



Er. Anil K. Pandey

B.E. (MECH.), MIEI, Chartered Engineer
Fellow IISLA (F/N-01028) (SLA28562)
Fire, Marine & Engineering
8299390800, 9415202098

Dr. Jaya Pandey

Ph.D. (Economics), Associate III
Licentiate IISLA (L/N-07294, SLA74567)
Marine & Miscellaneous
Mob - 09993953500

Er. Abhinav Pandey

B. Tech, IIT-Kanpur, Chartered Engineer
Licentiate IISLA (L/N-8497, SLA85166)
Fire Marine & Engineering
7982562479, 7065207736

REF: ILGI0475FRM19-20

DATED: 20.08.2019

PRE-RECEIPTED PROFESSIONAL FEE BILL

To,
ICICI Lombard General Insurance Co. Ltd.
ICICI Lombard House, 414, Veer Savarkar Marg,
Near Sidhi Vinayak Temple,
Prabhadevi, Mumbai-400025
GSTIN: 27AAACI7904G1ZN

Claim Ref No. :- FIR001843509

POLICY No. 1001/164253572/00/000 (Standard Fire & Special Perils)
INSURED M/s Riviera Co Op Housing Society Ltd.
RE Survey & Assessment of loss on a/c damage to Electronic Components
of Lifts due to Inundation on 05.08.19

SN	DESCRIPTION	UNIT	QTY.	RATE	AMOUNT
1	GROSS LOSS	RS.	516865.00		
	PROFESSIONAL FEE ON	RS.	100000.00	FIXED	7125.00
	PROFESSIONAL FEE ON	RS.	416865.00	1.75%	7295.14
	SUB-TOTAL	RS.			14420.14
2	CONVEYANCE:Office-Dombivli to & fro	KMS	100.00	12.00	1200.00
3	PHOTOGRAPHS	NOS.	20.00	10.00	200.00
	TOTAL	RS.			15820.14
	ADD: IGST			18.00%	2847.62
	GRAND TOTAL	RS.			18668

RS. EIGHTEEN THOUSAND SIX HUNDRED AND SIXTY-EIGHT ONLY

Abhinav Pandey
For TIMELINE Insurance Surveyors
And Loss Assessors Private Limited

GSTIN	09AAFCT3922N1ZW				
A/C NAME	NAME : TIMELINE INSURANCE SURVEYORS AND LOSS ASSESSORS PRIVATE LIMITED				
BANK NAME	KOTAK MAHINDRA BANK LIMITED	BRANCH	SIGRA, VARANASI	TYPE	CA
A/C NO.	573011030388	IFSC	KKBK0005305	MICR	221485005



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PRIVILEGED FOR UNDERWRITERS CONCERNED & THEIR LEGAL CONSULTANTS ONLY

SURVEY & LOSS ASSESSMENT REPORT
ON A/C OF DAMAGE TO ELECTRONIC COMPONENTS OF LIFTS
DUE TO INUNDATION ON 05.08.19

Claim Ref No:- FIR001843509

INSURED	M/s Riviera Co Op Housing Society Ltd.
INSURER	M/s ICICI Lombard General Insurance Company Limited
POLICY NO.	1001/164253572/00/000 (Standard Fire & Special Perils)
EVENT	Damage to Lifts due to Inundation on 05.08.19

INTRODUCTION

Instructions were received from M/s ICICI Lombard General Insurance Co. Ltd., Mumbai on 07.08.19 to survey and assess the loss to Lifts due to Inundation on 05.08.19 at M/s Riviera Co Op Housing Society Ltd., Dombivli. Accordingly, survey was conducted by us on 08.08.19 and the Insured was requested to provide claim documents through our letter dated 09.08.19. Now we are pleased to submit our survey & assessment report as under for onward doing needful.

