



Er. Anil K. Pandey

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Fellow IISLA (F/N-01028) (SLA28562)
Fire, Marine & Engineering
8299390800, 9415202098

Dr. Jaya Pandey

Ph.D. (Economics), Associate III
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Er. Abhinav Pandey

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Licentiate IISLA (L/N-8497, SLA85166)
Fire Marine & Engineering
7982562479, 7065207736

REF: ILGI0761FRM19-20

DATED:19.10.2019

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: - FIR001852178

POLICY No. 1001/151680191/00/000 (Standard Fire & Special Perils)
INSURED M/s Marina Co-Operative Housing Society Ltd
RE Survey & Assessment of loss on a/c damage to multiple components due to heavy rain leading to inundation on 04.08.19

SN	DESCRIPTION	UNIT	QTY.	RATE	AMOUNT
1	GROSS LOSS	RS.	1360662.74		
	PROFESSIONAL FEE ON	RS.	1000000.00	FIXED	22875.00
	PROFESSIONAL FEE ON	RS.	360662.74	1.50%	5409.94
	SUB-TOTAL	RS.			28284.94
2	CONVEYANCE:Office-Dombivli to & fro(twice)	KMS	220.00	12.00	2640.00
3	PHOTOGRAPHS	NOS.	20.00	10.00	200.00
4	DA	DAYS	2.00	750.00	1500.00
	TOTAL	RS.			32624.94
	ADD: IGST			18.00%	5872.49
	GRAND TOTAL	RS.			38497

RS THIRTY EIGHT THOUSAND FOUR HUNDRED AND NINETY SEVEN ONLY

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

**TIMELINE****INSURANCE SURVEYORS AND
LOSS ASSESSORS PRIVATE LIMITED**e-mail : timeline.isla@gmail.com, Website : www.timelineisla.com**Er. Anil K. Pandey**B.E. (MECH.), MIEI, Chartered Engineer
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PRIVILEGED FOR UNDERWRITERS CONCERNED & THEIR LEGAL CONSULTANTS ONLY

SURVEY & LOSS ASSESSMENT REPORT

ON A/C OF DAMAGE TO MULTIPLE COMPONENTS DUE TO INUNDATION ON 04.08.19

Claim Ref No: - FIR001852178

INSURED	M/s Marina Co-Operative Housing Society Ltd
INSURER	M/s ICICI Lombard General Insurance Company Limited
POLICY NO.	1001/151680191/00/000 (Standard Fire & Special Perils)
EVENT	Damage to Pumps, Motors, Control Panels, DG sets, Lift, Office furniture, etc due to heavy rains leading to inundation on 04.08.19

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 the various components due to heavy rains leading to inundation on 04.08.19 at M/s Marina Co-Operative Housing Society Ltd, Casa Rio, Palava City, Nilje, Kalyan Shil Road, Dombivli East, Thane -421204, Kalyan-Dombivli, Maharashtra. Accordingly, survey was conducted by us on 08.08.19, 10.08.19 & 31.08.19. The Insured was requested to provide claim documents through our letter dated 12.08.19. Some documents were submitted by hand and further elucidations were asked through mail and call. Now we are pleased to submit our survey & assessment report as under for onward doing needful.

POLICY PARTICULARS

Policy No 1001/151680191/00/000

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 Marina Co-Operative Housing Society Ltd
Casa Rio, Palava City, Nilje, Kalyan Shil Road, Dombivli
East, Thane, Kalyan-Dombivli, Maharashtra-421204



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



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

REF: ILGI0761FRM19-20

DATED: 19.10.2019

Policy period 22.03.2019 to 21.03.2020

Location of risk Casa Rio, Palava City, Nilje, Kalyan Shil Road, Dombivli East, Thane, Kalyan-Dombivli, Maharashtra-421204

Occupancy Dwellings

Sum Insured

SN	INSURED COMPONENT	SUM INSURED (RS)
1	Building (Without Plinth & Foundation)	357004800.00
2	Plinth & Foundation	89251200.00
3	Other (Excluding Stocks)	288000000.00
Total Sum Insured with Plinth & Foundation		734256000.00

