

Bearys
SINCE 1981

Delivering Excellence Consistently

**Design.
Build.
Deliver.**

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Passion. Purpose. Perseverance.



From the Chairman's Desk

At Bearys, we firmly believe that every occurrence is divinely orchestrated, and nothing happens by chance. In 2016, following extensive deliberation, our management team made a conscious choice to shift our focus from speculative development to the creation of 'Built-to-Suit' high-performance projects using our very own **'Design Build Deliver' (DBD)** model – a unique value proposition.

During this pivotal moment, NTT Global, Japan (formerly Netmagic) extended an invitation to collaborate on the development of their first Data Center project in Bangalore. This marked our entry into Data Center development and the commencement of a gratifying and fulfilling journey.

Since then, there has been no turning back. Today, we proudly announce the successful delivery of five Data Centers and a Cable Landing Station with a power capacity of 170 MW in Bangalore, Navi Mumbai, and Chennai for NTT Global. Additionally, we have two Data Center Buildings under construction in Navi Mumbai and one in Chennai. The repeated orders we've received are a testament to the trust and confidence NTT has placed in us.

This recognition has established us as the preferred Data Center Developer, leading to partnerships with Microsoft and Fluor Daniel for the construction of their first Data Center project in Hyderabad, India. This project marked a significant shift in our approach to Quality, Safety, and Construction Methodology. Moreover, we are currently working on an Edge Data Center in Bangalore, a large Data Center Park in Navi Mumbai, and have numerous projects in the pipeline across India. Presently, we are also engaged in the construction of a Data Center for Airtel Nxta in Bangalore, with advanced discussions underway with STT, Equinix, COLT, CapitaLand, and others for the development of their Data Center Parks across India.

Our track record speaks volumes: Bearys stands as one of the foremost Data Center developers in India today, with a remarkable portfolio encompassing 12 completed and ongoing Data Centers. These facilities boast a collective space of over 5 million square feet and a robust power capacity of 435 megawatts. This places us at the forefront of the industry in terms of scale and capability.

Equally significant is our commitment to safety. We take immense pride in achieving over 9 million safe man-hours across all our Data Center projects. This underscores our unwavering dedication to maintaining the highest standards of safety and well-being in every aspect of our operations.

As we enter the eighth year of our impactful journey, we renew our commitment with heightened enthusiasm to serve as the driving force for the Turnkey development of Data Center Parks both in India and abroad, following our proven Design Build Deliver model.

What distinguishes us and defines our uniqueness is our inherent capacity to assume 100% ownership and the unwavering determination to unite all stakeholders in the creation of benchmarks of excellence.

We humbly seek the guidance of the Almighty to steer our efforts at every juncture, along with the support of our esteemed clients and all stakeholders. Together, we aim to establish Bearys as the preferred partner for Data Center Development, recognized for its commitment to excellence in Quality, Reliability, and Speed.

Syed Mohamed Beary

Founder & CMD



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 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.

Our Mission

We are committed to cultivating enduring relationships with our clients, earning their trust through unwavering excellence and maintaining the utmost standards of business integrity across all our endeavors. To achieve this, we harness our collective expertise to conceive projects that stand out architecturally, excel in functionality, prioritize environmental consciousness, and deliver optimal value for investment.



Our Success Mantra

**Individual
Commitment**

**Collaborative
Effort**

**Collective
Leadership**

Triple E

Entrepreneurship



Bearys Group has evolved into a vertically integrated property development company and a comprehensive provider of real estate solutions. Our expertise spans every aspect of the industry, encompassing design, development, construction, management, marketing, and consultancy. Keeping pace with the times, the Group has stayed abreast and continuously adopts the latest technologies, enhancing the value it brings to its business.

Environment

"We haven't inherited this magnificent Earth from our ancestors; instead, we've borrowed it from our children."

As a founding member of the Indian Green Building Council (CII-IGBC), we have from inception consistently aligned all our projects with the principles of Sustainable Development and Green Architecture. As thought leaders, we actively advocate for the Green Building cause, aspiring to position India at the forefront of the global green building movement.

Education



In 1906, the saga of education began with our family's patriarch founding a school in a thatched hut in our village Kodi, Kundapur, Coastal Karnataka. Since that humble beginning, the relentless pursuit of knowledge has become a cornerstone of the Bearys organizational ethos, leading to the establishment of more than 20 educational institutions spanning from primary to collegiate levels. Our enduring ambition is to establish Bearys University, with aspirations to meet global standards anchored in Truth, Trust, and Societal Happiness.

Bearys at a glance

Bearys Properties & Developments Private Limited, founded in 1981, is the flagship company of Bearys Group, head quartered in Bangalore, India. The Company is ISO 9001:2015, ISO 14001:2015, ISO 45001:2018 certified.

Bearys is the **founding member of Confederation of Indian Industry - Indian Green Building Council (CII-IGBC)** and leading the sustainable development and green building movement in India.

