

FIRE SURAKSHA POLICY ADD-ON WORDINGS

Note:- Unless otherwise mentioned against the respective clause, the policy is subject to clauses/ warranties as appearing in the policy schedule. The clauses applicable are part of the Policy and shall be taken into account for interpretation and determination of Insurer's liability under the Policy

1. Architects, Surveyors and Consulting Engineers Fees (in excess of 3% of the claim amount) UIN: IRDAN132RPPR0084V01202425/A0085V01202425

"It is hereby declared and understood that the expenses incurred towards Architects, Surveyors and Consulting Engineers fees for plans, specification tenders, quantities and services in connection with the superintendence of the reinstatement for the Building, Machinery, Accessories and equipment insured under this policy up to % [as mentioned in the schedule] of the adjusted loss is covered, but it is understood that this does not include any cost in connection with the preparation of the Insured's claim or estimate of loss in the event of damage by insured perils".

2. REMOVAL OF DEBRIS (IN EXCESS OF 1% OF THE CLAIM AMOUNT) UIN: IRDAN132RPPR0084V01202425/A0086V01202425

"On costs and expenses necessarily incurred by the insured

- (a) In the removal of debris from the premises of the Insured;
- (b) Dismantling or demolishing; (c) Shoring up or propping;

of the portion or portions of the property insured by this policy destroyed or damaged by perils hereby insured against but not exceeding in the aggregate of the Sum Insured as specified in the Policy Schedule.

Note: 1. (b) & (c) above should be deleted when neither Building nor Machinery are covered

Note: 2. The cover may be given by separate item in the policy for an amount not exceeding 10% of the total sum insured

3. DETERIORATION OF STOCKS IN COLD STORAGE PREMISES DUE TO CHANGE IN TEMPERATURE ARISING OUT OF LOSS OR DAMAGE TO THE COLD STORAGE MACHINERY(IES) IN THE INSURED'S PREMISES DUE TO OPERATION OF INSURED PERIL UIN: IRDAN132RPPR0084V01202425/A0087V01202425

"In consideration of the payment of additional premium (as specified in the policy schedule) it is hereby agreed and declared that notwithstanding anything to the contrary in this policy or in any of its conditions this policy covers destruction of or damage to the property hereby insured caused by change of temperature in consequence of failure of electric supply following damage to Insured's property due to insured peril(s).

Provided that the Company shall not be liable for any loss occasioned by the deliberate act of the Government, Municipal or Local Authority or Supply Authority not performed for the sole purpose of safeguarding life or protecting any part of the supply undertaking's systems or by the exercise by any such authority of its power to withhold or restrict or ration supply not necessitated solely by damage to the Supply Undertaking's generating or supply equipment by an insured peril"

Provided further that the Company shall not be liable for any loss unless the duration of each such failure exceeds 24 hours

Subject otherwise to the terms, extensions, conditions and limitations of this Policy"

In any action, suit or other proceedings where the company alleges that by reason of the provisions of this condition any loss or damage is not covered by this insurance, the burden of proving that this loss or damage is covered shall be upon the Insured

4. DETERIORATION OF STOCKS IN COLD STORAGE PREMISES DUE TO ACCIDENTAL POWER FAILURE CONSEQUENT TO DAMAGE AT THE PREMISES OF POWER STATION DUE TO AN INSURED PERIL (ACCIDENTAL POWER FAILURE) UIN: IRDAN132RPPR0084V01202425/A0088V01202425

"In consideration of the payment of additional premium (as specified in the policy schedule) it is hereby agreed and declared that notwithstanding anything to the contrary in this policy or in any of its conditions, this policy covers destruction of or damage to the property hereby insured caused by change of temperature in consequence of failure of electric supply at the terminal ends of electric service feeders from which the Insured obtains electric supply directly due to damage caused by any peril insured against under this policy to property at insured premises or any Electric Station or Sub-Station of Public Electric Supply undertaking from which the Insured obtains electric supply.