Subject to Clause(s) / Endorsement(s) as attached herewith: -

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

Subject to Conditions as mentioned below: -

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
4. Following fixed assets are covered under the building sum insured 1. Building (Building value includes 288 flats having G7 Floors 6 wings, Compound Wall & Gates, Society office & Furniture, Computers, 6 Lifts, OH & UG water tanks, Electrical fittings, Meters & Meter Rooms, Pumps & Pump Rooms, 2DG Set, Fire Fighting Equipment with alarm system, CCTV, Intercom System, Septic tank and all other common amenities) 2. Home Contents Insurance (Individual flat Owners contents value upto 10 Lacs covers Furniture, Durables, Electronic Items, Clothes & Utensils)
5. Earthquake is covered and Terrorism is excluded
6. Basis of Valuation Reinstatement Value excluding Stocks





REF: ILGI0761FRM19-20

DATED: 19.10.2019

7. Storm, Tempest, Flood, & inundation sets of Perils are covered under the scope of policy and Riot, Strike, Malicious Damage perils are covered under the policy
8. Cost of Expediting expenses Covered upto INR 5,00,000
9. Loss or damage to gardens, landscaping and trees/shrubs is excluded from the scope of cover
10. 1) Content Cover is on a First Loss basis
11. 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)
12. 3) The Coverage for Contents is on Market Value (Value for New minus applicable depreciation)
13. Proposal quoted on assumption that the building age is between 5 years to 10 Years as on date
14. 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
15. Contents for 288 flats of 2 BHK covered for Rs.1000000 each

THE RISK

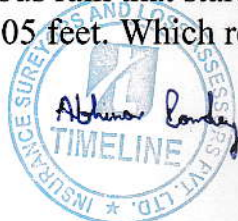
M/s Marina Co-Operative Housing Society Ltd situated at Casa Rio, Palava City, Nilje, Kalyan Shil Road, Dombivli East, Thane, Kalyan-Dombivali, Maharashtra-421204. Following fixed assets are covered under the building sum insured: -

1. Building (Building value includes 288 flats having G7 Floors 6 wings, Compound Wall & Gates, Society office & Furniture, Computers, 6 Lifts, OH & UG water tanks, Electrical fittings, Meters & Meter Rooms, Pumps & Pump Rooms, 2DG Set, Fire Fighting Equipment with alarm system, CCTV, Intercom System, Septic tank and all other common amenities)
2. Home Contents Insurance (Individual flat Owners contents value upto 10 Lacs covers Furniture, Durables, Electronic Items, Clothes & Utensils)

OCCURRENCE

As informed by Insured's Representative, Mr. Aishwarya: -

Due to heavy & continuous rain that started from 03.08.19 to 04.08.19 water got logged up to a height of 05 feet. Which resulting into Damaging DG sets, Lifts,





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REF: ILGI0761FRM19-20

DATED: 19.10.2019

Control Panels, Fire Panels, CCTV equipment, furniture fixtures & other items of society office.

INSPECTION

On 08.08.19, we visited Insured's premises and the damages were verified in the presence of Mr. Aishwarya Rep. of Insured. As we approached the premises, we noticed water marks on the wall and furniture was in wet condition. All the office documents/ other items were water affected. But verification of DG sets, Lifts, Control Panels, Fire Panels, CCTV equipment, etc. couldn't be done due to absence of Service Engineer. We visited again on 10.08.19 to verify damages to electrical components. Detailed list of damaged items damaged was prepared depicting estimated loss with remarks. Incident Report & JIR was prepared during survey and 20 Photographs taken by us depicting overall condition of the premises are hereby enclosed for perusal.

We revisited on 31.08.19 to verify status of repairs & collect available documents including AML. MOM was prepared shared with insured via mail dated 03.09.19 along with list of pending documents.

OPINION ON LOSS

During survey we observed that the damages to various DG sets, Building, Lifts, Control Panels, CCTV, office equipment, etc. at M/s Marina Co-Operative Housing Society Ltd had occurred due to water being accumulated upto height of 5-6 feet at society's premises. The losses occurred due heavy rains leading to inundation which is an insured peril under the SFSP policy in force, thus losses are indemnifiable.

EXTENT OF LOSS

Damages noted during survey are detailed per JIR enclosed.

INSURED'S CLAIM

The Insured has claimed Rs. 24,62,309.54 against damaged & lost items as per various quotations provided.





