

My Business My Choice -PACKAGE

SCHEDULE

POLICY NO: 2270380816
RENEWAL: 01
ENDORSEMENT: 00

INSURED: VBHC DELHI VALUE HOMES PRIVATE LIMITED .

ADDRESS: VBHC VAIBHAV, KARAMPURA
 VILLAGE,
 TIJARA TALUK, BHIWADI
 RAJASTAN ALWAR
 TIJARA - 301019
 ALWAR
 RAJASTHAN
 INDIA
 08AADCV3423E1ZL(GSTIN
 Number)
 Place of supply -RAJASTHAN
 State code -08

PERIOD OF INSURANCE:

From: 00:00hrs of 27/01/2021
To: Midnight of 26/01/2022

Agent/Broker Name - STENHOUSE INSURANCE BROKERS PVT. LTD.

Agent/Broker License Code - 379:

Agent/Broker :Contact No - 044-28555101/2 (mobile or landline)

BANK / FINANCIAL INSTITUTION:

ADTIYA BIRLA FINANCE LIMITED

The Company is liable hereunder only in respect of those Coverage's stated for each of which the Sum Insured/ Limit of Liability is specified hereinafter and the Premium due thereon is received by the Company.

Coverage Section		Particulars of Insured Interest	Sum Insured / Limit of Indemnity (₹)	Premium (₹)
A	Fire and Special Perils	Building Refer Annexure "A"	90,370,143.00	44,281.36
Net Premium			₹	44,281.00
IGST @ 18%			₹	7,971.00
Total Amount (Rounded Off)			₹	52,252.00
GSTIN : 29AABCT3518Q1ZS - KARNATAKA, Service Accounting Code : 997137				

CONDITIONS Subject to the following additional conditions/warranties to be read with the wordings of the Policy (and Riders referred if any) hereto

COVERAGE SECTION A (FIRE AND SPECIAL PERILS)

- Earthquake Fire & Shock Endorsement (with STFI)
- Terrorism Damage is excluded from the scope of the cover
- Excluding properties of clients/customers/Guests/employees
- Excluding money, monetary instruments and valuables of every description
- Reinstatement value clause (Not applicable for Stocks)
- Local Authority Clause
- Designation of Property Clause
- Data Corruption Endorsement A
- Warranted that basement and contents thereof are not covered under the policy.
- Warranted that all structures are of 'Class A Construction'. Under no circumstances we will be covering kutcha constructions which includes but are not limited to structures consisting of walls and/or roofs of wooden planks/thatched leaves and/or grass/hay/bamboo/plastic/asphalt cloth/canvas/tarpaulin and the likes
- Agreed Bank Clause
- Removal of Debris Clause (upto 1% of the claim amount)
- Architects, Surveyors And Consulting Engineers Fees (upto 3% of the claim amount)
- General Exclusion Clause of Software and Year 2000 Problems
- Warranted that occupancies involved in manufacturing and/ or storing and/ or processing hazardous materials such as paints, chemicals, plywood, wooden furniture etc are not covered. However, if the manufacturing and/ or storing and/ or processing of hazardous materials such as paints, chemicals, plywood, wooden furniture etc are incidental to the manufacturing process / storage, this exclusion will not apply.
- Warranted that building in course of construction is not covered under the policy.
- Warranted that non-operational and/ or silent risks are not covered under this policy.
- Cyber Risk Exclusion Clause NMA 2915 stands included in the policy.
- Omission to Insure Additions Alteration or Extensions Sum Insured ₹ 4518507
- Architects Surveyors and Consulting Engineers Fees Sum Insured ₹ 6785706
- Escalation Cover Sum Insured ₹ 4518507
- Communicable disease Exclusion Clause LMA 5393 stands included in the policy.

DEDUCTIBLE/ EXCESS The following first amounts as applicable of each and every loss shall be borne by the Insured

COVERAGE SECTION A (FIRE AND SPECIAL PERILS)

- Excess-Policies having SI up to ₹10cr per location-5% of claim amount subject to a min of Rs 10,000.
- Policies having SI above ₹10cr per location up to ₹100cr per location 5% of claim amount subject to a minimum of ₹25,000.

