

BOQ / BOM checklist

Use this when two quotes look similar, or when one person is in the room and the other is abroad.

PROJECT

CLIENT / HOUSEHOLD	PHONE / WHATSAPP
PROPERTY ADDRESS	
SOCIETY / TOWER / FLOOR / FLAT	
BHK / CARPET SQ FT	POSSESSION DATE
LIVED-IN OR EMPTY	WEST / EAST / OTHER FACING
SCOPE: FURNISHINGS ONLY / KITCHEN+WARDROBES / FULL TURNKEY	
QUOTE A FROM	QUOTE B FROM
DATE THIS SHEET WAS FILLED	FILLED BY

How to use this sheet

Fill the cover. Then walk both quotes against the same list. If a cell is blank on their page, it is not included — write “not stated”. Do not accept “as per standard” for ply, hinges, lining or GST.

A number that is half the other number is almost never the same job. The missing line is usually under the sink, in the ceiling pocket, or in the curtain panel count.

What this sheet is for

- Sending to a spouse or parent who is not in Hyderabad.
- Sitting in the showroom with two PDFs open.
- Freezing scope before cloth is cut or carcasses are ordered.
- Keeping the architect, the client and Hexie on one page.

The six questions that decide the quote

1. Ply under the sink and hob — MR or BWP?

MR swells in one monsoon. BWP is the only honest answer for a wet line. Write the brand: Century, Greenply, Kitply, or other.

2. Laminate thickness and brand?

0.6–0.8 mm unnamed sheet is the cheap quote. 1 mm Greenlam / Merino / Royale Touche / Century is the mid quote.

3. Hinge and drawer brand — named, or silent?

Ebco / Ozone / Nimmi = basic. Hettich Sensys or InnoTech = mid. Blum Clip Top + Tandembox or Legrabox = premium. “Soft close” with no name is not a specification.

4. Curtain panel count per window, lining, fullness?

Two unlined panels on a west slider is not a curtain. Write panels, lining yes/no, blackout yes/no, fullness 2.0 / 2.5 / 3.0.

5. Does the ceiling price include the track pocket?

If gypsum closes without the pocket, you live with a face-fixed rod under a bulkhead. The pocket is week 3–5, not week 11.

6. GST invoice from a registered firm, and is fitting a line item?

Hexie Homes LLP, GSTIN 36AAOFH9581R1Z5. Fitting is charged separately; that amount goes to the people who hang the work. “All inclusive” with no GSTIN is not a professional quote.

Write the answers here before you look at the total.

Question	Quote A	Quote B	What you want
Ply under sink / hob			BWP, brand named
Laminate mm + brand			1 mm named HPL (mid+)
Hinge / drawer brand			Hettich or Blum written
Curtain panels / lining / fullness			Count + lining + 2.5–3.0
Ceiling includes track pocket?			Yes, before gypsum closes
GSTIN on invoice + fitting line			LLP invoice; fitting separate

Kitchen — bill of materials

Layout around the existing sink, hob and door — in that order. Island only if the walkway still works.

Item	Ask / write the spec	Quote A	Quote B
Carcass ply + thickness	18 mm. BWP under sink & hob. Brand:		
Backs / shelves	6–9 mm. Same grade as carcass?		
Shutter finish	Laminate mm / acrylic / PU / membrane / veneer:		
Shutter brand	Greenlam, Merino, Royale Touche, Senosan, other:		
Edge banding	0.8 mm / 1 mm / 2 mm PVC or acrylic:		
Hinges	Brand + model (Ebco / Hettich Sensys / Blum Clip Top):		
Drawer boxes	Brand + model (channel / InnoTech / Tandembox / Legrabox):		
Soft-close	On every working shutter and drawer? Y / N		
Tandem / corner / bin	Make and model if included:		
Handles / gola / push	Profile type:		
Countertop	Granite / quartz / solid surface. Thickness. Brand:		

Item	Ask / write the spec	Quote A	Quote B
Sink + tap	Included or client? Make:		
Hob / chimney cut-outs	Whose scope? Sealant whose?		
Service void / plumbing	Who opens the wall if a pipe sits wrong?		
Warranty on carcass / hardware	Years, in writing:		

Wardrobes and storage

Item	Ask / write the spec	Quote A	Quote B
Carcass ply	BWR / HDHMR / BWP. Brand + mm:		
Shutter	Laminate / acrylic / PU / glass / sliding. Brand:		
Sliding gear if any	Häfele Slido / other. Soft-close?		
Hanging rail	Chrome / aluminium. Length per bay:		
Drawers	Count + brand of box:		
Shelves	Adjustable? Edge-banded both sides?		
Loft	Included? Same ply as carcass?		
Internal lighting	Häfele Loox / other. Switch or sensor:		
Mirrors / accessories	Listed separately?		
Handles	Type:		

False ceiling, lighting, curtain track

Decide the track before the gypsum closes. That pocket is week 3–5 on a 12-week 3 BHK, not week 11.

