

付屬書一V 財務經濟分析計算表

Appendix V.1 Financing Plan (Development and Sale of Land; Case-A1)

Year Project Year	(Unit: Rs Million)															
	1994 Study	1995 Preparation	1996 1	1997 2	1998 3	1999 4	2000 5	2001 6	2002 7	2003 8	2004 9	2005 10	2006 11	2007 12	Total	
Investment	0.0	1,535.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,535.0
Land Acquisition	0.0	0.0	560.2	933.7	373.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,867.4
Basic Infrastructure	0.0	0.0	134.4	134.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	268.8
Flyover	0.0	0.0	0.0	224.2	224.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	448.4
Promotion Center	0.0	0.0	0.0	0.0	14.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.3
Improvement of Outside Drain	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Interest during Const. for Land	0.0	92.1	198.9	230.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	521.8
Interest during Const. for Develop.	0.0	0.0	18.1	70.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	89.0
Total	0.0	1,627.1	911.6	1,594.0	612.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4,744.7
Finance	0.0	383.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	383.8
Equity for Land Acquisition	0.0	0.0	138.9	258.5	122.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	519.8
Equity for Development	0.0	1,243.4	198.9	230.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,673.1
Loan for Land Acquisition	0.0	0.0	573.8	1,104.7	489.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,168.1
Loan for Development	0.0	0.0	911.6	1,594.0	612.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4,744.7
Total	0.0	1,627.1	911.6	1,594.0	612.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4,744.7
Repayment and Interest	0.0	0.0	0.0	0.0	0.0	185.9	185.9	185.9	185.9	185.9	185.9	185.9	185.9	185.9	185.9	1,673.1
Repayment on Loan for Land	0.0	0.0	0.0	0.0	0.0	240.9	240.9	240.9	240.9	240.9	240.9	240.9	240.9	240.9	240.9	2,168.1
Repayment on Loan for Develop.	0.0	1,243.4	1,442.3	1,673.1	1,673.1	1,487.2	1,301.3	1,115.4	929.5	743.6	557.7	371.8	185.9	0.0	0.0	-
Loan Balance (Land)	0.0	0.0	573.8	1,678.5	2,168.1	1,927.2	1,686.3	1,445.4	1,204.5	963.6	722.7	481.8	240.9	0.0	0.0	-
Loan Balance (Development)	0.0	0.0	0.0	0.0	267.7	267.7	237.9	208.2	178.5	148.7	119.0	89.2	59.5	29.7	0.0	1,606.1
Interest on Loan for Land	0.0	0.0	0.0	0.0	0.0	140.9	125.3	109.6	94.0	78.3	62.6	47.0	31.3	15.7	0.0	813.7
Interest on Loan for Development	0.0	0.0	0.0	0.0	109.1	140.9	125.3	109.6	94.0	78.3	62.6	47.0	31.3	15.7	0.0	813.7

Appendix V.2 Profit & Loss and Cashflow Table (Land Sale; Case-A1)

Year Project Year	(Unit: Rs Million)													
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	
			IRRO(b/tax)= 10.9%											
			IRRO(a/tax)= 6.3%											
Sales Price (Rs/m <sup>2</sup> )	1,737	1,737	1,737	1,737	1,737	1,737	1,737	1,737	1,737	1,737	1,737	1,737	1,737	-
Sales Price (US\$/m <sup>2</sup> )	57.3	57.3	57.3	57.3	57.3	57.3	57.3	57.3	57.3	57.3	57.3	57.3	57.3	-
Sales Revenue	0.0	0.0	0.0	463.8	463.8	463.8	463.8	463.8	463.8	463.8	463.8	463.8	463.8	4,637.8
Industrial Area	0.0	0.0	0.0	389.1	0.0	778.2	0.0	0.0	389.1	0.0	389.1	0.0	0.0	1,945.4
Housing Area	0.0	0.0	0.0	0.0	503.7	0.0	0.0	165.0	0.0	0.0	60.8	0.0	0.0	729.5
Other Area	0.0	0.0	0.0	852.9	967.5	1,242.0	463.8	628.8	852.9	463.8	913.7	463.8	463.8	7,312.8
Total	0.0	0.0	0.0	17.1	19.4	24.8	9.3	12.6	17.1	9.3	18.3	9.3	9.3	146.3
Sales Expenses	0.0	0.0	0.0	376.8	408.6	363.2	317.8	272.4	227.0	181.6	136.2	90.8	45.4	2,419.9
Interest on Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Interest on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Recovery of Development Cost	0.0	0.0	0.0	553.4	627.7	805.8	300.9	408.0	553.4	300.9	592.8	300.9	300.9	4,744.7
Net Profit before Tax	0.0	0.0	0.0	-94.3	-88.2	48.1	-164.2	-64.2	55.4	-28.0	166.4	62.8	108.2	2.0
Taxable Income	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0
Income Tax	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9
Net Profit after Tax	0.0	0.0	0.0	-94.3	-88.2	48.1	-164.2	-64.2	55.4	-28.0	166.4	62.8	107.3	1.1
Source of Fund														
Net Profit after Tax	0.0	0.0	0.0	-94.3	-88.2	48.1	-164.2	-64.2	55.4	-28.0	166.4	62.8	107.3	1.1
Recovery of Development Cost	0.0	0.0	0.0	553.4	627.7	805.8	300.9	408.0	553.4	300.9	592.8	300.9	300.9	4,744.7
Cash from Deposit	0.0	0.0	0.0	0.0	459.0	571.8	998.9	708.8	625.8	807.8	633.9	853.6	426.8	6,106.3
Equity	383.8	138.9	258.5	122.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	903.5
Long-term Loan	1,243.4	772.7	1,335.5	489.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3,841.1
Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	1,627.1	911.6	1,594.0	1,071.0	998.6	1,425.7	1,135.6	1,052.6	1,234.6	1,080.7	1,413.1	1,217.3	833.0	15,596.8
Application of Fund														
Land Acquisition	1,535.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,535.0
Basic Infrastructure	0.0	560.2	933.7	373.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,867.4
Flyover	0.0	134.4	134.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	268.8
Promotion Center	0.0	0.0	224.2	224.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	448.4
Improvement of Outside Drain	0.0	0.0	0.0	14.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.3
Interest during Construction	92.1	217.0	301.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	610.8
Repayment on Long-term Loan	0.0	0.0	0.0	0.0	426.8	426.8	426.8	426.8	426.8	426.8	426.8	426.8	426.8	3,841.1
Repayment on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	1,627.1	911.6	1,594.0	612.0	426.8	426.8	426.8	426.8	426.8	426.8	426.8	426.8	426.8	8,585.8
Cash Surplus	0.0	0.0	0.0	459.0	571.8	998.9	708.8	625.8	807.8	633.9	986.3	790.5	408.2	7,010.9
Cash to Deposit	0.0	0.0	0.0	459.0	571.8	998.9	708.8	625.8	807.8	633.9	853.6	426.8	0.0	6,106.3
Dividend	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	132.7	363.7	408.2	904.6
Cashflow (ROI b/tax)	-1,535.0	-694.6	-1,292.3	238.1	948.2	1,217.1	454.5	616.2	835.8	454.5	895.4	454.5	454.5	3,046.9
Cashflow (ROI a/tax)	-1,535.0	-694.6	-1,292.3	75.4	763.6	980.2	366.0	496.3	673.1	366.0	721.1	366.0	366.0	1,651.9
Cashflow (ROE b/tax)	-383.8	-138.9	-258.5	-122.4	0.0	0.0	0.0	0.0	0.0	0.0	132.7	363.7	409.1	2.0
Cashflow (ROE a/tax)	-383.8	-138.9	-258.5	-122.4	0.0	0.0	0.0	0.0	0.0	0.0	132.7	363.7	408.2	1.1

Appendix V.3 Profit & Loss and Cashflow Table (Land Sale; Case-A1\*)

(Unit: Rs Million)

Year	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	Total
Project Year	0	1	2	3	4	5	6	7	8	9	10	11	12	Total
Sales Price (Rs/m <sup>2</sup> )	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	-
Sales Price (US\$/m <sup>2</sup> )	40.3	40.3	40.3	40.3	40.3	40.3	40.3	40.3	40.3	40.3	40.3	40.3	40.3	-
Sales Revenue	0.0	0.0	0.0	326.0	326.0	326.0	326.0	326.0	326.0	326.0	326.0	326.0	326.0	3,260.1
Industrial Area	0.0	0.0	0.0	273.5	0.0	547.0	0.0	0.0	273.5	0.0	273.5	0.0	0.0	1,367.5
Housing Area	0.0	0.0	0.0	0.0	354.1	0.0	0.0	116.0	0.0	0.0	42.7	0.0	0.0	512.8
Other Area	0.0	0.0	0.0	599.5	680.1	873.0	326.0	442.0	599.5	326.0	642.2	326.0	326.0	5,140.4
Total	0.0	0.0	0.0	12.0	13.6	17.5	6.5	8.8	12.0	6.5	12.8	6.5	6.5	102.8
Sales Expenses	0.0	0.0	0.0	109.1	140.9	125.3	109.6	94.0	78.3	62.6	47.0	31.3	15.7	813.7
Interest on Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Interest on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Recovery of Development Cost	0.0	0.0	0.0	492.5	558.7	717.2	267.8	363.1	492.5	267.8	527.6	267.8	267.8	4,222.9
Net Profit before Tax	0.0	0.0	0.0	-14.1	-33.1	13.1	-57.9	-23.9	16.7	-11.0	54.8	20.4	36.0	1.0
Taxable Income	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.0
Income Tax	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5
Net Profit after Tax	0.0	0.0	0.0	-14.1	-33.1	13.1	-57.9	-23.9	16.7	-11.0	54.8	20.4	35.6	0.5
Source of Fund	0.0	0.0	0.0	-14.1	-33.1	13.1	-57.9	-23.9	16.7	-11.0	54.8	20.4	35.6	0.5
Net Profit after Tax	0.0	0.0	0.0	492.5	558.7	717.2	267.8	363.1	492.5	267.8	527.6	267.8	267.8	4,222.9
Recovery of Development Cost	0.0	0.0	0.0	0.0	478.4	763.1	1,252.5	1,221.5	1,204.5	963.6	722.7	481.8	240.9	7,328.9
Cash from Deposit	1,535.0	138.9	258.5	122.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,054.8
Equity	0.0	573.8	1,104.7	489.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,168.1
Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	1,535.0	712.7	1,363.2	1,090.4	1,004.0	1,493.4	1,462.4	1,560.7	1,713.7	1,220.4	1,305.1	770.0	544.3	15,775.2
Application of Fund	1,535.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,535.0
Land Acquisition	0.0	560.2	933.7	373.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,867.4
Basic Infrastructure	0.0	134.4	134.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	268.8
Flyover	0.0	0.0	224.2	224.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	448.4
Promotion Center	0.0	0.0	0.0	14.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.3
Improvement of Outside Drain	0.0	18.1	70.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	89.0
Interest during Construction	0.0	0.0	0.0	0.0	240.9	240.9	240.9	240.9	240.9	240.9	240.9	240.9	240.9	2,168.1
Repayment on Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Repayment on Short-term Loan	0.0	0.0	0.0	0.0	240.9	240.9	240.9	240.9	240.9	240.9	240.9	240.9	240.9	6,391.0
Total	1,535.0	712.7	1,363.2	612.0	240.9	240.9	240.9	240.9	240.9	240.9	240.9	240.9	240.9	6,391.0
Cash Surplus	0.0	0.0	0.0	478.4	763.1	1,252.5	1,221.5	1,319.8	1,472.8	979.5	1,064.2	529.1	303.4	9,384.2
Cash to Deposit	0.0	0.0	0.0	478.4	763.1	1,252.5	1,221.5	1,204.5	963.6	722.7	481.8	240.9	0.0	7,328.9
Dividend	0.0	0.0	0.0	0.0	0.0	0.0	0.0	115.3	509.2	256.9	582.4	288.2	303.4	2,055.3
Cashflow (ROI b/tax)	-1,535.0	-694.6	-1,292.3	-10.2	666.5	855.6	319.5	433.2	587.5	319.5	629.4	319.5	319.5	918.0
Cashflow (ROI a/tax)	-1,535.0	-694.6	-1,292.3	-58.6	611.5	785.0	293.1	397.4	539.0	293.1	577.5	293.1	293.1	502.3
Cashflow (ROE b/tax)	-1,535.0	-138.9	-258.5	-122.4	0.0	0.0	0.0	115.3	509.2	256.9	582.4	288.2	303.8	1.0
Cashflow (ROE a/tax)	-1,535.0	-138.9	-258.5	-122.4	0.0	0.0	0.0	115.3	509.2	256.9	582.4	288.2	303.4	0.5

Appendix V.4 Profit & Loss and Cashflow Table (Land Sale; Case-A1\*)

