

FIRE SECURE

ADDITIONAL COVERS/ CLAUSES/ ENDORSEMENT WORDINGS

1. Undamaged foundations

It is hereby understood and agreed, subject otherwise to the terms, conditions and exclusions of the Policy and endorsed hereon and subject to the Insured having paid the agreed additional premium, that the foundation of the property insured which prove to be unusable following the loss or damage as covered under the Policy at the insured premises shall be considered part of the property damaged.

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

2. Temporary removal of assets (excluding building & stocks)

It is hereby understood and agreed that in consideration of payment of additional Premium, subject otherwise to the terms, conditions and exclusions of the Policy and endorsed hereon, the Policy shall be extended to cover Insured Property excluding Building, Stock, Finished Goods and Raw Materials against the opted Insured Event covered under this Policy whilst temporarily removed for cleaning, renovation, repair and other similar need based purposes, within the Geographical limits specified in the Policy Schedule.

The liability of Insurer under this optional cover shall not exceed the amount which would have been recoverable had the destruction or damage occurred in that part of Your Premises from which the Insured Property is temporarily removed and in no case the Sublimit shown in the Policy Schedule.

The optional cover does not apply to Insured Property, if and so far as it is otherwise insured, nor to Insured Property held by the Insured in trust, other than machinery and plant.

3. Modification Cost/Incompatibility Expenses

Extension to cover the cost or expenses for modification of (A) damaged due to insured peril or undamaged equipments including but not limited to computers and ancillary equipments and/or (B) the cost of replacement/restoration and recompilation of computer records to mitigate the incompatibility between the replaced equipment and undamaged equipment and/or computer records. Insurer will indemnify the cost to achieve compatibility between the above two situation whichever is lesser subject to limit as mentioned in schedule.

The indemnity provided herein shall be subject to the Sum Insured as specified in Policy Schedule.

4. Green clause

It is hereby understood and agreed, subject otherwise to the terms, conditions and exclusions of the Policy and endorsed hereon, that the insurance by this Policy extends to cover additional costs necessarily and reasonably incurred with the Company's consent in rebuilding or repairing Buildings at the Premises in a manner that aims to reduce potential harm to the environment by improving energy efficiency following Damage as insured by this Section.

The Company will not indemnify under this Clause in respect of

1. the additional cost of complying with any Indian legislation, Act of Parliament, or byelaws of any public authority;
2. any additional costs for work already planned to be carried out prior to the Damage;
3. any Buildings or portions of Buildings which are unoccupied;
4. if the Insured elect not to rebuild or repair the Buildings.

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

5. Crane hiring expenses

It is understood and agreed that this Policy includes crane hiring expenses for necessarily incurred by the Insured as part of loss minimisation and to prevent any aggravation of an Insured Loss following a loss or damage at any Insured's Premises specified in the Schedule, including moving / shifting of property if this contributes to loss minimization and charges raised by any local authority for the purpose of protecting the premises shall be recoverable.

Limit: As specified on policy schedule

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

6. Salvage disposal cost

The Insurer agrees not to sell or otherwise dispose of any property which is subject of a claim hereunder without the written consent of the Insured provided that:-

- (a) the Insured can establish to the satisfaction of the Insurer that to have done so would have been prejudicial to their interests in which event the Insured agrees to allow the Insurer to deduct from the amount of the claim an amount equivalent to the intrinsic value of any such property to the Insured;
- (b) if (a) is unsatisfactory, the Insurer agrees to give the Insured first option to repurchase such property at its fair intrinsic value.

7. Inhibition costs/damage by emergency services

It is hereby agreed and declared that insurer will indemnify the loss or damage to undamaged property of insured damaged in order to extinguish or inhibit the spread of fire or other catastrophe insured herein up to a limit as mentioned in policy schedule.

8. Unpacking expense clause

The Insurer shall indemnify the Insured up to the limit of indemnity as specified in the schedule, in respect of costs and expenses incurred by the Insured in taking inventory (including unpacking, repacking and restocking) to identify, quantify and value any property physically lost, destroyed or damaged by any peril insured against by this Section including examination of property not belonging to but in the care, custody or control of the Insured.

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

9. Accidental Discharge of Gas Flooding System Cost

The insurer will pay the reasonable costs/expenses incurred by the insured in refilling cylinders of any gas flooding systems installed for the protection of property arising out of the accidental discharge of such system due to loss or damage covered under the Policy.

