



**RGS**<sup>7</sup>  
**FORTE**  
3 BHK RESIDENCES  
AT WAKAD

# Welcome to RGS Forte

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.







Class: Above All!



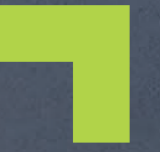
Own your piece of pride.



Here, even a stroll feels like ramp walk!



Here, exquisiteness is a prerequisite!

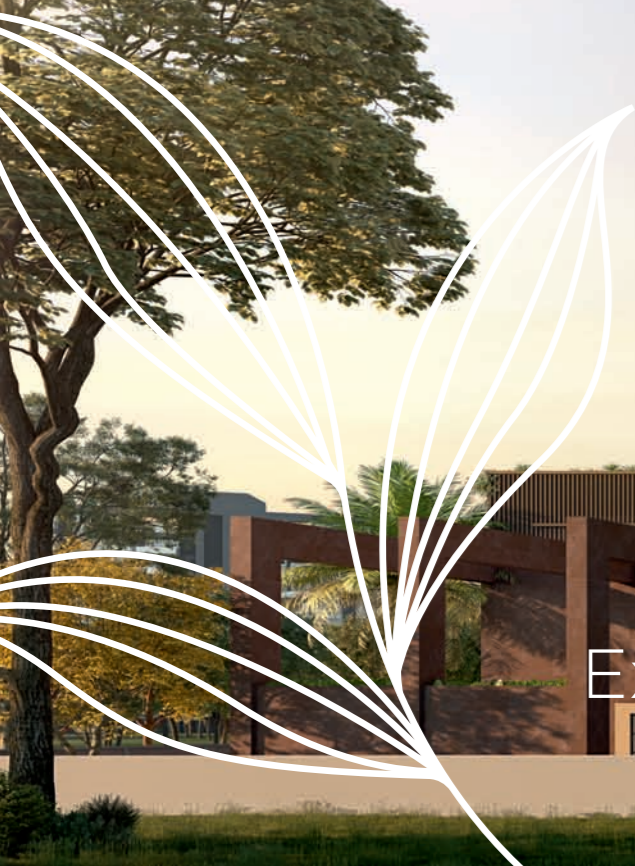


Here, you put the 'fine' in finesse!





Serenity aplenty, amidst the gracious greens!



Exclusive experiences await you at RGS Forte!



**RGS**<sup>7</sup>  
**FORTE**  
3 BHK TYPE

# Exclusive 3 BHK Residences



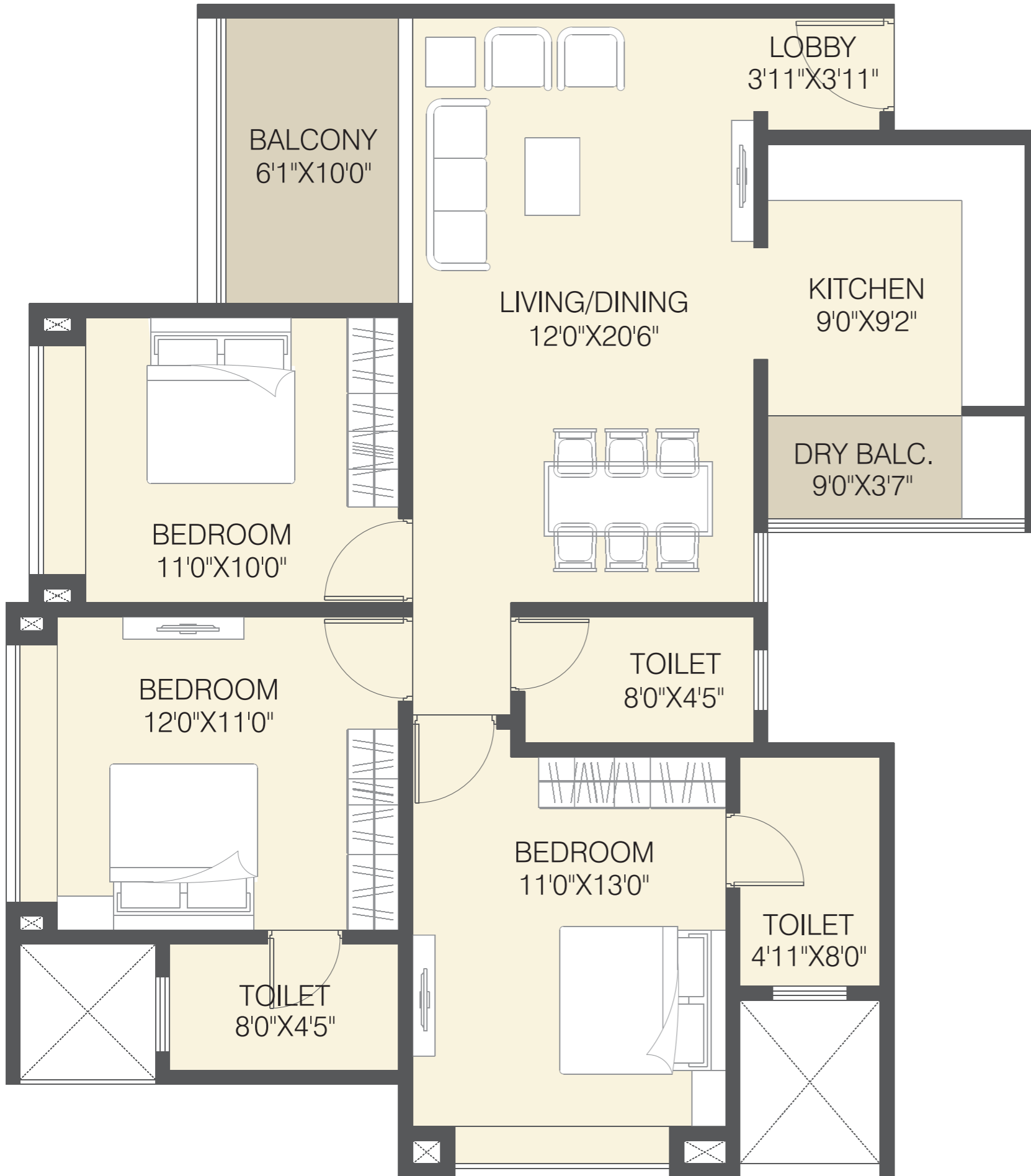
Particulars	Type 1	Type 2	Type 3
Total Carpet	1011 sq.ft	1024 sq.ft	1067 sq.ft
Entrance Lobby	3'11"x3'11"	4'5"x3'11"	4'5"x3'11"
Living & Dining	20'6"x12'0"	21'6"x12'0"	21'6"x12'0"
Balcony (Living)	10'0"x6'1"	10'0"x6'1"	10'0"x6'1"
Kitchen	9'2"x9'0"	9'2"x9'0"	9'2"x9'0"
Dry Balcony	9'0"x3'7"	9'0"x3'7"	9'0"x3'7"
Common Bedroom	11'0"x10'0"	11'0"x10'0"	11'0"x10'0"
Common Toilet	8'0"x4'5"	8'0"x4'5"	8'0"x4'5"
Master Bed 1	12'0"x11'0"	12'0"x11'0"	12'0"x11'0"
Master Bed 1 Toilet	8'0"x4'5"	8'0"x4'11"	8'0"x4'11"
Master Bed 2	11'0"x13'0"	11'0"x13'1"	11'0"x13'1"
Master Bed 2 Toilet	8'0"x4'11"	8'0"x4'5"	8'0"x4'5"
Balcony (M. Bed 2)	NA	NA	8'0"x4'11"

