
MODEL DPR

ESTABLISHMENT OF FLOUR MILL (WITHOUT CAPITAL SUBSIDY)

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 Fund¹

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

¹ 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.

| | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|
| 2 | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|

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 |
| | Project Cost | 225.00 |

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 | |
| Total Cost of Plant and Machineries (Rs. In Lakhs) | | 140.00 lakhs | |

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 | 152.50 | 67.78 |
| 3 | Working Capital Margin Money | 6.00 | 22.22 |
| | Total | 225.00 | 100 |

*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 | 162.291 |
| 6 | Profit after taxation | 39.017 | 77.193 | 89.741 | 101.866 | 113.604 |

*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] | 92% | - |
| 2 | Avg. Debt Service Coverage Ratio (DSCR) | 1.81 | - |
| 3 | Break Even Point (BEP) | 48.95% | - |
| 4 | Debt-Equity Ratio (TTL/TNW) | 1.77 | - |
| 5 | Fixed Assets Coverage Ratio | 0.63 | - |

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)

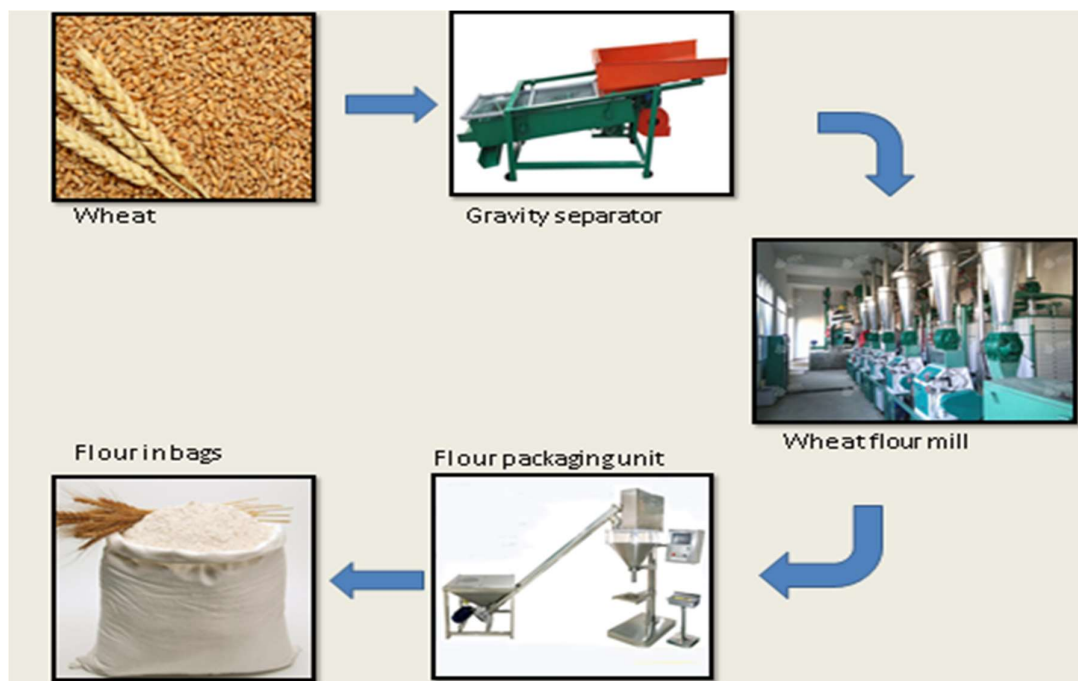
h. Details of Statutory/other approvals/registrations (status) Completed

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 |
| Total salary (Rs. In Lakh Per year) | | 52.272 |

- 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 without 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 (indigenous) | |
| (a) | Plant and Machinery | 140.00 |
| | Total | 140.00 |
| 5 | Miscellaneous 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 of 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 | - |
| | Total Cost of Project | 225.00 |

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 |
| Total Civil Work | | | 3,200,000 |
| 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 |
| Total Plant and Machinery | | | 14,000,000 |
| 3. Miscellaneous Fixed Asset | | | 200,000 |
| Total fixed Assets | | | 17,400,000 |