Mr. Syed Mohamed Beary, Founder & CMD of Bearys, is former Chairman, CII-IGBC (Bangalore Chapter) and a Senior Fellow & Mentor - CII-IGBC.

Bearys is the only developer in India to have received **IGBC/LEED Platinum certifications** for 9 of its projects including 4 of its Data Centers.

Bearys have developed and delivered over **10 million sq.ft.** of Commercial, Residential, Retail spaces including Data Centre Parks, Campus Developments, R&D and Lab Spaces, Industrial Estates, Warehousing & Logistic Parks, Educational Institutions and Places of Worship. Bearys has an additional 3 million sq.ft. of ongoing Data Centre projects pan India.

Bearys is a **zero-debt company** and the first recipient of Sharia Compliant FDI Fund in real estate in India.

Bearys developed the **World's First Green Mosque** at Coastal Karnataka which has now become the **World's First Net Zero Energy Platinum - Place of Worship.**

Design. Build. Deliver.

Our Core Competency & A Unique Value Proposition



Bearys Approach

- DBD is a crystallisation of Bearys resolve to be a trusted development partner by providing seamless and end to end solutions to address the intricate needs of their clients.
- DBD model makes Bearys a single contractual entity that assumes 100% ownership and complete accountability for every facet of the project, from conception to completion.
- Within the DBD framework, Bearys has successfully brought to fruition high-profile projects, including mission-critical Data Centers. This success is attributed to their utilization of in-house design and construction capabilities, value engineering, and adept collaboration with stakeholders such as world-renowned architects, consultants, specialist sub-contractors, vendors, and suppliers. These efforts have resulted in superior efficiency and quality, compliance with global HSE standards, expedited delivery, and architectural excellence.

Advantage DBD

In-house Capabilities

Land Acquisition, Planning, Design & Architecture, Statutory Approvals, Construction & Engineering, MEPF, Power Approvals, OFC Connectivity, Landscape, Interiors, PMC, Green Building certifications and time-bound project delivery.

Value Additions

- Top Management Personal Involvement
- Design Optimization
- Value Engineering
- Swift Project Sanctions & Approvals
- Green Certification: IGBC/LEED
- Adherence to Global Quality & HSE Standards
- Prioritizing Workmen Health & Welfare
- Time-bound & Expedited Delivery
- 100% Ownership

Bearys Success Story

Data Center Parks

12

Data Centers

435MW

Power

5M

Sq.ft

5

Delivered

4 IGBC

Platinum Certified





Since 2017, Bearys have successfully delivered 5 Data Center Buildings, 2 million sq.ft. and 170MW power across Bangalore, Navi Mumbai and Chennai including a Cable Landing Station in Chennai.

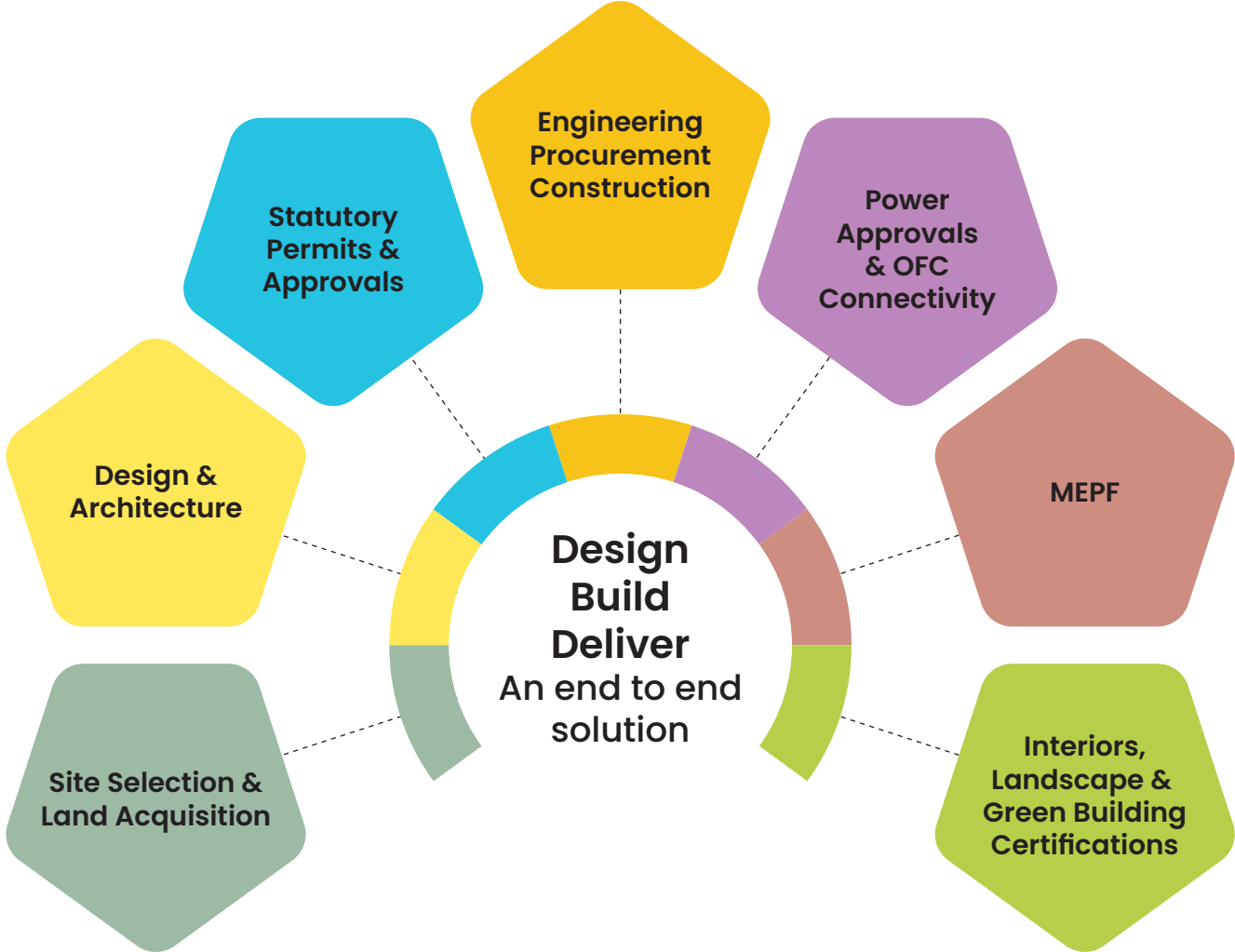
Presently, Bearys have 7 ongoing projects of around 3 million sq.ft and 265MW power, which are in various stages of development across Hyderabad, Navi Mumbai, Bangalore and Chennai.

