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# MODEL DPR

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## ESTABLISHMENT OF FLOUR MILL (WITH CAPITAL SUBSIDY)

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Under Agriculture Infrastructure Fund Scheme



Submitted to



Department of Agriculture,  
Cooperation & Farmers Welfare

Submitted by



Knowledge Partner  
NABARD Consultancy Services  
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APPLE

PROJECT REPORT:  
FLOUR MILL

## DPR Template for projects under Agriculture Infrastructure Fund<sup>1</sup>

### 1. Details of the Applicant

To be filled by the applicant

SN	Particulars	Details
i.	Name of the Applicant	
ii.	Constitution Legal Status of Applicant : (i.e. Govt. organization, NGO, Co-operative society, Company, partnership firm, proprietorship firm, Individual, FPO, Self Help Group, etc.)	
iii.	Registration No. of Applicant/CIN	
iv.	GST No. of Applicant	
v.	Date of Establishment/ Incorporation	
vi.	Address of the registered office	
vii.	PAN No. of Applicant	
viii.	Address of the proposed site	
ix.	District	
x.	State	
xi.	Pin Code	
xii.	Whether lead promoter belong to SC/ ST/ Woman/Minority	

\*Details of associates/ allied firms, if any may also be provided.

### 2. Contact details of the Applicant/Promoter(s)/Partner(s)/Directors(s)/ Members including addresses, telephone, mobile, fax, e-mail, website, PAN etc.

SN	Name of Applicant/ Promoter(s)/ Partner(s)/ Director(s)/ Members	Address	Telephone No.	Mobile No.	E-mail Id	Any other details
1						

To be filled by the applicant

<sup>1</sup> This template is prepared keeping in mind the essential information required by the lending institutions to process the loan application. Different formats of table/description can be used for preparation of the DPR but all the required information in template should be included in the DPR.

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**3. Details of the Promoter(s)/Partner(s)/Directors(s)/ Members**

S N	Name of Promoter(s)/ Partner(s)/ Director(s)/ Members	Aadhaar No.	PAN No.	Academic and technical Qualification	Net Worth	DIN No.	Credit Rating	Date of Share holding	Partner profit sharing ratio
1									
To be filled by the applicant									
2									

**4. Relative experience of the Applicant/Promoter(s)/Partner(s)/Directors(s)/ Members**

S N	Name of lead Applicant/Promoter(s)/Partner(s)/ Members of Applicant Entity	Detail of Experience	Details of Turnover (year-wise)	Supporting Document attached, if any (Yes/No)
1				
To be filled by the applicant				
2				

**5. Details of Existing Banking and Credit facilities of the Applicant/ Promoter(s)/ Partner(s)/ Directors(s)**

S N	Types of Facility	Name of Bank and Branch	Limits	Outstanding as on dd/mm/yyyy	Securities	Rate of interest	Repayment terms	Purpose
1	Cash Credit							
To be filled by the applicant								

2	Term Loan							
3	Others							

\*Information pertaining to credit rating (internal /external) may also be shared along with the aforementioned information

Details of GST Returns submitted, if any or status of registration

## 6. Project Details

- a. Objective of the proposed project: FLOUR MILL SETUP
- b. Category of proposed infrastructure as per the Scheme:

SN	Component	Mark Tick (✓)
1	Supply chain	
2	Warehouses	
3	Silos	
4	Pack Houses	
5	Assaying Unit	
6	Sorting & Grading unit	
7	Cold Chain	
8	Logistics facilities	
9	Primary Processing Centres	✓
10	Ripening Chambers	
11	Organic input production	
12	Bio stimulant production unit	
13	Infrastructure for Smart and precision agriculture	
14	Projects identified for providing supply chain infrastructure for clusters of crops including export clusters.	
15	Projects promoted by Central/State/Local Governments or their agencies under PPP for building community farming assets or post-harvest management projects.	
16	Any other (please Specify)	

- c. Type of Operating Model (Rental, PPP, captive, Lease, Franchise etc.) and details

To be filled by the applicant, some sample details are added

## 7. Land Details:

SN	Particulars	Details
1	Land Area	8000 sq ft (land considered to be leased/ owned for this purpose) @Rs. 400 per sq ft
2	Status of Legal title & Possession	
3	if leased, Period of lease	
4	Coordinates of location	
5	Details of CLU	
6	Connectivity to roads I. State Highway (in Km.) II. National Highway (in Km.)	XX Km from YY road
7	Availability of Water	Borewell and water pipe line
8	Availability of Power	State electricity board connection

