

POLICY SCHEDULE - Property All Risk Inc. RSMD & TPL

Policy Number	: P/003/01/21/4003/0013572-02	Issue Date	:
Policy Period	: From to 31/12/2022 both days inclusive.	Issue Office	: Head Office (HO)
Insured Name	: TALA ISLAND OWNERS ASSOCIATION	Business Source	: Sales
Insured Address	: Flat/Shop No. 0, Building 1006 Road/Street 5710 Block 257 Amwaj Muharraq Governorate BAHRAIN	Insured Ref No	: DR00196733
		Contribution	: As Agreed

Cover	:	As per our standard Property All Risk Inc. RSMD & TPL policy wording
Property / Interest Insured	:	As Per Annexure/s attached
Sum Insured	:	BHD 1,466,668.000
EXCESS/DEDUCTIBLE (Each and Every Loss)	:	As defined in our Deductible section
Law & Jurisdiction	:	Kingdom of Bahrain
Clauses / Condition / Extensions	:	As Per Annexure/s attached
Warranties	:	As Per Annexure/s attached
Exclusions	:	As Per Annexure/s attached

Policy is subject to the following Conditions:

Value Added Tax (VAT)	In case of any changes in VAT rates, we shall charge you additional VAT on pro-rata basis for the period from the effective date of such changes in the VAT rate till the expiry of the policy.
Wakala Fees	As per Solidarity Bahrain Sharia Board Approval. the wakala fees is capped at 25% of gross written contribution, which is part of the paid contribution.

All Terms, Conditions and Exclusions as per Policy wording and subject to Takaful principles and Conditions as per original wording. Kindly check the contents of this policy and its enclosures carefully and revert if any changes required within 15 days of issue. In the absence of any comment and/or advice from you to the contrary, we consider that it reflects precisely your instructions and requirements.

Signed for and on behalf of

SOLIDARITY BAHRAIN B.S.C.

Authorized Signatory

Date

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Annexure attaching to and forming part of Policy No. : P/003/01/21/4003/0013572-02

Sr No.	Premises	Description Of Property Insured	Sum Insured (BHD)
1	Building number - 1179 & 1181 Road Number - Block No. - 257 City - Amwaj Location Name - Sea View 1 & 2	RSMD COVER : BHD 366,667.000 Material Damage : BHD 1,466,668.000 Building : BHD 1,466,668.000 Third Party Liability : BHD 100,000.000	1,466,668.000
Grand Total			1,466,668.000

Excess/Deductible(Each and Every Loss):

Risk 1 :

- Flat Deductible for MD : BHD 250.000
- Flat Deductible for TPL : BHD 500.000

RSMD COVER

Deductible %	Applicable On	Minimum Amount	Maximum Amount	Section For
10	Claim Amount	BHD 500.000		RSMD Deductible

Material Damage

Deductible %	Applicable On	Minimum Amount	Maximum Amount	Section For
	Claim Amount	BHD 500.000		Wet Perils Deductible

Clauses

- 30 Days Notice Of Cancellation Clause || Remarks : by insured or insurer with pro-rata adjustment subject to no claims on the policy
- 72 Hours Clause
- Adjoining Building Clause
- Architects, Surveyors & Consultants Fee Clause || Remarks : 10% of the claim amount maximum BD 10,000.00 in the aggregate
- Automatic Reinstatement Clause || Remarks : of sum insured following loss subject to additional premium to be agreed
- Building Definition Clause
- Capital Addition Clause || Remarks : 5% of the sum insured subject to declaration within 30 days
- Claims Preparation Costs Clause || Remarks : limited to BHD 10,000/- in the aggregate
- Cover for theft involving either forcible entry and/or exit
- Debris Removal Clause || Remarks : 10% of the claim amount maximum BD. 20,000.00 in the aggregate
- Designation Of Property Clause

