

RG⁷**S**
FORTE

3 BHK RESIDENCES
AT WAKAD





DESIGN THINKING. ARTICULATED PLANNING.
THE BLEND IS FLAWLESS!

Composing a word, or composing a world, art always finds its purpose.

When the intellects and artists go on a tryst, this is what they conspire.

The artist puts a little ‘design thinking’

while imagining a landscape & the intellect ‘articulates a plan’

that sometimes defies the laws of attraction.

Such is the flawless blend of two powerhouses at work.

PERFECTION
IS AN ACQUIRED
TASTE!

It's just like a piece of art – a heartwarming poetry,
an awe-inspiring painting, a soulful symphony...
when you see a masterpiece composed with class,
you know that you need one. That's the aura of
perfection. It spreads a sophisticated sense of style
and substance which purely is an acquired taste
only a chosen few possess.





BRINGING CLASS & CREATIVITY TO THE CENTER STAGE!

Imagine you are waiting for an opportunity to knock at your doors. You patiently envision the future with your eyes closed and automatically spread your arms to embrace all the prosperity coming your way. That's exactly how you'd feel at Bhumkar Chowk, Wakad.

Being one of the most strategic locations of Pune, Bhumkar Chowk is quite the busiest suburb and home to a spectrum of premium projects. The locale is practically the closest to Pune-Bengaluru Highway and connects to major IT hubs in Hinjawadi, Tathawade & Baner. With renowned schools, colleges, hospitals, entertainment zones, shopping mall and places of convenience, the locale is abuzz with class & creativity at the center stage.

A PASSIONATE
PHENOMENON,
PERFECTED
WITH PRECISION.

RGS⁷
FORTE

20-STOREY EXCLUSIVE
3 BHK TWIN TOWERS COMMUNITY
AT WAKAD.

Some masterpieces are meant to be surveyed with flawless precision and some savoured with endless passion. At RGS Forte, the exclusive 3 BHK towers are built with the best of both perspectives.

The 20-storey twin towers community is intricately planned with the best minds behind the architectural marvels and some of the most passionate artists who have designed the experiences here. These exclusive residences are the only 3 BHK homes in the vicinity and have only 4 homes per floor so that your privacy is uninterrupted. The bay windows in every bedroom ensure that you relish all the heartfelt moments. Strategically located at Bhumkar Chowk, Wakad, these homes are embraced by everything you need and the vehicle-free podium-level amenities make sure that your kids' enjoyment is undisturbed.





YOU CALL IT YOUR HOME. WE CALL IT OUR FORTE.

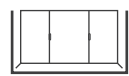
The best part of living in RGS Forte is the multitude of special amenities that you get to experience here. These features are crafted especially for you to bask in the spotlight of sophistication and live a life that reflects nothing but your innermost feeling of euphoria. The next few pages will give you a sneak peek of the key highlights of RGS Forte.





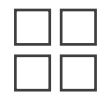
20-Storey Twin Towers

These skyscraping twin towers at RGS Forte are built for you to enjoy the impeccable view of the green landscapes & cityscapes all around



Bay Windows

This is probably the main attraction in the entire project where you get to sit, relax & relish the view from the window



4 Apartments Per Floor

Living in an apartment that values your privacy, makes you feel even more special. With 4 apartments per floor, your privacy is certainly at its best.



Vehicle-free Podium-level Amenities

This is one of the best features wherein your kids get to enjoy their playtime without any interruptions



Garden/Amenity-facing Apartments

RGS Forte is planned in such a way that every apartment is either garden-facing or amenity-facing so that you have the best view





LEGENDS

- (A) MOUND
- (B) SEATING
- (C) CHILDREN'S PLAY AREA
- (D) GAZEBO
- (E) STEPPING STONE
- (F) PASSAGE
- (G) PARTY LAWN
- (H) SCULPTURES
- (I) PLANTER
- (J) PRIVATE GARDEN
- (K) TEMPLE
- (L) SIT-OUT
- (M) PERGOLA
- (N) PLAY COURT
- (O) BBQ AREA
- (P) ACUPRESSURE PATHWAY
- (Q) ROCK CLIMBING
- (R) GYM