## 8. Proposed facilities:

### I. Details of proposed facility

S N	Type of facilities proposed to be created	No. of Units	Total Capacity [MT, Ltrs, MT/Hr.	No. of Days of operation
1	Warehouse			
2	Silos			
3	Pack-house			
4	CA Store			
5	Cold store			
6	Frozen store			
7	Pre-cooling Chambers			
8	Assaying, Sorting, Grading, Waxing, Weighing, Packing facility [Modify as per actual]	1 Unit	4 Ton Per Hour	300 days
9	Ripening Chambers			
10	IQF			
11	Blast Freezing			
12	Refrigerated Vehicles/ Reefer vans			
13	Mobile Pre-coolers			
14	Insulated/ non-insulated distribution vehicle			

15	Irradiation Facility			
16	Organic input production			
17	Bio Stimulant production units			
18	Others (Specify)			

II. Details of technologies to be used/ alternative technologies Granulator

III. Flow chart of activity process

## 9. Proposed Project Financials

a. Estimated Project cost details

S. No.	Particulars	Amount (Rs. In Lakhs)
1	Civil Works	32.00
2	Plant & Machineries	140.00
3	Miscellaneous Fixed Assets	2.00
4	Working Capital Margin Money	50.00
5	Preliminary & Preoperative Expenses	1.00
	<b>Project Cost</b>	<b>225.00</b>

b. **Plant and Machineries**

A list of plant and machinery required for a flour mill are as under:

S.No	Name of Machinery	Qty. in Nos	Price in Rs.
1	Vibrio separator	1	140,00,000
2	Vibrio destoner	1	
3	Gravity separator	1	
4	Bucket and belt elevators	1	
5	Pneumatic system	1	
6	Flour mills	1	
7	Storage tanks of capacity upto 20 tons	1	
8	Atta storage silo	1	
9	Form fill and seal machine	1	
Total Machineries (Rs. In Lakhs)		140,00,000	
<b>Total Cost of Plant and Machineries (Rs. In Lakhs)</b>		<b>140.00 lakhs</b>	

c. Means of finance

S. No.	Source of Finance	Amount (Rs. Lakhs)	In%
1	*Promoter's Equity (10.00%)	22.50	10.00
2	Term Loan from Bank (including back end capital subsidy Rs. 61.25 lakhs @ 35% of project cost excluding working capital)	152.50	67.78
3	Working Capital Margin Money	6.00	22.22
	<b>Total</b>	<b>225.00</b>	<b>100</b>

\*The source of the owned funds and also the capacity of the promoter to support the project in the event of cost escalations due to time overruns should also be mentioned

c. Basic Revenue Projections (₹ in lakh)

SN	Item	Year 1	Year 2	Year 3	Year 4	Year 5
1	Turnover	744.67	887.40	955.66	1023.92	1092.18
2	Cost of Operations	649.04	743.30	798.02	852.92	908.00
3	Gross Profit	95.63	144.10	157.64	171.00	184.18
4	Earnings Before Interest, Tax, Depreciation and Amortization (EBITDA)	95.63	144.10	157.64	171.00	184.18
5	Profit before taxation	56.168	110.275	128.202	145.522	225.213
6	Profit after taxation	39.017	77.193	89.741	101.866	176.024

\*CMA data to be provided along with projected balance sheet, profit & loss statements, covering entire period of repayment.

d. Financial Parameters

SN	Particulars	Details (Ratio/%)	Ref Page No. in DPR*
1	Internal Rate of Return (IRR) [(a) With and (b) without grant/ subsidy]	94.5%	-
2	Avg. Debt Service Coverage Ratio (DSCR)	1.92	-
3	Break Even Point (BEP)	48.95%	-
4	Debt-Equity Ratio (TTL/TNW)	1.77	-
5	Fixed Assets Coverage Ratio	1.68	-

e. Credit Facilities proposed

I. Fund Based

a) Term Loan	152.5 lacs
b) Working Capital	50.00 lacs

(Attach Assessment of working capital, if proposed)

