



ROYAL SUNDARAM GENERAL INSURANCE CO. LIMITED

(formerly known as Royal Sundaram Alliance Insurance Company Limited)

Regd Office 21 Patullos Road, Chennai – 600 002.

Corporate Office: Vishranthi Melaram Towers, No. 2/319, Rajiv Gandhi Salai (OMR), Karapakkam, Chennai – 600 097

Call: 1860 425 0000. Email – customer.services@royalsundaram.in

Website: www.royalsundaram.in

IRDA Registration No. 102 | CIN – U67200TN2000PLC045611

CONTRACTORS ALL RISKS

WHEREAS the insured named in the schedule hereto had made to **ROYAL SUNDARAM GENERAL INSURANCE CO. LIMITED** (formerly known as Royal Sundaram Alliance Insurance Company Limited) (hereinafter called “the company”) a written proposal by completing a proposal form which together with any other statements made in writing by the Insured for the purpose of this policy, is deemed to be incorporated hereto.

NOW THIS POLICY OF INSURANCE WITNESSETH that subject to and in consideration of the Insured having paid to the Company, the premium mentioned in the schedule and subject to the terms, exclusions, provisions and conditions contained herein or endorsed hereon the Company will indemnify the Insured against sudden and unforeseen physical loss of or damage to the property insured in the manner and to the extent hereinafter provided.

GENERAL EXCLUSIONS

The Company will not indemnify the insured in respect of loss, damage or liability directly or indirectly caused by or arising out of or aggravated by

- (a) war, invasion, act of foreign enemy, hostilities or war like operations (whether war be declared or not) civil war, rebellion, revolution insurrection, mutiny, civil commotion, military or usurped power martial law conspiracy, confiscation commandeering a group of malicious person or persons acting on behalf of or in connection with any political organisation requisition or destruction or damage by order of any Government de jure or de facto or by any Public, municipal or Local Authority.
- (b) Nuclear reaction, Nuclear radiation or Radioactive contamination.
- (c) Wilful act or wilful negligence of the insured or of his responsible representative.
- (d) Cessation of work whether total or partial.
- (e) Terrorism Damage Exclusion Warranty –

This Policy excludes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any act of terrorism regardless of any other cause or event contributing concurrently or in any other sequence to the loss.

For the purpose of this exclusion, an act of terrorism means an act or series of acts, including but not limited to the use of force or violence and/or the threat thereof, of any person or group(s) of persons, whether acting alone or on behalf of or in connection with any organisation(s) or government(s), or unlawful associations, recognized under Unlawful Activities (Prevention) Amendment Act, 2008 or any other related and applicable national or state legislation formulated to combat unlawful and terrorist activities in the nation for the time being in force, committed for political, religious, ideological or similar purposes including the intention to influence any government and/or to put the public or any section of the public in fear for such purposes.

This exclusion also includes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any action taken in controlling, preventing, suppressing or in any way relating to the above

In any action suit or other proceedings where the company, allege that by reason of the provisions of Exclusion (a) & (e) above any loss, destruction, damage or liability is not covered by this insurance the burden of proving that such loss, destruction, damage or liability is covered shall be upon the insured.



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PERIOD OF COVER

Construction Period

The Liability of the Company shall commence, (notwithstanding any date to the contrary specified in the Schedule) only from the time of commencement of work after the unloading of the property specified in the schedule from any conveyance at the site specified in the schedule whichever is earlier and shall expire on the date specified in the schedule. However, the Company's liability expires also for parts of the insured contract works taken over or put into service by the Principal prior to the expiry date specified in the policy whichever shall be earlier.

If actual construction period is shorter than the period indicated in the schedule, no refund of premium shall be allowed unless specifically allowed by Insurer.

At the latest, the insurance shall expire on the date specified in the Schedule but if the work of construction included in the insurance is not completed within the time specified hereunder, the Company may extend the period of insurance but the Insured shall pay to the Company additional premium at rates to be prescribed by the Company.

