

"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"

	TIDEL PARK COIMBATORE LTD
ELCOSEZ, VILANKURICHI ROAD, CIVIL AERODROME POST COIMBATORE - 641 014	
<p align="center">VOLUME - I</p> <p align="center">TECHNICAL TENDER</p>	
<p align="center">e-Tender No. B-21012/001/2026-BM</p>	
<p align="center">STANDARD FIRE, SPECIAL PERILS, LIFT (THIRD PARTY) LIABILITY PUBLIC LIABILITY, BURGLARY AND HOUSEBREAKING INSURANCE AND FIDELITY GUARANTEE AND MACHINERY BREAK DOWN, ELECTRONIC EQUIPMENT, PLATE GLASS, SPECIAL CONTINGENCY ALL RISK AND LED SIGNAGE POLICIES FOR IT PARK (SEZ)</p>	
Date of Issue:	27.05.2026
Date for Submission	On or before 16.06.2026 before 4.30 p.m.
<p align="center">MAY 2026</p>	


**"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"**

Contract Data

1	Tender Document	Begins on 27-05-2026 & will close on 16-06-2026
2	Name of Work	Selection of Insurance Firm for 1. Standard Fire and Special Perils (SFSP) Policy, Lift (Third-Party) Liability, Public Liability Burglary and Housebreaking Insurance and Fidelity Guarantee Insurance Policy of IT/ITES Park (SEZ) at Coimbatore as per the scope of works 2. MBD, Electronic Equipment, Plate Glass, Special Contingency All Risk, LED Signage, Policies
3	Estimated value of Assets	Rs.673.65 Crores (Building, Plant & Machinery, Furniture and Fixtures and others). Rs.75.38 Crores (MBD, Electronic Equipment, Plate Glass, Special Contingency All Risk, LED Signage, Burglary and Housebreaking and Fidelity Guarantee).
4	Method of Tender	Open Tender System (e-tender process) (Online submission of Vol-I (Technical Bid) and Vol-II (Financial Bid-BOQ) through Website https://tntenders.gov.in/
5	Document Cost	Nil
6	URL for online bid submission for e-tender	https://tntenders.gov.in
7	Site Visit	The Insurer should inspect the site through its representative at its own cost between upto 4.00 PM on or before 04-06-2026 and understand the risk and facilities available at site.
8	Date, Time & Venue of Pre-bid Meeting	04-06-2026 at 4.30 PM at TIDEL Park Coimbatore Ltd., I Floor, ELCOSEZ, Aerodrome Post, Coimbatore – 641 014. Clarifications can also be sought through e-mail before 4.00 PM on 04-06-2026 . email id: info@tidelcbe.com / coo@tidelcbe.com.
9	Date of closing of online e-tender for submission of Technical and Financial Bids-BOQ	16-06-2026 / 4.30 P.M
10	Date & time of opening of technical bid electronically	17-06-2026 / 4.30 P.M
11	Documents to be uploaded	Technical Bid with necessary annexures and other documents (Vol-I) Price Bid should be quoted in BOQ (Vol.II).
12	Appointed IRDA Licensed Broker	M/s. Marsh India Insurance Brokers Pvt. Ltd
13	Tender Validity	120 days from the date of opening of price bid

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TENDER NOTICE

	<p>TIDEL PARK COIMBATORE LTD. (TPCL) (A JV of TIDCO, ELCOT, TIDEL & STPI) CIN No. U45209TZ2007PLC029653 Module 101A, First Floor, ELCOSEZ, Aerodrome Post, Coimbatore – 641 014 Ph:0422-2513604, Web:www.tidelcbe.com e-mail: coo@tidelcbe.com / info@tidelcbe.com</p>
<p style="text-align: center;">Tender No: B-21012/001/2026-BM</p> <p style="text-align: center;">e-TENDER FOR INSURANCE POLICIES FOR IT/ITES (SEZ) PARK AT COIMBATORE</p> <p>TPCL invites e-tender from reputed Insurance Firms for "Standard Fire Policy" for insured amount of around Rs.673.65 Crores and "Machinery Breakdown Policy" for insured amount of Rs.75.38 Crores for one year.</p> <p>For more details and participation in the above e-tender, please visit the website https://www.tntenders.gov.in/. Last date for online submission of duly filled in tender documents is 4.30 p.m on 16-06-2026. TPCL reserves right to accept / reject any one / all tenders without assigning any reason thereof</p> <p style="text-align: right;">Chief Operating Officer</p>	

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2. Pre-Qualification Criteria

TIDEL Park Coimbatore Ltd., invites tender for Selection of Insurance Firm for Standard Fire, Special Perils, Lift (Third-Party) Liability, Public Liability, Burglary and Housebreaking Insurance and Fidelity Guarantee Policies and Machinery Breakdown Policy for the IT/ITES Park (SEZ) at Coimbatore as per the scope of works. The Insurer should meet the following prequalification criteria as on **31.03.2026**.

- (i) The insurer must be an IRDA approved Non-Life Company. *A copy of the valid IRDA approval is to be enclosed.*
- (ii) The insurer must be in the Non-Life business for a minimum period of Ten years in India. *Proof of document for being in Non-Life business in India for 10 years is to be enclosed.*
- (iii) *The insurer must submit an **undertaking as per Annexure-2A** in respect of the policies as below with proof of the policy:*
 - (a) *That they have underwritten Multistoried Building risks of sum insured value of Rs.1,000 Crores on annual basis during any one of the last 10 Years. Proof of policy for having underwritten Multistoried Building risks of sum insured value of Rs.1,000 Crores on annual basis during any one of the last 10 Years in case of SFSP.*
 - (b) *That they have underwritten Multistoried Building risks of sum insured value of Rs.500 Crores and above in single location for atleast two annual policy periods during any one of the last 5 Years. Proof of policy for having underwritten Multistoried Building risks of sum insured value of Rs.500 Crores in single location for atleast two annual policy period during any one of the last 5 years in the case of MBD.*
 - (c) *That they have capacity and are authorized to underwrite the proposed TPCL risks as per IRDA statutory guidelines.*
- (iv) *The insurer must submit a **declaration as per Annexure-2B** that they have not been black-listed/de-listed or are put to any holiday by any Indian Institutional Agency/Government Department/Public Sector Undertaking in the last three years.*
- (v) *The insurer must have an office in Chennai/Coimbatore, which can underwrite the risks. A **declaration as per Annexure-2B** to be submitted by indicating the Chennai/Coimbatore office address, phone, fax and email.*
- (vi) *The insurer must submit a **declaration as per Annexure-2B** that they have the capacity and shall underwrite 100% of the total business.*

The applicant in the same name and style should be a well established and reputed firm of long-standing experience and capability in the Insurance of similar Multistoried Buildings.

The applicant should submit balance Sheet and Profit & Loss accounts, audited and certified by chartered accountant for the last three years i.e. from 2023-24 upto 2025-26.

Co-insurance is not allowed. However TPCL holds the discretion to award tenders splitting up therein the 'Standard Fire Insurance' and 'MBD Insurance'.

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To be eligible for qualification, applicants shall provide evidence of suitability of their meeting the Criteria indicated above and furnish details to establish their capacity and possession of adequate sources to carry out the contract effectively.

2. GENERAL INSTRUCTIONS

1. Preamble:

The bidding under this contract is electronic bid submission through website <https://tntenders.gov.in/> only. Detailed guidelines for viewing bids, enrollment and submission of online bids are given on the website. The tender notice and documents are also available in <https://tidelcbe.com>. Prospective bidders can log on to this website and can find TIDEL Park Coimbatore Ltd. (TPCL) tender by searching the menu "Tender by Organisation". The website <https://tntenders.gov.in> also has "bidder manual kit" with detailed guidelines on enrollment and participation in the online bidding process. The user manuals can be downloaded for ready reference. Queries pertaining to the e-tendering system may be addressed to the E-Tender Cell by sending an e-Mail to etender@tn.nic.in.

2. Registration:

- i) The bidders can enroll themselves on the website <https://tntenders.gov.in> using the "**Online Bidder Enrollment**". This enrollment is free at this point of time.
- ii) The bidders are required to have enrollment/registration in the website by clicking
- iii) On the link "**Online bidder enrollment**" which is free of charge.
- iv) As part of the enrollment process, the bidders are required to choose a unique username and assign a password for their accounts.
- v) Bidders are advised to register their valid email address and mobile numbers as part of the registration process. These details would be used for any communication from the e-Portal.
- vi) Possession of valid Digital Signature Certificate (DSC) (Class III Certificates as per NIC guidelines with signing key usage) in the Company's name issued by any Certifying Authority recognized by CCA India (e.g. Sify / nCode / eMudhra etc.), is a prerequisite for registration and participation in the bid submission activities.
- vii) Only one valid DSC should be registered by a bidder. Please note that the bidders are responsible to ensure that they do not lend their DSC to others which may lead to misuse.
- viii) Bidder can login to the site through the secured login by entering their user ID / password and the password of the DSC / e-Token.
- ix) The website also has user manuals with detailed guidelines on enrollment and participation in the online bidding process which can be downloaded for ready reference.

Correspondence details:

For queries related to registration and online bidding (NIC):	For queries related to tender enquiry /specification:
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e-mail : support.etender@nic.in	1) 0422-2513605
Contact No.: 044 - 24466495 24902580	2) Email: info@tidelcbe.com
Extn 332 24917850	coo@tidelcbe.com

3. Searching for Tender Documents

- i) After successfully logging in, bidder will be able to view the Dashboard of their profile. Click Search Active Tenders on the left side of the page to search the tenders.
- ii) Once the bidder has selected and preferred the tender they are interested in, they can select "**My Tenders**" menu, wherein the bidders can view and download the Technical Bid (Vol.I) and BOQ (Vol.II). This would enable the Tamil Nadu Govt. e-Procurement Portal, to intimate the bidders through SMS / e-mail in case there is any corrigendum issued to the tender document.
- iii) The bidder should make a note of the unique Tender ID assigned to each tender, in case they want to obtain any clarification / help from the Helpdesk (NIC).

4. Preparation of Bids

- i) Bidder should take into account any corrigendum published on the tender document before submitting their bids.
- ii) Bidders are requested to go through the NIT and the tender document carefully to understand the documents required to be submitted as part of the bid. Please note the number of covers in which the bid documents have to be submitted, the number of documents including the names and content of each of the document that need to be submitted. Any deviations from these may lead to rejection of the bid.
- iii) Bidder, in advance, should keep ready the bid documents to be submitted as indicated in the tender document and generally, they can be in PDF / XLS formats. **Bid documents may be scanned with 100 dpi with black and white option which helps in reducing size of the scanned document.**
- iv) To avoid the time and effort required in uploading the same set of standard documents which are required to be submitted as a part of every bid, a provision of uploading such standard documents (e.g. PAN card copy, annual reports, auditor certificates etc.) has been provided to the bidders. Bidders can use "**My Space**" or "**Other Important Documents**" area available to them to upload such documents. These documents may be directly submitted from the "**My Space**" area while submitting a bid, and need not be uploaded again and again. This will lead to a reduction in the time required for bid submission process. Anyhow, over and above the documents available in "**My Space**" option, it is the sole responsibility of the bidder to ensure uploading/submitting the required documents as called for in the tender.
- v) The completed bid comprising scanned copy of necessary technical and commercial documents should be uploaded on the website along with signed and scanned copies of requisite certificates, mentioned in the different sections in the tender document, with

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necessary attestation wherever called for, in the tender.

- vi) The bidder should submit the bid in two volumes:

The first volume relates to Technical Bid submitting all the required details and documents complying with all the eligibility conditions and the other tender conditions/instructions in PDF Format.

The second volume relates to Financial Bid (BOQ) furnishing the rate for each item in XLS Format.

5. Electronic submission of Bids:

The bidder shall submit online the requirements under qualification criteria, the Technical Documents required and Price Schedule/BOQ. All the documents are required to be signed digitally by the bidder. After electronic online bid submission, the system generates a unique bid reference number which is time stamped. This shall be treated as acknowledgement of bid submission.

