



RENOWIX

NOIDA

Architectural False Ceilings · Engineered Cost Blueprint & BOQ
Sector 51, Noida · +91 92114 29635 · www.renowix.in

NET PAYABLE COST

₹38,461

Zero Hidden Charges

CLIENT NAME

Mr. Rahul & Priya Sharma

PROPERTY & FLAT

Flat 1402, ATS One
Hamlet, Sec 104

BOQ & AUDIT LINKED

RNX-BOQ-2026-0842
(Audit Verified)

₹199 AUDIT CREDIT

- ₹199 Adjusted 100%

Itemised Bill of Quantities (BOQ) — Phase 1 Schedule

PAGE 1 OF 3

Every brand, metal gauge, linear measurement, and unit rate is locked from your laser audit. Unlike typical contractor verbal quotes, there are zero 1.5x running-foot cross-multipliers or surprise bills.

CODE	ITEM DESCRIPTION & MATERIAL BRAND SPECIFICATION	UNIT	QTY	RATE (₹)	TOTAL (₹)
01	Primary Ceiling Plane Installation (Gypsum System) Supply and installation of 12.5mm Saint-Gobain Gyproc tapered-edge board fixed on heavy-duty 0.55mm (1.5kg Grade) Galvanised Iron (GI) framework (Perimeter 20x28mm, Intermediate 15x45mm, Ceiling Section 80x26mm) locked at a rigid 18" x 18" C/C grid with 8mm metal expansion slab anchors at 900mm C/C. ✓ 10-Year Framework Warranty Eligible · 100% Rust-Proof	Sq.Ft	240.0	₹119.00	₹28,560
02	Peripheral L-Box Cove Vertical Drop & Concealed Light Lip Construction of 115mm vertical drop fascia + 75mm horizontal cove tray with 50mm front sightline upstand lip in 12.5mm Gyproc board and reinforced GI box framing along the Living-Dining perimeter. ✓ True 1:1 Linear Measurement (No 1.5x / 2.0x running-foot multiplier)	R.Ft	64.0	₹95.00	₹6,080
03	Recessed Window Curtain Pelmet Box (Reinforced Plywood Core) Construction of 150mm wide x 115mm deep concealed curtain pelmet along East balcony window wall, including concealed 12mm commercial plywood backing strip inside GI framing for motorized or heavy curtain track anchoring.	R.Ft	12.0	₹110.00	₹1,320

Key Specification Guarantee: All metal channels are weighed on delivery to verify the 1.5kg (0.55mm) gauge benchmark. Framing grid lines are laser-locked at 18 inches—never 24 or 30 inches. Items 04, 05, 06 and complete commercial summary continue on Page 2.



CODE	ITEM DESCRIPTION & MATERIAL BRAND SPECIFICATION	UNIT	QTY	RATE (₹)	TOTAL (₹)
04	Crack-Resistant 50mm Fiber-Mesh Taping & 3-Coat Jointing Application of 50mm high-tensile fiberglass mesh tape over all tapered board joints and L-box corners, finished with 3 coats of imported Saint-Gobain Gyproc jointing compound and galvanised edge beads.	Sq.Ft	240.0	Included	₹0
05	Precision Light Cut-Outs, Fan Rod Extensions & Driver Traps Core-cutting for 8 recessed COB downlights, supply & fixing of 2 heavy-duty GI fan hook extension rods (adjusted to 115mm drop), and 2 concealed LED driver maintenance access pockets.	Job	1.0	₹1,200.00	₹1,200
06	Clean-Site Dust Containment & High-Rise Society Protocol Floor-to-ceiling 120-micron plastic dust barrier curtains, floor & sofa protective masking sheets, vacuum-assisted joint sanding, and daily bagged debris removal via service elevator.	Job	1.0	₹1,500.00	₹1,500

COMMERCIAL SUMMARY Gross Ceiling Total: ₹38,660

Less: **100% Technical Audit Fee Credit** (Receipt #RP-99412): - ₹199

NET PAYABLE PROJECT TOTAL

₹38,461

Locked Price - Zero Hidden Extras

⚠ DETAILED ANALYSIS: WHY LOCAL CONTRACTOR "₹95/SQ.FT" VERBAL QUOTES BALLOON TO ₹44,950+

GI Metal Gauge

✓ 1.5kg (0.55mm) Heavy Grade

0.30-0.35mm thin scrap channel (deflects & sags in 12-18 months)

Grid Spacing

✓ Strict 18" x 18" Grid

24"-30" wide spacing (saves metal, causes wavy board joints & bounce)

Cove Measurement

✓ 1:1 True Linear Ft

1.5x / 2.0x "Patti Multiplier" (bill jump added after work starts)

Joint Protection

✓ 50mm Fiber-Mesh Tape

Raw local POP paste without mesh (cracks after first summer humidity)

Engineering Assurance: Renowix prices are locked in writing prior to material dispatch. The 5-day milestone payment schedule, scope inclusions, warranty pledge, and formal sign-offs are detailed on Page 3.



✓ 5-DAY EXECUTION ROADMAP & INSPECTION-LINKED MILESTONES

STAGE 1 • DAY 1 40% (₹15,384)

Material Delivery & Brand Check

On-site verification of genuine 12.5mm Saint-Gobain Gyproc boards and 1.5kg heavy GI channels weighed on scale before unloading.

STAGE 2 • DAY 3 40% (₹15,384)

Laser Framing Sign-Off

Laser-level check of 18" grid spacing, fan down-rod drops, and curtain pelmet plywood backing before any gypsum boards are closed.

STAGE 3 • DAY 5 20% (₹7,693)

Clean Handover & Warranty

Paid only after 3-coat joint finishing, HEPA vacuum sanding, dust containment removal, and issuance of 10-Year Framework Guarantee.

i SCOPE GOVERNANCE: WHAT IS INCLUDED VS. TURNKEY OPTIONS

✓ 100% Included in This Base BOQ:

- Complete Saint-Gobain Gyproc 12.5mm false ceiling and L-box cove
- Heavy 1.5kg (0.55mm) GI framing at strict 18" x 18" grid spacing
- 3-coat joint compound with 50mm high-tensile fiberglass mesh tape
- Concealed curtain pelmet with 12mm plywood core reinforcement
- Occupied-home 120-micron dust containment zip-curtains and floor sheets

Optional Turnkey Add-Ons (Quoted on Request):

- Light Fixtures & Drivers: Supply of 12W COB downlights & 3000K LED strips
- Electrical Wiring: Point-to-point concealed conduit wiring (₹450/point)
- AC Condensation Sleeve: 9mm nitrile rubber pipe insulation (₹850/flat)
- Ceiling Paint Finish: 1 coat primer + 2 coats Asian Paints Royale (₹28/sq.ft)
- All electrical and paint work can be unified under a single turnkey contract

10-Year Written Structural Framework Guarantee Included*

Renowix warrants that the underlying galvanized iron ceiling grid, anchor fasteners, and suspension assemblies will not sag, warp, or deflect beyond BIS tolerances for a period of 10 years from the date of handover.

WARRANTY CODE

RNX-W10-2026

COMMERCIAL BOQ CERTIFIED BY

Senior Project Estimator — Renowix Noida Hub

Cost Engineering • Sector 51 Technical Operations

Authorised Signature:

Date: 22 Oct

2026

CLIENT ACCEPTANCE & STAGE 1 AUTHORISATION

Mr. Rahul & Priya Sharma

Flat 1402, ATS One Hamlet, Sector 104, Noida

Client Signature:

Date:
