

Tea Plantation, Blending and Packaging

[NPCS/5242/23749]

ANNEXURE 1

ASSUMPTIONS FOR PROFITABILITY WORKINGS

Land for Cultivation of green tea	4Acres
Production of Green tea leaves	25000 kgs
Quantity of Green tea for sale	5000 kgs
Factory Building	3000 Sqmt
Warehouse	1200 Sqmt
Admin Building	1000 Sqmt
Generator Room	700 Sqmt
Staff Quarter	1500 Sqmt
Number of Working Days in a Year	300
Number of shifts per days	1
Shift duration	8 hours
Construction Period	6 Months
Equity	20%
Debt	80%
Repair & Maintenance (On Machine Cost)	1%
Increase in cost of Repair & Maintenance	1.5%

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ANNEXURE 1

ASSUMPTIONS FOR PROFITABILITY WORKINGS

- The expenditure in Year 1 Year 2 of operating nature such as Cultivation Cost, Administrative Cost etc has not been capitalised. Project life is assumed as 10 years.
- The sales have been assumed at factory gate and the price has been considered at point of sale. transportation and distribution cost have not been taken and will be borne by the distributor / buyer.
- Project Cost & Working capital has been financed by equity and debt in the ratio of 20:80.

Working Capital Requirement	
Raw Material	2 Months
Power & Fuel	1 Months
Salary	1 Months
Finished Goods	1 Months
Debtor	1.5 Months

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ANNEXURE 1

ASSUMPTIONS FOR PROFITABILITY WORKINGS

Inflation Assumptions	Rate per annum
Inflation Rate in Electricity Consumption	1.50%
Salary Hike	2.50%
Wage Hike	2.50%
Transportation & Installation Charges	10 % of Machinery Cost
Insurance Charges	1%
Miscellaneous Expenses	1.50%

INPUT OUTPUT RATIO	
Production of Green tea leaves (Raw Materials)	25 tonnes
Green Tea (Finished Product)	5 Tonnes
The Input to output ratio is 5:1	

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ANNEXURE 2

PLANT ECONOMICS

Project	Green Tea Cultivation & Processing
Number of working days	25 days per month
	300 days per annum
Number of shifts per days	1
Shift duration	8 hours

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ANNEXURE 3

TOTAL PROJECT COST

Assets	Amount
Land & Building	1,76,00,770
Plant & Machinery	48,40,000
Other Asset and Prelim Exp	7,70,000
Working Capital Requirement	12,99,777
Total Investment Requirement	2,45,10,547

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ANNEXURE 4

LAND AND BUILDING

	Area	Rate/Unit	UoM	Year 1	Year 2	Year 3	Amount In INR	
							Year 4	Year 5
a) Land for Cultivation	4	Nil	acre	-	-	-	-	-
b) Land for Factory	1	Nil	acre	-	-	-	-	-
c) Building for Cultivation				-	-	-	-	-
Warehouse for Cultivation product	1200	1800	Sq ft.	21,60,000				
Cost of tea Plant and others				11,90,700	-	-	-	-
Building for Cultivation				33,50,700	-	-	-	-
d) Building for Manufacturing					-	-	-	-
Factory Building	2000	1,800	Sq ft.	-		36,00,000	-	-
Storage Godown	2000	1,500	Sq ft.	-	-	30,00,000	-	-
Genset Room	700	1,500	Sq ft.	-	-	10,50,000	-	-
	4700			-	-	76,50,000		
e) Building for Administration				-	-			
Administrative Block	1000	2,000	Sq ft.	-	-	20,00,000	-	-
Staff Quarter	1500	2,000	Sq ft.	-	-	30,00,000	-	-
Subtotal Land & Building	7200			-	-	1,60,00,700		
		-	-	-	-			
Add: Site levelling, approach road, construction of boundary wall, Electrification, Water supply, Sanitation and Drainage etc. @ 10%						16,00,070		
		-	-	-	-			
Total Land & Building		-	-	-	-	1,76,00,770		

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ANNEXURE 5

PLANT AND MACHINERY

a) Machinery for Cultivation						Amounts in INR.	
	Year 1	Year 2	Year 3	Year 4	Year 5		
Tractor with Trolley	9,00,000	-	-	-	-		
Agricultural Equipment	60,000	-	-	-	-		
Agricultural Sprayer	30,000	-	-	-	-		
Total Machinery for Cultivation	9,90,000	-	-	-	-		
b) Machinery for Manufacturing Process						Amounts in INR.	
Roaster						-	-
Boiler						-	-
Rolling Table						-	-
Dryer						-	-
Heater						-	-
Chain Grate Stoker						-	-
Sorting Machines						-	-
Plate & Frame type Filter						-	-
Automation						-	-
Miscellaneous Equipment				35,00,000		-	-
Add: Taxes, transportation and installation etc @ 10%				3,50,000			
TOTAL MACHINERY FOR MANUFACTURING				38,50,000		-	-