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 | 369,519 | 228,750 | 87,981 | - | - |
| | 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 | 869,519 | 728,750 | 587,981 | 500,000 | 500,000 |
| | Operating profits (PBT) | 8,156,770 | 13,118,550 | 14,612,847 | 16,089,749 | 17,548,384 | 17,013,664 | 18,316,853 | 19,546,108 | 20,665,180 |
| | Preliminary Expense | 100,000 | - | - | - | - | - | - | - | - |
| | 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 | 16,229,097 | 15,881,116 | 17,344,149 | 18,710,276 | 19,946,591 |
| | Income Tax | 1,715,031 | 3,308,265 | 3,846,059 | 4,365,668 | 4,868,729 | 4,764,335 | 5,203,245 | 5,613,083 | 5,983,977 |
| | Profits after Tax | 3,901,739 | 7,719,285 | 8,974,138 | 10,186,558 | 11,360,368 | 11,116,781 | 12,140,904 | 13,097,193 | 13,962,614 |
| | Distribution of profits (80%) | 3,121,391 | 6,175,428 | 7,179,311 | 8,149,247 | 9,088,294 | 8,893,425 | 9,712,724 | 10,477,754 | 11,170,091 |
| | Profit transfer to balance sheet | 780,348 | 1,543,857 | 1,794,828 | 2,037,312 | 2,272,074 | 2,223,356 | 2,428,181 | 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 |
| A | Asset | | | | | | | | | |
| 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 | 8,361,057 | 10,375,043 | 12,492,073 | 17,067,707 | 21,757,246 |
| | Total assets | 37,693,100 | 39,275,873 | 40,106,923 | 41,180,458 | 42,488,755 | 43,748,334 | 45,212,738 | 49,214,553 | 53,389,453 |
| B | Liabilities | | | | | | | | | |
| 1 | Capital | 2,250,000 | 3,030,348 | 4,574,205 | 6,369,032 | 8,406,344 | 10,678,418 | 12,901,774 | 15,329,955 | 17,949,393 |
| | Add- Profit | 780,348 | 1,543,857 | 1,794,828 | 2,037,312 | 2,272,074 | 2,223,356 | 2,428,181 | 2,619,439 | 2,792,523 |
| | Less- Drawings | - | - | - | - | - | - | - | - | - |
| | Closing capital | 3,030,348 | 4,574,205 | 6,369,032 | 8,406,344 | 10,678,418 | 12,901,774 | 15,329,955 | 17,949,393 | 20,741,916 |
| 2 | term Loan | 14,076,923 | 11,730,769 | 9,384,615 | 7,038,462 | 4,692,308 | 2,346,154 | - | - | - |
| 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 | 42,488,755 | 43,748,334 | 45,212,738 | 49,214,553 | 53,389,453 |
| | Current Ratio | | | | | | | | | |
| | Current Assets | 22,733,100 | 26,406,873 | 29,030,573 | 31,641,630 | 34,269,214 | 36,661,341 | 39,098,449 | 43,936,097 | 48,829,586 |
| | 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 | 1.263705925 | 1.286344522 | 1.308393838 | 1.405273399 | 1.495659121 |
| | Average | | | | 1.270534555 | | | | | |
| | Debt Equity ratio | | | | | | | | | |
| | Debt | 19,076,923 | 16,730,769 | 14,384,615 | 12,038,462 | 9,692,308 | 7,346,154 | 5,000,000 | 5,000,000 | 5,000,000 |
| | Equity | 3,030,348 | 4,574,205 | 6,369,032 | 8,406,344 | 10,678,418 | 12,901,774 | 15,329,955 | 17,949,393 | 20,741,916 |
| | Ratio | 6.295291586 | 3.657634532 | 2.258524454 | 1.432068617 | 0.907653924 | 0.569390992 | 0.326158822 | 0.278560946 | 0.241057767 |
| | Average | | | | 1.77403796 | | | | | |
| | Fixed asset coverage ratio | | | | | | | | | |
| | 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 | 9,692,308 | 7,346,154 | 5,000,000 | 5,000,000 | 5,000,000 |
| | ratio | 0.784193548 | 0.769181609 | 0.770013636 | 0.792362668 | 0.848047816 | - | - | - | - |
| | Average | | | | 0.440422142 | | | | | |
| | Debt service coverage ratio | | | | | | | | | |
| | Interest on loan (TL + WC) | 1,406,202 | 1,291,827 | 1,151,058 | 1,010,288 | 869,519 | 728,750 | 587,981 | 500,000 | 500,000 |
| | Instalment of loan | 6,173,077 | 7,346,154 | 7,346,154 | 7,346,154 | 7,346,154 | 7,346,154 | 7,346,154 | 5,000,000 | 5,000,000 |
| | Total | 7,579,279 | 8,637,981 | 8,497,212 | 8,356,442 | 8,215,673 | 8,074,904 | 7,934,135 | 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 | 2.24180091 | 2.197229121 | - | - | - |
| | Average | | | | 1.814659961 | | | | | |

