

Delivering Excellence. Consistently.

From the
Chairman's Desk

Passion.Purpose.Perseverance.

Our foray into property development started 40 years ago with little experience, limited means, and lofty dreams. Fervent passion, resolute purpose and tenacious perseverance have transformed Bearys Group from a modest real estate brokerage firm into one of the outstanding property development companies in the country. The evolution of Bearys Group is nothing short of a miracle.

Our zeal to excel has shaped our reputation as the most reliable, expert turnkey solution providers and pioneers of the Design-Build-Deliver (DBD) model - an innovative value proposition. We take complete ownership and contractual risk for every aspect of the project all the way from beginning to end. Over the years, we have earned the trust of our vast clientele. Many of them are our friends, associates, and long-term partners today.

As acclaimed specialists in DBD model, we have built a number of high-profile eco-friendly projects noted for stringent quality, speedy delivery, cutting edge technology and architectural high.


His Grace has been our beacon through the trials and travails on this incredible journey and we remain eternally grateful to the Omnipotent for His benevolence throughout.

As with any forward-looking enterprise, we aspire to traverse new milestones and set new benchmarks in the industry. Delivering Excellence Consistently, which sums up the spirit of the Bearys Group will continue to steer us forward, as we strive to take our Design-Build-Deliver value proposition to greater heights.

As we step into the 41st year of our adventurous journey in the industry, with our new logo, and renewed vigour and aspirations, we seek the goodwill of our clientele and partners in navigating the road ahead. We are assured of the consistent support of our dedicated management team in delivering new marks of excellence. Most of all, we seek the blessings of the Almighty, in guiding our efforts every step of the way.

Best Wishes,

Syed Mohamed Beary
Founder & CMD



Our Success Mantra

- Individual Commitment
- Collaborative Effort
- Collective Leadership

Bearys Group is a property development company of international repute and a front-runner of sustainable development in India. From humble beginnings as real estate agents in 1981, we have emerged as a vertically integrated property development and management company, addressing the needs of corporates, MNCs, government agencies and innumerable families and individuals in India and abroad.

At inception, we identified Entrepreneurship, Environment and Education, coined 'Triple E', as focus areas of our business and services and expanded our operations with manifold residential, commercial, retail, industrial, logistic, religious and educational institutions that set benchmarks in the industry.

Our distinctive real estate footprint comprises several high-profile projects that are architecturally significant, functionally sound, environmentally conscious and offer the highest value for investment.

Four decades of experience and hands-on exposure to every facet of the real estate business including property & infrastructure development and construction & facilities management, has enabled us to provide customised turnkey solutions and project management consultancy services.

The singular advantage of our Group lies in an innovative Design-Build-Deliver (DBD) model, underpinned by cutting edge technology, resulting in superior quality, substantial cost savings and speedy delivery.

A tenacious pursuit of excellence over the last 40 years has enabled us to deliver value and build long-lasting relationships with those we are fortunate to associate with.

HIS Grace

Our Mission

Building long-lasting relationships

We strive to earn the trust of our clients and build long-lasting relationships by delivering excellence consistently and upholding the highest standards of business integrity in all our operations. To this end, we will deploy our collective expertise in creating projects that are architecturally significant, functionally sound, environmentally conscious and offer the highest value for investment.

Our Vision

God in His infinite mercy created man as the highest form of creation and provided us with everything we need for our sustenance and well-being. The entire universe, all the physical laws of the cosmos, the splendid earth and the abundance of nature were created for the benefit of humanity. Inspired by these benedictions, we at Bearys Group are committed to create marks of excellence in a responsible and sustainable manner, so that this beautiful planet and its wondrous resources are preserved for the benefit of generations to come.



Triple



At inception,
we identified
entrepreneurship,
environment
and education
as our focus
areas

entrepreneurship

Bearys Group has evolved into a vertically integrated property development company and total real estate solutions provider, with expertise in every facet of the business from design, development, construction and management, to marketing and consultancy. Keeping pace with the times, the Group has stayed abreast with the latest technologies, adding value to its business.