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ANNEXURE 6

OTHER ASSETS AND PRELIMINARY EXPENSES

	Amount In INR				
	Year 1	Year 2	Year 3	Year 4	Year 5
Office Equipment		-	2,25,000	-	-
Furniture & Fixture		-	2,00,000	-	-
Electrical Installation		-	1,50,000	-	-
Preliminary Expenses		-	75,000	-	-
Miscellaneous		-	1,20,000	-	-
Other Assets			7,70,000		

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ANNEXURE 7

TURNOVER

Revenue from sale of Green Tea		Year 1	Year 2	Year 3	Year 4	Year 5
Packed of Green Tea Sold	Kg	-	-	5,000	5,000	5,000
Selling price per packed of Green Tea	Nu	-	-	2,000.00	2,100.00	2,257.50
Revenue from sale of Green Tea						
Revenue from sale of Green Tea		Year 1	Year 2	Year 3	Year 4	Year 5
Green Tea Turnover		-	-	1,00,00,000	1,05,00,000	1,12,87,500
Revenue from sale of Green Tea		-	-	1,00,00,000	1,05,00,000	1,12,87,500
Other Income						
Other Income		Year 1	Year 2	Year 3	Year 4	Year 5
Other Income		-	-	0	0	0
Other Income		-	-	0	0	0
Total Turnover		-	-	1,00,00,000	1,05,00,000	1,12,87,500

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ANNEXURE 8

PROFIT AND LOSS STATEMENT

	<i>Amounts In Inr.(Lakhs)</i>									
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Sales and Other Income	0	0	100	105	112.88	121.34	130.44	140.22	150.74	162.05
Less: Excise Duty	-	-	7	7.35	7.9	8.49	9.13	9.82	10.55	11.34
Net Sales	-	-	93	97.65	104.97	112.85	121.31	130.41	140.19	150.7
Other Income	-	-	-	-	-	-	-	-	-	-
Total Income	-	-	93	97.65	104.97	112.85	121.31	130.41	140.19	150.7
Variable Cost										
Cultivation Cost	0.56	9.58	9.73	10.04	10.33	10.57	10.82	11.07	11.33	11.6
Manufacturing Cost	-	-	22.31	22.77	23.21	23.66	24.12	24.59	25.07	25.57
Insurance & Other Exp	-	-	0.93	0.98	1.05	1.13	1.21	1.3	1.4	1.51
Depreciation	4.34	4.34	27.06	24.29	23.18	22.74	22.56	22.49	22.46	22.45
Miscellaneous Expenses	-	-	1.4	1.46	1.57	1.69	1.82	1.96	2.1	2.26
Add: Opening Stock of Wip	-	-	-	1.56	1.6	1.64	1.68	1.72	1.77	1.81
Less: Closing Stock of Wip	-	-	1.56	1.6	1.64	1.68	1.72	1.77	1.81	1.86
Cost of Production	-4.9	13.92	59.87	59.5	59.31	59.75	60.49	61.37	62.32	63.33
Add: Opening Stock of Finished Goods	-	-	-	8.33	8.75	9.41	10.11	10.87	11.69	12.56
Less: Closing Stock of Finished Goods	-	-	8.33	8.75	9.41	10.11	10.87	11.69	12.56	13.5

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Cost of Sales	-4.9	13.92	51.53	59.08	58.65	59.04	59.73	60.55	61.45	62.39
Administrative Cost	3.88	3.97	25.1	25.72	26.36	27.02	27.69	28.38	29.09	29.82
Profit Before Interest but After Depreciation	-8.78	-17.89	16.37	12.85	19.96	26.78	33.88	41.47	49.65	58.49
Less: Interest										
On Term Loan		18.53	16.49	14.45	12.42	10.38	8.34	6.3	4.26	2.22
On Working Capital		1.04	0.91	0.78	0.65	0.52	0.39	0.26	0.13	-
On Short Term Borrowing			4.99	4.36	3.74	3.11	2.49	1.86	1.23	0.61
Add: Other Non-Operating Income	-	-	-	-	-	-	-	-	-	-
Less: Preliminary Expenses	1.2	1.23	-	-	-	-	-	-	-	-
Profit Before Taxation	-9.98	-36.65	-3.98	-4.71	5.2	14.81	24.71	35.09	46.07	57.89
Less: Provision for Taxes	-	-	-	-	1.3	3.7	6.18	8.77	11.52	14.47
Profit After Tax	-9.98	-36.65	-3.98	-4.71	3.9	11.11	18.53	26.32	34.55	43.42