AMENITIES



Security Gate for Controlled Access



Fully-equipped Gymnasium



Air-conditioned Clubhouse



Outdoor Exercise Station



Children's Play Area



Clubhouse with Indoor Games



Jogging Track



Landscaped Garden



Sit-out for Senior Citizens



BBQ Area



Crazy Rock Climbing Wall



Gazebo



School Bus / Cab Waiting Area



Yoga / Meditation Point



CCTV for Common Areas



Firefighting System



Vehicle-free Rejuvenation Area



Drivers' Bay



Toddlers' Play Pit Area



Open-air Amphitheatre



Party Lawn



Multipurpose Play Court

SPECIFICATIONS



STRUCTURE

- Earthquake resistant RCC framed structure



WALL FINISH

- AAC Block Masonry
- Gypsum finish surface for internal walls
- External sand faced plaster



DOORS AND DOOR FRAMES

- Both side laminated wooden doors
- Smart lock for main door
- Toilet door frames in granite
- Premium accessories & fixtures for all doors
- Aluminium powder coated sliding section with Mosquito mesh for terrace doors & bed windows



FLOORING AND DADO

- 600x1200 mm vitrified tiles in full flat
- Dado tiles in dry balcony up to sill level
- Dado tiles in bathrooms till lintel level
- Dado tiles above kitchen otta 2 ft height



KITCHEN AND UTILITY AREA

- Granite kitchen platform otta with SS sink
- SS sink with drainboard in the utility area



ELECTRICALS

- TV & DTH point in living & en suite bedrooms
- Concealed wiring with modular switches
- Fire retardant wiring with ELCB, MCB
- Provision for internet broadband connection
- Provision for inverter
- AC point in living & all bedrooms
- DG backup for common areas
- Video door phone with intercom facility
- Foot lamps for en suite bedrooms
- Exhaust fan provision for kitchen and bathrooms
- Fridge, microwave, chimney, water purifier point in kitchen



PAINT

- OBD paint internally
- Acrylic paint for external surfaces



TOILETS

- Concealed plumbing in standard CPVC & UPVC pipes
- CP & Sanitary ware of Jaquar / Hindware or equivalent brand
- Solar water supply in common bathroom (as per norms)



LOBBY

- Designer entrance lobby



ELEVATOR

- Automatic elevators of standard make



ECO FEATURES

- Rainwater Harvesting
- Organic Waste Composter

LOCATION MAP

SCHOOLS AND COLLEGES

Akshara International School	2 min
Indira Kids School	3 min
Indira Group of Institutes	3 min
Rajarshi Shahu College	5 min
Akemi Business School	7 min
Blossom Public School	8 min
BIMM	9 min
Balaji Law College	10 min
EuroSchool	11 min
Lotus Business School	11 min
Wisdom World School	11 min
Blue Ridge Public School	13 min
Dr. D Y Patil College	15 min

HOSPITALS

Lifepoint Multispeciality	9 min
Surya Mother & Child Care	9 min
Polaris	10 min
Aditya Birla Hospital	13 min
Jupiter Hospital	17 min

HOSPITALITY

Hotel Sayaji	5 min
Courtyard by Marriott	6 min
Vivanta Pune	6 min
Holiday Inn	7 min
The Orchid	10 min
Ginger Hotel	14 min

FOOD AND MALLS

Xion Mall	6 min
D-Mart	6 min
Big Bazaar	6 min
White Square	10 min
Balewadi High Street	14 min
Spot 18	15 min