Provided that the Company shall not be liable for any loss occasioned by the deliberate act of the Government, Municipal or Local Authority or Supply Authority not performed for the sole purpose of safeguarding life or protecting any part of the supply undertaking's systems or by the exercise by any such authority of its power to withhold or restrict or ration supply not necessitated solely by damage to the Supply Undertaking's generating or supply equipment by an insured peril

Provided further that the Company shall not be liable for any loss unless the duration of each such failure exceeds 24 hours Subject otherwise to the terms, exceptions, conditions and limitations of this Policy".

In any action, suit or other proceedings where the company alleges that by reason of the provisions of this condition any loss or damage is not covered by this insurance, the burden of proving that this loss or damage is covered shall be upon the Insured.

5. IMPACT DAMAGE DUE TO INSURED'S OWN RAIL/ ROAD VEHICLES, FORK LIFTS, CRANES, STACKERS AND THE LIKE AND ARTICLES DROPPED THERE FROM. UIN: IRDAN132RPPR0084V01202425/A0089V01202425

"In consideration of an additional premium (as specified in the Policy Schedule), it is hereby agreed and declared that the policy is extended to cover loss and/or damage caused due to impact by direct contact to Insured's property caused by Insured's own Rail/Road Vehicle, Fork lifts, cranes, stackers and the like and articles dropped there from."

6. SPONTANEOUS COMBUSTION CLAUSE UIN: IRDAN132RPPR0084V01202425/A0090V01202425

"In consideration of the payment by the Insured to the Company of additional premium (as specified in the policy schedule) the Company agrees notwithstanding what is stated in the printed exclusions of this policy to the contrary that the insurance of this policy shall extend to include loss or damage by fire only of or to the property insured caused by its own fermentation, natural heating or spontaneous combustion

7. OMISSION TO EXTENSIONS INSURE ADDITIONS, ALTERATIONS OR EXTENSIONS UIN: IRDAN132RPPR0084V01202425/A0091V01202425

"The Insurance by this Policy extends to cover Buildings and/or Machinery, Plant and other Contents as per policy schedule, hereof which the insured may erect or acquire or for which they may become responsible:-

(a) at the within described premises

(b) for use as factories

i) The liability under this Extension shall not exceed in respect of (a) above, 5% of the Sum Insured by each item, in respect of (b) above, 5% of the Sum Insured.

ii) The Insured shall notify the Insurer of each additional insurance as soon as it shall come to their knowledge and shall pay the appropriate additional premium thereon from the date of inception.

iii) Following the advice of any additional insurance as aforesaid, cover by this extension shall be fully reinstated.

iv) No liability shall attach to the insurers in respect of any Building, machinery, Plant or other contents while such property is otherwise insured.

Note 1: All new additions to Buildings and/or Machinery and Plant not specifically insured/included during the currency of the policy should be declared at the end of the year and suitable additional premium paid on pro rata basis from the date of completion of the construction/erection of additions subject to adjustment against the advance premium collected.

If the insured fails to declare the values of such additions within 30 days after the expiry of the policy, there shall be no refund of the advance premium collected.

Note 2: 'Other Contents' in the above clause shall mean 'Furniture and Fittings' and does not include 'Stocks'

Note 3: This clause should be incorporated at the time of issuing the policy

8. SPOILAGE MATERIAL DAMAGE COVER UIN:
IRDAN132RPPR0084V01202425/A0092V01202425

Policy may be extended to include spoilage risk subject to the following conditions:-

The cover shall extend to material damage, i.e.

