

**PROSPECTUS
(Commercial)**

BUSINESS SECURE (BHARAT LAGHU UDYAM SURAKSHA)

Introduction:

This is a comprehensive package policy designed exclusively for business owners, manufacturers with intent to provide absolute protection under one policy. Covers provided under this policy can be tailored as per the individual requirements by selecting from a range for additional covers along with the standard coverages under the various sections.

Coverage:

Zurich Kotak Bharat Laghu Udyam Suraksha (Section I)

This prospectus gives basic information about the **Zurich Kotak Bharat Laghu Udyam Suraksha** Policy that You can purchase from Us, i.e. Zurich Kotak General Insurance Company (India) Limited. The **Zurich Kotak Bharat Laghu Udyam Suraksha** Policy provides insurance cover for physical loss or damage to or destruction of Insured Property relating to Your business.

This policy is for enterprises where the total value at risk across all insurable asset classes at one location exceeds ₹ 5 Crore (Rupees Five Crore) but does not exceed ₹50 Crore (Rupees Fifty Crore) at the policy commencement date.

Important Dos and Don'ts

1.	When You fill up the Proposal Form	<ul style="list-style-type: none"> • Read the instructions in the proposal form carefully before filling up the details. • Understand the basis for arriving at the Sum Insured for Building, Plant and Machinery, Furniture, Fixtures, Fittings, Stocks and other Contents before filling up the details. This is given below in this Prospectus under the heading 'Sum Insured'. It is also explained in the Proposal Form. • Make sure You have opted for the correct policy based on the total Sum Insured. • Fill up the proposal form completely and answer all the questions truthfully.
2.	During the Policy Period	<ul style="list-style-type: none"> • Make full disclosure in the proposal and related documents about Yourself and all the Insurable Assets. • Remember, the information You give Us is the basis of Our contract with You. • You must inform Us of any changes in the business premises or if it remains unoccupied for more than 30 days. • Do not allow unauthorised persons to occupy Your premises. • Ensure that all security procedures are in force.
3.	When You have a Claim	<ul style="list-style-type: none"> • Give notice of loss to Us, as required. • Inform the respective authorities, as required. • Make true and full disclosures in Your claim form. • Give all documents supporting the claim. • Give full cooperation for inspection and investigation of claim.

The Insurance Cover

In this Prospectus, You will find information about the following insurance covers:

1. **Standard Cover:** We cover physical loss or damage, or destruction caused to the building and structures, plant and machinery, stock and other assets relating to Your business. These are the Insured Properties.

If any Insured Property is lost, damaged or destroyed, We provide cover as follows-

Your loss	Condition	We pay, but not more than the Sum Insured
Any Insured Property is damaged. (Partial Loss)	You have repaired such property.	Cost of repairs
If any Insured Stock is damaged. (Partial Loss)		Extent of the loss of such Partial Loss
Any Building or Plant and Machinery or Furniture, Fixture, Fittings is completely destroyed. (Total Loss)	You have rebuilt the building or reinstated /replaced such property.	Reinstatement /Replacement Value (i.e. amount at which the Insured Property can be reinstated or replaced by a similar property, without deducting depreciation)
Stock is completely destroyed (Total Loss)		a) For raw material: Landed Cost at Your Premises, b) For stock in process: Input Cost of the stock at the time of damage, c) For finished stock: the Manufacturing Cost of the finished stock or the Contract Price of goods sold but not delivered.
Any Building, Plant and Machinery, Furniture, Fixture and Fittings is completely destroyed (Total Loss)	You have not rebuilt the building or reinstated other property.	Market Value (Reinstatement Value less Depreciation)

- i. You must commence the repairs, reinstatement or reconstruction within a reasonable time after the date of damage or destruction. You must complete the repairs or reinstatement within 12 months from the date of damage of destruction or within such time as We may allow.
- ii. In all cases, We will not pay more than the relevant Sum Insured.
- iii. We will pay only to the extent required to bring the Property to a condition substantially the same as, but not superior, better or more extensive than its condition if it were new on the date it is damaged or destroyed.
- iv. You can reconstruct the new building on the same site, or another site. If You reconstruct the new building on another site, We will not pay You more than what We would pay to reconstruct on the same site.