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ANNEXURE 9

CULTIVATION COST

Cultivation Land - in acres – 4								
Total Tea Leaf Yield (Year 3 onwards) - in 20,125 Kg								
a) Material Cost								
	Rate/Unit	Units	UoM	Year 1	Year 2	Year 3	Year 4	Year 5
Cost of Tea Plant	15	20900	pieces	313500	-	-	-	-
Cost of Organic Fertiliser	8	900	kg	7,200	2,583	2,648	2,714	2,782
Cost of Irrigation facilities including borewell	24,000	4	acre	96,000	98,400	1,00,860	1,03,382	1,05,966
Material Cost of Land Preparation				4,16,700	1,00,983	1,03,508	1,06,095	1,08,748
b) Labour Cost - for farm operations								
	Rate/Unit	Units-days	No of labours	Year 1	Year 2	Year 3	Year 4	Year 5
Labour cost for Land preparation, levelling, and cleaning, Layout design and marking, digging pits and filling them with manure and fertilizers and Plucking of leaves or harvesting	215	300	12	774000	793350	813184	833513	854351
Labour Cost of Land Preparation				7,74,000	7,93,350	8,13,184	8,33,513	8,54,351
c) Miscellaneous Cost								
<i>Amounts in INR.</i>								
	Rate/Unit	Units	UoM	Year 1	Year 2	Year 3	Year 4	Year 5
Lease Rental of Cultivation Land	80	400	dec	32,000	32,000	32,000	32,000	32,000
Miscellaneous Cost				24,300	24,908	25,530	26,168	26,823
Miscellaneous Cost of Land				56,300	63,900	55,900	63,900	69,900
TOTAL CULTIVATION COST				12,47,000	9,58,233	9,72,591	10,03,509	10,32,999

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ANNEXURE 10

MANUFACTURING COST

a) Manufacturing Labour Cost													Amounts in INR.	
	Rate/Unit	Units	UoM	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Plant Labour	215	10	Nos	-	-	6,45,000	6,61,125	6,77,653	6,94,594	7,11,959	7,29,758	7,48,002	7,66,702	
Machine Operator/Skilled Workers	10,500	5				6,30,000	6,45,750	6,61,894	6,78,441	6,95,402	7,12,787	7,30,607	7,48,872	
Manufacturing Labour Cost				-	-	12,75,000	13,06,875	13,39,547	13,73,036	14,07,361	14,42,545	14,78,609	15,15,574	
b) Manufacturing Overheads														
	Rate/Unit	Units	UoM	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Power Consumption	3	52	kwH	-	-	3,71,520	3,77,093	3,82,749	3,88,490	3,94,318	4,00,233	4,06,236	4,12,330	
Water Consumption	10	20,400	Ltr	-	-	2,04,000	2,04,000	2,04,000	2,04,000	2,04,000	2,04,000	2,04,000	2,04,000	
Fuel Charges	78	953	ltr	-	-	74,304	75,419	76,550	77,698	78,864	80,047	81,247	82,466	
Repairs & Maintenance						2,32,108	2,37,910	2,41,479	2,45,101	2,48,778	2,52,509	2,56,297	2,60,142	
Packing Material				-	-	50,000	50,750	51,511	52,284	53,068	53,864	54,672	55,492	
Manufacturing Overheads				-	-	9,31,932	9,45,172	9,56,289	9,67,574	9,79,027	9,90,653	10,02,452	10,14,429	
c) Miscellaneous Manufacturing Overheads														
	Rate/Unit	Units	UoM	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Miscellaneous Manufacturing Overheads				-	-	24,500	25,113	25,364	25,617	25,873	26,132	26,393	26,657	
Miscellaneous Manufacturing Overheads				-	-	24,500	25,113	25,364	25,617	25,873	26,132	26,393	26,657	
TOTAL MANUFACTURING COST				0	0	22,31,432	22,77,159	23,21,200	23,66,226	24,12,262	24,59,330	25,07,455	25,56,661	

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ANNEXURE 11

ADMINISTRATION AND SELLING OVERHEADS

a) Administration and Selling Manpower Cost													
	Rate/U nit	Units	UoM	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Production Manager	35,000	1	Nos	0	0	4,20,000	4,30,500	4,41,263	4,52,294.06	4,63,601.41	4,75,191.45	4,87,071.2	4,99,248
Administrative Officer cum Accountant	30,000	1	Nos	0	0	3,60,000	3,69,000	3,78,225	3,87,680.63	3,97,372.64	4,07,306.96	4,17,489.6	4,27,926.8
Marketing and Sales Personnel	30,000	2	Nos	0	0	7,20,000	7,38,000	7,56,450	7,75,361.25	7,94,745.28	8,14,613.91	8,34,979.2	8,55,853.7
Security Guard	10,000	3	Nos	3,60,000	3,69,000	3,78,225	3,87,681	3,97,373	4,07,306.96	4,17,489.63	4,27,926.87	4,38,625.0	4,49,590.6
Cleaning and clerical staff	12,000	2	Nos	0	0	2,88,000	2,95,200	3,02,580	3,10,144.50	3,17,898.11	3,25,845.57	3,33,991.7	3,42,341.5
Administration and Selling Manpower Cost				3,60,000	3,69,000	21,66,225	22,20,381	22,75,890	23,32,787	23,91,107	24,50,885	25,12,157	25,74,961
b) Administration and Selling Overheads													
	Rate/U nit	Units	UoM	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Lease Rentals of Land	80	100	dec	8,000	8,000	8,000	8,000	8,000	8,001	8,002	8,003	8,004	8,005
Conveyance & Transport						1,25,000	1,28,125	1,31,328	1,34,611	1,37,977	1,41,426	1,44,962	1,48,586
Advertisement & Publicity				-		1,25,000	1,28,125	1,31,328	1,34,611	1,37,977	1,41,426	1,44,962	1,48,586
Administrative Expenses						65,000	66,625	68,291	69,998	71,748	73,542	75,380	77,265
Administration and Selling Overheads				8,000	8,000	3,23,000	3,30,875	3,38,947	3,47,222	3,55,703	3,64,397	3,73,307	3,82,441

