

Policy Schedule

CHOLA SOOKSHMA UDYAM SURAKSHA

UIN: IRDAN123RP0010V01202223

Policy No	2162/01780290/000/00		
GST Invoice No	2162017802900000	Branch Office Address :	BORIVALI BRANCH OFFICE, SHOP NO. 11, GROUND FLOOR, KAVITA APPT, KAVITA CHS LTD., JUNCTION OF 9TH ROAD, KASTURBA ROAD, BORIVALI (E), MUMBAI-400066.
GSTIN:	27AABCC6633K1ZJ		BORIVALI EAST S.O, MUMBAI, MAHARASHTRA - 400066
PAN	AABCC6633K		
SAC Code	997137	SAC Description	Other property insurance services

1. INSURED DETAILS

Insured Name	ROSMERTA ROAD SAFETY PRIVATE LIMITED	Policy Issue Date	31-Oct-2025
Communication Address :	LS 27, Survey NO 311 Paiki, Village Vasodara, Sub Plot No 4 and 5, Sanand GIDC, Ahmedabad SANAND S.O AHMEDABAD GUJARAT - 382110	Period of Insurance	
		From Date & Time	28-Oct-2025 on 00:01
		To Date & Time	27-Oct-2026 on 23:59
E Mail	uday.bhan@rosmertaengg.com	Phone	7678181958
Financier Interest	As per Annexure	PAN	-
		GST Number	24AAKCR8558D1Z4

2. CO-INSURANCE DETAILS

Not Applicable

3. DETAILS OF SUM INSURED & PREMIUM

		Sum Insured (Rs.)	Premium (Rs.)
Sum Insured & Premium excl. Terrorism		4,00,00,000	1,784.00
Terrorism		4,00,00,000	8,400.00
CGST (9%)			0.00
SGST (9%)			0.00
IGST (18%)			1,833.00
Total		4,00,00,000	12,017.00

We hereby declare that though our aggregate turnover in any preceding financial year from 2017-18 onwards is more than the aggregate turnover notified under sub-rule (4) of rule 48, we are not required to prepare an invoice in terms of the provisions of the said sub-rule and also as per Notification No. 13/2020-CT dated 21-03-2020. This policy schedule shall be in lieu of Tax Invoice and hence no separate GST invoice required In compliance with Rule 54(2) of CGST Rules, 2017.

Consolidated Stamp Duty Paid Vide G.O. Rt No.295,Commercial Taxes and Registration (j1) Department, Tamil Nadu dated 08/Aug/2025.

4. CONDITIONS

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5. WARRANTIES

1) Kutch Construction warranty	2) STFIWAITINGPERIODCT1
3) STFIWAITINGPERIODCT2	

6. CLAUSES

1) Terrorism Damage Coverage Endorsement	2) SANCTIONS LIMITATION AND EXCLUSION CLAUSE
3) Communicable Disease Exclusion Clause	4) Cyber Loss Limited Exclusion
5) Transmission and Distribution line Exclusion	

7. BASIS OF DECLARATION/VALUATION

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8. DETAILS OF PROPERTY INSURED & LOCATION OF RISK COVERED

Location No.	1
Location Address	LS 27, Survey NO 311 Paiki, Village Vasodara, Sub Plot No 4 and 5, Sanand GIDC,,Ahmedabad,SANAND S.O,AHMEDABAD,GUJARAT-382110
Construction Type	-
Occupancy	4408-Chemical Manufacturing(others), Pharmaceuticals, Toiletry products - 1. Stocks- 2.50 Cr (Urea, DIESEL EXHAUST FLUID (DEF) Plastic packing, Other item), 2. Plant & Machinery- 1.30 Cr & 3. Other Assets- 20 Lakh (Computers- 5 Lakh, Furniture- 5 Lakh, Equipment's & other assets- 10 Lakh)