Limit: as specified in policy schedule

10. Roads pavements and street furniture

It is hereby understood and agreed that in consideration of payment of additional Premium, subject otherwise to the terms, conditions and exclusions of the Policy and endorsed hereon that the insurance cover provided by this Policy extends to include damage to roads, pavements and street furniture, owned by the Insured or for which the Insured is legally responsible, arising out of an Insured Event. The liability of the Insurer shall not exceed the Sum Insured stated in Policy Schedule.

11. Consequential Reduction In Value

In the event of insured loss or damage to personal property, this policy shall insure the resulting reduction in value of the remaining undamaged components or parts of products customarily sold as individual units or sold as pairs, sets, lots or in ranges.

At the Insured's option, the Insured may collect the full value of the pair or set provided the Insured tenders the remaining article or articles of the pair or set to the Insurer.

Limit: As specified in the Schedule

12. Land Stabilization Costs

It is hereby understood and agreed, subject otherwise to the terms, conditions and exclusions of the Policy and endorsed hereon, that the Company will pay for the additional cost of reclaiming, restoring or repairing land improvements as incurred by the Insured, resulting from direct physical loss of or damage to property insured under the Policy due to insured peril, occurring at premises described in the Schedule. Land improvements are any alteration to the natural condition of the land by grading, landscaping and additions to land such as pavements, roadways, or similar works. This coverage does not apply to land improvements at a golf course unless specifically mentioned in the Schedule. The indemnity provided herein shall be subject to the limit of indemnity as specified in the Schedule.

13. Outbuilding clause

It is hereby agreed and declared that notwithstanding anything to the contrary in this policy or in any of its conditions it is understood to include walls, gates and fences, small outbuildings, extensions, annexes, exterior staircase and steel or iron frameworks in the said premises.

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

14. Workmen's clause

It is hereby understood and agreed, subject otherwise to the terms, conditions and exclusions of the Policy and endorsed hereon that, the insurance by this Policy extends to cover minor extensions or alterations, installations, maintenance or similar activities carried out by workmen without prejudice to the coverages provided under this Policy.

15. Damages to Underground Services

Notwithstanding anything to the contrary in this policy or in any of its conditions, it is hereby agreed and declared that following the operation of Insured Peril resulting in an admissible loss or damage to Insured Property, this policy is extended to include loss or damage to the Insured's underground water, drainage, sewerage, gas, electricity or telephone pipe or cable extending from the Premises to the last leg of supply chain for which the Insured is responsible, provided the sum insured declared under the Policy is inclusive of the above.

16. Archives

It is hereby understood and agreed, subject otherwise to the terms, conditions and exclusions of the Policy and endorsed hereon, following the operation of Insured Peril resulting in an admissible loss or damage to Insured Property, the insurance under this Policy is extended to cover reasonable costs incurred in the reconstruction of archives, record account documents, plans, computer programs and data, subject to back up copies / records being maintained in a safe and secure place. The Company shall, however, not be liable for any costs arising from false programming, punching, labelling or inserting, inadvertent cancelling of information or discarding of data media, and from loss of information caused by magnetic fields.

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

17. Nominated Loss adjustor clause

Insurers agree that, in the event of an occurrence that is likely to give rise to a claim under this Policy, the Insured can appoint one of the following firms of Adjusters/Surveyors to act on behalf of Insurers to conduct all loss or damage surveys or adjustments (insert names here).

18. PIG Retrieval

Following the operation of Insured Peril resulting in an admissible loss or damage to Insured Property, this Policy is extended to cover the necessary and reasonable costs incurred by the Insured in the retrieval of an inspection "smart pig" from a pipeline due to its non-functionality. Such indemnity to include costs of breaking into and repair of the pipe together with loss of product due to necessary flaring.

This extension is subject to a sub limit any one occurrence as mentioned in Policy Schedule

19. Exploratory Costs

The reasonable cost incurred during the period of insurance, to detect the point of bursting, leaking, discharging or overflowing of fixed apparatus, fixed tanks, fixed appliances, fixed pipes or other

systems, used to hold or carry liquid or gas at the premises provided that the bursting, leaking, discharging or overflowing has caused or may reasonably be expected to cause damage to property. We will not cover the repair or replacement of such apparatus, appliances, tanks, pipes of other systems, unless damaged by a peril or event insured under this cover section. Limits as specified in Policy Schedule.

20. Metered Water

It is hereby understood and agreed, subject otherwise to the terms, conditions and exclusions of the Policy and endorsed hereon, that following the operation of insured peril resulting in an admissible loss or damage, the insurance cover of each item covering machinery extends to include the costs for which the Insured is responsible in respect of loss of metered water provided that the Insured maintains a record of readings from the Water Authority meter at intervals of not more than 7 days, unless specifically agreed otherwise and mentioned in the Policy Schedule.