Today, Bearys portfolio of 12 completed and ongoing Data Centers totaling 5 million sq.ft and 435MW power, makes Bearys one of the largest Data Center Developers in India.

Bearys are extremely proud to partner with some of the World's leading corporations in the development of their Data Center Parks.

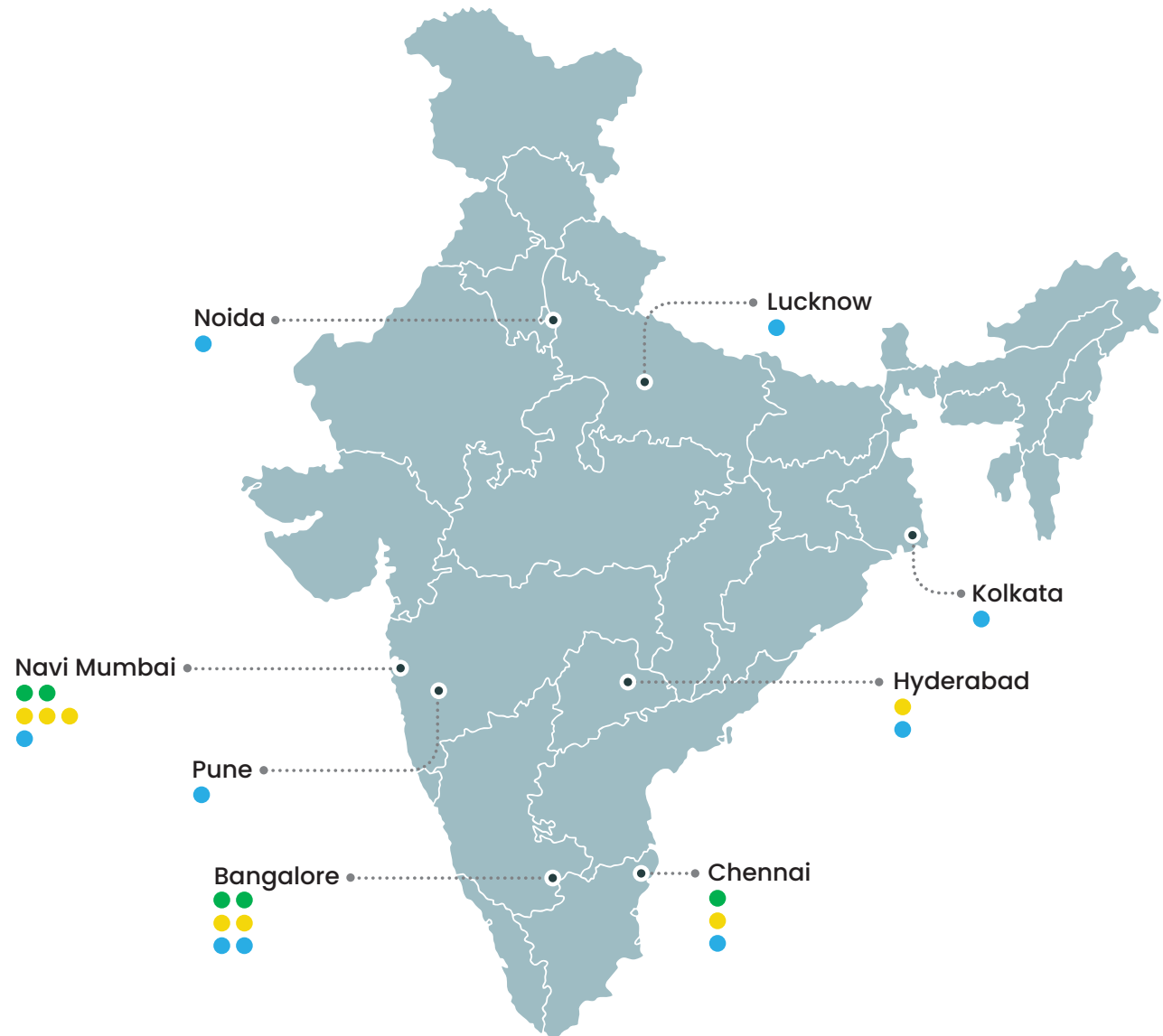


Bearys Competencies

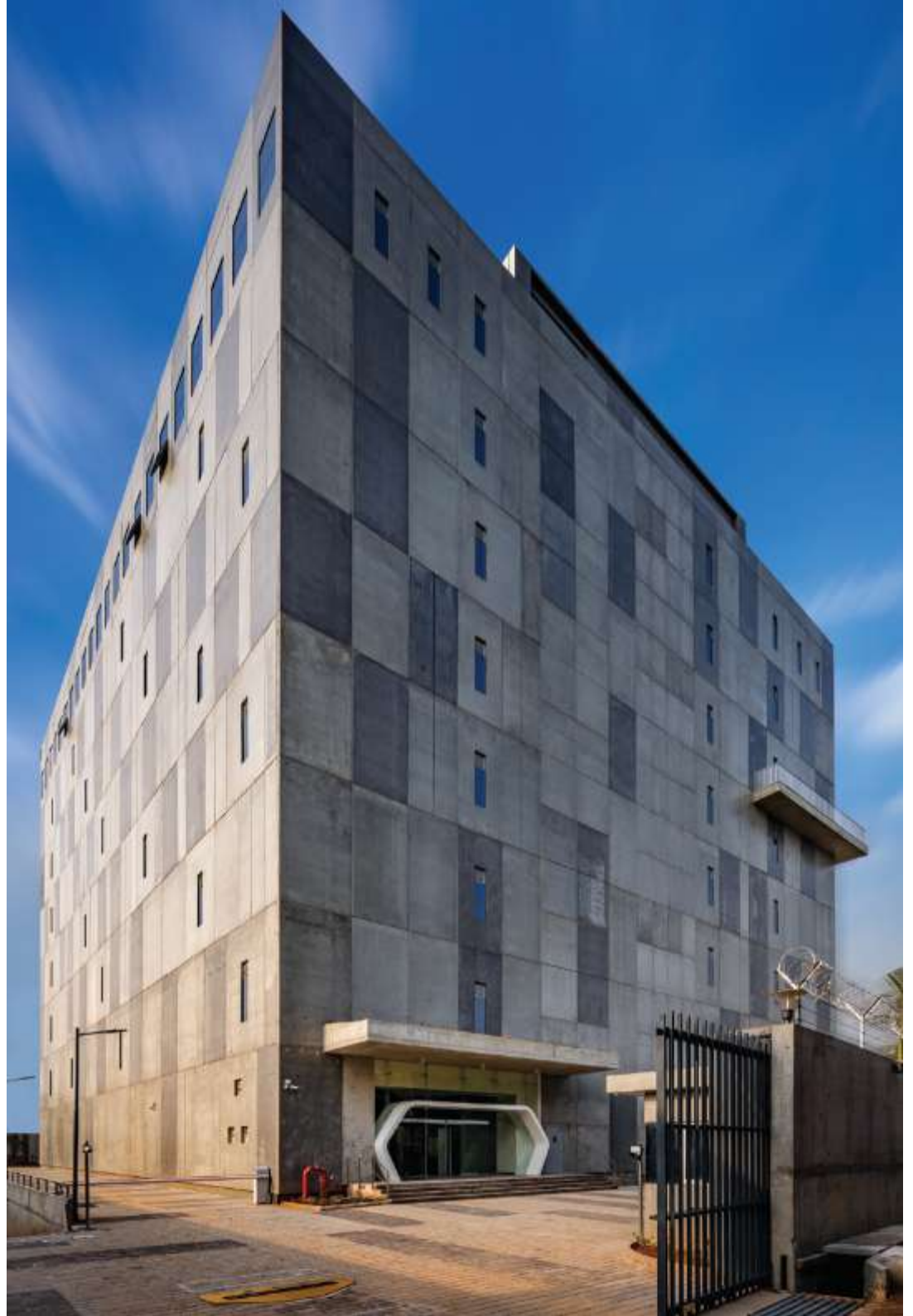


Bearys Data Centers Pan India

- Completed Projects
- Ongoing Projects
- Upcoming Projects



Completed Projects





NTT Data Center - DC3B & 3X

Bangalore

Project Brief

- Project Size: 500,000 sq.ft.
- Power: 30MW
- Location: Whitefield, Bangalore

Project Highlights

- DC-3B project completed & delivered in 13 months against the scheduled 18 months
- IGBC Platinum Certified
- Zero Lost Time due to injury (LTI)





