

RSGICL,
Bharat Griha Raksha Policy
Home Insurance Plan



A holistic **home insurance** plan
to cover your precious assets



Every person's home is their castle,
let us make sure you've got the right **protection**

RSGICL, Bharat Griha Raksha Policy

Product Benefit Table

Home Building

	Coverage	Sum Insured (SI)
Basic Cover	Home building ^{1,4}	Cost of construction \times Carpet area in sq.feet
	Additional structures ²	As declared
Inbuilt Cover	Rent for alternate accommodation ³	SI per month \times Number of months of stay
	Loss of rent ³	SI per month \times Number of months of no rent
	Escalation benefit	Increase in SI annual policy - 1/365 of 10% of SI on each day basis Long term - 10% of SI per annum
Optional Cover	Personal accident cover for self/spouse	₹5 lakhs per person

Home Contents

	Coverage	Sum Insured (SI)	*Per Item limit option
Basic Cover	Contents section SI ^{1,4}	As declared	Yes
Inbuilt Cover	Content coverage will be 20% of SI of home building cover if both home building and content section is covered ⁵	20% of home building SI to a maximum of ₹10 lakhs only	Yes
Optional Cover	Valuable contents ⁶	As declared	Yes
	Personal accident cover for self/spouse	₹5 lakhs per person	

Key Notes

- Either of home building or home contents section is mandatory. Minimum content sum insured has to be ₹ 1 lakh for availing cover under home content section.
- Additional structures - garages, domestic outhouses for residence, compound walls, fences, gates, retaining walls and internal roads, water tanks for residence, parking space.
- Maximum tenure of 3 years for rent for alternate accommodation and loss of rent.
- Maximum tenure of 10 years for home building and home contents coverage.
- Inbuilt home contents sum insured will be 20% of the sum insured of home building cover subject to a maximum of ₹10 lakhs, when both building and contents opted together.
- Valuation certificate not needed up to a sum insured of ₹5 lakhs and per item limit of ₹1 lakh.
- There is no under insurance under this product.
- The per item limit option is applicable only when opted by the customer as below.



Why RSGICL, Bharat Griha Raksha Policy?

Home is where our soul is and it is your biggest investment in life. However, specified calamities (natural and man - made) can threaten the security of your home. Insuring your biggest investment is important. We at Royal Sundaram General Insurance Co. Limited have come up with a product that provides you a peace of mind from all uncertainties in your day-to-day life, steadfastly be by your side in your time of need.

RSGICL, Bharat Griha Raksha Policy covers both home building and home contents.

Features

- Coverage for building and additional structures against insured events
- Coverage for home contents
- No sum insured limit
- No under insurance
- Either coverage for home building or home contents or both can be opted

Inbuilt coverages

- Escalation benefit
- Rent for alternate accommodation
- Loss of rent
- General contents of your home equal to 20% of the sum insured for home building cover

Optional coverage

- Personal accident cover
- Valuable contents cover

Tenure

Long term tenure of 10 years

Tenure discount:

Term	Term Discount
1	0%
2	5%
3	10%
4	15%
5	15%
6	20%
7	20%
8	25%
9	25%
10	30%

Acceptance criteria

- Age of the proposer: 18 years and above
- Age of the building - Less than 50 years.
- Building used only as residence purpose

Kutcha construction

Building(s) with walls and/or roofs made of wooden planks / thatched leaves and/or grass / hay or any kind of bamboo / plastic cloth / asphalt / cloth / canvas / tarpaulin etc, is considered as 'Kutcha' construction.

Home buildings and boundary wall made of Kutcha construction are not covered by this product.

Description of building and additional structures

Building, flat, apartment, duplex apartment, bungalow or any dwelling place. Fittings and fixtures are included. Additional structures like garages, domestic outhouses for residence, compound walls, fences, gates, retaining walls and internal roads, water tanks for residence, parking space, are also covered.

Who can purchase?

You can purchase this cover if,

Home Building

1. You own the structure,
2. You are occupying your home as purchaser under an agreement of sale,
3. You are an authorised occupier of your home,
4. Your structure is occupied by a tenant, a licensee or your employee, or
5. You are a tenant under an agreement in writing and are liable for insurance.

Home contents

1. You are the owner of the articles or things,
2. You have purchased the articles or things under instalment or hire purchase system, or on lease, or
3. You are responsible for the articles or things as part of written contract of employment.

Thus, a tenant, lessee, licensee or employee can purchase the home contents cover.

Sum insured

Building sum insured = Carpet area of the structure in square metres X Rate of cost of construction at the policy commencement date.

Sum Insured is Cost of Construction of Your Home Building including fittings and fixtures at the Policy Commencement date. The cost of construction is calculated as follows- [Carpet area of Your home structure in sq.m. X rate of cost of construction at the commencement date declared by You and accepted by Us] + cost of construction for additional structures at the Policy Commencement date declared by You and accepted by Us. The rate of cost of construction is the prevailing rate of cost of construction of Your Home Building at the Policy Commencement date as declared by You and accepted by Us.

