

Bearys

Design.

Build.

Deliver.

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

7.6 Million
Sq.Ft.

Built space

7 IGBC / LEED
Platinum Certified

Projects

2.8 Million
Sq.Ft.

Under construction

40+ 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.

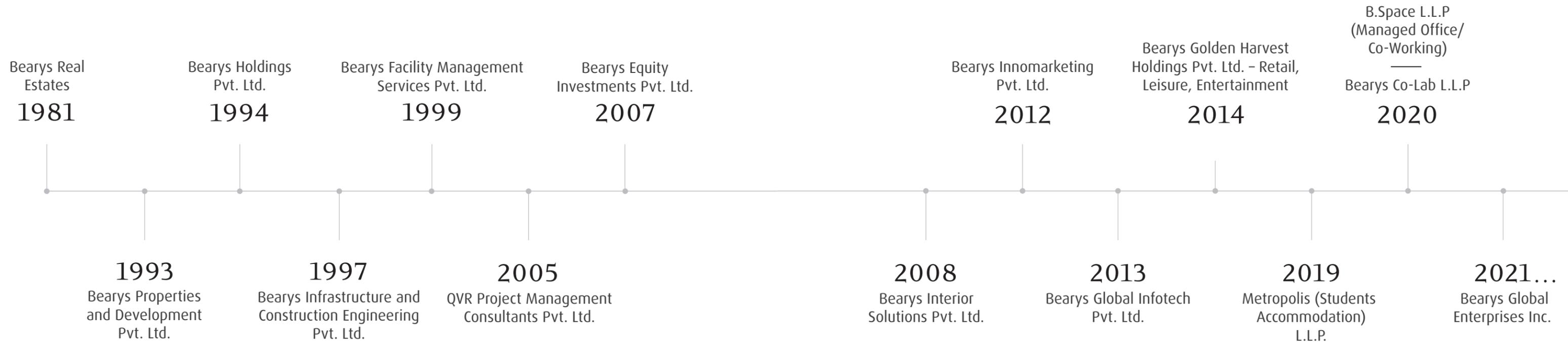
Our Pledge

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 offering.

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.



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.



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.



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...

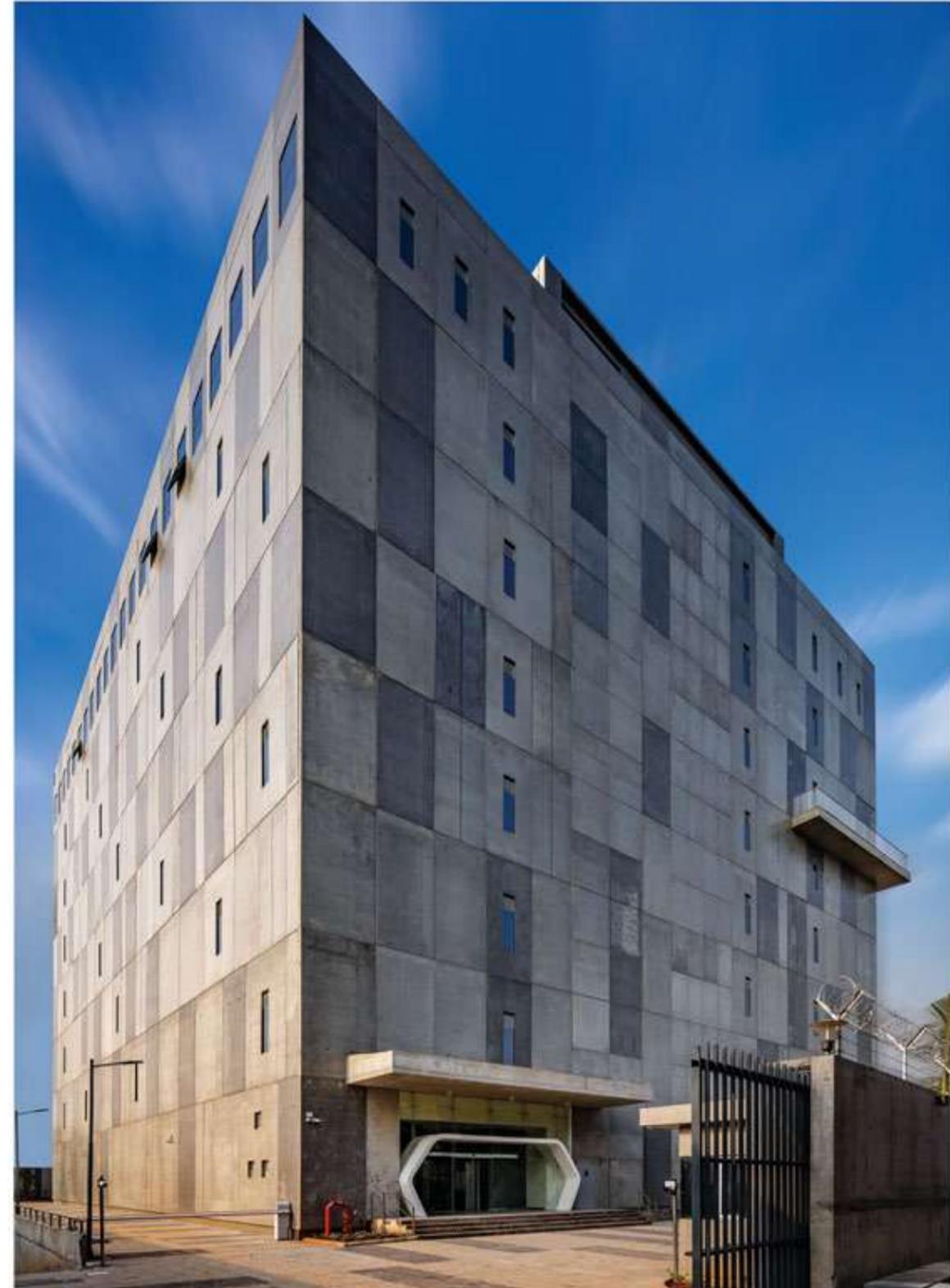
High Profile Mission Critical Data Centres, Advanced Lab Spaces and Integrated Campus Development are now the Group's focussed area & forte.

