

PHEONIX ENGINEERING PRIVATE LIMITED

Let's build a nest



Our Location

**Gurgaon Industrial area,
Gurgaon(30Km,from New Delhi),Haryana,India.**



Investors of Pheonix Engineering

➤ **Subhankar Chatterjee (India)**

(Chief Executive Officer)



➤ **Mark Willems (Germany)**

(Chairman Managing Director)



➤ **Rizwan Nazeer (Pakistan)**

(Managing Director)



We manufacture :
Prefabricated Green Homes



Why green?

Population growth

Climate change

➤ **Natural disasters**

Increasing consumption

➤ **Increasing waste production**

➤ **Environmental pollutions.**

Floods

Houses are often affected



Other Natural disasters

- Land slides
- Cyclones



Increasing waste production

- High Consumption leads to waste production



Increasing waste production

- Waste Separation
- Recycling



The Idea



- Combination of this two facts into a Business

➤ Huge amounts of plastic waste

+

➤ Natural Disaster.



Pre-fabricated
green home

BENEFITS OF PREFABRICATED GREEN HOMES.

- Requires very short construction time.
- Energy efficiency due to high quality insulation.
- Protecting our global environment by recycling polymer/polythene waste.
- Fire resistant .
- Insect and bug resistant.
- Ensuring faster recovery from natural disasters
- Easily displacable .

Technology

- Steel Structure is made according to design on a concrete base.
- HDPE(high density poly ethylene)panels,which is made by the re-cycling of waste Polymers & polythenes,is used for the walls of the house.
- HDPE panels are made by sandwiching the insulating material PUF(Polyurethane foam)in between for better insulation.
- Roofing also done with HDPE panels.
- Vinyl(PVC)flooring is done at the end.
- Structure size 10m x 8m x 5m . Single storey.

Market demand of this product

- In India, nearly every state governments are showing interest in this kind of housings.
- In the flood & earthquake prone states like Gujarat, Bihar, Assam, Maharashtra, Jammu Kashmir, these houses are in high demand.
- Private constructions companies of India are also inclining towards these houses.
- Countries like USA, Japan, Russia, Germany has also a wide market for these prefabricated green homes.

Customers & conditions

We are heading towards the housing project of Delhi Housing development corporation in which 250 prefabricated green buildings will be constructed.

Another project of Gujarat Nagar Nigam is also in under negotiation.

Payment terms for the customers:

- 60% of the total amount in advance .
- 40% after installtion against final invoice.
- Phoenix is offering a warranty on every installed house for a maximum of 18 months.

Financial Analysis

- Total Production : 250 houses per year
- Working Hours: 8 hour/day (1 shift).
- Yearly working days: 300 days.
- Product : Residential houses.

Investment against building

- Total production area = 1500 sq.m.

Description	Investment (Rs.)	Depreciation rate per year (%)	Depreciation (Rs.)
Factory	4.500.000	10	450.000
Office (Rent/month)	200.000	0	
Raw material Storage	200.000	10	20.000
Finished Product Storage	150.000	10	15.000
Total	5.050.000		485.000

Machinery Cost

Machine	Investment (Rs.)	Depreciation rate per year (%)	Depreciation (Rs.)
Mechanical Equipments	20.000.000	15	3.000.000
Electrical & Electronics Equipments	4.000.000	30	1.200.000
Total	24.000.000		4.200.000

Total Investment & depreciation

Investment goods	Investment (Rs.)	Depreciation rate per year (%)	Depreciation (Rs.)
Building	4.500.000	10	450.000
Exterior Installations	200.000	5	10.000
Machines	24.000.000	15	3.600.000
Off-site	4.000.000	5	200.000
Vehicle	10.000.000	30	3.000.000
Advertisement	150.000	5	7.500
License	200.000	5	10.000
Insurance	50.000	5	2.500
Electricity	150.000	5	7.500
Unforeseen/Unexpected	4.000.000		
Total	47.270.000		7.260.000

Initial Investment

Investment	Amount (Rs.)
Total Investment	47.270.000
Bank Loan (60%) at an interest rate of 8 % for 10 years	28.362.000
Shareholders equity (40%)	18.908.000

Interest paid against debts

Year	Balance of debts (Rs.)	Interest rate (%)	Interest Cost paid p.a (Rs.)	Repayment p.a (Rs.)
1	28.362.000	8	2.268.960	2.836.200
2	25.525.800	8	2.042.064	2.836.200
3	22.689.600	8	1.815.168	2.836.200
4	19.853.400	8	1.588.272	2.836.200
5	17.017.200	8	1.361.376	2.836.200
6	14.181.000	8	1.134.480	2.836.200
7	11.344.800	8	907.584	2.836.200
8	8.508.600	8	680.688	2.836.200
9	5.672.400	8	453.792	2.836.200
10	2.836.200	8	226.896	2.836.200
Total Interest Paid			12.479.280	
	Total Repayment			28.362.000