6. Procedure for submission of bids:

- i) Bidder should log into the site well in advance for bid submission so that they can upload the bid in time i.e. on or before the bid submission time. Bidder will be responsible for any delay due to other issues.
- ii) After successfully logging in, bidder will be able to view the Dashboard of their profile. Click Search Active Tenders on the left side of the page to search the tenders.
- iii) A tender searched using "**Organization**" search criteria can be made as "**Favorite**". Check the field under favorite and click Save. The tender is made as your favorite. The tenders get moved to "**My Tenders**". Click My Tenders from the menu in the left side of the page. The tenders made as favorite get displayed. Click View to view the details of a particular tender.
- iv) The bidder has to digitally sign and upload the required bid documents one by one as indicated in the tender document.
- v) A BOQ format for the price bid has been provided with the tender document to be filled by all the bidders. Bidders are requested to note that they should necessarily submit their financial bids in the BOQ format provided and no other format is acceptable. Bidders are required to download the BOQ file, open it and complete the coloured (Unprotected) cells with their respective financial quotes and other details (such as name of the bidder). No other cells should be changed. Once the details have been completed, the bidder should save it and submit it online, without changing the file name. If the BOQ file is found to be modified by the bidder, the bid will be rejected.
- vi) **The server time (which is displayed on the bidders' dashboard) will be considered as the standard time for referencing the deadlines for submission of the bids by the**

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bidders, opening of bids etc. The bidders should follow this time during bid submission.

- vii) All the documents being submitted by the bidders would be encrypted using PKI encryption techniques to ensure the secrecy of data. The data entered cannot be viewed by unauthorized persons until the time of bid opening. Any bid document that is uploaded to the server is subjected to symmetric encryption using a system-generated symmetric key. Further this key is subjected to asymmetric encryption using buyers/bid openers' public keys.
- viii) The uploaded tender documents become readable only after the tender opening by the authorized bid openers.
- ix) Upon the successful and timely submission of bids, (i.e. after clicking "**Freeze Bid submission**" in the portal) the portal will give a successful bid submission message & a bid summary will be displayed with the bid no. and the date & time of submission of the bid with all other relevant details.
- x) The bidder is responsible to ensure they have sufficient time to submit an electronic bid prior to closing date and time including the payment of any fees including the Bid security and getting e-receipt. Contracting authority is not responsible for any failure, outside their control.
- xi) TIDEL Park Coimbatore may, at its discretion, extend the deadline for the submission of bids by amending the bidding document, in which case all rights and obligations of TIDEL Park Coimbatore and bidders subject to the previous deadline shall thereafter be subject to the extended deadline.

7. Late Bids

The Electronic bidding system would not allow any late submission of bids after due date and time as per server time. **The server time shall be treated as final and binding. If any bid reaches the server after the bid closing time as per the server time, the same will not be recorded and no complaints in this regard shall be entertained.**

8. Modification and withdrawal of bids:

- i) Bidders may modify their bids online before the deadline for submission of bids.
- ii) In case a bidder intends to modify his bid online before the deadline, the bidder need not make any additional payment towards the cost of bid processing. For bid modification and consequential re-submission, the bidder is not required to withdraw his bid submitted earlier. Modification and consequential re-submission of bids is allowed any number of times. The last modified bid submitted by the bidder within the bid submission time shall be considered as the bid. For this purpose, modification/withdrawal by other means will not be accepted. The bidder may withdraw his bid by uploading his request before the deadline for submission of bids, however, if the bid is withdrawn, the re-submission of the bid is not allowed.
- iii) **No bid may be modified after the deadline for submission of Bids.**

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9. Assistance to Bidders:

Any queries relating to the tender document and the terms and conditions contained therein should be addressed to the Tender Inviting Authority for a tender or the relevant contact person indicated in the tender.

Any queries relating to the process of online bid submission or queries in general may be directed to the 24x7 Central Public Procurement Portal Helpdesk.

10. TPCL does not bind itself to accept the lowest or any tender and reserve to itself the right to accept or reject any or all the tenders, either in whole or in part, without assigning any reasons for doing so.

Offers of Bidders who are under suspension / termination / banned / blacklisted by any PSU / Govt. Dept. or otherwise shall not be considered / accepted.

11. a) The tender form must be filled in English. If any of the documents is missing, or unsigned, TPCL, in its discretion may accept / reject the tender. All the pages of tender including prebid clarification are to be signed and uploaded. Missing of any pages will lead to rejection of tender at initial stage itself.
- b) Any items left unpriced shall be deemed to be included for elsewhere in the BOQ or the schedule and hence the rate for that item will be taken as Nil. No unsolicited advice of any change in rate or conditions after the opening of the tender will be entertained.
- c) The rate quoted includes all expenses, cost of Manpower, tools & equipment etc., including overheads and profits for the lumpsum prices quoted in the Bill of Quantities. The rates quoted should be **exclusive of All Duties & Taxes** since the facility is in Special Economic Zone (SEZ). TPCL will provide necessary document to avail Tax exemption. However, statutory payment for taxes and levies such as Income Tax (TDS), surcharges, other taxes, if any, etc., will be deducted from bills at applicable rates prevailing from time to time. Taxes and Duties if any, introduced by the Govt. during the course of the contract will become payable.
- d) Any additions/deletions / corrections / omissions / modifications / clarifications in the tender document will be intimated to the tenderer at the time of pre-bid meeting and the same will also form part of the tender document.

12. Rejection of Tender

- A) Tender will be summarily rejected if,
- (i) Received by Post / Courier / telex / telegram / Fax / E-mail/ any other mode other than e-submission.
 - (ii) Not accompanied with attested copies of evidences for meeting the bid qualification requirement
 - (iii) Does not meet Bid Qualification Requirement.
 - (iv) Received from a tenderer whose past performance is not satisfactory.
 - (v) The documents furnished with the offer being found to be bogus or the documents contain false particulars.
 - (vi) Price is indicated in Technical bid

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- (vii) Incomplete and evasive offer.
 - (viii) Not in the prescribed Form & Procedure.
 - (ix) It comes to the notice of TPCL that the Bidder has been blacklisted or left any contract work incomplete in PSUs, institutions, joint ventures and associates of TPCL and its promoters or Government of Tamil Nadu or Government of India
- B) Tender is **LIABLE** for rejection if,
- (i) Received without GSTIN NUMBER
 - (ii) Not in conformity with TIDEL Park Coimbatore commercial terms
 - (iii) With validity period less than that specified in the specification.
 - (iv) Not containing all required particulars
- C) Applicants shall be disqualified at any stage at their risk and cost if they are found to have
- (i) Made untrue or false representation in the forms, statements and attachments submitted in proof of the qualification and requirements;
 - (ii) Record of poor performance or financial failures etc.
 - (iii) Only Registered Insurance Companies can participate in the Tender. Insurance Aggregators, Agents, Bank Assurance, Intermediaries cannot participate in the Tender.
 - (iv) Wrong or misleading rating without understanding the correct occupancy of the Risk.
 - (v) Non Compliance of requirements under IRDA and other guidelines including Risk Occupancy certification (refer section 1.13 a under insurance coverage details i.e. Page no 17) or any other requirements.
 - (vi) The Tenderer submits more than one (multiple) Tender representing same Insurance Company / Firm with different Branch/Division should submit their respective Tender along with NOC/Authorization letter from their Regional Office

13. Modifications/Clarifications to Tender Documents:

- (a) At any time after the commencement of e-Tender and before the closing of the event, TIDEL Park Coimbatore may make any changes, modifications or amendments to the tender documents and same will be intimated to the concerned through corrigendum which can be downloaded from the login.
- (b) In case any tenderer asks for a clarification on the tender documents before the date specified, TIDEL Park Coimbatore will clarify the same in line with TN Transparency in Tenders Rules 2012 (Rule 16). The clarifications may be sought only in writing.
- (c) If any tenderer raises clarifications after the opening of the tender, the clarification issued by TIDEL Park Coimbatore will be final and binding on the Tender.
- (d) All information in the tender offer shall be in ENGLISH only. It shall not contain

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interlineations, erasures or overwriting except as necessary to correct errors made by the tenderer. Such erasures or other changes in the tender documents shall be attested by the persons signing the tender offer.

14. Quotation of Rates

- (a) Rates should be quoted in figures i.e., integers only.
- (b) Lump sum price quoted without giving breakup as per details indicated in the BOQ, shall be liable for rejection.

15. Incomplete Tenders

Tender, which is incomplete, obscure or irregular will be rejected.

The tender offer shall contain full information asked for, in the accompanying schedules and elsewhere in the specification.

Tenderers shall bear all costs associated with the participation in the e-Tender and TIDEL Park Coimbatore will in no case be responsible or liable for these costs.

No offer shall be withdrawn by the Tenderer in the interval between the deadline for submission and the expiry of the period of validity specified / extended validity of the tender.

16. Tender Opening

Opening of Technical Bids (Vol-I):

The Tender offer except price Bid will be opened electronically on the date notified by TIDEL Park Coimbatore Ltd. through <https://tntenders.gov.in/>. Tenderers need not visit this office during tender opening, whereas tenderers can witness the tender opening event through their login.

Opening of Price Bids (Vol- II):

The date and time of opening of Price Bids shall be later notified through registered e-mail to the Bidders who fulfill the pre-qualification criteria and whose bids are found to be technically acceptable.

In the event of the opening day of the tender being declared as a holiday / closed day / or if tenders could not be opened due to unforeseen circumstances on that day, such as force majeure, the tenders will be opened on the next appointed time and date to be notified later.

17. Final Decision Making Authority

TIDEL Park Coimbatore Ltd. reserves the right to accept or reject any of the applications/tender(s) without assigning any reasons thereof. TPCL reserves the right to increase or decrease the scope of work and may split the scope of work and award the works to one or more agencies and as deemed necessary by TPCL, decision of TPCL is final and binding.

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All tenders, documents and other information submitted by the bidders to TPCL shall become the property of TPCL. Bidders shall treat all information furnished as strictly confidential. TPCL will not return any submission.

19. Negotiation

Negotiation will be carried out with the L1 agency after opening of tenders. TIDEL Park Coimbatore reserves the right to carry out negotiation with the L1 agency after opening of price bid.

20. IRDA License broker

“We, TIDEL Park Coimbatore Ltd. has authorized M/s. Marsh India Insurance Brokers Pvt. Ltd. (Marsh), to solicit proposals from IRDA licensed General Insurance Companies operating in India. M/s. Marsh India Insurance Brokers Pvt. Ltd. will be responsible to coordinate with Insurance companies in terms of sending mail information and other relevant details for submission of quote on tntenders.gov.in portal and also service all our insurance policies”.

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4. CONDITIONS OF CONTRACT

1.00 Validity of Tender

The tender will be valid for a period of 120 days from the last date of submission of tender.

2.00 Earnest Money Deposit - Nil

3.00 Deadline for Submission of the Tender

Tenders must be received by the Owner at the address specified above not later than **4.30 PM** on **16-06-2026**. In the event of the specified date for the submission of tender being declared a holiday for the Owner, the tenders will be received upto the appointed time on the next working day.

The Owner may extend the deadline for submission of tenders by issuing an amendment, in which case all rights and obligations of the Owner and the tenderers previously subject to the original deadline will then be subject to the new deadline.

4.00 Late Tenders

Any Tenders received by the Owner after the deadline prescribed will not be opened and returned to the tenderer.

5.00 Modification and Withdrawal of Tenders

Tenderers may modify or withdraw their tenders by giving notice in writing before the deadline prescribed.

No tender may be modified after the deadline for submission of Tenders.

Withdrawal of a Tender before tender validity may result in black listing of the Insurer for any future tenders.

Tenderers may offer discounts, or modify the prices of their Tenders only by submitting Tender modifications in accordance with this clause, or included in the original Tender submission before the dead line prescribed for submission of tender.

6.00 Letter of Award (LOA)

Letter of Award for selection of Insurer will be issued to the tenderer whose tender has been accepted by the competent authority. Once the Letter of Acceptance (LOA) of the tender is sent, then it is considered as conclusion of contract. The selected tenderer should arrange to issue the **Insurance Policy on or before 08-07-2026**.

7.00 Terms of Premium Payment:

The accepted premium value will be paid along with LOA.