Year Project Year	(Unit: Rs Million)													
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	Total
Sales Price (Rs/m <sup>2</sup> )	1,515	1,515	1,515	1,515	1,515	1,515	1,515	1,515	1,515	1,515	1,515	1,515	1,515	-
Sales Price (US\$/m <sup>2</sup> )	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	-
Sales Revenue	0.0	0.0	0.0	404.5	404.5	404.5	404.5	404.5	404.5	404.5	404.5	404.5	404.5	4,045.1
Industrial Area	0.0	0.0	0.0	339.4	0.0	678.7	0.0	0.0	339.4	0.0	339.4	0.0	0.0	1,696.8
Housing Area	0.0	0.0	0.0	0.0	439.4	0.0	0.0	143.9	0.0	0.0	53.0	0.0	0.0	636.3
Other Area	0.0	0.0	0.0	743.9	843.9	1,083.2	404.5	548.4	743.9	404.5	796.9	404.5	404.5	6,378.2
Total	0.0	0.0	0.0	14.9	16.9	21.7	8.1	11.0	14.9	8.1	15.9	8.1	8.1	127.6
Sales Expenses	0.0	0.0	0.0	109.1	140.9	125.3	109.6	94.0	78.3	62.6	47.0	31.3	15.7	813.7
Interest on Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Interest on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Recovery of Development Cost	0.0	0.0	0.0	492.5	558.7	717.2	267.8	363.1	492.5	267.8	527.6	267.8	267.8	4,222.9
Net Profit before Tax	0.0	0.0	0.0	127.4	127.4	219.1	19.0	80.4	158.2	66.0	206.4	97.3	112.9	1,214.0
Taxable Income	0.0	0.0	0.0	127.4	127.4	219.1	19.0	80.4	158.2	66.0	206.4	97.3	112.9	1,214.0
Income Tax	0.0	0.0	0.0	58.6	58.6	100.8	8.7	37.0	72.8	30.3	94.9	44.7	52.0	558.4
Net Profit after Tax	0.0	0.0	0.0	68.8	68.8	118.3	10.3	43.4	85.4	35.6	111.4	52.5	61.0	655.6
Source of Fund	0.0	0.0	0.0	68.8	68.8	118.3	10.3	43.4	85.4	35.6	111.4	52.5	61.0	655.6
Net Profit after Tax	0.0	0.0	0.0	492.5	558.7	717.2	267.8	363.1	492.5	267.8	527.6	267.8	267.8	4,222.9
Recovery of Development Cost	0.0	0.0	0.0	0.0	561.3	947.9	1,542.5	1,445.4	1,204.5	963.6	722.7	481.8	240.9	8,110.5
Cash from Deposit	1,535.0	138.9	258.5	122.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,054.8
Equity	0.0	573.8	1,104.7	489.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,168.1
Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	1,535.0	712.7	1,363.2	1,173.3	1,188.8	1,783.4	1,820.5	1,851.9	1,782.4	1,267.0	1,361.7	802.1	569.7	17,211.8
Application of Fund	1,535.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,535.0
Land Acquisition	0.0	560.2	933.7	373.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,867.4
Basic Infrastructure	0.0	134.4	134.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	268.8
Flyover	0.0	0.0	224.2	224.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	448.4
Promotion Center	0.0	0.0	0.0	14.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.3
Improvement of Outside Drain	0.0	18.1	70.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	89.0
Interest during Construction	0.0	0.0	0.0	0.0	240.9	240.9	240.9	240.9	240.9	240.9	240.9	240.9	240.9	2,168.1
Repayment on Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Repayment on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	1,535.0	712.7	1,363.2	612.0	240.9	240.9	240.9	240.9	240.9	240.9	240.9	240.9	240.9	6,391.0
Cash Surplus	0.0	0.0	0.0	561.3	947.9	1,542.5	1,579.6	1,611.0	1,541.5	1,026.1	1,120.8	561.2	328.8	10,820.8
Cash to Deposit	0.0	0.0	0.0	561.3	947.9	1,542.5	1,445.4	1,204.5	963.6	722.7	481.8	240.9	0.0	8,110.5
Dividend	0.0	0.0	0.0	0.0	0.0	0.0	134.2	406.5	577.9	303.4	639.0	320.3	328.8	2,710.3
Cashflow (ROI b/tax)	-1,535.0	-694.6	-1,292.3	131.3	827.0	1,061.6	396.4	537.5	729.0	396.4	781.0	396.4	396.4	2,131.0
Cashflow (ROI a/tax)	-1,535.0	-694.6	-1,292.3	17.8	698.2	896.2	334.7	453.7	615.4	334.7	659.3	334.7	334.7	1,157.3
Cashflow (ROE b/tax)	-1,535.0	-138.9	-258.5	-63.8	58.6	100.8	143.0	443.5	650.7	333.8	734.0	365.1	380.8	1,214.0
Cashflow (ROE a/tax)	-1,535.0	-138.9	-258.5	-122.4	0.0	0.0	134.2	406.5	577.9	303.4	639.0	320.3	328.8	655.6

Appendix V.5 Profit & Loss and Cashflow Table (Power Supply; Case-1)

(1/2)

Price of Electricity = 1.84 Rs/kWh

IRROE(b/tax)= 13.1%  
IRROE(a/tax)= 8.1%

IRRO(b/tax)= 12.9%  
IRRO(a/tax)= 10.0%

(Unit: Rs. Million)

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Generated Energy (MWh)	0.0	0.0	0.0	0.0	998.640	998.640	998.640	998.640	998.640	998.640	998.640	998.640	998.640	998.640	998.640	998.640	998.640	998.640
Trans. and Distribution Loss (MWh)	0.0	0.0	0.0	0.0	29,959	29,959	29,959	29,959	29,959	29,959	29,959	29,959	29,959	29,959	29,959	29,959	29,959	29,959
Sold Energy (MWh)	0.0	0.0	0.0	0.0	968,681	968,681	968,681	968,681	968,681	968,681	968,681	968,681	968,681	968,681	968,681	968,681	968,681	968,681
Sales Revenue	0.0	0.0	0.0	0.0	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4
Fuel Cost	0.0	0.0	0.0	0.0	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8
Other Operation Cost	0.0	0.0	0.0	0.0	97.9	97.9	97.9	97.9	97.9	97.9	97.9	97.9	97.9	97.9	97.9	97.9	97.9	97.9
Interest on Long-term Loan	0.0	0.0	0.0	0.0	412.6	412.6	412.6	412.6	412.6	412.6	412.6	412.6	412.6	412.6	412.6	412.6	412.6	412.6
Interest on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Depreciation (25%)	0.0	0.0	0.0	0.0	993.1	744.8	538.6	419.0	314.2	235.7	176.7	132.6	99.4	74.6	55.9	41.9	31.5	23.6
Net Profit before Tax	0.0	0.0	0.0	0.0	-888.0	-639.7	-453.5	-313.8	-209.1	-130.5	-71.6	-27.4	5.7	30.6	59.1	84.7	108.5	131.9
Income Tax	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Net Profit after Tax	0.0	0.0	0.0	0.0	-888.0	-639.7	-453.5	-313.8	-209.1	-130.5	-71.6	-27.4	5.7	30.6	59.1	84.7	108.5	131.9
Source of Fund																		
Net Profit after Tax	0.0	0.0	0.0	0.0	-888.0	-639.7	-453.5	-313.8	-209.1	-130.5	-71.6	-27.4	5.7	30.6	59.1	84.7	108.5	131.9
Depreciation	0.0	0.0	0.0	0.0	993.1	744.8	538.6	419.0	314.2	235.7	176.7	132.6	99.4	74.6	55.9	41.9	31.5	23.6
Equity	0.0	61.5	320.4	213.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Long-term Loan	0.0	0.0	1,924.5	1,513.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	0.0	61.5	2,244.9	1,727.5	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1
Application of Fund																		
Land Acquisition	0.0	61.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Power Plant	0.0	0.0	1,457.4	971.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub-station & Transmission Line	0.0	0.0	555.1	370.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rearrangement of Manesar SS	0.0	0.0	123.4	82.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Interest during Construction	0.0	0.0	108.9	303.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Repayment on Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Repayment on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	0.0	61.5	2,244.9	1,727.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cash Surplus	0.0	0.0	0.0	0.0	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1
Cashflow (ROI b/tax)	0.0	-61.5	-2,135.9	-1,423.9	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7
Cashflow (ROI a/tax)	0.0	-61.5	-2,135.9	-1,423.9	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7
Cashflow (ROE b/tax)	0.0	-61.5	-320.4	-213.6	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1
Cashflow (ROE a/tax)	0.0	-61.5	-320.4	-213.6	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1	105.1
Outstanding of Long-term Loan	0.0	0.0	1,924.5	3,438.4	3,438.4	3,438.4	3,438.4	3,438.4	3,438.4	3,438.4	3,438.4	3,438.4	3,438.4	3,266.5	3,094.5	2,922.6	2,750.7	2,578.8

Appendix V.5 Profit & Loss and Cashflow Table (Power Supply; Case-1)

(2/2)

	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	Total
Year																	
Generated Energy (MWh)	998,640	998,640	998,640	998,640	998,640	998,640	998,640	998,640	998,640	998,640	998,640	998,640	998,640	998,640	998,640	998,640	29,959,200
Trans. and Distribution Loss (MWh)	29,959	29,959	29,959	29,959	29,959	29,959	29,959	29,959	29,959	29,959	29,959	29,959	29,959	29,959	29,959	29,959	898,776
Sold Energy (MWh)	968,681	968,681	968,681	968,681	968,681	968,681	968,681	968,681	968,681	968,681	968,681	968,681	968,681	968,681	968,681	968,681	29,060,424
Sales Revenue	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	1,782.4	53,471.2
Fuel Cost	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	1,166.8	35,003.0
Other Operation Cost	97.9	97.9	97.9	97.9	97.9	97.9	97.9	97.9	97.9	97.9	97.9	97.9	97.9	97.9	97.9	97.9	2,936.4
Interest on Long-term Loan	309.5	288.8	268.2	247.6	226.9	206.3	185.7	165.0	144.4	123.8	103.2	82.5	61.9	41.3	20.6	0.0	8,045.8
Interest on Short-term Loan	34.8	38.8	48.9	58.3	67.0	74.8	81.5	87.1	91.5	94.6	96.1	96.0	94.2	90.4	84.5	76.3	1,304.4
Depreciation (25%)	17.7	13.3	10.0	7.5	5.6	4.2	3.1	2.4	1.8	1.3	1.0	0.7	0.6	0.4	0.3	0.2	3,971.7
Net Profit before Tax	155.8	176.8	190.7	204.4	218.2	232.5	247.4	263.2	280.0	298.1	317.5	338.4	361.1	385.7	412.3	441.2	2,209.9
Income Tax	26.7	81.3	87.7	94.0	100.4	106.9	113.8	121.1	128.8	137.1	146.0	155.7	166.1	177.4	189.7	202.9	2,035.7
Net Profit after Tax	129.1	95.5	103.0	110.4	117.8	125.5	133.6	142.1	151.2	161.0	171.4	182.8	195.0	208.3	222.6	238.2	174.2
Source of Fund																	
Net Profit after Tax	129.1	95.5	103.0	110.4	117.8	125.5	133.6	142.1	151.2	161.0	171.4	182.8	195.0	208.3	222.6	238.2	174.2
Depreciation	17.7	13.3	10.0	7.5	5.6	4.2	3.1	2.4	1.8	1.3	1.0	0.7	0.6	0.4	0.3	0.2	3,971.7
Equity	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	595.5
Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3,438.4
Short-term Loan	242.5	305.6	364.6	418.7	467.2	509.4	544.6	572.0	591.0	600.6	600.1	588.5	564.9	528.1	477.1	0.0	8,152.7
Total	389.3	414.4	477.6	536.6	590.7	639.2	681.3	716.5	744.0	762.9	772.5	772.0	760.4	736.8	700.0	238.5	16,332.4
Application of Fund																	
Land Acquisition	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	61.5
Power Plant	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,429.0
Sub-station & Transmission Line	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	925.1
Rearrangement of Manesar SS	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	205.7
Interest during Construction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	412.5
Repayment on Long-term Loan	171.9	171.9	171.9	171.9	171.9	171.9	171.9	171.9	171.9	171.9	171.9	171.9	171.9	171.9	171.9	171.9	3,438.4
Repayment on Short-term Loan	217.3	242.5	305.6	364.6	418.7	467.2	509.4	544.6	572.0	591.0	600.6	600.1	588.5	564.9	528.1	477.1	8,152.7
Total	389.3	414.4	477.6	536.6	590.7	639.2	681.3	716.5	744.0	762.9	772.5	772.0	760.4	736.8	700.0	477.1	15,624.9
Cash Surplus	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-238.6	707.5
Cashflow (ROI b/tax)	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	517.7	11,910.4
Cashflow (ROI a/tax)	287.7	285.7	284.2	283.0	282.1	281.5	281.0	280.7	280.4	280.2	280.0	279.9	279.8	279.8	279.7	279.7	6,592.8
Cashflow (ROE b/tax)	26.7	81.3	87.7	94.0	100.4	106.9	113.8	121.1	128.8	137.1	146.0	155.7	166.1	177.4	189.7	-35.7	2,147.7
Cashflow (ROE a/tax)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-238.6
Outstanding of Long-term Loan	2,406.9	2,234.9	2,063.0	1,891.1	1,719.2	1,547.3	1,375.4	1,203.4	1,031.5	859.6	687.7	515.8	343.8	171.9	0.0	0.0	--