## Bay Windows

Particulars	Type 1	Type 2	Type 3
Common Bedroom	✓	✓	✓
Master Bed 1	✓	✓	✓
Master Bed 2	✓	✓	x



### 3 BHK - TYPE - 01

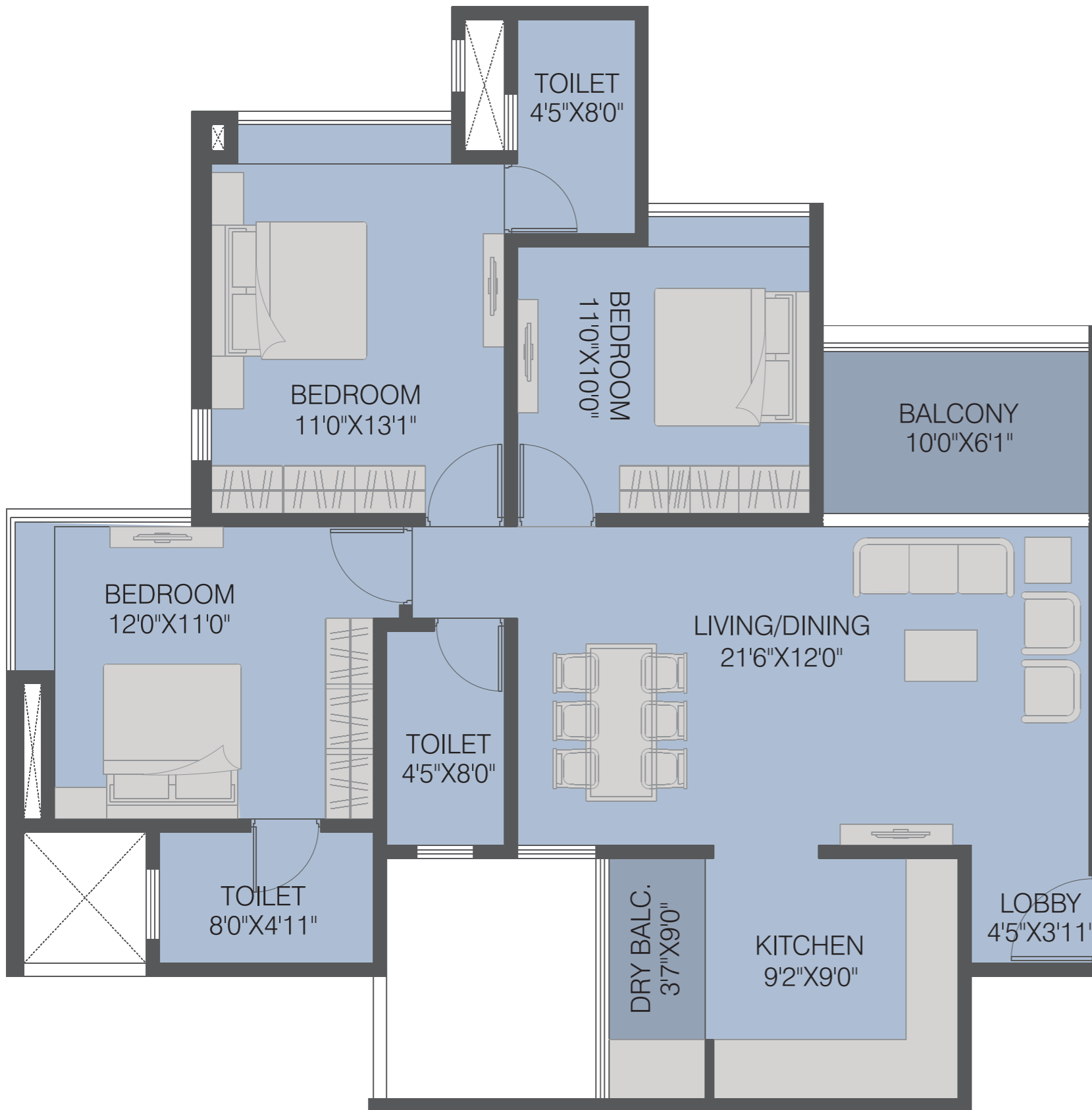


FLAT TYPE	CARPET AREA		ENCL. BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
3 BHK (TYPE 1)	82.39	887	2.84	31	8.66	93	93.89	1011