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c) Miscellaneous Administrative & Selling Overheads													
	Rate/U nit	Units	UoM	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Miscellaneous Administrative & Selling Overheads				19,500	20,000	20,500	21,013	21,538	22,076	22,628	23,194	23,774	24,368
Miscellaneous Manufacturing Overheads				19,500	20,000	20,500	21,013	21,538	22,076	22,628	23,194	23,774	24,368
TOTAL ADMINISTRATIVE AND SELLING OVERHEADS				3,87,500	3,97,000	25,09,725	25,72,268	26,36,375	27,02,085	27,69,438	28,38,475	29,09,238	29,81,770

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ANNEXURE 12

DEPRECIATION SCHEDULE

YEAR 1	Useful Life	Gross Block			Depreciation			Net Block	
		Opg Balance	Additions	Clg Balance	Opg Balance	for the year	Clg Balance	Clg Balance	
For Cultivation									
	Building for Cultivation	10	-	33,50,700	30,15,630	-	3,35,070	3,35,070	30,15,630
	Machinery for Cultivation	10	-	9,90,000	8,91,000	-	99,000	99,000	8,91,000
ASSETS FOR CULTIVATION			-	43,40,700	39,06,630	-	4,34,070	4,34,070	39,06,630
For Manufacturing									
	Building for Manufacturing	10	-		0	-	0	0	0
	Machinery for Manufacturing	10	-	0	0	-	0	0	0
ASSETS FOR MANUFACTURING			-	0	0	-	0	0	0
For Administrative purpose									
	Building for Administration	10	-		0	-	0	0	0
	Other Assets	8	-	0	0	-	0	0	0
ASSETS FOR ADMINISTRATION			-	0	0	-	0	0	0
TOTAL FIXED ASSETS			-	43,40,700	39,06,630	-	4,34,070	4,34,070	39,06,630

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ANNEXURE 12

DEPRECIATION SCHEDULE

YEAR 2	Useful Life	Gross Block			Depreciation			Net Block	
		Opg Balance	Additions	Clg Balance	Opg Balance	For the Year	Clg Balance	Clg Balance	
For Cultivation									
	Building for Cultivation	10	30,15,630	-	26,80,560	3,35,070	3,35,070	3,35,070	26,80,560
	Machinery for Cultivation	10	8,91,000	-	7,92,000	99,000	99,000	1,84,666	7,92,000
ASSETS FOR CULTIVATION			39,06,630	-	34,72,560	4,34,070	4,34,070	3,35,070	34,72,560
For Manufacturing									
	Building for Manufacturing	10	0		0	0	0	0	0
	Machinery for Manufacturing	10	0		0	0	0	0	0
ASSETS FOR MANUFACTURING			0		0	0	0	0	0
For Administrative purpose									
	Building for Administration	10	0	-	0	0	0	0	0
	Other Assets	8	0	-	0	0	0	0	0
ASSETS FOR ADMINISTRATION			0	-	0	0	0	0	0
TOTAL ASSETS			39,06,630		34,72,560	4,34,070	4,34,070	3,35,070	34,72,560

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ANNEXURE 12

DEPRECIATION SCHEDULE

YEAR 3	Useful Life	Gross Block			Depreciation			Net Block Clg Balance	
		Opg Balance	Additions	Clg Balance	Opg Balance	for the year	Clg Balance		
For Cultivation									
	Building for Cultivation	10	26,80,560		23,45,490	3,35,070	3,35,070	3,35,070	23,45,490
	Machinery for Cultivation	10	7,92,000		6,93,000	1,84,666	99,000	99,000	6,93,000
ASSETS FOR CULTIVATION			34,72,560		30,38,490	3,35,070	4,34,070	4,34,070	30,38,490
For Manufacturing									
	Building for Manufacturing	10		76,50,000	68,85,000		7,65,000	7,65,000	68,85,000
	Machinery for Manufacturing	10		38,50,000	34,65,000		3,85,000	3,85,000	34,65,000
ASSETS FOR MANUFACTURING				1,15,00,000	1,03,50,000		11,50,000	11,50,000	1,03,50,000
For Administrative purpose									
	Building for Administration	10		66,00,070	59,40,063		6,60,007	6,60,007	59,40,063
	Other Assets	8		7,70,000	3,08,000		4,62,000	4,62,000	3,08,000
ASSETS FOR ADMINISTRATION				73,70,070	62,48,063		11,22,007	11,22,007	62,48,063
TOTAL FIXED ASSETS			34,72,560	1,88,70,070	1,96,36,553	3,35,070	27,06,077	27,06,077	1,96,36,553