II. Non Fund Based

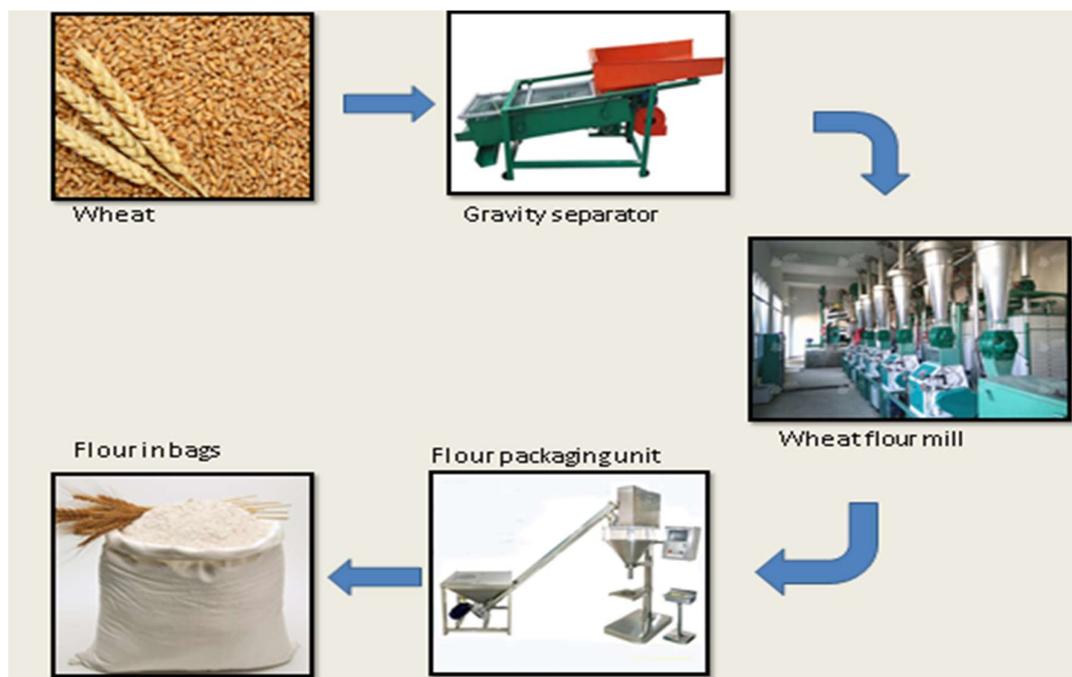
- f. Collateral Security proposed to be offered and its approximate value for the applicable cases. (To be furnished only in case of loans above Rs.2 crore)
- g. Repayment Schedule (Including moratorium period) - 84 Months (6 months of Moratorium included)
- h. Details of Statutory/other approvals/registrations (status) Completed

**10. Availability of Raw Materials in the Catchment Area - provide details such as Adequate Volume, Wider Mix of Raw Materials, Days of Operation in a Year along with supporting data. Based on this information feasibility/viability of the project should be justified.**

Wheat is the main cereal crop in India. Wheat flour is one of the most commonly used food items in Indian households. Staple diets of North India are incomplete without a dish prepared using whole wheat flour. Moreover, the light & fluffy roti's prepared using whole wheat flour are relished by millions. It has a high fibre and nutrient content that makes it suitable for people of any age group.

Before the late-90s, wheat flour (Atta) was mainly home ground or milled through local chakki mills in India. The homemakers used to buy raw wheat in bulk, clean it by hand, store it, and milled it using traditional hand driven chakki or bring some quantity of wheat every week to the local mill or chakki to grind for meeting their daily needs. Although, the wheat flour market largely dominated by local chakki mills in India; the branded packaged wheat flour emerged rapidly in the country and breaking the old age traditions.

The mill shall operate for 300 days in a year.



**11. Details of the catchment area of the project**

S.N	Location of the Catchment (Primary/Secondary)	Name Village/Dist/ APMC	Commodities to be sourced	Quantities to be sourced [MT] ( per annum)
1				
2				

\*DPR should comprised of detailed chapter on proposed catchment (production and supply statistics).

**12. Details of existing demand of the product and marketing arrangements (including e-trading), possibility of for leasing with FCI/CWC/SWC/e-commerce players / retailers for assured cash flows if any.**

Setting up flour mill will allow farmers to engage in value addition & more profits.

**13. Employment Generation projections**

- a. Direct Employment: (Skilled and Semi-skilled): 25
- b. Contractual Employment with no. of days: .....
- c. Indirect Employment (specify): ...Packing material suppliers, Dealers and Service providers, Local vendors gets indirect employment from this project in rural areas.

Particulars	Nos.	Monthly Salary (Rs.)
Accountant -cum -Cashier	1	31000
Manager	1	30000
Mechanic	7	16000
Labour	12	12500
Security	4	10000
Total salary for the year	25	4356000
Benefits @ 20%		871200
<b>Total salary (Rs. In Lakh Per year)</b>		<b>52.272</b>

- Direct Employment: (Skilled and Semi-skilled) -25
- Contractual Employment with no. of days: 4 (300 days)
- Indirect Employment (specify): 20

**14. Details of renewable/ alternate energy sources including solar energy, if any, proposed to be used for operating the project including inter alia, details of power generation.**

50% of power requirement will be fulfilled by renewable energy

**15. Details of pollution issues (if any) and adoption of modern technology for reducing the carbon footprints and increasing operational efficiency:-**

SN	Name of technology/item	Basic cost (Excluding taxes etc.)	How the technology will help in reducing carbon footprint and/or increase in operational efficiency
1			
2			

**16. List of Manufacturers/ Suppliers of P&M (enclose quotations)**

I Certify that the information / contents as above furnished by me / us are true to the best of my / our knowledge and belief and nothing material has been concealed. In case, any information furnished in the application is found false, my / our application may be rejected out at any stage by the Bank and not eligible under Agriculture Infrastructure Fund scheme.