2. **In-built Covers:** Under the Standard Cover, We also pay the following:

	In-built Cover	Details
1	Additions, alterations or extensions	Property that You erect, acquire or add during the Policy Period is covered upto 15% of the Sum Insured for that item (excluding stocks).
2.	Temporary removal of stocks	Loss to stocks temporarily removed to other premises for fabrication, processing or finishing upto 10% of value.
3	Cover for Specific Contents	Cover for Money upto ₹50,000 (Fifty Thousand Rupees) during the policy period, cover for documents such as deeds, manuscripts, business books, plans, drawings, securities etc. upto ₹50,000 (Rupees Fifty Thousand) during the policy period, cover for computer programmes, information and data upto ₹ 5 Lakh (Rupees Five Lakh) during the policy period and cover for personal effects of employees, Directors and visitors upto ₹15,000 (Rupees Fifteen Thousand) per person for a maximum of 20 persons during the policy period.
4	Start-Up Expenses	Start-up cost incurred by You in respect of insured risk consequent upon a loss or damage due to insured events upto ₹ 5 Lakhs (Rupees Five Lakh).
5.	Professional fees	Reasonable fees of architects, surveyors and consulting engineers upto 5% of the claim amount.
6.	Costs for Removal of debris	Reasonable expenses for removal of debris upto 2 % of the claim amount.
7	Costs compelled by Municipal Regulations	Additional cost of reconstruction of property incurred solely for complying with municipal regulations.

Which unexpected events are covered?

We pay for the physical loss, damage or destruction caused to Insured Property by the following unforeseen events occurring during Policy Period.

The events covered are given in the Column A and those not covered in respect of these events are given in Column B.

	Column A	Column B
	We cover physical loss or damage, or destruction caused to the Insured Property by	We do not cover for loss or damage, or destruction caused to the Insured Property by
1.	Fire, including due to its own fermentation, or natural heating, or spontaneous combustion.	caused by a. its undergoing any heating or drying process, or b. burning of Insured Property by order of any Public Authority.
2.	Explosion or Implosion	a. caused to boilers, economizers or other vessels, machinery or apparatus in which steam is generated, or their contents, resulting from their own explosion or implosion, or b. caused by centrifugal forces.

3.	Lightning	-
4.	Earthquake, volcanic eruption, or other convulsions of nature	-
5.	Storm, Cyclone, Typhoon, Tempest, Hurricane, Tornado, Tsunami, Flood and Inundation	-
6.	Subsidence of the land on which Your Premises stand, Landslide, Rockslide	caused by a. normal cracking, settlement or bedding down of new structures, b. the settlement or movement of made up ground, c. coastal or river erosion, d. defective design or workmanship or use of defective materials, or e. demolition, construction, structural alterations or repair of any property, or ground works or excavations.
7.	Bush fire, Forest fire, Jungle fire	-
8	Impact damage of any kind, i.e., damage caused by impact of, or collision caused by, any external physical object (e.g. vehicle, falling trees, aircraft, wall etc.),	a. caused by pressure waves caused by aircraft or other aerial or space devices travelling at sonic or supersonic speeds. b. caused by vehicle, animal or aircraft belonging to or owned by Insured or their employee while acting in course of employment
9.	Missile testing operations	-
10.	Riot, Strikes, Malicious Damages,	caused by a. total or partial cessation of work or the retardation or interruption or cessation of any process or operations or omissions of any kind, b. temporary or permanent dispossession, confiscation, commandeering, requisition or destruction by order of the government or any lawful authority, or c. temporary or permanent dispossession of any Building by unlawful occupation by any person.
11.	Acts of terrorism (Coverage as per Terrorism Clause attached)	Exclusions as per Terrorism Clause attached.
12.	Bursting or overflowing of water tanks, apparatus and pipes,	-
13.	Leakage from automatic sprinkler installations.	a. repairs or alterations in the Building in which Your Business is located, b. repairs, removal or extension of any sprinkler installation, or c. defects in the construction known to You.
14.	Theft within 7 days from the occurrence of, and proximately caused by, any of the above Insured Events	if it is a. of any article or thing outside Your Premises, or b. of any article or thing attached from the outside of the outer walls or the roof of Your Premises, unless securely mounted.