Description	Sum Insured (Rs.)
Others	20,00,000
Plant And Machinery	1,30,00,000
Stocks	2,50,00,000
Total Sum Insured (Rs.)	4,00,00,000
Inbuilt Add on Cover	Sum Insured (Rs.)
Specific Contents Coverage	
Money	50,000/-
Deeds, manuscripts and business books, plans, drawings, securities etc-	50,000/-
Computer programmes, information limited to cost of material and clerical labour	5,00,000/-
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.	3,00,000/-
Additions, Alterations, Extensions	Upto 15% of SI of that item (except stocks)
Temporary Removal of Stocks	Upto 10% of Stock SI
Start up Expenses	Upto Rs.1 lac
Professional Fees - towards architect, surveyor, consulting engineer fees	Upto 5% of Claim amount
Clearance and removal of Debris clause	Upto 2% of Claim amount
Costs compelled by Municipal Regulations	Upto SI
Waiver of Underinsurance	Upto 15%

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 Registered Office: 2nd Floor "DARE House", 2, N.S.C. Bose Road, Chennai - 600 001
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Stocks on Floater basis		
Maximum value at any one location		-
Stock is stored in open		No
Excess	Normal: Rs.5,000/- for each and every claim Terrorism: 5% of the claim amount for each and every claim subject to Minimum of INR 1,00,000 and Maximum of INR 25,00,000	
Remarks:		
Scope Of Cover:		

Financier Details			
S.NO.	FinancierName	FinancierBranch	
1	-	-	
Intermediary Name/Code/Contact No.		SHARE INDIA INSURANCE BROKER PVT LTD / 200153131270 / 8104479434	Payment Amt
Receipt No:1097365942		Client Code	Payment Date
SP Code		Date: 31-10-2025 00:00:00	
Place: BORIVALI BRANCH OFFICE		Authorised Signatory	
Note: The Policy Schedule is an important document issued based on your declaration. We request you to verify the details and ensure that everything is in order. In case of any discrepancies, Please contact us within 15 days from the date of issuance policy.			

ANNEXURE

Location No.1

LOCATION ADDRESS	LS 27, Survey NO 311 Paiki, Village Vasodara, Sub Plot No 4 and 5, Sanand GIDC,,Ahmedabad,SANAND S.O,AHMEDABAD,GUJARAT-382110	
OCCUPANCY	4408-Chemical Manufacturing(others), Pharmaceuticals, Toiletry products - 1. Stocks- 2.50 Cr (Urea, DIESEL EXHAUST FLUID (DEF) Plastic packing, Other item), 2. Plant & Machinery- 1.30 Cr & 3. Other Assets- 20 Lakh (Computers- 5 Lakh, Furniture- 5 Lakh, Equipment's & other assets- 10 Lakh)	

S.No.	Description Of Item	SUM Insured(Rs)
1	Others	20,00,000
2	Plant And Machinery	1,30,00,000
3	Stocks	2,50,00,000

Clause Wordings

Communicable Disease Exclusion - LMA5394

- Notwithstanding any provision to the contrary within this policy, this insurance excludes any loss, damage, liability, claim, cost or expense of whatsoever nature, directly or indirectly caused by, contributed to by, resulting from, arising out of, or in connection with a Communicable Disease or the fear or threat (whether actual or perceived) of a Communicable Disease regardless of any other cause or event contributing concurrently or in any other sequence thereto.
- As used herein, a Communicable Disease means any disease which can be transmitted by means of any substance or agent from any organism to another organism where:
 - the substance or agent includes, but is not limited to, a virus, bacterium, parasite or other organism or any variation thereof, whether deemed living or not, and
 - the method of transmission, whether direct or indirect, includes but is not limited to, airborne transmission, bodily fluid transmission, transmission from or to any surface or object, solid, liquid or gas or between organisms, and

2.3. the disease, substance or agent can cause or threaten damage to human health or human welfare or can cause or threaten damage to, deterioration of, loss of value of, marketability of or loss of use of property.