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 | 17,548,384 | 17,013,664 | 18,316,853 | 19,546,108 | 20,665,180 |
| Add- dep on SLM | - | - | - | - | - | - | - | - | - |
| Sub total | 8,156,770 | 13,118,550 | 14,612,847 | 16,089,749 | 17,548,384 | 17,013,664 | 18,316,853 | 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 | 16,229,097 | 15,881,116 | 17,344,149 | 18,710,276 | 19,946,591 |
| Less - Deductions | - | - | - | - | - | - | - | - | - |
| Taxable profits | 5,716,770 | 11,027,550 | 12,820,197 | 14,552,226 | 16,229,097 | 15,881,116 | 17,344,149 | 18,710,276 | 19,946,591 |
| Income tax @30% | 1,715,031 | 3,308,265 | 3,846,059 | 4,365,668 | 4,868,729 | 4,764,335 | 5,203,245 | 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 |
| Fixed cost | | 9,603,402 |

| 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 |
| 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 | 5.865384615 | 0.96779 |
| | 3 | 58.65384615 | 5.865384615 | 0.87981 |
| | 4 | 52.78846154 | 5.865384615 | 0.79183 |
| 6 | 1 | 46.92307692 | 5.865384615 | 0.70385 |
| | 2 | 41.05769231 | 5.865384615 | 0.61587 |
| | 3 | 35.19230769 | 5.865384615 | 0.52788 |
| | 4 | 29.32692308 | 5.865384615 | 0.4399 |
| 7 | 1 | 23.46153846 | 5.865384615 | 0.35192 |
| | 2 | 17.59615385 | 5.865384615 | 0.26394 |
| | 3 | 11.73076923 | 5.865384615 | 0.17596 |
| | 4 | 5.865384615 | 5.865 | 0.08798 |

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 | 8,361,057 | 10,375,043 | 12,492,073 | 17,067,707 |
| 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 previous 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 previous 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 | 869,519 | 728,750 | 587,981 | 500,000 | 500,000 |
| | 5,000,000 | 13,152,415 | 19,037,132 | 21,024,384 | 22,888,796 | 24,664,235 | 26,378,956 | 29,754,195 | 33,158,544 | 38,911,314 |
| Less: Income tax | - | 1,715,031 | 3,308,265 | 3,846,059 | 4,365,668 | 4,868,729 | 4,764,335 | 5,203,245 | 5,613,083 | 5,983,977 |
| | - | 11,437,384 | 15,728,867 | 17,178,325 | 18,523,128 | 19,795,506 | 21,614,621 | 24,550,950 | 27,545,461 | 32,927,337 |
| Less: Distributions made from profits | - | 3,121,391 | 6,175,428 | 7,179,311 | 8,149,247 | 9,088,294 | 8,893,425 | 9,712,724 | 10,477,754 | 11,170,091 |
| | - | 8,315,993 | 9,553,439 | 9,999,014 | 10,373,881 | 10,707,211 | 12,721,196 | 14,838,226 | 17,067,707 | 21,757,246 |
| Less: Principal repayment of loan | - | 1,173,077 | 2,346,154 | 2,346,154 | 2,346,154 | 2,346,154 | 2,346,154 | 2,346,154 | - | - |
| Closing cash balance | 5,000,000 | 7,142,916 | 7,207,285 | 7,652,860 | 8,027,727 | 8,361,057 | 10,375,043 | 12,492,073 | 17,067,707 | 21,757,246 |

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. |