

**PROSPECTUS
(Commercial)**

PROPERTY SHIELD PACKAGE POLICY

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.

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

Coverage:

Property Shield (Section I)

Property Shield provides insurance cover for physical loss or damage to or destruction of Insured Property relating to the Insured's business. The customer may opt for any one or more Covers. Cover 1 is mandatory. The coverages available under this section are listed in below table.

Section	Coverage
Cover 1	Property Damage (Mandatory section)
Cover 2	Spontaneous Combustion
Cover 3	STFI Cover
Cover 4	Earthquake Cover
Cover 5	Forest fire and Jungle fire
Cover 6	Riot, Strikes, Malicious Damages
Cover 7	Terrorism
Cover 8	Theft after an Insured Peril
Cover 9	Inbuilt Covers
	9.1: Additions or alterations
	9.2: Temporary removal of stocks
	9.3: Cover for Specific Contents
	9.4: Start-Up/Shut Down Expenses
	9.5: Professional Fees
	9.6: Costs for removal of debris
	9.7: Costs compelled by Municipal Regulations
Cover 10	Optional Covers
	1. Additions or alterations
	2. Additional Start-Up/Shut Down Expenses
	3. Floater Cover
	4. Declaration policy for Stocks
	5. Loss of Rent / Rent for Alternative Accommodation
	6. Accidental Damage
	7. Involuntary Betterment/ Technological Advancement
	8. Loss Minimization Expenses
	9. Escalation
	10. Incidental Expenses
	11. Minor works
	12. Undamaged property
	13. Removal of debris
	14. Professional Fees

SUM INSURED

The maximum 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.

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 a valuation certificate being submitted and found acceptable by Us.

EXCLUSIONS

Some of the general exclusions (applicable to all covers) under the Section are listed below:

1.
 - i. Excess as mentioned in the Policy Schedule. This means that We will deduct the amount as specified in the Policy Schedule 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 to 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 Events.
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.

For complete list of exclusions including Cover-wise exclusions, refer the policy wordings

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 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.