average DSCR	**2.17**	Payback period	**3.0 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 tamarind based products. The model plant has an installed capacity of 3.4 MT per day, which works out to 1,122 MT per year over 330 working days. Its applications range from acidulant in food, beverages and confectionery to kernel protein for food and feed.

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 ₹2,693.92 lakh and a net profit of ₹416.90 lakh.

2 Uses and applications

The main applications and markets for the product are:

- Acidulant in food, beverages and confectionery
- Gelling agent in jams and fruit products
- Natural colour and tannin for food and leather
- Seed oil for paints, varnishes and soaps
- Kernel protein for food and feed

3 Market potential

An integrated tamarind plant earns from several products of one fruit, so it is less exposed to the price of any single product. Tartaric acid from tamarind competes with imported acid and acid made from wine lees, so buyers judge it on purity, colour and steady supply. Units placed close to the tamarind growing belts of the southern and central states buy pods in season at lower cost and store them for year-round processing.

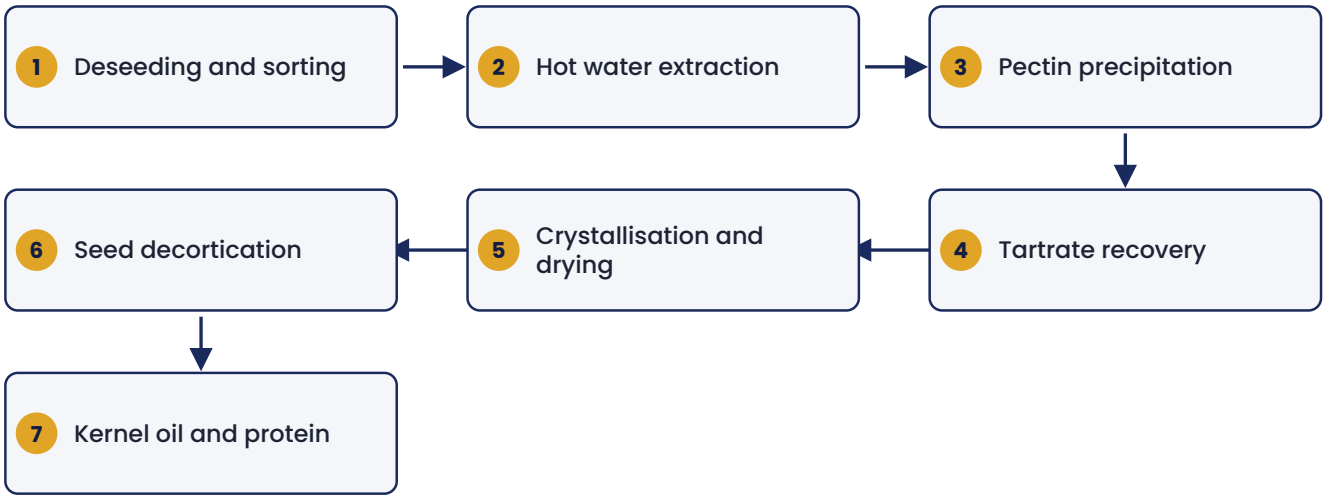
The usual customers for a unit of this kind are food, beverage and confectionery manufacturers; baking powder and food additive makers; pharmaceutical and effervescent tablet producers; jam and fruit product processors; paint, varnish and soap makers; and leather tanners and textile processors.

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 tamarind based products follows seven main steps, from deseeding and sorting to kernel oil and protein. The flow chart shows how material moves through the plant.



