SAMPLE ONLY — fictional demo. Not for bank filing. jrloanadvisors.com

JR Loan Advisors · Project Report Builder sample

PROJECT REPORT

Jay Farms

Kai Nagar 1st Block 21st Cross, KaJayi nagar, Bangalore

Project at a glance

Name & address of unit	Jay Farms, Bangalore 560016
Activity	Fish farm
Email	jaikai@gmail.com
Phone	6868686866
Constitution	Private ltd
Scheme (if any)	mudra (demo)
Number of employment	5
Total project cost	2,899,999.00
Fixed capital	2,349,999.00
Working capital	550,000.00
Promoter(s) contribution	372,499.90
Term loan @ 11%	2,114,999.10
Working capital loan @ 11%	412,500.00
Total bank loan	2,527,499.10

Name & address of promoter(s)

Name	Age	Qualification	Experience	Net worth (indicative)	Address
Sample Promoter	34	B.Sc. Agriculture	6 years aquaculture	18,00,000	Bangalore 560016

Promoter KYC, CIBIL and net-worth proofs are for the licensed pack / banker file — not reproduced in this public sample.

Project feasibility ratios

Debt service coverage ratio (average): **2.94** · Formula: (PAT + Depreciation + Interest on TL) ÷ (Principal + Interest on TL)

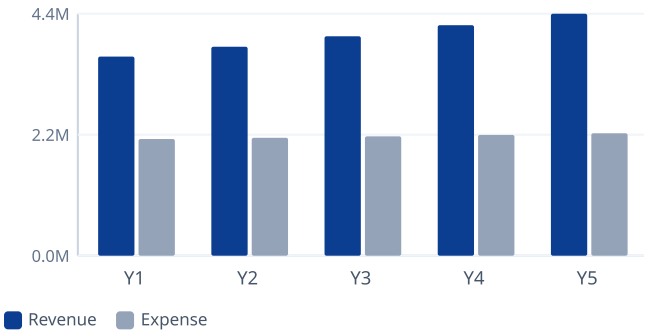
Particulars	Year 1	Year 2	Year 3	Year 4	Year 5
DSCR	2.72	2.83	2.93	3.05	3.17
Debt / Equity	1.19	0.52	0.24	0.09	0.00
Current ratio	3.21	5.21	7.29	9.46	11.71
Net profit margin %	31.01	32.67	34.22	35.67	37.06
Return on investment %	38.50	42.59	46.83	51.26	55.92

Project feasibility graphs

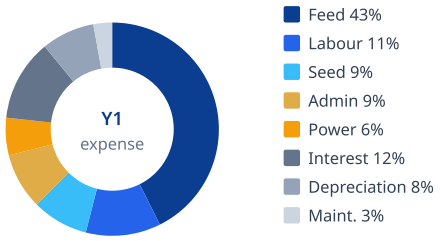
Charts use the same sales / expense / PAT / DSCR figures as the schedules below (single engine). Indicative sample.

Metric	Y1	Y2	Y3	Y4	Y5
Sales	3,600,000	3,780,000	3,969,000	4,167,400	4,375,800
PAT	1,116,427	1,235,005	1,358,109	1,486,621	1,621,559
DSCR	2.72	2.83	2.93	3.05	3.17
Closing cash	1,000,660	1,987,794	3,034,694	4,144,547	5,320,579

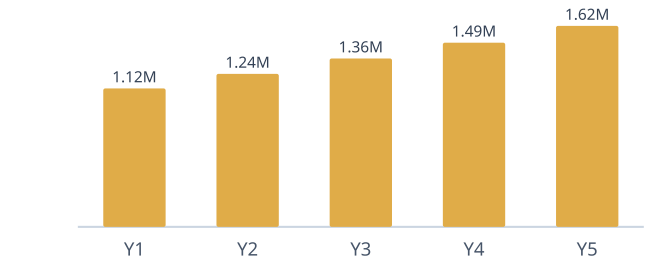
Revenue v/s Expense



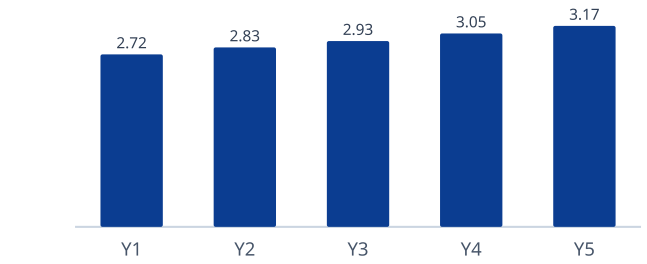
Expense split (Year 1)