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5. SPECIAL CONDITIONS OF CONTRACT

1. This tender, shall be duly signed & stamped on each page and upload the same to the address specified in para 6, pg.7 above on or before **4.30 pm** on **16-06-2026**.
2. Tenders shall be opened at the time and date as specified in the tender notice in the presence of such of those Underwriters or their authorized representatives who may choose to be present.
3. Underwriters must fill up all the schedules and furnish all the required information as per the instructions given in various sections of the tender specification, failing which tender is liable to be rejected.
4. Bidders should note that the total price indicated shall be considered for Price Evaluation purpose and hence should be complete in all respect for the full scope defined and considering all terms and conditions. The quote shall be in INR, both in figures & words. The quote in words will prevail for the final quoted price
5. All corrections and insertions shall be duly counter-signed by the authorized signatory of the underwriter.
6. The selected Underwriter will be liable to meet all requirements of the Regulator (IRDA) inclusive of penalties / payment of difference in premium arising out of violations (if any), committed by the Underwriter prior to / during / after the commencement / expiry of coverage of risk under this Policy Contract and TIDEL Park Coimbatore Limited in no way will be responsible for such violations.
7. TIDEL Park Coimbatore Limited reserves the right to award the insurance contract to the L1 bidder and also reserves the right to negotiate the rates, terms and other conditions with the L1 bidder.
8. Quotes submitted by the insurance companies shall be with their Gross Automatic Capacity (without support on Facultative basis) and this should be indicated in the Bid.
9. Deviations if any should be indicated in Schedule I with the additional cost if applicable. Acceptance / rejection of the deviation will be fully at the discretion of TIDEL Park Coimbatore Limited
10. TIDEL Park Coimbatore Limited reserves the right to add / delete any sections of coverage or change the values & periods without assigning any reasons at any point of time before award of the insurance contract.
11. TPCL holds the discretion to award tenders splitting up therein the 'Standard Fire Insurance' and 'MBD Insurance'.
12. Validity of offer: The offer submitted by the underwriter shall be kept valid for acceptance for a period of 120 days from the date of opening of price bid.

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13. The successful bidder shall also submit original tender document duly signed and returned as a token of acceptance of tender conditions subject to technical deviation mutually agreed between TIDEL Park Coimbatore Limited and successful bidder.
14. TPCL being located in SEZ (Special Economic Zone), and as a Co-developer in a Special Economic Zone (SEZ), qualifies for zero-rated supply under Section 16 of the IGST Act,2017. Supplies for authorised operations can be made either with payment of IGST or without payment of IGST against a valid Letter of Undertaking (LUT), with necessary tax documentation will be provided along with **Letter of Award (LOA)**
15. Letter of Award for selection of Insurer will be issued to the tenderer whose tender has been accepted by the competent authority. Once the Letter of Acceptance (LOA) of the tender is sent, then it is considered as conclusion of contract. The selected tenderer should arrange to issue the **Insurance Policy** on or before **08-07-2026**.
16. Terms of Premium Payment: The accepted premium value will be paid along with LOA. Necessary documents will be provided for availing Tax exemption.

**"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"**

6. INSURANCE COVERAGE DETAILS

6.01 TYPE

- I** (a) Standard Fire and Special Perils Policy
- (b) Lift (Third-Party) Liability Policy
- (c) Public Liability Non Industrial Policy
- (d) Burglary and Housebreaking Policy
- (e) Fidelity Guarantee Policy
- II** (a) Machinery Breakdown Policy
- (b) Electronic Equipment Policy
- (c) Plate Glass Policy and
- (d) Special Contingency All Risk Policy
- (e) LED Sign

6.02 NAME INSURED

TIDEL Park Coimbatore Limited, a company incorporated in the year 2007 as a public limited company under the Companies Act, 1956. The company is hereafter called as "TPCL".

6.03 UNDERWRITING INFORMATION

6.03.1 IT/ITES PARK (SEZ):

TIDEL Park Coimbatore Limited, has constructed a state-of-the-art Multi-storied IT/ITES (SEZ) Park, with built up area of 1.7 million Sq.ft., office of which is located at (1st Floor-TPCL Office), ELCOSEZ, Aerodrome Post, Vilankurichi Road, Coimbatore-641 014. TPCL provides quality business space for IT /ITES companies since May 2011. The building consists of various Electrical, Mechanical, and communication facilities. The Operation and Maintenance of the facilities are carried by OE suppliers/specialized agencies by deploying dedicated manpower on 24 x 7 basis. The support facilities viz. ATM, Bank, Food Court, Post office and Service Providers are located in Ground (list enclosed as **Annexure – I**). The list of IT companies and their activities are enclosed as **Annexure – II**. The list of OE suppliers / specialized agencies who carry out O&M of the Park are enclosed as **Annexure – III**.

6.03.2 STANDARD FIRE AND SPECIAL PERILS POLICY

6.03.2.1 FIRE PROTECTION SYSTEM

Followings are the various types of fire protection systems as per respective standards:

- (a) Yard Hydrant system for outside building protection.
- (b) Wet riser with internal Hydrant system and Hose reel system.
- (c) Portable extinguisher system.
- (d) Wet sprinkler system.
- (e) High Velocity Water Spray (H.V.W.S) system for Transformer in Substation building.
- (f) The underground sump shall be common for fire water and domestic water supply and shall be located outside the main building. The U.G. sump consists of one no. exclusive fire water compartments of total capacity 2,60,000 litres. The fire water compartments are common to meet the requirement of hydrant, sprinkler and emulsifier system.
- (g) Two no. tanks of capacity 50,000 litres (each) shall be provided, at the terrace level of Block 2 and Block 6. Water supply for the terrace pumps shall be fed from the respective terrace tanks.

**"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"**

6.03.2.2 VALUE OF STORES STOCK MATERIAL AS ON 31.03.2026 – Rs.1.70 Crores.

6.03.2.3 VALUE OF HIGH SPEED DIESEL (HSD) FOR THE FULL CAPACITY OF 60,000 Ltrs. AS ON 31.03.2026 – Rs.0.53 Crores.

6.03.2.4 WARRANTIES & CLAUSES

Insurance under the policy is subject to warranties & clauses otherwise stated herein for the properties located in the premises of above said IT/ITES Park (SEZ):

- (a) Co-Insurance Condition
- (b) Endorsement-Earthquake (Fire and Shock)-Add on cover
(Coimbatore falls under the Seismic Zone – III)
- (c) Terrorism damage cover Endorsement
- (d) Class of construction
- (e) Plinth and Foundation
- (f) Designation of property clause
- (g) Local Authorities Clause
- (h) Reinstatement value policies Clause
- (i) Removal of Debris Clause (up to 1% of the claim amount)
- (j) In the event of a claim under the policy exceeding Rs.1 Lakh or a claim refund of premium exceeding Rs.1 Lakh, the insured will comply with the provisions of the AML policy of the company.
- (k) Insurance of loss of rent

6.03.2.5 Risk Occupancy Certificate

We hereby certify that the risk occupancy has been clearly understood by us based on inspection and underwriting information provided by the Insured. The following will be the Risk Occupancy based on which our Commercial bid will be quoted:

AS PER (erstwhile) AIFT	
Ratable under Section	Section-4
Risk Code / Rate Code	2073
Risk Occupancy Description	Electronic Software Parks / Electronic Software Development Unit/s

- ⇒ We further confirm that our rating is final and does not violate any statutory provisions, IRDA norms or GIPSA norms or any other market agreement between Insurers of regulations.
- ⇒ We further confirm that our rating is final and will not prospect for additional premium. because of wrong rating
- ⇒ We further understand that any wrong rating or misleading rating will lead to disqualification and rejection of the tender at Technical bid stage itself and the tenderer will not be considered for evaluation of commercial bid.
- ⇒ We also confirm that our rating is approved by the component person and or chief underwriter.

DEVIATION

ADDITIONAL COST (Rate per Mille)

- 1.
- 2.

**"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"**

6.03.3 MBD Policy

6.03.3.1 OPERATIONS AND MAINTENANCE CONTRACTS FOR EQUIPMENT:

The Owner has entered into Operation and Maintenance Contract (O&M) with Contractors as detailed below:

S. No.	CONTRACTOR	O&M CONTRACT
1	JOHNSON LIFTS PVT LTD.	LIFTS & ESCALATORS COMPREHENSIVE
2	ETA ENGINEERING PVT. LTD.	ELECTRICAL
3	SURYA FIRE SERVICE	FPS COMPREHENSIVE
4	AQUA MATRIX SYSTEM PVT. LTD.	SEWAGE TREATMENT PLANT
5	STERLING AND WILSON PVT. LTD.	DG SETS
6	STERLING AND WILSON PVT. LTD.	ACMV
7	EVAN AUTOMATION PVT. LTD.	IBMS
8	KINGS SPIDER	FAÇADE ACCESS AND CLEANING SYSTEM

TPCL has entered agreement with the above agencies for O&M contract which can be renewed or a new agency can be appointed.

6.03.3.2 FIRE PROTECTION AND EARLY WARNING SYSTEM

As in Sl. No.6.03.2.1 above.

6.04 PERIOD

The period of Insurance for the policies shall be as below

Policy	Period of Insurance	
Standard Fire	00.00 hrs on 09.07.2026 to Mid Night of 08.07.2027	One Year
MBD		

6.05 INTEREST

- Property of TPCL in the above said location
- Insured's Legal liability to third parties for Bodily Injury, Death or Property Damage arising out of the construction activities, business operations and Products/ Completed Operations.
- Equipment, fixed and movable assets located in the above premises.

The list of Equipment for each of the Insurance is enclosed as Individual Schedules as per details furnished below:

Enclosure A	Machinery Breakdown
Enclosure B	Electronic Equipment
Enclosure C	Plate Glass
Enclosure D	Special Contingency All Risk
Enclosure E	LED Signage

"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"

6.06 LIMITS OF INDEMNITY FOR LIFT (THIRD-PARTY) LIABILITY POLICY:

No. of Passenger Lifts	:	20 Nos.
No. of Service Lifts	:	4 Nos.
Capacity per Lift	:	20 persons
Per person limit	:	INR 50.00 Lakhs
Any one accident	:	INR 1.00 Crore
Any one year	:	INR 2.00 Crores

The insurance coverage is for all passengers including general public.

6.07 LIMITS OF INDEMNITY FOR PUBLIC LIABILITY POLICY:

Per Person limit	:	INR 50.00 Lakhs
Any one accident	:	INR 2.50 Crores
Any one year	:	INR 5.00 Crores

6.08 LIMITS OF BURGLARY AND HOUSEBREAKING POLICY:

6.09 LIMITS OF FIDELITY GUARANTEE POLICY:

Per Person limit	:	INR 25.00 Lakhs
Any one accident	:	INR 25.00 Lakhs
Any one year	:	INR 50.00 Lakhs

Excess: 5% of claim amount subject to minimum of Rs. 10,000/- for each and every claim.

6.10 GEOGRAPHICAL AREA

India

6.11 JURISDICTION

Worldwide for movable equipment

6.12 PREMIUM

Please specify the Tariff Premium, Rate, Discount & GST, considering that TPCL is an Multistoried Electronic Software Development Park [IT/ITES Park (SEZ)] Rules and Terms to be applied as per Section IV – Industrial / manufacturing of the erstwhile All India Fire Tariff (AIFT) and not under Section-III (Dwelling, offices, Hotels, shops, etc.). The premium quoted should be strictly as per applicable norms. TPCL reserves the right to accept / reject any bid not in line with the standards, without assigning any reason, thereof.

6.13 DEDUCTIBLE

Please specify the deductible

"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"

6.14 CLAIMS EXPERIENCE

S.NO.	POLICY YEAR	(In Rupees)	
		SFSP	MBD
1.	2018-19	--	4,79,847
2.	2019-20	--	12,25,810
3.	2020-21	--	2,38,970
4.	2021-22	--	2,11,969
5.	2022-23	--	1,30,945
6.	2023-24	--	24,149
7.	2024-25	--	8,02,115
8.	2025-26	--	15,553

6.15 NO DEVIATION CERTIFICATE
(Please tick the appropriate option)

THIS IS TO DECLARE THAT WE DO NOT HAVE ANY DEVIATIONS IN THE STIPULATIONS OF YOUR TENDER AND ACCORDINGLY ACCEPT ALL THE STIPULATIONS WITHOUT ANY RESERVATIONS WHATSOEVER.

OR

WE HAVE THE FOLLOWING DEVIATIONS AND THE ADDITIONAL COST FOR DELETING / ADDIDNG THIS DEVIATION WOULD BE AS FOLLOWS.

Deviation**Additional cost (Rate per Mlle)**

- 1.
- 2.
- 3.