NTT Data Center NAV 1A & 1B

Navi Mumbai

Project Brief

- Project Size: 1 million sq.ft. (2 Blocks)
- Power: 90MW
- Location: Mahape, Navi Mumbai

Project Highlights

- Completion of Block A in 19 months
- Completion of Block B in 20 months
- Zero Lost Time due to Injury (LTI)
- IGBC Platinum Certified Data Center







NTT Data Center DC2A

Chennai

Project Brief

- Project Size: 400,000 sq.ft. (Phase I)
- Power: 50MW
- Location: Ambattur, Chennai

Project Highlights

- Completion of phase I within 21 months against the scheduled 24 months
- Zero Lost Time due to Injury (LTI)
- IGBC Platinum Certified Data Centre





NTT Cable Landing Station (CLS)

Chennai

Early Completion & Project going Live

NTT DC - DC3B

Bangalore

Project Completion Time:
13 months against scheduled 18 months



April 2017



April 2018



IGBC
Platinum
Certified

Early Completion & Project going Live

NTT DC-NAV 1A &1B

Mahape

Project Completion Time:

1A - 19 months against scheduled 24 months
1B - 20 months against scheduled 24 months



1A - July 2020
1B - June 2021

NTT DC 2A

Chennai

Project Completion Time:

21 months against scheduled 24 months



September 2021



1A - January 2022
1B - January 2023



IGBC
Platinum
Certified



May 2023



IGBC
Platinum
Certified

Ongoing Projects



MICROSOFT Data Center Park

Hyderabad

Project Brief

- Project Size: 4,50,000 sq.ft.
- Power: 48MW
- Location: Hyderabad

Project Highlights

- Civil, Structural, Underground Services, Construction, building MEP and Interiors



NTT Data Center NAV 1C & 1D

Navi Mumbai

Project Brief

- Project Size: 700,000 sq.ft.
- Location: Mahape, Navi Mumbai
- Power: 60MW



NTT Data Center - DC2B

Chennai

Project Brief

- Project Size: 400,000 sq.ft. (Phase II)
- Power: 25MW
- Location: Ambattur, Chennai



NXTRA Data Center Park

Bangalore

Project Brief

- Project Size: 400,000 sq.ft. (Phase I)
- Power: 30MW
- Location: Whitefield, Bangalore



Edge Data Center

Bangalore



Project Brief

- Project Size: 150,000 sq.ft.
- Power: 10MW
- Location: Whitefield, Bangalore



ES-V Data Center

Navi Mumbai



Project Brief

- Project Size: 900,000 sq.ft.
- Power: 90MW
- Location: Mahape, Navi Mumbai



Our Projects Our Legacy



Bearys Global Research Triangle (BGRT)

Whitefield, Bangalore

India's First Platinum Certified R&D Park by USGBC & IGBC





Our esteemed clients at BGRT



L'ORÉAL



Awards & Recognition



2008 • Nominated among best sustainable Architecture Award, Real Estate Investment World Summit, Riyadh

2014 • LEED Platinum IGBC
• The Emerson Cup Excellence Award, Emerson Climate Technologies, USA
• Most Environment Friendly Commercial Office Space NDTV Property Awards, India
• Design Award for Interiors, IDA, USA

2020 • National Award for Excellence in Energy Management 2020 by CII, India
• IGBC Performance Challenge 2020 for Green Built Environment - Excellence Award by IGBC

2009 • Outstanding Concrete Structure Award, Indian Concrete Institute
• Best Office Development Award, CNBC Asia Pacific Property Award Singapore

2015 • Design Award for illumination, IES, USA
• Merit Award for illumination, IES, USA
• Times of India and Honeywell award for Smartest Office Building in India

2021 • National Award for Excellence in Energy Management 2021 by CII, India
• IGBC Performance Challenge 2021 for Green Built Environment - Excellence Award by IGBC

2013 • Best Commercial Green Development, CREDAI

2016 • Best Foreign Project Best Office Awards OFFICENEXT, Moscow

2022 • National Energy Leader - Excellence in Energy Management by CII, India
• National Award for Excellence in Energy Management 2022 by CII, India
• IGBC Performance Challenge 2022 for Green Built Environment - Excellence Award by IGBC
• Most Useful Presentation Award by CII, India