Note :- If the claim be in any respect fraudulent, or if any false declaration be made or used in support thereof or if any fraudulent means or devices are used by the Insured or any one acting on his behalf to obtain any benefit under the Policy or if the loss or damage be occasioned by the willful act, or with the connivance of the Insured, all benefits under this Policy shall be forfeited.

Issued at: BANGALORE
On Date: 03/02/2021

The stamp duty of ₹0.25/- paid in cash or demand draft or by pay order, vide Receipt/Challan no: CSD/202/2020/3084 dated the 23/12/2020

For Tata AIG General Insurance Company Limited



Authorized Signatory

Important Note:

Please examine this Policy including its attached Schedules and annexures / Riders if any. In the event of any discrepancy please contact the office of the Company immediately, it being noted that this Policy shall be otherwise considered as being entirely in order.

This Schedule, Policy terms and conditions available on company website and Endorsements mentioned herein above shall read together and word or expression to which a specific meaning has been attached in any part of this Policy or of the Schedule shall bear the same meaning wherever it may appear. You may visit company website at www.tataaig.com for copy of the policy wordings which shows the detailed benefits, terms & conditions & exclusions of the policy. You may also reach us at our 24*7 helpline 1800 266 7780 in case you desire to have a printed copy of policy wording. Our grievance redressal procedure and details about ombudsman is also available in our policy wording.

Policy Servicing Office
Tata AIG General Insurance Company Limited
2ND FLOOR, JP & DEVI JAMBUKESWAR ARCADE, NO.69 MILLERS ROAD, BANGALORE, KARNATAKA, BANGALORE-560052
Tel No: 91-91-8066272829

ANNEXURE "A" to COVERAGE SECTION "A"

Attached to and forming part of the Policy No. 2270380816 01 00

Insured : **VBHC DELHI VALUE HOMES PRIVATE LIMITED .**

Location of Risk : VBHC VAIBHAV, KARAMPURA VILLAGE,,TIJARA TALUK, BHIWADI RAJASTAN ALWAR,
TIJARA - 301019
INDIA

Occupancy : Dwellings Cooperative Society

Sr. No.	Risk Description	Sum Insured (₹)
1	Building	90,370,143.00
2	Architects Surveyors and Consulting Engineers Fees	6,785,706.00
3	Escalation Cover	4,518,507.00
4	Omission to Insure Additions Alteration or Extensions	4,518,507.00
	Total Sum Insured	106,192,863.00

OMISSION TO INSURE ADDITIONS OR EXTENSIONS
Attached to and forming part of the Policy No. 2270380816 01 00

The insurance by this Policy extends to cover Buildings and/or Machinery, Plant and other contents as defined in the 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 items of the Schedule, in respect of (b) above, 5% of the sum insured by items of the Schedule.

ii) The Insured shall notify the Company 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 Company in respect of any Building, Machinery Plant or other contents while such property is otherwise insured.

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 construction/erection of additions may be suitably adjusted.

ARCHITECTS, SURVEYORS AND CONSULTING ENGINEER'S FEES
(in excess of 3% of the claim amount)
Attached to and forming part of the Policy No. 2270380816 01 00

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 7.5% 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 the insured perils.

ESCALATION CLAUSE (FIRE)
Attached to and forming part of the Policy No. 2270380816 01 00

"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:-

- (i) 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
- (ii) 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."

EARTHQUAKE(FIRE AND SHOCK)
(when Storm, Tempest, Flood, Inundation perils are insured)
Attached to and forming part of the Policy No.2270380816 01 00

In consideration of the payment by the Insured to the Company of the additional premium, it is hereby agreed and declared that notwithstanding anything stated in the printed Exclusions of this Policy to the contrary, this insurance is extended to cover loss or damage (including loss or damage by fire) to any of the property insured by this Policy occasioned by or through or in the consequence of Earthquake including flood or overflow of the sea, lakes, reservoirs and rivers and/or Landslide / Rockslide resulting there from.

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

Special conditions

1. Deductible as mentioned on the schedule of the policy
2. This extension cover applies only if the entire property in one complex / compound / location covered under this Policy is extended to cover this risk and the Sum Insured for this extension is identical to the Sum Insured against the risk covered under Policy except for the value of the plinth and foundations of the building(s).

Onus of proof
3. In the event of the Insured making any claim for loss or damage under this Policy he must (if so required by the Company) prove that the loss or damage was occasioned by or through or in consequence of Earthquake.

