

WKD BUILDERS & DEVELOPERS

DEMOCRATIZING
CONTEMPORARY LIVING
& HIGH-END AMENITIES

Headquartered in Nagpur, WKD Builders & Developers is one of the emerging real estate developers, which is guided by a simple yet profound philosophy: 'Abode for Forever', and envisions to transform suburban tier-II & III cities by developing rural localities with affordable housing, while also contributing to 'Make in India'. A team marshaled under the aegis of Ghanshyam Wasudeorao Dhokne (MD & CEO), WKD has till date-built projects in multiple segments such as residential, industrial, commercial, and retail. The company was founded by late Wasudeorao Dhokne (Patil), a visionary with strong business acumen and noted social persona.

It all started with M/S Dhokne Brothers starting a Contracting Company in 1970. Subsequently, W K Dhokne Construction was established in 1978 with its first project: Dhokne Apartments, followed by nine residential and four commercial projects till 2016. After the demise of Wasudeorao Dhokne (Founder) in 2016, the company rebranded itself WKD Builders & Developers, and ever since, has successfully completed two residential projects with a township in progress. CEO Insights engaged with Ghanshyam to know more about the company and its uniqueness.

? We are talking about the vast real estate industry. What makes your projects unique?



Ghanshyam Wasudeorao Dhokne, MD & CEO

Ghanshyam completed Civil Engineering from Yashwantrao Chavhan College of Engineering and Post-Graduation in Advance Construction Management from NICMAR, Pune. He possesses more than two decades of experience in project execution across various aspects.

Office: Nagpur

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We provide affordable housing with state-of-the-art manageable amenities so that the middle class and lower middle class layer could savor a contemporary lifestyle. It's actually no rocket science. Imagine a real estate project which is being sold for Rs.35 lakh per unit. We are able to offer the same position with even more enhanced amenities with a price tag of Rs.25 lakh. Advanced construction management methodology that eases the construction technique is the answer. I am a civil engineer and post graduate diploma holder in Advanced Construction Management from NICMAR with an experience of two decades. The knowledge coupled with huge hands-on experience drives me to build affordable housing without compromising the quality and incorporate state-of-the-art amenities.

In a package of Rs.25 lakh (unit price), we are offering elegant & modern passenger lifts, DG backup, CCTV surveillance system for outdoor security, retail neighborhoods within community, graceful landscape, rain water harvesting system, state-of-the-art Modular Kitchen, false ceiling with light fixtures for living room, intercom facility (within society), provision for inverter, indoor air purifier plants, hot water via solar water heater, and centralized provision for TV cum Wi-Fi cabling among others.

? **!** Your company is well known in the industry for the quality, timely delivery, and crystal clear title property, apart from distinguishing specification including safety precautions. What creates this intact reputation?

Our company believes that 'The reputation comes with performance, performance by commitments, and commitments by values. We have been delivering all projects with distinguished features with high quality, timely completion on 100 percent Title clear Properties, each & every time. We manage to do this by emphasizing on our basic core values of the company – honesty, innovation, excellence eco-friendliness, technology, sustainability, value and commitment to time schedules – that are perfectly aligned with the living and working spaces it builds, apart from the Ideology of the company name – W- Works for Building Communities & enhancing Lifestyle; K- Keep inspiring our Projects with Creativity, Nature & Sustainability, and D- Due Diligence on Quality, On time Delivery & Value for Money.

For instance, as far as norm regulatory compliances are concerned, if it's a five-storied building, you have to have a certified fire safety infrastructure. Our buildings are usually of three-to-four storey, which means we are not bound by that rule. But we deliberately have a robust fire safety infrastructure, including fire extinguishers on each floor. Alongside all the regulatory compliance requirements, we always strive to go above and beyond the norms. The company feels proud to showcase their few customer testimonials on their website as a token of acceptance from their valued customers.

? **!** **What are some of the latest challenges faced by the market?**

The most significant challenge is pertaining to the customers' understanding of banking and loan procedures. So, we have to and we do educate them on everything from the interest rates to stamp duty and GST. On the other hand, we offer zero down payment scheme, Rs.2.67 lakh subsidy on PMAY scheme, guaranteed rental assurance scheme, and Rs.3.5 lakh rebate in Income Tax Assessment.

? **!** **What are your latest projects and what are your future plans?**

We have commenced the construction of our latest project Dhokne Patil Nagar Township in Nagpur that spans across five acres of land. Having started in August 2019, the phase-1 of the project is already sold-out. Even though we have promised our home owners possession in 18 months, we are looking forward to finishing the project within 12 months. We haven't faced any cancellation in the past eight months. Till now, we haven't confronted any complaints from any of our vendors either. We are confident that we are in the right direction.

In the next five years, we want to become one of the top 10 emerging leaders in the country. Future plans in Dhokne Patil Nagar include Miniplex along with Mini Mall, 80 Bed Hospital & Pre-Nursery to Nursery School, and Kids Sport Facility along with Elders Park. Also, other Projects in Pipeline are six Acre Township at Mauda (Near NTPC) and starting a Financial SPV-Financial Organization for Real Estate Investment & Lending (FOREINAL). **CEO**

CEO Insights

EMERGING BUILDERS
JUNE, 2020

TOP 10 EMERGING BUILDERS – 2020

The construction industry in India is around eight percent of the country's GDP, while the building construction industry is expected to record a CAGR of 11.2 percent to reach Rs.35,220.8 billion by 2024. No wonder with the increasing integration of construction technologies, the industry will see a gradual surge in faster & quality deliveries. However, with the urban population going global, they too demand homes that are global in taste and offer all amenities of a world-class infrastructure. This lucrative opportunity attracts new and emerging builders to test the waters.

But not all pass the test of time to emerge successful. What is indeed needed is passion, commitment, knowledge of construction technology & its integration, and most

important, being aware of customer taste and global trends. As investing in a home is a one-time and life-time investment for many, quality and amenities at affordable price has become the most important factor for not just buyers but builders too.

Looking at this growing need of the hour, CEO Insights brings a list of 'Top 10 Emerging Builders – 2020', featuring some of the most reliable and tech-savvy builders who are making a mark in the industry. CEO Insights Editorial Board along with an expert panel comprising of construction legends, CEOs, and tech leaders, have together shortlisted few names from the industry. This issue features their story in detail to highlight their core competency, projects and their future plans.



Name:

WKD Builders & Developers

Key Person:

Ghanshyam Wasudeorao Dhokne,
MD & CEO

Website:

wkdbuilders.com

Description:

Democratizing contemporary living & high-end amenities through Advance construction management methodology that eases the construction technique