To be filled by the applicant

Date: \_\_\_\_\_

Signature of the Applicant

Place: \_\_\_\_\_

SAMPLE

## **Annexures**

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DPR with subsidy

Annexure 1 - Estimated cost of the project

Estimated cost of project		
Sr. No.	Particulars	Grand Total (in lakhs)
1	Land and site development	
(a)	Land	-
	Total	-
2	Site Development	-
(a)	Total	-
3	Civil Work	
(a)	Civil Work	32.00
	Total	32.00
4	Plant and Machinery (indegenuous)	
(a)	Plant and Machinery	140.00
	Total	140.00
5	Miscellanoeous Fixed Assets	
(a)	Cost	2.00
6	Working Capital Margin	50.00
7	Preliminary Expenses	-
(a)	Security Deposit	-
	Total	
8	Pre-Operative Expense (for 6 months upto the date od commencement of commercial production)	
(a)	Establishment and Travelling and Other Expenses	
(b)	Legal and Misc Expense	1.00
	Total	1.00
9	Service Centre Infrastructure	-
10	Contingencies	-
	<b>Total Cost of Project</b>	<b>225.00</b>

**Annexure 2 - Means of Finance**

Sr. No.	Item	Grand Total (in lakhs)	
1	Promoter's equity	22.50	
2	Eligible Assistance	-	
3	Term Loan	152.50	67.78%
4	CC Limit	50.00	22.22%
	Total Project cost	225.00	

Annexure 3 - Complete Estimate of Civil and Plant and Machinery

1. Civil Work		Units	Amt
1	Civil work for building	1	3,200,000
<b>Total Civil Work</b>			<b>3,200,000</b>
2. Plant and machinery		Units	Amt
1	Vibrio separator	1	
2	Vibrio destoner	1	
3	Gravity separator	1	
4	Bucket and belt elevators	1	
5	Pneumatic system	1	
6	Flour mills	1	
7	Storage tanks of capacity upto 20 tons	1	
8	Atta storage silo	1	
9	Form fill and seal machine	1	14,000,000
<b>Total Plant and Machinery</b>			<b>14,000,000</b>
3. Miscellaneous Fixed Asset			200,000
<b>Total fixed Assets</b>			<b>17,400,000</b>

Annexure 4 - Estimated Cost of Production

Sr. No	Description	Year ending March 31st								
		I	II	III	IV	V	VI	VII	VIII	IX
	No of Working months	12	12	12	12	12	12	12	12	12
	Input wheat grain cost	37,059,348	42,155,008	45,397,701	48,640,394	51,883,087	55,125,780	58,368,473	61,611,166	64,853,859
	Electricity expense	1,370,000	1,426,000	1,484,800	1,546,540	1,611,367	1,679,435	1,750,907	1,825,952	1,904,750
	Insurance cost @ 2% of purchase cost	280,000	294,000	308,700	324,135	340,342	357,359	375,227	393,988	413,688
	Running and Maintenance expense @20% of sales	14,893,416	17,747,987	19,113,217	20,478,447	21,843,677	23,208,907	24,574,136	25,939,366	27,304,596
	Cost of Production	53,602,764	61,622,996	66,304,419	70,989,516	75,678,473	80,371,481	85,068,743	89,770,473	94,476,893
	Add: Opening Stock	-	696,768	1,451,600	2,264,496	3,135,456	4,064,480	3,077,392	2,032,240	929,024
	Less: Closing Stock	696,768	1,451,600	2,264,496	3,135,456	4,064,480	3,077,392	2,032,240	929,024	(232,256)
	Sub Total	52,905,996	60,868,164	65,491,523	70,118,556	74,749,449	81,358,569	86,113,895	90,873,689	95,638,173
	Administrative salaries and wages	5,227,200	5,488,560	5,762,988	6,051,137	6,353,694	6,671,379	7,004,948	7,355,195	7,722,955
	Packing expense @ Rs. 0.3 per kg	1,045,152	1,245,473	1,341,278	1,437,084	1,532,890	1,628,695	1,724,501	1,820,306	1,916,112
	selling expense @ Re. 1.5 per kg	5,225,760	6,227,364	6,706,392	7,185,420	7,664,448	8,143,476	8,622,504	9,101,532	9,580,560
	Office expense - fixed cost	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
	Total	11,998,112	13,461,397	14,310,658	15,173,641	16,051,032	16,943,550	17,851,953	18,777,034	19,719,627
	Cost of Sales	64,904,108	74,329,561	79,802,181	85,292,198	90,800,481	98,302,119	103,965,848	109,650,723	115,357,800
	Expected sales revenue	74,467,080	88,739,937	95,566,086	102,392,235	109,218,384	116,044,533	122,870,682	129,696,831	136,522,980
	Gross Profit	9,562,972	14,410,376	15,763,905	17,100,037	18,417,903	17,742,414	18,904,834	20,046,108	21,165,180
	Financial expense									
	Interest on Term Loan	906,202	791,827	651,058	510,288	202,356	-	-	-	-
	Interest on WC Loan	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
	Total Financial expense	1,406,202	1,291,827	1,151,058	1,010,288	702,356	500,000	500,000	500,000	500,000
	Operating profits (PBT)	8,156,770	13,118,550	14,612,847	16,089,749	17,715,548	17,242,414	18,404,834	19,546,108	20,665,180
	Preliminary Expense	100,000	-	-	-	-	-	-	-	-
	Other income - Subsidy for repayment of loan	-	-	-	-	6,125,000	-	-	-	-
	depreciation	2,440,000	2,091,000	1,792,650	1,537,523	1,319,287	1,132,548	972,704	835,833	718,589
	Net Profit before Tax	5,616,770	11,027,550	12,820,197	14,552,226	22,521,260	16,109,866	17,432,130	18,710,276	19,946,591
	Income Tax	1,715,031	3,308,265	3,846,059	4,365,668	4,918,878	4,832,960	5,229,639	5,613,083	5,983,977
	Profits after Tax	3,901,739	7,719,285	8,974,138	10,186,558	17,602,382	11,276,906	12,202,491	13,097,193	13,962,614
	Distribution of profits (80%)	3,121,391	6,175,428	7,179,311	8,149,247	14,081,906	9,021,525	9,761,993	10,477,754	11,170,091
	Profit transfer to balance sheet	780,348	1,543,857	1,794,828	2,037,312	3,520,476	2,255,381	2,440,498	2,619,439	2,792,523

