

PROPERTY ALL RISKS SCHEDULE

POLICY NO	: 10/1102/23/33		
ASSURED	: Store Makers Interiors L.L.C.		
ADDRESS	: Unit 5, 48th Street, Dubai Investment Park (DIP) 2, Dubai		
PERIOD OF INSURANCE	: 01-01-2023 00:00:00	TO	: 31-12-2023 23:59:59
SUM INSURED (DHS)	: 37,468,656.00	PREMIUM	: AS AGREED
JURISDICTION	: United Arab Emirates		
TERRITORY	: United Arab Emirates		
BUSINESS	: Warehouse used for Manufacturing and storing of furniture		

DETAILS

Location : Unit 5, 48th Street, Dubai Investments Park 2, Dubai, UAE

SI No.	INTEREST INSURED	SUM INSURED
1)	On Stock	5,000,000.00
2)	On Equipment, Machinery, Fixtures, Fittings etc	7,481,815.00
3)	On Loss of Rent (Indemnity Period: 12 Months)	1,859,643.00
4)	On Loss of Profit (Indemnity Period: 12 Months)	23,127,198.00
TOTAL (THIRTY-SEVEN MILLION FOUR HUNDRED SIXTY-EIGHT THOUSAND SIX HUNDRED FIFTY-SIX UAE DIRHAMS ONLY)		37,468,656.00

COVERS

As Per Property All Risks LM7 Standard Wordings

DEDUCTIBLE

- 10% of the claim amount subject to minimum of AED 25,000 each and every losses towards material damage claims
- First 7 Days for each and every losses towards Loss of Rent claims
- First 14 Days for each and every losses towards Loss of Profit claims

FOLLOWING CONDITIONS AND CLAUSES ARE ATTACHED :

- Rent Clause - 12 months Indemnity Period
- 72 Hours Clause
- 30 Days Notice of Cancellation Clause - pro-rata refund subject to no claims if initiated by the insured.
- Accidental Sprinkler Leakage Extension Clause - 10% of the claim amount subject to maximum Limit: AED 100,000 in aggregate
- Adjoining Building Clause.
- Architect, Surveyors, Consulting Engineers-limit 10% of the claim amount, subject to maximum of AED 150,000 in aggregate
- Automatic reinstatement clause subject to an additional pro-rata premium.
- Cover for Strikes, Riot and Civil Commotion cover as per LM7 policy wording. Limit: 10% of the Sum Insured
- Debris Removal Clause - up to 10% of the claim amount max. AED 250,000 any one occurrence and in the aggregate
- Designation of property Clause

UNITED FIDELITY INSURANCE COMPANY

In Conformity with the Federal Law No. 6/2007 Reg. No (8) dated 22/12/1984. Authorized paid-up Capital Dh. 100,000,000

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- Expediting Expenses including airfreight clause - Limit: 10% of the claim amount subject to a maximum of AED 250,000 in the aggregate
 - Electrical Clause Waiver
 - Fire Brigade Charges and Extinguishing Expenses Clause - Limit to 10% of the Claim amount subject to a maximum of AED 250,000/- any one occurrence and in the aggregate
 - Fire Extinguishing System Leakage clause - Limit maximum 5% of the claim amount
 - Including cover arising out of Bursting and/or Overflowing of Pipes and/or Apparatus - cover as per LM7 wording.
 - Including Accidental damage to Plate Glass/fixed glass? subject to forming part of the sum insured and a maximum limit of AED 50,000 any one occurrence and AED 100,000 in aggregate and subject always to policy deductible
 - Improvements and Betterments clause subject to forming part of the sum insured.
 - Innocent non-disclosure clause - limited to AED 100,000 in aggregate
 - Minor Works Extension - limit AED 100,000 any one contract and maximum period of 3 months per contract - excluding hot works
 - Minimization of Loss Clause - limit AED 50,000 in aggregate
 - Nominated loss adjuster - as per Insurer Panel
 - On Account Payment Clause - as per loss adjusters recommendation & insurer confirmation.
 - Plans and documents - limit 5% of the claim amount maximum AED 100,000 in aggregate
 - Property in the open and/or open side structure cover is restricted to fire and lightning only
 - Primary Insurance Clause
 - Public Authorities Clause - limit AED 500,000/- in aggregate
 - Reinstatement Value Clause Incorporating 85% Condition of Average (Applicable in respect of Plant & Machinery and FFF only)
 - Sprinkler inoperative clause within the Sprinkler Leakage limit
 - Sign board (if any) is covered against fire, lightning and explosion only - Agreed provided value are declared and included in the sum insured
 - Value Added Tax (VAT) Clause
 - Valuable papers and records - limit AED 50,000/- in aggregate
 - Workmen's Maintenance clause - excluding hot works
 - Business Interruption following LM7 policy wording:
 - Indemnity period: 12 Months
 - Departmental Clause
 - Denial of Access - Limit AED 250,000 in aggregate within over all BI sum insured and subject to a radius of 250 meters, Indemnity period 30 days and subject to policy deductible.
 - Failure of Public Utilities - Limit AED 250,000 in aggregate within over all BI sum insured, Indemnity period 30 days and subject to policy deductible.
- Notwithstanding anything contained herein to the contrary, the total liability of insurer in any one event during the period of insurance inclusive of any additional clauses and/or extensions sublimit shall not exceeds the total location sum insured stated in the policy.