Sanction Limitation and Exclusion Clause

No insurer shall be deemed to provide cover and no insurer shall be liable to pay any claim or provide any benefit hereunder to the extent that the provision of such cover, payment of such claim or provision of such benefit would expose that (re)insurer to any sanction, prohibition or restriction under United Nations resolutions or the trade or economic sanctions, laws or regulations of the European Union, United Kingdom or United States of America.

Transmission and Distribution line Exclusion:

This insurance does not cover any loss of destruction of or damage to any kinds of above or below ground conductors (e.g. transmission and distribution lines) including wires, cables, poles, scaffolding, pylons and masts or any property forming a part thereof or connected therewith and including substations and transformer stations unless such conductors for which the insured carries the risk are located no further than 1500 feet from an insured plant of the Insured.

This exclusion also applies to any consequential losses, time element losses or business interruption losses resulting therefrom including but not limited to increased cost of working.

This exclusion includes but is not limited to conductors for the transmission or distribution of electrical energy, telephone or telegraphic signals, and all communication signals whether audio or visual.

It is however, understood ad agreed that this exclusion shall not apply to

1. Cellular Network package policies other than any network with physical connections like optical fiber cables.
2. Captive power plants
3. Transmission/interconnection lines, running between a power plant and the point of connection to the host energy distribution company, up to a maximum loss limit of INR.1000 Million (100% basis and PD/BI combines), it is understood that the policy loss limit of INR.1000 Million is any one accident and aggregate during the policy period is applicable only for power generation plants.
4. MD cover for substations of power companies involved in distribution of power is allowed for property located on premises owned and / or controlled and or managed by the Insured.
5. Transmission and distribution lines of standalone power distribution and/or transmission companies are completely excluded

Sabotage and Terrorism Damage Cover Endorsement (Material Damage only)

INSURING CLAUSE

Subject otherwise to the terms, exclusions, provisions and conditions contained in the Policy and in consideration of the payment by the Insured to the Company of additional premium as stated in the Original Policy Schedule, it is hereby agreed and declared that notwithstanding anything stated in the 'Terrorism Risk Exclusion' of this Policy to the contrary, this Policy is extended to cover physical loss or physical damage occurring during the period of this Policy caused by an act of sabotage and/or terrorism to the location/s mentioned in the schedule subject to the exclusions, limits and excess described hereinafter.

For the purpose of this cover, 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 organization(s) or government(s), or unlawful associations, recognized under Unlawful Activities (Prevention) Act, 1967 (as amended from time to time) 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.

For the purpose of this cover, an act of sabotage means a subversive act or series of such acts committed for political, religious or ideological purposes including the intention to influence any government and/or to put the public in fear for such purposes.

This cover also includes loss, damage, cost or expense directly caused by, resulting from or in connection with any action taken in suppressing, controlling, preventing or minimizing the consequences of an act of sabotage and/or terrorism by the duly empowered government or Military Authority. Provided that if the Insured is eligible for indemnity under any government compensation plan or other similar scheme in respect of the damage described above, this Policy shall be excess of any recovery due from such plan or scheme.

For the purpose of the aforesaid inclusion clause, "Military Authority" shall mean armed forces, paramilitary forces, police or any other authority constituted by the government for maintaining law and order.

LOSSES EXCLUDED

This cover shall not indemnify loss of or damage to property caused by any or all of the following:-

1. loss by seizure or legal or illegal occupation;
2. loss or damage caused by:
 - i. voluntary abandonment or vacation,
 - ii. confiscation, commandeering, nationalisation, requisition, detention, embargo, quarantine, or any result of any order of public or government authority, which deprives the Insured of the use or value of its property;
3. loss or damage arising from acts of contraband or illegal transportation or illegal trade
4. loss or damage directly or indirectly arising from or in consequence of the seepage and or discharge of pollutants or contaminants, which pollutants and contaminants shall include but not be limited to any solid, liquid, gaseous or thermal irritant, contaminant or toxic or hazardous substance or any substance the presence, existence or release of which endangers or threatens to endanger the health, safety or welfare of persons or the environment;
5. loss or damage arising directly or indirectly from or in consequence of chemical or biological emission, release, discharge, dispersal or escape or