REF: ILGI0761FRM19-20

DATED: 19.10.2019

ADEQUACY OF INSURANCE

BUILDING

SI against building is Rs. 357,004,800.00 (without Plinth & Foundation) taken on Reinstatement Value Basis. The Insured did not provide Valuation Report of the Building to obtain value at risk, but revealed construction area of all flats as 1,55,952 sqft. We have considered construction rate for Building @ Rs. 2183.00/sqft, construction area of Compound wall and gates as 3000 sqft. with construction @ Rs. 4822.5/sqft., 3 Nos. DG sets @ Rs. 15,00,000.00 each, 6 Lifts @ Rs. 20,00,000.00 & Society office and Furniture, Computers, OH and UG Water Tanks, Electrical Fittings, Meters & Meter Rooms, Pump & Pump Rooms, Fire Fighting Equipment with Alarm System, CCTV, Intercom System, Septic Tank & all other common amenities @ Rs. 1,00,00,000.00. RIV thus computed is compared with SI to arrive at underinsurance as per Annexure-B.

ASSESSMENT OF LOSS

Building including Pumps, Motors, Fire Panels, CCTV equipment, Control Panels, DG sets, Lifts, Office furniture, etc were damaged due to heavy rains leading to inundation which is an insured peril of Standard Fire & Special Perils Policy. Thus, the losses are indemnifiable and are being assessed for items that were physically present, verified damaged, excluding lost items as per Annexure-A on basis of Quotations provided.

ADJUSTMENT OF LOSS

The loss assessed above is adjusted under following considerations: -

- a) As confirmed insured cannot avail GST credit thus allowed
- b) Policy taken on RIV but repair/reinstatement invoices not provided thus 10% deduction suggested to a/c for cost variation
- c) Salvage @ 10% may be deducted
- d) Underinsurance as Annexure-B i.e. 6.40% is being deducted
- e) Excess @ 5% of the claim amount subject to min. of Rs. 25,000.00 is being deducted





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DATED: 19.10.2019

SN	PARTICULARS	RATE	AMOUNT
	Gross Loss As per Annexure -A		1360662.74
	Less: 10% for quotation	10%	136066.27
	Losss Considered		1224596.46
	Less: Salvage	10%	122459.65
	Net Assessed Loss		1102136.82
	Less: UI	6.40%	70557.87
	Proportionate Loss		1031578.95
	Less: Excess	5%	51578.95
	Net Adjusted Loss		980000.00

RS NINE LACS EIGHTY THOUSAND 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.



For TIMELINE Insurance Surveyors
And Loss Assessors Private Limited

Enclosures:

1. Deputation Mail & Copy of Policy
2. Incident Report, JIR & Estimates/quotation
3. Society registration
4. Photographs-20 & Professional Fee Bill

