

PROSPECTUS & SALES LITERATURE

Liberty Title Insurance Policy

Scope of Cover

Title Insurance Protects the holders from the financial loss sustained from defect discovered after the purchase of Insurance.

Project to be insured - Under Construction & New Projects.

Policy term The policy will be issued for a fixed policy period of 7 years, there is option upto 15 years.

Sum Insured and premium

The Sum insured will be the Gross Development Value (GDV) of the project for which the Title Insurance policy is to be issued.

Gross Development Value will comprise of Land cost + Cost of Construction of the building + Profit Margin. This will be the aggregate sales price of all the units.

The premium, set by the insurer based on relative degree of risk of a particular project or location is to be paid by the promoter as a one-time upfront payment at issuance of the policy.

Documents required

The following documents are required for the initial process:

1. Copy of latest Title Report of the project
2. Details of the lawyer who has conducted the entire Title Due Diligence
3. Summary of claims, litigations and other known and reported claims/incidents since purchase of land and status of same
4. Details of Project- land area, development envisaged and timelines
5. Project structure- land ownership, details if it is an SRA or Redevelopment
6. Timelines for the project: Date of Start of Project, Current Construction Stage, Tentative Date of issuing the Occupancy Certificate & When will the Title be passed on to the association of allottees
7. Draft contract structure on agreement of sale being used

INSURANCE IS THE SUBJECT MATTER OF THE SOLICITATION