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- chemical or biological exposure of any kind;
6. loss or damage arising directly or indirectly from or in consequence of asbestos emission, release, discharge, dispersal or escape or asbestos exposure of any kind;
 7. any fine, levy, duty, interest or penalty or cost or compensation/damages and/or other assessment which is incurred by the Insured or which is imposed by any court, government agency, public or civil authority or any other person;
 8. loss or damage by electronic means including but not limited to computer hacking or the introduction of any form of computer virus or corrupting or unauthorised instructions or code or the use of any electromagnetic weapon. This exclusion shall not operate to exclude losses (which would otherwise be covered under this Policy) arising from the use of any computer, computer system or computer software programme or any other electronic system in the launch and/or guidance system and/or firing mechanism of any weapon or missile;
 9. loss or damage caused by vandals or other persons acting maliciously or by way of protest or strikes, labour unrest or riots;
 10. loss or increased cost occasioned by any public or government or local or civil authority's enforcement of any ordinance or law regulating the reconstruction, repair or demolition of any property insured hereunder;
 11. any consequential loss or damage, loss of use, delay or loss of markets, loss of income, depreciation, reduction in functionality, or increased cost of working;
 12. loss or damage caused by factors including but not limited to cessation, fluctuation or variation in, or insufficiency of, water, gas or electricity supplies and telecommunications or any type of service;
 13. loss or increased cost as a result of threat or hoax;
 14. loss or damage caused by or arising out of burglary, house - breaking, looting, theft, larceny or any such attempt or any omission of any kind of any person (whether or not such act is committed in the course of a disturbance of public peace) in any action taken in respect of an act of sabotage and/or terrorism;
 15. loss or damage caused by mysterious disappearance or unexplained loss;
 16. loss or damage directly or indirectly caused by mould, mildew, fungus, spores or other micro-organism of any type, nature or description, including but not limited to any substance whose presence poses an actual or potential threat to human health;
 17. total or partial cessation of work or the retardation or interruption or cessation of any process or operations or omissions of any kind;
 18. Any loss due to fines or damages for breach of contract, or penalties of whatever nature;
 19. Any infidelity, fraudulent, dishonest or criminal act by any director, officer or trustee of the Insured whether acting alone or in collusion with others;
 20. Any debt, insolvency or commercial failure, whether to provide bond or security or otherwise, or any other financial cause of any party or person whatsoever.
 21. loss or damage caused by Civil Commotion, Insurrection, Revolution or Rebellion, Mutiny and/or Coup d'Etat and Civil War except as may be insured specifically under any Political Violence Extension to this cover;
 22. Third party liability howsoever arising except as may be insured specifically under any Third-Party Liability Extension to this cover.

LIMIT OF INDEMNITY

The limit of indemnity under this cover shall not exceed the Total Sum Insured given in the Policy Schedule or INR 20,000,000,000 per compound/location whichever is lower.

In respect of sabotage and/or terrorism cover for dwellings, limit of indemnity shall not exceed Total Sum Insured as mentioned in the Policy Schedule or INR 4,000,000,000 per compound/location whichever is lower.

In respect of several locations being covered under a single policy on a floater basis, the maximum aggregate loss suffered from all the locations mentioned in the Policy schedule shall not exceed Total Sum Insured as mentioned in the Policy Schedule or INR 20,000,000,000/- whichever is lower.

In respect of several insurance policies within the same compound/location with one or different insurers, the maximum aggregate loss payable per compound/location by any one or all insurers, shall be INR 20,000,000,000. If the actual aggregate loss suffered at one compound/location is more than INR 20,000,000,000, the amounts payable towards individual policies shall be reduced in proportion to the sum insured of the policies.