Appendix V.6 Profit & Loss and Cashflow Table (Water Supply; Case-A1)

Price of Water = 6.83 Rs/m<sup>3</sup> (1/2)

IRRO(b/tax)= 12.6% IRROE(b/tax)= 10.0%  
 IRRO(a/tax)= 9.9% IRROE(a/tax)= 3.9%

(Unit: Rs Thousand)

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Water Supply Volume (m <sup>3</sup> /day)	0	0	0	0	0	4,756	9,317	14,853	18,429	22,655	27,210	30,786	35,607	39,183	42,759	42,759	42,759	42,759
Sale Revenue	0.00	0.00	0.00	0.00	0.00	11.86	23.23	37.03	45.94	56.48	67.83	76.75	88.77	97.68	106.60	106.60	106.60	106.60
Cost of Water Treatment Plant	0.00	0.00	0.00	0.00	0.00	3.62	7.09	11.31	14.03	17.25	20.72	23.44	27.12	29.84	32.56	32.56	32.56	32.56
Operating Cost of Pumping Station	0.00	0.00	0.00	0.00	0.00	1.36	2.67	4.26	5.29	6.50	7.80	8.83	10.21	11.24	12.26	12.26	12.26	12.26
Interest on Long-term Loan	0.00	0.00	0.00	0.00	0.00	31.90	31.90	31.90	31.90	31.90	31.90	31.90	31.90	31.90	30.31	28.71	27.12	25.52
Interest on Short-term Loan	0.00	0.00	0.00	0.00	0.00	4.00	4.00	7.60	10.48	13.01	14.95	16.16	16.74	16.29	17.07	16.89	16.43	15.64
Depreciation (25%)	0.00	0.00	0.00	0.00	0.00	76.89	57.66	43.25	32.44	24.33	18.25	13.68	10.26	7.70	5.77	4.33	3.25	2.44
Net Profit before Tax	0.00	0.00	0.00	0.00	0.00	-101.92	-80.11	-61.29	-48.20	-36.51	-25.79	-17.27	-7.46	0.72	8.62	11.84	14.97	18.17
Taxable Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Profit after Tax	0.00	0.00	0.00	0.00	0.00	-101.92	-80.11	-61.29	-48.20	-36.51	-25.79	-17.27	-7.46	0.72	8.62	11.84	14.97	18.17
Source of Fund																		
Net Profit after Tax	0.00	0.00	0.00	0.00	0.00	-101.92	-80.11	-61.29	-48.20	-36.51	-25.79	-17.27	-7.46	0.72	8.62	11.84	14.97	18.17
Depreciation	0.00	0.00	0.00	0.00	0.00	76.89	57.66	43.25	32.44	24.33	18.25	13.68	10.26	7.70	5.77	4.33	3.25	2.44
Equity	0.00	0.00	4.17	12.51	25.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Long-term Loan	0.00	0.00	25.05	78.14	162.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Short-term Loan	0.00	0.00	0.00	0.00	0.00	25.03	47.48	65.52	81.28	93.46	101.01	104.60	101.80	106.68	105.57	102.70	97.77	90.46
Total	0.00	0.00	29.22	90.65	187.68	0.00	25.03	47.48	65.52	81.28	93.46	101.01	104.60	115.09	119.97	118.87	115.99	111.06
Application of Fund																		
Water Pipeline to IMT	0.00	0.00	14.86	44.58	89.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pumping Station	0.00	0.00	12.94	38.82	77.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest during Construction	0.00	0.00	1.42	7.26	20.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Repayment on Long-term Loan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Repayment on Short-term Loan	0.00	0.00	0.00	0.00	0.00	0.00	25.03	47.48	65.52	81.28	93.46	101.01	104.60	101.80	106.68	105.57	102.70	97.77
Total	0.00	0.00	29.22	90.65	187.68	0.00	25.03	47.48	65.52	81.28	93.46	101.01	104.60	115.09	119.97	118.87	115.99	111.06
Cash Surplus	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cashflow (ROI b/tax)	0.00	0.00	-27.80	-83.39	-166.79	6.87	13.46	21.46	26.62	32.73	39.31	44.47	51.44	56.60	61.77	61.77	61.77	61.77
Cashflow (ROI a/tax)	0.00	0.00	-27.80	-83.39	-166.79	6.87	13.46	21.46	26.62	32.73	39.31	44.47	51.44	56.55	36.01	35.35	34.85	34.48
Cashflow (ROE b/tax)	0.00	0.00	-4.17	-12.51	-25.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cashflow (ROE a/tax)	0.00	0.00	-4.17	-12.51	-25.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Outstanding of Long-term Loan	0.00	0.00	25.05	103.19	265.85	265.85	265.85	265.85	265.85	265.85	265.85	265.85	265.85	252.55	239.26	225.97	212.68	199.39

Appendix V.6 Profit & Loss and Cashflow Table (Water Supply; Case-A1)

(2/2)

	(Unit: Rs Thousand)													Total			
Year	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	Total
Water Supply Volume (m <sup>3</sup> /day)	42,759	42,759	42,759	42,759	42,759	42,759	42,759	42,759	42,759	42,759	42,759	42,759	42,759	42,759	42,759	42,759	1,057,976
Sale Revenue	106.60	106.60	106.60	106.60	106.60	106.60	106.60	106.60	106.60	106.60	106.60	106.60	106.60	106.60	106.60	106.60	2,637.48
Cost of Water Treatment Plant	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	32.56	805.65
Operating Cost of Pumping Station	12.26	12.26	12.26	12.26	12.26	12.26	12.26	12.26	12.26	12.26	12.26	12.26	12.26	12.26	12.26	12.26	303.46
Interest on Long-term Loan	23.93	22.33	20.74	19.14	17.55	15.95	14.36	12.76	11.17	9.57	7.98	6.38	4.79	3.19	1.60	0.00	590.18
Interest on Short-term Loan	14.47	12.86	10.77	10.21	9.47	8.56	7.43	6.08	4.48	2.61	0.44	0.00	0.00	0.00	0.00	0.00	252.64
Depreciation (25%)	1.83	1.37	1.03	0.77	0.58	0.43	0.33	0.24	0.18	0.14	0.10	0.08	0.06	0.04	0.03	0.02	307.47
Net Profit before Tax	21.54	25.21	29.24	31.65	34.17	36.83	39.66	42.69	45.94	49.45	53.25	55.31	56.93	58.54	60.14	61.75	378.07
Taxable Income	0.00	0.47	29.24	31.65	34.17	36.83	39.66	42.69	45.94	49.45	53.25	55.31	56.93	58.54	60.14	61.75	656.02
Income Tax	0.00	0.22	13.45	14.56	15.72	16.94	18.24	19.64	21.13	22.75	24.50	25.44	26.19	26.93	27.67	28.40	301.77
Net Profit after Tax	21.54	24.99	15.79	17.09	18.45	19.89	21.42	23.05	24.81	26.71	28.76	29.87	30.74	31.61	32.48	33.34	76.30
Source of Fund																	
Net Profit after Tax	21.54	24.99	15.79	17.09	18.45	19.89	21.42	23.05	24.81	26.71	28.76	29.87	30.74	31.61	32.48	33.34	76.30
Depreciation	1.83	1.37	1.03	0.77	0.58	0.43	0.33	0.24	0.18	0.14	0.10	0.08	0.06	0.04	0.03	0.02	307.47
Equity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41.70
Long-term Loan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	265.85
Short-term Loan	80.38	67.31	63.79	59.21	53.48	46.45	38.00	28.00	16.30	2.75	0.00	0.00	0.00	0.00	0.00	0.00	1,579.01
Total	103.75	93.67	80.60	77.08	72.51	66.77	59.74	51.29	41.29	29.59	28.86	29.95	30.80	31.65	32.51	33.37	2,270.32
Application of Fund																	
Water Pipeline to IMT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	148.60
Pumping Station	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	129.38
Interest during Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.57
Repayment on Long-term Loan	13.29	13.29	13.29	13.29	13.29	13.29	13.29	13.29	13.29	13.29	13.29	13.29	13.29	13.29	13.29	13.29	265.85
Repayment on Short-term Loan	90.46	80.38	67.31	63.79	59.21	53.48	46.45	38.00	28.00	16.30	2.75	0.00	0.00	0.00	0.00	0.00	1,579.01
Total	103.75	93.67	80.60	77.08	72.51	66.77	59.74	51.29	41.29	29.59	28.86	29.95	30.80	31.65	32.51	33.37	2,152.40
Cash Surplus	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.82	16.65	17.51	18.36	19.22	33.37	117.92
Cashflow (ROI b/tax)	61.77	61.77	61.77	61.77	61.77	61.77	61.77	61.77	61.77	61.77	61.77	61.77	61.77	61.77	61.77	61.77	1,250.39
Cashflow (ROI a/tax)	34.20	33.99	33.83	33.71	33.62	33.56	33.51	33.47	33.44	33.42	33.40	33.39	33.38	33.38	33.37	33.37	692.64
Cashflow (ROE b/tax)	0.00	0.22	13.45	14.56	15.72	16.94	18.24	19.64	21.13	22.75	24.50	25.44	26.19	26.93	27.67	28.40	378.00
Cashflow (ROE a/tax)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.82	16.65	17.51	18.36	19.22	33.37	76.23
Outstanding of Long-term Loan	186.09	172.80	159.51	146.22	132.92	119.63	106.34	93.05	79.75	66.46	53.17	39.88	26.58	13.29	0.00	0.00	-



Appendix V.7 Profit & Loss and Cashflow Table (Waste Water Treatment; Case-A1)

IRROI(b/tax)= 12.3%      IRROE(b/tax)= 5.5%      Sewerage Charge = 10.63 Rs/m<sup>3</sup>      (1/2)  
 IRROI(a/tax)= 9.6%      IRROE(a/tax)= 3.9%

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Waste Water Volume (m <sup>3</sup> /day)	0	0	0	0	0	4,756	9,317	14,853	18,429	22,655	27,210	30,786	35,607	39,183	42,759	42,759	42,759	42,759
Sale Revenue	0.00	0.00	0.00	0.00	0.00	18.45	36.15	57.63	71.50	87.90	105.57	119.45	138.15	152.03	165.90	165.90	165.90	165.90
Opex (Waste Water Treatment Plant)	0.00	0.00	0.00	0.00	0.00	1.04	2.04	3.25	4.03	4.95	5.95	6.73	7.79	8.57	9.35	9.35	9.35	9.35
Opex (Sludge Treatment Facility)	0.00	0.00	0.00	0.00	0.00	4.66	9.13	14.56	18.06	22.20	26.67	30.17	34.90	38.40	41.90	41.90	41.90	41.90
Interest on Long-term Loan	0.00	0.00	0.00	0.00	0.00	62.11	62.11	62.11	62.11	62.11	62.11	62.11	62.11	62.11	59.01	55.90	52.79	49.69
Interest on Short-term Loan	0.00	0.00	0.00	0.00	0.00	7.90	15.10	21.08	26.49	30.95	34.16	36.36	36.36	36.84	40.00	41.64	43.04	44.17
Depreciation (100%)	0.00	0.00	0.00	0.00	0.00	597.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Profit before Tax	0.00	0.00	0.00	0.00	0.00	-647.33	-45.03	-37.39	-33.78	-27.86	-20.10	-13.73	-3.00	6.11	15.64	17.11	18.82	20.79
Taxable Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Profit after Tax	0.00	0.00	0.00	0.00	0.00	-647.33	-45.03	-37.39	-33.78	-27.86	-20.10	-13.73	-3.00	6.11	15.64	17.11	18.82	20.79
Source of Fund																		
Net Profit after Tax	0.00	0.00	0.00	0.00	0.00	-647.33	-45.03	-37.39	-33.78	-27.86	-20.10	-13.73	-3.00	6.11	15.64	17.11	18.82	20.79
Depreciation	0.00	0.00	0.00	0.00	0.00	597.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Equity	0.00	0.00	8.04	24.11	48.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Long-term Loan	0.00	0.00	48.76	152.14	316.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Short-term Loan	0.00	0.00	0.00	0.00	0.00	49.36	94.39	131.77	165.56	193.41	213.51	227.24	230.23	250.00	260.23	269.00	276.06	281.15
Total	0.00	0.00	56.80	176.25	364.92	0.00	49.36	94.39	131.77	165.56	193.41	213.51	227.24	256.11	275.88	286.11	294.88	301.94
Application of Fund																		
Waste Water Treatment Plant	0.00	0.00	29.89	89.68	179.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sludge Treatment Facility	0.00	0.00	23.69	71.08	142.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest during Construction	0.00	0.00	3.22	15.50	43.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Repayment on Long-term Loan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.88	25.88	25.88	25.88	25.88
Repayment on Short-term Loan	0.00	0.00	0.00	0.00	0.00	49.36	94.39	131.77	165.56	193.41	213.51	227.24	230.23	250.00	260.23	269.00	276.06	281.15
Total	0.00	0.00	56.80	176.25	364.92	0.00	49.36	94.39	131.77	165.56	193.41	213.51	227.24	256.11	275.88	286.11	294.88	301.94
Cash Surplus	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cashflow (ROI b/tax)	0.00	0.00	-53.59	-160.76	-321.52	12.75	24.98	39.82	49.41	60.74	72.96	82.55	95.47	105.06	114.65	114.65	114.65	114.65
Cashflow (ROI a/tax)	0.00	0.00	-53.59	-160.76	-321.52	12.75	24.98	39.82	49.41	60.74	72.96	82.55	95.47	105.06	86.85	61.91	61.91	61.91
Cashflow (ROE b/tax)	0.00	0.00	-8.04	-24.11	-48.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cashflow (ROE a/tax)	0.00	0.00	-8.04	-24.11	-48.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Outstanding of Long-term Loan	0.00	0.00	48.76	200.90	517.59	517.59	517.59	517.59	517.59	517.59	517.59	517.59	517.59	491.71	465.83	439.95	414.07	388.19

