



## **FINAL SURVEY REPORT**

<b><u>Surveyor Ref:</u></b>		<b><u>Insurers' Ref:</u></b>
<b>No:</b> 15031/ICICI/19-20		<b>Insured Name:</b> Sanskriti Shiksha Society- Undri Campus
<b>Report Date</b>	December 19, 2019	<b>Policy No.:</b> 1001/176954748/00
		<b>Claim No:</b> FIR004220839

### **STRICTLY CONFIDENTIAL & PRIVILEGED FOR THE USE OF INSURERS AND THEIR LEGAL ADVISORS ONLY**

*Survey report regarding claim preferred by Sanskriti Shiksha Society-Undri Campus for loss/damage to their property insured under Standard Fire & Special Perils Policy*

#### **1.0 INTRODUCTION**

- 1.1 Sanskriti Shiksha Society- Undri Campus preferred claim on ICICI Lombard General Insurance Co. Ltd., Pune for loss/damage to their assets. The property was insured under Standard Fire & Special Perils Policy.
- 1.2 The Insurers appointed us on 27<sup>th</sup> September 2019 to conduct the survey for the reported loss/damage.
- 1.3 Our basic terms of reference were...
  - a) To investigate into circumstances leading to reported loss/damage.
  - b) To assess the physical damage/financial loss said to have been sustained by the insured in the reported accident.
  - c) To determine the liability of the insurers vis-à-vis policy conditions.

- 1.4 Accordingly, we visited the insured's premises at Survey no 12, 13 near Kumar Princetown, NIBM link road, Undrigoan, Undri, Pune on 27<sup>th</sup> September 2019. It was informed that, there was flooding in the Pune region due to which the insured's premises were affected. The premises as well as the surrounding was thoroughly inspected and photographed. The list of documents required to finalize the report was conveyed during our visit itself and also subsequently vide our mails. On receipt of minimum available documents, we are issuing the final report
- 1.5 Based on
- a) Observations made by us during our inspection
  - b) Documents submitted by the insured during our survey & subsequently thereafter
  - c) Discussions held with and explanations offered by the insured
- 1.6 We submit our findings observations, recommendations as under, for the consideration of the Insurers...

## **2.0 POLICY PARTICULARS**

- 2.1 Insured : Sanskriti Shiksha Society - Undri Campus  
Survey no 12,13 near Kumar Princetown,  
NIBM link road, Undrigoan, Undri,  
Pune-411060.
- 2.2 Insurers : ICICI Lombard General Insurance Co.  
Ltd.  
Sohrab Hall, Opp to Pune Railway  
Station, Pune 411001.
- 2.3 Type of Policy : Standard Fire & Special Perils Policy
- 2.4 Policy No. : 1001/176954748/00

- 2.5 Period of Insurance : July 19,2019 To Midnight of July 18, 2020
- 2.6 Occupancy : Schools
- 2.7 Total Sum Insured : Rs. 29,370,000.00
- 2.8 Property Insured : Building (Plinth & Foundation) – Rs. 18,370,000.00  
FFF-Rs. 11,000,000.00
- 2.9 Item Affected : Compound wall. Security gate, FFF, Computers, Uniform dresses etc.
- 2.10 Risk Location : Survey no 12,13 near Kumar Princetown, NIBM link road, Undrigoan, Undri, Pune-411060
- 2.11 Policy Excess : 5% of claim amount subject to a minimum of INR 10,000/-

### **3.0 INCIDENT**

- 3.1 It was informed that due to heavy rainfall on 25<sup>th</sup> September 2019 at Pune city (recorded above 100 mm in 4 hour), Insured's Property- (Named as "Sanskriti School, Undri, Pune) was flooded. The surrounding premises was also flooded due to continuous heavy rain. The flooded water entered in to the school campus with great force damaging campus infrastructure heavily. Also due to accumulation of flood water FFF, equipments, stock of uniform dresses, appliances, electronic items were affected due to flood water.
- 3.2 Due to continuous heavy rainfall, water level in the local water bodies had increased and the adjoining regions were flooded. The front gate and compound wall portion had collapsed due to water

pressure and the water stream flowed inside the school premises and left from rear side by damaging the compound walls at three sides. There was a CCTV camera near the gate side. During our visit, we had inspected the CCTV footage and the severity of the incident was confirmed in it.

#### **4.0 CAUSE OF DAMAGE**

- 4.1 During our inspection the inundation level was clearly visible inside the insured's premises. It was measured at various places. The water level inside the premises was around 3 ft. Insured have shown us CCTV footage which clearly establish the water pressure and the damages as narrated by the insured.
- 4.2 Based on our observations, CCTV footage and information provided to us, the cause of loss could reasonably have attributed **to flood/ inundation.**

#### **5.0 OUR OBSERVATIONS & EXTENT OF DAMAGES**

##### **► About The Insured**

- 5.1 The insured-Sanskriti Shiksha Society is running four group of schools at four campuses across Pune 1). Bhukum Campus 2) Wagholi Campus 3) Undri Campus 4) Bavdhan Campus providing quality education with overall Schools, Colleges, Educational and Research Institutes and imparting training in various crafts in Pune.