Examples

1. **Your insured building catches fire. All its doors are opened for fighting the fire. A person takes advantage of the situation and carries away insured electronic equipment. Since this theft follows a fire within 7 days of the occurrence of the fire, We will pay for Your loss up to the limits of the applicable Sum Insured for that equipment.**
2. **During riots, a rioter breaks a window of Your shop and takes away articles of value ₹ 95,000. It costs ₹ 20,000 to repair the window. Here the loss is due to theft which occurred within 7 days of occurrence of the riots, which is an insured event. It arose at a time when You were not in a position to protect Your property. We will pay ₹ 95,000 for the loss of articles, and ₹ 20,000 for repairs of the window, but not more than the Sum Insured.**

Standard Add-on covers

You can purchase standard Add-on covers under **Zurich Kotak Bharat Laghu Udyam Suraksha** Policy. You must apply for these covers, and pay additional premium.

1. Declaration policy for Stocks

You can opt for Declaration Policy to take care of frequent fluctuations in stocks/ stocks value subject to certain conditions. Read the Clause and understand these conditions.

2. Floater cover

You can opt for Floater cover under the Policy for physical loss or damage to Stocks at more than one location subject to certain conditions. Read the Clause and understand the conditions.

Which property can be covered under this policy?

This policy covers the following properties in Your premises, that is, the place You carry on Your business. The properties must be located in Your premises, except some properties that You declare, and the Policy covers in special situations. The **Zurich Kotak Bharat Laghu Udyam Suraksha** policy covers the following properties.

1. **Any building or structure** in Your premises where You carry on Your business. It may be a shed, flat, house, unit of a building. It may be made of any material. It includes:
 - i. Basement (if any), all fixtures and fittings permanently attached to the floor, walls or roof like electrical wiring, antennas etc.
 - ii. The following 'additional structures' located on Your Premises and used for Your Business, that are shown in the Policy Schedule:
 - a. garage, out-houses, security sheds, towers, verandah or porch, tanks, compound walls, retaining walls, fences and gates, internal roads,
 - b. lifts, hoists,
 - c. solar panels, wind turbines and air conditioning systems, central heating systems, security systems and cameras, electrical installations, fire alarm, fire sprinkler systems, power lines, power installations, or
 - d. water, gas and sewage pipeline within the premises
 - iii. any other structure shown in the Policy Schedule.
2. **Plant and Machinery**, that is, all equipment, machinery, pipes and cables, spares, computers, servers and preloaded licensed system software, located within any structure or in the open area of Your premises. It includes

- i. machines under repair,
 - ii. machines taken on hire or lease, or any system of purchase of goods,
 - iii. foundation, bedding or setting of the machines, or
 - iv. accessories of machines.
3. **Stock of goods or merchandise.** It may be:
- i. finished goods, semi-finished goods, stock in process, stock invoiced and ready for dispatch,
 - ii. raw materials, packing materials,
 - iii. stock accepted for job work for which You are responsible,
 - iv. stock held in trust for which You are responsible,
 - v. stock in Open in the Insured Premises.
4. **All other assets,** that is, all other tangible property located in Your premises and used for Your business. It includes
- i. furniture and fixtures, office equipment, telephone equipment, electronic equipment, computers etc,
 - ii. canteen and kitchen equipment, gym and permanent sports equipment etc.

Who can purchase this Policy?

1. You can purchase the **Zurich Kotak Bharat Laghu Udyam Suraksha** Policy for **the building or structure** if
 - i. You own it, or occupy under a lease,
 - ii. You occupy it as purchaser under an agreement of sale or lease,
 - iii. You are an occupier authorised under any law,
 - iv. Your property is occupied by a tenant, a licensee or Your employee, or
 - v. You are a tenant under an agreement in writing and are liable to repair it.
2. You can purchase the **Zurich Kotak Bharat Laghu Udyam Suraksha** Policy for **plant and machinery, stock or other property** if
 - i. You own it, or use it under a lease in writing,
 - ii. You hold it in trust or on commission or are responsible for it,
 - iii. You have taken plant and machinery or other contents on hire or lease, or any other system of purchase,
 - iv. You have accepted stock for job work for which You are responsible.
3. You **are eligible to** purchase the **Zurich Kotak Bharat Laghu Udyam Suraksha** Policy
 - i. If You carry on any business of manufacturing or production of goods, or of providing or rendering services, and
 - ii. if You own or are legally responsible for Your business, and
 - iii. if the value of all Your insurable assets at one location is more than ₹ 5 Crore (Rupees Five Crore) but not more than ₹ 50 Crore (Rupees Fifty Crore) at the policy Commencement Date. These include buildings, plant and machinery, stock, and all other assets, even if You have not taken insurance cover for all of them. Insurable Assets include all assets which You own, or hold as tenant or occupant, or hold in trust or on commission, or are legally responsible for.
4. If the value of all Insurable Assets either exceeds ₹ 50 Crore or reduces below ₹ 5 Crore during the policy period, this policy shall, on expiry, be replaced by the applicable policy.