Coverage Section A (Fire and Special Perils) - Reinstatement Value Clause
Attached to and forming part of the Policy No.2270380816 01 00

Notwithstanding anything contained in the Policy or any of its Endorsements or Riders hereto, it is agreed and declared that in consideration of the full agreed premium being paid by the Insured to the Company the following Clause is included within Coverage Section A of the Policy effective the date stated in the Schedule. Subject always to the terms and provisions including the General Conditions and General Exclusions of the Policy and all endorsements thereon.

REINSTATEMENT VALUE MEMORANDUM

(Applicable in respect of only Buildings, Machinery Furniture, Fixture and Fittings for which items of property insured it is so stated in the Schedule as being applicable)

It is hereby declared and agreed that in the event of the property insured under the Policy being destroyed or damaged, the basis upon which the amount payable under each of the said items of the Policy is to be calculated shall be cost of replacing or reinstating on the same site or any other site with property of the same kind or type but not superior to or more extensive than the insured property when new as on date of the loss, subject to the following Special Provisions and subject also to the terms and conditions of the Policy except in so far as the same may be varied hereby.

Special Provisions

The amount recoverable under this extension shall not include : The work of replacement or reinstatement (which may be carried out upon another site and in any manner suitable to the requirements of the Insured subject to the liability of the Company not being thereby increased) must be commenced and carried out with

- 1) reasonable dispatch and in any case must be completed within 12 months after the destruction or damage or within such further time as the Company may in writing allow, otherwise no payment beyond the amount which would have been payable under the Policy if this memorandum had not been incorporated therein shall be made.
 - 2) Until expenditure has been incurred by the Insured in replacing or reinstating the property destroyed or damaged the Company shall not be liable for any payment in excess of the amount which would have been payable under the Policy if this memorandum had not been incorporated therein.
- If at the time of replacement or reinstatement the sum representing the cost which would have been incurred in replacement or reinstatement if the whole of the property covered had been destroyed, exceeds the Sum Insured thereon or at the commencement of any destruction or damage to such property by any of the perils insured against by the Policy, then the Insured shall be considered as being his own insurer for the excess and shall bear a rateable proportion of the loss accordingly. Each item of the Policy (if more than one) to which this memorandum applies shall be separately subject to the foregoing Provision.
- 4) This Memorandum shall be without force or effect if
 - a) the Insured fails to intimate to the Company within 6 months from the date of destruction or damage or such further time as the Company may in writing allow his intention to replace or reinstate the property destroyed or damaged.
 - b) the Insured is unable or unwilling to replace or reinstate the property destroyed or damaged on the same or another site.

Coverage Section A (Fire and Special Perils) - Local Authorities Clause
Attached to and forming part of the Policy No.2270380816 01 00

Notwithstanding anything contained in the Policy or any of its Endorsements or Riders hereto, it is agreed and declared that in consideration of the full agreed premium being paid by the Insured to the Company the following Clause is included within Coverage Section A of the Policy effective the date stated in the Schedule. Subject always to the terms and provisions including the General Conditions and General Exclusions of the Policy and all endorsements thereon.

Local Authorities Clause

(Applicable only with insurances on Reinstatement Value)

The insurance by this Policy extends to include such additional cost of reinstatement of the destroyed or damaged property hereby insured as may be incurred solely by reason of the necessity to comply with the Building or other Regulations under or framed in pursuance of any act of Parliament or with Bye-laws of any Municipal or Local authority provided that:

- 1) The amount recoverable under this extension shall not include :
 - a) the cost incurred in complying with any of the aforesaid Regulations or Bye-laws
 - (i) in respect of destruction or damage occurring prior to the granting of this extension
 - (ii) in respect of destruction or damage not insured by the Policy
 - (iii) under which notice has been served upon the Insured prior to the happening of the destruction of damage,
 - (iv) in respect of undamaged property or undamaged portions of property other than foundations (unless foundations are specifically excluded from the insurance by this Policy) of that portion of the property destroyed or damaged,

- The work of reinstatement must be commenced and carried out with reasonable dispatch and in any case must be completed within twelve months after the
- 2) destruction or damage or within such further time as the Company may (during the said twelve months) in writing allow and may be carried out wholly or partially upon another site (if the aforesaid Regulations or Bye-laws so necessitate) subject to the liability of the Company under this extension not being thereby increased.
 - 3) If the liability of the Company under (any item of) the Policy apart from this extension shall be reduced by the application of any of the terms and conditions of the Policy then the liability of the Company under this extension (in respect of any such item) shall be reduced in like proportion.
 - 4) The total amount recoverable under any item of the Policy shall not exceed the sum insured thereby.
 - 5) 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.