His Grace

Residential Villaments, Mangalore

1997

Bearys First - Mangalore's Best



Bearys Orchard Green

Residential Villaments, Bangalore

1999

First Resort-style Residential Villaments

Bearys Harmony Homes

Residential Villaments, Bangalore

2003

- Indian Institute of Architecture Award – 2005
- a+d Spectrum Habitat Award – 2005
- Hindware Architect of the Year Award – 2005
- JK Cement Architect of the Year Award – 2004





Bearys Lakeside Habitat

Residential Villaments, Bangalore

2007

- FIABCI Prix d' Excellence Award – 2010
- Best Architecture Award by Government of Karnataka – 2009
- Best Residential Development from Cityscape – 2008
- Outstanding Concrete Structure Award from the Indian Concrete Institute – 2007

Hydro Building Systems (France), Corporate Office & Logistic Centre

Bangalore
2008



Bearys Corporate Office

Bangalore

2011

Bangalore's First Net Zero Platinum Certified
Commercial Space



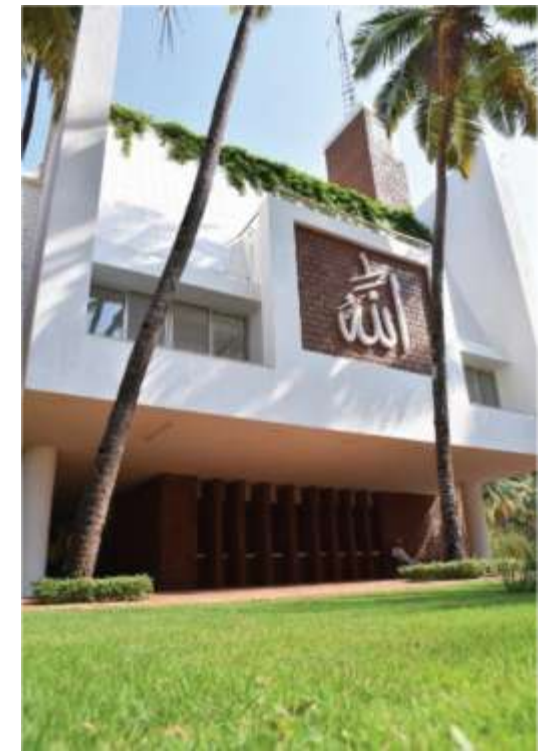
Badriya Juma Masjid

World's First Green Mosque

Kodi, Coastal Karnataka

2015

- IGBC Platinum Certified - 2016
- IGBC Platinum rated Net Zero - Green Place of Worship - 2022





Bearys Knowledge Campus

Mangalore

- Engineering
- Architecture
- Polytechnic
- Emerging Science (AI & DS)
- Health Sciences

Bearys Knowledge Campus

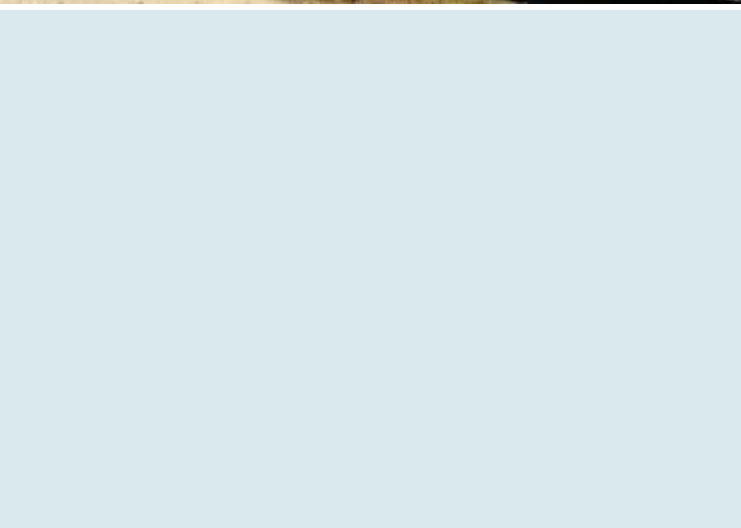
Kodi, Kundapur

- Montessori
- CBSE School
- Pre-University
- Graduation Courses
- D.Ed & B.Ed
- Health Sciences



Execution Capabilities









QHSE Practices



1.5 million safe man hours celebration and award ceremony, Microsoft Data Center, Hyderabad



2.3 million safe man hours celebration and award ceremony, NTT Global DC2A, Ambattur, Chennai



4 million safe man hours celebration and award ceremony, NTT Global NAVIA & IB, Mahape, Navi-Mumbai



Celebrating World Quality Day, Microsoft Data Center, Hyderabad



Celebrating World Quality Day, NTT, Chennai



Celebrating World Quality Day, NTT, Navi-Mumbai

Quality and 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.