Sum Insured

1. **The maximum claim amount:** The maximum amount We pay under this Policy is the total Sum Insured. The maximum amount We pay under this Policy for any cover, or any item, or category or group of items, is the Sum Insured for that cover or item, category or group. The Sum Insured for each cover is as per Policy Schedule.

2. Basis of sum insured:

- i. For Building, Plant and Machinery, Furniture, Fixture and Fittings and any other contents: Reinstatement Value
- ii. For Stocks:
 - a. For raw material: Landed Cost at Your Premises.
 - b. For stock in process: Input Cost of the stock at the time of damage,
 - c. For finished stock: the Manufacturing Cost of the Finished Stock or the **Contract Price** of goods sold but not delivered and more precisely defined below.
 - d. **Contract Price** is in respect only of goods sold but not delivered, for which You are responsible and with regard to which under the conditions of the sale, the sale contract is cancelled by reason of any damage insured under this Policy either wholly or to the extent of the damage. The Company's liability shall be based on the Contract Price.
- iii. Bullion or unset precious stones, any curios or works of art or obsolete machinery and the like are to be covered on Agreed Value basis subject to the valuation certificate being submitted and found acceptable by Us.

3. Restoration of Sum Insured:

If We have paid any loss on Your claim, it reduces the Sum Insured. When We pay You the full Sum Insured for any cover or any item covered, the Policy ends to that extent. If You pay proportionate premium for the unexpired policy period, We will restore the policy to the full original amount of Sum Insured during the Policy Period. This ensures full cover during the period of the policy. However, in case You, immediately on occurrence of loss, exercise Your option not to restore the Sum Insured, the Sum Insured shall stand reduced by the amount of loss.

Example

1. ***If You repair Your air-conditioning tower insured for ₹ 45 lakhs that is damaged in a fire, and We pay Your claim of ₹ 25 lakhs You can pay proportionate premium for ₹ 25 lakhs for unexpired period in order to take benefit of full cover.***
2. ***If the tower is destroyed, and We pay Your claim of ₹ 45 lakhs, the new tower that You install will not be covered under this Policy unless the premium is paid to Us for it.***
3. ***If Your building insured for ₹ 20 Crore is severely damaged and We pay You ₹ 20 Crore under the Zurich Kotak Bharat Laghu Udyam Suraksha Policy for its repair and reinstatement, You will not be covered under this Policy for the new building that You construct, unless the premium is paid to Us for it.***

Underinsurance

Underinsurance waiver upto 15%: This is a special feature of the **Zurich Kotak Bharat Laghu Udyam Suraksha** policy, where We waive underinsurance up to 15%.

The Sum Insured for each item of Insured Property must be sufficient to pay for Reinstatement/Replacement of that Property on the date of loss. If the Reinstatement/Replacement Value of the Insured Property, in totality, including additions, alterations, erections and new acquisitions, is more than the Sum Insured, except to the extent waived i.e 15%, it amounts to underinsurance and will reduce proportionate to the difference, the amount that We will pay for Your claim. Every item of Insured Property is subject to this condition separately.

If at the time of the damage the Sum Insured applying to the relevant Buildings, Plant and Machinery, Furniture, Fixture, Fittings, Stocks and other Contents is less than 85% of the value of Insurable Assets You will be responsible for the difference and the You will bear a proportionate share of the loss.