PAT trend



DSCR by year



Avg DSCR	TL EMI / mo	Debt / Equity (Y1)
2.94	**Rs 45,985**	**1.19x**

Introduction (short — JR style)

This project report covers a fish-farming unit under controlled conditions (composite fish culture). It summarises promoter profile, project cost and means of finance, working capital, sales and expense assumptions, profitability, cash flow, balance sheet, term-loan repayment and DSCR.

Indicative only — the lender decides. JR keeps this introduction short; sector essays are not a substitute for bank appraisal, site visit, or scheme eligibility checks.

Project cost

Particulars	Amount (Rs)
Land development / pond excavation	900,000.00
Civil construction / shed	450,000.00
Plant & machinery / aeration / nets	699,999.00
Electrification & water arrangement	100,000.00
Preliminary & preoperative	100,000.00
Contingencies	100,000.00
Fixed capital subtotal	**2,349,999.00**
Working capital	550,000.00
Total project cost	**2,899,999.00**

Working capital computation

Particulars	Period (months)	Amount (Rs)
Fish seed / fingerlings	1	80,000.00
Feed stock	3	220,000.00
Labour & supervision	2	100,000.00
Power, fuel, water	2	50,000.00
Medicines / limestone / other	1	40,000.00
Selling / packing / contingency	1	60,000.00
Total working capital		**550,000.00**
Margin (25% illustrative)		137,500.00
Working capital loan		412,500.00

Annual sales / revenue

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5
Production (kg indicative)	18,000	18,900	19,845	20,837	21,879
Realisation Rs / kg	200	200	200	200	200
Total sales	**3,600,000**	**3,780,000**	**3,969,000**	**4,167,400**	**4,375,800**

Total yearly expense

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5
Seed / fingerlings	180,000	189,000	198,450	208,372	218,791
Feed	900,000	945,000	992,250	1,041,862	1,093,955
Labour & wages	240,000	252,000	264,600	277,830	291,722
Power & fuel	120,000	126,000	132,300	138,915	145,861
Maintenance & medicines	60,000	63,000	66,150	69,458	72,931
Admin / selling	180,000	189,000	198,450	208,372	218,791
Interest on term loan	216,056	177,202	133,851	85,484	31,520
Interest on WC loan	45,375	45,375	45,375	45,375	45,375
Depreciation	169,999.90	146,749.91	126,762.43	109,570.56	94,775.23
Total expenses	**2,111,431**	**2,133,327**	**2,158,189**	**2,185,239**	**2,213,721**

Term-loan interest equals the year totals from the EMI amortisation schedule (same engine).

Application of fund

Particulars	Amount (Rs)
Fixed assets / capital expenditure	2,349,999.00
Working capital margin & deployment	550,000.00
Total investment	**2,899,999.00**
Subsidy (if any — demo none)	0.00
Net means required	**2,899,999.00**

Means of finance

Particulars	Amount (Rs)	%
Promoter(s) contribution	372,499.90	12.84%
Term loan	2,114,999.10	72.93%
Working capital loan	412,500.00	14.22%
Total	**2,899,999.00**	**100%**

Hard gate: Cost of project = Means of finance.

Profitability statement

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5
Sales	3,600,000	3,780,000	3,969,000	4,167,400	4,375,800
Less: variable costs	1,440,000	1,512,000	1,587,600	1,666,979	1,750,329
Contribution	2,160,000	2,268,000	2,381,400	2,500,421	2,625,471
Less: fixed overheads	240,000	252,000	264,600	277,830	291,722
Operating profit (EBIDTA-ish)	1,920,000	2,016,000	2,116,800	2,222,591	2,333,749
Less: interest TL	216,056	177,202	133,851	85,484	31,520
Less: interest WC	45,375	45,375	45,375	45,375	45,375
Less: depreciation	169,999.90	146,749.91	126,762.43	109,570.56	94,775.23
Profit before tax	1,488,569	1,646,673	1,810,811	1,982,161	2,162,079
Tax (illustrative 25%)	372,142	411,668	452,703	495,540	540,520
Profit after tax	**1,116,427**	**1,235,005**	**1,358,109**	**1,486,621**	**1,621,559**