(i). Loss of stock in process; and

(ii). Damage to machinery, containers and equipment (including cost of removal of debris and cleaning) and shall be provided by a separate item of the SFSP

Policy subject to the Conditions that the perils causing the spoilage should be the same as those covered under the Policy

"In consideration of the payment of an additional premium (as specified in the policy schedule) it is hereby agreed and declared that, notwithstanding anything contained to the contrary, in the within written Policy, the insurance of this policy shall extend to cover loss or damage by Spoilage resulting from the retardation or interruption or cessation of any process or operation caused by any of the perils covered under this Policy, provided that liability for destruction of or damage to the property insured described in the schedule to this policy, or any part of such property, is first admitted by the Company.

Provided always that all the conditions (except in so far as they may be hereby expressly varied) shall apply as if they had been incorporated herein and that any reference therein to the loss or damage caused by insured perils shall be deemed to apply also to loss or damage caused by Spoilage which peril this insurance extends to include by virtue of this Endorsement."

Special Condition

For the purpose of this Endorsement but not otherwise, the following special conditions shall apply:

Average: If the property hereby insured against spoilage shall, at the time of occurrence of any loss or damage, be collectively of greater value than the sum insured on machinery, containers, equipment and stocks in the specified blocks, then the Insured shall be considered as being his own insurer for the difference and shall bear rateable proportion of the loss accordingly. Every item, if more than one, of the Policy shall be separately subject to this condition.

Provided that it is hereby further expressly agreed and declared that the liability of the Company shall in no case under this endorsement and the Policy exceed the sum insured for the specific item of this Policy Sum to be Insured:-

The cover must be for all stocks and machinery, container and equipment in specified blocks, specified sums being declared for each block and must be made subject to 'Average'

9. LEAKAGE AND CONTAMINATION COVER UIN: IRDAN132RPPR0084V01202425/A0093V01202425

(a) Where Leakage and Contamination Cover Is Granted

"In consideration of the payment of an additional premium (as specified in the policy schedule) it is hereby agreed and declared that the Insurance under this policy shall, subject to terms, conditions and exclusions of this policy and also subject to terms, conditions and exclusions hereinafter contained, extend to include the physical loss of oil/chemical by leakage from its container by accidental means and all accidental contaminations by contact with foreign matter."

PROVIDED always that this policy does not cover

1. Loss by Contamination through Improper Handling or Controls by Insured's own Employees.
2. Loss resulting from loss of use, loss of earnings, delay or loss of markets or other consequential or indirect loss or damage of any kind or description whatsoever.
3. Loss resulting from any kind of infidelity or dishonesty on the part of the Insured or any of their employees, inventory shortage, mysterious disappearance or unexplained loss.
4. Loss by burglary or theft or any attempt thereat
5. Loss resulting from processing or faulty workmanship
6. Loss resulting from shrinkage, evaporation, loss of weight unless caused by a peril not otherwise excluded.
7. Any legal and/or contractual liability arising from any cause whatsoever; and
8. Consequential Loss of any nature

(b) Where Leakage Cover Alone is Granted

"In consideration of the payment of an additional premium (as specified in the policy schedule) it is hereby agreed and declared that the Insurance under this policy shall, subject to terms, conditions and exclusions of this Policy and also subject to terms, conditions and exclusions

hereinafter contained, extend to include the physical loss of oil/chemical by leakage from its container by accidental means.”

PROVIDED always that this policy does not cover

1. loss resulting from loss of use, loss of earnings, delay or loss of markets or other consequential or indirect loss or damage of any kind or description whatsoever
2. loss resulting from any kind of infidelity or dishonesty on the part of the Insured or any of their employees, inventory shortage, mysterious disappearance or unexplained loss
3. loss by burglary or theft or any attempt thereat
4. loss resulting from processing or faulty workmanship
5. loss resulting from shrinkage, evaporation, loss of weight unless caused by a peril not otherwise excluded
6. any legal and/or contractual liability arising from any cause whatsoever; and
7. Consequential Loss of any nature

Special Conditions: (Applicable to a and b)

The cover under this endorsement shall attach only on or after the receipt of the insured subject matter in land tanks as described in the policy and subject to lodgment with the company by Insured of a certificate obtained by them at their own expense from a competent approved and independent agency/ surveyor as to the purity and quality of the subject matter herein insured.