Coverage Section A (Fire and Special Perils) - Designation of Property Clause
Attached to and forming part of the Policy No.2270380816 01 00

Notwithstanding anything contained in the Policy or any of its Endorsements or Riders hereto, it is agreed and declared that in consideration of the full agreed premium being paid by the Insured to the Company the following Clause is included within Coverage Section A of the Policy effective the date stated in the Schedule. Subject always to the terms and provisions including the General Conditions and General Exclusions of the Policy and all endorsements thereon.

Designation of Property Clause

For the purpose of determining, where necessary, the item under which any property is Insured, the Company agrees to accept the designation under which the property has been entered in the Insured's books.

**DATA CORRUPTION ENDORSEMENT - A
PROPERTY ENDORSEMENT**

Attached to and forming part of the Policy No.2270380816 01 00

It is noted and agreed that this Policy is hereby amended as follows:

The Company will not pay for Damage or Consequential loss directly or indirectly caused by, consisting of, or arising from:

1. Any functioning or malfunctioning of the internet or similar facility, or of any intranet or private network or similar facility,
2. Any corruption, destruction, distortion, erasure or other loss or damage to data, software, or any kind of programming or instruction set,
3. Loss of use or functionality whether partial or entire of data, coding, program, software, any computer or computer system or other device dependent upon any microchip or embedded logic, and any ensuing liability or failure of the Insured to conduct business

This Endorsement shall not exclude subsequent damage or Consequential loss, not otherwise excluded, which itself results from a Defined Peril. Defined Peril shall mean: Fire, Lightning, Earthquake, Explosion, Falling Aircraft, Flood, Smoke, Vehicle Impact, Windstorm or Tempest.

Such Damage or Consequential loss described in 1, 2, or 3 above is excluded regardless of any other cause that contributed concurrently or in any other sequence.

All other terms, conditions and exclusions of this Policy remain unchanged.

Coverage Section A (Fire and Special Perils) - Agreed Bank Clause
Attached to and forming part of the Policy No.2270380816 01 00

Notwithstanding anything contained in the Policy or any of its Endorsements or Riders hereto, it is agreed and declared that in consideration of the full agreed premium being paid by the Insured to the Company the following Clause is included within Coverage Section A of the Policy effective the date stated in the Schedule. Subject always to the terms and provisions including the General Conditions and General Exclusions of the Policy and all endorsements thereon.

AGREED BANK CLAUSE

It is hereby declared and agreed:-

- (i) That upon any monies becoming payable under this Policy the same shall be paid by the Company to the Bank and such part of any monies so paid as may relate to the interests of other parties insured hereunder shall be received by the Bank as Agents for such other parties.
- (ii) That the receipts of the Bank shall be complete discharge of the Company therefor and shall be binding on all the parties insured hereunder.

- (iii) That if and whenever any notice shall be required to be given or other communication shall be required to be made by the Company to the Insured or any of them in any manner arising under or in connection with this Policy such notice or other communication shall be deemed to have been sufficiently given or made if given or made to the Bank.

- (iv) That any adjustment, settlement, compromise or reference to arbitration in connection with any dispute between the Company and the Insured or any of them arising under or in connection with this Policy if made by the Bank shall be valid and binding on all parties insured hereunder but not so as to impair rights of the Bank to recover the full amount of any claim it may have on other parties insured hereunder.

- (v) That this insurance so far only as it relates to the interest of the Bank therein shall not cease to attach to any of the insured property by reason of operation of General Condition 4 of this Coverage Section except where a breach of the Condition has been committed by the Bank or its duly authorised agents or servants and this insurance shall not be invalidated by any act or omission on the part of any other party insured hereunder whereby the risk is increased or by anything being done to upon or any building hereby insured or any building in which the goods insured under the Policy are stored without the knowledge of the Bank provided always that the Bank shall notify the Company of any change of ownership or alterations or increase of hazards not permitted by this insurance as soon as the same shall come to its knowledge and shall on demand pay to the Company necessary additional premium from the time when such increase of risks first took place.