Appendix V.7 Profit & Loss and Cashflow Table (Waste Water Treatment; Case-A1)

(2/2)

	(Unit: Rs Million)																
Year	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	Total
Waste Water Volume (m <sup>3</sup> /day)	42,759	42,759	42,759	42,759	42,759	42,759	42,759	42,759	42,759	42,759	42,759	42,759	42,759	42,759	42,759	42,759	684,144
Sale Revenue	165.90	165.90	165.90	165.90	165.90	165.90	165.90	165.90	165.90	165.90	165.90	165.90	165.90	165.90	165.90	165.90	4,104.89
Opex (Waste Water Treatment Plant)	9.35	9.35	9.35	9.35	9.35	9.35	9.35	9.35	9.35	9.35	9.35	9.35	9.35	9.35	9.35	9.35	231.31
Opex (Sludge Treatment Facility)	41.90	41.90	41.90	41.90	41.90	41.90	41.90	41.90	41.90	41.90	41.90	41.90	41.90	41.90	41.90	41.90	1,036.83
Interest on Long-term Loan	46.58	43.48	40.37	37.27	34.16	31.06	27.95	24.84	21.74	18.63	15.53	12.42	9.32	6.21	3.11	0.00	1,149.05
Interest on Short-term Loan	44.98	45.43	45.45	44.98	43.94	42.23	39.76	36.39	31.98	26.37	19.37	10.75	0.25	0.00	0.00	0.00	809.62
Depreciation (100%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	597.97
Net Profit before Tax	23.08	25.74	28.82	32.40	36.55	41.36	46.94	53.42	60.93	69.65	79.75	91.48	105.08	108.44	111.54	114.65	280.11
Taxable Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	280.11
Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	128.85
Net Profit after Tax	23.08	25.74	28.82	32.40	36.55	41.36	46.94	53.42	60.93	69.65	79.75	91.48	105.08	83.64	60.23	61.91	151.26
Source of Fund																	
Net Profit after Tax	23.08	25.74	28.82	32.40	36.55	41.36	46.94	53.42	60.93	69.65	79.75	91.48	105.08	83.64	60.23	61.91	151.26
Depreciation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	597.97
Equity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.38
Long-term Loan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	517.59
Short-term Loan	283.95	284.09	281.15	274.63	263.96	248.48	227.41	199.87	164.82	121.06	67.18	1.58	0.00	0.00	0.00	0.00	5,060.10
Total	307.03	309.83	309.97	307.03	300.51	289.84	274.36	253.29	225.75	190.70	146.94	93.06	105.08	83.64	60.23	61.91	6,407.30
Application of Fund																	
Water Pipeline to IMT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	298.94
Pumping Station	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	236.92
Interest during Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62.11
Repayment on Long-term Loan	25.88	25.88	25.88	25.88	25.88	25.88	25.88	25.88	25.88	25.88	25.88	25.88	25.88	25.88	25.88	25.88	517.59
Repayment on Short-term Loan	281.15	283.95	284.09	281.15	274.63	263.96	248.48	227.41	199.87	164.82	121.06	67.18	1.58	0.00	0.00	0.00	5,060.10
Total	307.03	309.83	309.97	307.03	300.51	289.84	274.36	253.29	225.75	190.70	146.94	93.06	105.08	83.64	60.23	61.91	6,175.66
Cash Surplus	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	231.64
Cashflow (ROI b/tax)	114.65	114.65	114.65	114.65	114.65	114.65	114.65	114.65	114.65	114.65	114.65	114.65	114.65	114.65	114.65	114.65	2,300.89
Cashflow (ROI a/tax)	61.91	61.91	61.91	61.91	61.91	61.91	61.91	61.91	61.91	61.91	61.91	61.91	61.91	61.91	61.91	61.91	1,271.05
Cashflow (ROE b/tax)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	280.11
Cashflow (ROE a/tax)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	151.26
Outstanding of Long-term Loan	362.31	336.44	310.56	284.68	258.80	232.92	207.04	181.16	155.28	129.40	103.52	77.64	51.76	25.88	0.00	0.00	-

Appendix V.8 Profit & Loss and Cashflow Table (High Density Housing(4F); Case-A1)

(1/2)

Rental Fee: 1,643 Rs/Month/Room on Average

IRROE(b/tax)= 10.3% IRROE(b/tax)= 6.7%

IRROE(a/tax)= 6.1% IRROE(a/tax)= 2.8%

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Nc. of Rooms	0	0	0	0	0	1,000	1,000	3,000	3,000	3,000	4,000	4,000	5,000	5,000	5,000	5,000	5,000	5,000
Revenue	0.0	0.0	0.0	0.0	0.0	19.7	19.7	59.1	59.1	59.1	78.9	78.9	98.6	98.6	98.6	98.6	98.6	98.6
Interest on Long-term Loan	0.0	0.0	0.0	0.0	0.0	20.9	33.9	40.3	43.5	50.0	56.4	62.9	66.1	66.1	66.1	65.4	64.7	62.6
Interest on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.2	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Depreciation (5%)	0.0	0.0	0.0	0.0	0.0	7.0	13.0	18.6	17.7	20.0	22.1	24.2	26.2	24.8	23.6	22.4	21.3	20.2
Net Profit before Tax	0.0	0.0	0.0	0.0	0.0	-8.2	-27.3	-2.3	-2.1	-10.8	0.3	-8.2	6.3	7.6	8.9	10.8	12.6	15.7
Taxable Income	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	15.7
Income Tax	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.2
Net Profit after Tax	0.0	0.0	0.0	0.0	0.0	-8.2	-27.3	-2.3	-2.1	-10.8	0.3	-8.2	6.3	7.6	8.9	10.8	12.6	8.5
Source of Fund																		
Net Profit after Tax	0.0	0.0	0.0	0.0	0.0	-8.2	-27.3	-2.3	-2.1	-10.8	0.3	-8.2	6.3	7.6	8.9	10.8	12.6	8.5
Depreciation	0.0	0.0	0.0	0.0	0.0	7.0	13.0	18.6	17.7	20.0	22.1	24.2	26.2	24.8	23.6	22.4	21.3	20.2
Equity	0.0	0.0	0.0	48.9	9.5	97.8	19.0	0.0	48.9	9.5	48.9	9.5	0.0	0.0	0.0	0.0	0.0	0.0
Long-term Loan	0.0	0.0	0.0	57.0	63.8	107.5	107.5	0.0	53.8	53.8	53.8	53.8	0.0	0.0	0.0	0.0	0.0	0.0
Short-term Loan	0.0	0.0	0.0	0.0	0.0	1.2	15.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	0.0	0.0	0.0	105.9	73.3	205.3	127.7	16.4	118.3	72.4	125.1	79.2	32.5	32.5	32.5	33.2	33.9	28.7
Application of Fund																		
Land Acquisition	0.0	0.0	0.0	39.4	0.0	78.8	0.0	0.0	39.4	0.0	39.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Housing Construction	0.0	0.0	0.0	63.3	63.3	126.5	126.5	0.0	63.3	63.3	63.3	63.3	0.0	0.0	0.0	0.0	0.0	0.0
Interest during Construction	0.0	0.0	0.0	3.2	10.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Repayment on Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Repayment on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	1.2	15.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	0.0	0.0	0.0	105.9	73.3	205.3	127.7	15.6	102.6	63.3	102.6	63.3	0.0	0.0	0.0	0.0	0.0	0.0
Cash Surplus	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	15.6	9.2	22.4	16.0	32.5	32.5	26.4	27.2	17.1	11.9
Cashflow (ROI b/tax)	0.0	0.0	0.0	-102.6	-63.3	-185.6	-106.8	59.1	-43.5	-4.1	-23.8	15.6	98.6	98.6	98.6	98.6	98.6	98.6
Cashflow (ROI a/tax)	0.0	0.0	0.0	-102.6	-63.3	-185.6	-106.8	59.1	-43.5	-22.1	-49.9	-9.5	65.3	64.7	64.1	63.5	63.0	62.5
Cashflow (ROE b/tax)	0.0	0.0	0.0	-48.9	-9.5	-97.8	-19.0	0.8	-33.3	-0.3	-26.5	6.5	32.5	32.5	26.4	27.2	17.1	19.1
Cashflow (ROE a/tax)	0.0	0.0	0.0	-48.9	-9.5	-97.8	-19.0	0.8	-33.3	-0.3	-26.5	6.5	32.5	32.5	26.4	27.2	17.1	11.9
Outstanding of Long-term Loan	0.0	0.0	0.0	57.0	120.8	228.3	335.9	335.9	389.6	443.4	497.2	550.9	550.9	550.9	544.9	538.8	522.0	505.2

Appendix V.8 Profit & Loss and Cashflow Table (High Density Housing(4F); Case-A1)

(2/2)

Year	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	Total
No. of Rooms	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	-
Sales Revenue	98.6	98.6	98.6	98.6	98.6	98.6	98.6	98.6	98.6	98.6	98.6	98.6	98.6	98.6	98.6	98.6	2,543.4
Interest on Long-term Loan	60.6	58.6	56.0	53.3	50.0	46.7	43.4	40.1	36.8	33.5	30.2	26.8	23.5	20.2	16.9	13.6	1,309.1
Interest on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.7
Depreciation (5%)	19.2	18.3	17.4	16.5	15.7	14.9	14.1	13.4	12.8	12.1	11.5	10.9	10.4	9.9	9.4	8.9	476.5
Net Profit before Tax	18.7	21.7	25.3	28.8	32.9	37.0	41.1	45.1	49.1	53.0	56.9	60.8	64.6	68.5	72.3	76.0	755.0
Taxable Income	18.7	21.7	25.3	28.8	32.9	37.0	41.1	45.1	49.1	53.0	56.9	60.8	64.6	68.5	72.3	76.0	767.4
Income Tax	8.6	10.0	11.6	13.2	15.1	17.0	18.9	20.7	22.6	24.4	26.2	28.0	29.7	31.5	33.2	35.0	353.0
Net Profit after Tax	10.1	11.7	13.6	15.6	17.8	20.0	22.2	24.3	26.5	28.6	30.7	32.8	34.9	37.0	39.0	41.1	402.0
Source of Fund																	
Net Profit after Tax	10.1	11.7	13.6	15.6	17.8	20.0	22.2	24.3	26.5	28.6	30.7	32.8	34.9	37.0	39.0	41.1	402.0
Depreciation	19.2	18.3	17.4	16.5	15.7	14.9	14.1	13.4	12.8	12.1	11.5	10.9	10.4	9.9	9.4	8.9	476.5
Equity	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	291.8
Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	550.9
Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.8
Total	29.3	30.0	31.0	32.0	33.4	34.9	36.3	37.8	39.2	40.7	42.2	43.8	45.3	46.8	48.4	50.0	1,738.1
Application of Fund																	
Land Acquisition	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	197.0
Housing Construction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	632.5
Interest during Construction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13.3
Repayment on Long-term Loan	16.8	22.2	22.2	27.5	27.5	27.5	27.5	27.5	27.5	27.5	27.5	27.5	27.5	27.5	27.5	27.5	464.9
Repayment on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.8
Total	16.8	22.2	22.2	27.5	27.5	27.5	27.5	27.5	27.5	27.5	27.5	27.5	27.5	27.5	27.5	27.5	1,324.5
Cash Surplus	12.5	7.8	8.8	4.5	5.9	7.3	8.8	10.2	11.7	13.2	14.7	16.2	17.8	19.3	20.9	22.4	413.6
Cashflow (ROI b/tax)	98.6	98.6	98.6	98.6	98.6	98.6	98.6	98.6	98.6	98.6	98.6	98.6	98.6	98.6	98.6	98.6	1,713.9
Cashflow (ROI a/tax)	62.1	61.6	61.2	60.8	60.4	60.1	59.7	59.4	59.1	58.8	58.5	58.3	58.0	57.8	57.5	57.3	809.8
Cashflow (ROE b/tax)	21.2	17.8	20.5	17.7	21.0	24.4	27.7	31.0	34.3	37.6	40.9	44.2	47.5	50.8	54.1	57.4	474.8
Cashflow (ROE a/tax)	12.5	7.8	8.8	4.5	5.9	7.3	8.8	10.2	11.7	13.2	14.7	16.2	17.8	19.3	20.9	22.4	121.8
Outstanding of Long-term Loan	488.5	466.3	444.1	416.6	389.0	361.5	333.9	306.4	278.8	251.3	223.7	196.2	168.7	141.1	113.6	86.0	-

