



# TIMELINE

INSURANCE BROKERS PRIVATE LIMITED  
LOSS ASSESSMENT ENGINEERS LIMITED

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REF: ILGI0299IRM20-21

DATE: 11.08.2020

PRIVILEGED FOR UNDERWRITERS CONCERNED & THEIR LEGAL CONSULTANTS ONLY

## SURVEY & LOSS ASSESSMENT REPORT ON A/C OF DAMAGE TO COMPOUND WALL AND BUILDING DUE TO TREE COLLAPSE ON 15.07.2020

Claim Ref No:- FIR035060792

INSURED	M/s Sheeba Premises Cooperative Society Limited
INSURER	M/s ICICI Lombard General Insurance Company Limited
POLICY NO.	1001/175549170/00/000 (Standard Fire & Special Perils)
EVENT	Damage to Compound wall and Building due to tree Collapse on 15.07.20

### INTRODUCTION

Instructions were received from M/s ICICI Lombard General Insurance Co. Ltd., Mumbai on 16.07.20 to conduct virtual survey and assess the loss caused to the Compound wall and Building due to collapse of tree at M/s M/s Sheeba Premises Cooperative Society Limited – Andheri West, Mumbai. Accordingly, virtual survey was conducted by us on 25.07.20. After receipt of consent, now we are pleased to submit our survey and assessment report as under for onward doing needful.

### POLICY PARTICULARS

Policy No.	1001/175549170/00/000
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 Sheeba Premises Cooperative Society Limited Ceaser Road, Off J.P Road, Amboli, Andheri West, Mumbai 400058
Policy period	17.07.2019 to 16.07.2020

*Ashwin Pandey*

CIN: U74120UP2015PTC070835, LICENCE NO.: IRDA/CORP/SLA-200016, EXP: 03.01.2022, PAN NO. AAFCT3972N, GSTIN 09AAFCT3972N1ZM

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



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Occupancy (1) Housing Society

Sum Insured

S No.	Component	SUM INSURED
1	Building (With Plinth & Foundation)	35000000.00
TOTAL		35000000.00

Occupancy (2) Shops dealing in non-hazardous goods

Sum Insured

S No.	Component	SUM INSURED
1	Building (With Plinth & Foundation)	5000000.00
TOTAL		5000000.00

Clause/Warranties:

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

Conditions: -

1. Basement exposure is excluded from the scope of cover
  2. Katcha Construction is excluded from the scope of the cover
  3. Earthquake is covered and Terrorism is excluded
  4. Basis of Valuation Reinstatement Value excluding Stocks
  5. 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
  6. Firefighting expenses with limit of INR 50,000
  7. Cost of Expediting expenses Covered upto INR 5,00,000
  8. Lawns, Plants, Shrubs or Trees with a limit of INR 25,000
  9. Proposal quoted on assumption that the building age is between 10 years to 20 Years as on date
- Policy Excess: 5% of the claim amount subject to min. of Rs. 10,000.00.

**THE RISK**

*Abhinav Pandey*





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M/s Sheeba Premises Cooperative Society Limited is a three storied building with walls made of burnt bricks. The building is surrounded by ~ 18" thick & 8ft. high (2' brick top & 6' stone with plastered). Total construction area informed to be 8303.00 sqft. (Including shop's area)

### **OCCURRENCE**

As informed by Insured's Representative, Mr. Badri, It was raining along with cyclonic wind since last two days. On 15.07.20, suddenly they heard a loud sound at around 10.15 AM & watchman informed that a tree from society has uprooted and due to weight and impact the compound wall of society collapsed.

### **INSPECTION**

Virtual survey conducted on 25.07.20 and damages were verified in the presence of Mr. Badri. During survey, compound wall 23 mtrs long and 18" thick, height of wall 8ft. (2' brick top and 6' stone wall with plaster) found broken/damaged. The collapsed tree was found at the same place. ~~08~~ <sup>VIDEO</sup> Photographs taken by us depicting overall condition of the premises are hereby enclosed for perusal.

