

**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
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: ILGI0383FRM19-20

DATED: 26.07.2019

PRE-RECEIPTED PROFESSIONAL FEE BILLTo,
ICICI Lombard General Insurance Co. Ltd.
ICICI Lombard House, 414, Veer Savarkar Marg,
Near Sidhi Vinayak Temple,
Prabhadevi, Mumbai-400025
GSTIN: 27AAACI7904G1ZNClaim Ref No. :- FIR001356868POLICY No. 1001/77625884/06/000 (Standard Fire & Special Perils)
INSURED M/s Express Apartments Cooperative Housing Society Limited
RE Survey & Assessment of loss on a/c damage to Compound Wall due to
Collapse of Tree on 28/29.06.19

SN	DESCRIPTION	UNIT	QTY.	RATE	AMOUNT
1	GROSS LOSS	RS.	114816.80		
	PROFESSIONAL FEE ON	RS.	100000.00	FIXED	7125.00
	PROFESSIONAL FEE ON	RS.	14816.80	1.75%	259.29
	SUB-TOTAL	RS.			7384.29
2	CONVEYANCE:LOCAL	NOS.	1.00	600.00	600.00
3	PHOTOGRAPHS	NOS.	12.00	10.00	120.00
	TOTAL	RS.			8104.29
	ADD: IGST			18.00%	1458.77
	GRAND TOTAL	RS.			9563

RS. NINE THOUSAND FIVE HUNDRED AND SIXTY-THREE 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

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

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PRIVILEGED FOR UNDERWRITERS CONCERNED & THEIR LEGAL CONSULTANTS ONLY

**SURVEY & LOSS ASSESSMENT REPORT
ON A/C OF DAMAGE TO COMPOUND WALL DUE TO TREE
COLLAPSE ON 28/29.06.19**

Claim Ref No:- FIR001356868

INSURED	M/s Express Apartments Cooperative Housing Society Limited
INSURER	M/s ICICI Lombard General Insurance Company Limited
POLICY NO.	1001/77625884/06/000 (Standard Fire & Special Perils)
EVENT	Damage to Compound wall due to Tree Collapse on 28/29.06.19

INTRODUCTION

Instructions were received from M/s ICICI Lombard General Insurance Co. Ltd., Mumbai on 29.06.19 to survey and assess the loss caused to the Compound wall due to collapse of tree during intervening night of 28/29.05.19 at M/s Express Apartments Cooperative Housing Society Limited, Andheri (W). Accordingly, survey was conducted by us on 01.07.19 and the Insured was requested to withdraw the claim through our mail dated 04.07.19. Now we are pleased to submit our survey & assessment report towards closure of claim file as under for onward doing needful.

THE INSURED

The Insured- M/s Express Apartments Cooperative Housing Society Limited, is a cooperative housing society located at 68, Yari Road, Varsova, Mumbai, Maharashtra-400061.

The Building including all other common amenities of the building are insured under SFSP Policy issued by M/s ICICI Lombard General Insurance Co. Ltd., Mumbai which covers damages due to fire and allied perils.

POLICY PARTICULARS

Policy No. 1001/77625884/06/000



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

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Head Office: A180, Basement, Shivalik, Malviya Nagar, New Delhi-110017, Ph. : 011-40000670



REF: ILGI0383FRM19-20

DATED: 26.07.2019

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 Express Apartments Cooperative Housing Society
Limited
68, Yari Road, Varsova, Mumbai, Maharashtra-400061

Policy period 26.02.2019 to 25.02.2020

Occupancy Dwellings

Sum Insured

S No.	Component	SUM INSURED
1	Building (Without Plinth & Foundation)	96240000
2	Plinth & Foundation	24060000
TOTAL		120300000

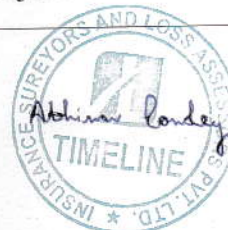
Warranties/Conditions:

"Building with plinth & foundation, gates, lifts with lift rooms, compound wall, pumps with pump rooms, security cabin, overhead tanks, electrical installation, Meter rooms with meters, underground water tank, society office with f.f.f., and all common amenities of the Society"

Clauses

1. FC03: Designation of Property Clause
2. FC04: Reinstatement Value Policies
3. FC05: Local Authorities Clause
4. FC14: Earthquake (Fire & Shock)
5. FC17: Impact damage due to insured's own rail/road vehicles, fork lifts, cranes, stackers & the like & articles dropped thereon
6. FC25: Removal of Debris(upto 1% of claim amount)
7. FC26: Architects, Surveyors and Consulting Engineers Fees (upto 3% of the claim amount)
8. FC29: Terrorism Exclusion Clause

Policy Excess: 5% of the claim amount subject to min. of Rs. 25,000.00.





REF: ILGI0383FRM19-20

DATED: 26.07.2019

THE RISK

M/s Express Apartments Cooperative Housing Society Limited, is a cooperative housing society located at 68, Yari Road, Varsova, Mumbai, Maharashtra-400061. It has ground plus 7 floors & is divided into two identical wings A & B. 1st to 7th floors in both wing are residential each having two 2BHK (64.05 sqm) & one 3BHK (84.25 sqm) flats. Walls are made of burnt bricks plastered with mortar cement and roof is RCC. The building is surrounded by ~ 6 feet high boundary wall protected by an MS gate at entrance.

OCCURRENCE

As informed by Insured's Representative, Mr. Ranjit Prasad Singh: -

On 28.06.19 due to heavy rainfall & wind a tree fell down on the compound wall.