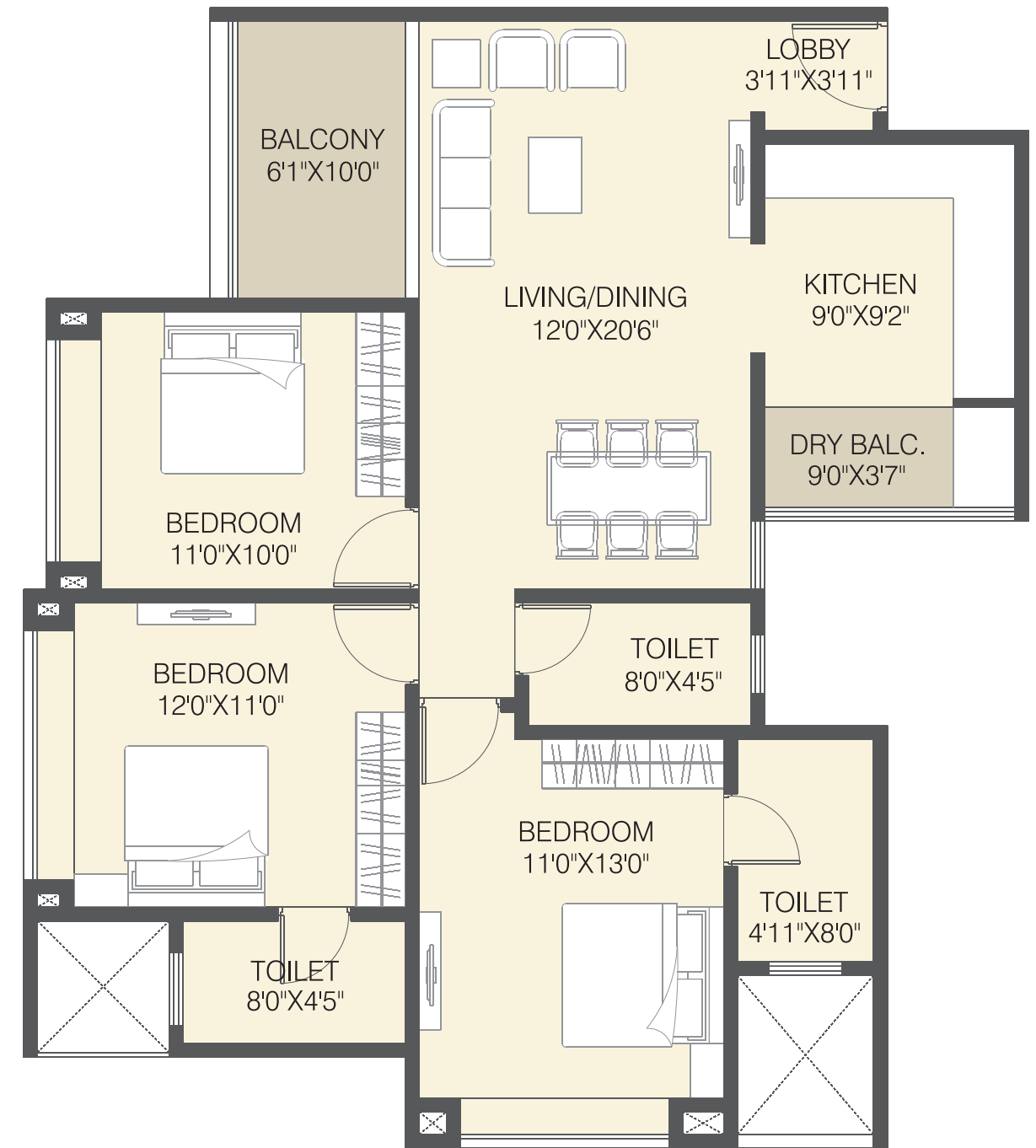
Scan QR code for location



Map not to scale



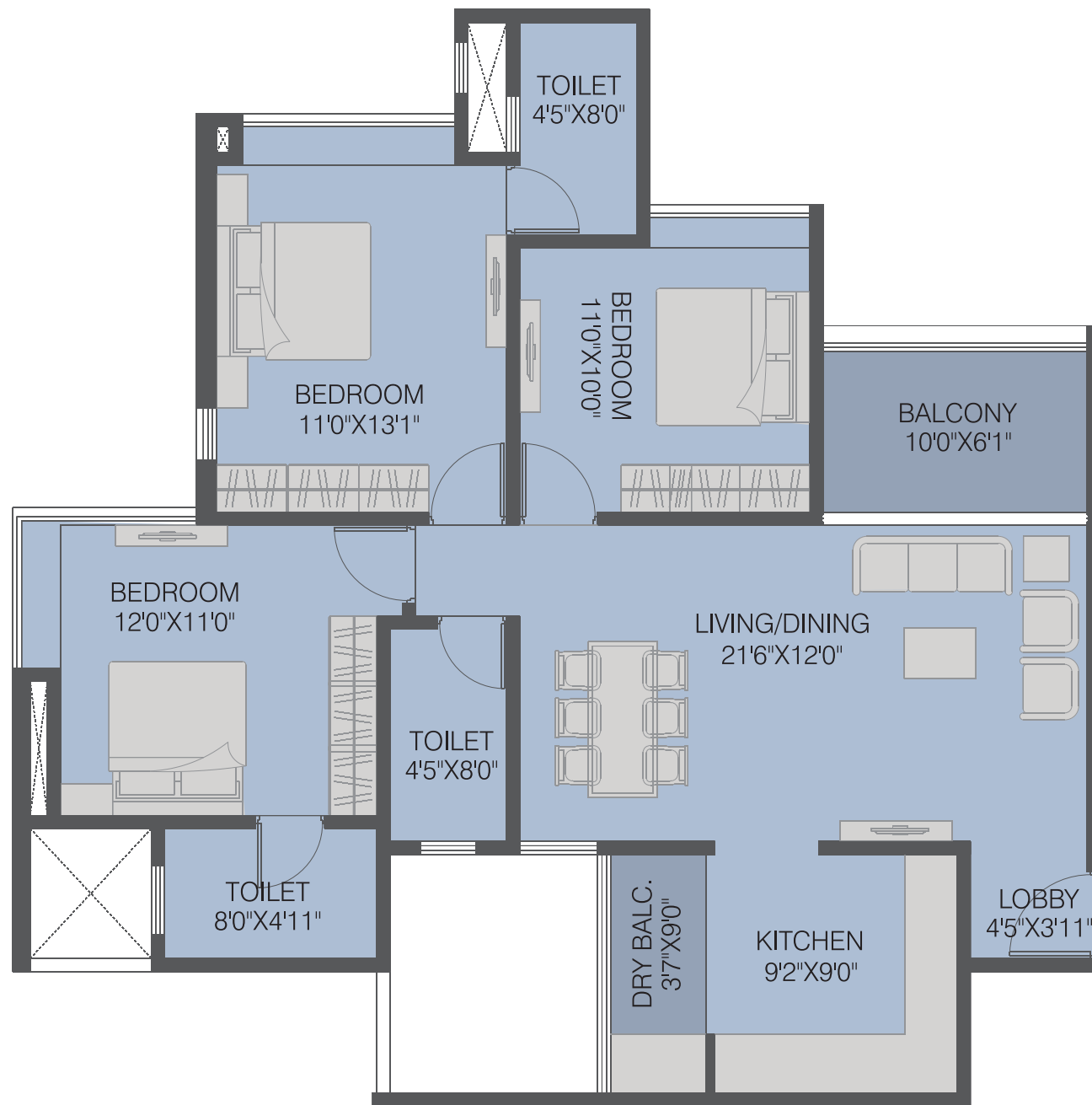
3 BHK - TYPE - 01



FLAT TYPE	CARPET AREA		ENCL. BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
3 BHK (TYPE 1)	82.39	887	2.84	31	8.66	93	93.89	1011

NOTE: "Carpet area" means the net usable floor area of an apartment, excludes the area covered by the external wall, areas under service shafts, exclusive balcony or verandah area and an exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in the carpet area.