ISO Certifications – Quality, Safety & Environment



Bearys Approach

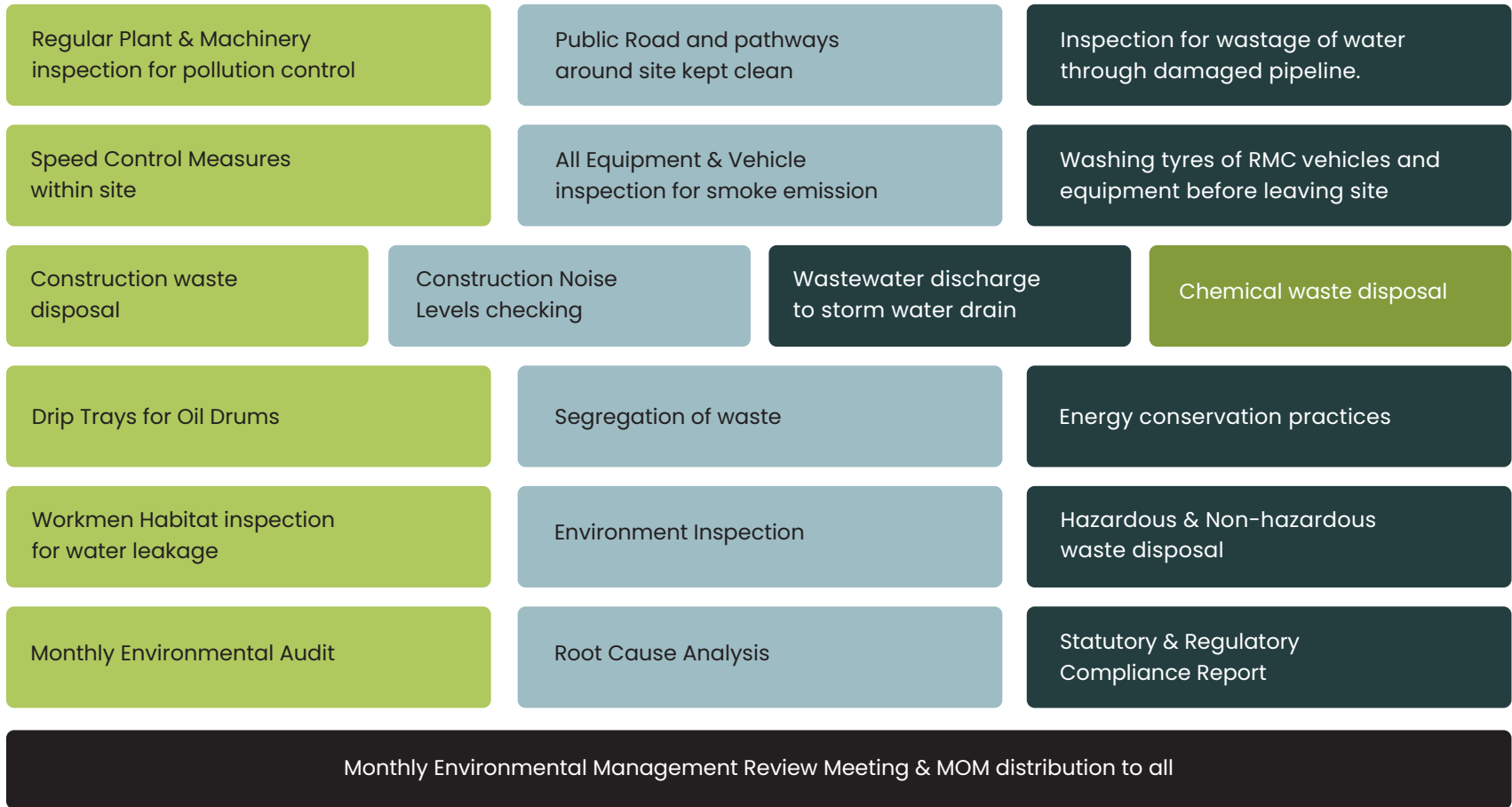
“Quality First - Project Best”
“Safety First - Project Best”

This fundamental difference in our approach has redefined the very perspective of Safety & Quality.

Construction Health & Safety Practices at Site



Construction Environment Practices at Site





Risk Management



Subcontractor Management

All subcontractor’s workmen are screened at arrival and their competency is assessed both in terms of HSE and performance requirement.



Workmen Welfare



Bearys Workmen Camp -
Annexe Miniature of India
All People, All Faiths, All Regions,
All Languages

You are entering a Green Zone!

- Please take utmost care of the environment.
- Keep your surroundings always clean & tidy.
- Water is precious, use it sparingly.
- Utilize the Government natural light and air as far as possible.
- Smoking & Drinking is strictly prohibited.
- Do not throw trash on the lawn and the wastes.
- Live with love, brotherhood, mutual respect & help others.