Appendix V.9 Profit & Loss and Cashflow Table (High Density Housing(10F); Case-A1)

(1/2)

Rental Fee: 9,389 Rs/Month/Room on Average

IRRO(b/tax)= 11.1% IRROE(b/tax)= 7.0%

IRRO(a/tax)= 6.9% IRROE(a/tax)= 2.9%

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
No. of Rooms	0	0	0	0	0	1,200	1,200	3,600	3,600	3,600	4,800	4,800	6,000	6,000	6,000	6,000	6,000	6,000
Revenue	0.0	0.0	0.0	0.0	0.0	135.2	405.6	405.6	405.6	405.6	540.8	540.8	676.0	676.0	676.0	676.0	676.0	676.0
Interest on Long-term Loan	0.0	0.0	0.0	0.0	0.0	160.0	258.5	307.8	332.4	381.7	430.9	480.2	504.8	504.8	504.8	499.3	493.8	478.4
Interest on Short-term Loan	0.0	0.0	0.0	0.0	0.0	4.0	24.3	12.6	2.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Depreciation (5%)	0.0	0.0	0.0	0.0	0.0	53.4	99.0	142.4	135.2	152.6	169.1	184.8	199.7	189.8	180.3	171.3	162.7	154.6
Net Profit before Tax	0.0	0.0	0.0	0.0	0.0	-78.1	-226.3	-68.9	-74.6	-131.6	-59.3	-124.2	-28.6	-18.6	-9.1	5.4	19.5	43.1
Taxable Income	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Income Tax	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Net Profit after Tax	0.0	0.0	0.0	0.0	0.0	-78.1	-226.3	-68.9	-74.6	-131.6	-59.3	-124.2	-28.6	-18.6	-9.1	5.4	19.5	43.1
Source of Fund	0.0	0.0	0.0	0.0	0.0	-78.1	-226.3	-68.9	-74.6	-131.6	-59.3	-124.2	-28.6	-18.6	-9.1	5.4	19.5	43.1
Net Profit after Tax	0.0	0.0	0.0	0.0	0.0	53.4	99.0	142.4	135.2	152.6	169.1	184.8	199.7	189.8	180.3	171.3	162.7	154.6
Depreciation	0.0	0.0	0.0	0.0	0.0	181.5	72.5	363.1	144.9	0.0	181.5	72.5	0.0	0.0	0.0	0.0	0.0	0.0
Equity	0.0	0.0	0.0	0.0	0.0	435.2	487.4	821.1	821.1	0.0	410.6	410.6	0.0	0.0	0.0	0.0	0.0	0.0
Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Short-term Loan	0.0	0.0	0.0	0.0	0.0	24.8	152.0	78.5	17.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	0.0	0.0	0.0	0.0	0.0	616.7	559.9	1,184.2	990.8	152.0	702.0	543.6	171.2	171.2	171.2	176.7	182.2	197.6
Application of Fund	0.0	0.0	0.0	0.0	0.0	218.2	0.0	0.0	109.1	0.0	109.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Land Acquisition	0.0	0.0	0.0	0.0	0.0	483.0	483.0	966.0	483.0	483.0	483.0	483.0	483.0	483.0	483.0	483.0	483.0	483.0
Housing Construction	0.0	0.0	0.0	0.0	0.0	24.6	76.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Interest during Construction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Repayment on Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Repayment on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	24.8	152.0	78.5	17.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	0.0	0.0	0.0	0.0	0.0	616.7	559.9	1,184.2	990.8	152.0	500.9	592.1	483.0	0.0	46.1	46.1	128.2	128.2
Cash Surplus	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.2	109.9	60.6	171.2	125.0	125.0	130.6	54.0	69.4
Cashflow (ROI b/tax)	0.0	0.0	0.0	-592.1	-483.0	-1,049.0	-830.8	405.6	-186.5	-77.4	-51.3	57.8	676.0	676.0	676.0	676.0	676.0	676.0
Cashflow (ROI s/tax)	0.0	0.0	0.0	-592.1	-483.0	-1,049.0	-830.8	405.6	-186.5	-193.8	-222.2	-105.9	456.9	452.3	448.0	443.8	439.9	436.1
Cashflow (ROE b/tax)	0.0	0.0	0.0	-181.5	-72.5	-363.1	-144.9	0.0	-181.5	-69.3	-71.7	-11.8	171.2	125.0	125.0	130.6	54.0	69.4
Cashflow (ROE s/tax)	0.0	0.0	0.0	-181.5	-72.5	-363.1	-144.9	0.0	-181.5	-69.3	-71.7	-11.8	171.2	125.0	125.0	130.6	54.0	69.4
Outstanding of Long-term Loan	0.0	0.0	0.0	435.2	922.6	1,743.7	2,564.8	2,564.8	2,975.3	3,385.9	3,796.4	4,207.0	4,207.0	4,207.0	4,160.9	4,114.7	3,986.5	3,858.3

Appendix V.9 Profit & Loss and Cashflow Table (High Density Housing(10F); Case-A1)

(2/2)

Year	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	Total
No. of Rooms	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	-
Sales Revenue	676.0	676.0	676.0	676.0	676.0	676.0	676.0	676.0	676.0	676.0	676.0	676.0	676.0	676.0	676.0	676.0	17,441.0
Interest on Long-term Loan	463.0	447.6	427.3	407.0	381.7	356.5	331.2	306.0	280.8	255.5	230.3	205.0	179.8	154.6	129.3	104.1	9,997.1
Interest on Short-term Loan	0.0	0.0	0.0	0.0	1.1	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	45.5
Depreciation (5%)	146.8	139.5	132.5	125.9	119.6	113.6	107.9	102.5	97.4	92.5	87.9	83.5	79.3	75.4	71.6	68.0	3,639.0
Net Profit before Tax	66.2	88.9	116.2	143.1	173.5	205.2	236.8	267.5	297.8	327.9	357.8	387.5	416.9	446.1	475.1	503.9	3,759.4
Taxable Income	0.0	0.0	0.0	59.9	143.1	173.5	205.2	236.8	267.5	297.8	327.9	357.8	387.5	416.9	446.1	475.1	503.9
Income Tax	0.0	0.0	0.0	27.6	65.8	79.8	94.4	108.9	123.0	137.0	150.9	164.6	178.2	191.8	205.2	218.5	231.8
Net Profit after Tax	66.2	88.9	88.6	77.3	93.7	110.8	127.9	144.4	160.8	177.1	193.2	209.2	225.1	240.9	256.6	272.1	1,781.8
Source of Fund																	
Net Profit after Tax	66.2	88.9	88.6	77.3	93.7	110.8	127.9	144.4	160.8	177.1	193.2	209.2	225.1	240.9	256.6	272.1	1,781.8
Depreciation	146.8	139.5	132.5	125.9	119.6	113.6	107.9	102.5	97.4	92.5	87.9	83.5	79.3	75.4	71.6	68.0	3,639.0
Equity	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,270.0
Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4,207.0
Short-term Loan	0.0	0.0	0.0	7.2	4.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	284.6
Total	213.0	228.4	221.1	210.3	217.5	224.4	235.8	247.0	258.2	269.6	281.1	292.7	304.5	316.3	328.2	340.1	11,182.3
Application of Fund																	
Land Acquisition	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	545.5
Housing Construction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4,830.0
Interest during Construction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	101.5
Repayment on Long-term Loan	128.2	169.3	169.3	210.3	210.3	210.3	210.3	210.3	210.3	210.3	210.3	210.3	210.3	210.3	210.3	210.3	3,550.1
Repayment on Short-term Loan	0.0	0.0	0.0	0.0	7.2	4.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	284.6
Total	128.2	169.3	169.3	210.3	217.5	214.6	210.3	210.3	210.3	210.3	210.3	210.3	210.3	210.3	210.3	210.3	9,311.7
Cash Surplus	84.8	59.1	51.9	0.0	0.0	9.9	25.5	36.6	47.9	59.3	70.8	82.4	94.1	105.9	117.8	129.8	1,870.7
Cashflow (ROI b/tax)	676.0	676.0	676.0	676.0	676.0	676.0	676.0	676.0	676.0	676.0	676.0	676.0	676.0	676.0	676.0	676.0	12,065.6
Cashflow (ROI a/tax)	432.6	429.2	426.0	423.0	420.1	417.3	414.7	412.2	409.9	407.6	405.5	403.5	401.5	399.7	398.0	396.3	6,016.4
Cashflow (ROE b/tax)	84.8	59.1	79.4	65.8	79.8	104.3	134.4	159.7	184.9	210.1	235.4	260.6	285.9	311.1	336.3	361.6	2,578.3
Cashflow (ROE a/tax)	84.8	59.1	51.9	0.0	0.0	9.9	25.5	36.6	47.9	59.3	70.8	82.4	94.1	105.9	117.8	129.8	600.7
Outstanding of Long-term Loan	3,730.0	3,560.7	3,391.4	3,181.1	2,970.7	2,760.4	2,550.0	2,339.7	2,129.3	1,919.0	1,708.6	1,498.3	1,287.9	1,077.6	867.2	656.9	-

Appendix V.10 Profit & Loss and Cashflow Table (Middle Density Housing; Case-A1)

(1/2)