The amount payable in respect of any one location hereby insured is limited to such excess water charges demanded by the Water Authority and resulting from the accidental escape of water from pipes apparatus or tanks in consequence of loss or damage under the Policy.

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

21. Contracting Purchasers Interest Clause

It is hereby understood and agreed that if at the time of any loss or damage to any building hereby insured the Insured shall have contracted to sell his interest in such building and the purchase shall not have been but shall be thereafter completed the Purchaser on the completion of the purchase if and so far as the property is not otherwise insured by or on behalf of the Purchaser against such loss or damage shall be entitled to the benefit of this Policy so far as it relates to such loss or damage without prejudice to the rights and liabilities of the Insured or for the Company under this Policy up to the date of completion of the purchase.

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

22. Public Relations Expense

The insurance by this Section of this Policy is extended to insure the costs incurred by the Insured to employ suitable public relations personnel to deal with press and public announcements and other necessary activities reasonably incurred with the Insurer's consent following loss due to insured peril hereunder.

Limit: As specified in the Schedule

23. Fine Arts/Works of Art

It is hereby understood and agreed, subject otherwise to the terms, conditions and exclusions of the Policy and endorsed hereon, that the Company will pay the Insured for direct physical loss of or damage to Fine Arts occurring at a premises described in the Schedule, caused by a peril not excluded under the Policy. This coverage does not apply to loss or damage caused by any repairing, restoring or retouching process. This coverage does not apply to breakage of bric-a-brac,

glassware, marble, porcelain, statuary, and similar fragile property resulting from the article being dropped or knocked over whether intentional or accidental.

Basis of valuation for Fine Arts: On Fine Arts articles, the lesser of the reasonable and necessary cost to repair or restore such property to the physical condition that existed on the date of loss or the cost to replace the article or the value if stated on a schedule on file. If the Fine Arts articles cannot be replaced and an appraisal is not available, the valuation shall be market value based on prevailing conditions at the time of loss or damage.

Fine Art for the purpose of this endorsement is defined as mentioned in the Schedule. The indemnity provided herein shall be subject to the limit of indemnity as specified in the Schedule.

24. Smoke Damage

It is hereby understood and agreed, subject otherwise to the terms, conditions and exclusions of the Policy and endorsed hereon, the insurance shall, subject to the Special Condition hereinafter contained, extend to include destruction of or damage to the property insured (by fire or otherwise) directly caused by: -

SMOKE due to a sudden, unusual and faulty operation of any heating or cooking unit, only when such unit is connected to a chimney by a smoke pipe or vent pipe, and while in or on the described premises but not SMOKE from fire-places or industrial apparatus.

Provided always that all the conditions of the Policy (except in so far as they may be hereby expressly varied) shall apply as if they had been incorporated herein and for the purposes hereof any destruction or damage as aforesaid shall be deemed to be destruction or damage by fire.

Further warranted that this Insurance does not cover: -

- Destruction or damage directly or indirectly occasioned by or happening through or in consequence of War, Invasion, Act of Foreign Enemy, Hostilities (whether war be declared or not), Civil War, Rebellion, Revolution, Insurrection or Military or Usurped Power.
- Consequential loss or damage of any kind or description.

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

25. Soft Costs

This Policy covers the Actual Loss Sustained incurred by the Insured of Soft Costs during the PERIOD OF LIABILITY arising out of the delay of completion of buildings and additions under construction directly resulting from physical loss or damage due to insured peril to insured property under construction at an Insured Location.

1. References and Application.

The following term(s) wherever used in this Policy means:

- a. Soft Costs: Expenses over and above normal expenses at Locations undergoing renovation or in the course of construction limited to the following:

- (i) Construction loan fees - the additional cost incurred to rearrange loans necessary for the completion of construction, repairs or reconstruction including; the cost to arrange refinancing, accounting work necessary to restructure financing, legal work necessary to prepare new documents, charges by the lenders for the extension or renewal of loans necessary.
- (ii) Commitment fees, leasing and marketing expenses - The cost of returning any commitment fees received from prospective tenant(s) or purchaser(s), the cost of re-leasing and marketing due to loss of tenant(s) or purchaser(s).
- (iii) Additional fees - for architects, engineers, consultants, attorneys and accountants needed for the completion of construction, repairs or reconstruction.
- (iv) Carrying costs - property taxes, building permits, additional interest on loans, realty taxes and insurance premiums. Subject otherwise to the terms, exceptions and conditions of the Policy. Limits as specified on policy schedule

26. Unnamed Locations

It is hereby understood and agreed that, subject otherwise to the terms, exclusions, provisions and conditions contained in the Policy or endorsed thereon, and subject to the Insured having paid the agreed additional premium, the policy extends to cover the property insured while at fixed unspecified locations not included in the location(s) specified in the Schedule , up to the limit at any one location for any one loss and the aggregate Limit as specified in Policy Schedule subject to condition that the occupancy is related to insured's trade/Manufacturing activity/services covered under the policy.

