



CORPORATE OFFICE

Office No. 701, 702, Tower 2,
Montreal Business Center,
Pallod Farms, Baner, Pune - 411045

SITE ADDRESS

RGS Forte Aspire,
Sr. 31/32/A/8, 31/32/A/9 31/32/A/10,
Tajane Wasti, Punawale, Pune - 411022

✉ sales@rgsrealty.com

☎ **9152 99 7777**

www.rgsrealty.com



Maharera Reg. No.
PM1260002502211



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RGSTM FORTE Aspire

THE
Extraordinary
Forte Life



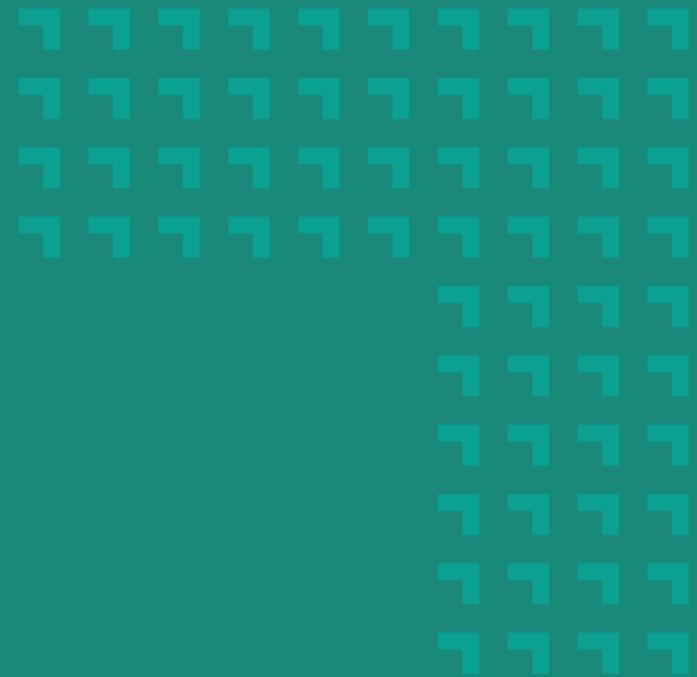


A RAVI GHANSHYAM SUKHWANI ENTERPRISE

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.**



45+
YEARS OF
EXPERIENCE

20+
MILLION SQ.FT.
DEVELOPED

36+
PROJECTS DELIVERED
SUCCESSFULLY

7000+
HOMES DELIVERED
SUCCESSFULLY

50+
LAKH SQ.FT. OF
FUTURE DEVELOPMENT

BY SUKHWANI CONSTRUCTIONS

BUILD GOOD



PUNAWALE

Live at the *Pace of Progress*

Punawale offers the rare advantage of being connected to the city's growth while remaining rooted in calm. With seamless access to key hubs, evolving infrastructure, and a setting that preserves everyday ease, it creates the perfect balance between ambition and comfort.

More than a location, it's a conscious choice - for those who value progress without giving up peace.

Punawale

It is a conscious choice -
for today & for the future.

COMMUTE

Mumbai Bengaluru Highway - **3 MINS**
Mumbai Pune Express Way - **8 MINS**
Mukai Chowk - **9 MINS**
BRTS Road - **9 MINS**
Dange Chowk - **10 MINS**



BUSINESS HUBS

World Trade Center - **10 MINS**
Amar Tech Park - **13 MINS**
EON IT Park - **14 MINS**
Infosys - **16 MINS**
Veritas - **17 MINS**



HOTELS

Sayaji - **9 MINS**
Hotel Tip Top International - **11 MINS**
Hyatt Palace - **15 MINS**
Vivanta - **15 MINS**
Lemon Tree - **16 MINS**



HOSPITALS

Fertinest - **2 MINS**
Life Care Multispeciality - **2 MINS**
Punawale Multispeciality - **4 MINS**
Golden Care Hospital - **11 MINS**
Lifepoint Multispecialty - **10 MINS**



SCHOOLS & COLLEGES

Podar Jumbo Kids - **2 MINS**
Lotus Business School - **2 MINS**
Cambridge Int. School - **4 MINS**
JSPM College - **7 MINS**
Indira College - **8 MINS**



OTHER LOCATIONS

Ravet, Tathawade, Kiwale - **10 MINS**
Hinjawadi, Wakad - **15 MINS**
Aundh, Baner, Bavdhan - **20 MINS**
Kalewadi, Pimple Saudagar - **25 MINS**
Chandani Chowk, Kothrud, - **30 MINS**



- PROPOSED ROADS
- EXISTING ROADS
- PROPOSED PLAYGROUND
- PROPOSED GARDEN / PARK
- PROPOSED METRO STATION



The rise of an *unparalleled* way of life

Some creations are exceptional, but a rare few go beyond. They transcend the norms and rise above the ordinary with effortless grace and timeless distinction.