EXCESS*

Shops & Residential Risks: 1% of the claim amount for each and every claim subject to Minimum of INR 10,000 and Maximum of INR 500,000

Non-Industrial Risks: 1% of the claim amount for each and every claim subject to Minimum of INR 25,000 and Maximum of INR 1,000,000

Industrial Risks: 5% of the claim amount for each and every claim subject to Minimum of INR 100,000 and Maximum of INR 25,00,000*Whichever is applicable

ADD ON COVERS

It is further declared and agreed that the limit of indemnity including the claim on add on cover(s) shall not exceed total sum insured plus separate sublimit opted for add on cover(s) or INR 20,000,000,000 whichever is lower. In respect of several insurance policies within the same compound/location, the maximum aggregate loss payable per compound/location by any one or all insurers shall be INR 20,000,000,000.

In respect of sabotage and/or terrorism cover for long term dwellings, limit of indemnity including the claim on add on cover(s) shall not exceed total sum insured plus separate sublimit opted for add on cover(s) or INR 4,000,000,000/- whichever is lower. In respect of several insurance policies within the same compound/location, the maximum aggregate loss payable per compound/location by any one or all insurers shall be INR 4,000,000,000/-

MID TERM COVER

In case the coverage under this endorsement is granted during the currency of the policy, no claims will be payable for loss or damage to property caused by an act of sabotage and/or terrorism occurring during the first 15 (fifteen) days from the date of granting such cover. There should be no known or recorded/reported losses from ground up including threats/hoaxes from date of inception of policy to the date of granting such cover.

SANCTION, LIMITATION AND EXCLUSION CLAUSE

No (re)insurer shall be deemed to provide cover and no (re)insurer shall be liable to pay any claim or provide any benefit hereunder to the extent that the provision of such cover, payment of such claim or provision of such benefit would expose that (re)insurer to any sanction, prohibition or restriction under United Nations resolutions or the trade or economic sanctions, laws or regulations of the European Union, United Kingdom or United States of America.

CANCELLATION CLAUSE

Notwithstanding the cancellation provisions relating to the basic insurance policy on which this endorsement is issued, there shall be no refund of premium allowed for cancellation of the Sabotage and/or Terrorism risk insurance during the period of insurance except where such cancellation is done along with the cancellation of the basic insurance. Where a policy is cancelled and rewritten mid-term purely for the purpose of coinciding with the accounting year of the insured, pro-rate refund of the cancelled policy premium will be allowed.

If the cancellation is for any other purpose, refund of premium will only be allowed after charging short term scale rates.

Note: The definitions, terms and conditions of main Policy save as modified or endorsed herein shall apply.

Communicable Disease Exclusion Clause

1. Notwithstanding any provision to the contrary within this policy, this insurance excludes any loss, damage, liability, claim, cost or expense of whatsoever nature, directly or indirectly caused by, contributed to by, resulting from, arising out of, or in connection with a Communicable Disease or the fear or threat (whether actual or perceived) of a Communicable Disease regardless of any other cause or event contributing concurrently or in any other sequence thereto.

2. As used herein, a Communicable Disease means any disease which can be transmitted by means of any substance or agent from any organism to another organism where:

2.1. the substance or agent includes, but is not limited to, a virus, bacterium, parasite or other organism or any variation thereof, whether deemed living or not, and

2.2. the method of transmission, whether direct or indirect, includes but is not limited to, airborne transmission, bodily fluid transmission, transmission from or to any surface or object, solid, liquid or gas or between organisms, and

2.3. the disease, substance or agent can cause or threaten damage to human health or human welfare or can cause or threaten damage to, deterioration of, loss of value of, marketability of or loss of use of property.

LMA5394

Transmission and Distribution line Exclusion

This Insurance does not cover any loss of destruction of or damage to any kinds of above or below ground conductors (e.g. transmission and distribution lines) including wires, cables, poles, scaffolding, pylons and masts or any property forming a part thereof or connected therewith and including substations and transformer stations unless such conductors for which the insured carries the risk are located no further than 1500 feet from an insured plant of the Insured. This exclusion also applies to any consequential losses, time element losses or business interruption losses resulting therefrom including but not limited to increased cost of working. This exclusion includes but is not limited to conductors for the transmission or distribution of electrical energy, telephone or telegraphic signals, and all communication signals whether audio or visual. It is however, understood ad agreed that this exclusion shall not apply to 1. Cellular Network package policies other than any network with physical connections like optical fiber cables.