Rental Fee: 13,672 Rs/Month/Room on Average

IRRO(b/tax)= 10.1% IRROE(b/tax)= 6.7%

IRRO(e/tax)= 5.9% IRROE(e/tax)= 2.8%

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
No. of Rooms	0	0	0	0	0	300	300	300	900	900	1,200	1,200	1,500	1,500	1,500	1,500	1,500	1,500
Revenue	0.0	0.0	0.0	0.0	0.0	49.2	49.2	147.7	147.7	147.7	196.9	196.9	246.1	246.1	246.1	246.1	246.1	246.1
Interest on Long-term Loan	0.0	0.0	0.0	0.0	0.0	50.0	80.8	96.2	103.9	119.3	134.7	150.1	157.8	157.8	157.8	156.0	154.3	149.5
Interest on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.1	5.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Depreciation (5%)	0.0	0.0	0.0	0.0	0.0	16.7	30.9	44.5	42.3	47.7	52.9	57.8	62.4	59.3	56.3	53.5	50.8	48.3
Net Profit before Tax	0.0	0.0	0.0	0.0	0.0	-17.5	-62.6	1.8	1.5	-19.3	9.4	-10.9	25.9	29.0	32.0	36.5	41.0	48.3
Taxable Income	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.8	41.0	48.3
Income Tax	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	11.9	18.8	22.2
Net Profit after Tax	0.0	0.0	0.0	0.0	0.0	-17.5	-62.6	1.8	1.5	-19.3	9.4	-10.9	25.9	29.0	32.0	24.7	22.1	26.1
Source of Fund																		
Net Profit after Tax	0.0	0.0	0.0	0.0	0.0	-17.5	-62.6	1.8	1.5	-19.3	9.4	-10.9	25.9	29.0	32.0	24.7	22.1	26.1
Depreciation	0.0	0.0	0.0	0.0	0.0	16.7	30.9	44.5	42.3	47.7	52.9	57.8	62.4	59.3	56.3	53.5	50.8	48.3
Equity	0.0	0.0	0.0	140.8	22.6	281.6	45.3	0.0	140.8	22.6	140.8	22.6	0.0	0.0	0.0	0.0	0.0	0.0
Long-term Loan	0.0	0.0	0.0	136.0	152.3	256.6	256.6	0.0	128.3	128.3	128.3	128.3	0.0	0.0	0.0	0.0	0.0	0.0
Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.8	32.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	0.0	0.0	0.0	276.8	175.0	538.2	302.6	46.3	312.9	179.3	331.3	197.8	88.3	88.3	88.3	78.2	73.0	74.4
Application of Fund																		
Land Acquisition	0.0	0.0	0.0	118.2	0.0	236.4	0.0	0.0	118.2	0.0	118.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Housing Construction	0.0	0.0	0.0	150.9	150.9	301.9	301.9	0.0	150.9	150.9	150.9	150.9	0.0	0.0	0.0	0.0	0.0	0.0
Interest during Construction	0.0	0.0	0.0	7.7	24.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Repayment on Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.4	14.4	40.1	40.1
Repayment on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.8	32.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	0.0	0.0	0.0	276.8	175.0	538.2	302.6	32.5	269.1	150.9	269.1	150.9	0.0	0.0	14.4	14.4	40.1	40.1
Cash Surplus	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13.8	43.8	28.4	62.2	46.8	88.3	88.3	73.9	63.8	32.9	34.3
Cashflow (ROI b/tax)	0.0	0.0	0.0	-269.1	-150.9	-489.0	-252.7	147.7	-121.5	-3.3	-72.2	45.9	246.1	246.1	246.1	246.1	246.1	246.1
Cashflow (ROI a/tax)	0.0	0.0	0.0	-269.1	-150.9	-489.0	-252.7	147.7	-121.5	-49.3	-138.5	-18.1	161.6	160.2	158.8	157.5	156.3	155.1
Cashflow (ROE b/tax)	0.0	0.0	0.0	-140.8	-22.6	-281.6	-45.3	13.8	-97.0	5.7	-78.6	24.2	88.3	88.3	73.9	75.6	51.7	56.5
Cashflow (ROE a/tax)	0.0	0.0	0.0	-140.8	-22.6	-281.6	-45.3	13.8	-97.0	5.7	-78.6	24.2	88.3	88.3	73.9	63.8	32.9	34.3
Outstanding of Long-term Loan	0.0	0.0	0.0	136.0	288.3	544.9	801.5	801.5	929.8	1,058.1	1,186.4	1,314.7	1,314.7	1,314.7	1,300.3	1,285.9	1,245.8	1,205.7

Appendix V.10 Profit & Loss and Cashflow Table (Middle Density Housing; Case-A1)

(2/2)

Year	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	Total
No. of Rooms	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Sales Revenue	246.1	246.1	246.1	246.1	246.1	246.1	246.1	246.1	246.1	246.1	246.1	246.1	246.1	246.1	246.1	246.1	6,349.3
Interest on Long-term Loan	144.7	139.9	133.5	127.2	119.3	111.4	103.5	95.6	87.7	79.8	72.0	64.1	56.2	48.3	40.4	32.5	3,124.1
Interest on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.3
Depreciation (5%)	45.9	43.6	41.4	39.3	37.4	35.5	33.7	32.0	30.4	28.9	27.5	26.1	24.8	23.6	22.4	21.3	1,137.2
Net Profit before Tax	55.5	62.6	71.2	79.6	89.4	99.2	108.9	118.4	127.9	137.3	146.7	155.9	165.1	174.2	183.3	192.3	2,082.7
Taxable Income	55.5	62.6	71.2	79.6	89.4	99.2	108.9	118.4	127.9	137.3	146.7	155.9	165.1	174.2	183.3	192.3	2,082.7
Income Tax	25.5	28.8	32.7	36.6	41.1	45.6	50.1	54.5	58.8	63.2	67.5	71.7	76.0	80.2	84.3	88.5	958.0
Net Profit after Tax	30.0	33.8	38.4	43.0	48.3	53.6	58.8	64.0	69.1	74.2	79.2	84.2	89.2	94.1	99.0	103.9	1,124.6
Source of Fund	30.0	33.8	38.4	43.0	48.3	53.6	58.8	64.0	69.1	74.2	79.2	84.2	89.2	94.1	99.0	103.9	1,124.6
Net Profit after Tax	45.9	43.6	41.4	39.3	37.4	35.5	33.7	32.0	30.4	28.9	27.5	26.1	24.8	23.6	22.4	21.3	1,137.2
Equity	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	817.3
Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,314.7
Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	33.2
Total	75.9	77.4	79.8	82.3	85.7	89.1	92.5	96.0	99.5	103.1	106.7	110.3	114.0	117.6	121.4	125.1	4,427.1
Application of Fund	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	590.9
Land Acquisition	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,509.4
Housing Construction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	31.7
Interest during Construction	40.1	52.9	52.9	65.7	65.7	65.7	65.7	65.7	65.7	65.7	65.7	65.7	65.7	65.7	65.7	65.7	1,109.4
Repayment on Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	33.2
Repayment on Short-term Loan	40.1	52.9	52.9	65.7	65.7	65.7	65.7	65.7	65.7	65.7	65.7	65.7	65.7	65.7	65.7	65.7	3,274.6
Total	35.8	24.5	26.9	16.6	19.9	23.3	26.8	30.3	33.8	37.3	40.9	44.6	48.2	51.9	55.6	59.4	1,152.4
Cash Surplus	246.1	246.1	246.1	246.1	246.1	246.1	246.1	246.1	246.1	246.1	246.1	246.1	246.1	246.1	246.1	246.1	4,249.0
Cashflow (ROI b/tax)	154.0	152.9	151.9	151.0	150.1	149.2	148.4	147.6	146.9	146.2	145.5	144.9	144.3	143.7	143.2	142.7	1,970.7
Cashflow (ROI a/tax)	61.3	59.3	59.7	53.2	61.1	69.0	76.8	84.7	92.6	100.5	108.4	116.3	124.2	132.1	140.0	147.8	1,293.1
Cashflow (ROE b/tax)	35.8	24.5	26.9	16.6	19.9	23.3	26.8	30.3	33.8	37.3	40.9	44.6	48.2	51.9	55.6	59.4	335.1
Cashflow (ROE a/tax)	1,165.6	1,112.7	1,059.8	994.1	928.4	862.6	796.9	731.1	665.4	599.7	533.9	468.2	402.5	336.7	271.0	205.3	-
Outstanding of Long-term Loan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Appendix V.11 Profit & Loss and Cashflow Table (Housing for EWS; Case-A1)

(1/2)

Rental Fee: 2,130 Rs/Month/Room on Average

6.7%

IRRO(b/tax)=

10.1%

IRRO(a/tax)=

5.9%

2.8%

IRRO(b/tax)=

2.8%

(Unit Rs. Million)

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
No. of Rooms	0	0	0	0	0	200	200	600	600	600	800	800	1,000	1,000	1,000	1,000	1,000	1,000
Revenue	0.0	0.0	0.0	0.0	0.0	5.1	5.1	15.3	15.3	15.3	20.4	20.4	25.6	25.6	25.6	25.6	25.6	25.6
Interest on Long-term Loan	0.0	0.0	0.0	0.0	0.0	5.2	8.4	10.0	10.8	12.4	14.0	15.6	16.4	16.4	16.4	16.3	16.1	15.6
Interest on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Depreciation (5%)	0.0	0.0	0.0	0.0	0.0	1.7	3.2	4.6	4.4	5.0	5.5	6.0	6.5	6.2	5.9	5.6	5.3	5.0
Net Profit before Tax	0.0	0.0	0.0	0.0	0.0	-1.8	-6.5	0.1	0.1	-2.1	0.9	-1.2	2.6	2.9	3.2	3.7	4.2	4.9
Taxable Income	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	4.2	4.9
Income Tax	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	1.9	2.3
Net Profit after Tax	0.0	0.0	0.0	0.0	0.0	-1.8	-6.5	0.1	0.1	-2.1	0.9	-1.2	2.6	2.9	3.2	2.8	2.3	2.7
Source of Fund																		
Net Profit after Tax	0.0	0.0	0.0	0.0	0.0	-1.8	-6.5	0.1	0.1	-2.1	0.9	-1.2	2.6	2.9	3.2	2.8	2.3	2.7
Depreciation	0.0	0.0	0.0	0.0	0.0	1.7	3.2	4.6	4.4	5.0	5.5	6.0	6.5	6.2	5.9	5.6	5.3	5.0
Equity	0.0	0.0	0.0	14.5	2.4	29.0	4.7	0.0	14.5	2.4	14.5	2.4	0.0	0.0	0.0	0.0	0.0	0.0
Long-term Loan	0.0	0.0	0.0	14.2	15.9	26.7	26.7	0.0	13.4	13.4	13.4	13.4	0.0	0.0	0.0	0.0	0.0	0.0
Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.1	3.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	0.0	0.0	0.0	28.7	18.2	55.7	31.6	4.8	32.4	18.6	34.3	20.5	9.1	9.1	9.1	8.4	7.6	7.7
Application of Fund																		
Land Acquisition	0.0	0.0	0.0	12.1	0.0	24.2	0.0	0.0	12.1	0.0	12.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Housing Construction	0.0	0.0	0.0	15.7	15.7	31.5	31.5	0.0	15.7	15.7	15.7	15.7	0.0	0.0	0.0	0.0	0.0	0.0
Interest during construction	0.0	0.0	0.0	0.8	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Repayment on Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.5	1.5	4.2	4.2
Repayment on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.1	3.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	0.0	0.0	0.0	28.7	18.2	55.7	31.6	3.4	27.9	15.7	27.9	15.7	0.0	0.0	1.5	1.5	4.2	4.2
Cash Surplus	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3	4.5	2.9	6.4	4.8	9.1	9.1	7.6	6.9	3.4	3.5
Cashflow (ROI b/tax)	0.0	0.0	0.0	-27.9	-15.7	-50.6	-26.4	15.3	-12.5	-0.4	-7.4	4.7	25.6	25.6	25.6	25.6	25.6	25.6
Cashflow (ROI a/tax)	0.0	0.0	0.0	-27.9	-15.7	-50.6	-26.4	15.3	-12.5	-5.2	-14.3	-1.9	16.8	16.6	16.5	16.4	16.2	16.1
Cashflow (ROE b/tax)	0.0	0.0	0.0	-14.5	-2.4	-29.0	-4.7	1.3	-10.0	0.5	-8.1	2.4	9.1	9.1	7.6	7.8	5.3	5.8
Cashflow (ROE a/tax)	0.0	0.0	0.0	-14.5	-2.4	-29.0	-4.7	1.3	-10.0	0.5	-8.1	2.4	9.1	9.1	7.6	6.9	3.4	3.5
Outstanding of Long-term Loan	0.0	0.0	0.0	14.2	30.1	56.8	83.5	83.5	96.9	110.3	123.7	137.0	137.0	137.0	135.5	134.0	129.8	125.7

Appendix V.11 Profit & Loss and Cashflow Table (Housing for EWS; Case-A1)

(2/2)

	(Unit: Rs Million)													Total				
	Year	18	19	20	21	22	23	24	25	26	27	28	29		30	31	32	33
No. of Rooms	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-
Sales Revenue	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	659.4
Interest on Long-term Loan	15.1	14.6	13.9	13.3	12.4	11.6	10.8	10.0	9.1	8.3	7.5	6.7	5.9	5.0	4.2	3.4	2.6	325.6
Interest on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.6	
Depreciation (5%)	4.8	4.5	4.3	4.1	3.9	3.7	3.5	3.3	3.2	3.0	2.9	2.7	2.6	2.5	2.3	2.2	118.5	
Net Profit before Tax	5.7	6.4	7.3	8.2	9.2	10.2	11.3	12.3	13.2	14.2	15.2	16.2	17.1	18.1	19.0	20.0	214.7	
Taxable Income	5.7	6.4	7.3	8.2	9.2	10.2	11.3	12.3	13.2	14.2	15.2	16.2	17.1	18.1	19.0	20.0	214.7	
Income Tax	2.6	3.0	3.4	3.8	4.2	4.7	5.2	5.6	6.1	6.5	7.0	7.4	7.9	8.3	8.7	9.2	98.8	
Net Profit after Tax	3.1	3.5	4.0	4.4	5.0	5.5	6.1	6.6	7.2	7.7	8.2	8.7	9.2	9.8	10.3	10.8	116.0	
Source of Fund																		
Net Profit after Tax	3.1	3.5	4.0	4.4	5.0	5.5	6.1	6.6	7.2	7.7	8.2	8.7	9.2	9.8	10.3	10.8	116.0	
Depreciation	4.8	4.5	4.3	4.1	3.9	3.7	3.5	3.3	3.2	3.0	2.9	2.7	2.6	2.5	2.3	2.2	118.5	
Equity	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	84.2	
Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	137.0	
Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.5	
Total	7.9	8.0	8.3	8.5	8.9	9.2	9.6	10.0	10.3	10.7	11.1	11.4	11.8	12.2	12.6	13.0	459.2	
Application of Fund																		
Land Acquisition	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	60.6	
Housing Construction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	157.3	
Interest during construction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.3	
Repayment on Long-term Loan	4.2	5.5	5.5	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	115.6	
Repayment on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.5	
Total	4.2	5.5	5.5	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	340.4	
Cash Surplus	3.7	2.5	2.8	1.7	2.0	2.4	2.7	3.1	3.5	3.8	4.2	4.6	5.0	5.4	5.7	6.1	118.9	
Cashflow (ROI b/tax)	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	441.5	
Cashflow (ROI s/tax)	16.0	15.9	15.8	15.7	15.6	15.5	15.4	15.3	15.3	15.2	15.1	15.1	15.0	14.9	14.8	14.8	205.1	
Cashflow (ROE b/tax)	6.3	5.5	6.1	5.5	6.3	7.1	7.9	8.7	9.6	10.4	11.2	12.0	12.9	13.7	14.5	15.3	133.4	
Cashflow (ROE s/tax)	3.7	2.5	2.8	1.7	2.0	2.4	2.7	3.1	3.5	3.8	4.2	4.6	5.0	5.4	5.7	6.1	34.6	
Outstanding of Long-term Loan	121.5	116.0	110.5	103.6	96.8	89.9	83.1	76.2	69.4	62.5	55.7	48.8	41.9	35.1	28.2	21.4	-	