On 29.06.19 early morning watchman Mr. Vinod Pandey informed the same to Secretary Miss Premlata Chopra.

INSPECTION

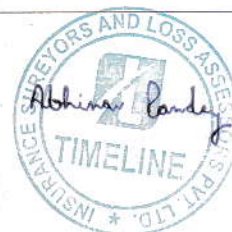
On 01.07.19, we visited Insured's premises and the damages were verified in the presence of Mr. Ranjeet Prasad Singh.

As we approached the premises we noticed that compound wall had collapsed approx. 48 feet X 6 feet, along with a grill fixed over it (48 feet X 2.5 feet). The collapsed tree was also found at the same place but some of its length had been cut & removed.

Incident Report, layout & JIR prepared during survey and 12 Photographs taken by us depicting overall condition of the premises are hereby enclosed for perusal.

OPINION ON LOSS

During survey we observed that the compound wall along with its grill had collapsed. As informed the losses occurred due to heavy rains & wind which lead to collapse of the tree. Keeping in view the size of tree & evidences it may be concluded that collapse of the tree lead to damages, which is not an insured peril under the SFSP policy in force, thus losses are not indemnifiable.





REF: ILGI0383FRM19-20

DATED: 26.07.2019

EXTENT OF LOSS

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

Compound Wall						
Description	Dimensions (foot)			UOM	Total Area	Remark
	Length	Height	Thikness			
Compound Wall	48	6	0.75	sqft	288	Broken
Grill	48	2.5		sqft		Dislodged

INSURED'S CLAIM

The Insured provided repair estimate of Compound wall for Rs. 1,28,680.00.

SN	Descriptin	Qty	Uom	Rate	GST	Amount
1	Compound Wall					
a	9" Brick Work For Compound Wall	288	sqft	190	0	54720
b	Both Side Plastering	576	Sft	85	0	48960
c	Fixing of metal grill	1	LS	20000	0	20000
d	Removal of Debris	1	LS			5000
	Total					128680.00

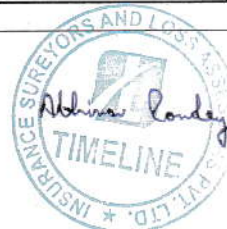
ADEQUACY OF INSURANCE

BUILDING

SI against building is Rs. 9,62,40,000.00 (exclcluding 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.)
A-Wing 1st to 7th floor	16000.00	3000.00	47999997.47
B-Wing 1st to 7th floor	16000.00	3000.00	47999997.47
RIV			95999994.93
SUM INSURED			96240000.00
UNDERINSURANCE			Nil





REF: ILGI0383FRM19-20

DATED: 26.07.2019

ASSESSMENT OF LOSS

Compound wall of the building got damaged due to collapse of a tree. Tree collapse due to heavy rains/wind is not an insured peril of Standard Fire & Special Perils Policy. Thus, the losses are not indemnifiable and are being assessed for the records of insurers only, as per Annexure-A on basis of estimates, under the following considerations: -

Compound Wall

- a) Area of compound wall allowed is computed considering dimensions as per JIR and rate as per estimate
- b) Area of Plastering to be considered as twice the area of compound wall and rate as per estimate
- c) Labour charges for fixing of metal grill claimed for Rs. 20,000.00 which is on higher side thus 50 % is being allowed

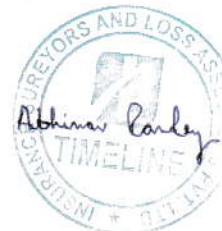
Debris Removal

- d) Debris Removal claimed for Rs. 5,000.00 is on higher side thus 1 % of claim amount as provisioned in policy is being considered

ADJUSTMENT OF LOSS

The loss assessed above is adjusted under following considerations: -

- a) Policy taken on RIV but repair/reinstatement invoices not provided thus depreciation @ 1% per year (considering Building life as 100 years) building being 29 years old as on date of loss (considering built date as per incident report)
- b) Nominal salvage value of Rs. 500.00 may be deducted
- c) Underinsurance as computed above is nil
- d) Excess @ 5% of the claim amount subject to min. of Rs. 25,000.00 is being deducted





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

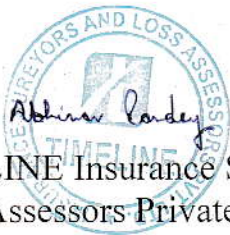
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SN	PARTICULARS	Amount
	GROSS LOSS	114816.80
	LESS: DEPRITATION	33296.87
	MARKET VALUE	81519.93
	LESS: SALVAGE	500.00
	ASSESSED LOSS	81019.93
	LESS: POLICY EXCESS	25000.00
	NET ADJUSTED LOSS	56019.93

RS FIFTY-SIX THOUSAND TWENTY 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

Enclosure:

1. Copy of Deputation Mail & Policy
2. Incident Report
3. Estimate
4. JIR & Building Layout
5. Photographs-12 & Professional Fee Bill

Annexure-A

SN	Description	QTY		UOM	Rate	Amount
		Claimed	Allowed			
1	Compound Wall Bricks 9 inch work	288.00	288.00	sqft	190.00	54720.00
2	Both Side Plastering	576.00	576.00	sqft	85.00	48960.00
3	Fixing upper grill in boundary wall	1.00	0.50	LS	20000.00	10000.00
	Sub-total					113680.00
4	Removal Of Debris	1.00	1.00	LS	5000.00	1136.80
	Total/Gross Loss					114816.80