Process flow for tamarind based products

1. **Deseeding and sorting.** Tamarind pods are shelled and the fibrous pulp is separated from the seeds, which go to a separate seed line.
2. **Hot water extraction.** The pulp is leached with hot water in stirred tanks and the extract is separated from the spent fibre in a decanter.
3. **Pectin precipitation.** Alcohol is added to the clarified extract to precipitate crude pectin, and the alcohol is recovered by distillation for reuse.
4. **Tartrate recovery.** Lime or calcium chloride precipitates calcium tartrate, which is then split with sulphuric acid to free the tartaric acid and leave gypsum.
5. **Crystallisation and drying.** The tartaric acid liquor is decolourised with activated carbon, concentrated under vacuum, crystallised, centrifuged and dried.
6. **Seed decortication.** Seeds are roasted and decorticated to separate the red testa, which is extracted for natural colour and tannin.
7. **Kernel oil and protein.** Kernels are flaked and solvent extracted for oil, and the de-oiled meal is processed into a protein-rich kernel powder.

Illustrative sample

5 Raw materials

The main raw materials are tamarind pods with seed, ethanol make-up for pectin precipitation, sulphuric acid, hydrated lime and calcium chloride, activated carbon, and hexane make-up. In Year 3, at 70% utilisation, raw materials cost ₹1,263.21 lakh, about 46.9% of sales. The table shows how this cost splits between materials.

Raw material	Share of cost	Year 3 cost (₹ lakh)
Tamarind pods with seed	72.0%	909.51
Ethanol make-up for pectin precipitation	7.0%	88.43
Sulphuric acid	7.0%	88.42
Hydrated lime and calcium chloride	6.0%	75.79
Activated carbon	4.0%	50.53
Hexane make-up	4.0%	50.53
Total raw materials	**100.0%**	**1,263.21**

6 Plant and machinery

Plant and machinery accounts for ₹654.99 lakh of the project cost. The vacuum evaporator and tartaric acid crystalliser takes the largest share, and the other items and their indicative costs are listed below.

Machinery and equipment	Indicative cost (₹ lakh)
Pulp extraction tanks with agitators and decanter	91.70
Pectin precipitation vessels and alcohol recovery column	104.80
Tartrate precipitation reactors and filter press	85.15
Vacuum evaporator and tartaric acid crystalliser	117.89
Basket centrifuge and fluid bed dryer	72.05
Seed roaster and decorticator	52.40
Solvent extraction plant for kernel oil	78.60
Boiler and effluent treatment plant	52.40
Total plant and machinery	**654.99**

7 Land, building and utilities

Land and site development is taken at ₹109.51 lakh and building and civil works at ₹390.83 lakh. Other fixed assets, including electrification, furniture, testing equipment and power backup, add ₹71.00 lakh. Land rates vary widely by location, so these are the figures most likely to change in a real project.

Illustrative sampl

Power and fuel cost ₹135.58 lakh in Year 3, about 5% of sales. Water is needed for cleaning, domestic use and, where the process calls for it, production.

8 Manpower

A team of 56 runs the plant, from management and supervision to skilled operators and helpers. The Year 1 wage bill is ₹125.76 lakh, rising 5% a year.

Category	Number	Monthly wage (₹)	Annual cost (₹ lakh)
Management, supervision and administration	8	32,500	31.20
Skilled workers and operators	20	20,500	49.20
Semi-skilled and unskilled workers	28	13,500	45.36
Total (Year 1)	**56**		**125.76**

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 IS 9504 specification for food-grade L(+) tartaric acid
- PESO licence for storing hexane and alcohol, where quantities require it

Illustrative sampl

10 Project cost and means of finance

Setting up the unit costs ₹1,441.63 lakh in all, of which plant and machinery is ₹654.99 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	109.51
Building and civil works	390.83
Plant and machinery	654.99
Other fixed assets (electrification, furniture, lab equipment, DG set)	71.00
Contingencies	52.29
Preliminary and pre-operative expenses	31.97
Margin money for working capital	131.04
Total cost of project	**1,441.63**

Means of finance

The project is financed 75:25 between bank debt and the promoter's own funds. A term loan covers ₹1,081.22 lakh and the promoter brings in ₹360.41 lakh. Separately, a cash credit limit of ₹393.10 lakh finances 75% of the working capital requirement.