ANNEXURE-A

SN	DESCRIPTION	QTY		RATE		GST	AMOUNT		CONDITION/REMARKS/QUOTE
		Claimed	Allowed	Claimed	Allowed		Claimed	Allowed	
1	Computer/PC	2	2	28000.00	28000.00	INCL	56000.00	56000.00	Submerged/Shorted/MC3/AUG/19, Master Computers
2	Biometric	6	6	15000.00	15000.00	18%	106200.00	106200.00	Submerged/Shorted/MC18/AUG/19, Master Computers
3	Sensor	5	5	2000.00	2000.00	18%	11800.00	11800.00	Submerged/Shorted/MC18/AUG/19, Master Computers
4	UPS 600VA	7	7	2700.00	2700.00	18%	22302.00	22302.00	Submerged/Shorted/MC18/AUG/19, Master Computers
5	Wall Clock	8	0	2000.00	0.00		16000.00	0.00	Submerged/2 Lost/Not included in SI
6	Motor	2	2	13300.00	13300.00		26600.00	26600.00	Submerged/Nilesh Electrical
7	DG set	3	3	153577.46	153577.46	18%	543664.21	543664.21	Submerged/EWPS/QUO/1920085,86,87
8	Office Tables	2	2	12000.00	12000.00		24000.00	24000.00	Submerged/Naurang Enterprises
9	Office Chair	2	2	10000.00	10000.00		20000.00	20000.00	Submerged/543, CHANDAN FURNITURE
10	Security Table+Chair	6	0	10000.00	0.00		60000.00	0.00	Lost/Not verified/544, CHANDAN FURNITURE
11	NVR	1	1	20000.00	20000.00	18%	23600.00	23600.00	Submerged/Shorted/MC18/AUG/19, Master Computers
12	Printer EPSON L1300	1	1	24300.00	24300.00	INCL	24300.00	24300.00	Submerged/Shorted/MC3/AUG/19, Master Computers
13	HP MFP M132A	1	1	13000.00	13000.00	INCL	13000.00	13000.00	Submerged/Shorted/Absolute IT solutions
14	LG 40" LED TV	1	1	24990.00	24990.00		24990.00	24990.00	Submerged/Shorted/Reliance Digital
15	Router	2	2	2199.00	2199.00		4398.00	4398.00	Submerged/Shorted/Reliance Digital
16	Pendrive 32 & 64 GB	2	0				0.00	0.00	Lost/Not verified
17	Walkie Talkie	6	0	7100.00	0.00	18%	50268.00	0.00	Lost/Not verified/DSPL/KSP/Q107/2019-20
18	Wall Fan	8	0	2150.00	0.00		17200.00	0.00	1 Lost/Not included in SI/189, Anmol Light
19	MCB	1	1	1570.00	1570.00		1570.00	1570.00	Submerged/Shorted/189, Anmol Light
	Panel, Electrical Repair	1	1	6000.00	6000.00		6000.00	6000.00	Submerged/Shorted/Nilesh Electrical
20	Water Filter	2	0	24000.00	0.00		48000.00	0.00	Intact
21	Pump 1 HP	1	1	7000.00	7000.00		7000.00	7000.00	Submerged/MAHAVIR ELECTRICAL
22	Garbage bags	1200	0	35.00	0.00		42000.00	0.00	Lost/Not verified/Vanshika Enterprises
23	Music System JBL	1	0	54990.00	0.00		54990.00	0.00	Lost/RELIACNE DIGITAL
24	Diesel	450	450	70.00	70.00	INCL	31500.00	31500.00	Mixed with water/EWPS/QUO/1920122
25	ATS Panel	1	1	68000.00	68000.00	18%	80240.00	80240.00	Submerged/Shorted/EWPS/QUO/1920125
26	Benches Repair & Paint	14	0				10000.00	0.00	Submerged/Found drenching in rain outside on third visit
27	Glass Door Alignment Machine	12		7500.00			90000.00		Submerged/Quote not provided
28	Back Door Access Machine	6	6	3000.00	3000.00		18000.00	18000.00	Submerged/Shorted/197, Prakash Patil
29	Tube light	100	0	250.00	0.00		25000.00	0.00	Submerged/Not included in SI/189, Anmol Light
30	Store Room Denting Painting						25000.00		Submerged/Included in SN 44
31	Notice Board	10	0	3000.00	0.00		30000.00	0.00	Lost/Not verified/187, Mahavir Book Store
32	Chair	24	0	800.00	0.00		19200.00	0.00	Lost/Not verified/543, CHANDAN FURNITURE
33	LED light Panel	16	0	740.00	0.00		11840.00	0.00	11 Submerged/5 Lost/Not included in SI/189, Anmol Light