1. Electricity are semi-fixed cost. Rs. 250,000 pa is fixed, balance is variable at Rs. 14 per unit usage

2. Electricity usage in units is given below

Usage in units	80000	84000	88200	92610	97240.5	102102.525	107207.6513	112568.0338	118196.4355
Variable cost	1120000	1176000	1234800	1296540	1361367	1429435.35	1500907.118	1575952.473	1654750.097

3. It is assumed that insurance cost is 2% of purchase price and this will increase 5% annually

4. Closing stock is valued at Rs 20 (avg cost)

5. It is assumed that 10% of input gets wasted in production and 5% increase in selling price

Annexure 5- Projected balance sheet

Projected Baalance sheet

Sr. No	Description	Year ending March 31st								
		I	II	III	IV	V	VI	VII	VIII	IX
<b>A</b>	<b>Asset</b>									
1	Fixed Capital expenditure									
	Gross Block	17,400,000	14,960,000.00	12,869,000.00	11,076,350.00	9,538,827.50	8,219,540.38	7,086,992.62	6,114,288.70	5,278,455.86
	Less- Depreciation	2,440,000	2,091,000.00	1,792,650.00	1,537,522.50	1,319,287.13	1,132,547.76	972,703.92	835,832.83	718,588.95
	net Block	14,960,000	12,869,000.00	11,076,350.00	9,538,827.50	8,219,540.38	7,086,992.62	6,114,288.70	5,278,455.86	4,559,866.91
2	Sundry debtors	14,893,416	17,747,987	19,113,217	20,478,447	21,843,677	23,208,907	24,574,136	25,939,366	27,304,596
3	Closing stock	696,768	1,451,600	2,264,496	3,135,456	4,064,480	3,077,392	2,032,240	929,024	(232,256)
4	Cash/ bank balance	7,142,916	7,207,285	7,652,860	8,027,727	4,917,153	9,309,317	13,784,818	18,360,452	23,049,991
	Total assets	37,693,100	39,275,873	40,106,923	41,180,458	39,044,850	42,682,608	46,505,483	50,507,298	54,682,198
<b>B</b>	<b>Liabilities</b>									
1	Capital	2,250,000	3,030,348	4,574,205	6,369,032	8,406,344	11,926,821	14,182,202	16,622,700	19,242,139
	Add- Profit	780,348	1,543,857	1,794,828	2,037,312	3,520,476	2,255,381	2,440,498	2,619,439	2,792,523
	Less- Drawings	-	-	-	-	-	-	-	-	-
	Closing capital	3,030,348	4,574,205	6,369,032	8,406,344	11,926,821	14,182,202	16,622,700	19,242,139	22,034,661
2	term Loan	14,076,923	11,730,769	9,384,615	7,038,462	-	-	-	-	-
3	Working capital	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
4	Creditors	15,585,829	17,970,899	19,353,276	20,735,652	22,118,029	23,500,406	24,882,783	26,265,160	27,647,537
	Total liabilities	37,693,100	39,275,873	40,106,923	41,180,458	39,044,850	42,682,608	46,505,483	50,507,298	54,682,198
	<b>Current Ratio</b>									
	Current Assets	22,733,100	26,406,873	29,030,573	31,641,630	30,825,309	35,595,615	40,391,194	45,228,842	50,122,331
	Current Liabilities	20,585,829	22,970,899	24,353,276	25,735,652	27,118,029	28,500,406	29,882,783	31,265,160	32,647,537
	Ratio	1.104308205	1.149579432	1.192060315	1.229486241	1.136709056	1.248951161	1.351654374	1.446621187	1.535256143
	Average				1.266069568					
	<b>Debt Equity ratio</b>									
	Debt	19,076,923	16,730,769	14,384,615	12,038,462	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
	Equity	3,030,348	4,574,205	6,369,032	8,406,344	11,926,821	14,182,202	16,622,700	19,242,139	22,034,661
	Ratio	6.295291586	3.657634532	2.258524454	1.432068617	0.419223211	0.352554566	0.300793493	0.259846377	0.226915219
	Average				1.689205784					
	<b>Fixed asset coverage ratio</b>									
	Fixed assets	14,960,000	12,869,000	11,076,350	9,538,828	8,219,540	7,086,993	6,114,289	5,278,456	4,559,867
	Debt	19,076,923	16,730,769	14,384,615	12,038,462	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
	ratio	0.784193548	0.769181609	0.770013636	0.792362668	1.643908075	-	-	-	-
	Average				0.52885106					
	<b>Debt service coverage ratio</b>									
	Interest on loan (TL + WC)	1,406,202	1,291,827	1,151,058	1,010,288	702,356	500,000	500,000	500,000	500,000
	Instalment of loan	6,173,077	7,346,154	7,346,154	7,346,154	5,913,462	5,000,000	5,000,000	5,000,000	5,000,000
	Total	7,579,279	8,637,981	8,497,212	8,356,442	6,615,817	5,500,000	5,500,000	5,500,000	5,500,000
	Net operating income	9,562,972	14,410,376	15,763,905	17,100,037	18,417,903	17,742,414	18,904,834	20,046,108	21,165,180
	ratio	1.261725844	1.668257529	1.855185672	2.046329852	2.783919586	3.225893433	-	-	-
	Average				1.923083697					