Before the commencement of pumping and/ or decanting operations, the Insured shall arrange at their own expense sampling and quality/ purity certification by competent, approved and independent agency/surveyor for such distinct lot, batch or tank load ex-ocean vessel of insured subject matter and shall pump/ decant only such material as is pure and without contaminants

The insured shall at their own expense arrange inspection and certification from competent approved and independent agency/surveyor as to the cleanliness and fitness of the pipe lines, pumping equipment and the receiving land tanks to carry and/or receive the insured subject matter, prior to the commencement of pumping, decanting, receiving and/ or storage operations. Such certification as mentioned above should, inter alia, confirm that the pumping, carrying and storage equipment facilities and tanks are free from impurities, contaminants and/ or residue or left-overs from previous use of equipment, facilities or storage tanks. As concerning the receiving land tanks an initial certificate of fitness to receive and store the insured material shall be deemed to satisfy the above condition in so far as such tanks are concerned. However, a fresh certification

as mentioned above would be required in the event of the said tanks being empty and fresh stocks are subsequently pumped/ decanted in during the currency of this insurance

(iv). In case of loss to property insured hereunder, the basis of adjustment shall be the market value at the time and place of loss

(v). It is understood and agreed that all loss or damage to property occurring during any one period of seventy two consecutive hours during the currency of this policy directly caused by earthquake shock shall be deemed to have been caused by single earthquake and therefore to constitute one loss for the purpose of this policy, the Insured shall select a time from which any such period shall commence but no two such selected periods shall overlap.

(vi). All salvage recoveries and payments recovered or received subsequent to a loss settlement under this policy shall be applied as if recovered or received prior to the said settlement and all necessary adjustment shall be made by the parties hereto

(vii). If any breach of a clause or condition in this contract or policy of insurance shall occur prior to a loss under this Policy, such breach shall not void the policy nor avail the company to a void the liability unless such breach shall exist at the time of such a loss under this contract or policy, it being understood that such breach of a clause or condition is applicable only to the specific property to which the condition or clause has reference and in respect of which such breach occurred

(viii). Each claim for loss or damage shall be adjusted separately and each claim is subject to an excess of 1% on each tank with a minimum of Rs. 60,000/- each loss

(ix). If the property hereby insured shall at the time of the operation of a peril insured hereunder, be collectively of greater value than the sum insured thereof, then the insured shall be considered as being his own insurer for the difference and shall bear a rateable proportion of the loss accordingly. Every item, if more than one, of the policy shall be separately subject to this condition

Note: Special Conditions (i), (ii) and (iii) are not applicable where Leakage Cover alone is granted.

10. TEMPORARY REMOVAL OF STOCKS CLAUSE UIN: IRDAN132RPPR0084V01202425/A0094V01202425

"It is agreed that the stock insured hereby not exceeding 10% of the total sum insured of such stock is covered while temporarily removed to any other premises for purposes of fabrication or processing or finishing or other similar purposes. This extension does not apply to stock if and so far as it is otherwise insured.

The pro-rata condition of average should be applied to the limit of stocks temporarily removed as well as to the total sum insured of such stock under the policy."

POLICY may be extended to cover the above subject to following

Where loss of rent caused by Insured Perils is covered, the following Rent Clause should be inserted in the Policy:-

“The insurance on rent applies only if (any of) the said building(s) or any part thereof is unfit for occupation in consequence of its destruction or damage by the perils insured against and then the amount payable shall not exceed such portion of the sum insured on Rent as the period necessary for reinstatement bears to the term of the Rent Insured”

11. LOSS OF RENT UIN: IRDAN132RPPR0084V01202425/A0095V01202425

POLICY may be extended to cover the above subject to following

Where loss of rent caused by Insured Perils is covered, the following Rent Clause should be inserted in the Policy:-