Carpet area includes area of internal walls but excludes exclusive balcony or verandah area and exclusive open terrace area and therefore Carpet area mentioned under the registered sale deed is only Pure carpet area. To arrive at carpet area applicable under this policy please calculate as under-Pure carpet area (area mentioned under the registered sale deed)
*1.30 = Carpet area applicable under this policy.

For example - if carpet area mentioned in the registered sale deed is 400 sq. ft. then the area applicable under this policy will be 400 sq. ft.
*1.3= 520 sq. ft.

Home contents sum insured

General contents of your home equal to 20% of the sum insured for home building cover subject to a maximum of ₹10 lakhs (rupees ten lakhs) if you have opted for both home building and home contents cover.

Higher sum insured can also be opted by giving section wise details and by paying additional premium.

If you have purchased only home contents cover, you have to declare sum insured for general contents.

Escalation benefit

Sum insured will increase by 10% each year in a long-term policy, up to 100% of the base sum insured.

Sum insured will increase each day by 1/365th of 10% of the chosen sum insured in an annual policy.

No underinsurance

This is a very special feature of this policy. Thus, if your sum insured calculated on the basis of the information that You have provided Us is less than the actual value at risk, the difference will not affect the amount We pay.

Loss of rent

The loss of rent benefit is provided in case if insured property is not fit for living because of physical loss arising out of an insured event to a maximum tenure of 3 years.

Loss of rent = sum insured *No. of months of no rent

Rent for alternate accommodation

The rent for alternate accommodation benefit is provided in case if insured property is not fit for living because of physical loss arising out of an insured event to a maximum tenure of 3 years.

Rent for alternate accommodation = sum insured *no. of months of stay

Basis of Coverage

- Reinstatement value basis for home building
- Replacement value basis for home contents

Coverage

Coverage for building in the event of loss or damage or destruction due to insured events

Sr.No	Insured events
1	Fire
2	Explosion or Implosion
3	Lightning
4	Earthquake, Volcanic eruption, or other convulsions of nature
5	Storm, Cyclone, Typhoon, Tempest, Hurricane, Tornado, Tsunami, Flood and Inundation
6	Subsidence of the land on which your home building stands, Landslide, Rockslide
7	Bush fire, Forest fire, Jungle fire
8	Impact damage of any kind, i.e., damage caused by impact of, or collision caused by any external physical object (e.g. vehicle, falling trees, aircraft, wall etc.)
9	Missile testing operations
10	Riot, strikes, malicious damages
11	Acts of terrorism
12	Bursting or overflowing of water tanks, apparatus and pipes,
13	Leakage from automatic sprinkler installations.
14	Theft within 7 days from the occurrence of and proximately caused by any of the above insured events.

We also cover cost of repairs, architect's, surveyor's, consulting engineer's fees (up to 5% of claim amount), costs of removing debris (up to 2% of claim amount) and cost of construction (if total loss) for home building.

Cost of repairs, cost of replacing that item with a same or similar item (if lost or destroyed) due to insured events for home contents.

Per item limit under base policy*

- Contents - 10% of sum insured as declared
- Appliances - 10% of sum insured as declared
- Valuable contents - 20% of sum insured as declared
- Electronic equipments - 10% of sum insured as declared
- External equipments - 25% of sum insured as declared

*The per item limit option is applicable in case if you chose to opt for this benefit by getting less discount in premium.

Optional covers:

1) Personal accident cover

In the event of an insured peril that caused damages to your home building and/or home contents also results in the unfortunate death of either you or your spouse, we will pay compensation of ₹5 lakhs (rupees five lakhs) per person.

In the event of unfortunate death of the insured person the personal accident cover shall continue for the spouse until expiry of the policy.

2) Cover for valuable contents on agreed value basis

Cost of repair if physically damaged, agreed value for total loss.

Valuable contents of your home such as jewellery, silverware, paintings, works of art etc.

can be covered under this optional cover. a value of these contents may be agreed between you and us on the basis of valuation certificate submitted by you and accepted by us. however, we will waive requirement of valuation certificate if the sum insured opted is up to ₹5 lakhs (rupees five lakhs) and individual item value does not exceed ₹1 lakh (rupees one lakh).

If valuable contents are physically damaged by any insured event, we will pay the cost of repairing the item. if the valuable contents are a total loss we will pay sum insured for the item.

Premium Rates**

(Exclusive of Goods and Service Tax)

Home Buildings Cover	Premium - per mille
Basic Cover#	0.26
Loss of Rent	0.26
Rent for Alternate Accommodation	0.26

Contents Cover - Base	Premium - As a % of Sum Insured
Basic Cover - with per item limit*	0.171%
Basic Cover - w/o per item limit	0.189%
Appliances - with per item limit*	0.031%
Appliances - w/o per item limit	0.034%
Mobile equipments - with per item limit*	0.061%
Mobile equipments - w/o per item limit	0.067%
External equipments - with per item limit^	0.122%
External equipments - w/o per item limit	0.146%



If it **matters** to you, it **matters** to us

Optional Covers

Valuable Contents	Premium - As a % of Sum Insured
With per item limit*	0.040%
Without per item limit	0.044%
Personal Accident	₹75 /-(for ₹5lakhs)
Other	Premium
Terrorism (per-mille rate)	0.07