We have expanded our level of expertise and chartered new business territories with a successful foray into Retail & Dealer partnerships, Interior solutions, Managed offices, Investment, Hospitality, IT and Global Enterprises among others.

environment

Being Green, Building Green

We are one of the founding members of the Indian Green Building Council (IGBC). Since inception, all our projects have been synonymous with Sustainable Green Architecture. As flagbearers of sustainable development in India, we strive to raise the bar on green building and sustainable development in all our endeavours.

education

My Lord! Advance me in Knowledge

The seeds of education were sown in 1906, when Late Kote Abdulla Saheb, the patriarch of our family, set up a school in a thatched hut in our village Kodi, Kundapur, Coastal Karnataka. Since then, advancing knowledge has been integral to the Bearys organisational ethos, resulting in 22 plus educational institutions - from primary to collegiate levels. Our long-term goal is to establish Bearys University at par with global standards.

entrepreneurship

A 40-year-old tradition of
delivering excellence continues...

80+ Distinctive
Projects

Across diverse verticals

5.4 Million
Sq.Ft.

Built space

7 IGBC / LEED
Platinum Certified

Projects

2.8 Million
Sq.Ft.

Under construction

36+ National
& International

Awards

9+ Million
Sq.Ft.

Upcoming Projects

7 Strategic
Cities

4000+

Homes

environment

Green Stance

- Founding member of IGBC
- IGBC Senior Fellow 2015
- Developer of World's First Green Masjid
- 7 IGBC/LEED Platinum Projects



education

1906

Our forefathers sowed the first seed of knowledge in Kodi, Kundapur, Coastal Karnataka

20+
Institutes

5000+
Students

20,000+
Alumni



delivering
excellence.
consistently.

Quality & Safety

At Bearys, quality and safety go hand-in-hand. Even as we are committed to delivering buildings of the highest quality standards, we are equally committed to the health and safety of our clients, employees and those involved in our projects.

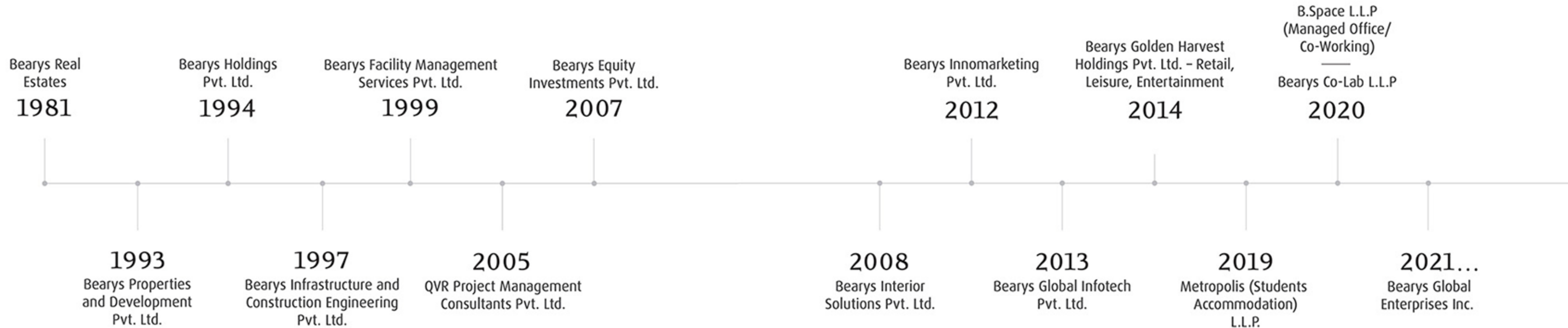
Our Pledge

Quality First - Project Best.

Safety First - Project Best.