34	Fire Alarm	6	6	650.00	650.00	18%	4602.00	4602.00	Submerged/75, S.B.FIRE
35	Pest Control Material	1	0	42000.00	0.00		42000.00	0.00	Lost/Not verified/HI-TECH
36	House Keeping Material	6	0	4000.00	0.00		24000.00	0.00	Lost/Not verified/Vanshika Enterprises
37	Trolley	8	0	9495.00	0.00	18%	89632.80	0.00	Lost/Not verified/QUOTE/RSI/3, RANUA STEEL
38	Garbage trolley	7	4	3428.00	3428.00		23996.00	13712.00	Sub/2 Lost/4 verified broken/Vanshika Enterprises
39	Wing Door Mat	12	0	1041.00	0.00		12492.00	0.00	Lost/Not verified/MAHAVIR ELECTRICAL
40	Metal Cupboard	2	0	7000.00	0.00		14000.00	0.00	Submerged/Intact
41	Society Festival Material						34000.00	0.00	Lost/Not verified
42	Light torch	4	0	790.00	0.00		3160.00	0.00	Lost/Not verified/189, Anmol Light
43	Halogen Light	7	0	375.00	0.00		2625.00	0.00	2 Submerged/Lost/Not Included in SI/189, Anmol Light
44	Ground Floor Wall Denting, Painting	6	6	1500.00	1500.00		9000.00	9000.00	Submerged/Anjuman Interior
45	Water Pipe	25	0	100.00	0.00		2500.00	0.00	Lost/Not verified/MAHAVIR ELECTRICAL
46	Polycab wire Bundle	5	0	1650.00	0.00		8250.00	0.00	Lost/Not verified/189, Anmol Light
47	Sign Boards						32000.00	0.00	Lost/Not verified
48	Security Digital Device	8	0	12000.00	0.00		96000.00	0.00	Lost/Not verified
49	Security Landline	8	0	1200.00	0.00		9600.00	0.00	1 Submerged/Lost/Not verified
50	Society temple	1	0	3500.00	0.00		3500.00		Submerged/Intact
51	Staff Uniform	1	0	16200.00	0.00		16200.00	0.00	Lost/Not verified/Satyam Tailors
52	Stationery	1	1	56705.00	10000.00		56705.00	10000.00	Submerged/payable upto Rs. 10,000, gen exics/185,183, Mahavir
53	Safety Tool kit	1	0		0.00		25000.00	0.00	Lost/Not verified
54	Water Tank cleaning	1	0	24000.00	0.00		24000.00	0.00	No material damage/Vanshika Enterprises
55	Lift D wing: SMPS 12 V	1	1	1980.00	1980.00	18%	2336.40	2336.40	Shorted/2100043863, Omega
56	Lift B Wing: Lift Call Card	1	1	13068.00	13068.00	18%	15420.24	15420.24	
	Door Sensor	1	1	14520.00	14520.00	18%	17133.60	17133.60	Shorted/2100043860, Omega
	Safety Switch	1	1	871.20	871.20	18%	1028.02	1028.02	
57	Lift E wing: SMPS 12V	1	1	1980.00	1980.00	18%	2336.40	2336.40	Shorted/2100043864, Omega
58	Lift F wing: Safety Switch	1	1	871.20	871.20	18%	1028.02	1028.02	Shorted/2100043865, Omega
59	Lift C wing: Door sensor	1	1	14520.00	14520.00	18%	17133.60	17133.60	
	Lift Call Card	1	1	13068.00	13068.00	18%	15420.24	15420.24	Shorted/2100043878, Omega
	Safety Switch	1	1	871.20	871.20	18%	1028.02	1028.02	
60	Fire Alarm Panel	6	6	12000.00	12000.00	18%	84960.00	84960.00	Shorted/75, S.B.FIRE
61	Fire Pump 10 HP Repair/overhauling	3	3	17000.00	17000.00	18%	60180.00	60180.00	Submerged/90, S.B.FIRE
62	Fire Control Panel	3	3	17000.00	17000.00	18%	60180.00	60180.00	Shorted/75, S.B.FIRE
63	Fire extinguishers	12	0	7500.00	0.00	18%	106200.00	0.00	Lost/Not verified/75, S.B.FIRE
	Gross Loss						2462309.54	1360662.74	
	Less: 10% for quotation				10.00%			136066.27	
	Losss Considered							1224596.46	



Less: Salvage					10.00%			122459.65
Net Assessed Loss								1102136.82
Less: UI					6.40%			70557.87
Proportionate Loss								1031578.95
Less: Excess					5.00%			51578.95
Net Adjusted Loss								980000.00



ANNEXURE-B

Description	AREA	QTY	TOTAL	RATE	AMOUNT
TYPE A	499	144	71856		
TYPE B	584	144	84096		
Building Total			155952	2183	340455691
Compound Wall & Gates			3000	4823	14467500
DG sets		3		1500000	4500000
Lifts		6		2000000	12000000
Society Office & Furniture, Computers, OH & UG water Tanks, Electrical Fittings, Meters & Meter Rooms, Pump & Pump Rooms, Fire Fighting Equipment with Alarm System, CCTV, Intercom System, Septic Tank & all other common amenities					10000000
RIV					381423191
SI					357004800
UI					6.40%

