CHALO INTERIORS

Sage Serenity

Version : 2026 Edition
SKU No.: BR-BA-006
Location: Mumbai , Navi Mumbai, Thane & Pune
Bedroom Size: 12'X10'
Scope of work: Complete Bedroom Renovation
BOQ(Bill of Quantities)

Sr. No.		Work Item	Scope of Work / Specification	Area / Qty.	Unit	Cost
Bedroom (Size: 12'X10')						
FALSE CEILING WORK	2.1	**FALSE CEILING WORK**				
		False Ceiling Work (1 layer)	(False ceiling Size: 12'X10') Supply and installation a 1-layer false ceiling using gypsum board, including GI framework, finishing and surface preparation as per approved design.	120	sq.ft.	₹17,860
		POP Moulding (6" Wide)	Providing and fixing 6″ wide decorative POP moulding in false ceiling, including required framework/support, joint treatment, sanding, smooth finishing, and installation as per approved design and site requirements.	44	r.ft	
		POP Moulding (1" Wide)	Providing and fixing 1″ wide decorative POP moulding in false ceiling, including required framework/support, joint treatment, sanding, smooth finishing, and installation as per approved design and site requirements.	40	r.ft	
		LED light Fittings Cutout (Labour)	Scope includes provision of cut-outs for spotlights, LED panels, and all necessary LED lighting fixtures, and accessories as per the approved design.	6	nos	
		Profile light Niche Cutout	Providing and making precise niche cut-outs for profile light installation, including necessary cutting, framing, finishing, and preparation as per design.	36	r.ft.	
CARPENTRY WORK	2.2	**CARPENTRY WORK**				
		Bed with Side Cushioning & Hydraulic Storage	BWR Grade Plywood, (Bed Size: 6'x5'6") Supply and installation of a custom-designed bed with hydraulic storage as per the approved design, manufactured using high-quality plywood with fabric finish. Including heavy-duty hydraulic lift mechanism, all necessary hardware, edge finishing, labour, transportation, installation, and finishing, complete and ready for use.	1	nos	₹177,300
		Bed Headboard with Cushioning finish	Providing and fixing a bed headboard with plywood framework, finished with selected fabric cushioning, including edge finishing, necessary hardware, and installation as per approved design and site requirements.	17	sq.ft	
		Bed Back Wall Design – MDF Moulding with POP Punning (1 frame)	Supply and installation of decorative MDF/PVC moulding as per approved design, featuring 1 decorative wall frames, including cutting, fixing, joint treatment, surface preparation and finishing as per approved design.	55	r.ft	
		Decorative Cushions	Providing and supplying decorative cushions with quality filling and selected fabric/upholstery, including stitching and finishing as per approved design.	3	nos	
		Bedsheet	Providing premium-quality bed sheet in selected fabric, size and design as per approved selection.	1	nos	
		Side Tables with PU Finish (1 Drawer)	PU Finish, Side Table (Size: 1'6'x.1'2" with 1 drawer each): Supply and installation of SideTable in plywood/HDHMR with PU finish, including all materials and labour, necessary framing, fixing hardware, polishing/finishing, and all accessories required for a complete and finished installation.	2	nos	
WORK & FIXTURES	2.3	**ELECTRICAL WORK & FIXTURES**				
		Bed Left Switch Board Components	4 module board (1 sockets & 2 switch) (Brand: Havells / GM Modular / Goldmedal, or equivalent approved brand, selected to suit the approved interior design, aesthetics, and product availability.)	-	-	₹39,765
			6A switches	1	nos	
			6A sockets	1	nos	
			4 Module Plates	1	nos	
			4 Module Boxes	1	nos	
			6A 2-way switch	1	nos	
		Bed Right Switch Board Components	6 module board (2 sockets & 2 switches) (Brand: Havells / GM Modular / Goldmedal, or equivalent approved brand, selected to suit the approved interior design, aesthetics, and product availability.)	-	-	
			6A switches	1	nos	
			6A sockets	2	nos	
			6 Module Plates	1	nos	
			6 Module Boxes	1	nos	
			6A 2-way switch	1	nos	

ELECTRICAL		Electrical Work - Labour	Electrical Work : Supply and installation of concealed black PVC electrical conduits, copper wiring, concealed electrical boxes, junction boxes, and all necessary accessories, including labour for conduit laying, wire pulling, connections, testing, and commissioning to ensure all electrical points are complete and fully functional.Exclusions: Modular switches, sockets, light fixtures, fans, and electrical appliances unless otherwise specified..	15	nos	
		Decorative light fixture	Supply of Decorative wall light fixtures (as per Design)	2	nos	
		Spot Light	Supply of Decorative Spot light fixtures (as per Design)	0	nos	
		Profile light fixture	Supply of Decorative Profile light fixture (as per Design)- rate per 5M.	4	nos	
		Profile light patti fixture	Supply of Decorative Profile light outer Patti (as per Design)	40	r.ft	
		Profile Light Driver	Providing and installing suitable LED profile light driver, including wiring, connections, testing, and installation as per site requirements. (One per 10ft)	4	nos	
		Ceiling concealed LED lights fixture	Supply of LED Panel fixtures (as per Design) brand : Havells 6-Watt LED Panel Light	6	nos	
		Fan	Providing and installing ceiling fan as per design including necessary wiring for fitting.	1	nos	
PAINTING WORK	2.4	**PAINTING WORK**				
		ete Bedroom Interior Painting (Walls & False ceiling)	Surface preparation, putty application, primer, sanding, and application of two coats of premium interior emulsion paint to all interior walls and balcony walls (where applicable), including all labour, materials, tools, and consumables required to achieve a smooth, uniform, and finished surface.	336	Sq.ft.	₹14,112
ACCESSORY ITEMS	2.5	**ACCESSORY ITEMS**				
		Solid Curtains	800rs. /r.m. Providing and installing plain solid-color curtains as per approved design and site measurements.	12	r.m.	
		Semi-Sheer/Light-Filtering Curtains	600rs. /r.m. Providing and installing sheer curtains as per approved design and site measurements.	12	r.m.	₹18,800
		Curtain Rods & Fitting	Supply of stainless steel curtain rod complete with accessories.(Hidden in false ceiling)	20	r.ft.	

Note: You can choose the items you wish to include and design your bedroom according to your design preferences and budget.

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Note: Final pricing may vary based on site conditions, measurements, project location, material selections, and specific project requirements. The final cost will be confirmed after the site visit and detailed discussion.