Appendix V.12 Financing Plan (Total Project; Case-A)

(Unit: Rs Million)

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Total
<b>Source of Fund</b>																		
Equity	1,535.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,535.0
Land Acquisition for Development	0.0	61.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	61.5
Land Acquisition for Power Supply	0.0	138.9	258.5	122.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	519.8
Development	0.0	0.0	320.4	213.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	534.0
Power Supply	0.0	0.0	4.2	12.5	25.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	41.7
Water Supply	0.0	0.0	8.0	24.1	48.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	80.4
Waste Water Treatment	0.0	0.0	0.0	11.8	11.8	23.7	23.7	11.8	11.8	11.8	11.8	11.8	0.0	0.0	0.0	0.0	0.0	118.5
Housing Facility	0.0	0.0	0.0	0.0	42.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	85.5
Town Facility	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub-total	1,535.0	200.4	591.1	384.5	127.9	66.5	23.7	0.0	11.8	11.8	11.8	11.8	0.0	0.0	0.0	0.0	0.0	2,976.3
<b>Long-term loan</b>																		
Land Acquisition for Development	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Land Acquisition for Power Supply	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Development	0.0	573.8	1,104.7	489.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,168.1
Power Supply	0.0	0.0	1,924.5	1,513.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3,438.4
Water Supply	0.0	0.0	23.0	78.1	162.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	265.8
Waste Water Treatment	0.0	0.0	48.8	152.1	316.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	517.6
Housing Facility	0.0	0.0	0.0	71.2	79.7	134.3	134.3	67.1	67.1	67.1	67.1	67.1	0.0	0.0	0.0	0.0	0.0	687.9
Town Facility	0.0	0.0	0.0	0.0	256.9	287.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	544.6
Sub-total	0.0	573.8	3,103.0	2,304.5	815.9	422.0	134.3	0.0	67.1	67.1	67.1	67.1	0.0	0.0	0.0	0.0	0.0	7,622.4
<b>Total</b>	1,535.0	774.2	3,694.1	2,689.4	943.8	488.4	158.0	0.0	79.0	79.0	79.0	79.0	0.0	0.0	0.0	0.0	0.0	10,598.7
<b>Application of Fund</b>																		
<b>Construction Works</b>																		
Land Acquisition for Development	1,535.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,535.0
Land Acquisition for Power Supply	0.0	61.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	61.5
Development	0.0	694.6	1,292.3	612.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,598.9
Power Supply	0.0	0.0	2,135.9	1,423.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3,559.9
Water Supply	0.0	0.0	27.8	83.4	166.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	278.0
Waste Water Treatment	0.0	0.0	53.6	160.8	321.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	535.9
Housing Facility	0.0	0.0	0.0	79.0	79.0	158.0	158.0	79.0	79.0	79.0	79.0	79.0	0.0	0.0	0.0	0.0	0.0	789.8
Town Facility	0.0	0.0	0.0	0.0	285.1	285.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	570.2
Sub-total	1,535.0	756.1	3,509.6	2,359.1	852.4	443.1	158.0	0.0	79.0	79.0	79.0	79.0	0.0	0.0	0.0	0.0	0.0	9,929.1
<b>Interest during Construction</b>																		
Development	0.0	18.1	70.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	89.0
Power Supply	0.0	0.0	108.9	303.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	412.5
Water Supply	0.0	0.0	1.4	7.3	20.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	29.6
Waste Water Treatment	0.0	0.0	3.2	15.5	43.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	62.1
Housing Facility	0.0	0.0	0.0	4.0	12.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.6
Town Facility	0.0	0.0	0.0	0.0	14.5	45.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	59.9
Sub-total	0.0	18.1	184.5	330.3	91.4	45.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	669.6
<b>Total</b>	1,535.0	774.2	3,694.1	2,689.4	943.8	488.4	158.0	0.0	79.0	79.0	79.0	79.0	0.0	0.0	0.0	0.0	0.0	10,598.7

## Appendix V.13 Loan Repayment Schedule (Total Project; Case-A)

(1/2)  
(Unit: Rs Million)

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
<b>Repayment of long-term loan</b>																		
Development	0.0	0.0	0.0	0.0	240.9	240.9	240.9	240.9	240.9	240.9	240.9	240.9	240.9	0.0	0.0	0.0	0.0	0.0
Power Supply	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	171.9	171.9	171.9	171.9	171.9
Water Supply	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13.3	13.3	13.3	13.3	13.3
Waste Water Treatment	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.9	25.9	25.9	25.9	25.9
Housing Facility	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.5	7.5	7.5	7.5
Town Facility	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	27.2	27.2	27.2
Sub-total	0.0	0.0	0.0	0.0	240.9	240.9	240.9	240.9	240.9	240.9	240.9	240.9	240.9	211.1	218.6	245.9	259.3	259.3
<b>Loan Balance</b>																		
Development	0.0	573.8	1,678.5	2,168.1	1,927.2	1,686.3	1,445.4	1,204.5	963.6	722.7	481.8	240.9	0.0	0.0	0.0	0.0	0.0	0.0
Power Supply	0.0	0.0	1,924.5	3,438.4	3,438.4	3,438.4	3,438.4	3,438.4	3,438.4	3,438.4	3,438.4	3,438.4	3,438.4	3,266.5	3,094.5	2,922.6	2,750.7	2,578.8
Water Supply	0.0	0.0	25.0	103.2	265.8	265.8	265.8	265.8	265.8	265.8	265.8	265.8	265.8	252.6	239.3	226.0	212.7	199.4
Waste Water Treatment	0.0	0.0	48.8	200.9	517.6	517.6	517.6	517.6	517.6	517.6	517.6	517.6	517.6	491.7	465.8	440.0	414.1	388.2
Housing Facility	0.0	0.0	0.0	71.2	150.9	285.1	419.4	419.4	486.5	553.7	620.8	687.9	687.9	687.9	680.4	672.9	651.9	630.9
Town Facility	0.0	0.0	0.0	0.0	256.9	544.6	544.6	544.6	544.6	544.6	544.6	544.6	544.6	544.6	544.6	517.3	490.1	462.9
Sub-total	0.0	573.8	3,676.8	5,981.7	6,556.7	6,737.8	6,631.2	6,390.3	6,216.5	6,042.7	5,869.0	5,695.2	5,454.3	5,243.2	5,024.6	4,778.7	4,519.4	4,260.2
<b>Interest on Long-term Loan</b>																		
Development	0.0	0.0	0.0	109.1	140.9	125.3	109.6	94.0	78.3	62.6	47.0	31.3	15.7	0.0	0.0	0.0	0.0	0.0
Power Supply	0.0	0.0	0.0	0.0	412.6	412.6	412.6	412.6	412.6	412.6	412.6	412.6	412.6	412.6	392.0	371.3	350.7	330.1
Water Supply	0.0	0.0	0.0	0.0	31.9	31.9	31.9	31.9	31.9	31.9	31.9	31.9	31.9	31.9	30.3	28.7	27.1	25.5
Waste Water Treatment	0.0	0.0	0.0	0.0	62.1	62.1	62.1	62.1	62.1	62.1	62.1	62.1	62.1	62.1	59.0	55.9	52.8	49.7
Housing Facility	0.0	0.0	0.0	0.0	26.2	42.3	50.3	54.4	54.4	62.4	70.5	78.5	82.6	82.6	82.6	81.6	80.7	78.2
Town Facility	0.0	0.0	0.0	0.0	0.0	65.3	65.3	65.3	65.3	65.3	65.3	65.3	65.3	65.3	65.3	65.3	62.1	58.8
Sub-total	0.0	0.0	0.0	109.1	553.5	658.0	723.8	716.2	704.6	697.0	689.4	681.8	670.2	654.5	629.2	603.0	573.4	542.3

Appendix V.13 Loan Repayment Schedule (Total Project; Case-A)

Year	(Unit: Rs Million)																	Total
	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33		
<b>Repayment of long-term loan</b>																		
Development	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,168.1
Power Supply	171.9	171.9	171.9	171.9	171.9	171.9	171.9	171.9	171.9	171.9	171.9	171.9	171.9	171.9	171.9	171.9	171.9	3,438.4
Water Supply	13.3	13.3	13.3	13.3	13.3	13.3	13.3	13.3	13.3	13.3	13.3	13.3	13.3	13.3	13.3	13.3	13.3	265.8
Waste Water Treatment	25.9	25.9	25.9	25.9	25.9	25.9	25.9	25.9	25.9	25.9	25.9	25.9	25.9	25.9	25.9	25.9	25.9	517.6
Housing Facility	21.0	27.7	27.7	34.4	34.4	34.4	34.4	34.4	34.4	34.4	34.4	34.4	34.4	34.4	34.4	34.4	34.4	580.5
Town Facility	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	517.3
Sub-total	259.3	266.0	266.0	272.7	272.7	272.7	272.7	272.7	272.7	272.7	272.7	272.7	272.7	272.7	272.7	272.7	272.7	7,487.8
<b>Loan Balance</b>																		
Development	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-
Power Supply	2,406.9	2,234.9	2,063.0	1,891.1	1,719.2	1,547.3	1,375.4	1,203.4	1,031.5	859.6	687.7	515.8	343.8	171.9	0.0	0.0	0.0	-
Water Supply	186.1	172.8	159.5	146.2	132.9	119.6	106.3	93.0	79.8	66.5	53.2	39.9	26.6	13.3	0.0	0.0	0.0	-
Waste Water Treatment	362.3	336.4	310.6	284.7	258.8	232.9	207.0	181.2	155.3	129.4	103.5	77.6	51.8	25.9	0.0	0.0	0.0	-
Housing Facility	609.9	582.3	554.6	520.2	485.8	451.4	417.0	382.6	348.2	313.8	279.4	245.0	210.6	176.2	141.8	107.4	0.0	-
Town Facility	435.6	408.4	381.2	354.0	326.7	299.5	272.3	245.0	217.8	190.6	163.4	136.1	108.9	81.7	54.5	27.2	0.0	-
Sub-total	4,000.9	3,734.9	3,468.9	3,196.1	2,923.4	2,650.7	2,378.0	2,105.3	1,832.6	1,559.8	1,287.1	1,014.4	741.7	469.0	196.3	134.6	0.0	-
<b>Interest on Long-term Loan</b>																		
Development	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	813.7
Power Supply	309.5	288.8	268.2	247.6	226.9	206.3	185.7	165.0	144.4	123.8	103.2	82.5	61.9	41.3	20.6	0.0	0.0	8,045.8
Water Supply	23.9	22.3	20.7	19.1	17.5	16.0	14.4	12.8	11.2	9.6	8.0	6.4	4.8	3.2	1.6	0.0	0.0	590.2
Waste Water Treatment	46.6	43.5	40.4	37.3	34.2	31.1	27.9	24.8	21.7	18.6	15.5	12.4	9.3	6.2	3.1	0.0	0.0	1,149.1
Housing Facility	75.7	73.2	69.9	66.5	62.4	58.3	54.2	50.0	45.9	41.8	37.7	33.5	29.4	25.3	21.1	17.0	0.0	1,634.8
Town Facility	55.5	52.3	49.0	45.7	42.5	39.2	35.9	32.7	29.4	26.1	22.9	19.6	16.3	13.1	9.8	6.5	0.0	1,271.0
Sub-total	511.2	480.1	448.2	416.3	383.5	350.8	318.1	285.4	252.6	219.9	187.2	154.5	121.7	89.0	56.3	23.6	0.0	13,504.5