Our Journey of Passion, Purpose and Perseverance

A rigorous pursuit of excellence over 40 years has transformed Bearys Group from a modest real estate brokerage into a diversified organisation foraying into Property Development & Constructions, Retail & Dealer partnerships, Interior solutions, Managed offices, Investment, Hospitality, IT and Global Enterprises among others.



Key Ventures

- Property Development and Turnkey Solutions
- Retail & Dealer Partnerships
- Infrastructure and Construction Engineering
- Project Management Consultancy
- Property and Facility Management
- Real Estate
- Equity Investments
- Hospitality
- Interior Solutions
- Managed Offices
- Co-Lab Spaces
- Student Accommodation
- Global Enterprises

Property Development and Turnkey Solutions

We have executed several complex, large-scale projects from start to finish, judiciously delivering cost efficient and customised solutions within specified timelines to globally reputed, high profile clients such as Schneider Electric (France), Canadian Standard Associates (Canada), HBS (France), NTT (Japan), L'Oréal (France) and Firmenich (Switzerland) apart from a host of other companies. Our in-depth knowledge and experience in every domain of real estate has enabled us to provide customised turnkey solutions and project management consultancy services.

To date, we have designed and delivered 4000+ homes & apartments and over 5 million sq. ft. of commercial space including Corporate Offices, IT Parks, R&D Centres, Lab Facilities, Data Centres, Educational Campuses and over a million sq. ft. of mall space.



AFFORDABLE HOUSING – A STRATEGIC PRIORITY IN THE COMING YEARS

The affordable housing segment has fuelled real estate growth in the current decade and will continue to be the category sweet-spot in the coming years. Affordable housing occupies a dominant position because it addresses the universal dream of owning a home – a dream that has thus far been elusive for sizeable sections of the population. The affordable housing proposition fulfils the aspirations of middle and lower-income segments, including first-time home buyers. It offers attractive prospects to investors too, particularly with the newly introduced tax incentives by the Government of India.

In line with our strategy of pursuing emerging market opportunities, plans are underway for our expansion into the affordable housing segment.

Retail & Dealer Partnerships

India is among the fastest growing retail markets in the world. Growing consumer aspiration driven by rising disposable income, globalisation, and exposure to international lifestyles, has catalysed the demand for high quality retail facilities. In the meantime, favourable policy reforms, liberal FDI norms, increasing transparency and ease of doing business have provided the impetus for investment in retail spaces, in metros as well as tier 2 & 3 cities.

Capitalizing on the opportunity, Bearys Group has launched best-in-class shopping malls in Mangalore and Shivamogga. Strategically located in high footfall catchment areas, and futuristically designed with top-notch infrastructure, these malls house marquee brands and have become one-stop destinations for retailing, entertainment and a lot more. Going forward, we plan to expand our retail presence with a strong focus on tier 2 and 3 cities where captive markets exist.



naughtone

HermanMiller

GEIGER

HAY

Bearys
Innomark

colebrook
bosson
saunders

hushoffice

Nemschoff

Baskin
Robbins

JOCKEY

VIP

BEARYS INNOMARK

Our retail ventures are not limited to shopping malls alone. Through our subsidiary Bearys Innomarketing Pvt. Ltd., we have partnered with select, globally recognised brands that share our values and emphasis on quality and sustainable products.

We are proud dealer partners to world-renowned office and healthcare furniture brands such as Herman Miller (USA), Naughtone (UK), HAY (Denmark), GEIGER (USA), CBS (UK), Nemschoff (USA) and HUSH (Poland). Similarly, we are dealer partners to Jockey, VIP, and Baskin Robbins, and have plans to induct several reputed brands into our retail mix.

Infrastructure and Construction Engineering

We realised early on that maintaining control over project quality and timelines would be a challenge without in-house building capabilities. Hence in 1997, we ventured into construction, and extended the scope to infrastructure, establishing Bearys Infrastructure and Construction Engineering Pvt. Ltd. (BICEPL). All Bearys projects are built by BICEPL, thereby enabling complete control over quality, timelines, and costs. In a relatively short period, we built many award-winning projects and received two “Outstanding Concrete Structure” awards from the Indian Concrete Institute (ICI), the highest recognition accorded to a construction company in India.





