



IAR Insurance Surveyors &
Loss Assessors Pvt. Ltd.
1105, Pearl Omaxe, Tower-A
Netaji Subhash Place
Pitam Pura
New Delhi 110034
India

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(Issued Without Prejudice)
(SLA – 72501 valid up to 17.02.2022)

Ref. No.IAR-1912-7581

December 27, 2019

SURVEY REPORT

THE INSURED : **M/s Tower Vision India Pvt. Ltd.,
Plot No. 356, Udyog Vihar, Phase 4, Gurgaon,
Haryana-122015**

THE INSURERS : **ICICI Lombard General Insurance Co. Ltd.,
New Delhi**

DATE OF LOSS : **16/08/2019**

THE INCIDENT : **Claim of loss due to Fire**

INSURANCE POLICY No. : **1005/154540528/01/000**

CLAIM No. : **FIR008125132**

1.0 INSTRUCTIONS

- 1.01 In accordance with instructions received from ICICI Lombard General Insurance Co. Ltd., New Delhi on 21-08-2019, we visited the Insured's premises(Site) situated at P Tirumala Naidu, Behind Bus Stand, Shrikalahasti Bypass, Naidupet, Nellore-Andhra Pradesh on 22-08-2019 to survey and assess the above loss. During our visit, we met Insured's representative, inspected the damage caused, discussed the loss and collected whatever information/documents that were readily available.
- 1.02 Based on the documents received, discussions held and verification carried out, we now report as under.

2.00 POLICY PARTICULARS

Type of Policy : Fire Offline Policy

Policy No. : 1005/154540528/01/000

Policy Period : August 08, 2019 to August 07, 2020



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Haryana-122015

The Insures : ICICI Lombard General Insurance Co. Ltd.,
New Delhi

Risk Location : P Tirumala Naidu, Behind Bus Stand, Shrikalahas
Address Bypass, Naidupet, Nellore-Andhra Pradesh

Total Sum : INR. 15,293,600,000 /-
Insured

Excess : 5% of claim amount subject to a minimum of Rs.
10,000/-

3.00 GENERAL INFORMATION

The Insured **Tower Vision India Pvt. Ltd.**, is a tower management company offering passive infrastructure to the telecoms industry on a multi-tenancy basis. Head office is situated at **Plot No. 356, Udyog Vihar, Phase 4, Gurgaon, Haryana-122015**

4.00 OCCURRENCE & CAUSE

During our Visit, It was reported by Mr. D. Pramod Kumar (Site In Charge) that on dated 16.08.2019 in the evening at around 18:20 due to sparking in cable fire incident got happened at insured site. Mr. D. Pramod Kumar immediately informed to Local Peoples. The Local Peoples were stated fire fighting activities with the help of fire extinguisher. Immediately Mr. D. Pramod Kumar call to Fire Brigade Department. The fire brigade arrived at site at around 19:30 Hrs., and started the fire fighting operation, by the time, the fire was doused, Due to this sudden fire incident the Shelter & Total Indoor Infra (Battery Bank 600 AH, DG Battery Bank, IPDMU, AC 3.5 TR (1.75*2) & 24 Wind Turbine etc.) completely burnt.

Thereafter, the insured's representative reported the matter to Underwriters on dated 17-08-2019 and subsequently we were depute to Carryout survey and assessment of loss vide mail dated 21-08-2019.

5.00 EXTENT OF DAMAGE

As stated by the Insured & as per our enquiries, Shelter & Total Indoor Infra (Battery Bank 600 AH, DG Battery Bank, IPDMU, AC 3.5 TR (1.75*2) & 24 Wind Turbine etc.) completely burnt due to fire



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6.00 OUR OBSERVATION:-

We Checked/inspected the affected premises and it has been notice that The affected premises is occupied as “Telecom Site” located at P Tirumala Naidu, Behind Bus Stand, Shrikalahasti Bypass, Naidupet, Nellore- Andhra Pradesh , Site ID noted as- TAAPNEL0228 & Site Name- Vinnamalla

During our visit, we have observed that the Shelter & Total Indoor Infra (Battery Bank 600 AH, DG Battery Bank, IPDMU, AC 3.5 TR (1.75*2) & 24 Wind Turbine etc.) were in fully badly burnt condition. We have also understood from service engineer that the fire might be possible due to sparking in cable fir got happened

The Insured have provided us copy of material transfer notes of all damaged Materials. We Have noted that all damaged materials were received at site **(Copy of Material Transfer Note is enclosed)**

7.00 CAUSE OF LOSS :-

Based on survey carried out and precisely physical inspection of affected premises, we are of the opinion that cause of lose is Fire; which is accidental in nature and hence covered under the policy.