Examples (These examples only demonstrate the effect of underinsurance. Final claim payable may vary due to application of Excess and other policy terms)

1. ***You have taken insurance for a Sum Insured of ₹ 50 Crore which was the value at risk at the insurance commencement date. The value at risk of insurable items at the time of loss is found as ₹ 57 Crore. There is a loss of ₹ 10 Crore. Underinsurance works out to 12.28% . Since it is less than 15%, We will consider the full claim of ₹ 10 Crore for payment.***
2. ***Your factory has stored stock of finished goods. Its manufacturing cost is ₹ 25 Crore. This includes some stock that is older than 6 months. Your Zurich Kotak Bharat Laghu Udyam Suraksha policy covers stock of finished goods for ₹ 30 Crore. Due to change in raw material price, the manufacturing cost of same amount of stock on the date of loss is ₹ 32.5 Crore. The stock of finished goods with manufacturing cost ₹ 10 Crore is burnt in fire. Since underinsurance works out to less than 15% , We will consider the full claim of ₹ 10 Crore for payment.***
3. ***Your shop has Zurich Kotak Bharat Laghu Udyam Suraksha Policy. You have insured the structure for ₹ 30 Crore and stock for ₹ 10 Crore. The actual value of structure is ₹ 32 Crore and of stock is ₹ 16 Crore. Stock of ₹ 50 Lakh is burnt in a fire. The stock has underinsurance of 37.5% and hence, we could consider Your claim for payment of ₹ 31.25 Lakh only (62.5% of ₹50 Lakh) by applying underinsurance.***

Exclusions, that is, what We do not pay

We do not cover losses or expenses, or any loss, damage to, or destruction of the Insured Property, directly or indirectly as a result of or if caused by or arising from events, stated below:

1. i. Excess of 5 % of each claim, subject to a minimum of ₹ 10,000 (Rupees Ten Thousand). This means that We will deduct 5 % of each claim, subject to a minimum of ₹ 10,000 (Rupees Ten Thousand) for each and every loss suffered by You under the terms of this policy.
ii. For terrorism risk the Excess shall be as per the Clause attached with this policy.
2. Your deliberate, wilful or intentional act or omission, or of anyone on Your behalf, or with Your connivance.
3. Loss, damage or destruction to any electrical/electronic machine, apparatus, fixture, or fitting by over-running, excessive pressure, short circuiting, arcing, self-heating or leakage of electricity from whatever cause (lightning included). This exclusion applies only to the particular machine so lost, damaged or destroyed. However, any ensuing loss or damage to other insured property due to operation of an insured peril is covered.
4. Loss, destruction or damage to the stocks in cold storage premises caused by change of temperature.
5. Loss, or damage by spoilage resulting from the retardation or interruption or cessation of any process or operation caused by operation of any of the Insured Event.
6. Your Premises or any Insured Building remaining continuously unoccupied for a period of more than 30 days unless You have obtained prior written approval from Us and such approval is recorded as an endorsement on the Policy.
7. War, invasion, act of foreign enemy hostilities or war-like operations (whether war is declared or not), civil war, mutiny, civil commotion amounting to a popular rising, military rising, rebellion, revolution, insurrection or military or usurped power.
8. Ionising radiation or contamination by radioactivity from any nuclear fuel or from any nuclear waste from combustion of nuclear fuel, or the radioactive, toxic, explosive or other hazardous properties of any explosive nuclear assembly or nuclear component that is part of it.
9. Pollution or contamination, unless
 - i. the pollution or contamination itself has resulted from an Insured Event, in which case only physical damage to the Insured Property is covered, or
 - ii. an Insured Event itself results from pollution or contamination.
10. Loss, destruction or damage to bullion or unset precious stones, any curios or works of art unless such amount is declared separately and recorded in the Policy Schedule.
11. Loss of any Insured Property which is missing or has been mislaid, or its disappearance cannot be linked to any single identifiable Insured Event.
12. Loss or damage to any Insured Property removed from Your Premises to any other place, except

- i. Machinery and equipment temporarily removed for repairs, cleaning, renovation or other similar purposes for a period not exceeding 60 days,
 - ii. Stock covered under in-built Cover 'Temporary removal of stocks'.
13. Any reduction in market value of any Insured Property after its repair or reinstatement.
 14. Loss or damage to any Insured Property or any claim which is covered by a marine policy in force at the time of loss or damage, except in excess of the limits of that policy.
 15. Any consequential or indirect loss or damage of any description, i.e. losses or extra costs (financial or non-financial) that follow or are a consequence of an Insured Event, like, loss by delay, loss of income or wages or earnings, or of market, or of time, medical expenses, or any costs not covered by this Policy.
 16. Costs, fees or expenses for preparing any claim.

Premium

The premium is the amount You pay Us for this insurance. The Policy Schedule shows the amount of premium for the Policy Period and all other taxes and levies. Your policy will commence on payment of premium in full.