Cash flow statement

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5
Profit after tax	1,116,427	1,235,005	1,358,109	1,486,621	1,621,559
Depreciation	169,999.90	146,749.91	126,762.43	109,570.56	94,775.23
Promoter contribution	372,499.90	0	0	0	0
Term loan draw	2,114,999.10	0	0	0	0
WC loan draw	412,500.00	0	0	0	0
Total cash inflow	**4,186,426**	**1,381,755**	**1,484,871**	**1,596,192**	**1,716,334**
Capital expenditure	2,349,999	0	0	0	0
Increase in WC / stock	550,000	20,000	20,000	20,000	20,000
TL principal repayment	335,766	374,621	417,971	466,339	520,302
Total cash outflow	**3,235,765**	**394,621**	**437,971**	**486,339**	**540,302**
Net cash flow	950,660	987,134	1,046,900	1,109,853	1,176,032
Opening balance	50,000	1,000,660	1,987,794	3,034,694	4,144,547
Closing balance	**1,000,660**	**1,987,794**	**3,034,694**	**4,144,547**	**5,320,579**

Opening + net = closing each year; closing cash equals balance-sheet cash.

Balance sheet

Liabilities	Year 1	Year 2	Year 3	Year 4	Year 5
Capital	372,500	372,500	372,500	372,500	372,500
Reserves & surplus	1,116,427	2,351,432	3,709,540	5,196,161	6,817,720
Term loan	1,779,233	1,404,612	986,641	520,302	0
Working capital loan	412,500	412,500	412,500	412,500	412,500
Other current liabilities	80,000	85,000	90,000	95,000	100,000
Total liabilities	**3,760,659**	**4,626,044**	**5,571,181**	**6,596,463**	**7,702,720**

Assets	Year 1	Year 2	Year 3	Year 4	Year 5
Fixed assets (gross)	2,349,999	2,349,999	2,349,999	2,349,999	2,349,999
Less: accumulated dep	169,999.90	316,749.81	443,512.24	553,082.80	647,858.03
Net fixed assets	2,179,999	2,033,249	1,906,487	1,796,916	1,702,141
Current assets / stock	580,000	605,000	630,000	655,000	680,000
Cash & bank	1,000,660	1,987,794	3,034,694	4,144,547	5,320,579
Total assets	**3,760,659**	**4,626,044**	**5,571,181**	**6,596,463**	**7,702,720**

Hard gate: Total assets = Total liabilities each year. Term-loan balances match EMI year-end closings.

Repayment of term loan (monthly EMI — full 60 installments)

EMI Rs 45,985.21 · Rate 11% p.a. · Tenure 60 months · Term loan Rs 2,114,999.10. Interest ≤ EMI every month; final closing 0.

#	Month	Opening	Principal	Interest	Paid	Closing
1	Mar 2021	2,114,999.10	26,597.72	19,387.49	45,985.21	2,088,401.38
2	Apr 2021	2,088,401.38	26,841.53	19,143.68	45,985.21	2,061,559.85
3	May 2021	2,061,559.85	27,087.58	18,897.63	45,985.21	2,034,472.27
4	Jun 2021	2,034,472.27	27,335.88	18,649.33	45,985.21	2,007,136.39
5	Jul 2021	2,007,136.39	27,586.46	18,398.75	45,985.21	1,979,549.93
6	Aug 2021	1,979,549.93	27,839.34	18,145.87	45,985.21	1,951,710.59
7	Sep 2021	1,951,710.59	28,094.53	17,890.68	45,985.21	1,923,616.06
8	Oct 2021	1,923,616.06	28,352.06	17,633.15	45,985.21	1,895,264.00
9	Nov 2021	1,895,264.00	28,611.96	17,373.25	45,985.21	1,866,652.04
10	Dec 2021	1,866,652.04	28,874.23	17,110.98	45,985.21	1,837,777.81
11	Jan 2022	1,837,777.81	29,138.91	16,846.30	45,985.21	1,808,638.90
12	Feb 2022	1,808,638.90	29,406.02	16,579.19	45,985.21	1,779,232.88
13	Mar 2022	1,779,232.88	29,675.58	16,309.63	45,985.21	1,749,557.30
14	Apr 2022	1,749,557.30	29,947.60	16,037.61	45,985.21	1,719,609.70
15	May 2022	1,719,609.70	30,222.12	15,763.09	45,985.21	1,689,387.58