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

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 - 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

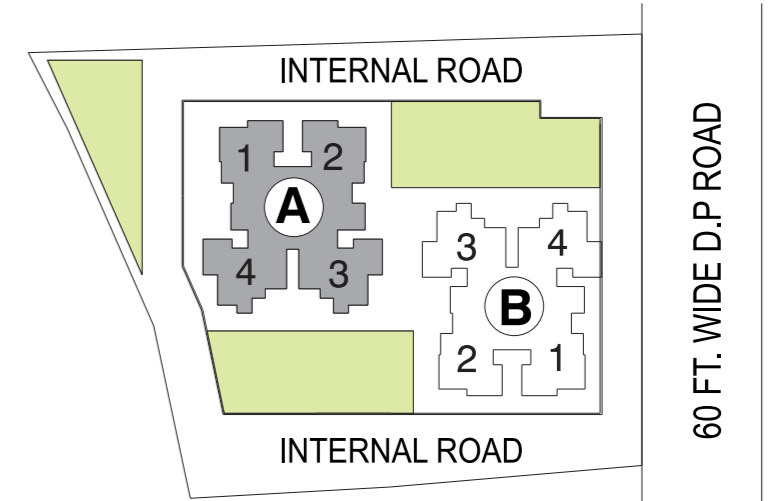


**RGS**<sup>7</sup>  
**FORTE**  
FLOOR PLAN





# Building - A | Typical Floor Plan 1<sup>st</sup> & 8<sup>th</sup>



KEY PLAN



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	82.39	887	2.84	31	8.66	93	93.89	1011
103,803	3BHK_TYP_03	86.82	935	0.00	0	12.34	133	99.16	1067
104,804	3BHK_TYP_03	77.86	838	8.96	96	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.



INTERNAL ROAD

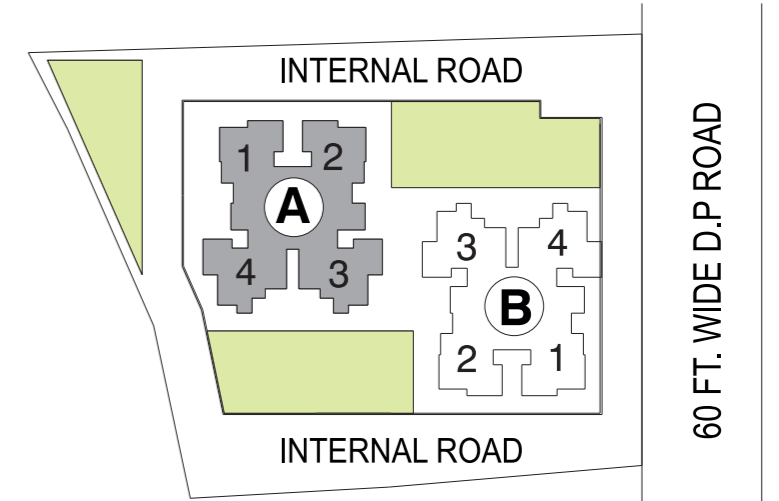


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## Building - A | Typical Floor Plan 2<sup>nd</sup>, 7<sup>th</sup>, 9<sup>th</sup> & 13<sup>th</sup>



KEY PLAN



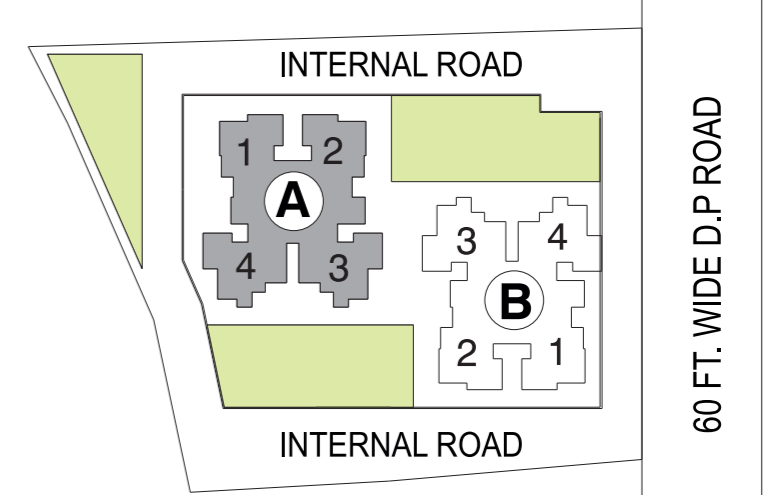
FLAT NO.	FLAT TYPE	CARPET AREA		ENCL. BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
		SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
201,701,901,1301	3BHK_TYP_01	82.39	887	2.84	31	8.66	93	93.89	1011
202,702,902,1302	3BHK_TYP_01	82.39	887	2.84	31	8.66	93	93.89	1011
203,703,903,1303	3BHK_TYP_02	86.45	931	0.00	0	8.66	93	95.11	1024
204,704,904,1304	3BHK_TYP_02	77.68	836	8.77	94	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.