Premium Illustration *:

Occupancy	Sum Insured ₹	Rate of premium per ₹ 1000	Premium ₹
Office	15,00,00,000	0.35	52,500

* The amounts and rates given in the table are only for the purposes of giving examples. The actual amounts and rates may be different, and can change. The premiums mentioned above are exclusive of any applicable taxes.

Changes

1. Changes during Policy Period.

You can choose to make changes to the covers of this Policy, for example, take additional cover, or increase or **reduce** any Sum Insured. You must make a proposal or request for any change. It will be effective only after We have accepted Your proposal, and You have paid the additional premium where applicable.

Making a claim

1. If You suffer a loss **because** of an Insured Event, You must make a claim for Your financial loss at Your cost.
2. When You suffer loss or damage to any Insured Property, You must
 - i. give notice to Us immediately along with details of the event and Your loss,
 - ii. report to police, fire authorities or other appropriate legal Authorities or as guided by Us,
 - iii. take all reasonable steps to prevent further damage to Insured Property,
 - iv. You must not sell, give away or dispose of any damaged items of any property,
 - v. You must not carry out repairs unless such repairs are urgent and You cannot contact Us,
 - vi. preserve and collect evidence, take and preserve photographs,
 - vii. assist Us and Our representatives in collecting evidence and details about Your loss, give Us all information, books of accounts, and other documents,
 - viii. submit claim form at the earliest opportunity but within 30 days from date You first notice the loss or damage,
 - ix. prove that the Insured Event has happened, and the extent of Your loss.

This Prospectus

This prospectus gives information only. This is not an insurance contract. Each insurance cover is subject to terms and conditions, which You can read in the **Zurich Kotak Bharat Laghu Udyam Suraksha** Policy document. You must read the policy document to know the insurance cover fully. You can get a copy of the **Zurich Kotak Bharat Laghu Udyam Suraksha** Policy from Our branch or from Our website www.zurichkotak.com. For legal interpretation, the policy document will hold.

About Our Company

Zurich Kotak General Insurance Company (India) Ltd. was established to service the growing non-life insurance segment in India. It is a 70% and 30% joint partnership venture of Zurich Insurance Group Ltd. and Kotak Mahindra Bank Ltd. At Zurich Kotak General Insurance, we value customer service, quality and innovation above everything else. The company aims to cater to a wide range of customer segment & geographies offering an array of non-life insurance products like Motor, Health, Home and Commercial. As a practice, the company seeks to provide a differentiated value proposition through customized products & services leveraging state of art technology & digital infrastructure.

Business Interruption (Fire) (Section II)

If the property insured is damaged or destroyed by the perils covered under Section I and as a consequence the business carried on by the insured at the premises is interrupted or interfered with, the policy will cover the amount of loss resulting from such interruption or interference.

Burglary & Housebreaking (Section III)

Covers loss or damage to the insured property due to burglary or house-breaking (theft following upon an actual forcible and violent entry of and/or exit from the premises).

Electronic Equipments (Section IV)

Covers actual loss or damage to insured equipment's like computers, audio-visual equipments etc. due to perils such as, Fire, Burglary, Flood, Earthquake, Electrical or Mechanical breakdown, etc.

Machinery Breakdown (Section V)

Covers loss caused to insured due to Breakdown (Mechanical breakdown or Electrical Breakdown) of various types of Machinery like DG sets, transformers, air conditioners, pumps, etc.

Boiler and Pressure Vessels (Section VI)

Covers loss or damage (Other than by Fire) to insured Boiler or Pressure Plant caused to it, by its own explosion or collapse during the course of its working.

All Risk (Section VII)

Covers loss or damage to the insured property which are movable/ portable in nature from all perils unless specifically excluded.

Money (Section VIII)

Covers loss of money whilst in transit from/to insured premises to designated location and money kept in safe or strong room.

Fidelity Guarantee (Section IX)

Covers direct pecuniary loss sustained by the insured by reason of fraud/dishonesty committed by the insured's employees.

Plate Glass (Section X)

Covers accidental breakage or damage to any of the insured glass or sanitary fittings in the insured premises.

Signage (Section XI)

Covers loss of or damage to the insured neon/glow signs or hoarding by perils specified.

Baggage (Section XII)

Covers loss or damage to baggage due to accident or personal mishap suffered by insured whilst on journey.