Repayment of term loan (continued)

#	Month	Opening	Principal	Interest	Paid	Closing
16	Jun 2022	1,689,387.58	30,499.16	15,486.05	45,985.21	1,658,888.42
17	Jul 2022	1,658,888.42	30,778.73	15,206.48	45,985.21	1,628,109.69
18	Aug 2022	1,628,109.69	31,060.87	14,924.34	45,985.21	1,597,048.82
19	Sep 2022	1,597,048.82	31,345.60	14,639.61	45,985.21	1,565,703.22
20	Oct 2022	1,565,703.22	31,632.93	14,352.28	45,985.21	1,534,070.29
21	Nov 2022	1,534,070.29	31,922.90	14,062.31	45,985.21	1,502,147.39
22	Dec 2022	1,502,147.39	32,215.53	13,769.68	45,985.21	1,469,931.86
23	Jan 2023	1,469,931.86	32,510.83	13,474.38	45,985.21	1,437,421.03
24	Feb 2023	1,437,421.03	32,808.85	13,176.36	45,985.21	1,404,612.18
25	Mar 2023	1,404,612.18	33,109.60	12,875.61	45,985.21	1,371,502.58
26	Apr 2023	1,371,502.58	33,413.10	12,572.11	45,985.21	1,338,089.48
27	May 2023	1,338,089.48	33,719.39	12,265.82	45,985.21	1,304,370.09
28	Jun 2023	1,304,370.09	34,028.48	11,956.73	45,985.21	1,270,341.61
29	Jul 2023	1,270,341.61	34,340.41	11,644.80	45,985.21	1,236,001.20
30	Aug 2023	1,236,001.20	34,655.20	11,330.01	45,985.21	1,201,346.00

Repayment of term loan (continued)

#	Month	Opening	Principal	Interest	Paid	Closing
31	Sep 2023	1,201,346.00	34,972.87	11,012.34	45,985.21	1,166,373.13
32	Oct 2023	1,166,373.13	35,293.46	10,691.75	45,985.21	1,131,079.67
33	Nov 2023	1,131,079.67	35,616.98	10,368.23	45,985.21	1,095,462.69
34	Dec 2023	1,095,462.69	35,943.47	10,041.74	45,985.21	1,059,519.22
35	Jan 2024	1,059,519.22	36,272.95	9,712.26	45,985.21	1,023,246.27
36	Feb 2024	1,023,246.27	36,605.45	9,379.76	45,985.21	986,640.82
37	Mar 2024	986,640.82	36,941.00	9,044.21	45,985.21	949,699.82
38	Apr 2024	949,699.82	37,279.63	8,705.58	45,985.21	912,420.19
39	May 2024	912,420.19	37,621.36	8,363.85	45,985.21	874,798.83
40	Jun 2024	874,798.83	37,966.22	8,018.99	45,985.21	836,832.61
41	Jul 2024	836,832.61	38,314.24	7,670.97	45,985.21	798,518.37
42	Aug 2024	798,518.37	38,665.46	7,319.75	45,985.21	759,852.91
43	Sep 2024	759,852.91	39,019.89	6,965.32	45,985.21	720,833.02
44	Oct 2024	720,833.02	39,377.57	6,607.64	45,985.21	681,455.45
45	Nov 2024	681,455.45	39,738.54	6,246.67	45,985.21	641,716.91

Repayment of term loan (continued)