“The insurance on rent applies only if (any of) the said building(s) or any part thereof is unfit for occupation in consequence of its destruction or damage by the perils insured against and then the amount payable shall not exceed such portion of the sum insured on Rent as the period necessary for reinstatement bears to the term of the Rent Insured”

12. INSURANCE OF ADDITIONAL EXPENSES OF RENT FOR AN ALTERNATIVE ACCOMMODATION UIN: IRDAN132RPPR0084V01202425/A0096V01202425

Policy may be extended to cover the above subject to following:

Additional expenses of rent for an alternative accommodation in respect of non-manufacturing risks may be covered on the following basis:

- (A). The cover may be granted for non-manufacturing premises only
- (B). The cover may be granted under the Policy and not under Consequential Loss (Fire) Policy
- (C). The period of Indemnity may be limited to the period during which the original premises remain untenable as a result of occurrence of perils insured against. Maximum indemnity period not to exceed 3 (three) years
- (D). The additional expense recoverable under the policy may be additional rent actually paid i.e. the difference between the new and the original rent only
- (E). Certificate from the Local Municipal Authority or an Architect to the effect that premises in question are untenable will be accepted as adequate proof of the fact that the premises, in fact, have become untenable
- (F). Insurance should be granted against Fire, Riot, Strike, Malicious and Terrorist Damage and

Earthquake (Fire & Shock) and other Extraneous Perils. Cover against Riot, Strike, Malicious and Terrorist Damage should be granted only if it involves actual physical damage to the building. The cover does not intend to pay, if for instance, the insured's entry is barred by strikers, demonstrators and similar occurrences

(G). The cover may be limited to buildings other than those of "Kutchra" construction.

(H). The area for alternative accommodation may be equivalent to the area presently occupied. However, no restriction will apply in respect of locality for the alternative accommodation, so long as the alternative accommodation is taken in the same city of town

(I). Cover may be permitted to the tenant as also to the Owner Occupant. Further, in respect of the Owner-Occupant, the alternative accommodation may be limited to the area presently under his occupation

(J). For the Owner-Occupant, since he will not be paying any rent based on the area occupied by him (in comparison with the actual rent being paid by the tenant in the same building or similar buildings in the same locality) the standard rent based on the rateable values fixed by Municipal/Revenue Authorities for tax purposes may be treated as the original rent for the purpose of this insurance

(K). It will be compulsory for :-

- the Owner-Occupant to insure both building and contents
- the tenant to insure the contents of the premises for which he is seeking this extension

Endorsement wording for insurance of rent f or alternative accommodation Tenant or Owner-Occupant

"It is hereby declared that in the event of the premises described in the policy and occupied by the insured, hereinafter referred to as 'PREMISES' being destroyed or damaged by any Insured Peril as to become unfit for occupation and the insured in consequence taking up alternative accommodation, the Company shall, subject to special conditions set out herein, indemnify the insured against the additional rent (as explained herein) which the insured is called upon to bear for the period beginning from the date of operation of any of the Insured Perils until the 'PREMISES' is rendered fit for occupation such period not exceeding such reasonable time as is required to restore the premises with due diligence to a condition fit for occupation or the maximum indemnity period (as per policy schedule) whichever is earlier

Provided that the liability of the Company shall not exceed the sum insured hereby

Provided further that if the sum produced by applying the monthly additional rent, borne by the insured for the alternative accommodation to the maximum indemnity period is more than the Sum Insured hereby, the liability of the Company shall be proportionately reduced.