- (vi) It is further agreed that whenever the Company shall pay the Bank any sum in respect of loss or damage under this Policy and shall claim that as to the Mortgagor or owner no liability therefore existed, the Company shall become legally subrogated to all the rights of the Bank to the extent of such payments but not so as to impair the right of the Bank to recover the full amount of any claim it may have on such Mortgagor or Owner or any other party or parties insured hereunder or from any securities or funds available.

Notes:

The Bank shall mean the first named Financial Institution/ Bank named in the Policy.

In cases where the name of any Central Government or State Government owned and / or sponsored Industrial Financing or Rehabilitation Financing Corporations and /or Unit Trust of India or General Insurance Corporation of India and/or its subsidiaries or LIC of India/ any Financial Institution is included as mortgagees, the name of such institution shall be read in place of the word 'Bank'.

REMOVAL OF DEBRIS CLAUSE (up to 1% of the claim amount)
Attached to and forming part of the Policy No.2270380816 01 00

"It is hereby declared and agreed that the expenses incurred up to 1% of the claim amount is included in the sum insured on:

- (a) Removal of debris from the premises of the Insured;
- (b) Dismantling or demolishing;
- (c) Shoring up or propping."

Note: (b) & (c) above shall not be applicable where neither Building nor Machinery are covered.

**ARCHITECTS, SURVEYORS AND CONSULTING ENGINEER'S FEE
(up to 3% of the claim amount)
Attached to and forming part of the Policy No.2270380816 01 00**

"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 is covered upto 3% of the adjusted loss, but it is understood that this does not include any costs in connection with the preparation of the Insured's claim or estimate of loss in the event of damage by insured perils".

GENERAL EXCLUSION CLAUSE OF SOFTWARE AND YEAR 2000 PROBLEMS
Attached to and forming part of the Policy No.2270380816 01 00

This Policy does not cover:

- a) loss or destruction of or damage to any property whatsoever (including a computer) or any loss or expense whatsoever resulting or arising therefrom;
- b) any legal liability of whatsoever nature;
- c) any consequential loss;

directly or indirectly caused by or contributed to by or consisting of or arising from the incapacity or failure of any computer

- i) to treat any date before, during or after the year 2000 as the correct date or true calendar date, or correctly or appropriately to recognize manipulate interpret process store receive or to respond to any data or information, or to carry out any command or instruction, in regard to or in connection with any such date or
- ii) to capture save retain or correctly to process any data as a result of the operation of any command which has been programmed into any computer, being a command which causes the loss of data or the inability to capture save retain or correctly to process such data in regard to or in connection with any such date.

A computer includes any computer, data processing equipment, microchip, integrated circuit or similar device or any computer software tools operating system or any computer hardware or peripherals and the information or data stored in or on any of the above, whether the property of the Insured or not.

RECEIPT

Receipt No. : 105001018614825

Receipt Date : 03/02/2021

Policy No : 2270380816 01 00

Received with thanks from VBHC MUMBAI VALUE HOMES PVT LTD a sum of ₹ **52,252.00** (Rupees Fifty Two Thousand Two Hundred Fifty Two And Paise 00 Only)

Sr. No.	Policy Number	Total Premium (₹)	Utilized from the receipt for policy (₹)	Balance (₹)
1	2270380816 01 00	52,252.00	52,252.00	52,252.00

Note:

1. This is a computer generated receipt and does not require a signature.
2. Upon issuance of this Receipt, all previously issued temporary receipts, if any, related to this Policy shall be considered null and void.
3. Amounts received by cheque shall be subject to realisation.
4. Any amount received in excess of the Premium is being/shall be refunded by the Company.

GSTIN : 29AABCT3518Q1ZS - KARNATAKA Service Accounting Code : 997137

Insurance is the subject matter of the solicitation. For more details on risk factors, terms and conditions, please read sales brochure carefully before concluding a sale.
TATA AIG General Insurance Company Ltd. Regd. Office: 15th floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Off Senapati Bapat Marg, Lower Parel, Mumbai- 400 013.

IRDA Registration No.108, CIN No : U85110MH2000PLC128425, PAN : AABCT3518Q
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