#	Month	Opening	Principal	Interest	Paid	Closing
46	Dec 2024	641,716.91	40,102.80	5,882.41	45,985.21	601,614.11
47	Jan 2025	601,614.11	40,470.41	5,514.80	45,985.21	561,143.70
48	Feb 2025	561,143.70	40,841.39	5,143.82	45,985.21	520,302.31
49	Mar 2025	520,302.31	41,215.77	4,769.44	45,985.21	479,086.54
50	Apr 2025	479,086.54	41,593.58	4,391.63	45,985.21	437,492.96
51	May 2025	437,492.96	41,974.86	4,010.35	45,985.21	395,518.10
52	Jun 2025	395,518.10	42,359.63	3,625.58	45,985.21	353,158.47
53	Jul 2025	353,158.47	42,747.92	3,237.29	45,985.21	310,410.55
54	Aug 2025	310,410.55	43,139.78	2,845.43	45,985.21	267,270.77
55	Sep 2025	267,270.77	43,535.23	2,449.98	45,985.21	223,735.54
56	Oct 2025	223,735.54	43,934.30	2,050.91	45,985.21	179,801.24
57	Nov 2025	179,801.24	44,337.03	1,648.18	45,985.21	135,464.21
58	Dec 2025	135,464.21	44,743.45	1,241.76	45,985.21	90,720.76
59	Jan 2026	90,720.76	45,153.60	831.61	45,985.21	45,567.16
60	Feb 2026	45,567.16	45,567.16	417.70	45,984.86	0.00

Year-wise term-loan summary

Year	Principal	Interest	Total paid	Closing
Year 1	335,766.22	216,056.30	551,822.52	1,779,232.88
Year 2	374,620.70	177,201.82	551,822.52	1,404,612.18
Year 3	417,971.36	133,851.16	551,822.52	986,640.82
Year 4	466,338.51	85,484.01	551,822.52	520,302.31
Year 5	520,302.31	31,519.86	551,822.17	0.00

Debt service coverage ratio

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5
Net profit	1,116,427	1,235,005	1,358,109	1,486,621	1,621,559
Depreciation	169,999.90	146,749.91	126,762.43	109,570.56	94,775.23
Interest on TL	216,056	177,202	133,851	85,484	31,520
Total receipts	1,502,483	1,558,957	1,618,722	1,681,676	1,747,854
Principal	335,766	374,621	417,971	466,339	520,302
Interest on TL	216,056	177,202	133,851	85,484	31,520
Total repayments	551,823	551,823	551,823	551,823	551,822
DSCR	**2.72**	**2.83**	**2.93**	**3.05**	**3.17**

Average DSCR = **2.94**x. Same figures as feasibility ratios page.

Depreciation (WDV)

Asset	Rate	Y1	Y2	Y3	Y4	Y5
Civil / shed	10%	45,000.00	40,500.00	36,450.00	32,805.00	29,524.50
Plant & machinery	15%	104,999.85	89,249.87	75,862.39	64,483.03	54,810.58
Nets / other movable	15%	20,000.05	17,000.04	14,450.04	12,282.53	10,440.15
Total depreciation		**169,999.90**	**146,749.91**	**126,762.43**	**109,570.56**	**94,775.23**

Land / pond development not depreciated in this sample. Totals equal P&L depreciation each year.

Assumptions

- Sales grow ~5% p.a.; variable costs track sales.
- Term loan @ 11% / 60 months; WC interest @ 11% on drawn limit.
- Depreciation as WDV rates above; land not depreciated.
- Tax illustrative at 25%; actual tax as per assessment.
- Market offtake, survival rate and price realisation are illustrative only.

Banker checklist

- KYC + constitution + land / lease for ponds.
- Quotations for machinery / aeration; civil estimate.
- Bank statements (6–12 months) and CIBIL of promoters.
- This project report with DSCR / EMI walk.
- Collateral / guarantee as per scheme.

Sensitivity and cash break-even

Case	Sales	PAT Y1 (indicative)	DSCR Y1
Base	100%	1,116,427	2.72
Sales −10%	90%	~954,427	~2.43
Sales −20%	80%	~792,427	~2.14
Cash break-even (approx)	~39% of base sales covers cash fixed costs (incl. WC interest) + TL principal & interest ÷ CM		

Sensitivity is an illustrative stress reading (variable costs track sales; fixed overheads, interest and depreciation held).

Sample figures for practice. The bank decides.