* Per item limit of 10%

^ Per item limit of 25%

Terrorism to be applied on overall Sum insured of (building + content)

** An additional Loading / discount would be applicable as per underwriting decision.

Important Exclusions

We do not cover losses and expenses for any loss or damage or destruction of the insured property that is directly or indirectly as a result of or is caused by or arising from insured events, stated below:

1. Your deliberate, wilful or intentional act or omission, or of anyone on your behalf, or with your connivance.
2. War, invasion, act of foreign enemy hostilities or war-like operations (whether war is declared or not), civil war, mutiny, civil commotion amounting to a popular rising, military rising, rebellion, revolution, insurrection or military or usurped power.
3. Ionising radiation or contamination by radioactivity from any nuclear fuel or from any nuclear waste from combustion of nuclear fuel, or the radioactive, toxic, explosive or other hazardous properties of any explosive nuclear assembly or nuclear component that is part of it.
4. Pollution or contamination, unless i. the pollution or contamination itself has resulted from an

insured event, or ii. an insured event itself results from pollution or contamination.

5. Loss, damage or destruction to any electrical/electronic machine, apparatus, fixture, or fitting by over-running, excessive pressure, short circuiting, arcing, self- heating or leakage of electricity from whatever cause (lightning included). this exclusion applies only to the particular machine so lost, damaged or destroyed.
6. Loss or damage to bullion or unset precious stones, manuscripts, plans, drawings, securities, obligations or documents of any kind, coins or paper money, cheques, vehicles, and explosive substances unless otherwise expressly stated in the policy.
7. Loss of any insured property which is missing or has been mislaid, or its disappearance cannot be linked to any single identifiable event.
8. Loss or damage to any insured property removed from your home to any other place.
9. loss of earnings, loss by delay, loss of market or other consequential or indirect loss or damage of any kind or description whatsoever.
10. Any reduction in market value of any insured property after its repair or reinstatement.
11. Any addition, extension, or alteration to any structure of your home building that increases its carpet area by more than 10% of the carpet area existing at the commencement date or on the date of renewal of this policy, unless you have paid additional premium and such addition, extension or alteration is added by endorsement.
12. Costs, fees or expenses for preparing any claim.

Please refer policy document for complete exclusions.

Cancellation

You can cancel the policy at any time during the policy period. If You cancel the policy, We will refund premium as follows.

Short period scales:

Period on Risk	Rate of Premium to be refunded
Up to 1 month	75% of Premium
Up to 3 months	50% of Premium
Up to 6 months	25% of Premium
Up to 12 months	Nil

For Multi-year policies refund of premium shall be calculated as follows:

1. The actual number of years completed will be rounded off to the next year (for instance 4 years 2 months will be taken as 5 years)
2. Premium calculated after allowing the discount applicable as per the actual period on risk shall be retained and the balance if any shall be refunded.

Claims Procedure

In the event of an incident that is covered and may give rise to a claim under this Policy, You must notify the Company immediately over toll no 1860 425 0000 or email us at customer.services@royalsundaram.in or provide written intimation and shall within 14 days thereafter furnish to the Company detailed particulars including sequence of events leading to the loss and the amount of the loss or damage together with such explanation and evidence to substantiate the claim as the Company may reasonably require. Delay if any in submission of documents shall be considered based on merits of each case. Delay if any in submission of documents shall be considered based on merits of each case.

Lodge a complaint with the Police forthwith in the event of Theft and take all practicable steps to apprehend the guilty person or persons and to recover the property lost.

The documents required to substantiate a claim are given in the policy document coverage wise which may please be submitted.

Disclaimer

Insurance is the subject matter of solicitation. RSGICL, Bharat Griha Raksha Policy is a Home Insurance product underwritten and issued by Royal Sundaram General Insurance Co. Limited. Claims will be settled by Royal Sundaram General Insurance Co. Limited as per the terms and conditions of the policy. This brochure is not a contract of Insurance. Please refer policy document for exact terms and conditions and specific details applicable to this Insurance. Your participation in this insurance product is purely on a voluntary basis. We advise you to take your own professional advice before you participate. The RSGICL, Bharat Griha Raksha Policy (UIN-IRDAN102RP0013V01202021) is a Home Insurance product of Royal Sundaram approved by IRDAI.

Section 41 of the Insurance Act, 1938 - Prohibition of rebates

1. No person shall allow or offer to allow either directly or indirectly as an inducement to any person to take out or renew or continue an insurance in respect of any kind of risk relating to lives or property in India any rebate of the whole or part of the commission payable or any rebate of the premium shown on the policy nor shall any person taking out or renewing or continuing the policy accept any rebate except such rebate as may be allowed in accordance with the published prospectus or tables of the Insurer.
2. If any person fails to comply with sub-regulation (1) above, he shall be liable to payment of a fine which may extend to ten lakh rupees.

Royal Sundaram IRDAI Reg. No.102

CIN: U67200TN2000PLC045611



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