We seek your cooperation in conserving electricity and saving our beautiful Planet.

Let us dwell here in Happiness, Peace & Harmony.



Awards & Recognition



Testimonials



Nearly seven years ago, I had the pleasure of meeting Mr. Syed Beary in Bangalore. We were searching for the right partner for our Bangalore facility.

What was strikingly different and appealed to me was the passion, integrity, zeal, and sense of ownership of Mr. Beary – a breath of fresh air, after our experience with several builders. True to their commitment, Bearys built their First Data Centre project for us in Bangalore, which surpassed all our expectations.

Bearys have successfully delivered 5 DC buildings and a Cable Landing Station for NTT, across Bangalore, Navi Mumbai & Chennai and 3 more DC buildings are under construction. I am extremely pleased that Bearys have adopted a unique Design-Build-Deliver model and have become one of the largest Data Centre Developers in India. I wish Mr. Syed Beary the best as he aims to include MEP services and become a single entity solution provider. This will put the Bearys group ahead of the pack in building quality projects in a time bound manner, which would be a great relief and a paradigm shift for the DC Industry.

With my long association with Bearys, what stands apart is their commitment to Quality, their innate ability to always look at the solutions and deal with Clients, Consultants, Vendors & specialized Sub-contractors with equanimity and high ethical values. Last but not least the philanthropy and giving back to society that this group stands for.

I wish Mr. Beary and his team continued success in the future.

Sharad Sanghi

Chairman,
NTT Global Data Centers



Your total commitment and passionate pursuit are a shining example for our construction industry colleagues to emulate. We at IGBC hold you in high esteem for your selfless and dedicated service in bringing India to Global Leadership in Sustainability. Mission accomplished! Congratulations.

Late Dr. Prem C. Jain

Chairman
IGBC, AECOM | New Delhi



“
Achieving the Platinum LEED Certificate, Leadership in Energy and Environmental Design, in collaboration with the Bearys Group leveraging Schneider Electric solutions has been an outstanding example of the strength of both companies operating together.

Jean-Pascal TRICOIRE

Chairman & CEO,
Schneider Electric | France



“
Bearys Global Research Triangle is a great effort by the Bearys team. Being the first is always the hardest and you have done it. Spectacularly green masterpiece. Cleverly done!

Architect Dr. Ken Yeang

Founder,
T.R. Hamzah & Yeang | KL – Malaysia / London



“
The building will stand out as one of the most notable building developments in Bangalore.

Fred NG

AECOM | USA



“
We have had a long, pleasant and rewarding association with the Bearys Group having worked together on a number of development projects including Lakeside Habitat, BGRT and NTT Data Centre to name a few. Their dealing with consultants, clients and all stakeholders are based on equity and high moral values.

Late Mahendra Raj

CMD, Mahendra Raj Consultants Pvt. Ltd. | New Delhi
President, Indian Association of Structural Engineers

Appreciation mails from Microsoft and Fluor



Dear Mr. Beary,

I hope this email finds you all well. I am writing to extend my sincere appreciation and congratulations to the entire Bearys team for the exceptional achievement in completing the MV Room Roof Slab within a remarkable 23 days from the completion of the grade slab. Your dedication, expertise, and commitment to safety have truly impressed us all.

The completion of the MV Room Roof Slab in short span of time is a testament to the team's efficiency, meticulous planning, and effective coordination. Your hard work and tireless efforts have contributed significantly to the overall progress of MV room building.

Furthermore, I would like to commend the team for prioritizing safety throughout the entire process. This demonstrates your commitment to the well-being of each member involved in the project.

Harinath Reddy.C

DCD PM
Microsoft | India



Dear Bearys Team,

It is great pleasure to congratulate all Bearys team members for their Honest exertion in completing the SINGLE MAJOR RCC CONCRETE POUR in DC area during last week.

The entire Team geared up to meet the challenge to Complete this massive task which took around 40 hours to complete the concrete without any major Quality/ Safety issues. This constructive approach reveals that sincere effort always produce positive results. We wish all the members to continue in the same manner in future for all works.

We would like to THANK all Team members for taking the challenge and plan to organize small appreciation event (gathering) tomorrow with all the team members who were involved in concrete work.

Suresh Chockalingam

Project Manager, Data Centre EPCM Project,
Fluor | India



Bearys Go Global

Bearys has forayed into the international market with its first project, a luxury high-rise residential project, in Dubai, UAE.





**Designed in India!
Built in Dubai!!
Celebrated Worldwide!!!**

Our Esteemed Business Partners



The background of the image is a close-up, high-angle shot of crumpled paper. The paper is light-colored, possibly off-white or pale yellow, and is heavily textured with numerous sharp, irregular folds and creases that create a complex, three-dimensional pattern. The lighting is soft and even, highlighting the texture of the paper.

**We create projects that
make a difference to the Place,
the People & the Planet.**





Delivering Excellence Consistently

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