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ANNEXURE 12

DEPRECIATION SCHEDULE

YEAR 4	Useful Life	Gross Block			Depreciation			Net Block	
		Opg Balance	Additions	Clg Balance	Opg Balance	for the year	Clg Balance	Clg Balance	
For Cultivation									
	Building for Cultivation	10	23,45,490		20,10,420	3,35,070	3,35,070	3,35,070	20,10,420
	Machinery for Cultivation	10	6,93,000		5,94,000	99,000	99,000	99,000	5,94,000
ASSETS FOR CULTIVATION			30,38,490		26,04,420	4,34,070	4,34,070	4,34,070	26,04,420
For Manufacturing									
	Building for Manufacturing	10	68,85,000		61,20,000	7,65,000	7,65,000	7,65,000	61,20,000
	Machinery for Manufacturing	10	34,65,000		30,80,000	3,85,000	3,85,000	3,85,000	30,80,000
ASSETS FOR MANUFACTURING			1,03,50,000		92,00,000	11,50,000	11,50,000	11,50,000	92,00,000
For Administrative purpose									
	Building for Administration	10	59,40,063		52,80,056	6,60,007	6,60,007	6,60,007	52,80,056
	Other Assets	10	3,08,000		1,23,200	4,62,000	1,84,800	1,84,800	1,23,200
ASSETS FOR ADMINISTRATION			6248063		54,03,256	11,22,007	8,44,807	8,44,807	5E+06
TOTAL FIXED ASSETS			1,96,36,553		1,72,07,676	27,06,077	24,28,877	24,28,877	1,72,07,676

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ANNEXURE 12

DEPRECIATION SCHEDULE

YEAR 5	Useful Life	Gross Block			Depreciation			Net Block Clg Balance	
		Opg Balance	Additions	Clg Balance	Opg Balance	for the year	Clg Balance		
For Cultivation									
	Building for Cultivation	10	20,10,420		16,75,350	3,35,070	3,35,070	3,35,070	16,75,350
	Machinery for Cultivation	10	5,94,000		4,95,000	99,000	99,000	99,000	4,95,000
ASSETS FOR CULTIVATION			26,04,420		21,70,350	4E+05	4,34,070	4,34,070	21,70,350
For Manufacturing									
	Building for Manufacturing	10	61,20,000		53,55,000	7,65,000	7,65,000	7,65,000	53,55,000
	Machinery for Manufacturing	10	30,80,000		26,95,000	3,85,000	3,85,000	3,85,000	26,95,000
ASSETS FOR MANUFACTURING			92,00,000		80,50,000	1E+06	11,50,000	11,50,000	80,50,000
For Administrative purpose									
	Building for Administration	10	52,80,056		46,20,049	6,60,007	6,60,007	6,60,007	46,20,049
	Other Assets	8	1,23,200		49,280	1,84,800	73,920	73,920	49,280
ASSETS FOR ADMINISTRATION			54,03,256		46,69,329	8E+05	7,33,927	7,33,927	46,69,329
TOTAL FIXED ASSETS			1,72,07,676		1,48,89,679	24,28,877	23,17,997	23,17,997	1,48,89,679

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ANNEXURE 13

BALANCE SHEET

	<i>Amounts in INR.Lacs</i>				
	Year 1	Year 2	Year 3	Year 4	Year 5
Fixed Assets					
Land & Building	30.16	26.8	169.31	134.1	116.5
Assets for Cultivation	9	7.92	6.93	5.94	5
Assets for Manufacturing	0	0	34.65	30.8	26.95
Assets for Administration	0	0	7.7	1.23	0.49
TOTAL FIXED ASSETS	39.07	34.73	218.59	172.08	148.9
Current Assets					
Inventories, WIP (RM) & FG	-	-	10.15	10.61	11.31
Sundry Debtors	0	0	12.5	13.13	14.11
Cash and Cash Equivalents	1.5	153.56	2.3	19.04	21.19
Current Assets	1.5	153.56	24.95	42.77	46.61
Less: Current Liabilities					
Creditor for Raw Materials	1.53	1.57	1.61	1.65	1.69
Creditor for Expenses	0	0	0.54	0.55	0.55
Total Current Liabilities	1.53	1.57	2.15	2.19	2.24
TOTAL ASSETS	40.57	188.29	243.54	214.85	195.5
Financed by:					
Equity Share Capital	49.02	49.02	49.02	49.02	49.02
Net Profit for the year	-9.98	-36.65	-3.98	-4.71	3.9
Working Capital	-	9.09	7.79	6.48	5.18
Short Term Borrowing			43.73	37.45	31.18
Term Loans	-	165.26	144.84	124.41	103.98
TOTAL Liabilities	40.57	188.29	243.54	214.85	195.5

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ANNEXURE 14

INVENTORY

	Year 1	Year 2	Year 3	Year 4	Year 5
Fuel	-	-	0.23	0.23	0.23
Fertiliser	-	-	0.03	0.03	0.03
Finished Goods	-	-	8.3	8.8	9.4
WIP	-	-	1.56	1.6	1.64
Total	-	-	10.15	10.61	11.31