Signature of the Bidder

"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"

6.16 SFSP - STANDARD FIRE PERILS

PROPOSAL FORM UNDER "RE-STATEMENT VALUE"	
Standard Fire and Special Perils (add on covers) Insurance Policy for the year 2026-27 for TIDEL Park Coimbatore Limited	
Description	Sum insured (In Rs.)
Building: All permanent and temporary civil structures including but not limited to Buildings, shed, Plinth and foundation, compound walls, culvert and drain systems, landscaping & gardens and internal roads and any other civil structures pertaining to insured's business activity	270,09,00,000
All type of plant and machinery & accessories including but not limited to DG sets, Cable & pipelines, transformers, compressors, HVAC units, chilling plants and other related machineries pertaining to insured's business activity. Contents: Others including but not limited to furniture, fixture and fittings, office equipment, computers and accessories and other related items pertaining to insured's trade.	146,20,00,000
Common Facilities	8,02,00,000
Stores Stock (materials + HSD)	2,25,00,000
Total Sum Insured	426,56,00,000
Debris Removal	6,70,00,000
Loss of Rent (Indemnity period of 3 months)	25,50,00,000
Total Sum Insured including Debris removal and Loss of Rent	458,76,00,000
ESCALATION 12% (excluding stock)	50,91,72,000
ADD ON PERILS	
Earth quake (Fire & Shock)	509,67,72,000
Terrorism	509,67,72,000
ADD ON COVERS	As mentioned in the tender doc-vol-IA

**"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"**

6.17 LIFT (THIRD-PARTY) LIABILITY INSURANCE POLICY FOR 2026-27

Tenderer is required to quote the lowest premium for the following liabilities for the sum insured as detailed below. The final Sum Insured may change as per TPCL's decision at the time of finalizing the Insurance Policies.

Lift (Third-Party) Liability Policy:

No. of Passenger Lifts	:	20 Nos.
No. of Service Lifts	:	4 Nos.
Capacity per Lift	:	20 persons
Per person limit	:	INR 50.00 Lakhs
Any one accident	:	INR 1.00 Crore
Any one year	:	INR 2.00 Crores

Lift (Third-Party) Liability Policy should cover the following risks:

General Details and Risk Factors of TIDEL Park Coimbatore Limited:

- (a) TPCL Turn over: Rs. 100.00 Crores (approx.).
- (b) **Population:** The lifts are being used round the clock basis by a population of around 13,000 people including TPCL / Occupant employees, contractors, vendors, visitors, foreign trade delegates etc. including general public.
- (c) Operating hours: 24 hrs a day x 7 days week operations.
- (d) TPCL has 24 lifts (including 4 service lifts) travelling between 3 basements (-3 to -1) and Ground to 4 Floors. Each passenger lift has capacity of carrying 20 persons.

6.18 PUBLIC LIABILITY INSURANCE POLICY FOR 2026-27

Tenderer is to quote the lowest premium for the following liabilities for the sum insured as detailed below. The final Sum Insured may change as per TPCL's decision at the time of finalizing the Insurance Policies.

Public Liability Policy (non industrial) including Lifts:

Per Person limit	:	INR 50.00 Lakhs
Any one accident	:	INR 2.50 Crores
Any one year	:	INR 5.00 Crores

- (a) Public Liability Policy should cover the following risks:

General Details and Risk Factors of TIDEL Park Coimbatore Limited:

- (b) TPCL Turn over: Rs. 100.00 Crores (approx.)
- (c) **Population:** Over 19,500 people including TPCL / Occupant employees, contractors, vendors, visitors, foreign trade delegates etc., are operating out of the facility on round the clock basis.
- (d) Operating hours: 24 hrs a day x 7 days week operations.

**"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"**

- (e) In addition to software / call center offices, there are commercial establishments like shops, banks and restaurants operating in this premises, some are on profit sharing basis with TPCL.
- (f) TPCL provides its occupants all utility services like electricity, water, sewage disposal, vertical transportation, façade cleaning, air-conditioning, communication back-bone, backup power etc., and provides other amenities also like housekeeping, pest control, security etc.
- (g) TPCL provides covered parking and open parking for two wheelers / four wheelers and open parking for visitor vehicles and other commercial vehicles like vans, buses etc. TPCL premises are also being used by water tankers and autos / vans / Lorries for transportation of goods etc.
- (g) Dish antennas, receivers, transmitters, towers etc. of some of the occupants are installed in terrace.
- (i) Building Height: About 21 meters from ground level. This building has 3 basements for vehicle parking.
- (j) TPCL is surrounded by other establishments like ELCOT, WIPRO, Medical College etc. In some of the adjoining properties bush like surroundings exist where snakes, bees and other insects are found regularly.
- (k) Other risks normally applicable to a similar office complex.
- (l) The above policies should also cover Act of God perils.
- (m) This Policy is continuation of all previous polices.

6.19 Burglary and Housebreaking Insurance

Tenderer is to quote the lowest premium for the following for the sum insured as detailed below. The final Sum Insured may change as per TPCL's decision at the time of finalizing the Insurance Policies.

PROPOSAL FORM UNDER "RE-INSTATEMENT VALUE" Burglary and Housebreaking Insurance Policy for the year 2026-27 for TIDEL Park Coimbatore Limited	
Description	Sum insured (In Rs.)
All type of plant and machinery & accessories including but not limited to DG sets, Cable & pipelines, transformers, compressors, HVAC units, chilling plants and other related machineries pertaining to insured's business activity. Contents: Others including but not limited to furniture, fixture and fittings, office equipment, computers and accessories and other related items pertaining to insured's trade.	146,20,00,000
Common Facilities	8,02,00,000
Stores Stock (materials + HSD)	2,25,00,000
Total Sum Insured	156,47,00,000
First loss Basis (10% of the Total Sum Insured)	15,64,70,000
ADD ON COVERS	
Theft Cover	Required
RSMD Cover	Required

Excess: 5% of claim amount subject to minimum of Rs.10,000/- for each and every claim.

"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"

6.20 Fidelity Guarantee

Tenderer is to quote the lowest premium for the following liabilities for the sum insured as detailed below. The final Sum Insured may change as per TPCL's decision at the time of finalizing the Insurance Policies.

Fidelity Guarantee:

Per Person limit	:	INR 25.00 Lakhs
Any one accident	:	INR 25.00 Lakhs
Any one year	:	INR 50.00 Lakhs
 Number of employees	:	 350

Excess: 5% of claim amount subject to minimum of Rs.10,000/- for each and every claim.

6.21 MBD POLICY

PROPOSAL FORM UNDER "RE-INSTATEMENT VALUE"		
MACHINERY INSURANCE POLICY		
for the year 2026-27 for TIDEL PARK COIMBATORE LTD.		
Sl. No.	Description	Sum insured
1.	Coverage as per standard MB insurance policy of IRDA – Schedule A Enclosure A	
Total sum Insured as per the MB list provided as Enclosure A		Refer Volume IB

ELECTRONIC EQUIPMENT INSURANCE POLICY

PROPOSAL FORM UNDER "RE-INSTATEMENT VALUE"		
ELECTRONIC EQUIPMENT INSURANCE POLICY		
for the year 2026-27 for TIDEL PARK COIMBATORE LTD.		
Sl. No.	Description	Sum insured
1	Coverage as per standard EEI insurance policy of IRDA – Schedule A Enclosure B	
Total sum Insured as per the EEI list provided as Enclosure B		Refer Volume IB

PLATE GLASS INSURANCE

PROPOSAL FORM UNDER PLATE GLASS INSURANCE		
for the year 2026-27 for TIDEL PARK COIMBATORE LTD.		
Sl. No.	Description	Sum insured
1	Coverage as per the scope and exclusions defined in – Schedule A Enclosure C	
Total sum Insured as per the Plate Glass Insurance provided as Enclosure C		Refer Volume IB

"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"

SPECIAL CONTINGENCY ALL RISK INSURANCE

PROPOSAL FORM UNDER SPECIAL CONTINGENCY ALL RISK INSURANCE for the year 2026-27 for TIDEL PARK COIMBATORE LTD.		
Sl. No.	Description	Sum insured
1	Coverage as per the scope and exclusions defined in – Schedule A Enclosure D	
Total sum Insured as per the Special Contingency All Risk Insurance provided as Enclosure D		Refer Volume IB

LED SIGNAGE

PROPOSAL FORM UNDER LED SIGNAGE INSURANCE for the year 2026-27 for TIDEL PARK COIMBATORE LTD.		
Sl. No.	Description	Sum insured
1	Coverage as per the scope and exclusions defined in – Schedule A Enclosure E	
Total sum Insured as per the LED Signage Insurance provided as Enclosure E		Refer Volume IB

Excess for Policy Wise:

Sections	Excess
Standard Fire and Special Perils Insurance Policy	As per the Tariff
Burglary and Housebreaking Policy	Excess: 5% of claim amount subject to minimum of Rs.10,000/- for each and every claim.
Machinery Breakdown Policy	As per the Tariff
Electronic Equipment Policy	As per the Tariff
Plate glass	5% of claim amount subject to a min. of Rs. 3000 for each & every loss.
Special Contingency All Risk	5% of claim amount subject to a min of Rs 3000 for each & every loss.
LED Signage / Neon Sign Policy	5% of claim amount subject to a min. of Rs 3000 for each & every loss.
Lift (Third-Party) Liability Insurance Policy	0.25% of limit of indemnity per any one accident subject to a minimum of Rs. 1,000 and maximum of Rs. 1,00,000
Fidelity Guarantee Policy	Excess: 5% of claim amount subject to minimum of Rs.10,000/- for each and every claim.
Public Liability Insurance Policy	0.25% of limit of indemnity per any one accident subject to a minimum of Rs. 1,000 and maximum of Rs. 1,00,000

"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"

6.22 MEMORANDUM OF UNDERSTANDING (MOU)

A draft MOU to be executed on request of TPCL is enclosed as **Annexure – IV (Page No. 32)**

6.23 SCHEDULE OF RATE FOR MANPOWER

Rates for TPCL is enclosed as **Annexure – V (Page No. 37)**

(Signature of the Bidder)

Please note that the acceptance / rejection of the deviation is fully at the discretion of TIDEL Park Coimbatore Limited

"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"

ANNEXURE - I

TIDEL PARK COIMBATORE LIMITED

1.1 LIST OF OCCUPANTS – COMMERCIAL COMPANIES

SI No	Occupants Name	Location / Module No.	Activates
1	a) Arunachala Foods	FC-K1	Food Court Operators
	b) SMS	FC-K3	
	c) Home Chef	FC-K4 & K5	
	d) Sai Agencies	FC-K6 & K7	
	d) Uniq Foods	FC-01	
	e) The Indcoserve	FC-02	
	f) Mani Food Court	FC-03	
	g) Cravory F&D LLP	FC-04	
	h) Jus De Fruits	FC-05	
	i) Puga	FC-06	
	j) Sai Foods	FC-07	
	l) Vel Chakra Coffee Pvt. Ltd.	FC-09	
2	State Bank of India	GF-45 & GF-48	Banking
3	HDFC Bank	GF-2	
4	ICICI ATM	C2/2	ATM
5	Ahila Consultancy Services	FC-10	Insurance Agency
6	Post Office	GF-39	Postal

1.2 LIST OF OCCUPANTS – SERVICE PROVIDERS

SI No	Occupants Name	Location / Module No.	Activates
1	Reliance Jio Infocomm Ltd.	SP01A	Telecom Service Providers
2	Vijaya Comnet	SP01B	
3	TATA Communication	SP2	
4	TATA Tele Services	SP3	
5	Vodafone Cellular Ltd.	SP4	
6	Reliance Communications	SP5	
7	Bharti Airtel Ltd.	SP6	
8	Indus Tower	SP7	
9	Bharat Sanchar Nigam Ltd.	SP9	
10	Skylink Fibernet Pvt Ltd	SP11-BII	
11	Sify Technologies Ltd.	SP-12-BII	
12	Atria Convergence Technologies Ltd.	SP11-BIII	

"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"