### **OPINION ON LOSS**

During survey we observed damages to the compound wall. As informed the losses occurred due to heavy wind/ storm which lead to collapse of the tree. Insured also provided IMD Special bulletin on Mumbai ongoing rainfall spell dated 15.07.20, as per report 'Under the influence of a low level cyclonic circulation over north Konkan in the lower tropospheric levels and an East-west shear zone along 18° at middle tropospheric level, Konkan area is currently experiencing active monsoon conditions with occurrences of heavy to very heavy rainfall at a few places in Mumbai during past 24-hours'. Keeping in view the size of tree & evidences it may be concluded that collapse of the tree was caused cyclonic conditions. Storm/cyclone is an insured peril of the Standard Fire & Special Perils Policy in force, thus losses are indemnifiable.

### **EXTENT OF LOSS**

Damages noted during survey as per JIR are depicted as under: -

*Abhinav Pandey*



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Description	Dimensions (foot)			UOM	Total Area	Remark
	Length	Height	Thikness			
Compound Wall	91.864	8	18"	sqft	734.908	Broken

## INSURED'S CLAIM

The Insured claimed for Rs. 6,04,000.00 as per repair estimate dated 24.07.20 enclosed.

## ADEQUACY OF INSURANCE

### BUILDING

SI against building is Rs. 35,000,000.00 (including 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 floors, construction rate as prevailing market rates considered as Rs. 3000.00/sqft. to determine the same. RIV is computed compared with SI to arrive at underinsurance, as depicted below: -

PARTICULAR	AREA(SQFT)	RATE/SQFT	AMOUNT (RS.)
Total Area	6205.00	3000.00	18615000.00
RIV			18615000.00
SUM INSURED			35000000.00
UNDERINSURANCE			Nil

## ASSESSMENT OF LOSS

The loss is assessed as under the following considerations: -

### Compound Wall

- Area of compound wall claimed is lower than as computed considering dimensions as verified during virtual survey and rate as per estimate
- Removal & cleaning of broken wall is claimed for Rs. 4000.00 which is lower than 1 % of claim amount thus considered

## ADJUSTMENT OF LOSS

The loss assessed above is adjusted under following considerations: -

- Policy taken on RIV basis by replacement invoice & payment proof not provided thus 10% deduction suggested to a/c for rate variation





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- b) Nominal salvage of Rs. 1000.00 is being deducted  
c) Underinsurance as computed above is nil  
d) Excess @ 5% of the claim amount subject to min. of Rs. 10,000.00 is being deducted

Particular	UOM	Qty		Rate	Amount
		Claimed	Allowed		
BREAKING THE EXISTING BROKEN WALL & COLLECTING THE RABBIT IN ONE CORNER	LS	LS	LS		15000.00
LEVELING THE OLD STONE FOUNDATION & CONCERTING 3"THICK ON TOP WITH FINISHING AND LYING 12" X 12" R.C.C. BEAM & CONSTRUCTING 3FT TO 4FT STONE WALL ABOVE THE OLD STONE FOUNDATION. CONSTRUCTING 9" BRICK WALL ABOVE THE STONE WALL WITH BOTH SIDE SAND PLASTER & P.C.C. COPPING ON TOP.	SQFT	625	625	900	562500.00
Sub-total					577500.00
REMOVAL & CLEANING THE BROKEN WALL	PER/TRUCK	4000	1	1	4000.00
GROSS LOSS					581500.00
LESS: RATE VARIATION				10.00%	58150.00
LOSS CONSIDERED					523350.00
LESS: SALVAGE					1000.00
NET ASSESSED LOSS					522350.00
LESS: EXCESS				5.00%	26117.50
NET ADJUSTED LOSS					496232.50

RS FOUR LAKH NINETY-SIX THOUSAND TWO HUNDRED AND THIRTY TWO 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.

*Abhinav Pandey*

For TIMELINE Insurance Surveyors  
And Loss Assessors Private Limited

**Enclosure:**

1. Copy of Deputation Mail & Policy
2. Repair Estimate & Copy of society registration
3. Area of building, electricity bill & copy of PAN
4. Copy of IMD Special bulletin, Regional metro warning & Newspaper cutting
5. Professional Fee Bill