1. assumed that 90 days of purchases are average creditors maintained
2. assumed that 60 days of sales are average debtors maintained by the business

## Annexure 8 - Details of Mnpower

### Details of Manpower

S. No.	Designation	In no.	Salary per person per month	Annual cost
i.	Accountant cum cashier	1	31,000	372,000
ii.	Manager	1	30,000	360,000
iii.	Mechanic cum operator	7	16,000	1,344,000
iv.	Labour	12	12,500	1,800,000
v.	Security	4	10,000	480,000
Total				4,356,000
Add: benefits @ 20%				871,200
Total				5,227,200

Total annual wages	5,227,200
Annual increase in wages	5%
Total manpower	25

## Annexure 9 - Computation of Depreciation

### Computation of Depreciation

Sr. No.	Particulars	Building and civil work	Plant and Machinery	Misc Fixed Asset	Amount in lakhs
i.	Cost	3,200,000	14,000,000	200,000	174.00
ii.	Pre operatives	-	-	-	0.00
iii.	Contingencies	-	-	-	0.00
	Total				174.00

	Rates of Depreciation	10%	15%	10%	Total depreciation for the year
Year 1		320,000.00	2,100,000.00	20,000.00	2,440,000.00
Year 2		288,000.00	1,785,000.00	18,000.00	2,091,000.00
Year 3		259,200.00	1,517,250.00	16,200.00	1,792,650.00
Year 4		233,280.00	1,289,662.50	14,580.00	1,537,522.50
Year 5		209,952.00	1,096,213.13	13,122.00	1,319,287.13
Year 6		188,956.80	931,781.16	11,809.80	1,132,547.76
Year 7		170,061.12	792,013.98	10,628.82	972,703.92
Year 8		153,055.01	673,211.89	9,565.94	835,832.83
Year 9		137,749.51	572,230.10	8,609.34	718,588.95

**Annexure 10 - Calculation of Income tax**

Calculation of Income Tax

Particulars	Year ending March 31st								
	I	II	III	IV	V	VI	VII	VIII	IX
Net profit before tax	8,156,770	13,118,550	14,612,847	16,089,749	17,715,548	17,242,414	18,404,834	19,546,108	20,665,180
Add- dep on SLM	-	-	-	-	-	-	-	-	-
Sub total	8,156,770	13,118,550	14,612,847	16,089,749	17,715,548	17,242,414	18,404,834	19,546,108	20,665,180
Less- Dep on WDV	2,440,000	2,091,000	1,792,650	1,537,523	1,319,287	1,132,548	972,704	835,833	718,589
Sub total	5,716,770	11,027,550	12,820,197	14,552,226	16,396,260	16,109,866	17,432,130	18,710,276	19,946,591
Less - Deductions	-	-	-	-	-	-	-	-	-
Taxable profits	5,716,770	11,027,550	12,820,197	14,552,226	16,396,260	16,109,866	17,432,130	18,710,276	19,946,591
Income tax @30%	1,715,031	3,308,265	3,846,059	4,365,668	4,918,878	4,832,960	5,229,639	5,613,083	5,983,977