ANNEXURE-II**TIDEL PARK COIMBATORE LIMITED****1.1 LIST OF OCCUPANTS – IT / ITES COMPANIES**

SI No	Client	Module No	Activity
1.	Melt Water India Private Limited	001/1	IT/ITES
2.	Aidas Tech India Private Limited	001/2	
3.	Information Evolution India Private Limited	002/1	
4.	Virtual Tech Gurus Private Limited	002/2	
5.	SRJ Infojnana Systems Private Limited	002/3 & 003/1	
6.	Quintessence Business Solutions & Services Private Limited	003/2	
7.	IBM India Private Limited	004	
8.	Envision Software Engineering Private Limited	005/1A, 005/2	
9.	Indmax IT Services	005/1B	
10.	Exterro R&D Private Limited	006, 104	
11.	Innobot Systems Private Limited	007	
12.	Qbrainx India Private Limited	101/2	
13.	Kavin Engineering Solutions Private Limited	102 & 108	
14.	Toppan Merrill Technology Services Private Limited	103	
15.	Visionnet Systems Private Limited	105	
16.	Kanini Software Solutions India Private Limited	106	
17.	AppviewX Private Limited	107 & 109/2	
18.	Payoda Technologies Private Limited	109/1,110/1, 110/2	
19.	Accenture Solutions Private Limited	201-204,206,401 & 402	
20.	Cameron Manufacturing India Private Limited	205, 207, 301-304 & 306	
21.	Corrohealth Infotech Private Limited	208-210	
22.	Soliton Technologies Private Limited	305	
23.	Omega Healthcare Management Solutions Pvt. Ltd.	307	
24.	LTIMindtree Limited	308/1	
25.	AG Resources India Private Limited	308/2, 309	
26.	Access Healthcare Services Private Limited	310,406 & 407	
27.	Name Cheap Web Services Private Limited	403	
28.	Omega Healthcare Management Services Pvt. Ltd.	404	
29.	ValueMomentum Software Services Private Limited	405	

"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"

1.2 SME Modules

Sl No	Client	Module No.	Activity
1.	Zan Computech	1, 42 & 43	IT/ITES
2.	Creosen Services Private Limited	3, 4 & 5	
3.	Cloud Valley	7	
4.	Innoboon	8	
5.	SBNA Software Solutions Private Limited	9-11,15-17	
6.	Fuzionest Private Limited	12 & 18	
7.	Zettastack Systems Private Limited	13 & 14	
8.	Atom 8 IT Solutions	19	
9.	Eapta Dynamics Private Limited	20	
10.	AG Resources India Private Limited	23, 24 & 29	
11.	Syskey Softlabs Private Limited	25 & 31	
12.	Wallins Innovatin LLP	26	
13.	UBX Cloud Private Limited	30	
14.	Tuxfield Technologies Private Limited	33 & 34	
15.	Unilogic Technologies Private Limited	35	
16.	Green Orange information Technology Private Limited	36 & 37	
17.	Ready Tech Solutions	38	
18.	Green Works Technology	40	
19.	Brillersys	41	
20.	Kovan Technology Labs India Private Limited	44	
21.	KM Medical Software India Private Limited	46 & 47	
22.	IMedoc Software India Private Limited	49 & 50	
23.	Inaho Digital Solutions Private Limited	51	
24.	Ensmart Controls	52	

**"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"**

1.3 IT/ITES Development Centre

Sl. No.	Client	Cubicle No	Activity
1.	Tejoule Software Systems Private Limited	DC – 01	IT/ITES
2.	Acidus Management Solutions Private Limited	DC – 02, 03, 07, 08 & 09	
3.	Nubis IT Services Private Limited	DC-04	
4.	vThink Global Technologies Private Limited	DC-05	
5.	ERS Information Systems Private Limited	DC – 06, DR-01 & DR-08	
6.	Eagle Quest International India Private Limited	DC -10	
7.	Walkerscott IT Consulting Services India Private Limited	DC – 11	
8.	Telesto Energy Private Limited	DC – 12	
9.	Solid Practice Service Private Limited	DC – 13, 14 & 25	
10.	Cloud Assert Technologies India Private Limited	DC – 15	
11.	Cloudvalley Technologies LLP	DC – 16	
12.	Tinkerblox Technology India Private Limited	DC – 17	
13.	MKS Vision Private Limited	DC – 18, 19, 27 & 28	
14.	Caprice Cloud Solutions	DC – 20	
15.	Mai App Healthtech Private Limited	DC – 21	
16.	KF Valves India Private Limited	DC – 22	
17.	InnoBoon Technologies Private Limited	DC – 23	
18.	Lingasys Technology Private Limited	DC - 24	
19.	Bright Bridge Infotech Private Limited	DC - 26	
20.	Tech Mahindra Limited	DC – 29 to 34	
21.	vCollab Etiquette Private Limited	DC – 35	
22.	Interbind Technologies Private Limited	DC – 36	
23.	Lucid Imaging Private Limited	DC – 37, 38 & 42	
24.	Yalitech	DC – 39	
25.	LI Software Private Limited	DC – 40	
26.	Shlok Information Systems India Private Limited	DC - 41	
27.	Albatroz India Private Limited	DC – 43	
28.	HH Back Office Services Private Limited	DC - 44 & 45	
29.	TN Guidance	DR-01	

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ANNEXURE – III

LIST OF OE SUPPLIERS / SPECIALIZED AGENCIES TO CARRY OUT O&M OF THE PARK

SI No	Facility	Name of the Agency
1	Electrical Installation Works	ETA Engineering Private Limited, Chennai
2	ACMV	Sterling and Wilson Pvt. Ltd., Chennai
3	D.G. Sets	Sterling and Wilson Pvt. Ltd., Chennai
4	Lift	Johnson Lifts Pvt. Ltd., Chennai
5	Land Scaping	SSV Developers, Villupuram
6	Fire Protection Systems	Surya Fire Services, Coimbatore
7	Sewage & Water Treatment	Aqua Matrix System Pvt. Ltd., Chennai
8	Façade Cleaning	Kings Spider, Chennai
9	Security & Fire Fighting Services	Firstman Management Services Pvt. Ltd.
10	House Keeping & Waste Management Services	SSV Developers, Villupuram
11	IBMS	Evan Automation Pvt. Ltd., Chennai

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ANNEXURE-IV

Memorandum of Understanding

This Memorandum of Understanding (MOU) made on this _____, between M/s TIDEL Park Coimbatore Ltd having its registered office at Module No.101/A, First Floor, ELCOSEZ, Vilankurichi Raod, Aerodrome Post, Coimbatore – 641 014 represented by Thiru. _____ Chief Operating Officer, Thiru. R. Sendhil Murugan (hereinafter called the "Owner") of the one part and

M/s _____ Company Limited, having their Registered Office at -----, represented by its Branch Manager, Divisional Manager / Others (hereinafter called the "Insurer") of the other part, for the Standard Fire, Special Perils, Public Liability, Burglary and House Breaking, Fidelity Guarantee, Machinery Break Down (MBD), Electronic Equipment Insurance (EEI), Plate Glass (PG), Special Contingency All Risk and LED Signage insurance policies (hereinafter collectively know as "MBD Policy").

Whereas the Owner had sought quotes for procuring insurances of various types for its various machinery and equipment located at its premises at ELCOSEZ, Civil Aerodrome Post, Coimbatore – 641 014 and the registered General Insurers with IRDA had offered quotes in response thereto.

And Whereas, the quote offered by the Insurer was found to be acceptable to the Owner.

And Whereas the other Insurance companies named above also agreed to match the insurance premium rates quoted by the Insurer and had agreed among themselves to share the business in the ratio of ____ for the Insurer and at ____, ____ and ____ for the remaining insurance companies respectively and communicated the same to the Owner, which the owner also accepted, (if applicable).

And Whereas the Owner, the Insurer and the remaining insurance companies have agreed among themselves that the Insurers shall be the Lead Insurer and co-ordinate and offer all services under the Insurance Policies on its own behalf and behalf of the others have agreed to receive their respective premium as well as settle all claims as per the terms of this agreement through the Insurer If applicable).

And Whereas the Insurance Policies taken by the Owner for its properties in TIDEL Park Coimbatore Ltd., ELCOSEZ, Villankurichi Road, Civil Aerodrome Post, Coimbatore 641 014, intends to offer the policy for a period of one year with effect from the time of expiry (ie., from 0.00 Hrs. on 09.07.2026 to midnight of 08.07.2027) and the Insurer, hereby offered to be the Lead Insurer for the insurance coverage at the rates and terms & conditions hereafter contained in this MOU, in the Bill of Quantities (BOQ) given in **Annexure-IV** and in the Manpower Rates given in **Annexure-V** and the Owner hereby accepts the offer (if applicable).

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- 1) The Owner has entered into Operation and Maintenance Contract (O&M) with Contractors as detailed below:

S No	CONTRACTOR	O&M CONTRACT
1	JOHNSON LIFTS PVT. LTD.	LIFTS & ESCALATORS COMPREHENSIVE
2	ETA ENGINEERING PVT. LTD.	ELECTRICAL
3	SURYA FIRE SERVICES	FPS COMPREHENSIVE
4	AQUA MATRIX SYSTEMS PVT. LTD.	SEWAGE TREATMENT PLANT
5	STERLING AND WILSON PVT. LTD.	DG SETS
6		ACMV
7	EVAN AUTOMATION PVT. LTD.	IBMS
8	KINGS SPIDER	FAÇADE ACCESS AND CLEANING SYSTEM
9	SSV DEVELOPERS	HOUSEKEEPING & WASTE MANAGEMENT
10		LANDSCAPING
11	FIRSTMAN MANAGEMENT SERVICES	SECURITY AND FIRE FIGHTING

- 2) The Insurer acknowledges that the Owner may enter into new contracts on expiry of the existing contracts detailed above and further acknowledges that the Owner has right to change the BOQ and their unit rates along with the sum insured based on the scope of the new O&M contracts to be entered into from time to time. The Insurer hereby agrees to accept the revised BOQ as and when informed by the Owner and agrees to refund and/or charge the premium on prorata day basis for those items deleted and/or added respectively, as per the revised BOQ, unit rates and the sum insured. Such revision in BOQ may be made by the Owner individually on expiry of each of the above O&M Contracts and the Insurer hereby agrees to be bound by such changes.
- 3) Any break down that occurs during the contract period will be attended to by the O&M Contractors by providing necessary material and manpower, as per the respective terms of their contract. To cover the risks, Owner has accepted to take the Insurance Policies.
- 4) Claim Settlement Procedure

On a claim under the Insurance Policies being made by the owner, the Insurer hereby agrees to adopt any one of the following Claim settlement procedure.

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a) **Method 1 – "Claim with-out bill for Material & Labour":**

The Insurer hereby agrees not to call, for settlement of claims, any bills for labour, material etc., for claims made up to the total value of O&M charges paid / payable to the O&M contractors of the respect packages from the date of first commencement of O&M contracts until expiry of this policy, reduced by the actual claim amounts received till the date of claims. This clause will survive any change in the existing O&M contracts and entering into of new O&M Contracts by the Owner. It is hereby agreed that after expiry of the individual O&M contract as detailed in para 2 above, the total O&M contract amounts including the amount of new O&M contracts (ie., amount up to which the Owner is not liable to produce any bills for claim) will be intimated to the Insurer. The following procedure is hereby accepted.

- After TPCL lodges any claim under MBD / EEI / PG policies, the nature of repairs can be verified at site by the surveyor(s) nominated by the insurance company / Owner.
- **For Material Cost:** In respect of the cost of material, Original Equipment Manufacturer (OEM) prevailing cost or market rate shall be used as the basis for arriving at the material cost.
- **For Labour Cost:** On completion of repairs by the O&M contractors, the nominated surveyors may verify the same and recommend the claim of Man Power Cost based on the Labour Utilization certificate and statement Furnished by the Owner / O&M Contractor based on Man-power given in Annexure II.

Documents prepared by the Owner / O&M Contractor only will be provided for such claims.

5) **The following procedure is hereby accepted for preparation of documents**

- a) Owner / O&M Contractor certify the utilization of man power and materials based on O&M contractor's breakdown report.
- b) OEM / Market rate prevailing at the time of replacement has to be considered for material cost.
- c) Owner / O&M Contractor will provide a certificate on the salvage amount to be considered based on the actual level of damage for the subject claim.
- d) Labour utilized (Man-Hours) report, containing all particulars of labour involved to rectify the repairs, certified by Owner / O&M Contractor will be considered as proof for labour charges.
- e) Man power rates for labour of O&M / OEM staff (Annexure V), based on which labour claims will be charged by Owner O&M Contractor.

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b) **Method 2: Claim with Proforma Invoice / Bills**

In cases not falling under Clause 5(a), for any breakdown which calls for repairs and replacements of insured items, the Owner will submit Proforma Invoice / Bills for claim processing.

c) **Settlement Period**

All settlements have to be made within 15 days from the date of receipt of documents submitted to the Insurer by the Owner / O&M Contractor. The responsibility of collecting the surveyor's report is vested with insurer. For any delay beyond 15 days without assigning any reason(s), the prevailing State Bank of India Prime Lending Rate + 1 % on the claim amount unsettled will be charged extra till the date of settlement.

d) **Part Payments**

On reporting of claim(s) by the Owner and once the claim is accepted by the surveyor as payable, 75% of amount has to be paid as an advance amount and the remaining amount to be paid as per Settlement Clause.