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Appendix V.14 Profit and Loss Statement (Total Project; Case-A)

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Revenue	0.0	0.0	0.0	692.4	2,605.4	3,061.7	2,492.3	2,694.2	2,843.0	2,560.9	2,933.2	2,597.2	2,629.0	2,229.4	2,234.3	2,234.3	2,234.3	2,234.3
Operation Cost	0.0	0.0	0.0	13.8	1,276.1	1,294.9	1,406.3	1,421.6	1,432.5	1,436.3	1,453.3	1,454.5	1,465.4	1,465.3	1,473.4	1,473.4	1,473.4	1,473.4
Interest on Long-term Loan	0.0	0.0	0.0	109.1	553.5	658.0	723.8	716.2	704.6	697.0	689.4	681.8	670.2	654.5	629.2	603.0	573.4	542.3
Interest on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Depreciation and Cost Recovery	0.0	0.0	0.0	458.4	378.2	649.0	267.8	363.1	458.4	267.8	493.5	267.8	267.8	0.0	0.0	0.0	0.0	0.0
Development and Sales of Land	0.0	0.0	0.0	0.0	993.1	744.8	558.6	419.0	314.2	235.7	176.7	132.6	99.4	74.6	55.9	41.9	31.5	23.6
Power Supply	0.0	0.0	0.0	0.0	0.0	76.9	57.7	43.2	32.4	24.3	18.2	13.7	10.3	7.7	5.8	4.3	3.2	2.4
Waste Water Treatment	0.0	0.0	0.0	0.0	0.0	598.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Housing	0.0	0.0	0.0	0.0	0.0	8.7	16.2	23.3	22.1	25.0	27.7	30.2	32.7	31.0	29.5	28.0	26.6	25.3
Town Facilities	0.0	0.0	0.0	0.0	0.0	0.0	57.0	51.3	46.2	41.6	37.4	33.7	30.3	27.3	24.5	22.1	19.9	17.9
Total	0.0	0.0	0.0	458.4	1,371.2	2,077.4	957.3	899.9	873.4	594.3	753.6	478.0	440.5	140.6	115.7	96.4	81.2	69.2
Net Profit before Tax	0.0	0.0	0.0	111.0	-595.5	-968.6	-595.2	-343.6	-167.5	-166.7	36.9	-17.1	53.0	-31.0	16.1	61.7	106.3	149.5
Taxable Income	0.0	0.0	0.0	111.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Income Tax	0.0	0.0	0.0	51.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Net Profit after Tax	0.0	0.0	0.0	59.9	-595.5	-968.6	-595.2	-343.6	-167.5	-166.7	36.9	-17.1	53.0	-31.0	16.1	61.7	106.3	149.5

(Unit: Rs Million)

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Appendix V.15 Cashflow Table (Total Project; Case-A)

IRRO(b/tax)= 10.7% IRROE(b/tax)= 8.4%  
 IRRO(a/tax)= 8.1% IRROE(a/tax)= 4.7%

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Source of Fund																		
Net Profit after Tax	0.0	0.0	0.0	59.9	-595.5	-968.6	-595.2	-343.6	-167.5	-166.7	36.9	-17.1	53.0	-31.0	16.1	61.7	106.3	149.5
Depreciation & Cost Recovery	0.0	0.0	0.0	458.4	1,371.2	2,077.4	957.3	899.9	873.4	594.3	753.6	478.0	440.5	140.6	115.7	96.4	81.2	69.2
Equity	1,535.0	200.4	591.1	384.5	127.9	66.5	23.7	0.0	11.8	11.8	11.8	11.8	0.0	0.0	0.0	0.0	0.0	0.0
Long-term Loan	0.0	573.8	3,103.0	2,304.9	815.9	422.0	134.3	0.0	67.1	67.1	67.1	67.1	0.0	0.0	0.0	0.0	0.0	0.0
Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	1,535.0	774.2	3,694.1	3,207.7	1,719.6	1,597.2	520.1	556.3	784.8	506.6	869.5	539.9	493.5	109.6	131.8	158.0	187.5	218.6
Application of Fund																		
Land Acquisition for Development	1,535.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Development	0.0	694.6	1,292.3	612.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Land Acquisition for Power Supply	0.0	61.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Power Supply	0.0	0.0	2,135.9	1,423.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Water Supply	0.0	0.0	27.8	83.4	166.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Waste Water Treatment	0.0	0.0	53.6	160.8	321.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Housing	0.0	0.0	0.0	79.0	79.0	158.0	158.0	0.0	79.0	79.0	79.0	79.0	0.0	0.0	0.0	0.0	0.0	0.0
Town Facility	0.0	0.0	0.0	0.0	285.1	285.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Interest during Construction	0.0	18.1	184.5	330.3	91.4	45.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Repayment on Long-term Loan	0.0	0.0	0.0	0.0	240.9	240.9	240.9	240.9	240.9	240.9	240.9	240.9	240.9	211.1	218.6	245.9	259.3	259.3
Repayment on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	1,535.0	774.2	3,694.1	2,689.4	1,184.7	729.3	398.9	240.9	319.9	319.9	319.9	319.9	240.9	0.0	0.0	0.0	0.0	0.0
Cash Surplus	0.0	0.0	0.0	518.3	534.9	867.8	121.2	315.4	464.9	186.7	549.6	220.0	252.6	109.6	131.8	158.0	187.5	218.6
Cashflow (ROI b/tax)	-1,535.0	-756.1	-3,509.6	-1,680.5	476.9	1,323.7	928.0	1,272.6	1,331.5	1,045.7	1,400.9	1,063.7	1,163.7	764.1	761.0	761.0	761.0	761.0
Cashflow (ROI a/tax)	-1,535.0	-756.1	-3,509.6	-1,781.8	476.9	1,323.7	928.0	1,263.3	1,246.6	963.9	1,229.0	757.9	831.0	477.3	464.2	455.3	448.3	442.8
Cashflow (ROE b/tax)	-1,535.0	-200.4	-591.1	184.9	407.0	801.4	97.5	315.4	453.1	174.9	537.8	208.2	252.6	-101.5	-86.8	-87.8	-71.8	-40.6
Cashflow (ROE a/tax)	-1,535.0	-200.4	-591.1	133.9	407.0	801.4	97.5	315.4	453.1	174.9	537.8	208.2	252.6	-101.5	-86.8	-87.8	-71.8	-40.6
Outstanding of Long-term Loan	0.0	573.8	3,676.8	5,981.7	6,556.7	6,737.8	6,631.2	6,390.3	6,216.5	6,042.7	5,869.0	5,695.2	5,454.3	5,243.2	5,024.6	4,778.7	4,519.4	4,260.2

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Appendix V.14 Profit and Loss Statement (Total Project; Case-A)

Year	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	Total	
Revenue	2,234.3	2,234.3	2,234.3	2,234.3	2,234.3	2,234.3	2,234.3	2,234.3	2,234.3	2,234.3	2,234.3	2,234.3	2,234.3	2,234.3	2,234.3	2,234.3	2,234.3	72,025.4
Operation Cost	1,473.4	1,473.4	1,473.4	1,473.4	1,473.4	1,473.4	1,473.4	1,473.4	1,473.4	1,473.4	1,473.4	1,473.4	1,473.4	1,473.4	1,473.4	1,473.4	1,473.4	43,587.1
Interest on Long-term Loan	511.2	480.1	448.2	416.3	383.5	350.8	318.1	285.4	252.6	219.9	187.2	154.5	121.7	89.0	56.3	23.6	13,504.5	
Interest on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Depreciation and Cost Recovery	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Development and Sales of Land	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Power Supply	17.7	13.3	10.0	7.5	5.6	4.2	3.1	2.4	1.8	1.3	1.0	0.7	0.6	0.4	0.3	0.2	3,971.7	
Water Supply	1.8	1.4	1.0	0.8	0.6	0.4	0.3	0.2	0.2	0.1	0.1	0.1	0.1	0.0	0.0	0.0	307.5	
Waste Water Treatment	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	598.0	
Housing	24.0	22.8	21.7	20.6	19.6	18.6	17.6	16.8	15.9	15.1	14.4	13.7	13.0	12.3	11.7	11.1	595.1	
Town Facilities	16.1	14.5	13.0	11.7	10.6	9.5	8.6	7.7	6.9	6.2	5.6	5.1	4.5	4.1	3.7	3.3	540.3	
Total	59.6	51.9	45.7	40.6	36.3	32.7	29.7	27.1	24.8	22.8	21.1	19.5	18.1	16.9	15.7	14.7	9,884.3	
Net Profit before Tax	190.1	228.9	267.1	304.2	341.1	377.5	413.2	448.5	483.5	518.2	552.7	587.0	621.1	655.1	689.0	722.7	5,049.5	
Taxable Income	142.1	228.9	267.1	304.2	341.1	377.5	413.2	448.5	483.5	518.2	552.7	587.0	621.1	655.1	689.0	722.7	7,463.0	
Income Tax	65.4	105.3	122.9	139.9	156.9	173.6	190.1	206.3	222.4	238.4	254.2	270.0	285.7	301.3	316.9	332.5	3,433.0	
Net Profit after Tax	124.8	123.6	144.2	164.2	184.2	203.8	223.1	242.2	261.1	279.8	298.5	317.0	335.4	353.8	372.0	390.3	1,616.5	



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Appendix V.15 Cashflow Table (Total Project; Case-A)

Source of Fund	(Unit: Rs Million)													Total			
	18	19	20	21	22	23	24	25	26	27	28	29	30		31	32	33
Net Profit after Tax	124.8	123.6	144.2	164.2	184.2	203.8	223.1	242.2	261.1	279.8	298.5	317.0	335.4	353.8	372.0	390.3	1,616.5
Depreciation & Cost Recovery	59.6	51.9	45.7	40.6	36.3	32.7	29.7	27.1	24.8	22.8	21.1	19.5	18.1	16.9	15.7	14.7	9,884.3
Equity	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,976.3
Long-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7,622.4
Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Total</b>	<b>184.4</b>	<b>175.6</b>	<b>189.9</b>	<b>204.8</b>	<b>220.5</b>	<b>236.5</b>	<b>252.8</b>	<b>269.3</b>	<b>285.9</b>	<b>302.7</b>	<b>319.6</b>	<b>336.5</b>	<b>353.5</b>	<b>370.6</b>	<b>387.8</b>	<b>405.0</b>	<b>22,099.5</b>
Application of Fund																	
Land Acquisition for Development	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,535.0
Development	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,598.9
Land Acquisition for Power Supply	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	61.5
Power Supply	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3,559.9
Water Supply	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	278.0
Waste Water Treatment	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	535.9
Housing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	789.8
Town Facility	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	570.2
Interest during Construction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	669.6
Repayment on Long-term Loan	259.3	266.0	266.0	272.7	272.7	272.7	272.7	272.7	272.7	272.7	272.7	272.7	272.7	272.7	272.7	272.7	7,487.8
Repayment on Short-term Loan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Total</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>12,766.8</b>
<b>Cash Surplus</b>	<b>184.4</b>	<b>175.6</b>	<b>189.9</b>	<b>204.8</b>	<b>220.5</b>	<b>236.5</b>	<b>252.8</b>	<b>269.3</b>	<b>285.9</b>	<b>302.7</b>	<b>319.6</b>	<b>336.5</b>	<b>353.5</b>	<b>370.6</b>	<b>387.8</b>	<b>405.0</b>	<b>9,332.7</b>
Cashflow (ROI b/tax)	761.0	761.0	761.0	761.0	761.0	761.0	761.0	761.0	761.0	761.0	761.0	761.0	761.0	761.0	761.0	761.0	18,509.2
Cashflow (ROI a/tax)	438.4	434.8	431.9	429.6	427.6	426.0	424.6	423.4	422.3	421.4	420.6	419.9	419.3	418.7	418.2	417.7	10,520.0
Cashflow (ROE b/tax)	-9.5	14.9	46.8	72.0	104.7	137.5	170.2	202.9	235.6	268.4	301.1	333.8	366.5	399.3	432.0	465.8	4,469.7
Cashflow (ROE a/tax)	-74.9	-90.4	-76.1	-67.9	-52.2	-36.2	-19.9	-3.4	13.2	30.0	46.8	63.8	80.8	97.9	115.1	134.3	1,036.7
Outstanding of Long-term Loan	4,000.9	3,734.9	3,468.9	3,196.1	2,923.4	2,650.7	2,378.0	2,105.3	1,832.6	1,559.8	1,287.1	1,014.4	741.7	469.0	196.3	134.6	--

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