LAWS AND JURISDICTIONS

THIS POLICY SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE UAE, ANY DISPUTE ARISING OUT OF OR IN CONNECTION WITH THE PROVISIONS OR RELATED TO THIS POLICY SHALL BE REFERRED TO THE JURISDICTION OF

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THE COMPETENT COURTS OF UNITED ARAB EMIRATES, UNLESS EXPLICITLY SPECIFIED ON THE POLICY SCHEDULE

FOLLOWING EXCLUSIONS ARE ATTACHED :

- **Seepage, Pollution and Contamination Exclusion Clause.**
- **Losses of and/or damages to the property insured under this policy arising out of rain water leakage due to structural and/or design defects and/or due to lack of maintenance of the premises are hereby specifically excluded.**
- **Excluding loss or damages arising out of construction/erection works/fit out works**
- **Excluding Consequential loss of any kind or description whatsoever including any penalties whether Civil, Criminal & Contractual**
- **Excluding Property/goods under care, custody & control of the assured.**
- **Excluding Machinery Breakdown/Machinery breakdown loss of profit.**
- **Losses due to gradual settlement and normal bedding down**
- **Overhead Transmission and Distribution (T&D) lines.**
- **Infectious or Contagious Diseases Liability Exclusion Clause.**
- **Pure Financial Losses**
- **War, Civil War, Terrorism, Sabotage and Political Risks Exclusion Endorsements.**
- **IT Clarification agreement / Information Technology Hazard**
- **Cyber Attack Exclusion Clause**
- **Nuclear Risk Exclusion Clause.**
- **Sanction limitation and Exclusion Clause.**
- **Asbestos Exclusion Clause**
- **Excluding Fines, Penalties, Punitive and Exemplary Damages.**
- **Radioactive Contamination, Chemical, Biological, Bio-Chemical and Electromagnetic Weapons, EMF, Exclusion Clauses**
- **Transmissible Spongiform Encephalopathy Exclusion (TSE)**
- **LMA5393 - Communicable Disease Endorsement/ Coronavirus Exclusion**
- **Excluding Wood-wool activities / Flax and jute / Foam production and/or processing**
- **Excluding Cotton batting, cotton spinning and cotton storage up to the stage of processing cotton fabric / cloth**
- **CORONAVIRUS DISEASE (COVID-19)/ COMMUNICABLE DISEASE [WORDINGS AS PER ATTACHED ANNEXURE]**

FOLLOWING WARRANTIES ARE ATTACHED :

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- Warranted that the insured comply with municipal and civil defense regulations regarding fire safety and firefighting facilities and prior to commencement and subsequent renewals of cover the insured provides to the Insurance Company evidence (by way of a current dated and clean fire and safety certificate) issued by General Command of the Civil Defense authorities from the respective state in UAE.
 - Warranted firefighting maintenance contract is in place and active during the policy period.
 - Hazardous material warranty.
 - Housekeeping warranty
 - Bookkeeping warranty
 - Dust collectors to be kept maintain and well operational during working hours
 - Premium payment condition - As per broker agreement
 - In case of any valid claim payable to client, the amount outstanding from client, if any, will be deducted from the payable amount.
- The company, however, reserves its right to cancel the policy ab-initio and/ or reject any claim where the agreed premium payment schedule is breached.

Signed on behalf of UNITED FIDELITY INSURANCE COMPANY PSC on 19/01/2023



فيدلتب المتحدة
Fidelity United
INSURANCE
CM1

Authorised Signatures

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