The Bill of Quantity enclosed as Annexure I, will form part of the policy and the tariff rates indicated in this annexure are the rates accepted by the Insurer. As these tariff rates are as per IRDA and TAC regulations and the discounts offered thereon are as per their company internal guidelines without any violation what so ever, the Insurer will ensure that the claims will be processed without any conditions and the Owner is not responsible for any defect / error in the final rates quoted by the Insurer and accepted in their communications dated xxxx and as per the enclosed Annexure-I & II.

e) **The nominated surveyors list:**

If the Insurer is not responding within 24 hours from the time of intimation by the Owner in writing or over phone, the owner has the right to nominate a suitable surveyor (Licensed by IRDA and IIISLA) from their panel which the Insurer will perform accept without demur.

f) **Name and designation of the officer nominated as single point contact for processing the claims of the Insurance company**

g) **Self Assessment**

For claims up to Rs. 20,000/-, a self-assessment by the Owner / O&M Contractor is sufficient for processing claims.

h) **Depreciation against various Equipment:**

The depreciation applicable for the various components of the equipment with limited life will be decided by a Panel of Surveyors nominated by the Lead Insurer with the consent of the Owner, who will arrive at the maximum allowed depreciation rates based on the life of

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the equipment for each package. The panel will fix maximum allowed depreciation percentage and the nominated surveyor who investigates the claim can use this as a guide line. If the nominated surveyor feels / desires, then he is permitted to apply a lesser percentage of depreciation but not exceeding the percentage fixed / accepted in the MOU.

i) **The Sum Insured under various Sections:**

The Sum Insured declared under MB, EEI Plate Glass & Special Contingency All Risk Insurance schedules indicates the Reinstatement cost of the equipment or its sub-systems and coverage is sought only for this equipment or its sub-systems. Under Insurance if applicable should pertain only to the cost of sub-system declared in the schedule as per the respective policy.

j) **Mediums included in the Sum Insured:**

The Sum Insured declared under different schedules includes the medium of operation such as refrigerants, oil and others also.

k) **Engineer / supervisor charges:**

The Insurers agree to indemnify the owners as per the rates indicated in the **Annexure 2** enclosed along with the tender documents.

**On behalf of
TIDEL Park Coimbatore Ltd.**

**On behalf of
Insurance company**

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ANNEXURE – V

Man Power rates for IT Park Operations as on 1st March, 2026

1. Wages for a normal working day (for during holiday / over time additional 50% Charged extra).
2. No partial day calculations are permitted like ½ day, 1 hour etc.
3. The rates are based on 1st March 2026, an additional 0.055% per Month will be added.

SI No	Categories of work force	Per day minimum in RS	
1	O & M Engineer	6600	
2	Service Engineer	3432	
3	Asst Engineer	2160	
4	Technician	1200	
5	Supervisor	1800	
6	Service Engineer (from OEM @ Rs.30,000/ day, Lodging, Boarding+ Travel expenses of Indian Origin)	30000	Defrayment Expenses at actuals
7	Engineer / Specialist from abroad	At actual	
8	Craftsman like welder/sheet metal worker / Fitter / Plumber / Electrician /Carpenter/ Draughtsman / Stone cutter / Mason / Security Guard /Insulator Store Keeper etc.,	1350	
9	Casual Labour	500	
	II. Computer Hardware / Software		
1	O & M Manager	9240	
2	Senior Engineer	6864	
3	Junior / Asst Engineer	4752	
4	Technicians	2640	
5	Supervisor	3960	

The list will be updated periodically as and when a new set of group of tradesman is identified

I Tools: Additional cost towards tools & tackles

1. For Hand Tools = add 5% of Labour cost
2. For power Tools = add 7.5% on Labour cost
3. For Special Tools and Tackles = at actual

II Common to all:

For TPCL Management supervision charges: additional 15% of entire cost estimation

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Enclosure A1

STANDARD POLICY FORM

MBD POLICY

WHEREAS the insured named in the schedule hereto by a proposal and declaration, which shall be the basis of this contract and is deemed to be incorporated herein has applied to _____ (herein-after called, the company) for the Insurance hereinafter contained and has paid the premium as consideration for such Insurance in respect of accident or damage occurring during the period of Insurance stated in the schedule or during any subsequent period for which the Insured pays and the Company may accept the premium for the renewal of the Policy.

NOW THIS POLICY OF INSURANCE WITNESSETH

That subject to the terms, exceptions, exclusions, provisions and conditions contained herein or endorsed hereon, the company will at its own option by payment or reinstatement or repair indemnify the Insured against unforeseen and sudden physical damage by any cause not hereinafter excluded to any insured property specified in the attached schedule(s) whilst in the premises therein mentioned necessitating its immediate repair or replacement. This Policy shall apply to the insured items after successful completion of their performance/acceptance tests, whether they are at work or at rest, or being dismantled for the purpose of cleaning or overhauling, or in the course of the aforesaid operations themselves, or when being shifted within the premises, or during subsequent re-erection. The liability of the Company for any one item of the insured property shall not exceed in the aggregate in any one period of Insurance the Sum Insured set against such in the attached schedule(s), unless the Sum Insured under such item is reinstated after occurrence of a claim for balance period.

GENERAL EXCEPTIONS –

THE COMPANY SHALL NOT BE LIABLE UNDER THIS POLICY IN RESPECT OF -

1. Loss, damage and/or liability caused by or arising from or in consequence, directly or indirectly of fire including extinguishment of a fire or clearance of debris and dismantling necessitated thereby, smoke, soot, aggressive substance, lightning, explosion of any kind (other than bursting or disruption of turbines, compressors, cylinders of steam engines, hydraulic cylinders or fly wheels or other apparatus subject to centrifugal force, internal pressure) theft, collapse of buildings, subsidence, landslide, rockslide, water which escapes from water containing apparatus, flood, inundation, storm, tempest, earthquake, volcanic eruption or other Acts of God, impact of land borne or waterborne or airborne craft or other aerial devices and/or articles dropped there from.

Any loss or damage by fire within the electrical appliances and installation insured by this Policy arising from or occasioned by overrunning, excessive pressure, short circuiting, arcing, self heating or leakage of electricity, from whatever cause (lightning included), is covered; provided that this extension shall apply only to the particular electrical machine; apparatus fixture fitting or portions of the electrical installation so affected and not to other machines, apparatus, fixtures fittings or portions of the electrical installation which may be destroyed or damaged by fire so set up.

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2. Loss damage and/or liability caused by or arising from or in consequence, directly of -
 - a) War, invasion, Act of foreign Enemy, Hostilities or war like operations (Whether war be declared or not). Civil war, rebellion, revolution, Insurrection, Mutiny, Riot, Strike, Lockout and Malicious Damage, Civil Commotion, Military or Usurped Power, Martial Law, Conspiracy Confiscation, Commandeering by a group of malicious persons 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.
3. Accident, Loss, damage/and/or liability resulting from over load experiments or tests requiring the imposition of abnormal conditions.
4. Gradually developing flaws, defects, cracks or partial fractures in any part not necessitating immediate stoppage, although at some future time repair or renewal of the parts affected may be necessary.
5. Deterioration of or wearing away or wearing out any part of any machine caused by or naturally resulting from normal use or exposure.
6. Loss, damage and/or liability caused by or arising out of the willful act to willful neglect or gross negligence of the insured or his responsible representatives.
7. Liability assumed by the insured by agreement unless such liability would have attached to the insured notwithstanding such agreement.
8. Loss, damage and/or liability due to faults or defects existing at the time of commencement of this insurance and known to the insured or his responsible representative but not disclosed to the Company.
9. Loss of use of the Insured's plant or property of any other consequential loss incurred by the Insured.
10. Loss, damage/and/or liability due to explosions in Chemical Recovery Boilers, other than pressure explosions for e.g. smelt, chemical, ignition, Explosions etc.

SPECIAL EXCLUSIONS –

The Company shall not be liable for -

1. The excess, as stated in the Schedule, to be first borne by the insured out of each and every claim; where more than one item is damaged in one and same occurrence, the insured shall not, however, be called upon to bear more than the highest Excess applicable to any one such item;
2. Loss of or damage to belts, ropes, chains, rubber tyres, dies, moulds, blades, cutters, knives or exchangeable tools, engraved or impression cylinders or rolls; objects made of glass, porcelain, ceramics, all operating media (e.g. lubricating oil, fuel, catalyst,

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refrigerant, dowtherm) felts, endless conveyor belts or wires; sieves, fabrics, heat resisting and anti-corrosive lining and parts of similar nature, packing material, parts not made of metal (except insulating material) and non-metallic lining or coating of metal parts; unless loss or damage to the equipment/machinery is indemnifiable in terms of the policy.

3. Loss or damage for which the manufacturer or supplier or repairer of the property is responsible either by law or contract.

In any action, suit or other proceeding where the Company alleges that by reason of the provisions of the exceptions or exclusions 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.

PROVISIONS -

1. SUM INSURED -

It is the requirement of this Insurance that the Sum Insured shall be equal to the cost of replacement of the insured property by new property of the same kind and same capacity which shall mean its replacement cost including freight and customs duties, if any, and erection costs.

2. BASIS OF INDEMNITY -

a) In cases where damage to an insured item can be repaired, the Company will pay expense necessarily incurred to restore the damaged machine to its former state of serviceability plus the cost of dismantling and re-erection incurred for the purpose of effecting the repairs as well as ordinary freight to and from a repair shop, customs duties if any to the extent such expenses have been included in the Sum Insured. If the repairs are executed at a workshop owned by the Insured the Company will pay the cost of materials and wages incurred for the purpose of the repairs plus a reasonable percentage to cover overhead charges.

No deduction shall be made for depreciation in respect of parts replaced except for (i) wear and tear parts and (ii) parts for which manufacturers have specified a fixed life for use and the like but the value of any salvage will be taken into account.

If the cost of repairs as detailed hereinabove equals or exceeds the actual value of the machinery insured immediately before the occurrence of the damage the settlement shall be made on the basis provided for in (b) below.

b) In cases where an insured item is destroyed, the Company will pay the actual value of the item immediately before the occurrence of the loss including costs for ordinary freight erection and customs duties if any provided such expenses have been included in the sum insured, such actual value to be calculated by deducting proper depreciation from the replacement value of the item. The Company will also pay any normal charges for the dismantling of the machinery destroyed but the salvage will be taken into account.

Any extra charges incurred for overtime, night-work, work on public holidays, express freight are covered by this insurance only if especially agreed to in writing.

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In the event of the makers' drawings, patterns and for boxes necessary for the execution of a repair not being available the Company shall not be liable for cost of making any such drawing patterns or core boxes.

The cost of any alterations, improvements or overhauls shall not be recoverable under this Policy.

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.

If the Sum Insured is less than the amount required to be insured as per Provision 1 hereinabove, the Company will pay only in such proportion as the Sum Insured bears to the amount required to be insured. Every item if more than one shall be subject to this condition separately.

The Company will make payments only after being satisfied, with the necessary bills and documents that the repairs have been effected or replacements have taken place, as the case may be. The Company may, however, not insist for bills and documents in case of total loss where the Insured is unable to replace the damaged equipment for reasons beyond their control. In such cases claims can be settled on 'Indemnity Basis'.

3. CONDITIONS –

- a) This Policy and the attached Schedule(s) shall be read together as one contract and words and expressions to which specific meanings have been attached in any part of this Policy or of the attached Schedule(s) shall bear the same meaning wherever they may appear.
- b) 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 any one acting on his behalf to obtain 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 a case of arbitration taking place as provided therein within three months after the arbitrator or arbitrators or umpire have made their awards, all benefit under this Policy shall be forfeited.
- c) 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 the Insured the defence or settlement of any claim for indemnity or damage or otherwise and shall have full discretion in the conduct of any proceeding or in the settlement of any claim and the Insured shall give all such information and assistance as the Company may require.
- d) The due observance and fulfillment of the terms, provisions and conditions of and endorsement on this policy in so far as they relate to anything to be done or complied with by the insured and the truth of the statement and answers in the said proposal shall be conditions precedent to any liability of the Company to make any payment under this Policy.