Source of funds	₹ lakh
Promoter's contribution (25%)	360.41
Term loan from bank (75%)	1,081.22
Total means of finance	**1,441.63**
Cash credit limit for working capital (separate)	*393.10*

Illustrative sample

11 Working capital

Working capital is worked out from holding periods: 90 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 ₹524.14 lakh. The bank funds ₹393.10 lakh through cash credit and the promoter's margin covers ₹131.04 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 (90 days)	266.98	289.23	311.48	333.72	355.97
Work in progress (3 days)	10.89	11.76	12.64	13.51	14.40
Finished goods (15 days)	59.76	64.54	69.32	74.13	78.95
Trade receivables (45 days)	284.68	308.40	332.13	355.85	379.57
Total current assets	**622.31**	**673.93**	**725.57**	**777.21**	**828.89**
Less: trade creditors (30 days)	98.17	106.36	114.54	122.72	130.90
Working capital requirement	**524.14**	**567.57**	**611.03**	**654.49**	**697.99**

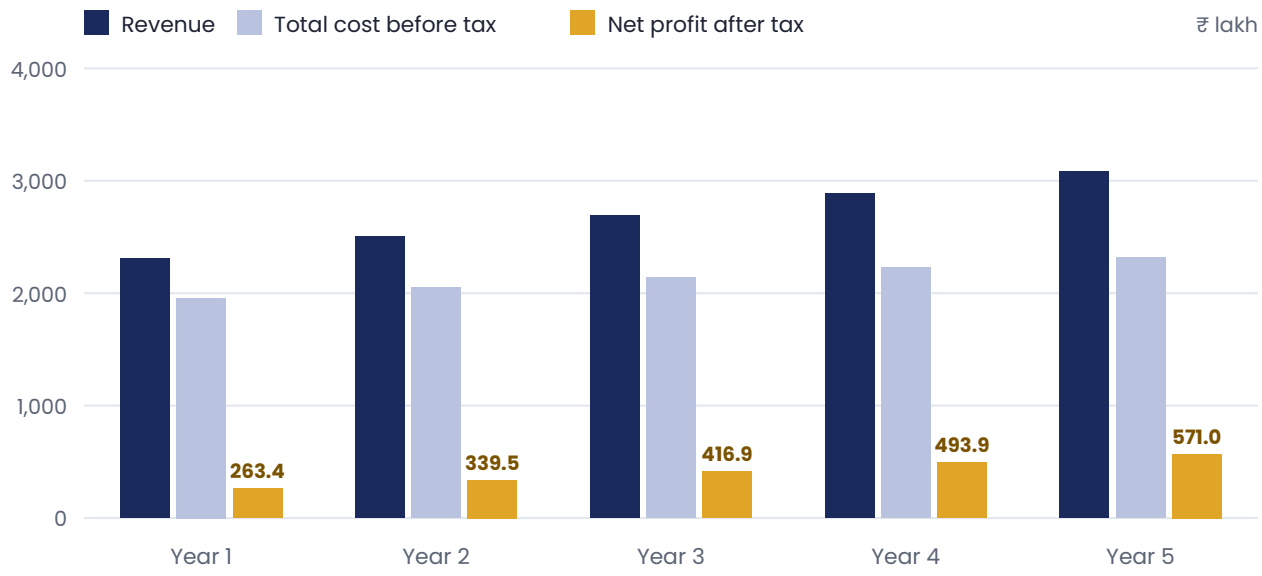
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12 Projected profitability

As utilisation climbs from 60% to 80%, sales increase from ₹2,309.08 lakh to ₹3,078.77 lakh. Operating profit in Year 3 is ₹789.51 lakh, a margin of 29.3%, and net profit after tax grows from ₹263.45 lakh in Year 1 to ₹571.05 lakh in Year 5.