Coverage under this extension shall not apply to property contained within any vehicle or other conveyance, or property while in transit and shall be limited to locations within India Only.

27. Testing & Commissioning Clause

It is hereby noted and agreed that this insurance does not cover destruction or damage to property in course of construction or erection, dismantling, revamp or undergoing testing or commissioning including mechanical, performance testing and any business interruption resulting there from.

Acceptance of property hereon is subject to satisfactory completion of the following procedures:

- a) Mechanical completion including testing
- b) Testing and commissioning
- c) Official acceptance by the insured following formal hand over certificate procedure. (It being understood that no equipment faults or punch list items affecting operation integrity of the plant are outstanding, unless otherwise agreed by Insurer). Testing to 100% of design capacity maintained by each separate unit in a stable and controlled manner for a continuous ongoing period of minimum 72 hours
- d) Fire suppression and detection systems are operational.

In the event that compliance with b, c, d will be deferred upon mechanical completion or testing, such alternative procedures which will be adopted prior to the attachment under the policy shall be agreed upon between the Insurer and the Insured on a case to case basis and the attachment of risk under the policy shall be subject to the approval of the Insurer.

Proviso: This exclusion does not apply to on-going maintenance/schedule turnaround. This exclusion also does not apply to revamp work subject, however, to the maximum contract value as declared within the Property in the course of construction Extension of the individual policies.

LIST OF ADD-ONS:

SI No	Add-On Names	UIN
1	Undamaged foundations	IRDAN152CP0011V02201920/A0377V01202526
2	Temporary removal of assets (excluding building & stocks)	IRDAN152CP0011V02201920/A0378V01202526
3	Modification COST/incompatibility EXPENSES	IRDAN152CP0011V02201920/A0379V01202526
4	Green clause	IRDAN152CP0011V02201920/A0380V01202526
5	Crane hiring expenses	IRDAN152CP0011V02201920/A0381V01202526
6	Salvage disposal cost	IRDAN152CP0011V02201920/A0382V01202526
7	Inhibition costs/damage by emergency services	IRDAN152CP0011V02201920/A0383V01202526
8	Unpacking expense clause	IRDAN152CP0011V02201920/A0384V01202526
9	Accidental Discharge of Gas Flooding System Cost	IRDAN152CP0011V02201920/A0385V01202526
10	Roads pavements and street furniture:	IRDAN152CP0011V02201920/A0386V01202526
11	Consequential Reduction In Value	IRDAN152CP0011V02201920/A0387V01202526
12	Land Stabilization Costs	IRDAN152CP0011V02201920/A0388V01202526
13	Outbuilding clause	IRDAN152CP0011V02201920/A0389V01202526
14	Workmen's clause	IRDAN152CP0011V02201920/A0390V01202526
15	Damages to Underground Services	IRDAN152CP0011V02201920/A0391V01202526
16	Archives	IRDAN152CP0011V02201920/A0392V01202526
17	Nominated Loss adjustor clause	IRDAN152CP0011V02201920/A0393V01202526
18	PIG Retrieval	IRDAN152CP0011V02201920/A0394V01202526
19	Exploratory Costs	IRDAN152CP0011V02201920/A0395V01202526
20	Metered Water	IRDAN152CP0011V02201920/A0396V01202526
21	Contracting Purchasers Interest Clause	IRDAN152CP0011V02201920/A0397V01202526
22	Public Relations Expense	IRDAN152CP0011V02201920/A0398V01202526
23	Fine Arts/Works of Art	IRDAN152CP0011V02201920/A0399V01202526
24	Smoke Damage	IRDAN152CP0011V02201920/A0400V01202526
25	Soft Costs	IRDAN152CP0011V02201920/A0401V01202526
26	Unnamed Locations	IRDAN152CP0011V02201920/A0402V01202526
27	Testing & Commissioning Clause	IRDAN152CP0011V02201920/A0403V01202526