POLICY PARTICULARS

Policy No.	1001/164253572/00/000
Type	Standard Fire & Special Perils Policy
Issued by	M/s ICICI Lombard House, Veer Savarkar Marg, Near Siddhi Vinayak Temple Main Gate, Prabhadevi, Mumbai – 400025, Maharashtra
Insured	M/s Riviera Co Op Housing Society Ltd. Casa Bella, Palava City, Nilje, Kalyan Shil Road, Dombivli East, Thane, Maharashtra-421204
Policy period	30.06.2019 to 29.01.2020
Occupancy	Dwellings

CIN: U74120UP2015PTC070835, LICENCE NO.: IRDA/CORP/SLA-200016, EXP: 03.01.2019, PAN NO. AAFCT3922N, GSTIN 09AAFCT3922N1ZW

Corporate Office - 118, Plot # B-8, BGTA, BEAS CSL, Wadala Truck Terminal Antophill, Mumbai - 37
Regd. Office: Hotel Awadh, Pared Kothi, Opp. Railway Station, Varanasi-221001
Head Office: A180, Basement, Shivalik, Malviya Nagar, New Delhi-110017, Ph. : 011-40000670



REF: ILGI0475FRM19-20

DATED: 20.08.2019

Sum Insured

SN	Component	SUM INSURED
1	Building (Without Plinth & Foundation)	490143500
2	Plinth & Foundation	210061500
3	Others (Excluding Stock)	296000000
TOTAL		996205000

Conditions: -

1. Deductible: 5% of the claim amount subject to a minimum of INR 25,000 on each and every claim
2. Basement exposure is excluded from the scope of cover
3. Katcha Construction is excluded from the scope of the cover

Special Conditions: -

Cost of Expediting expenses Covered upto INR 5,00,000

Loss or damage to gardens, landscaping and trees/shrubs is excluded from the scope of cover

- 1) Content Cover is on a First Loss basis
- 2) Content Covers is for Electronic Equipment, Furniture & Fixtures, consumer durables, Clothes & utensils owned or in care custody control by the residents (Jewelry/Watches and other precious stones are excluded from coverage)
- 3) The Coverage for Contents is on Market Value (Value for New minus applicable depreciation)

Proposal quoted on assumption that the building age is less than 5 years as on date

Loss Payee Clause: In the event of claim payment being made under the policy in relation to the insured risk, that payment can be made to individual member of the housing society subject to the NOC from Housing Society

Contents for 296 flats of 2 BHK covered for Rs. 1000000 each.

Following fixed assets are covered under the building sum insured

- 1) Building (Building value includes 4 wings of Stilt+19 Floors having 296 flats & Refugee Areas, Society office & Furniture, Computer, 2 DG Set, OH & UG water tanks, Lifts 8 Nos., Electrical fittings, Meters & Meter Rooms, Pumps & Pump Rooms, CCTV, Intercom System, Fire Fitting with alarm system, Septic tank, Solar System, Security Cabins, Plate Glass, Bio-metric System and all other common amenities)
- 2) Home Contents Insurance (Individual flat Owner's contents value upto 10 Lacs covers Furniture, Durables, Electronic Items, Clothes & Utensils)





REF: ILGI0475FRM19-20

DATED: 20.08.2019

Clauses

1. FC03 : Designation of Property Clause
2. FC04 : Reinstatement Value Policies
3. FC05 : Local Authorities Clause
4. FC14 : Earthquake (Fire and Shock)
5. FC25 : Removal of Debris Clause (upto 1% of the claim amount)
6. FC26 : Architects, Surveyors and Consulting Engineers Fees (upto 3% of the claim amount)
7. FC29 : Terrorism Exclusion Clause

THE RISK

M/s Riviera Co Op Housing Society Ltd., located at Casa Bella, Palava City, Nilje, Kalyan Shil Road, Dombivli East, Thane, Maharashtra-421204 is a residential complex. It has 4 Wings (A,B,C,D) each having ground plus 19 floors, upper 19 floors have 4 flats each. Odd floors have 04 flats each with 628 sqft area & even floors have 02 balcony flats each with 668 sqft area & 02 flats each with 628 sqft area. Walls are made of burnt bricks plastered with mortar cement and roof is RCC.