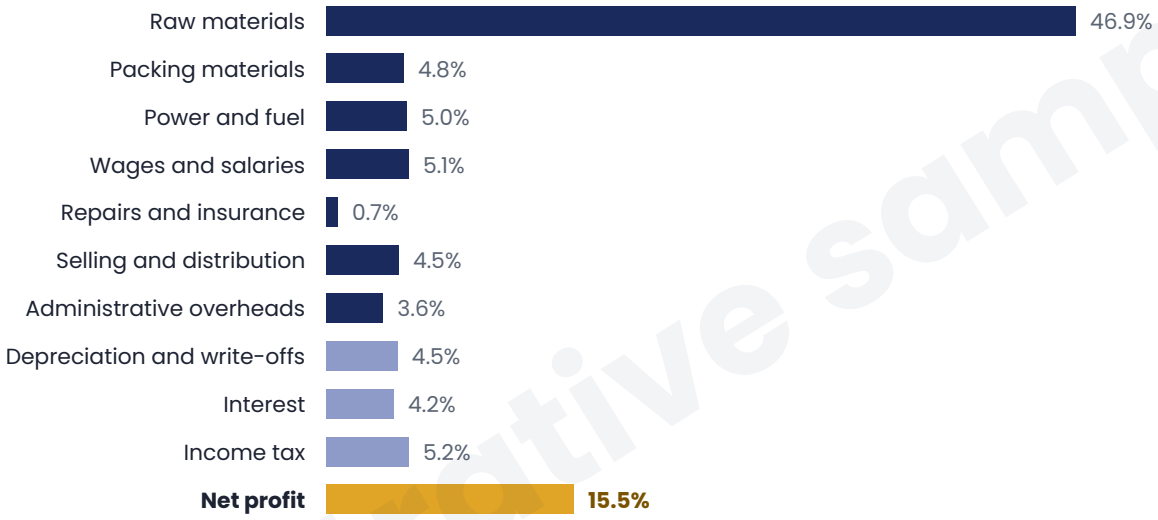
Particulars (₹ lakh)	Year 1 FY 2027-28	Year 2 FY 2028-29	Year 3 FY 2029-30	Year 4 FY 2030-31	Year 5 FY 2031-32
Capacity utilisation (%)	*60%*	*65%*	*70%*	*75%*	*80%*
Revenue from operations	**2,309.08**	**2,501.50**	**2,693.92**	**2,886.34**	**3,078.77**
Raw materials consumed	1,082.75	1,172.98	1,263.21	1,353.43	1,443.67
Packing materials	111.71	121.02	130.33	139.64	148.95
Power and fuel	116.22	125.90	135.58	145.27	154.95
Wages and salaries	125.76	132.05	138.65	145.58	152.86
Repairs and maintenance	13.10	13.75	14.44	15.16	15.92
Insurance	4.68	4.68	4.68	4.68	4.68
Cost of production	**1,454.22**	**1,570.38**	**1,686.89**	**1,803.76**	**1,921.03**
Gross profit	**854.86**	**931.12**	**1,007.03**	**1,082.58**	**1,157.74**
Selling and distribution expenses	104.32	113.02	121.71	130.40	139.10
Administrative overheads	86.90	91.24	95.81	100.60	105.63
Operating profit (EBITDA)	**663.64**	**726.86**	**789.51**	**851.58**	**913.01**
Depreciation	151.30	131.01	113.52	98.45	85.43
Preliminary expenses written off	6.39	6.39	6.39	6.39	6.41
Interest on term loan	111.44	93.52	70.49	44.91	16.53
Interest on cash credit	43.24	43.24	43.24	43.24	43.24
Profit before tax	**351.27**	**452.70**	**555.87**	**658.59**	**761.40**
Income tax	87.82	113.18	138.97	164.65	190.35
Profit after tax	**263.45**	**339.52**	**416.90**	**493.94**	**571.05**

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 ₹1,441.47 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	360.41	–	–	–	–
Term loan from bank	1,081.22	–	–	–	–
Cash credit (working capital) from bank	393.10	–	–	–	–
Net profit after tax	263.45	339.52	416.90	493.94	571.05
Depreciation	151.30	131.01	113.52	98.45	85.43
Preliminary expenses written off	6.39	6.39	6.39	6.39	6.41
Increase in trade creditors	98.17	8.19	8.18	8.18	8.18
Total sources	**2,354.04**	**485.11**	**544.99**	**606.96**	**671.07**
Application of funds					
Fixed assets	1,278.62	–	–	–	–
Preliminary and pre-operative expenses	31.97	–	–	–	–
Increase in inventories	337.63	27.90	27.91	27.92	27.96
Increase in trade receivables	284.68	23.72	23.73	23.72	23.72
Repayment of term loan	96.59	209.00	232.03	257.61	285.99
Drawings	–	–	–	–	–
Total application	2,029.49	260.62	283.67	309.25	337.67
Net cash flow	**324.55**	**224.49**	**261.32**	**297.71**	**333.40**
Opening cash balance	–	324.55	549.04	810.36	1,108.07
Closing cash balance	**324.55**	**549.04**	**810.36**	**1,108.07**	**1,441.47**

Illustrative sample

14 Projected balance sheet

The projected balance sheet balances in every year. Net worth grows from ₹598.28 lakh at the end of Year 1 to ₹2,445.27 lakh at the end of Year 5, while the term loan outstanding falls from ₹984.63 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	360.41	360.41	360.41	360.41	360.41
Reserves and surplus	263.45	602.97	1,019.87	1,513.81	2,084.86
Term loan	984.63	775.63	543.60	285.99	–
Cash credit from bank	393.10	393.10	393.10	393.10	393.10
Trade creditors	98.17	106.36	114.54	122.72	130.90
Total liabilities	**2,099.76**	**2,238.47**	**2,431.52**	**2,676.03**	**2,969.27**
Assets					
Gross fixed assets	1,278.62	1,278.62	1,278.62	1,278.62	1,278.62
Less: accumulated depreciation	(151.30)	(282.31)	(395.83)	(494.28)	(579.71)
Net fixed assets	**1,127.32**	**996.31**	**882.79**	**784.34**	**698.91**
Preliminary expenses not written off	25.58	19.19	12.80	6.41	–
Inventories	337.63	365.53	393.44	421.36	449.32
Trade receivables	284.68	308.40	332.13	355.85	379.57
Cash and bank balance	324.55	549.04	810.36	1,108.07	1,441.47
Total assets	**2,099.76**	**2,238.47**	**2,431.52**	**2,676.03**	**2,969.27**

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 ₹410.37 lakh, 10% WDV)					
Opening written-down value	410.37	369.33	332.40	299.16	269.24
Depreciation	41.04	36.93	33.24	29.92	26.92
Closing written-down value	**369.33**	**332.40**	**299.16**	**269.24**	**242.32**
Plant and machinery (cost ₹687.74 lakh, 15% WDV)					
Opening written-down value	687.74	584.58	496.89	422.36	359.01
Depreciation	103.16	87.69	74.53	63.35	53.85
Closing written-down value	**584.58**	**496.89**	**422.36**	**359.01**	**305.16**
Other fixed assets (cost ₹71.00 lakh, 10% WDV)					
Opening written-down value	71.00	63.90	57.51	51.76	46.58
Depreciation	7.10	6.39	5.75	5.18	4.66
Closing written-down value	**63.90**	**57.51**	**51.76**	**46.58**	**41.92**
Total depreciation	**151.30**	**131.01**	**113.52**	**98.45**	**85.43**
Preliminary expenses written off	6.39	6.39	6.39	6.39	6.41

16 Term loan repayment

Repayment of the ₹1,081.22 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 ₹25,20,993 each, and the annexure gives the monthly schedule.