Property and Facility Management

Our knowledge of industry specific prerequisites and unparalleled experience in building and maintaining world-class properties has secured our place as forerunners in property & facility management.

We proactively manage client assets, constantly challenging ourselves to identify ways to improve operations, lower costs, augment profitability and provide a safe and productive living and working environment. Our client base run the gamut of residential, commercial, IT parks, retail, healthcare, educational, and other large-scale establishments.

Project Management Consultancy

QVR (Quality, Value, Relationship) Project Management Consultants Pvt. Ltd., a division of Bearys Group, plays a pivotal role in ensuring quality outcome and on-time delivery.

Our comprehensive experience in all aspects of project management, proactive interventions and complete project ownership ensures that we adhere to predetermined schedule, cost, and quality parameters. QVR's independence from other technical disciplines allows us to review the advice of external consultants objectively and critically, thereby maximizing value for our clients.

Our success in this sphere can be attributed to our solution driven focus.





Real Estate

Bearys Group specialises in every facet of real estate from design, development, construction, management and coordination to marketing and advisory services. Lauded as Bangalore's first 'total real estate solutions' providers, we have played a pivotal role in several prestigious projects in the city.

As trusted realtors, we have successfully addressed the complex needs of high profile clients including corporates, government agencies, MNCs and innumerable individuals in India and abroad. With an extensive network of specialists, we are equipped to meet the needs of our clientele in diverse geographies across the world.

Equity Investments

Investment decisions at Bearys are rooted in moral principles and deeply held values. Fair practice and ethical considerations underpin all our initiatives. Bearys Equity Investments Pvt. Ltd., our investment management company is a testament to our value-based approach to investment.

Although we operate in a capital-intensive industry, by the grace of God, we have been able to avoid interest-based debt in our four decades of existence. Our projects are always financed through internal accruals, pre-sales, private equity, foreign direct Investment (FDI) and DBD model.



Hospitality

Bearys Group has an emerging presence in the hospitality sector through the ownership of several restaurant chains such as Kitchen 9, Chaatwala, B'Changs and many others in the offing.

The development of a well-appointed hotel chain under the brand name 'Maskan' (Habitat) is in the pipeline.