OCCURRENCE

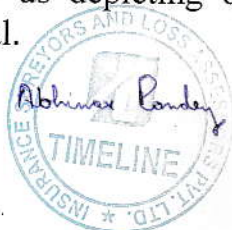
As informed by Insured's Representative, Mr. Anil Achary: -
It started raining continuously from 03.08.19 till late night of 04.08.19. Water entered into society premises, pump rooms & lift pits upto a height of 2 ft. This water logging caused damaged to various components of both lifts in all 04 wings.

INSPECTION

On 08.08.19, we visited Insured's premises and the damages were verified in the presence of Mr. Anil & Service Engineer of Schindler.

As we approached the Lift pits we noticed that water had been logged upto height of approx. 4 ft as seen through marks on the pit walls. Further various components of both lifts of all 4 wings like Switches, PCBs were found shorted and Pulleys, Ropes were found rusted. Detailed Incident report was prepared depicting various parts that needed replacement is enclosed.

20 Photographs taken by us depicting overall condition of the premises are hereby enclosed for perusal.





REF: ILGI0475FRM19-20

DATED: 20.08.2019

OPINION ON LOSS

During survey we observed that the walls of the lift pit had water marks upto a height of 4-5 feet and insured provided photographs depicting the society being submerged in water. The losses occurred due to excessive continuous rainfall which led to accumulation of water which entered these pits along with mud causing damage to components of lifts. Inundation is an insured peril of the SFSP policy in force thus the losses are indemnifiable.

EXTENT OF LOSS

Damages noted during survey as detailed per Incident Report enclosed.

INSURED'S CLAIM

The Insured provided quotations no. 145556039, 5944, 5929, 5937, 5981, 5960, 5972, 5976 dated 07.08.19 towards replacement of various components for Rs. 1,35,214.00, 37,286.00, 37,286.00, 37,286.00, 1,57,927.00, 37,286.00, 37,286.00, 37,286.00 (incl GST) respectively, enclosed for perusal.

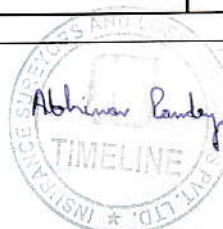
ADEQUACY OF INSURANCE

BUILDING

SI against building is Rs. 49,01,43,500.00 (without Plinth & Foundation) taken on Reinstatement Value Basis. The Insured did not provide Valuation Report of the Building to obtain value at risk, but provided construction area of all floors & construction rate is Rs. 2500.00/sqft.

RIV is computed & compared with SI to arrive at underinsurance, as depicted below: -

PARTICULAR	AREA/SQFT	RATE/SQFT	AMOUNT (RS.)
Area on Odd Floor	2512		
Area on even Floor	2592		
Total Area of one wing	48448		
Building Total of 4 wings/RIV	193792	2500.00	484480000.00
SUM INSURED			490143500.00
UNDERINSURANCE			nil





REF: ILGI0475FRM19-20

DATED: 20.08.2019

ASSESSMENT OF LOSS

Building including Lifts was damaged due to Inundation which is an insured peril of Standard Fire & Special Perils Policy. Thus, the losses are indemnifiable and are being assessed as per Annexure-A on basis of quotation, under the following considerations: -

Lifts

- Quotations provided towards spare & labour cost may be considered genuine & adequate for the purpose of assessment
- Only items depicted as per JIR are being considered and rates as per quotations

ADJUSTMENT OF LOSS

The loss assessed above is adjusted under following considerations: -

- Insured has confirmed that they cannot avail GST credit thus considered
- Policy taken on RIV & payment proof (Bank Account Statement) provided thus no deduction suggested
- Nominal salvage value of Rs. 1000.00 may be deducted
- Underinsurance as computed above is nil
- Excess @ 5% of the claim amount subject to min. of Rs. 25,000.00 is being deducted