Here's introducing Forte Aspire featuring one-of-its-kind ensemble of 4 & 3 BHK premium residences that brings an extraordinary living experience. Every detail here is curated, every space elevated, and every moment enriched with a superlative assortment of features that is signature Forte.

Simply put, it's a place that doesn't just stand tall, but truly stands apart.



Reasons to choose

THE *Extraordinary* Forte Life



01 _____
4 flats
on each floor



02 _____
Vehicle-free
podium



05 _____
Low density
project



06 _____
2 sides open for
fresh air & natural light



03 _____
Landscape by renowned
Singapore architect



04 _____
Double height
grand entrance lobby



07 _____
1.15 Acres of
recreational space



08 _____
Exclusive 4 & 3 BHK
residences only



Masterfully composed living

Morning light streaming into thoughtfully designed spaces. Evenings that slow down, inviting calm and connection. Moments that feel unhurried, unforced, and unmistakably refined. This is a lifestyle where wellness, leisure, and togetherness are not added features, but integral experiences. **Because when life is lived well, every day feels exceptional.**

Master Layout



60 FT WIDE DP ROAD

TOWARDS HINJAWADI



Aesthetic Interpretation

Rise to a *Grand*er Arrival

A double-height entrance lobby designed to impress without excess. Soaring ceilings, refined finishes, and expansive glazing create a sense of openness and distinction from the very first step. This is more than an entry - it's a statement of the lifestyle within.



29 Storeys

Limitless admiration

Rising high into the skyline, Forte Aspire captures attention with its breathtaking views, inspired spaces and the promise of possibilities that elevate everyday living. You will never stop praising the brilliance.





THE
Extraordinary
Forte Life

Be Above All

Some addresses don't just change where you live, they change how you live. From the moment you arrive, there's a quiet realization that life here feels different, elevated, and infinitely more refined.

With its commanding presence and thoughtfully crafted spaces, it reshapes your everyday life into something extraordinary. Because once you arrive here, life doesn't return to what it was, it rises beyond it.



Unwind in True Resort Style

An exquisite expanse of blue designed to captivate, the pool is more than an amenity, it's a experience. With its elegant contours, tranquil ambience, and resort-style detailing, it offers a refreshing escape that feels indulgent, serene, and truly world-class.





Aesthetic Interpretation

Comforts *inside*, Conveniences *outside*

Step out and step into a world of ease. With thoughtfully planned commercial spaces right at your doorstep, everyday essentials and lifestyle comforts are always close at hand. Cafés, essentials, and lifestyle conveniences line your doorstep, ensuring you're never far from what you need.

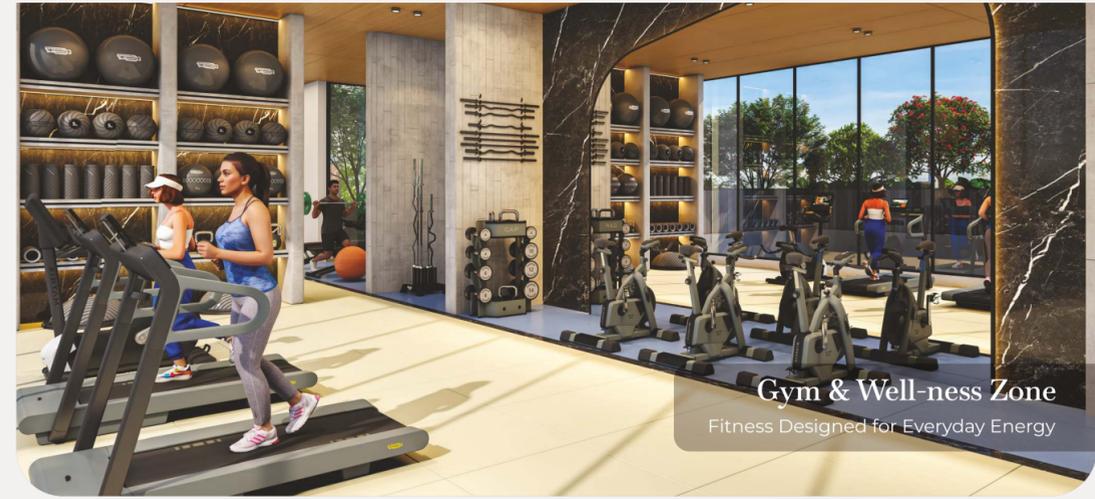




Multipurpose Hall
Designed for Celebrations and Gatherings



Indoor Games
Unwind, Compete and Connect



Gym & Well-ness Zone
Fitness Designed for Everyday Energy



Podcast Room
Your Private Studio for Creation

Rediscover yourself, every day

This is where everyday living turns extraordinary. Get ready to experience life at its most vibrant. With a spectacular collection of amenities designed for leisure, wellness, and social moments, every corner invites you to do more, enjoy more, and live more. It's not just living, it's living upgraded.