► **Description of The Risk**

5.2 The risk is situated at Survey no 12,13 near Kumar Princetown, NIBM link road, Undrigaon, Undri, Pune(India). The building was multistoried RCC structure.

► **Extent of damages**

5.3 We have carried out the survey on 27<sup>th</sup> September 2019, after the water level in the insured premises had receded. It was informed that due to heavy rainfall on 25<sup>th</sup> September 2019, Insured's Property- (Named as "**Sanskriti School, Undri, Pune**") was flooded. The surrounding premises was also flooded due to continuous heavy rain. The flooded water entered in to the school campus. During inspection of the site the water inundation level was measured at various places. The water level inside the premises was around 3 ft. Compound wall was found collapsed and Security gate was found damaged. Insured was advised to clean the premises and segregate the damaged items and prepare the list of final damaged quantity for our final verification. Brief details are as under...

**Building:** Main Security gate was found broken and second security gate was found bend. Boundary compound wall was found collapsed/ damaged at three sides. Swimming pool also got damaged.

**FFF:** Office tables, six seater sofa set, wooden cupboards, lobby glass, glass round table, playground swing box etc. were affected by muddy water and got damaged.

**Other material:** Material such as sport material, computers, laptop, UPS, Printers, stock of school uniforms, motor were also found damaged due to submergence in the flood water.

- 5.4 Further damaged items were verified by us. Final quantity of loss was ascertained & assessed the loss accordingly. Supporting documents were collected from the insured. As per the policy held by Insured building and FFF are only covered. Thus, liability if any, is limited to the same only.

#### **6.0 INSURED'S CLAIM VIS-À-VIS ADMISSIBILITY**

- 6.1 The insured had lodged their claim for **Rs. 1616113.98** for damages. The detailed claim statement is attached to the report.
- 6.2 The claim is lodged under Standard Fire & Special Perils Policy. The operated peril – flood-inundation – is covered under the policy. The policy was effective as on date of loss & location is covered under the policy. Thus, the claim lodged by the insured falls within the purview of the policy issued to and held by the insured.

#### **7.0 ASSESSMENT OF LOSS**

- 7.1 Our assessment of loss is based on our inspection & documents submitted by the Insured. The supporting documents are enclosed with the report.
- 7.2 Following points are crucial from the assessment of loss point of view:

- **Building:** Insured have provided invoice (243 dtd 18.11.2019 obtained from AGSm Enterprises LLP) towards the repairing of the building. We have assessed the loss on the basis of the same.

**FFF:** Insured have provided quotation obtained from Surya enterprises 02.10.2019 towards repairing of the FFF. We have assessed the loss on the basis of the same

(-) **Depreciation**

7.3 Policy is on RIV basis.

Building: Insured has reinstated the damaged items concerned with building section. Hence depreciation is not applied for assessing the loss to building. Insured has shred photographs and invoice.

FFF: Damaged items are not reinstated. Final bills are not provided. Hence depreciation **20%** (5% per year applied) and according deducted in assessment.

(-) **Salvage:**

7.4 The damaged items were not fit for the intended use. We have deducted Rs.1000 in building part and Rs. 5000.00 in FFF part. Accordingly, deductions were made in the assessment on the account of salvage value.

(-) **Underinsurance:**

7.5 The total value for building as on date of loss works out as Rs. 172854000.00/- The sum insured availed for building is Rs. 183700000.00. Thus, Building is adequately covered and there is no

underinsurance as such for building. Capitalized values of the all FFF of unit is not provided. Hence lump sum **10%** underinsurance for FFF is applied and accordingly deduction was made.

**(-) Excess:**

As per policy 5% of claim amount sub to min of Rs. 10,000/- is deducted

7.6 The assessment of loss works out to **Rs. 613025.00** The detailed assessment is attached as **Annexure** to the report.

The assessment has been explained to the Insured, who have given their consent vide their mail 19th December 2019.

**8.0 WARRANTIES**

8.1 We have not observed any breach of general or specific warranties attached to the policy issued to & held by the Insured.

**9.0 CONCLUSIONS**

9.1 The cause of loss is flood/inundation, the peril that is covered under the scope of policy issued to & held by the Insured. Thus, the claim falls within the purview of the policy & is tenable.

**10.0** This report is issued without prejudice & subject to the terms, conditions and warranties to the policy issued to & held by the insured.

**11.0 DECLARATION**



- We hereby declare that the photographs of the affected property as detailed in our report were snapped by us by our Digital Camera and uploaded on our Office Computer. These were got printed in-house and are not manipulated.
- We hereby declare that we have no interest in the subject matter in question and reported as above. We are neither related to the Insured nor the business either by blood, business or share-holding of whatsoever nature.



**K R BIYANI**

**KAMAL BIYANI ASSOCIATES**

License No. SLA 34365 valid till 27.11.2022

**Encl:**

- Assessment as annexure
- Policy copy
- Claim form
- Invoice for repairing to building from Insured.
- Quotation for repairing FFF
- Consent mail
- Photographs & Our Fee Bill