## Annexure 11- Break even analysis (At maximum capacity utilization)

### Break even capacity at maximum capacity utilization

Sales		106,381,543
Variable cost		
- Running and maintenance cost	10,638,154	
- Interest on Working capital	500,000	
- electricity expense	1,654,750	12,792,904
Contribution		93,588,638
Less: Fixed costs		
Wages and salaries		5,227,200
Depreciation		2,440,000
Insurance		280,000
Electricity fixed charge		250,000
Fixed office charges		500,000
Interest on TL		906,202
<b>Fixed cost</b>		<b>9,603,402</b>

Particulars	Rs. per kg
Sales price per kg	21
Variable costs	
Input wheat grain cost	18.5
Electricity cost	0.19
Interest on working capital	0.06
Contribution per unit	2.252600568
BEP in kgs	4,263,251.13
Total BEP %	48.95%

Break-even point is the condition when an entity generate sufficient revenue that it can meet its fixed expense after deducting any variable expense, i.e., the point where contribution is equal to the fixed expense.

For the first year of operation the break-even capacity comes at 48.95% capacity, it is because of the fact that in the Initial year the fixed expense of consultancy for project is taken in to consideration for calculation of BEP. considering our operational capacity in year 1 to be 60% which is more than the BEP, hence we can conclude that the project is sound enough to cover its fixed expense.

### Annexure 13 - Repayment schedule

#### Repayment schedule

Amount of Loan (in lakhs)	152.500
Amount of subsidy (in lakhs)	61.250
Rate of interest	6.00%
Moratorium period	6 months

Year	Quarter	Balance outstanding	Principal instalment	Interest
1	1	152.50	0	2.2875
	2	152.50	0	2.2875
	3	152.50	5.865384615	2.2875
	4	146.6346154	5.865384615	2.19952
2	1	140.7692308	5.865384615	2.11154
	2	134.9038462	5.865384615	2.02356
	3	129.0384615	5.865384615	1.93558
	4	123.1730769	5.865384615	1.8476
3	1	117.3076923	5.865384615	1.75962
	2	111.4423077	5.865384615	1.67163
	3	105.5769231	5.865384615	1.58365
	4	99.71153846	5.865384615	1.49567
4	1	93.84615385	5.865384615	1.40769
	2	87.98076923	5.865384615	1.31971
	3	82.11538462	5.865384615	1.23173
	4	76.25	5.865384615	1.14375
5	1	70.38461538	5.865384615	1.05577
	2	64.51923077	3.269230769	0.96779
	3	61.25	0	0
	4	0	0	0
6	1	0	0	0
	2	0	0	0
	3	0	0	0
	4	0	0	0
7	1	0	0	0
	2	0	0	0
	3	0	0	0
	4	0	0	0

Repaid via subsidy

In case of Capital subsidy, the amount vary depending on location of unit and scheme offered by the government at that time. Thus it is assumed here that 35% of cost of project(Rs. 61.25 lakhs)is sourced through back end subsidy.

The amount Rs. 61.25 lakhs is sourced by Government subsidy. Since this is a back end subsidy, the amount is funded to bank at the end of repayment schedule.

Subsidy is available maximum 35%

## Annexure 14 - Cash flow statement

Particulars	0	I	II	III	IV	V	VI	VII	VIII	IX
opening balance	5,000,000	5,000,000	7,142,916	7,207,285	7,652,860	8,027,727	4,917,153	9,309,317	13,784,818	18,360,452
Add: Capital	2,250,000	-	-	-	-	-	-	-	-	-
Add: Loan disbursement	15,250,000	-	-	-	-	-	-	-	-	-
Less: Purchase of asset	17,400,000	-	-	-	-	-	-	-	-	-
Less: Land purchase	-	-	-	-	-	-	-	-	-	-
Add: Sales realizations	-	59,573,664	70,991,950	76,452,869	81,913,788	87,374,707	92,835,626	98,296,546	103,757,465	109,218,384
Less: Payment made to creditors of previos year	-	-	15,585,829	17,970,899	19,353,276	20,735,652	22,118,029	23,500,406	24,882,783	26,265,160
Add: Receipts from debtors of previos year	-	-	14,893,416	17,747,987	19,113,217	20,478,447	21,843,677	23,208,907	24,574,136	25,939,366
Less: Payments made for current year purchase	-	50,015,047	57,113,494	61,261,801	65,427,505	69,611,475	73,814,625	78,037,913	82,282,347	86,548,983
Less: Pre incorporation expense	100,000	-	-	-	-	-	-	-	-	-
Less: Interest payments	-	1,406,202	1,291,827	1,151,058	1,010,288	702,356	500,000	500,000	500,000	500,000
	5,000,000	13,152,415	19,037,132	21,024,384	22,888,796	24,831,398	23,163,801	28,776,450	34,451,289	40,204,059
Less: Income tax	-	1,715,031	3,308,265	3,846,059	4,365,668	4,918,878	4,832,960	5,229,639	5,613,083	5,983,977
	-	11,437,384	15,728,867	17,178,325	18,523,128	19,912,520	18,330,842	23,546,811	28,838,207	34,220,082
Less: Distrubutions made from profits	-	3,121,391	6,175,428	7,179,311	8,149,247	14,081,906	9,021,525	9,761,993	10,477,754	11,170,091
	-	8,315,993	9,553,439	9,999,014	10,373,881	5,830,614	9,309,317	13,784,818	18,360,452	23,049,991
Less: Principal repayment of loan	-	1,173,077	2,346,154	2,346,154	2,346,154	913,462	-	-	-	-
Closing cash balance	5,000,000	7,142,916	7,207,285	7,652,860	8,027,727	4,917,153	9,309,317	13,784,818	18,360,452	23,049,991