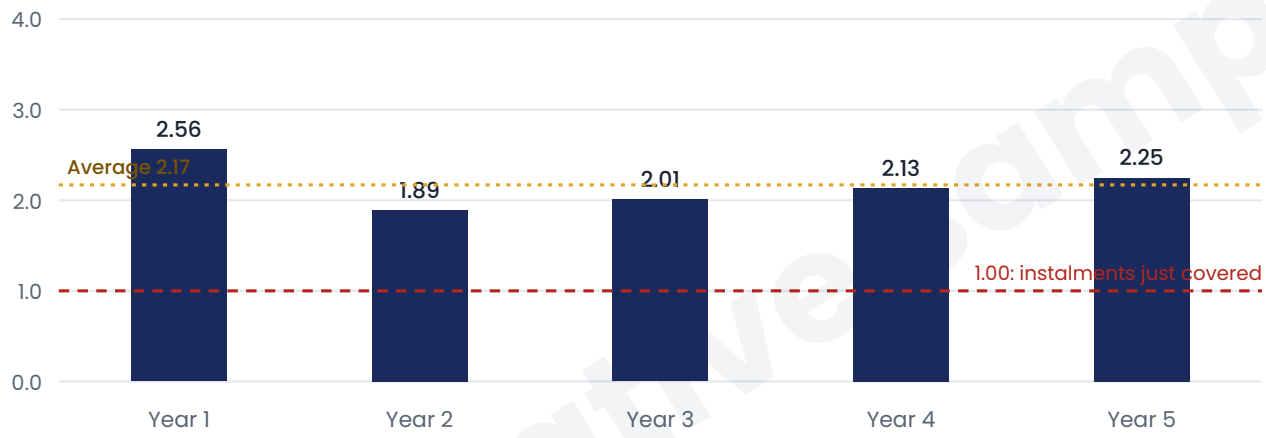
Particulars (₹ lakh)	Year 1 FY 2027-28	Year 2 FY 2028-29	Year 3 FY 2029-30	Year 4 FY 2030-31	Year 5 FY 2031-32
Opening balance	1,081.22	984.63	775.63	543.60	285.99
Interest	111.44	93.52	70.49	44.91	16.53
Principal repaid	96.59	209.00	232.03	257.61	285.99
Closing balance	**984.63**	**775.63**	**543.60**	**285.99**	**–**

Illustrative sample

17 Debt service coverage

The debt service coverage ratio averages 2.17 over the repayment years, with a low of 1.89 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	263.45	339.52	416.90	493.94	571.05
Depreciation and write-offs	157.69	137.40	119.91	104.84	91.84
Interest on term loan	111.44	93.52	70.49	44.91	16.53
Total available for debt service (A)	**532.58**	**570.44**	**607.30**	**643.69**	**679.42**
Principal repayment	96.59	209.00	232.03	257.61	285.99
Interest on term loan	111.44	93.52	70.49	44.91	16.53
Total debt service (B)	**208.03**	**302.52**	**302.52**	**302.52**	**302.52**
DSCR (A / B)	2.56	1.89	2.01	2.13	2.25



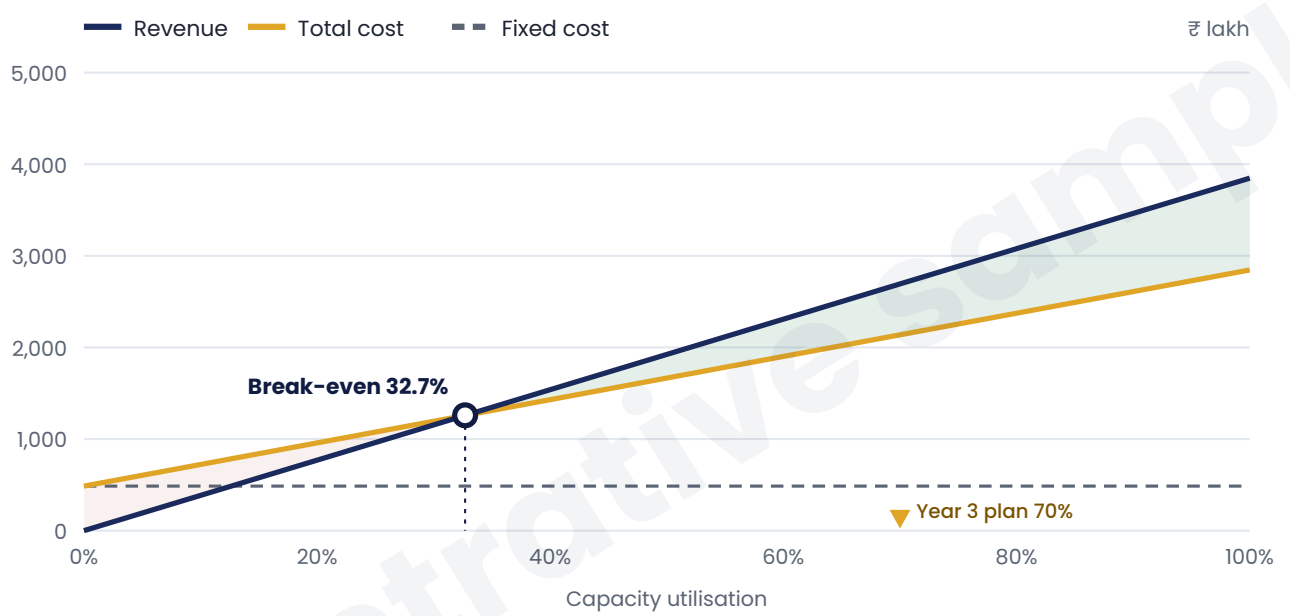
DSCR by year. A ratio above 1.00 means cash accruals cover the term loan instalments.