POLICY SCHEDULE - Property All Risk Inc. RSMD & TPL**Clauses**

- Expediting Expenses Clause || Remarks : limited to 10% of the claim amount
- Fire Extinguishing Expenses Clause || Remarks : Fire Brigade charges and extinguishing expenses - limit BD. 10,000.00 in the aggregate
- General Interest Clause
- Including damage to Walls, Gates, Fences, Neon signs, Flag poles, Landscaping and other property intended to exist or operate in the open due to storm (including sandstorm) tempest and flood.
- Including damage to Walls, Gates, Fences, Neon signs, Flag poles, Landscaping and other property intended to exist or operate in the open.
- Newly acquired location / Automatic inclusion subject to additional Premium to be agreed.
- Non-Invalidation Clause
- Professional Accountants Clause || Remarks : Professional Auditors fees – 10% of the claim amount subject to a maximum of BD 10,000.00 in the aggregate
- Professional Fee Clause || Remarks : limited to 15% of the claim amount
- Public Authorities Clause || Remarks : Public / Local authorities clause (Limit BHD 50,000.00) in the aggregate
- Reinstatement Value Clause (85% Condition Of Average)
- Temporary Removal Clause || Remarks : within Kingdom of Bahrain - 10% of the furniture sum insured
- Waiver Of Electrical Clause
- Additional Clause 1 || Remarks : Automatic covers for newly items, subject to declaration within 30 days and additional premium to be paid
- Additional Clause 2 || Remarks : Property includes all fixed and/or moveable glass and including neon lights, lettering, decoration thereon and costs for emergency repairs including but not limited to boarding up impact damage by own vehicles.
- All other Clauses as per standard policy wording attached

Conditions

- Breach Of Warranties
- Duly filled, dated, signed and stamped proposal form to be provided
- Loss Minimization Expenses || Remarks : (Protection and preservation of property) - 10% of the claim amount maximum BD 5,000/- in the aggregate
- Neighbours Recourse Endorsement || Remarks : limited to BHD 25,000/- in the aggregate
- Payments On Account || Remarks : subject to Loss Adjuster's recommendation
- Plate Glass Extension || Remarks : 1) Accidental Breakage of Glass. 2) Including accidental damage to plate glass, interior and exterior signs
- Special Condition Relating Escape Of Water
- Sprinkler Leakage Clause || Remarks : limited to BHD 10,000/- in the aggregate
- Strike, Riot, Civil Commotion And Malicious Damage Extension Endorsement || Remarks : Limit: 25% of the Total Sum Insured
- Subject to Risk survey will be conducted and acceptance of the risk will be subject to our review on receipt of survey report.
- Subject to no known or reported losses till the date of binding cover.
- Third Party Liability Extension Clause || Remarks : Limit BHD 100,000/- for any one occurrence and in the aggregate for each building
- Waiver of Subrogation
- Workmen Clause || Remarks : Workmen Allowed (Contract Limit: BD 5,000.00)

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Conditions

- Additional Conditions 1 || Remarks : Replacement and Reinstatement Clause
- All other Conditions as per standard policy wording attached

Warranties

- Premium Payment Warranty - 45 days from inception
- Property in the course of Construction to be excluded
- Sprinkler and Fire Extinguishing Appliances Maintenance Clause
- All other Warranties as per standard policy wording attached

Exclusions

- Asbestos Exclusion Endorsement
- Cash and/or Valuables and/or Jewellery or the like
- Consequential Loss Exclusion Clause
- Contamination And Pollution Exclusion Clause
- Cyber Risk Exclusion Clause
- Damages arising due to War and/or Civil War
- Electronic Data Recognition Exclusion (EDRE) NMA 2802 Clause
- Excluding Aqua culture, crops, growing trees, livestock, mining risk and offshore risks.
- Excluding Labour Accommodations
- Excluding Loss and/or damage to Boilers, Pressure Vessels due to their own explosion, implosion and derangement or rupturing.
- Excluding loss or damage caused by Toxic mold, mycotoxins, mold or fungi in accordance with RCC clause
- Industries, Seepage, Pollution And Contamination Exclusion Clause
- Infectious Or Contagious Diseases Liability Exclusion
- Information Technology Hazard Clarification Clause
- Machinery Breakdown
- Mechanical or Electrical Breakdown or derangement
- Nuclear, Biological And Chemical Contamination Exclusion Clause
- Overhead Transmission And Distribution Lines Exclusion Clause
- Political Risks Exclusion
- Radioactive Contamination, Chemical, Biological, Bio-Chemical And Electromagnetic Weapons Exclusion Clause
- Sabotage and Terrorism
- Sanction Limitation And Exclusion Clause
- Terrorism Exclusion Endorsement
- Additional Exclusion 1 || Remarks : Pure Financial losses Automobile Liability Product Liability Contractual Liability Professional Liability of whatsoever nature

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Exclusions

- Additional Exclusion 2 || Remarks : Principal's existing and/or surrounding property. Property worked upon & property under care custody and control
- Additional Exclusion 3 || Remarks : wet perils to be excluded for non occupant buildings for more than 25 days
- All other Exclusions as per standard policy wording attached