Labour Cost

Title	Number	Salary/year (Rs.)	Total (Rs.)
Marketing Manager	1	500.000	500.000
Production Manager	1	450.000	450.000
Engineers	3	300.000	900.000
Accountant	1	250.000	250.000
Quality Assurance Officer	1	250.000	250.000
Secretary for MD's	1	200.000	200.000
Supervisors	2	100.000	200.000
Factory Workers	5	80.000	400.000
Skilled Labors	4	65.000	260.000
Unskilled labors	3	50.000	150.000
Driver	1	96.000	96.000
Total	23		3.656.000

Raw material cost

Consumption	Cost/Unit (Rs.)
Steel	100.000
Insulation	50.000
HDPE	100.000
Vinyl Flooring	40.000
Bolts, Screws & other Mechanical Fasteners	50.000
Sum	340.000
VAT @12.5%	40.800
Total	380.800

Self Cost

	1.year	2.year	3.year	4.year	5.year	6.year	7.year	8.year	9.year	10.year
Utilization Capacity (%)	60%	80%	100%	100%	100%	100%	100%	100%	100%	100%
Quantity Produced	150	200	250	250	250	250	250	250	250	250
Depreciation Costs	7.260.000	7.260.000	7.260.000	7.260.000	7.260.000	7.260.000	7.260.000	7.260.000	7.260.000	7.260.000
Financing Cost	2.268.960	2.042.064	1.815.168	1.588.272	1.361.376	1.134.480	907.584	680.688	453.792	226.896
Labor Costs	3.656.000	3.656.000	3.656.000	3.656.000	3.656.000	3.656.000	3.656.000	3.656.000	3.656.000	3.656.000
Raw material Costs	57.120.000	76.160.000	95.200.000	95.200.000	95.200.000	95.200.000	95.200.000	95.200.000	95.200.000	95.200.000
Sum of Cost	70.304.960	89.118.064	107.931.168	107.704.272	107.477.376	107.250.480	107.023.584	106.796.688	106.569.792	106.342.896
Cost per unit before CST	468.700	445.590	431.725	430.817	429.910	429.002	428.094	427.187	426.279	425.372
CST on sale (4%)	18.748	17.824	17.269	17.233	17.196	17.160	17.124	17.087	17.051	17.015
Cost per unit after CST	487.448	463.414	448.994	448.050	447.106	446.162	445.218	444.274	443.330	442.386

Turnover

Year	Output	Price/unit	Turnover
1	150	500.000	75.000.000
2	200	500.000	100.000.000
3	250	500.000	125.000.000
4	250	500.000	125.000.000
5	250	500.000	125.000.000
6	250	500.000	125.000.000
7	250	500.000	125.000.000
8	250	500.000	125.000.000
9	250	500.000	125.000.000
10	250	500.000	125.000.000

Cash flow calculation

	1.year	2.year	3.year	4.year	5.year	6.year	7.year	8.year	9.year	10.year
Turnover /Revenue	75.000.000	100.000.000	125.000.000	125.000.000	125.000.000	125.000.000	125.000.000	125.000.000	125.000.000	125.000.000
Depreciation Costs	7.260.000	7.260.000	7.260.000	7.260.000	7.260.000	7.260.000	7.260.000	7.260.000	7.260.000	7.260.000
Labor Costs	3.656.000	3.656.000	3.656.000	3.656.000	3.656.000	3.656.000	3.656.000	3.656.000	3.656.000	3.656.000
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Sum of Cost	70.304.960	89.118.064	107.931.168	107.704.272	107.477.376	107.250.480	107.250.480	107.023.584	106.569.792	106.342.896
Lost carried forward										
Profit before Taxes	4.695.040	10.881.936	17.068.832	17.295.728	17.522.624	17.749.520	17.749.520	17.976.416	18.430.208	18.657.104
Taxes(40%)	1.878.016	4.352.774	6.827.533	6.918.291	7.009.050	7.099.808	7.099.808	7.190.566	7.372.083	7.462.842
Profit after Taxes	2.817.024	6.529.162	10.241.299	10.377.437	10.513.574	10.649.712	10.649.712	10.785.850	11.058.125	11.194.262
Cash Flow	10.077.024	13.789.162	17.501.299	17.637.437	17.773.574	17.909.712	17.909.712	18.045.850	18.318.125	18.454.262
Repayment Credit	2.836.200	2.836.200	2.836.200	2.836.200	2.836.200	2.836.200	2.836.200	2.836.200	2.836.200	2.836.200
Dividend	7.240.824	10.952.962	14.665.099	14.801.237	14.937.374	15.073.512	15.073.512	15.209.650	15.481.925	15.618.062

Conclusion

- Prefabricated Green homes are the present & future housings.
- Broad markets worldwide with few competitors.
- Our business calculations depict a profit from the very first year and its increase in the upcoming years, so our company is a profitable one.
- Our company's plan is to develop the designs and modify the houses for an even more attractive look.