GENERAL CONDITIONS

1. The due observance and fulfilment of the terms of this policy in so far as they relate to anything to be done or complied with by the insured and the truth of the statements and answers in the questionnaire and proposal made by the insured shall be a condition precedent to any liability of the company.
2. The schedule and the section (s) shall be deemed to be incorporated in and form part of this policy and the expression "this policy" wherever used in this contract shall be read as including the schedule and the section (s). Any word, or expression to which a specific meaning has been attached in any part of this policy or of the schedule or of the section (s) shall bear such meaning wherever it may appear.
3. The insured shall at his own expense take all reasonable precautions and comply with all reasonable recommendations of the Company, to prevent loss, damage or liability and comply with the statutory requirements and manufacturers recommendations.
4.
 - (a) Representatives of the company shall at any reasonable time have the right to inspect and examine the risk and the insured shall provide the representatives of the company with all details and information necessary for the assessment of the risk.
 - (b) The insured shall immediately notify the company by telegram and in writing of any material change in the risk and cause at his own expense such additional precautions to be taken as circumstances may require and the scope of cover and/or premium shall, if necessary, be adjusted accordingly.

No material alteration shall be made or admitted by the Insured whereby the risk is increased unless the continuance of the insurance be confirmed in writing by the Company.

5. In the event of any occurrence, which might give rise to a claim under this policy, the insured shall
 - a. Immediately notify the company by telephone or telegram as well as in writing giving an indication as to the nature and extent to loss or damage
 - b. Take all steps within his power to minimize the extent of loss or damage



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- c. Preserve the part affected and make them available for inspection by a representative or surveyor deputed by the company
- d. Furnish all such information and documentary evidence as the company may require
- e. Inform the police authorities in case of loss or damage due to theft or burglary.

The company shall not in any case be liable for loss, damage or liability of which no notice has been received by the company within 14 days of its occurrence.

Upon notification being given to the company under this condition the insured may carry out the repair or replacement of any minor damage not exceeding Rs.2500/-. In all other cases a representative of the Company shall have the opportunity of inspecting the loss or damage before any repairs or alterations are effected if a representative of the company does not carry out the inspection within a period of time which could be considered as adequate under the circumstances the insured is entitled to proceed with the repairs or replacement.

The liability of the company under this policy in respect of any item sustaining damage shall cease if said item is not repaired properly without delay.

6. The insured shall at the expense of the company do and concur in doing and permit to be done all such acts and things as may be necessary or required by the company in the interest of any rights or remedies, or of obtaining relief or indemnity from parties (other than those insured under this policy) to which the company shall be or would become entitled or subrogated upon their paying for or making good any loss or damage under this policy whether such acts and things shall be or become necessary or required before or after the insured's indemnification by the company
7. If any dispute or difference shall arise as to the quantum to be paid under this policy (liability being otherwise admitted) such difference shall independently of all other questions be referred to the decision of a sole arbitrator to be appointed in writing by the parties to or if they cannot agree upon a single arbitrator within 30 days of any party invoking Arbitration, the same shall be referred to a panel of three Arbitrators, comprising of two Arbitrators, one to be appointed by each of the parties to the dispute/difference and the third Arbitrator to be appointed by such two Arbitrators and arbitration shall be conducted under and in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

It is clearly agreed and understood that no difference or dispute shall be referable to arbitration as hereinbefore provided, if the Company has disputed or not accepted liability under or in respect of this policy.

It is hereby expressly stipulated and declared that it shall be a condition precedent to any right of action or suit upon this policy that the award by such Arbitrator/ Arbitrators of the amount of the loss or damage shall be first obtained.