Illustrative sample

18 Break-even analysis

The unit needs to run at 32.7% 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 24.6%.

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	2,309.08	2,501.50	2,693.92	2,886.34	3,078.77
Variable costs	1,415.00	1,532.92	1,650.83	1,768.74	1,886.67
Contribution	**894.08**	**968.58**	**1,043.09**	**1,117.60**	**1,192.10**
Fixed costs (incl. depreciation and interest)	542.81	515.88	487.22	459.01	430.70
Break-even as % of installed capacity	36.4	34.6	32.7	30.8	28.9
Cash break-even as % of installed capacity	25.8	25.4	24.6	23.8	22.7
Break-even sales	1,401.88	1,332.34	1,258.31	1,185.45	1,112.34



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 1.93, while debt-equity drops from 1.65 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	1.93	2.45	3.03	3.65	4.33
Quick ratio	1.24	1.72	2.25	2.84	3.48
Debt-equity ratio (term loan / net worth)	1.65	0.82	0.40	0.15	0.00
Total outside liabilities / net worth	2.47	1.35	0.77	0.43	0.21
Interest coverage ratio	3.27	4.31	5.89	8.47	13.74
DSCR	2.56	1.89	2.01	2.13	2.25
Gross profit margin (%)	37.0	37.2	37.4	37.5	37.6
Operating profit (EBITDA) margin (%)	28.7	29.1	29.3	29.5	29.7
Net profit margin (%)	11.4	13.6	15.5	17.1	18.5
Return on capital employed (%)	25.6	27.9	29.1	29.3	28.9
Break-even (% of installed capacity)	36.4	34.6	32.7	30.8	28.9

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 ₹3,43,000 per MT, excluding GST, held constant through the projection.
- Raw materials at 46.9% of sales, packing materials at 4.8%, power and fuel at 5%, and selling and distribution at 4.5%.
- Wages and salaries rise by 5% a year; repairs and administrative overheads rise by 5% a year.
- Working capital based on 90 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 tamarind based products unit of 3.4 MT per day costs ₹1,441.63 lakh to set up, earns an average return of 28.9% on that investment and pays back in about 3 years. An average DSCR of 2.17 and break-even at 32.7% 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 ₹1,081.22 lakh at 10.5% a year. Amounts in ₹ lakh.