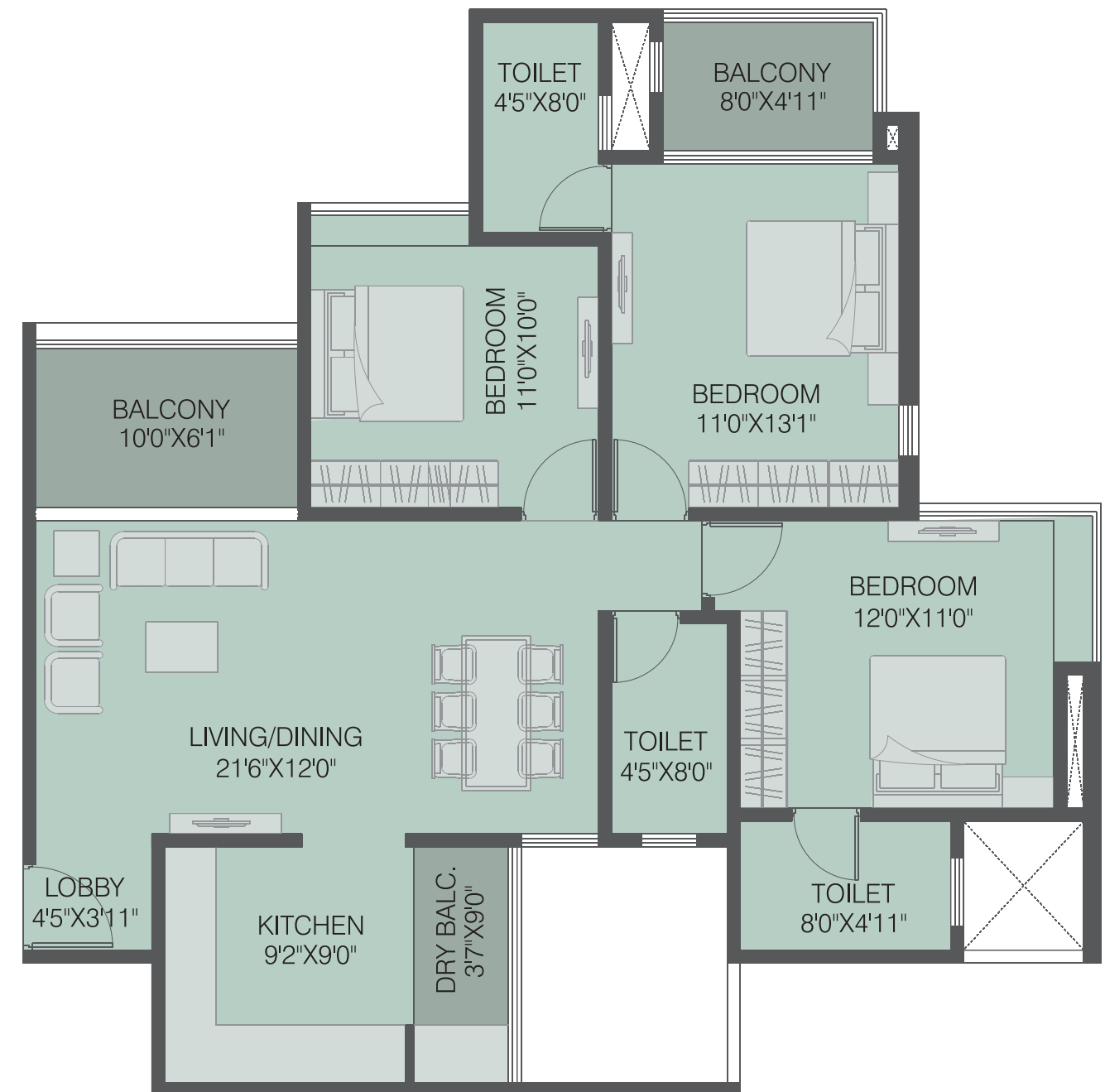
3 BHK - TYPE - 02



FLAT TYPE	CARPET AREA		ENCL. BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
3 BHK (TYPE 2)	86.45	931	0.00	0	8.66	93	95.11	1024

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3 BHK - TYPE - 03



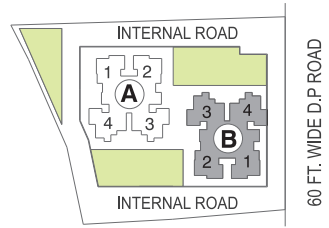
FLAT TYPE	CARPET AREA		ENCL. BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
3 BHK (TYPE 3)	86.82	935	0.00	0	12.34	133	99.16	1067

NOTE: "Carpet area" means the net usable floor area of an apartment, excludes the area covered by the external wall, areas under service shafts, exclusive balcony or verandah area and an exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in the carpet area.