8. If a claim is in any respect fraudulent, or if any false declaration is made or used in support thereof or if any fraudulent means or devices are used by the insured or anyone acting on his behalf to obtain any benefit under this policy, or if a claim is made and rejected and no action or suit is commenced within three months after such rejection or in case of arbitration taking place as provided herein within three months after the Arbitrator or Arbitrators or Umpire have made their award, all benefits under this policy shall be forfeited.
9. If at the time any claim arises under this policy there be any other insurance covering the same loss, damage or liability the Company shall not be liable to pay or contribute more than their rateable proportion of any claim for such loss, damage or liability.



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10. This insurance may be terminated at the request of the Insured at any time in which case the Insurers will refund appropriate premium amount subject to the following conditions

- a) Claims experience under the policy as on date of cancellation should be less than 60% of reworked premium.
- b) The unexpired period is not less than 3 months or 25% of the policy period whichever is less.
- c) Testing period should not have commenced.

This insurance may also at any time be terminated at the option of the Insurer by 15 days notice to that effect being given to the Insured in which case the Insurers shall be liable to repay on demand a rateable proportion of the premium for the unexpired term from the date of cancellation.

Renewal notice:

The Company shall not be bound to accept any renewal premium nor give notice that such is due.

The product / plan may be withdrawn at any time, by giving a notice before 3 months from the next renewals to the Insured by Courier / Registered Post / Acknowledgement due post at the address recorded / updated in the policy. When the policy is withdrawn, the product / plan shall not be available for renewal at the due date. However, the cover under such policy shall continue till the expiry date shown in the schedule of the policy. In the event of withdrawal of a product, Company shall offer similar alternative product from its currently marketed product suites.

Grievance Redressal Procedure:

In case the Insured Person is aggrieved in any way, the Insured Person may contact the Company at the specified address, during normal business hours for the following grievances:

- a. Any partial or total repudiation of claims by the Company.
- b. Any dispute regard to premium paid or payable in terms of the policy.
- c. Any dispute on the legal construction of the policies in so far as such disputes relate to claims.
- d. Delay in settlement of claims.
- e. Non-issue of any insurance document to customer after receipt of the premium.
- f. Any other grievance.

The Insured Person may approach the Insurance Ombudsman, within whose jurisdiction the branch or office of Royal Sundaram General Insurance Co. Limited is located. The Insurance Ombudsman's offices are located at Ahmedabad, Bengaluru, Bhubaneswar, Bhopal, Chandigarh, Chennai, Ernakulam, Guwahati, Jaipur, Kolkata, Lucknow, Noida, Patna, Pune, Hyderabad, Mumbai and Delhi. For detailed grievance redressal procedure and for Contact Details of Insurance Ombudsman, please visit our website www.royalsundaram.in

SECTION I – MATERIAL DAMAGE

The Company hereby agrees with the Insured (subject to the exclusions and conditions contained herein or endorsed hereon) that if, at any time during the period of insurance stated in the said Schedule, or during any further period of extension thereof the property (except packing materials of any kind) or any part thereof described in the said Schedule be lost, damaged or destroyed by any cause, other than those specifically excluded hereunder, in a manner necessitating replacement or repair the Company will pay or make good all such loss or damage up to an amount not exceeding in respect of each of the



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items specified in the Schedule the sum set opposite thereto and not exceeding in the whole the total sum insured hereby.

The Company will also reimburse the Insured for the cost of clearance and removal of debris following upon any event giving rise to an admissible claim under this Policy but not exceeding in all the sum (if any) set opposite thereto in the Schedule.