INTERNAL ROAD

**Building - A** | Typical Floor Plan 3<sup>rd</sup>, 6<sup>th</sup>, 11<sup>th</sup>, 16<sup>th</sup> & 19<sup>th</sup>



KEY PLAN



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	82.39	887	2.84	31	8.66	93	93.89	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	77.68	836	8.77	94	8.66	93	95.11	1024

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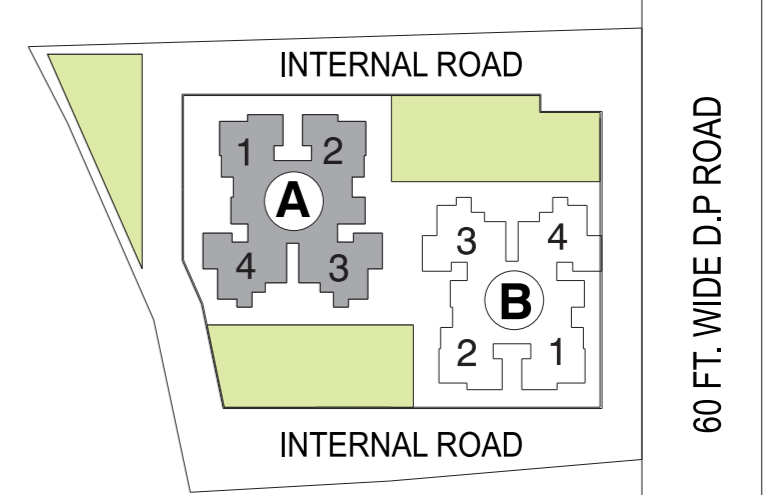


INTERNAL ROAD

**Building - A** | Typical Floor Plan 4<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 17<sup>th</sup> & 18<sup>th</sup>

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KEY PLAN



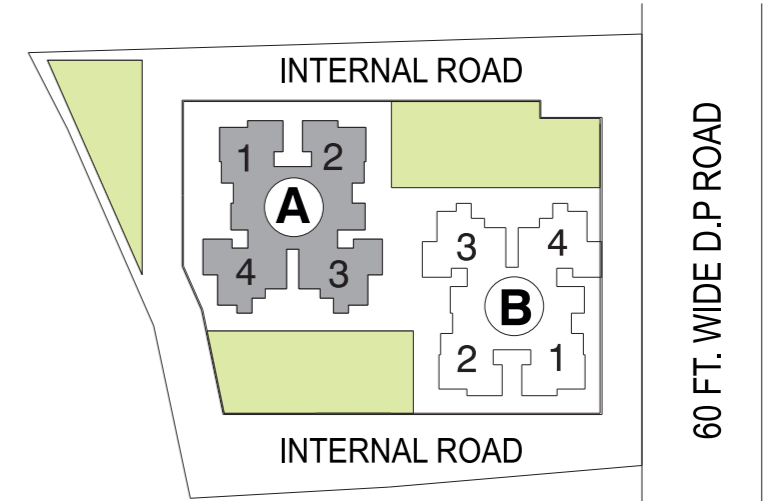
FLAT NO.	FLAT TYPE	CARPET AREA		ENCL. BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
		SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
401,1201,1401,1701,1801	3BHK_TYP_01	82.39	887	2.84	31	8.66	93	93.89	1011
402,1202,1402,1702,1802	3BHK_TYP_01	82.39	887	2.84	31	8.66	93	93.89	1011
403,1203,1403,1703,1803	3BHK_TYP_02	86.45	931	0.00	0	8.66	93	95.11	1024
404,1204,1404,1704,1804	3BHK_TYP_03	77.86	838	8.96	96	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.

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# Building - A | Refuge Floor Plan 5<sup>th</sup> & 20<sup>th</sup>



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	68.85	741	2.84	31	7.33	79	79.02	851
502, 2002	3BHK_TYP_01	82.39	887	2.84	31	8.66	93	93.89	1011
503, 2003	3BHK_TYP_03	86.45	931	0.00	0	8.66	93	95.11	1024
504, 2004	3BHK_TYP_02	77.86	838	8.96	96	12.34	133	99.16	1067

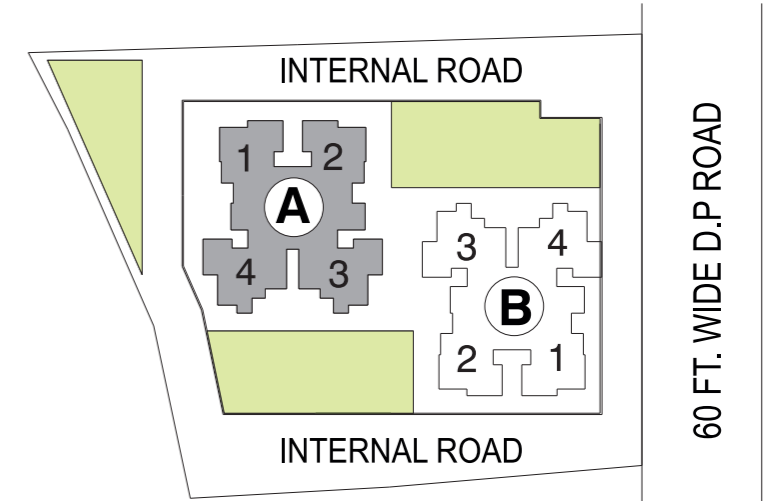
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INTERNAL ROAD