SN	PARTICULARS	Amount
	GROSS LOSS	516856.00
	LESS: SALVAGE	1000.00
	ASSESSED LOSS	515856.00
	LESS: POLICY EXCESS	25792.80
	NET ADJUSTED LOSS	490063.20

RS FOUR LAC NINETY THOUSAND & SIXTY THREE ONLY

Survey & Loss Assessment report hereby issued without prejudice is subject to the terms & conditions of the policy; reserving our rights to amend unintended error, if any.

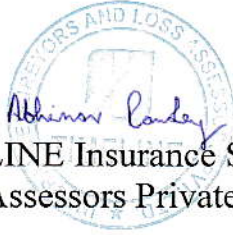




e-mail : fire@timelineisla.com, engineering@timelineisla.com, marine@timelineisla.com, misc@timelineisla.com

REF: ILGI0475FRM19-20

DATED: 20.08.2019



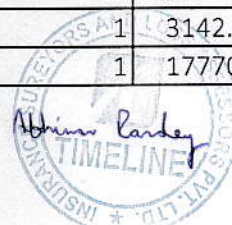
For TIMELINE Insurance Surveyors
And Loss Assessors Private Limited

Enclosure:

1. Deputation Mail & Copy of Policy
2. Incident Report
3. Original cancelled cheque, Copy of PAN & Certificate of registration
4. Quotations for 08 lifts
5. Bank Account Statement
6. Photographs-20 & Professional Fee Bill

Annexure-A

SN	DESCRIPTION	UOM	QTY		RATE	AMOUNT	
			CLAIMED	ALLOWED		CLAIMED	ALLOWED
A	A-Wing LH						
1	Pulley D200/12X30	Pcs	1	1	4980.48	4980.48	4980.48
2	Pit Stop Switch Assembly	Pcs	1	1	1850.53	1850.53	1850.53
3	Governor rope Dia 6mm	Pcs	1	1	17101.27	17101.27	17101.27
4	Switch Limit Auto Reset W.M16 Gland	Pcs	2	2	1633.065	3266.13	3266.13
5	Assembled V-Pulley cpl L=102 mm	Pcs	4	4	12709.83	50839.31	50839.31
6	Labour	LS	1	1	3124.68	3124.68	3124.68
7	Load Measuring Sensor KL-66	Pcs	1	1	12215.8	12215.8	12215.8
8	Kit LSC154 DO V15/FEC T2	Pcs	1	1	21209.8	21209.8	21209.8
	Sub-Total					114588.00	114588.00
	ADD: CGST & SGST				18%	20625.84	20625.84
	Total					135214.00	135214.00
B	A-Wing RH						
1	Pulley D200/12X30	Pcs	1	1	5189.88	5189.88	5189.88
2	Pit Stop Switch Assembly	Pcs	1	1	1928.33	1928.33	1928.33
3	Governor rope Dia 6mm	Pcs	1	1	17820.29	17820.29	17820.29
4	Switch Limit Auto Reset W.M16 Gland	Pcs	2	2	1701.725	3403.45	3403.45
5	Labour	LS	1	1	3256.05	3256.05	3256.05
	Sub-Total					31598.00	31598.00
	ADD: CGST & SGST				18%	5687.64	5687.64
	Total					37286.00	37286.00
C	B-Wing LH						
1	Pulley D200/12X30	Pcs	1	1	5189.88	5189.88	5189.88
2	Pit Stop Switch Assembly	Pcs	1	1	1928.33	1928.33	1928.33
3	Governor rope Dia 6mm	Pcs	1	1	17820.29	17820.29	17820.29
4	Switch Limit Auto Reset W.M16 Gland	Pcs	2	2	1701.725	3403.45	3403.45
5	Labour	LS	1	1	3256.05	3256.05	3256.05
	Sub-Total					31598.00	31598.00
	ADD: CGST & SGST				18%	5687.64	5687.64
	Total					37286.00	37286.00
D	B-Wing RH						
1	Pulley D200/12X30	Pcs	1	1	5189.88	5189.88	5189.88
2	Pit Stop Switch Assembly	Pcs	1	1	1928.33	1928.33	1928.33
3	Governor rope Dia 6mm	Pcs	1	1	17820.29	17820.29	17820.29
4	Switch Limit Auto Reset W.M16 Gland	Pcs	2	2	1701.725	3403.45	3403.45
5	Labour	LS	1	1	3256.05	3256.05	3256.05
	Sub-Total					31598.00	31598.00
	ADD: CGST & SGST				18%	5687.64	5687.64
	Total					37286.00	37286.00
E	C-Wing LH						
1	Pulley D200/12X30	Pcs	1	1	5009.55	5009.55	5009.55
2	Pit Stop Switch Assembly	Pcs	1	1	1861.33	1861.33	1861.33
3	Governor rope Dia 6mm	Pcs	1	1	17201.08	17201.08	17201.08
4	Switch Limit Auto Reset W.M16 Gland	Pcs	2	2	1642.595	3285.19	3285.19
5	Assembled V-Pulley cpl L=102 mm	Pcs	4	4	12784.01	51136.04	51136.04
6	Labour	LS	1	1	3142.91	3142.91	3142.91
7	PCB SMIC 62.Q	Pcs	1	1	17770.2	17770.20	17770.20