Item	Ask / write the spec	Quote A	Quote B
Gypsum brand / board	Gyproc or equal. Moisture board in wet rooms?		
Cove / tray / plain	Which rooms:		
Track pocket / pelmet void	Drawn on the ceiling plan? Depth / height:		
Who installs the track	Ceiling contractor or furnishings team:		
Downlights	Count, make, colour temperature:		
Profile / strip lighting	Kitchen, wardrobe, cove. Driver included?		
Switch / scene control	Ordinary / modular / automation:		
AC grille / fan cut-outs	Whose extra if the drawing moves?		
Ceiling rate includes painting?	Y / N		

Curtains, blinds, tracks — bill of quantities

Hexie prices curtains by the panel. A pair is not a specification. Measure the window, not the brochure.

Window / room	W × drop (site)	Panels	Cloth + lining	Track / motor	A ₹	B ₹
Living slider						
Living side / other						
Master bedroom						
Bedroom 2						
Bedroom 3 / study						
Kitchen / utility						
Bath / powder (if any)						
Balcony / sit-out						

Soft-furnishing spec	Write it	Quote A	Quote B
Cloth house / book	Named book / mill / imported linen:		
Fullness	2.0 / 2.5 / 3.0		

Soft-furnishing spec	Write it	Quote A	Quote B
Lining	None / ordinary / blackout / interlined		
Heading	Eyelet / pinch / ripple / wave		
Hem to floor	Kiss / break / puddle. Who levels an unlevel slab?		
Track	Face-fixed rod / ceiling track / recessed. Make:		
Motor	None / named / unnamed. Remote included?		
Blinds	Roller / Roman / Venetian. Fabric or vinyl. Rooms:		
Upholstery	Recover existing frame? (Hexie: no customer-supplied cloth)		
Wallpaper / panelling	Brand, rooms, who prepares the wall:		
Rugs	Sizes. Indoor / outdoor.		

Sleep — mattresses, pillows, linen

Hexie sells Sleepwell, Peps, King Koil, Springfit, MM Foam, Centuary. Custom sizes from the inside of the frame, in inches. Mattress line +91 95732 84811. We do not manufacture these.

Bed	Inside frame (L × W × H in)	Type / brand / height	Quote A	Quote B
Master				
Bedroom 2				
Bedroom 3 / kids				
Guest / extra				
Pillows (count + type)				
Protectors / linen		Thread count if claimed:		

Civil, paint, flooring, loose furniture

Item	Ask / write the spec	Quote A	Quote B
Walls moved / boxed	Which walls. Structural sign-off?		
Paint	Brand + range (Tractor / Apcolite / Velvet / Luxury emulsion):		
Putty / primer coats	Number of coats written?		
Flooring	Vitrified / wood / stone. Size. Brand. Skirting:		
Dado / wet-wall tile	Kitchen + baths. Height.		
TV unit	Carcass + shutter same as kitchen? Drawers?		
Study / shoe / utility	Included or extra page?		
Loose sofas / dining	Whose buy. Lead time.		
Debris / protection / society	Who pays the deposit and the lift booking?		

Commercial terms — the other half of the BOQ

Term	Hexie practice	Quote A	Quote B
Legal name + GSTIN	Hexie Homes LLP · 36AAOFH9581R1Z5		
GST in the number?	Yes. Ask to see it on the page.		
Site visit	₹500, adjusted if you proceed		
Advance / stage payments	Advance books fabric and production		
When the price freezes	On signed measure + approved cloth / drawing		
Change after cloth is cut	That part cannot be cancelled		
Fitting	Separate line. Paid to the fitters.		
Who hangs curtains / kitchen	Named crew, not “vendor later”		
Warranty — our fitting	3 months on Hexie fitting defects		
Warranty — bought goods	Manufacturer card passed through		
What we will not do	Customer fabric. Reworking old curtains.		

Term	Hexie practice	Quote A	Quote B
Binding date	After measurements and materials are signed		
Access / society rules	Client arranges; delays are not our float		
Snag list + handover	Written. One return visit in the window.		

Late-2026 Hyderabad planning bands

Use these only to see which conversation you are in. They are not Hexie's printed rate card. A firm figure follows a photograph and a site measure.

Band	₹ / sq ft	2 BHK whole home	3 BHK whole home	What the money is
Basic	1,400–2,500	₹7–13 L	₹11–21 L	MR/BWR, 0.8–1 mm, Ebco-class, granite, little lining
Mid	2,500–4,200	₹13–25 L	₹21–39 L	BWP under sink, 1 mm named HPL, Hettich, lined curtains
Premium	3,600–6,300	₹25–42 L	₹39–62 L+	BWP, acrylic/PU, Blum/Häfele, quartz, specified layers
Luxury	6,200–16,500+	—	villa ₹1.1 Cr+	Marine/BWP, Legrabox, stone, motors

Modular-only first digits you see online usually exclude civil, a ceiling with a track pocket, branded loose furniture and made-to-measure curtains.

Freeze and sign

Do not cut cloth or order carcasses against a WhatsApp paragraph. Freeze the scope on this page. After freeze, a change is a variation — priced and dated — not a favour.

Decision	Tick when true
Both quotes answered the six questions in writing	
Site measure exists (not brochure sizes)	
Ceiling drawing shows the track pocket	
Curtain page lists panels, lining and fullness per window	
Kitchen page names ply under the sink and the hinge brand	
GSTIN and legal name are on the quote we will pay	
Advance, stages, cancellation-after-cutting are understood	
Someone in the household has sat with the cloth in the room's light	

Client	Hexie Homes / other vendor
Name	Name
Signature	Signature
Date	Date

Send a photograph of the property with this sheet. It usually tells us more than a description.

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