## Building - A | Refuge Floor Plan 10<sup>th</sup>



KEY PLAN



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	68.85	741	2.84	31	7.33	79	79.02	851
1002	3BHK_TYP_01	82.39	887	2.84	31	8.66	93	93.89	1011
1003	3BHK_TYP_02	86.45	931	0.00	0	8.66	93	95.11	1024
1004	3BHK_TYP_02	77.68	836	8.77	94	8.66	93	95.11	1024

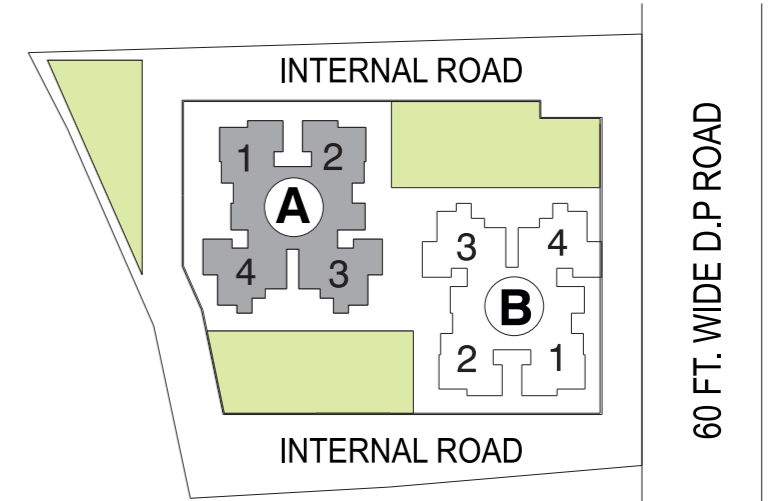
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INTERNAL ROAD



## Building - A | Refuge Floor Plan 15<sup>th</sup>



KEY PLAN



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	68.85	741	2.84	31	7.33	79	79.02	851
1502	3BHK_TYP_01	82.39	887	2.84	31	8.66	93	93.89	1011
1503	3BHK_TYP_03	86.82	935	0.00	0	12.34	133	99.16	1067
1504	3BHK_TYP_02	77.68	836	8.77	94	8.66	93	95.11	1024

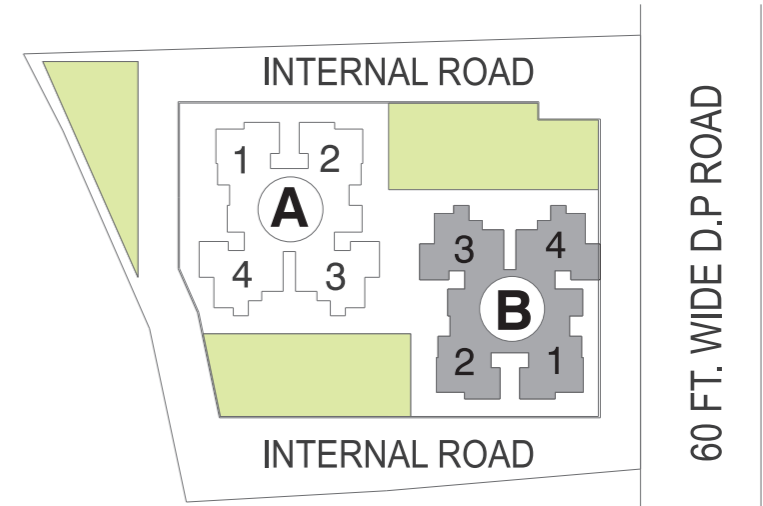
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Building - B | Typical Floor Plan 1<sup>st</sup> & 8<sup>th</sup>



KEY PLAN



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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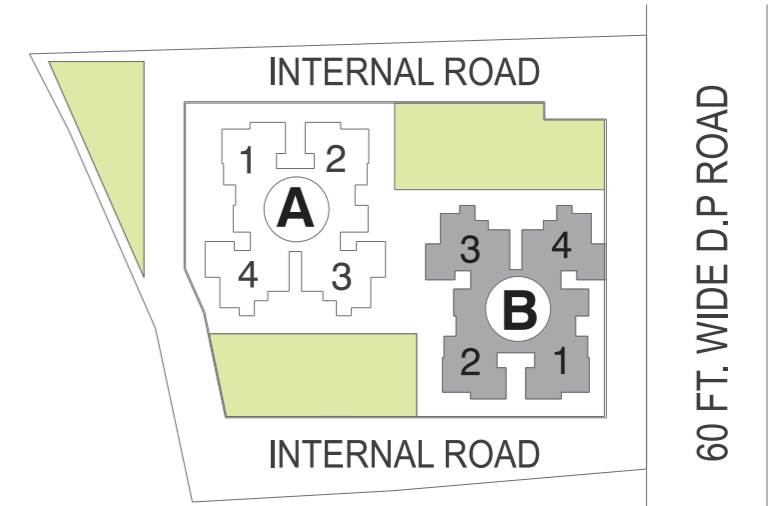




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Building - B | Typical Floor Plan 2<sup>nd</sup>, 7<sup>th</sup>, 9<sup>th</sup> & 13<sup>th</sup>



KEY PLAN



FLAT NO.	FLAT TYPE	CARPET AREA		ENCL. BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
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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