Special Conditions

1. This insurance shall apply subject to the condition that the PREMISES occupied by the insured, whether as owner or tenant, forms part of a building not being "Kutcha" Construction.
2. If the area of alternative accommodation taken by the insured is more than the area of the PREMISES occupied by the insured, the additional rent borne by the insured for the purpose of this insurance shall be deemed to be that proportion of the additional rent actually borne by the insured as the area of the PREMISES which was in the insured's occupation bears to the area of the alternative accommodation taken by the insured. The insured shall be at liberty to take alternative accommodation in any locality so long as it is within the Municipal limit of the city or town in which the PREMISES is situated"

Explanation

Additional Rent: If the insured is the Owner-Occupant, the additional rent borne by him is arrived at after deducting the standard rent of the premises from the actual rent paid for the alternative accommodation.

The standard rent shall be based on the ratable values fixed by the Municipal/Revenue authorities for tax purposes

If the insured is a tenant only and for safeguarding his legal tenancy rights is obliged to pay rent for the premises even during the period when it is not fit for occupation, the additional rent borne by him is the actual rent for the alternative accommodation

If the insured is a tenant and is not obliged to pay rent for the premises during the period when it is not fit for occupation, the additional rent borne by him is the actual rent paid for alternative accommodation taken less the rent which he was paying for the premises immediately prior to the same being damaged or destroyed by Insured Perils and rendered unfit for occupation

13. START UP EXPENSES CLAUSE UIN: IRDAN132RPPR0084V01202425/A0097V01202425

Policy may be extended subject to the following endorsement wordings:-

"It is hereby agreed and declared that this policy extends to cover startup costs necessarily and reasonably incurred by the insured consequent upon a loss or damage covered by this policy

14. ESCALATION CLAUSE UIN: IRDAN132RPPR0084V01202425/A0098V01202425

"In consideration of the payment of an additional premium amounting to 50% of the premium produced by applying the specified percentage to the first or the annual premium as appropriate on the under noted items(s) the Sum(s) Insured thereby shall, during the period of insurance, be increased each day by an amount representing 1/365th of the specified percentage increased per annum.

Unless specifically agreed to the contrary the provisions of this clause shall only apply to the sums insured in force at the commencement of each period of insurance.

At each renewal date the insured shall notify the Insurers:-

- a. The sum to be insured under each item above, but the absence of such instructions the Sums Insured by the above items shall be those stated on the policy (as amended by the any endorsement effective prior to the aforesaid renewal date) to which shall be added the increases which have accrued under this Clause during the period of insurance upto that renewal date, and
- b. The specified percentage increase(s) required for the forthcoming period of insurance, but in the absence of instructions to the contrary prior to renewal date the existing percentage increase shall apply for the period of insurance from renewal.

All the conditions of the policy in so far as they may be hereby expressly varied shall apply as if they had been incorporated herein."

15. FLOATER CLAUSE UIN: IRDAN132RPPR0084V01202425/A0099V01202425

“In consideration of Floater Extra charged over and above the policy rate, the Sum Insured in aggregate under the policy is available for any one, more, or all locations as specified in respect of movable property.

At all times during the currency of this policy the insured should have a good internal audit and accounting procedure under which the total amount at risk and the locations can be established at any particular time if required.

The changes in the address of locations specifically declared at inception should be communicated”.

16. Burglary Cover (with-in 7 days of fire) UIN: IRDAN132RPPR0084V01202425/A0100V01202425

The Company will indemnify the Insured in respect of loss or damage to the Premises and Contents (whilst stored or lying in the Insured Building/Structure) by Burglary or Theft at any time during the Policy Period. The Content described in the Schedule hereto or any part thereof shall be lost destroyed or damaged by Burglary or Housebreaking or Theft or Hold up;

Any damage to the Premises described in the Schedule hereto following upon or occasioned by an actual forcible and violent entry to or exit from the Premises or any attempt thereat by the person or persons committing or attempting to commit such Theft.