Personal Accident (Section XIII)

In the event of accidental death or bodily injury to the insured employees, the policy will pay benefit payment to the employee or nominee as per the Benefits Table.

Employee Compensation (Section XIV)

Covers the compensation which the insured is liable to pay towards his employees for personal injury sustained by accident or disease arising out of and in the course of employment.

Public Liability (Section XV)

Covers the legal liability of the insured in respect of claims arising out of accidents occurring in the insured premises.

Tenant's Legal Liability (Section XVI)

In case the insured is a tenant at the given premises, the cover will protect the property from tenant caused damages.

Directors and Officers Liability (Section XVII)

Covers the personal liability of Directors and Officers arising due to wrongful acts in their managerial capacity. It also provides protections for claims brought against directors, officers and employees for alleged wrongful acts like breach of duty, neglect, etc. Defence costs are also covered.

Insurance under Section I is mandatory.

General Exclusions:

The policy will not pay for loss occurring due to,

- The Deductible, as stated in the Schedule, to be borne by Insured for each and every claim.
- War & Allied Perils
- Consequential loss (other than insurance opted under Section II), Loss of Goodwill, Loss of Market.
- Liability more specifically insured elsewhere.
- Ionising radiations or contamination by radioactivity from any nuclear fuel/waste
- radioactive toxic, explosives or other hazardous properties of any nuclear assembly/ component
- Asbestosis or related to the sale, manufacture, production, distribution or the like of asbestos
- Earthquake, flood, storm, cyclone or other convulsions of nature of atmospheric disturbances
- Libel, slander, false arrest, wrongful eviction, wrongful detention, defamation
- Pollution/ contamination
- Wilful act or wilful neglect or gross negligence of the Insured or his responsible representatives
- Terrorism

The above general exclusions are applicable to all Sections over and above the Special Exclusions stated for any Individual Section.

Additional Covers/ Endorsements:

The following Additional covers/ Endorsements are available which may be taken by Insured based on individual exposure for which additional premium may be charged depending on the nature of the cover.

**Section I - Zurich Kotak Bharat Laghu Udyam Suraksha
Standard Add-ons**

1. Declaration policy for Stocks
2. Floater Cover

Additional/ Add-On Covers (over and above standard add-ons)

1. Removal of Debris
2. Loss of Rent / Rent for Alternative Accommodation
3. Accidental Damage
4. Involuntary Betterment/ Technological Advancement
5. Loss Minimization Expenses
6. Escalation
7. Incidental expenses
8. Additional startup/ shut down expenses
9. Minor works
10. Undamaged property

Section II - Business Interruption (Fire)

1. Supplier's Extension
2. Customer's Extension
3. Service interruption time element (extension to cover loss due to accidental failure of public electricity/ gas/ water supply)
4. Additional Increase In Cost Of Working
5. Group Interdependency
6. Molten Metal Spillage Cover
7. Professional Accountants
8. Claims Preparation Cost
9. Ingress/Egress
10. Denial Of Access
11. Prevention Of Access
12. Insured Property Stored At Other Situations
13. Return of Premium Clause
14. Spoilage Risk Extension
15. Earthquake Extension
16. Terrorism Damage Cover Endorsement (Material Damage and Loss of Profit)
17. Voluntary Deductible Clause
18. Accumulated Stock Clause

Section III - Burglary & Housebreaking

1. Theft Cover
2. Riot, Strike And Malicious Damage
3. Hold Up
4. First Loss Basis Clause
5. Floater Clause
6. Terrorism Damage Cover Endorsement

Section IV/ V/ VI - Electronic Equipments/ Machinery Breakdown/ Boiler and Pressure Vessels

1. Third Party Liability
2. Express Freight
3. Air Freight
4. Additional Customs Duty
5. Escalation Clause
6. Floater Clause

7. Parts Undamaged Clause
8. Owners Surrounding Property
9. Waiver Of Betterment
10. Omission To Insure/ Inadvertent Omission
11. Professional Fee
12. Omission To Insure Additions, Alterations
13. Claims Investigation Cost
14. Claims Preparation Cost
15. Non Vitiating Clause / Multiple Insured Clause
16. Cover For Mobile And Portable Equipment Outside The Premises
17. Terrorism Damage Inclusion Endorsement (Applicable For Section IV – Electronic Equipments)