Scan QR code
for sample flat video

Building - B: 1st & 8th



AMENITY FACING

KEY PLAN

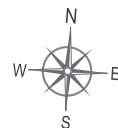


INTERNAL ROAD

60 FT. WIDE D.P. ROAD

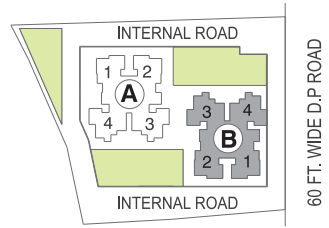
AMENITY FACING

FLAT NO.	FLAT TYPE	CARPET AREA		ENCL. BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
		SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
101,801	3BHK_TYP_01	82.39	887	2.84	31	8.66	93	93.89	1011
102,802	3BHK_TYP_01	85.24	918	0.00	0	8.66	93	93.90	1011
103,803	3BHK_TYP_03	86.82	935	0.00	0	12.34	133	99.16	1067
104,804	3BHK_TYP_03	86.82	935	0.00	0	12.34	133	99.16	1067



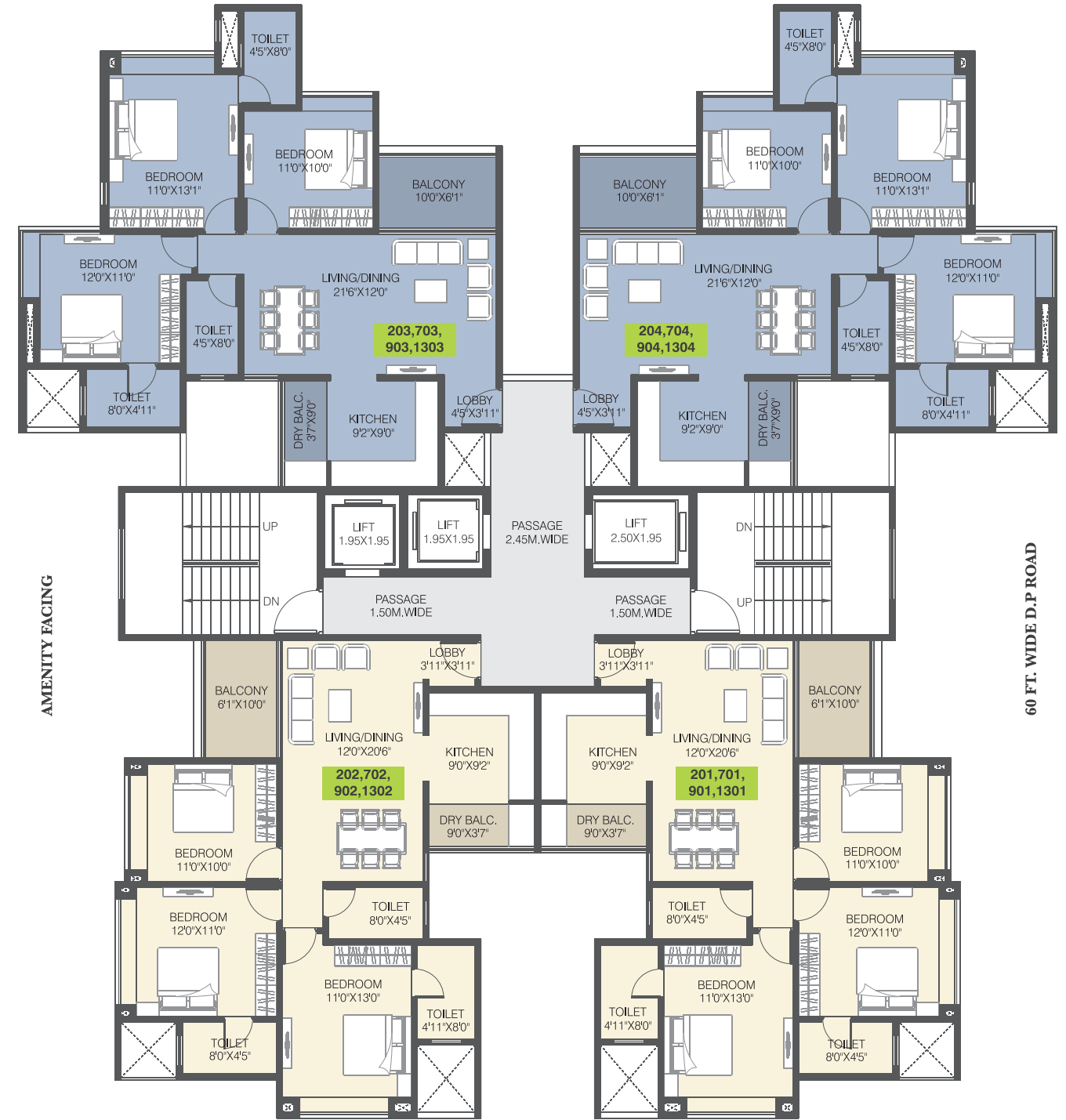
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Building - B: 2nd, 7th, 9th & 13th