Special Exclusions

The Company shall not be liable in respect of:

- (a) Loss or damage by burglary and/or housebreaking where any employee of the Insured or member of the Insured's family is involved as principal or accessory.
- (b) Loss or damage to livestock, motor vehicles and pedal cycles.
- (c) Loss or damage to articles of consumable nature.
- (d) Loss of or damage to money, securities for Money or Valuables.
- (e) Loss or damage by burglary and/or housebreaking and/or theft if the premises is left unoccupied for more than 45 days continuously

17. Protection and Preservation of Property UIN: IRDAN132RPPR0084V01202425/A0101V01202425

This Policy covers:

1. Reasonable and necessary costs incurred for actions to temporarily protect or preserve insured property, provided such actions are necessary due to actual, or to prevent immediately impending, insured physical loss or damage to such insured property.

2. Reasonable and necessary:

- Fire department fire fighting charges imposed as a result of responding to a fire in, on or exposing the insured property;
- Costs incurred of restoring and recharging fire protection systems following an insured loss; and
- Costs incurred for the water used for fighting a fire in, on or exposing the insured property.

The liability of the Insurer shall not exceed the Limit of Liability stated in the Schedule.

Limit of Indemnity/Sum Insured: Upto 20% of Total Sum Insured

18. Landscaping Including Lawns, Plants, Shrubs or Trees UIN: IRDAN132RPPR0084V01202425/A0102V01202425

It is hereby declared and agreed that, notwithstanding anything to the contrary as mentioned in the Policy and subject to the Insured having paid the agreed additional premium, the Company will pay for direct physical loss of or damage, in respect of the Policy, to lawns, plants, shrubs or trees occurring at such premises as described in the Schedule. This coverage does not apply to improvements at a golf course unless specifically mentioned in the Schedule. This coverage does not apply to loss or damage caused by or resulting from: windstorm and hail; weight of snow, ice or sleet; and water damage.

Subject otherwise to the terms, conditions and exceptions/exclusions of the Policy.

The indemnity provided herein shall be subject to the limit of indemnity and deductible as specified in the Schedule.

Limit of Indemnity/Sum Insured- Upto 20% of Total Sum Insured (Building and Contents), subject to maximum of Rs.500,000/-

Deductible: INR 5000/- for each and every claim.

19. EMI Cover UIN: IRDAN132RPPR0084V01202425/A0103V01202425

In the event of admissible claim under the policy for Partial Loss where insured house will undergo repair WE will pay Equated Monthly Instalment (EMI) to YOU for a maximum of 6 months on the current EMI due to the financier subject to a maximum of Rs 3 lacs.

Indemnity period will be counted from the date of repair as certified by the appointed surveyor.

Payment will be made after completion of repairs [as per below table]:

Serial Order	Duration of repair	Covered EMI
i.	5 Days - 45 Days	1 EMI
ii.	46 Days - 75 Days	2 EMIs

iii.	76 Days – 105 Days	3 EMIs
iv.	106 Days – 135 Days	4 EMIs
v.	136 Days – 165 Days	5 EMIs
vi.	166 Days and above	6 EMIs

What is not covered?

We will not pay

1. If the property is total loss
2. For more than one covered incident during the one annual block in policy period.
3. Any other consequential loss or charges associated with the loan payment such as late payment charges, pre- payment charges or other documentation charges.

Conditions:

In case of closure of loan account during policy tenure, no claim will be payable and premium refunded to the Insured.

Refund of premium from the date of closure of the loan till expiry of the Policy will be as per cancellation clause in the policy provided there has been no claim under the cover.

Subject otherwise to terms, conditions, limitations and exceptions of the Policy.

20. Utility Expense Cover UIN: IRDAN132RPPR0084V01202425/A0104V01202425

In the event of admissible claim under the policy for Partial Loss We will pay the utility bills due [for a period maximum up to 3 months] subject to maximum of Rs. 75000/-

Indemnity period will be counted from the date of repair as certified by the appointed surveyor.

[The amount payable under this Cover Benefit will be in addition to the amount payable under the policy.]