EXCLUSIONS TO SECTION-1

The company shall not, however, be liable for:

- a) the first amount of the loss arising out of each and every occurrence shown as Excess in the schedule
- b) loss discovered only at the time of taking an inventory
- c) normal wear and tear, gradual deterioration due to atmospheric conditions or lack of use or obsolescence or otherwise, rust, scratching of painted or polished surfaces or breakage of glass.
- d) loss or damage due to faulty design
- e) the cost of replacement, repair or rectification of defective material and/or workmanship, but this exclusion shall be limited to the items immediately affected and shall not be deemed to exclude loss of or damage to correctly executed items resulting from an accident due to such defective material and/or workmanship;
- f) the cost necessary for rectification or correction of any error during construction unless resulting in physical loss or damage.
- g) loss of or damage to files, drawings, accounts, bills, currency, stamps, deeds, evidence of debt, notes, securities, Cheques, packing materials such as cases, boxes, crates.
- h) any damage or penalties on account of the insured's non fulfilment of the terms of delivery or completion under his Contract of construction or of any obligations assumed there under or lack of performance including consequential loss of any kind or description or for any aesthetic defects or operational deficiencies
- i) loss of or damage to vehicles licensed for general road use or water borne vessels or Machinery/Equipment mounted or operated or fixed on floating vessels/craft/barges or aircraft.

PROVISION APPLYING TO SECTION - I

Memo 1 : SUM INSURED

It is a requirement of this insurance that the sum of insurance stated in the Schedule shall not be less than the completely erected value of the property inclusive of freights, customs duties, erection cost and the Insured undertakes to increase or decrease the amount of insurance in the event of any material fluctuation in the level of wages or prices. Provided always that such increase or decrease shall take effect only after the same has been recorded on the policy by the company.

If in the event of the occurrence of a loss or damage, it is found that the sums insured representing the completely erected value of the property and/or of particular items involved is less than the amount required to be insured, then the amount recoverable by the insured under the policy shall be reduced in such proportion as the Sums Insured bears to amounts required to be insured.



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Memo 2 : PREMIUM ADJUSTMENT

The Sum Insured under the Policy representing the complete value of the contract works shall be adjustable at completion of the construction on the basis of actual values to be declared by the insured in respect of freight and handling charges, customs dues and construction cost and the difference in premium shall be met with by payment at the rate agreed to or by the insured as the case may be. Any increase or decrease in prime cost of material shall not be subject matter of premium adjustment.

Memo 3 : REINSTATEMENT OF SUM INSURED

In the event of loss or damage the Insurance shall notwithstanding be maintained in force during the period of insurance for the Sum Insured the Insured undertaking to pay a pro-rata additional premium on the full amount of each claim for the loss or damage from the date of such loss to the expiry of the period of Insurance.

Memo 4 : BASIS OF LOSS SETTLEMENT

In the event of any loss or damage the basis of any settlement under this policy shall be

- (a) in the case of damage which can be repaired the cost of repairs necessary to restore the property to their condition immediately before the occurrence of the damage less salvage or
- (b) in the case of a total loss-the actual value of the property immediately before the occurrence of the loss less salvage.

However, only to the extent the cost claimed has to be borne by the Insured and to the extent they are included in the sum insured and provided always that the provision and conditions have been complied with.

All damages, which can be repaired, shall be repaired, but if the cost of repairing any damage equals or exceeds the value of the property immediately before the occurrence of the damage, the settlement shall be made on the basis provided for in (b) above

The cost of any provisional repairs will be borne by the Company if such repairs constitute part of the final repairs and do not increase the total repair expenses.

The cost of any alterations, additions and/or improvements shall not be recoverable under this policy.

Memo 5 : EXTENSION OF COVER

Any extra charges incurred for overtime, work on holidays, express freight (including air freight) are not covered by this insurance unless agreed upon at an additional premium to be prescribed by the Company.

Memo 6 : CONSTRUCTION PLANT AND MACHINERY

Loss of or damage to construction plant & Machinery excludes loss of or damage directly caused by its own explosion or its own mechanical or electrical breakdown or derangement.

Memo 7 : SURROUNDING PROPERTY

Loss of or damage to property located on or adjacent to the site and belonging to or held in care custody or control of the Principal (s) or the contractor (s) shall only be covered if occurring directly due to construction of the items insured under section I and happening during the period of cover, and provided that a separate sum therefore has been entered



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in the schedule under section 1, item for principal's specified surrounding property. This cover does not apply to construction/erection machinery, plants and equipment.