AMENITY FACING

KEY PLAN



INTERNAL ROAD

60 FT. WIDE D.P. ROAD

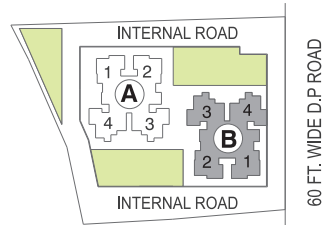
AMENITY FACING

FLAT NO.	FLAT TYPE	CARPET AREA		ENCL. BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
		SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
201,701,901,1301	3BHK_TYP_01	82.39	887	2.84	31	8.66	93	93.89	1011
202,702,902,1302	3BHK_TYP_01	85.24	918	0.00	0	8.66	93	93.90	1011
203,703,903,1303	3BHK_TYP_02	86.45	931	0.00	0	8.66	93	95.11	1024
204,704,904,1304	3BHK_TYP_02	86.45	931	0.00	0	8.66	93	95.11	1024



NOTE: "Carpet area" means the net usable floor area of an apartment, excludes the area covered by the external wall, areas under service shafts, exclusive balcony or verandah area and an exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in the carpet area.

Building - B: 3rd, 6th, 11th, 16th & 19th



AMENITY FACING

KEY PLAN

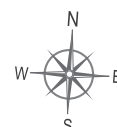


INTERNAL ROAD

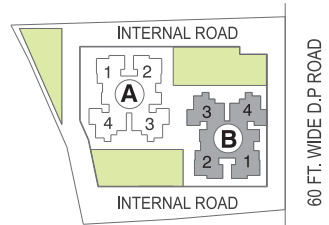
60 FT. WIDE D.P. ROAD

FLAT NO.	FLAT TYPE	CARPET AREA		ENCL. BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
		SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
301,601,1101,1601,1901	3BHK_TYP_01	82.39	887	2.84	31	8.66	93	93.89	1011
302,602,1102,1602,1902	3BHK_TYP_01	85.24	918	0.00	0	8.66	93	93.90	1011
303,603,1103,1603,1903	3BHK_TYP_03	86.82	935	0.00	0	12.34	133	99.16	1067
304,604,1104,1604,1904	3BHK_TYP_02	86.45	931	0.00	0	8.66	93	95.11	1024

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Building - B: 4th, 12th, 14th, 17th & 18th



AMENITY FACING

KEY PLAN

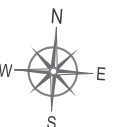


INTERNAL ROAD

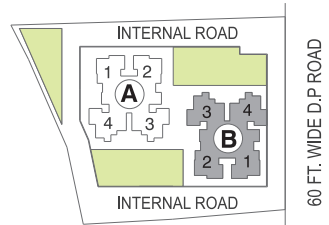
60 FT. WIDE D.P. ROAD

FLAT NO.	FLAT TYPE	CARPET AREA		ENCL. BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
		SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
401,1201,1401,1701,1801	3BHK_TYP_01	82.39	887	2.84	31	8.66	93	93.89	1011
402,1202,1402,1702,1802	3BHK_TYP_01	85.24	918	0.00	0	8.66	93	93.90	1011
403,1203,1403,1703,1803	3BHK_TYP_02	86.45	931	0.00	0	8.66	93	95.11	1024
404,1204,1404,1704,1804	3BHK_TYP_03	86.82	935	0.00	0	12.34	133	99.16	1067

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Building - B: Refuge Floor Plan 5th & 20th