8	PCBA SCPU 1.Q+SW 9.85	Pcs	1	1	7207.46	7207.46	7207.46
9	ME_PCBA SEM 21.Q version "F"	Pcs	1	1	27221.24	27221.24	27221.24
	Sub-Total					133835.00	133835.00
	ADD: CGST & SGST				18%	24090.30	24090.30
	Total					157926.00	157926.00
F	C-Wing RH						
1	Pulley D200/12X30	Pcs	1	1	5189.88	5189.88	5189.88
2	Pit Stop Switch Assembly	Pcs	1	1	1928.33	1928.33	1928.33
3	Governor rope Dia 6mm	Pcs	1	1	17820.29	17820.29	17820.29
4	Switch Limit Auto Reset W.M16 Gland	Pcs	2	2	1701.725	3403.45	3403.45
5	Labour	LS	1	1	3256.05	3256.05	3256.05
	Sub-Total					31598.00	31598.00
	ADD: CGST & SGST				18%	5687.64	5687.64
	Total					37286.00	37286.00
G	D-Wing LH						
1	Pulley D200/12X30	Pcs	1	1	5189.88	5189.88	5189.88
2	Pit Stop Switch Assembly	Pcs	1	1	1928.33	1928.33	1928.33
3	Governor rope Dia 6mm	Pcs	1	1	17820.29	17820.29	17820.29
4	Switch Limit Auto Reset W.M16 Gland	Pcs	2	2	1701.725	3403.45	3403.45
5	Labour	LS	1	1	3256.05	3256.05	3256.05
	Sub-Total					31598.00	31598.00
	ADD: CGST & SGST				18%	5687.64	5687.64
	Total					37286.00	37286.00
H	D-Wing RH						
1	Pulley D200/12X30	Pcs	1	1	5189.88	5189.88	5189.88
2	Pit Stop Switch Assembly	Pcs	1	1	1928.33	1928.33	1928.33
3	Governor rope Dia 6mm	Pcs	1	1	17820.29	17820.29	17820.29
4	Switch Limit Auto Reset W.M16 Gland	Pcs	2	2	1701.725	3403.45	3403.45
5	Labour	LS	1	1	3256.05	3256.05	3256.05
	Sub-Total					31598.00	31598.00
	ADD: CGST & SGST				18%	5687.64	5687.64
	Total					37286.00	37286.00
	GROSS ASSESSED LOSS					516856.00	516856.00