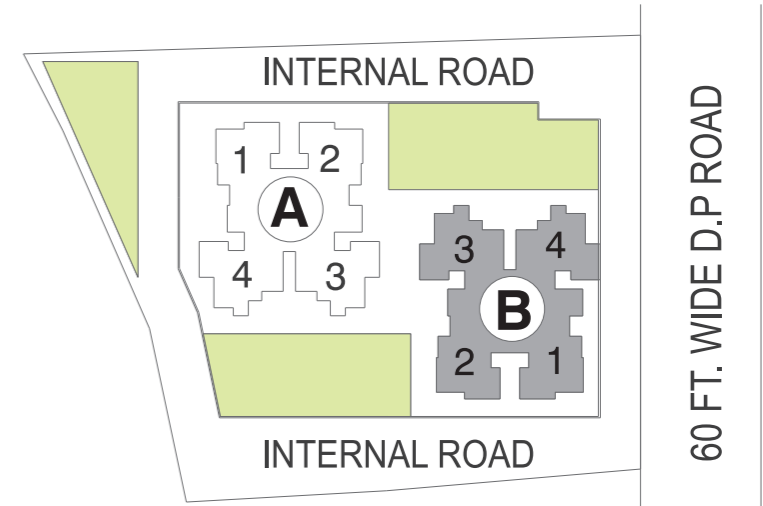
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Building - B | Typical Floor Plan 3<sup>rd</sup>, 6<sup>th</sup>, 11<sup>th</sup>, 16<sup>th</sup> & 19<sup>th</sup>



KEY PLAN



FLAT NO.	FLAT TYPE	CARPET AREA		ENCL. BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
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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
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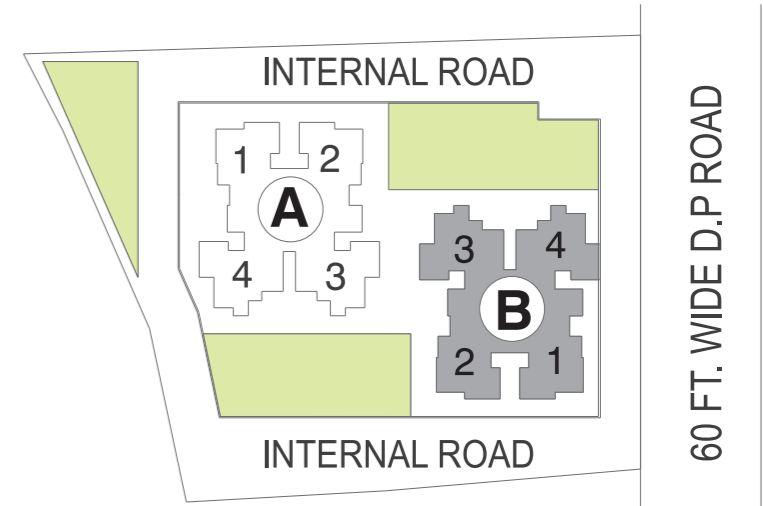
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**Building - B** | Typical Floor Plan 4<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 17<sup>th</sup> & 18<sup>th</sup>



KEY PLAN



FLAT NO.	FLAT TYPE	CARPET AREA		ENCL. BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
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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

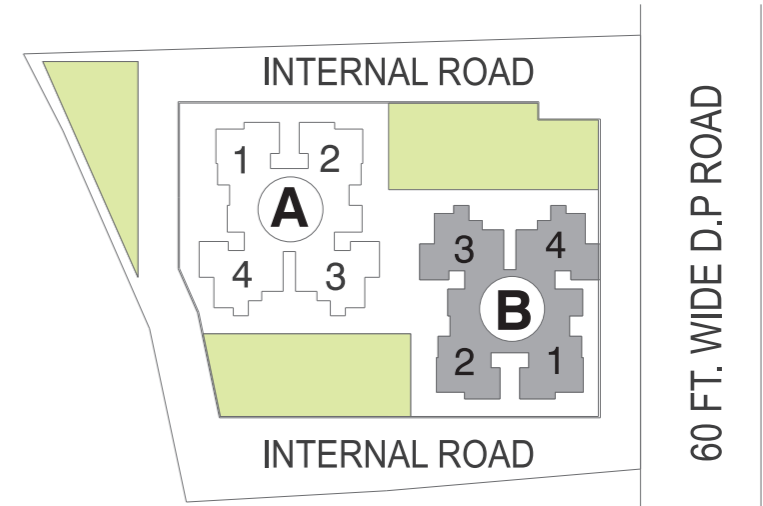
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AMENITY FACING



Building - B | Refuge Floor Plan 5<sup>th</sup> & 20<sup>th</sup>



KEY PLAN



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

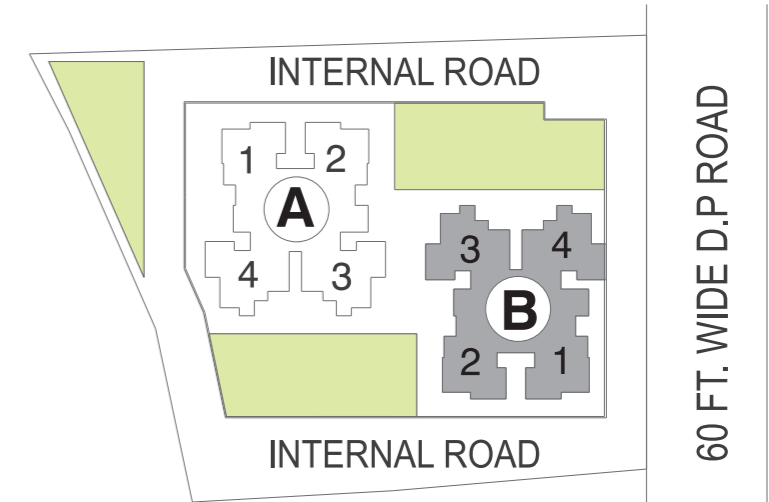
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AMENITY FACING