Section VII - All Risk

1. Geographical Scope - Worldwide
2. Mechanical Or Electrical Derangement/Breakdown
3. Designation Of Property Clause
4. First Loss Basis Clause
5. New For Old Basis Clause
6. Terrorism Damage Cover Endorsement

Section VIII - Money

1. Cash Kept Overnight At Proprietor's, Partner's, Director's House Due To Exigencies
2. Assault Risks
3. Theft
4. Damage To Safe
5. Floater Cover
6. Infidelity Of Cash Carrying Employees
7. Loss Of Personal Effects Of Employees
8. Terrorism Damage Cover
9. Use Of Duplicate Key
10. Off Roll/ Contractor's Employees
11. Strike, Riot And Civil Commotion

Section IX - Fidelity Guarantee

1. Additional Expenses Extension
2. Contractual Employee(s) Extension
3. Retroactive Period
4. Coverage For Foreign Exchange

Section XII- Baggage

1. Geographical Scope - Worldwide

Section XIV- Employees Compensation

1. Coverage for Medical Expenses
2. Coverage for Occupational Diseases
3. Coverage for Contractors Workers/ Employees
4. Coverage for Legal Liability under the Fatal Accidents Act, 1855
5. Coverage for Terrorism

Section XV- Public Liability

1. 72 Hours Sudden & Accidental Pollution Extension
2. AOG Perils Endorsement
3. Food and Beverages Extension
4. Guest Effects
5. Lifts & Hoists – Trade Use

6. Lifts, Hoists, Escalators & Elevators - Public Use
7. Medical Payments
8. Swimming Pool Extension
9. Tenant's Legal Liability
10. Terrorism Legal Liability Extension
11. Transportation endorsement
12. Valet Parking
13. Joint insured extension

Section XVII- Directors and Officers Liability

1. Advancement of Defence Costs
2. Corporate Manslaughter
3. Counselling Services Extension
4. Emergency Cost Advancement
5. Employee Practice Liability Cover
6. Insured Vs Insured Cover
7. Intellectual Property Cover
8. Interpretive Counsel
9. Libel and Slander
10. Mitigation Costs
11. Public Relations Cover
12. Retired Directors and Officers
13. Spousal, Legal Representatives / Heir / Estate

Deductible:

The first loss amount to be borne by client is known as deductible and will be as mentioned in the Policy Schedule for respective sections.

Grievance

For resolution of any query or grievance, Insured may contact the respective branch office of the Company or may call toll free number 1800 266 4545 or may write an e- mail at care@zurichkotak.com

In case the Insured is not satisfied with the response, Insured may contact the Grievance Officer of the Company at grievanceofficer@zurichkotak.com. In case if the Insured is not satisfied with the solution the Grievance Officer has provided, Insured can write to seniorgrievanceofficer@zurichkotak.com/
chiefgrievanceofficer@zurichkotak.com

However, if the resolution provided by us is not satisfactory you may approach Insurance Regulatory and Development Authority of India (IRDAI) through the Bima Bharosa Portal: [https:// bimabharosa.irdai.gov.in](https://bimabharosa.irdai.gov.in).

You may also approach Insurance Ombudsman, subject to vested jurisdiction, for the redressal of grievance. The details of the Insurance Ombudsman is available at Annexure I of Policy wordings.

The details of the Insurance Ombudsman/ complete Grievance Redressal Process is also available at Company's website: www.zurichkotak.com

The updated details of Insurance Ombudsman offices are also available on the website of Council for Insurance Ombudsmen: www.cioins.co.in/Ombudsman

NOTE:

For detailed Coverage, Exclusions, Conditions etc., it is recommended to go through the Specimen copy of the Policy Wording which can be collected from any of our branch or downloaded from company web site.

**STATUTORY WARNING - PROHIBITION OF REBATES
(Under Section 41 of Insurance Act 1938)**

- 1) No person shall allow or offer to allow, either directly or indirectly as an inducement to any person to take out or renew or continue an insurance in respect of any kind of risk relating to lives or property, in India, any rebate of the whole or part of the commission payable or any rebate of the premium shown on the Policy, nor shall any person taking out or renewing or continuing a Policy accept any rebate, except such rebate as may be allowed in accordance with the published prospectuses or tables of the Insurer.
- 2) Any person making default in complying with the provisions of this section shall be liable for a penalty which may extend to ten lakh rupees.