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ANNEXURE 15

EQUITY SHARE CAPITAL

Equity Share Capital	Price/Share	Number of Share	Amount in INR.
Equity Share Capital	10	4,90,211	49,02,109

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ANNEXURE 16

ACCOUNTING RATIOS

ROI (AVERAGE FIXED ASSETS)					
Profit After Tax			3.98	4.71	3.9
Opening Fixed Assets (Net Block)	-	39.1	34.7	196.4	172.1
Closing Fixed Assets (Net Block)	39.1	34.7	196.4	172.1	148.9
AVERAGE FIXED ASSETS	19.5	36.9	115.5	184.2	160.5
ROI (AVERAGE FIXED ASSETS)	0	0	-0.03	-0.03	0.02

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ANNEXURE 16

ACCOUNTING RATIOS

ROI (AVERAGE TOTAL ASSETS)

ROI (AVERAGE TOTAL ASSETS)					
Profit After Tax	-9.98	-36.65	-3.98	-4.71	3.9
Opening Total Assets	43.41	39.07	34.73	196.37	172.08
Closing Total Assets	39.07	34.73	196.37	172.08	148.9
AVERAGE TOTAL ASSETS	62.94	56.43	132.91	282.4	246.53
ROI (AVERAGE TOTAL ASSETS)	-0.16	-0.65	-0.03	-0.02	0.02

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ANNEXURE 16

ACCOUNTING RATIOS

RONW (NET WORTH)

	Year 1	Year 2	Year 3	Year 4	Year 5
Profit After Tax	-9.98	-36.65	-3.98	-4.71	3.9
Equity Share Capital	49.02	49.02	49.02	49.02	49.02
Retained Earnings	-9.98	-36.65	-3.98	-4.71	3.9
NET WORTH	39.04	12.37	45.04	44.31	52.92
RONW (NET WORTH)	-0.26	-2.96	-0.09	-0.11	0.07

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ANNEXURE 17

SENSITIVITY ANALYSIS -I

	Year 1	Year 2	Year 3	Year 4	Year 5
Resultant Gross Profit	-1952030.392	-2807272.33	-3808241.19	-3701707.88	-3664427.24
Resultant Net Profit After Tax	-1464022.8	-2105454.2	-2856180.9	-2776280.9	-2748320.4
Resultant ROI (Average Fixed Assets)	(0.47)	(0.23)	(0.38)	(0.45)	(0.58)
Resultant ROI (Average Total Assets)	(0.33)	(0.18)	(0.46)	11.40	0.41
Resultant ROI (Average Fixed Assets)	(0.25)	(0.12)	(0.16)	(0.16)	(0.16)
Resultant Debt Service Coverage Ratio	- 0.23	-0.36	-0.54	-0.59	-0.68
Resultant Debt Equity Ratio	3.67	3.36	3.03	2.68	2.31
Resultant Break Even Point in units(A/B)	43437.42	37257.20	30595.97	23424.27	16353.93
Resultant Break Even Point	54.7	54.1	54.1	55.4	57.5

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ANNEXURE 18

SENSITIVITY ANALYSIS -II

Increase sales by 2%	Year 1	Year 2	Year 3	Year 4	Year 5
Resultant Gross Profit	-1952030.392	-2807272.33	-3806241.19	-3730707.88	-3662027.24
Resultant Net Profit After Tax	-1464022.8	-2105454.2	-2854680.9	-2798030.9	-2746520.4
Resultant ROI (Average Fixed Assets)	(0.47)	(0.23)	(0.38)	(0.46)	(0.58)
Resultant ROI (Average Total Assets)	(0.33)	(0.18)	(0.46)	11.10	0.41
Resultant ROI (Average Fixed Assets)	(0.25)	(0.12)	(0.16)	(0.16)	(0.16)
Resultant Debt Service Coverage Ratio	-0.23	-0.36	-0.54	-0.60	-0.68
Resultant Debt Equity Ratio	3.67	3.36	3.03	2.68	2.31
Resultant Break Even Point in units(A/B)	N/A	N/A	6526.00	5466.22	4641.13
Resultant Break Even Point	N/A	N/A	400.0	300.0	469.0

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ANNEXURE 18

SENSITIVITY ANALYSIS -II

	Year 1	Year 2	Year 3	Year 4	Year 5
Decrease sales by 2%					
Resultant Gross Profit	-1952030.392	-2807272.33	5003718.806	-3751127.88	-3684475.24
Resultant Net Profit After Tax	-1464022.8	-2105454.2	3752789.1	-2813345.9	-2763356.4
Resultant ROI (Average Fixed Assets)	(0.47)	(0.23)	0.50	(0.46)	(0.59)
Resultant ROI (Average Total Assets)	(0.33)	(0.18)	0.39	(0.29)	(0.88)
Resultant ROI (Average Fixed Assets)	(0.25)	(0.12)	0.21	(0.16)	(0.16)
Resultant Debt Service Coverage Ratio	- 0.11	- 0.15	0.27	-0.20	- 0.20
Resultant Debt Equity Ratio	7.96	7.96	7.96	7.96	7.96
Resultant Break Even Point in units(A/B)	N/A	N/A	6370.00	5335.56	4530.19
Resultant Break Even Point	N/A	N/A	400.0	300.0	469.0