**S. no. Assumptions**

- 1 Electricity are semi-fixed cost. Rs. 250,000 pa is fixed, balance is variable at Rs. 14 per unit usage
- 2 Electricity usage in units is given below

Usage in units	80000	84000	88200	92610	97240.5	102102.525	107207.6513	112568.0338	118196.4355
Variable cost	1120000	1176000	1234800	1296540	1361367	1429435.35	1500907.118	1575952.473	1654750.097

- 3 Assumed that 90 days of purchases are average creditors maintained
- 4 Assumed that 60 days of sales are average debtors maintained by the business
- 5 It is assumed that insurance cost is 2% of purchase price and this will increase 5% annually



**(Wholly – owned subsidiary of NABARD)**

- i. More than 100 Full-time Consultants**
- ii. Backed by 400 domain specialists**
- iii. Executed over 1700 assignments across India and in African and Asian Continents**
- iv. Core Competencies**
  - a. Preparation/Appraisals of DPRs**
  - b. Techno-feasibility study**
  - c. Baseline Surveys**
  - d. Project Management Consultancy**
  - e. Climate Issues and Green Funds**
  - f. Monitoring and Evaluation**
  - g. Impact Assessment Studies**
  - h. Third Party Monitoring of Infrastructural Projects**
  - i. Skills for Livelihood**
  - j. Capacity Building**
  - k. Accreditation of Rural Godowns**
  - l. Climate Change Issues**
  - m. CSR Facilitation**
  - n. IT in Rural Banks**

# Pro - Services Rendered by NABCONS

No.	Name of Services	Description
1	Project Management Consultancy (PMC)	Entails provision of end-to-end solution, including assistance in statutory approvals, bid process management, issuing and evaluating tender documents and supervision over infrastructure projects like Mega Food Park, Rural Godowns, Cold Storage, etc. funded by Govt. or private entities.
2	Preparation of Detailed Project Report / Conduct / Techno-economic Feasibility	For various activities under agriculture, horticulture, forestry, fisheries, irrigation, animal husbandry, food processing activities, agri-infrastructure, climate issues, etc.
3	Third Party Monitoring (TPM) of Infrastructure Projects	TPM of various Govt.-funded infra projects to assess the level of compliance followed in execution. This also covers socio-economic impact evaluation.
4	Monitoring and Evaluation (M&E)	M & E is undertaken for various developmental schemes of Govt. of India and State Govts in the areas of agriculture, animal husbandry and all other socio-development sectors.
5	Training and Capacity Building	Training is imparted on forward markets, agriculture market infrastructure, rural godown, agri-financing, treasury and investment management for banks, etc.
6	Studies / Baseline Surveys	Baseline surveys are taken up for measuring impact of community investment made by public and private sector Companies. Studies are conduct on women, children, disadvantaged groups / regions, etc.
7	Livelihood Mapping	Livelihood mapping and analysis is done for identification of potential activities to be taken up by SHGs
8	International Visitors' Programme / International Exposure Visits	Entails organizing study tours / exposure for the visiting foreign delegates to their areas of interest such as watershed, micro-finance, fin-inclusion, cooperatives, projects appraisal, agro-processing, post-harvest technologies, farmers' clubs, etc.
9	Consultancy on Banking and Finance	Designing and execution of priority sector strategies, advisory services on Treasury and Investment Management for Banks, preparation of IT Policy, etc.
10	Transaction advisory	Transaction Advisory for setting up of Agri-mall, Silos & Cold Storages
11	Skills for Livelihood	Skilling of rural BPL youth and placement in the formal sector, monitoring skill initiatives of MORD, Govt. of India, facilitating access to credit for trainees, etc.
12	Accreditation of Godowns	Engaged by WDRA as Accreditation Agency for accrediting rural godowns.