No.	Month	Opening balance	Interest	Principal	Instalment	Closing balance
1	Apr 2027	1,081.22	9.46	–	9.46	1,081.22
2	May 2027	1,081.22	9.46	–	9.46	1,081.22
3	Jun 2027	1,081.22	9.46	–	9.46	1,081.22
4	Jul 2027	1,081.22	9.46	–	9.46	1,081.22
5	Aug 2027	1,081.22	9.46	–	9.46	1,081.22
6	Sep 2027	1,081.22	9.46	–	9.46	1,081.22
7	Oct 2027	1,081.22	9.46	15.75	25.21	1,065.47
8	Nov 2027	1,065.47	9.32	15.89	25.21	1,049.58
9	Dec 2027	1,049.58	9.18	16.03	25.21	1,033.56
10	Jan 2028	1,033.56	9.04	16.17	25.21	1,017.39
11	Feb 2028	1,017.39	8.90	16.31	25.21	1,001.08
12	Mar 2028	1,001.08	8.76	16.45	25.21	984.63
13	Apr 2028	984.63	8.62	16.59	25.21	968.04
14	May 2028	968.04	8.47	16.74	25.21	951.30
15	Jun 2028	951.30	8.32	16.89	25.21	934.41
16	Jul 2028	934.41	8.18	17.03	25.21	917.38
17	Aug 2028	917.38	8.03	17.18	25.21	900.20
18	Sep 2028	900.20	7.88	17.33	25.21	882.86
19	Oct 2028	882.86	7.73	17.48	25.21	865.38
20	Nov 2028	865.38	7.57	17.64	25.21	847.74
21	Dec 2028	847.74	7.42	17.79	25.21	829.95
22	Jan 2029	829.95	7.26	17.95	25.21	812.00
23	Feb 2029	812.00	7.11	18.10	25.21	793.90
24	Mar 2029	793.90	6.95	18.26	25.21	775.63
25	Apr 2029	775.63	6.79	18.42	25.21	757.21
26	May 2029	757.21	6.63	18.58	25.21	738.62
27	Jun 2029	738.62	6.46	18.75	25.21	719.88
28	Jul 2029	719.88	6.30	18.91	25.21	700.97
29	Aug 2029	700.97	6.13	19.08	25.21	681.89
30	Sep 2029	681.89	5.97	19.24	25.21	662.65
31	Oct 2029	662.65	5.80	19.41	25.21	643.23
32	Nov 2029	643.23	5.63	19.58	25.21	623.65
33	Dec 2029	623.65	5.46	19.75	25.21	603.90
34	Jan 2030	603.90	5.28	19.93	25.21	583.97
35	Feb 2030	583.97	5.11	20.10	25.21	563.87
36	Mar 2030	563.87	4.93	20.28	25.21	543.60
37	Apr 2030	543.60	4.76	20.45	25.21	523.14
38	May 2030	523.14	4.58	20.63	25.21	502.51
39	Jun 2030	502.51	4.40	20.81	25.21	481.70

Illustrative sample

No.	Month	Opening balance	Interest	Principal	Instalment	Closing balance
40	Jul 2030	481.70	4.21	21.00	25.21	460.70
41	Aug 2030	460.70	4.03	21.18	25.21	439.53
42	Sep 2030	439.53	3.85	21.36	25.21	418.16
43	Oct 2030	418.16	3.66	21.55	25.21	396.61
44	Nov 2030	396.61	3.47	21.74	25.21	374.87
45	Dec 2030	374.87	3.28	21.93	25.21	352.94
46	Jan 2031	352.94	3.09	22.12	25.21	330.82
47	Feb 2031	330.82	2.89	22.32	25.21	308.50
48	Mar 2031	308.50	2.70	22.51	25.21	285.99
49	Apr 2031	285.99	2.50	22.71	25.21	263.29
50	May 2031	263.29	2.30	22.91	25.21	240.38
51	Jun 2031	240.38	2.10	23.11	25.21	217.27
52	Jul 2031	217.27	1.90	23.31	25.21	193.96
53	Aug 2031	193.96	1.70	23.51	25.21	170.45
54	Sep 2031	170.45	1.49	23.72	25.21	146.73
55	Oct 2031	146.73	1.28	23.93	25.21	122.81
56	Nov 2031	122.81	1.07	24.14	25.21	98.67
57	Dec 2031	98.67	0.86	24.35	25.21	74.33
58	Jan 2032	74.33	0.65	24.56	25.21	49.77
59	Feb 2032	49.77	0.44	24.77	25.21	24.99
60	Mar 2032	24.99	0.22	24.99	25.21	–

Illustrative sample