Wi-Fi Enabled Business Lounge
Where Productivity Meets Sophistication



Creche
Where Childhood Blossoms with Care

- 1. KIDS' PLAY LAWN
- 2. KIDS' PLAY AREA
- 3. FITNESS AREA
- 4. PARENTS' WAITING AREA
- 5. OPEN LAWN

- 6. SENIORS CORNER
- 7. STEPPING PADS
- 8. BBQ POOL PAVILION
- 9. POOL DINING DECK
- 10. POOL LOUNGE DECK

- 11. KIDS' POOL
- 12. FEATURE WALL
- 13. MAIN LAP POOL
- 14. SUNKEN LOUNGE
- 15. POOL DECK

- 16. ACTIVITY AREA
- 17. SAND PIT
- 18. AROMA GARDEN
- 19. SITTING ALCOVE
- 20. STEP SEATS

- 21. Wi-Fi PAVILION
- 22. ACTIVITY LAWN PLAZA
- 23. VIEWING DECK TERRACE
- 24. SCULPTURE TREE
- 25. ZEN GARDEN

- 26. STEAM ROOM
- 27. MULTI-PURPOSE COURT
- 28. BOARD GAMES
- 29. HANGING SEATS
- 30. READING CORNER



Aesthetic Interpretation

- 31. FAMILY DECK
- 32. MINI LIBRARY
- 33. JANITOR ROOM
- 34. SECURITY CABIN
- 35. CLUBHOUSE

- 36. PARKING AREA
- 37. ACTIVITY TIMBER DECK
- 38. ACTIVITY LAWN
- 39. AIRCONDITIONED GYM
- 40. CASCADE GARDEN

- 41. AROMA GARDEN
- 42. SEATING COURTYARD
- 43. PET PARK
- 44. OUTDOOR DINING
- 45. JOGGING TRACK - 300 MTRS

- 46. REFLEXOLOGY
- 47. PODCAST AREA
- 48. MOTHER POD
- 49. LADIES WASHROOMS
- 50. GENTS WASHROOMS

- 51. GENTS LOCKERS
- 52. LADIES LOCKERS
- 53. CRECHE GAMES
- 54. INDOOR GAMES
- 55. GAMING ROOM

- 56. BUSINESS LOUNGE
- 57. GUEST ROOMS
- 58. MULTIPURPOSE MUSIC & DANCE STUDIO
- 59. CLASSROOM
- 60. COCOON PAVILION

Clubhouse

Your Everyday *Escape*

Step in and feel the energy shift. The clubhouse is your everyday escape. It's a place to unwind, connect, celebrate or simply enjoy time your way. Thoughtfully designed interiors and welcoming spaces make it the perfect setting for both lively evenings and relaxed afternoons.

Specifications



STRUCTURE

- RCC structure with aluminum formwork technology



DOORS & DOOR FRAMES

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



KITCHEN & UTILITY AREA

- Engineered stone-top for kitchen platform with stainless steel sink



WALL FINISH

- RCC external walls
- Gypsum finish surface for internal walls



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



PAINT

- Water-based acrylic emulsion paint to all internal walls
- External texture finish with acrylic paint



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
- Exhaust fan provision for kitchen and bathrooms
- Fridge, microwave, chimney, water purifier points in kitchen
- Washing Machine provision in Utility area



ELEVATOR

- Automatic elevators for each building



ECO FEATURES

- Rainwater Harvesting
- Organic Waste Compost





Aesthetic Interpretation



Aesthetic Interpretation



Aesthetic Interpretation



Aesthetic Interpretation



Aesthetic Interpretation

Our Artisans

AB ARCHITECT
Design Architect

**SATISH MARATHE
CONSULTING ENGINEERS**
RCC Consultant

**ZOPATE ELECTRICAL
CONSULTANT**
Electrical Consultant

**ACE ENVIRONMENT
CONSULTANT**
EC Consultant

**1. M INFRA
2. KRITIJA CONSTRUCTION**
Project Development

FLOW DESIGN
Communication Partner

SUPA ASSOCIATES
Liaisoning Architect

**SITE CONCEPTS INTERNATIONAL
(SINGAPORE)**
Landscape Consultant

**SAMARTH CONSTRUCTION
(Engineers and Contractors)**
Project Technical Consultant

**McLIN AQUA
CONSULTANT LLP**
Plumbing Consultant

9 MIDAS CONSULTING
Sales Consultant



THE
Extraordinary
Forte Life

Design. Lifestyle. Comforts. Community. Location.

These are not just pillars. They are the foundation of the Forte Life.
Each home is thoughtfully crafted to bring together timeless design, elevated living, everyday ease, meaningful connections, and a location that keeps you close to everything that matters.



Everything about the
Forte Life
One Scan Away