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4. OBLIGATIONS OF THE INSURED –

- a) The Insured shall take all reasonable steps to maintain the insured property in efficient working order and to ensure that no item is habitually or intentionally over loaded. The Insured shall fully observe the manufacturer's instructions for operating, inspection and overhaul, as well as government, statutory municipal and all other binding regulations in force concerning the operation and maintenance of the insured plant and machinery;
- b) The Company's Officials shall at all reasonable times have the right to inspect and examine any property insured hereunder and the Insured shall provide the Officials of the Company with all details and information necessary for the assessment of the risk. The Company shall provide the Insured with a copy of the inspecting Official's report; which shall however be treated as strictly confidential both by the Insured and the Company.
- c) In the event of any -
 - i) Material change in the original risk;
 - ii) Alteration, modification or addition to insured item.
 - iii) Departure from prescribed operating conditions, whereby the risk or loss or damage increases.
 - iv) Changes in the Insured's Interest (such as discontinuation or liquidation of the business or being placed in receivership) taking place, the Policy shall be void unless its continuance be agreed by endorsement signed by the Company.

5. DUTIES FOLLOWING AN ACCIDENT –

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 of loss or damage;
- b) take all reasonable steps within his power to minimize the extent of the loss or damage;
- c) preserve the damaged or defective parts and make them available for inspection by an official or surveyor of the Company.
- d) furnish all such information and documentary evidence as the Company may require.

The Company shall not be liable for any loss or damage of which no notice and completed claim form have been received by the Company within Fourteen days of its occurrence.

Upon notification of a claim being given to the Company, the insured may proceed with the repair of any minor damage not exceeding Rs.2,500/- provided that the carrying out of such repair is without prejudice to any question of liability of the Company and that any damaged part requiring replacement is kept for inspection by the Company, but in all other cases a representative of the Company shall have the opportunity of inspecting the damage before any alterations repairs or replacement are effected. Nothing contained herein shall prevent the Insured from taking such steps as are absolutely necessary to maintain the operation of the plant.

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The liability of the Company under this Policy in respect of any item of property sustaining damage, for which indemnity is provided, shall cease if the said item is kept in operation without being repaired to the satisfaction of the Company.

6. OTHER INSURANCE –

If at the time any claim arises under this Policy there is any other insurance covering the same loss damage or liability the Company shall not be liable to pay or contribute more than its ratable proportion of such loss damage or liability.

7. POSITION AFTER A CLAIM –

- a) The Insured shall not be entitled to abandon any property whether taken possession of by the Company or not.
- b) As from the day of loss the Sum Insured for the remainder of the period of insurance is reduced by the amount of the compensation. To prevent under insurance during the remainder of the current period of insurance the amount insured must be reinstated. The premium will be calculated pro-rata from the day repaired item is again put to work. For subsequent period of insurance, the original indemnity and premium are again in force unless circumstances justify an alteration.

8. TRANSFER OF INTEREST –

The insurance granted by this policy shall cease to attach to any items described in the Schedule the interest in which shall pass from the Insured otherwise than by will or operation of law. Unless the consent of the Company for the continuance of the Insurance shall be obtained and signified by endorsement hereon.

9. TERMINATION OF INSURANCE –

This insurance may be terminated at any time at the request of the insured, in which case the Company will retain the premium calculated at the customary short period rate for the time the policy has been in force. This insurance may also at any time be terminated at the option of the Company by 15 days' notice to that effect being given to the insured, in which case the Company shall be liable to repay on demand a ratable proportion of the premium for the unexpired term from the date of the cancellation.

10. RECOURSE –

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 enforcing any right or remedies 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 of any loss / 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.

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11. ARBITRATION –

If any dispute or difference shall arise as to the quantum to be paid under the 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.

The arbitrator shall be appointed by the Managing Director of the Company and Company shall ensure that Arbitrator shall satisfy the norms of independence as provided in Arbitration & Conciliation Act 1996 and any amendment thereon.

It is clearly agreed and understood that no difference or dispute shall be referable to arbitrations as herein before 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 award by such arbitrator/ arbitrators of the amount of the loss or damage shall be first obtained.

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Enclosure B1

ELECTRONIC EQUIPMENT INSURANCE POLICY

WHEREAS the Insured named in the Schedule hereto has made to _____ Co. Ltd., (hereinafter called 'Company') a written proposal by completing questionnaire, which together with any other statement made in writing by the Insured for the purpose of this Policy is deemed to be incorporated herein.

NOW THIS POLICY OF INSURANCE WITNESSETH that subject to and/or in consideration of the Insured having paid to the Company the premium mentioned in the Schedule and subject to the terms, exclusions, conditions and provisions contained herein or endorsed hereon the Company will indemnify the Insured in the manner and to the extent hereinafter provided.

This Policy shall apply to the Insured items only after successful completion of their performance/acceptance test whether they are at work or at rest or being dismantled for the purpose of cleaning or overhauling or in the course of aforesaid operations themselves or when being shifted within the premises or during subsequent re-erection.

The liability of the Company for any one item of the Insured property shall not exceed in aggregate in any one period of Insurance the sum insured set against such items in the attached Schedule(s) unless the Sum Insured under such item is reinstated after occurrence of a claim for balance period.

GENERAL EXCLUSIONS –

The Company will not indemnify the Insured in respect of loss, damage or liability directly 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, Confiscation, Commandeering a Group of Malicious persons or persons acting on behalf of or in connection with any political organization, requisition or destruction or damage by order of any government de-jure or de-facto or any public, municipal or local authority.
- b) Nuclear Reaction, Nuclear radiation or radioactive contamination.
- c) Willful act or willful negligence of the Insured or his representative.;
- d) Cessation of work whether total or partial.
- e) Cost Incurred/time involved in the movement of machinery and/or any other property and/or personnel outside the territorial limits of India other than the cost of delivery of replacements for machinery lost or damaged.
- f) Derangement of the Insured property not accompanied by damage otherwise covered by this policy.
- g) Loss of or damage to the property covered under this policy falling under the terms of the Maintenance Agreement.
- h) Loss destruction or damage directly occasioned by pressure wave caused by aircraft and other aerial devices traveling at Sonic or Supersonic speeds.

**"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"**

In any action, suit or other proceedings where the company allege that by reason of the provisions of the above exclusions 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.

GENERAL CONDITIONS –

The due observance and fulfillment 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.

The schedule and the section(s) shall be deemed to be incorporated in and form part of this policy and 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.

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 statutory requirements and manufacturers recommendations.

- 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 to ensure safe operation of the Insured items and the scope of cover and/or premium shall, if necessary, be adjusted accordingly.
- c) 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.

DUTIES FOLLOWING AN ACCIDENT-

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 of loss or damage;
- b) take all steps within his power to minimise the extent of the loss or damage;
- c) preserve the parts affected and make them available for inspection by a representative or Surveyor of 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.

**"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"**

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.5,000/- provided that the carrying out of such repairs without prejudice to any question of liability of the Company and that any damaged part requiring replacement is kept for inspection by the Company, but in all other cases a representative shall have the opportunity of inspecting the loss or damage before any repairs or alterations are effected.

The liability of the Company under this Policy in respect of any item sustaining damage shall cease if said item is kept in operation after a claim without being repaired in the satisfaction of the Company or if temporary repairs are carried out without the Company's consent.

RECOURSE

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.

ARBITRATION

If any dispute or difference shall arise as to the quantum to be paid under the 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.

The arbitrator shall be appointed by the Managing Director of the Company and Company shall ensure that Arbitrator shall satisfy the norms of independence as provided in Arbitration & Conciliation Act 1996 and any amendment thereon.

It is clearly agreed and understood that no difference or dispute shall be referable to arbitrations as herein before 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 award by such arbitrator/ arbitrators of the amount of the loss or damage shall be first obtained.

**"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"**

FRAUDULENT CLAIMS

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 therein, within three months after the Arbitrator or Arbitrators or Umpire have made their award, all benefit under this Policy shall be forfeited.

OTHER INSURANCE

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.

TERMINATION OF INSURANCE

This Insurance may be terminated at any time at the request of the Insured; in which case the Company will retain the premium calculated at the customary short period rate for the time the Policy has been in force. This insurance may also at any time be terminated at the option of the Company, on 15 days notice to that effect being given to the Insured, in which case the Company shall be liable to repay on demand a rateable proportion of the premium for the unexpired term from the date of the cancellation.

SECTION I – EQUIPMENT

All Electronic equipment like Computers, Medical, Biomedical, Micro- processors; Audio/Visual equipment including the value of Systems Software may be covered under Electronic Equipment Policy. The term equipment shall include the entire computer system consisting of CPU, Keyboards, Monitors, Printers, Stabilizers, UPS, System Software etc.

Dish Antenna is excluded from the scope of cover under this policy. Further portable Electronic Equipment like notebook, lap top computer, sonography are also excluded under EEI Policy.

SCOPE OF COVER –

The Company hereby agrees with the insured (subject to the exclusions & conditions contained herein or endorsed hereon) that if at any time during the period of Insurance stated in the schedule or during any subsequent period for which the insured pays and the Company may accept the premium for the renewal of this Policy, the items or any part thereof entered in the Schedule shall suffer any unforeseen and sudden physical loss or damage from any cause, other than those specifically excluded, in a manner necessitating repair or replacement, the Company will indemnify the Insured in respect of such loss or damage as hereinafter provided by payment in cash, replacement or repair (at their own option) upto an amount not exceeding in any one year of insurance in respect of each of the items specified in the Schedule the sum set opposite thereto and not exceeding in all the total sum expressed in the Schedule as insured hereby.

**"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"**

SPECIAL EXCLUSION TO SECTION - I

The Company shall not, however, be liable for

- a) the Excess stated in the Schedule to be borne by the Insured in any one occurrence; if more than one item is lost or damaged in one occurrence, the insured shall not, however, be called upon to bear more than the highest single Excess applicable to such items;
- b) loss or damage caused by any faults or defects existing at the time of commencement of the present insurance within the knowledge of the insured, or his representatives, whether such faults or defects were known to the company or not; loss or damage as a direct consequence of the continual influence of operation (e.g. wear and tear, cavitation, erosion, corrosion, incrustation) or of gradual deterioration due to atmospheric conditions;
- c) any costs incurred in connection with the elimination of functional failures unless such failures were caused by an indemnifiable loss of or damage to the insured items;
- d) any costs incurred in connection with the maintenance of the insured items, such exclusion also applying to parts exchanged in the course of such maintenance operations;
- e) loss or damage for which the manufacturer or supplier of the insured items is responsible either by law or under contract;
- f) loss of or damage to rented or hired equipment for which the owner is responsible either by law or under a lease and/or maintenance agreement;
- g) consequential loss or liability of any kind or description;
- h) loss of or damage to bulbs, valves, tubes ribbons, fuses, seals, belts, wires, chains, rubber tyres, exchangeable tools, engraved cylinders, objects made of glass, porcelain or ceramics sieves or fabrics, or any operating media (e.g. lubricating oil, fuel, chemicals);
- i) aesthetic defects, such as scratches on painted polished or enameled surfaces.

In respect of the parts mentioned under i) and j) above the Company shall be liable to provide compensation in the event that such parts are affected by an indemnifiable loss or damage to the insured items.

PROVISIONS APPLYING TO SECTION – I

SUM INSURED –

It is a requirement of this insurance that the Sum Insured shall be equal to the cost of replacement of the insured property by new property of the same kind and same capacity, which shall mean its replacement cost including freight, dues and customs duties, if any and erection costs.

The sum insured of the equipment insured under this section shall include the value of 'System Software'.

**"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"**

BASIS OF INDEMNITY –

- a) In cases where damage to an insured item can be repaired the Company will pay expenses necessarily incurred to restore the damaged machine to its former state of serviceability plus the cost of dismantling and re-erection incurred for the purpose of effecting the repairs as well as ordinary freight to and from a repair-shop customs duties and dues if any, to the extent such expenses have been included in the Sum Insured. If the repairs are executed at a workshop owned by the Insured, the Company will pay the cost of materials and wages incurred for the purpose of the repairs plus a reasonable percentage to cover overhead charges.

No deduction shall be made for depreciation in respect of parts replaced, except those with limited life, but the value of any salvage will be taken into account. If the cost of repairs as detailed hereinabove equals or exceeds the actual value of the machinery insured immediately before the occurrence of the damage, the settlement shall be made on the basis provided for in (b) below.