Memo 8 : MAJOR PERILS / ACTS OF GOD CLAIMS

The major peril /Acts of God claims shall mean the claim arising out of

- a) Earthquake, Fire & Shock
- b) Landslide/Rockslide/Subsidence
- c) Flood/Inundation
- d) Storm/Tempest/Hurricane/Typhoon/Cyclone/Lightning or other atmospheric disturbances
- e) Collapse
- f) Water damage for 'wet' risk i.e. contracts involving works in rivers, canals, lakes or sea.

Memo 9 : REINSTATEMENT OF THE INDEMNITY LIMIT

Reinstatement of the indemnity limit on payment of additional premium after occurrence of claim can be allowed for extensions like express freight, overtime, surrounding property, airfreight. However, in respect of Third Party Liability, reinstatement can be allowed upto overall limit of Rs.1 crore during entire Policy period

Memo 10 : THIRD PARTY LIABILITY

Third Partly Liability (TPL) cover cannot be granted during extended maintenance

SECTION II-THIRD PARTY LIABILITY

The Company will indemnify the Insured against: -

- (a) legal liability for accidental loss or damage caused to property of other persons including property held in trust by or under custody of the insured for which he is responsible excluding any such property used in connections with construction thereon.
- (b) legal liability (liability under contract excepted) for fatal or non-fatal injury to any persons other than the Insured's own employees or workmen or employees of the owner of the works or premises or other firms connected with any other construction work thereon, or members of the Insured's family or of any of the aforesaid; directly consequent upon or solely due to the construction of any property described in the Schedule.

Provided that the total liability of the Company during the period of insurance under this clause shall not exceed the limits of Indemnity set opposite thereto in the Schedule.

In respect of a claim for compensation to which the indemnity provided herein applies, the Company will, in addition, indemnify the insured against

- (a) all cost and expenses of litigation recovered by any claimant from the Insured,
- (b) all costs and expenses incurred with the written consent of the Company,

The exclusion contained in paragraphs (d), (f) & (g) in sec I of policy shall apply also to this section.



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EXCLUSIONS TO SECTION II

The Company will not indemnify the Insured in respect of

1. The Excess stated in the Schedule to be borne by the Insured in any one occurrence related to property damage.
2. Expenditure incurred in doing or redoing or making good or repairing or replacing anything covered or coverable under section I of this Policy.
3. Liability consequent upon
 - a) bodily injury to or illness of employees or workmen of the contractor (s) or the Principal (s) or any other firm connected with the project which or part of which is insured under section I, or members of their families.
 - b) loss of or damage to property belonging to or held in care custody or control of the Contractor (s), the Principal (s) or any other firm connected with the project which or part of which is insured under section I, or an employee or workman of the one of the aforesaid.
 - c) any accident caused by vehicles licensed for general road use or by waterborne vessels or aircraft.
 - d) any agreement by the Insured to pay any sum by way of indemnity or otherwise unless such liability would have attached also in the absence of such agreement.

CONDITIONS APPLYING TO SECTION II

1. No admission, offer, promise, payment or indemnity shall be made or given by or on behalf of the Insured without the written consent of the Company who shall be entitled, if they so desire, to take over and conduct in the name of insured the defense or settlement of any claim or to prosecute for their own benefit in the name of the insured any claim for indemnity or damage or otherwise and shall have full discretion in the conduct of any proceedings or in the settlement of any claim and the insured shall give all such information and assistance as the Company may require.
2. The Company may, so far as any accident is concerned, pay to the insured the limit of indemnity for anyone accident/any one period, but deducting there from in such case any sum/s already paid as compensation in respect thereof any lesser sum for which the claim or claims arising from such accident can be settled and the Company shall thereafter be under no further liability in respect of such accident under this section.