Building - B | Refuge Floor Plan 10<sup>th</sup>



KEY PLAN



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

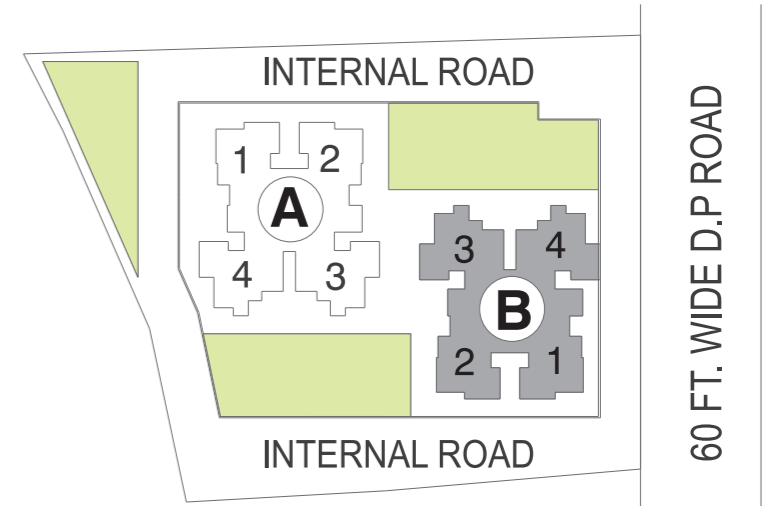
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Building - B | Refuge Floor Plan 15<sup>th</sup>

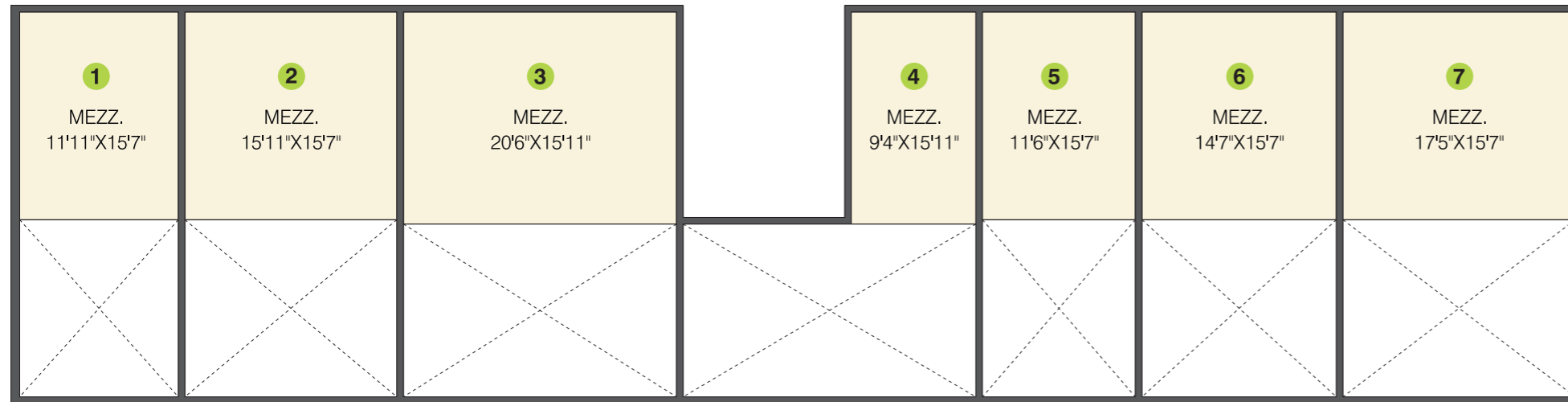


KEY PLAN

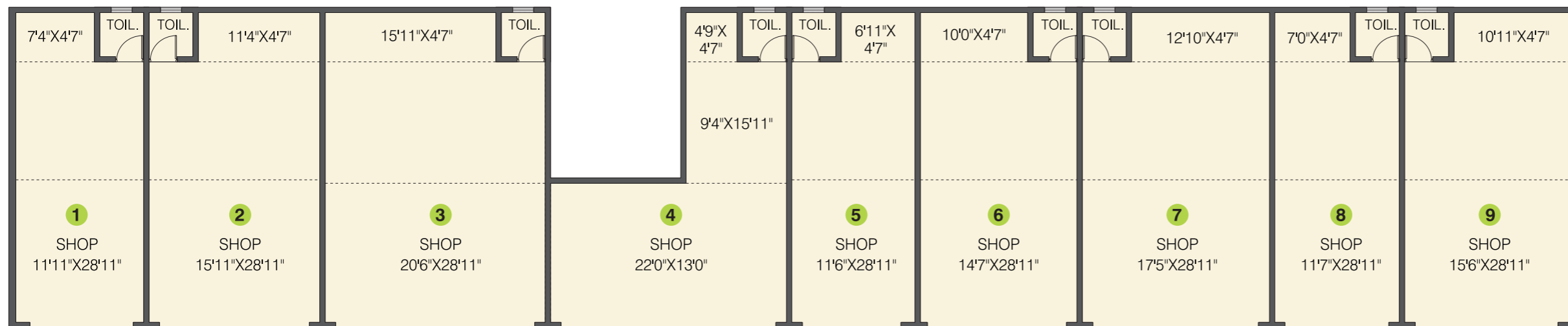


FLAT NO.	FLAT TYPE	CARPET AREA		ENCL. BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
		SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
1501	2BHK_TYP_01	67.21	723	2.84	31	7.33	78.90	77.38	833
1502	3BHK_TYP_01	85.24	918	0.00	0	8.66	93	93.90	1011
1503	3BHK_TYP_03	86.82	935	0.00	0	12.34	133	99.16	1067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

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.