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ANNEXURE 19

SENSITIVITY ANALYSIS -III

	Year 1	Year 2	Year 3	Year 4	Year 5
Increase in raw material price by 2%					
Resultant Gross Profit	-1952008.392	-2806889.33	5004098.806	-102747128	-3684075.24
Resultant Net Profit After Tax	-1464006.3	-2105167.0	3753074.1	-77060345.9	-2763056.4
Resultant ROI (Average Fixed Assets)	(0.47)	(0.23)	0.50	(12.56)	(0.59)
Resultant ROI (Average Total Assets)	(0.33)	(0.18)	0.39	2.81	0.03
Resultant ROI (Average Fixed Assets)	(0.25)	(0.12)	0.21	(4.40)	(0.16)
Resultant Debt Service Coverage Ratio	- 0.11	-0.15	0.27	-5.53	-0.20
Resultant Debt Equity Ratio	7.96	7.96	7.96	7.96	7.96
Resultant Break Even Point in units(A/B)	N/A	N/A	6370.00	5335.56	4530.19
Resultant Break Even Point	N/A	N/A	400.0	300.0	469.0

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ANNEXURE 19

SENSITIVITY ANALYSIS -III

decrease in raw material price by 2%	Year 1	Year 2	Year 3	Year 4	Year 5
Resultant Gross Profit	-1950910.392	-2788112.33	5023169.806	-3731127.88	-3664475.24
Resultant Net Profit After Tax	-1463182.8	-2091084.2	3767377.4	-2798345.9	-2748356.4
Resultant ROI (Average Fixed Assets)	(0.47)	(0.23)	0.50	(0.46)	(0.58)
Resultant ROI (Average Total Assets)	(0.33)	(0.18)	0.40	(0.29)	(0.85)
Resultant ROI (Average Fixed Assets)	(0.25)	(0.12)	0.22	(0.16)	(0.16)
Resultant Debt Service Coverage Ratio	- 0.11	-0.15	0.27	-0.20	-0.20
Resultant Debt Equity Ratio	7.96	7.96	7.96	7.96	7.96
Resultant Break Even Point in units(A/B)	N/A	N/A	6370.00	5335.56	4530.19
Resultant Break Even Point	N/A	N/A	400.0	300.0	469.0

Tea Plantation, Blending and Packaging

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ANNEXURE 20

EARNINGS PER SHARE

	Year 1	Year 2	Year 3	Year 4	Year 5
Profit After Tax	-9.98	-36.65	-3.98	-4.71	3.9
No of shares (490211 shares of Nu 10 each)	4,90,211	4,90,211	4,90,211	4,90,211	4,90,211
EARNINGS PER SHARE	-2.04	-7.48	-0.81	-0.96	0.8

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ANNEXURE 21

Total Raw Material cost

	UOM	units	rate	Year 1	Year 2	Year 3	Year 4	Year 5
Tea plant	piece	20900	15	313500	-	-	-	-
Organic fertilizers	kg	900	8	7,200	2,583	2,648	2,714	2,782
Irrigation facilities including borewell	acre	4	24000	96,000	98,400	1,00,860	1,03,382	1,05,966

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ANNEXURE 22

PROFITABILITY RATIOS

DEBT EQUITY RATIO

	Year 1	Year 2	Year 3	Year 4	Year 5
TERM LOAN	186	165	145	124	104
Shareholders' Equity Share Capital	49.02	49.02	49.02	49.02	49.02
Retained Earnings	-9.98	-36.65	-3.98	-4.71	3.9
Shareholders' Equity	39	12	45	44	53
DEBT-EQUITY RATIO	4.76	13.36	3.22	2.81	1.96

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ANNEXURE 23

PROFITABILITY RATIOS

PROFIT VOLUME RATIO

	Year 1	Year 2	Year 3	Year 4	Year 5
Sale Value	-	-	100	105	112.9
Cost of Production	-	-	59.9	59.5	59.3
Contribution	-	-	40.1	45.5	53.6
Break Even Point	N/A	N/A	40%	43%	47%

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ANNEXURE 24

BREAKEVEN ANALYSIS

	Year 1	Year 2	Year 3	Year 4	Year 5
Fixed Expenses:					
Admin & Selling Overheads including insurance			25.1	25.72	26.36
Interest			24.56	21.76	18.97
Depreciation			27.06	24.29	23.18
TOTAL FIXED COST (A)			76.72	71.78	68.51
No of Units Sold	-	-	5,000	5,000	5,000
Total Sale Value	-	-	100	105	113
Total Cost of Production	-	-	59.9	59.5	59.3
Total Contribution	-	-	40.1	45.5	53.6
CONTRIBUTION PER UNIT SOLD (B)	N/A	N/A	802.7	910.05	1071.37
BREAK EVEN POINT (in Units) (A/B)	N/A	N/A	9557	7887	6395