2. Captive power plants

3. Transmission/interconnection lines, running between a power plant and the point of connection to the host energy distribution company, up to a maximum loss limit of INR.1000 Million (100% basis and PD/BI combines), it is understood that the policy loss limit of INR.1000 Million is any one accident and aggregate during the policy period is applicable only for power generation plants.

4. MD cover for substations of power companies involved in distribution of power is allowed for property located on premises owned and / or controlled and or managed by the Insured.

5. Transmission and distribution lines of standalone power distribution and/or transmission companies are completely excluded.

Cyber Loss Limited Exclusion

1. Notwithstanding any provision to the contrary within this policy or any endorsement thereto, this policy excludes all loss, damage, liability, cost or expense of whatsoever nature directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with:

1.1. any loss of, alteration of, or damage to or a reduction in the functionality, availability or operation of a Computer System, unless subject to the provisions of paragraph 2;

1.2. any loss of use, reduction in functionality, repair, replacement, restoration or reproduction of any Data, including any amount pertaining to the value of such Data.

2. Subject to the other terms, conditions and exclusions contained in the policy, this insurance agreement will cover physical damage to property insured under the original policies and any Time Element Loss directly resulting therefrom where such physical damage is directly occasioned by any of the following perils:

fire, lightning, explosion, aircraft or vehicle impact, falling objects, windstorm, hail, tornado, cyclone, hurricane, earthquake, volcano, tsunami, flood, freeze or weight of snow

Definitions

3. Computer System means any computer, hardware, software, communications system, electronic device (including, but not limited to, smart phone, laptop, tablet, wearable device), server, cloud or microcontroller including any similar system or any configuration of the aforementioned and including any associated input, output, data storage device, networking equipment or back up facility.

4. Data means information, facts, concepts, code or any other information of any kind that is recorded or transmitted in a form to be used, accessed, processed, transmitted or stored by a Computer System.

5. Time Element Loss means business interruption, contingent business interruption or any other consequential losses. LMA5410

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SANCTIONS LIMITATION AND EXCLUSION CLAUSE

No insurer shall be deemed to provide cover and no insurer shall be liable to pay any claim or provide any benefit hereunder to the extent that the provisions of such cover, payment of such claim or provision of such benefit would expose that insurer to any sanction, prohibition or restriction under United Nations resolutions or the trade or economic sanctions, laws or regulations of the European Union, United Kingdom or United States of America

Kutch Construction warranty

Warranted that building(s) are not made of "Kutch" Construction For the purpose 'Kutch' construction shall mean Building having walls and/or roofs of wooden planks/thatched leaves and/or grass/hay of any kind/bamboo/plastic cloth/asphalt cloth/canvas/tarpaulin and the like.

STFIWAITINGPERIODCT2

STFI is covered with a waiting period of 15 days from the date of payment of premium and/or inception of cover whichever is later.

This warranty is applicable for locations : Meghalaya, Manipur, Mizoram, Nagaland, Tripura, Sikkim, West Bengal, Bihar, Jharkhand, Lakshadweep, Andaman & Nicobar, Gujarat, Goa, Dui and Daman, Maharashtra, Madhya Pradesh, Rajasthan, Chhattisgarh, Tamil Nadu, Pondicherry, Odisha, Arunachal Pradesh, Assam, Karnataka, Telangana, Andhra Pradesh and Kerala.

STFIWAITINGPERIODCT1

STFI is covered with a waiting period of 15 days from the date of payment of premium and/or inception of cover whichever is later.

This warranty is applicable for locations : Meghalaya, Manipur, Mizoram, Nagaland, Tripura, Tamil Nadu, Pondicherry, Odisha, Arunachal Pradesh, Assam, Karnataka, Telangana, Andhra Pradesh and Kerala.

For Policy wordings, please refer our website www.cholainsurance.com