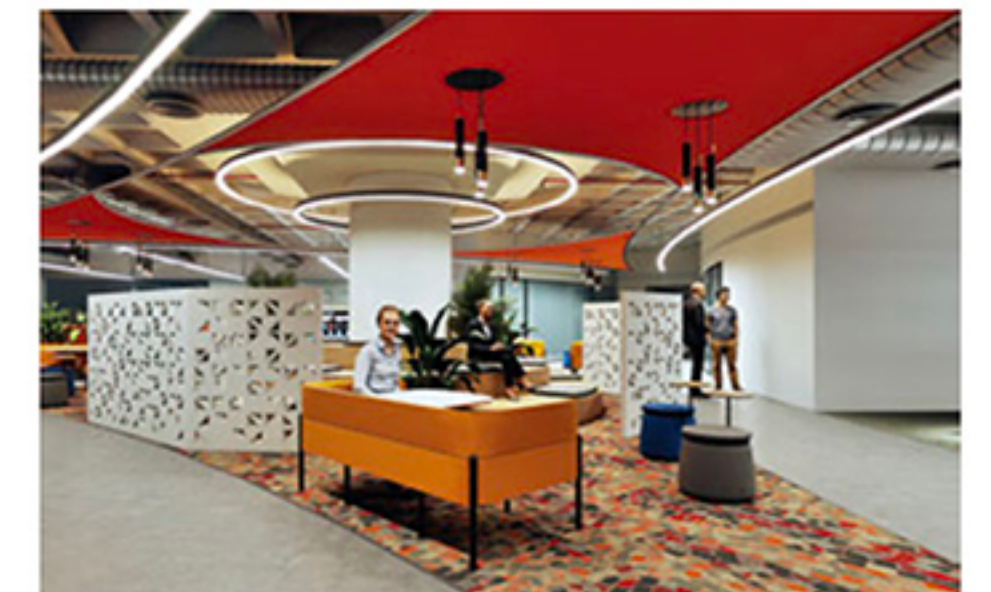




Interior Solutions

Extending our presence along the property development value chain, Bearys Interior Solutions Pvt. Ltd. (BISPL) was set up to provide quality design solutions and fit-out services. BISPL provides customised interiors for commercial, residential, data centres and retail spaces, with flexible service packages to suit client preferences and budgets.

Our interiors have received numerous awards from world-renowned bodies including International Design Awards (IDA), USA - the design authority, and Illuminating Engineering Society (IES), USA, - the lighting authority, to cite a few.



B.Space Managed Offices

Good work begins with Great workplaces.

Our managed offices provide a range of flexible and dynamic spaces, aesthetically tailormade for every business and every need, be it a start-up, growing enterprise, or an established business.

B.Space encourages collaboration & innovation, supports diversity and drives enterprises to reap the benefits of a great work place, without the hassle of running a full-fledged office.

B.space is a complete space solution that allows enterprises to focus entirely on their business, while we take care of the rest.



Co-Lab Spaces

Ideate. Experiment. Innovate.

Bearys pioneer a first of its kind Co-lab facility in India.

Bearys Co-Lab provides fully equipped shared lab space for health and life sciences, pharmaceuticals, cosmetics, biotech, electrical & electronics, among others.

The lab spaces are within BGRT, India's First LEED Platinum R&D Park – a stimulating environment for researchers to ideate, experiment, and innovate. Bearys Co-Lab offers a complete platform to share, collaborate and network.

Researchers can choose from suitable options of fully operational, safe, and secure laboratories with state-of-the-art infrastructure & services. While we efficiently take care of the mandatory licenses & permissions, you can now fully focus on your research, and give wings to your ideas.

Student Accommodation

Metropolis - the First Student Accommodation Facility in Mangalore is housed in 'Bearys Turning Point', a mixed development project. It is in the midst of a buzzing educational hub where six medical colleges, Mangalore University and many IT companies are in its immediate vicinity. It has a captive market of over 20,000 Medical students, 3000 Professors/Doctors in addition to around 25,000 IT Professionals.

Metropolis has evolved out of a vision to create a project that caters to the needs of the vast student community. It is based on a Walk-to-Work/Cycle-to-Work concept and offers an all-inclusive lifestyle with a shopping mall, multiplex, food court, entertainment etc. making it a destination place for 'Live-Learn-Leisure'.

Metropolis also offers an investment opportunity for investors who are looking for good and safe return on investments.



Global Enterprises

After playing a lead role with enterprises spanning the entire gamut of real estate, education and investment, Bearys have stepped forward to extend their building expertise and services worldwide.

Bearys Group always aspired to spread its Group's operations beyond the shores. By divine grace, the Group is working on its first project which is a Green Masjid development in Riyadh, KSA. It is conceptualized to be an epitome of sustainability and a green marvel in the Gulf region.





design. build. deliver.

is a crystallization of our resolve to be a trusted partner by providing seamless, end-to-end solutions to address the complex needs of our clients.

Our Design. Build. Deliver. (DBD) model makes us a single contractual entity that takes 100% ownership and is totally accountable for all aspects of the project from start to finish.

Furthermore, our DBD model leverages cutting edge technology, resulting in superior quality, substantial cost savings and speedy delivery. With multiple processes managed in tandem, it enables faster construction. The project can move forward at a quicker pace resulting in lower costs. Reduced timelines make the completed project available to clients sooner, thereby enabling them to monetise the asset expeditiously.