8.00 INSURED’S CLAIM:-

Insured has claimed INR. 525,276.00/- for the burnt/damaged Items

09.00 ASSESSMENT OF LOSS:-

On the basis of our observations and verification, the assessment of the loss has been worked out as under:-

Sr. No	Particulars	Qty.	Rate	Claim Amount	Assessed Amount
1	Battery Bank 600 AH	1.00	161,561.00	161,561.00	160,272.00
2	DG Battery Bank	1.00	4,193.00	4,193.00	4,193.00
3	IPDMU	1.00	93,007.00	93,007.00	93,007.00
4	24 Wind Turbine	1.00	194,611.00	194,611.00	194,611.00
5	24 Wind Turbine Installation	1.00	12,680.00	12,680.00	12,680.00
6	AC 3.5 TR (1.75*2)	1.00	59,224.00	59,224.00	59,224.00
7	Gross Loss			525,276.00	523,987.00



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10.00 DEPRECIATION WORKING:

NA

11.00 SALVAGE:-

We have deducted INR 45,000/- Salvage value in our assessment which is fair & reasonable

12.00 ORIGIN OF FIRE:-

We have deducted 5% on account of origin of Fire in our assessment

13.00 ADWQUACY OF SUM INSURED:-

Based on our observation the available sum insured is adequately covered.

13.00 EXCESS:-

As Per Policy term & condition an excess 5% of claim amount subjected to minimum of Rs. 10,000/-

14.00 ADJUSTMENT OF LOSS:-

Based on above clarification/verification of documents provided by insured, the summary of net loss calculated by us is as under:-

Sr. No	Particulars	Qty.	Rate	Claim Amount	Assessed Amount
1	Battery Bank 600 AH	1.00	161,561.00	161,561.00	160,272.00
2	DG Battery Bank	1.00	4,193.00	4,193.00	4,193.00
3	IPDMU	1.00	93,007.00	93,007.00	93,007.00
4	24 Wind Turbine	1.00	194,611.00	194,611.00	194,611.00
5	24 Wind Turbine Installation	1.00	12,680.00	12,680.00	12,680.00
6	AC 3.5 TR (1.75*2)	1.00	59,224.00	59,224.00	59,224.00
7	Gross Loss			525,276.00	523,987.00
8	Less: Origin of fire @ 5%				26,199.35
9	Assessed Loss				497,787.65
10	Less: Salvage Value				45,000.00
11	Net Assessed Loss				452,787.65
12	Less: Insurance				Nil
13	Adjusted Loss				452,787.65
14	Less: Policy Excess				22,639.38



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15	Net Assessed Loss				430,148.27
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15.00 INSURED'S CONSENT ON ASSESSMENT:-

We have shared the claim assessment through email and also explained the same to insured over phone & received their consent on the same.
Copy of assessment having insured consent is enclosed

16.00 DISCLAIMER:-

This report is issued without prejudice to the rights of anyone concerned and is subject to terms, conditions and warranties of the insurance policy issued to and held by the Insured

17.00 ENCLOSURES:-

- 17.01 Copy of Claim intimation Letter.
- 17.02 Photographs taken by us.
- 17.03 Copy of Material Transfer Note
- 17.04 Copy of Service Engineer Report
- 17.05 Copy of Invoice of Damage DG Set
- 17.06 Copy of Insurance Policy Copy

For



Authorized Signatory

IAR Insurance Surveyors & Loss Assessors Pvt. Ltd
Mr. Syed Iftikhar Ali
52805 Valid up to 27/09/2020