- b) In cases where an insured item is destroyed, the Company will pay the actual value of the item immediately before the occurrence of the loss, including costs for ordinary freight, erection and customs duties if any, provided such expenses have been included in the sum insured, such actual value to be calculated by deducting proper depreciation from the replacement value of the item. The Company will also pay any normal charges for the dismantling of the machinery destroyed, but the salvage will be taken into account.

Any extra charges incurred for overtime, night-work, work on public holidays, express freight, are covered by this Insurance only if especially agreed to in writing.

In the event of the Makers' drawings, patterns and core boxes necessary for the execution of a repair not being available the Company shall not be liable for the cost of making any such drawings, patterns and core boxes.

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

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.

- c) In cases where the Insured item is subjected to total loss and meanwhile it becomes obsolete, all costs necessary to replace the lost or damaged insured item with a follow-up model (similar type) of similar structure/ configuration (of similar quality) i.e low, average or high capacity – will be reimbursed.

If the sum insured is less than the amount required to be insured as per Provision - 1 hereinabove, the Company will pay only in such proportion as the sum insured bears to the amount required to be insured. Every item if more than one shall be subject to this condition separately.

The Company will make payments only after being satisfied, with necessary bills and documents that the repairs have been effected or replacements have taken place, as the case may be. The Company may, however, not insist for bills and documents in case of total loss where the Insured is unable to replace the damaged equipment for reasons beyond their control. In such cases claims can be settled on 'Indemnity Basis'.

"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"

WARRANTY

It is warranted that the Maintenance Agreement in force at the inception of this policy is maintained during the currency of this policy and no variation in the terms of the Agreement shall be made without the written consent of the Company being obtained.

For the purpose of this warranty the word 'Maintenance' shall mean the following -

- i) Safety checks
- ii) Preventive maintenance
- iii) Rectification of loss or damage or faults arising from normal operation as well as from ageing.

**"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"**

Section II – EXTERNAL DATA MEDIA

SCOPE OF COVER –

The Company hereby agrees with the Insured that if the external data media entered in the Schedule inclusive of the information stored thereon, which can be directly processed in EDP systems, shall suffer any material damage caused by peril covered under Section 1 of this Policy, the Company will indemnify the Insured as hereinafter provided in respect of such loss or damage up to an amount not exceeding in any one year of insurance in respect of each of the data media specified in the Schedule the sum set opposite thereto and not exceeding in all the total sum insured hereby, provided always that such loss or damage occurs during the period of Insurance stated in the Schedule or during any subsequent period for which the Insured pays and the Company may accept the premium for the renewal of this Policy. This cover applies while the insured data media are kept on the Premises. Coverage against restoration of data under Section II only to be granted if backup system is available.

SPECIAL EXCLUSIONS TO SECTION II

The Company shall, however, not be liable for

- a) the excess stated in the Schedule to be borne by the Insured in any one occurrence;
- b) any costs arising from false programming, punching, labeling or inserting, inadvertent canceling of information or discarding of data media, and from loss of information caused by magnetic fields;
- c) consequential loss of any kind or description whatsoever.

PROVISIONS APPLYING TO SECTION II

Memo 1 Sum Insured

It is a requirement of this Insurance that the sum insured shall be the amount required for restoring the insured external data media by replacing lost or damaged data media by new material and reproducing lost information.

Memo 2 Basis of Indemnity

The Company will indemnify any expenses that can be proved to have been incurred by the Insured within a period of 12 months as from the date of the occurrence strictly for the purpose of restoring the insured external data media to a condition equivalent to that existing prior to the occurrence and necessary for permitting data processing operations to be continued in the normal manner.

If it is not necessary to reproduce lost data or information, or if such reproduction is not effected within 12 months after the occurrence, the Company shall only be liable to indemnify the expenses incurred for replacing the lost or damaged data media themselves by new material.

As from the date of an indemnifiable occurrence the sum insured shall be reduced for the remaining period of insurance by the amount of indemnity paid, unless the sum insured is reinstated.

**"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"**

Section III – INCREASED COST OF WORKING

Notwithstanding Special Exclusion (i) under Section 1 of this Policy the Company hereby agrees to indemnify the Insured upto but not exceeding the limits of Indemnity stated in the Schedule for all additional costs which the Insured shall incur to ensure continued data processing on substitute equipment if such costs arise as an unavoidable consequence of an indemnifiable loss or damage during the period of insurance to property insured under the Material Damage Section of this Policy.

SPECIAL EXCLUSIONS TO SECTION III

The Company shall not be liable for

- i) Costs incurred for use of substitute equipment during the Time Excess stated in the Schedule,
- ii) Costs for replacement of data media, data and regeneration of data,
- iii) Costs arising out of circumstances, which are not connected with the insured material damage. In particular the Company shall not be liable for additional costs arising out of
 - a) bodily injuries,
 - b) orders or measures imposed by any public authority,
 - c) expansion and improvements of the equipment,
 - d) Lack of funds causing delay in repairs or replacement of damaged equipment,
- iv) Any other consequential loss such as loss of market or interest.

PROVISIONS APPLYING TO SECTION III

Memo 1 INDEMNITY PERIOD

The Indemnity Period shall commence with putting into use the substitute equipment. The insured shall bear that proportion of each claim, which corresponds to the Time Excess agreed.

Memo 2 SUM INSURED

The 'indemnity limit per hour' and 'total sum insured' stated in the schedule shall be declared by the insured. The total sum insured shall represent the aggregate limit of indemnity payable for all events occurring during the period of insurance.

The Company will also reimburse the insured for personal expenses and costs for transportation of materials following an event giving rise to a claim under this Section of the Policy provided separate sums therefore have been entered in the Schedule.

As from the date of an indemnifiable occurrence the sum insured shall be reduced for the remaining period of insurance by an amount of indemnity paid unless - reinstated by payment of an additional premium prescribed by the Company.

"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"

Memo 3 LOSS SETTLEMENT

The Company shall indemnify those costs and expenses, which can be proved to have been incurred during the indemnity, period to maintain data processing operations to their previous extent, that are additional to those which would have been incurred during the same period if no insured event had occurred.

The total indemnity per event shall not exceed an amount equal to the agreed 'indemnity limit per hour' or the 'actual hourly rate payable for the use of substitute equipment,' whichever is less multiplied by the number of working hours stated as 'Indemnity Period' in the schedule or by the actual number of working hours for which the substitute equipment is put into use, whichever shall be less.

However, if it is found, following an interruption, that the limit selected 'per hour' is less than the amount actually incurred per hour for use of substitute equipment, the Company shall be liable to indemnify the insured in the same proportion as the limit selected 'per hour' bears to the amount actually incurred per hour.

Provided always that

- i) the interruptions shorter than the Time Excess stated in the schedule shall be excluded from the scope of this Policy and
- ii) in respect of interruptions longer than the Time Excess the insured shall bear that proportion of each claim which corresponds to the Time Excess.

**"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"**

Enclosure - C

Plate Glass Insurance

Scope:

Loss or Damage to accidental breakage to Fixed or hinged Plate Glass installed at the Insured's Premises not occasioned by happening through or contributed to by:

- Fire or Explosion
- War, and warlike perils, Strike Riot or civil commotion
- Act of God perils like Earth Quake or Storm, Tempest, Flood and Inundation or other similar convulsions of nature.

Excluding Losses caused by

- Cracked or imperfect Glass
- Damage to Frames or frame works of any description.
- The removal or replacement of any fittings or fixtures in order to replace the glass.
- Consequential loss of any kind.

The claim settlement is on First Loss Basis and no underinsurance is applicable.

**"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"**

Enclosure - D

Special Contingency All Risk Insurance Cover

Scope:

Loss or Damage to Insured property belonging to the Insured while lying at their premises and other places connected with Insured's Business and repairers premises.

- By Accidental External Means;
- By Fire, External Explosion, Self-Ignition, or lightning or burglary, house breaking or theft;
- By Malicious Act.

Excluding consequential loss, depreciation, wear and tear, Mechanical and Electrical Breakdown, internal failure or breakage, or damages caused by overloading or strain.

Excluding loss or damage, arising out of any contractual liability, war, warlike perils, civil commotion, mutiny, rebellion and events comparable.

**"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"**

Enclosure - E

LED Sign Board Insurance

Scope:

Loss or Damage to the installation or any part thereof described more particularly in the schedule and located at the Insured's Premises caused by:

- ⇒ Accidental External Means:
- ⇒ Fire, Lightning, External Explosion or Theft.

Excluding Losses caused by

- ⇒ Bursting or burning of the bulb or tube caused by short circuiting or arcing or any other mechanical or electrical defect or breakdown.
- ⇒ Repair, cleaning, removal or erection, wear and tear, depreciation or deterioration;
- ⇒ Over burning, overheating, strain or discoloration:
- ⇒ Atmospheric conditions
- ⇒ Consequential Loss of any kind.

**"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"**

Annexure-2A

UNDERTAKING

To
The Managing Director
TIDEL Park Coimbatore Ltd.
ELCOSEZ, Aerodrome Post
Coimbatore – 641 014

Sir,

With reference to your tender No. B-21012/001/2026-BM issued on 27.05.2026 for Standard Fire, Special Perils, Lift (Third Party) Liability, Public Liability, Burglary and Housebreaking Insurance, Fidelity Guarantee and MBD Insurance Policies, we hereby undertake as below:

- (i) We have underwritten multi-storied building risks of sum insured value of Rs.1000 Crores on annual basis during any one of the last 10 years.
- (ii) We have underwritten multi-storied building risks of sum insured value of Rs.500 Crores and above in single location for two annual policy periods _____ and _____ during any one of the the last five years.
- (iii) We have the capacity and are authorised to underwrite the proposed TPCL risks as per IRDA statutory guidelines.

We have enclosed herewith proofs for the above underwritings.

For_____

(Authorised Signatory)

**"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"**

Annexure-2B

DECLARATION

To
The Managing Director
TIDEL Park Coimbatore Ltd.
ELCOSEZ, Aerodrome Post
Coimbatore – 641 014

Sir,

With reference to your tender No. B-21012/001/2026-BM issued on 27.05.2026 for Standard Fire, Special Perils, Lift (Third Party) Liability, Public Liability, Burglary Housebreaking, Fidelity Guarantee and MBD Insurance Policies, we hereby declare that:

- (i) We have not been black-listed / de-listed or are put to any holiday by any Indian Institutional Agency / Government Department / Public Sector Undertaking in the last three years.
- (ii) We have an office at Chennai/Coimbatore at the below address and can underwrite the risks.
_____/_____/_____
- (iii) We have the capacity and shall underwrite 100% of the total business.

For_____

(Authorised Signatory)

"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"

Annexure-2C

Technical Bid – Qualifying requirements for eligibility criteria

Sl. No.	Qualifying Requirements	Details of supporting documents	Enclosed (Y/N)
1.	Latest renewed IRDA Registration Certificate		
2.	Company Registration Certificate		
3.	Proof of policy for having underwritten Multistoried Building risks of sum insured value of Rs.1,000 Crores on annual basis during any one of the last 10 Years in case of SFSP.		
4.	Proof of policy for having underwritten Multistoried Building risks of sum insured value of Rs.500 Crores in single location for atleast two annual policy period during any one of the last 5 years in the case of MBD.		
5.	Undertaking as per Annexure 2B		
6.	Declaration as per Annexure 2A		
7.	Balance Sheet and Profit & Loss accounts, audited and certified by chartered accountant for the last three year i.e. from 2023-24 upto 2025-26.		

"Standard Fire, Special Perils Policy, Lift (Third-Party) Liability and Public Liability Insurance Policy"
and "MBD Insurance Policy"

Format

(To be submitted in Insurer's Letter head)

To

The Managing Director
TIDEL Park Coimbatore Ltd.
ELCOSEZ, Aerodrome Post
Coimbatore - 641 014

This is to certify that the rate and terms quoted are in line with the correct classification of the risk as below and has the sanction of the competent authority and no further premium will be called for or adjusted against any claims payable, in the future and also the premium rating would have no impact on claims.

AS PER (erstwhile) AIFT	
Ratable under Section	Section-4
Risk Code / Rate Code	2073
Risk Occupancy Description	Electronic Software Parks / Electronic Software Development Unit/s

The terms of the insurance quoted are in line with tender Documents.

The undersigned is competent to issue this certificate on behalf of our company.

Name-

Date:

Designation-