**Commercial**  
Mezzanine Floor Plan



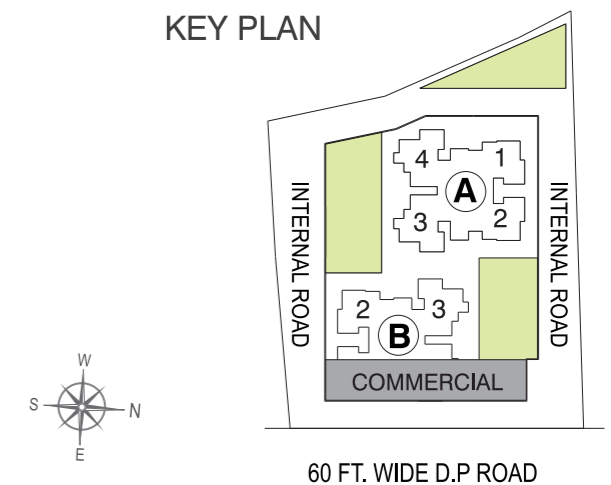
**Commercial**  
Ground Floor Plan

SHOP NO.	TOTAL CARPET AREA	
	SQ.MT.	SQ.FT.
01	49.64	535
02	66.36	714
03	86.15	927
04	55.03	593
05	47.85	515

SHOP NO.	TOTAL CARPET AREA	
	SQ.MT.	SQ.FT.
06	60.89	656
07	72.74	783
08	31.55	340
09	42.11	453

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.

KEY PLAN



60 FT. WIDE D.P. ROAD



## 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 up to 2 ft height



### KITCHEN AND UTILITY AREA

- Granite kitchen platform up to 2 ft height
- 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

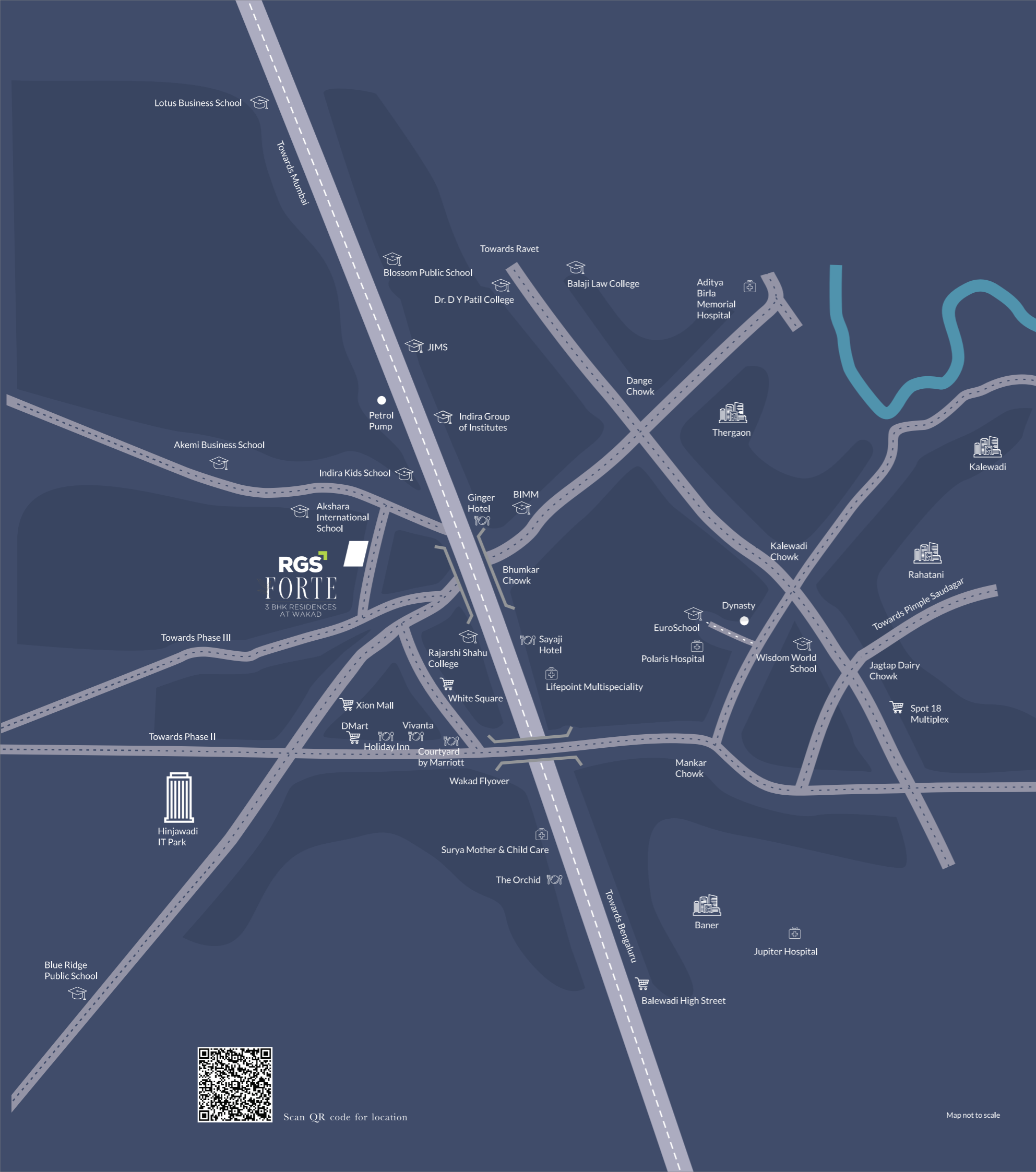
Lifepoint Multispeciality .....	9 min
Surya Mother & Child Care .....	9 min
Polaris .....	10 min
Aditya Birla Hospital .....	13 min
Jupiter Hospital .....	17 min

## 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



## 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.

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