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ANNEXURE 25

TERM LOANS AND WORKING CAPITAL LOAN DETAILS

Loan Requirement	Total Amount Requirement	Equity infusion (20%)	Loan Amount	Tenure of Loan
A TERM LOANS				
BUILDINGS				
Buildings - Cultivation	33,50,700	6,70,140	26,80,560	10
Buildings - Manufacturing	92,50,070	18,50,014	74,00,056	10
Buildings - Administrative Block	50,00,000	10,00,000	40,00,000	10
PLANT & MACHINERY				
Machinery - Cultivation	9,90,000	1,98,000	7,92,000	10
Machinery - Manufacturing	38,50,000	7,70,000	30,80,000	10
OTHER ASSETS				
Other Administrative Assets	7,70,000	1,54,000	6,16,000	10
TOTAL TERM LOAN	2,32,10,770	46,42,154	1,85,68,616	
B WORKING CAPITAL LOAN				
Working Capital Requirement	12,99,777	2,59,955	10,39,821	8
TOTAL WORKING CAPITAL LOAN				
TOTAL PROJECT COST	2,45,10,547	49,02,109	1,96,08,437	

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ANNEXURE 26

TERM LOANS

Loan For:	TERM LOANS				
Principal:	1,85,68,616				
Interest:	9.98%				
Tenure (yrs)	10				
	Opening Balance	EMI	Interest	Principal Paid	Closing Bal
Year 1	1,85,68,616	20,42,548	18,53,148	1,89,400	1,65,26,068
Year 2	1,65,26,068	20,42,548	16,49,302	3,93,246	1,44,83,520
Year 3	1,44,83,520	20,42,548	14,45,455	5,97,092	1,24,40,973
Year 4	1,24,40,973	20,42,548	12,41,609	8,00,939	1,03,98,425
Year 5	1,03,98,425	20,42,548	10,37,763	10,04,785	83,55,877
Year 6	83,55,877	20,42,548	8,33,917	12,08,631	63,13,329
Year 7	63,13,329	20,42,548	6,30,070	14,12,477	42,70,782
Year 8	42,70,782	20,42,548	4,26,224	16,16,324	22,28,234
Year 9	22,28,234	20,42,548	2,22,378	18,20,170	1,85,686
Year 10	1,85,686	1,85,686	18,531	1,67,155	-

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ANNEXURE 27

WORKING CAPITAL LOANS

Loan For:	<i>Working Capital Loan</i>				
Principal:	10,39,821				
Interest:	9.98%				
Tenure (yrs)	8				
Year	Opening Balance	EMI	Interest	Principal Paid	Closing Bal
Year 1	10,39,821	1,30,485	1,03,774	26,711	9,09,336
Year 2	9,09,336	1,30,485	90,752	39,733	7,78,851
Year 3	7,78,851	1,30,485	77,729	52,756	6,48,366
Year 4	6,48,366	1,30,485	64,707	65,778	5,17,882
Year 5	5,17,882	1,30,485	51,685	78,800	3,87,397
Year 6	3,87,397	1,30,485	38,662	91,823	2,56,912
Year 7	2,56,912	1,30,485	25,640	1,04,845	1,26,427
Year 8	1,26,427	1,30,485	12,617	1,17,868	0

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ANNEXURE 28

SHORT TERM BORROWING

Loan For: <i>Short Term Borrowing</i>					
Principal: 50,00,000					
Interest: 9.98%					
Tenure (yrs) 8					
Year	Opening Balance	EMI	Interest	Principal Paid	Closing Bal
Year 3	50,00,000	6,27,439	4,99,000	1,28,439	43,72,561
Year 4	43,72,561	6,27,439	4,36,382	1,91,058	37,45,122
Year 5	37,45,122	6,27,439	3,73,763	2,53,676	31,17,682
Year 6	31,17,682	6,27,439	3,11,145	3,16,295	24,90,243
Year 7	24,90,243	6,27,439	2,48,526	3,78,913	18,62,804
Year 8	18,62,804	6,27,439	1,85,908	4,41,531	12,35,365
Year 9	12,35,365	6,27,439	1,23,289	5,04,150	6,07,925
Year 10	6,07,925	6,27,439	60,671	5,66,768	0

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ANNEXURE 29

PAYBACK PERIOD

	Year 1 & 2
TOTAL INVESTMENT - in first 2 years	283.06
CASH FLOW - in 3 years	23.08
PAYBACK PERIOD	12.26

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ANNEXURE 30

INTERNAL RATE OF RETURN (IRR)

Year 1 - Initial Investment	-5.64
Year 2	-277.42
Year 3	23.08
Year 4	19.58
Year 5	27.08
Year 6	33.85
Year 7	41.09
Year 8	48.81
Year 9	57.01
Year 10	65.86
Internal Rate of Return	2.10%