Advantage DBD

- Design Excellence
- Value Engineering
- Accountability
- Cost Savings
- Time Savings
- Continuity
- Total Ownership

Specialists in

- Data Centre Parks
- Campus Developments
- R&D and Lab Spaces...

High Profile Mission Critical Data Centres, Advanced Lab Spaces and Integrated Campus Development are now the Group's focussed area & forte.

The success story of its first Data Centre development in Bangalore for NTT Japan has brought the Group a great deal of traction from both established operators and new players.

Bearys Global Research Triangle (BGRT), India's First LEED Platinum Research Park Campus has become a benchmark project, appreciated by both industry and academia. Schneider Electric's largest Global Technology Centre (GTC) and lab spaces of world renowned L'Oreal, Canadian Standard Associates, Firmenich among others are housed here.

Today Bearys Group is acclaimed as specialists in delivering world class projects on a Design-Build-Deliver model where Stringent Quality, Speedy Delivery, Cutting Edge Technology, Environmental Consciousness and Architectural High are of critical importance.

While the pandemic has cast a dark shadow on the real estate industry which is facing new challenges, God has been extremely kind, and the Group is fortunate to have a national presence with a number of Data Centres, Campus Development, R&D and Lab Space projects spread across Mumbai, Chennai, Hyderabad, Noida, Kolkata, Bengaluru and other cities.



Our hands-on expertise, eye for detailing, the onus of taking 100% ownership and the tenacity to extract the best from all stakeholders has given us a competitive edge over others.



diversity_{in} design

As leaders in sustainable development, all our properties embody green building design principles.

Our diverse design footprint spans IT & Research Parks, Data Centre Parks, Lab Spaces, Campus Developments of diverse nature, Residential, Commercial, Retail, Industrial, Logistics & Warehousing, Educational Institutions and Social Enterprises.

India's First LEED Platinum Research Park by IGBC/USGBC

COMPLETED - IT/RESEARCH PARK

Bearys Global Research Triangle (BGRT) Phase 1 Bangalore

1.4 million sq. ft.

The world-class BGRT complex sets benchmarks in green architecture and sustainable development in India. It demonstrates the Bearys Group experience in developing large-scale projects, its expertise in building a world-class R & D complex, and perhaps more significantly, its leadership in establishing India's First LEED Platinum Research Park.



COMPLETED - COMMERCIAL

Bearys Horizon, Bangalore

50,000 sq. ft.

Our maiden commercial project - an award winner from Cityscape, UK. The state-of-the-art structure epitomises design innovation.



COMPLETED - COMMERCIAL

His Grace, Bangalore

100,000 sq. ft.

First Net Zero Corporate Office in Bangalore

Bearys Group Corporate Office in the CBD, next to Ritz Carlton.

- IGBC Platinum
- Exposed concrete design marks its distinction



COMPLETED - RETAIL

Bearys City Centre, Shivamogga

550,000 sq. ft.

A futuristically designed mall with well-laid-out spaces for retailing, entertainment, dining and a lot more. Winner of Best Shopping Mall award from CREDAI.

Strategically located at a vantage point in the heart of the city and developed on a Public-Private-Partnership (PPP) model with Shivamogga City Municipal Corporation.



Shoppers Delight
Retailers Paradise



COMPLETED - DATA CENTRE

NMIT/NTT (Japan) Data Centre, Bangalore

300,000 sq. ft.

- Bearys First Data Centre Project
- IGBC Platinum Certified
- Construction to occupation certificate (including interior fit-outs, commissioning of power and ready to go live) in just 13 months - over 5 months ahead of the scheduled 18 months

COMPLETED -
CORPORATE SHOWROOM/LOGISTICS CENTRE

Hydro Building System (France), Bangalore

80,000 sq. ft.

- Platinum IGBC LEED Certified
- Design, Build and Fit-out in just 180 days