AMENITY FACING

KEY PLAN

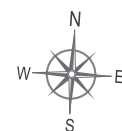


INTERNAL ROAD

60 FT. WIDE D.P. ROAD

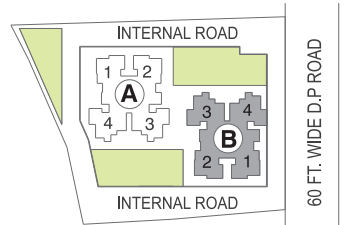
AMENITY FACING

FLAT NO.	FLAT TYPE	CARPET AREA		ENCL. BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
		SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
501,2001	2BHK_TYP_01	67.21	723	2.84	31	7.33	78.90	77.38	833
502,2002	3BHK_TYP_01	85.24	918	0.00	0	8.66	93	93.90	1011
503,2003	3BHK_TYP_02	86.45	931	0.00	0	8.66	93	95.11	1024
504,2004	3BHK_TYP_03	86.82	935	0.00	0	12.34	133	99.16	1067



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Building - B: Refuge Floor Plan 10th



AMENITY FACING

KEY PLAN

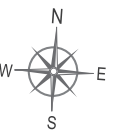


INTERNAL ROAD

60 FT. WIDE D.P. ROAD

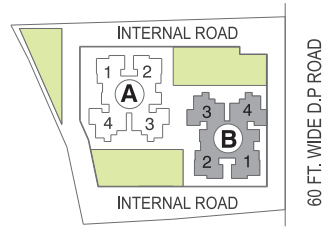
AMENITY FACING

FLAT NO.	FLAT TYPE	CARPET AREA		ENCL. BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
		SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
1001	2BHK_TYP_01	67.21	723	2.84	31	7.33	78.90	77.38	833
1002	3BHK_TYP_01	85.24	918	0.00	0	8.66	93	93.90	1011
1003	3BHK_TYP_02	86.45	931	0.00	0	8.66	93	95.11	1024
1004	3BHK_TYP_02	86.45	931	0.00	0	8.66	93	95.11	1024



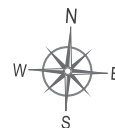
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Building - B: Refuge Floor Plan 15th



FLAT NO.	FLAT TYPE	CARPET AREA		ENCL. BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
		SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
1501	2BHK_TYP_01	67.21	723	2.84	31	7.33	78.90	77.38	833
1502	3BHK_TYP_01	85.24	918	0.00	0	8.66	93	93.90	1011
1503	3BHK_TYP_03	86.82	935	0.00	0	12.34	133	99.16	1067
1504	3BHK_TYP_02	86.45	931	0.00	0	8.66	93	95.11	1024

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A Ravi Ghanshyam Sukhwani Enterprise

RGS Realty is a Ravi Ghanshyam Sukhwani enterprise built with the might of second-generation entrepreneurs in the business of real estate, building an environment of goodness for the world to live with greatness.

RGS Realty seeks to build an environment replete with goodness. It is made possible through relentless endeavors to provide an absolute assurance of quality and customer service of high caliber.

They do it through excellent operational skill management, backed by three decades of legacy, integrity and expertise of Sukhwani Constructions. With a compelling desire to deliver excellence in the form of real estate, RGS Realty is here to Build. Good.

ONGOING PROJECTS

SUKHWANI NYSA

Ravet

—

SUKHWANI HIGHLANDS

Sus

—

SUKHWANI COLORONIC

Ravet

—

EMPIRE ESTATE

Chinchwad

—

EMPIRE SQUARE

Chinchwad

—

SUKHWANI SCARLET

Wagholi

—

PARTNERED PROJECTS

YASHWIN SUPERNOVA

Wakad

—

YASHWIN ENCORE

Wakad

—

YASHWIN SUKHNIWAS

Maan

CREDENTIALS

AB ARCHITECT

Architect

—

SUDHIR SUPA

Legal Liasoning Architect

—

MCLIN CONSULTANTS PVT. LTD.

Plumbing Consultant

—

ZOPATE ELECTRICAL CONSULTANT

Electrical Consultants

—

ECO ENVISAGE DESIGN STUDIO

Landscape Consultant

—

SAI SAMARTH CONSTRUCTION

Project Development

—

SATISH MARATHE CONSULTING ENGINEERS

RCC Consultant

—

9 MIDAS CONSULTING

Sales Consultant

—

3 DOTS DESIGN PVT. LTD.

Communication Partner



RGST

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