This Cover Benefit will be payable provided that:

- a. The originals of bills are submitted to Us;
- b. Any bills that are due and unpaid by the Insured Person prior to the occurrence of the event giving rise to a claim under this Cover Benefit will not be considered under scope of coverage.
- c. For not more than one covered incident during one annual block in policy period

For the purpose of the cover utility bill means services of public utility like sewage, electricity, waste disposal, water, broadband and society maintenance bills paid by the insured.

Subject otherwise to terms, conditions, limitations and exceptions of the Policy

21. Involuntary Betterment UIN: IRDAN132RPPR0084V01202425/A0105V01202425

In the event of admissible claim under the policy for Partial loss claim We will pay for new Property Insured of like kind and quality is not obtainable/financially viable Property Insured which is as similar as possible to that which has sustained Damage and which is capable of performing the same function shall be deemed to be new Property Insured of like kind and quality and in no event shall this be considered as a betterment to the Insured.

In the event of replacement with new Property Insured We will pay the cost of purchasing and installing technologically current Property Insured which is necessitated by incompatibility between new Property Insured installed to replace Property Insured which has sustained Damage and existing Property Insured which has not incurred Damage at the same or an interdependent location.

Provided always that:

1. Damage was directly caused to the Property Insured
2. The Insurer shall be liable only for the amount sufficient to enable the Insured to resume operations in substantially the same manner as before the Damage
3. The Insurer shall be liable for only the difference between
 - 3.1. the highest sales value of the existing Property Insured which has not incurred Damage at the same or interdependent location and
 - 3.2. The installed cost of the technologically current Property Insured

The liability of the Insurer shall not exceed the Limit of Liability stated in your Policy Schedule/Certificate of Insurance.

Subject otherwise to terms, conditions, limitations and exceptions of the Policy

22. Smoke Damage UIN: IRDAN132RPPR0084V01202425/A0106V01202425

This Policy is extended to cover repainting of the building insured directly caused by smoke which is sudden and accidental in nature, whether generated from within the Insured premises or from outside the insured premises, but excluding smoke from fireplaces.

Conditions:

- I. The coverage is up to 1% of the Sum Insured. In the event of loss, reinstatement premium shall have to be paid on a pro rate basis to reinstate cover.

23. Personal Accident Cover UIN: IRDAN132RPPR0084V01202425/A0107V01202425

In the event an insured peril that caused damages to Your Home Building and/or Home Contents (if opted) also results in the unfortunate death or permanent total disablement of either You or Your Spouse, We will pay compensation up to amount [as specified in policy schedule] per person.

Permanent Total Disablement

If during the **Policy Year**, the **Insured Person** sustains **Injury** which directly results in **Permanent Total Disablement** within twelve (12) months from the date of **Accident**, then **We** agree to pay the percentage of the **Sum Insured** shown in the Table of Events below and as specified in the **Schedule**.

It is clarified that for the purpose of this cover, **Permanent Total Disablement** shall entail one of the following:

- i. Permanent total loss of sight of both eyes
- ii. Permanent total loss of sight of one eye and physical separation of or the loss of ability to use either one hand or one foot
- iii. Permanent total loss and physical separation of or the loss of ability to use both hands or both feet
- iv. Permanent total loss and physical separation of or the loss of ability to use one hand and one foot

In the event of the unfortunate death / disablement of the insured, the Personal Accident cover shall continue for the Spouse until expiry of the policy.

Generali Central Insurance Company Limited (Formerly known as Future Generali India Insurance Company Limited) | Registered Office: Unit No. 801 & 802, 8th Floor, Tower C, Embassy 247 Park, LBS Marg, Vikhroli (West), Mumbai – 400083 | **IRDAI Regn. No.:** 132 | **CIN:** U66030MH2006PLC165287 | **Website:** <https://generalicentralinsurance.com> | **Email ID:** gcicare@generalicentral.com | **Toll-free Phone:** 1800 220 233 / 1860 500 3333/ 022 6783 7800