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



Bearys' First - Mangalore's Best!



COMPLETED - RESIDENTIAL

His Grace, Mangalore

385,000 sq. ft.

Residential Villaments

Bearys maiden project.

The split-level design of each unit provides absolute privacy, cross-ventilation, and gorgeous views of the Arabian Sea on one side, and Kadri hills on the other.

The Lucky Ones live in an Orchard



COMPLETED - RESIDENTIAL

Bearys Orchard Green, Bangalore

245,000 sq. ft.

Residential Villaments

Our first luxury resort-style project is a tribute to the Garden City and Mother Nature.

*The clouds rising above,
The flowers radiating love,
The infinite blue skies,
The feathered wonder that flies.
An ode to the Almighty's finesse,
Lo! A home that's a Masterpiece!
Truly deigned a Living above the rest,
Blessed are the ones that make it their nest!*



COMPLETED - RESIDENTIAL

Bearys Lakeside Habitat, Bangalore

460,000 sq. ft.

This architectural marvel overlooking Hebbal lake, popularly known as 'Twin-Towers' is an iconic landmark in Bangalore. Strategically located on the grand five-star corridor en-route to the international airport, it offers direct connectivity to the major hubs in and around the city.

Winner of several awards including FIABCI Prix d' Excellence Award 2010.

COMPLETED - RESIDENTIAL

Bearys Harmony Homes, Bangalore

250,000 sq. ft.

Sensitively crafted homes representing
harmony with nature

- 100 units
- 40 designs
- Winner of four prestigious awards
including IIA award 2005



COMPLETED - RESIDENTIAL

Bearys Acacia Lake View, Bangalore

60,000 sq. ft.

Boutique Luxury Condos in the CBD.

Shaded by acacia in full bloom, adjacent to
Ulsoor Lake, this upscale property with just
15 designer apartments is an address with
a distinct identity.



COMPLETED - RESIDENTIAL

Bearys Valencia, Mangalore

120,000 sq. ft.

Mangalore's First Luxury Green Homes

Contemporary condominiums blending luxury with innovative 'green' features that are in harmony with the environment and recipient of twin awards from CREDAI.

COMPLETED - RESIDENTIAL

Bearys Green Avenue, Kundapur, Udupi

180,000 sq. ft.

First IGBC - Platinum certified green homes in coastal Karnataka and winner of Outstanding Residential Project award from CREDAI.

Set in a serene nook off the main road, the property is among the most desirable residences in the city, with easy access to many reputed schools, shopping areas and hospitals.



Bearys Homes in Bearys Hometown

COMPLETED
MIXED USE DEVELOPMENT

Bearys Turning Point, Mangalore

700,000 sq. ft.

An integrated development comprising residential apartments, studio units, retail mall, food courts and entertainment zones. Located in the vicinity of Mangalore University, Infosys campus and medical colleges, the property provides urban conveniences to a captive market.

It also houses the first student accommodation facility in South India.



COMPLETED - RESIDENTIAL

Bearys Cul-de-Sac, Bangalore

70,000 sq. ft.

Curated Luxury Apartments.

These elegant condominiums in the heart of the city are an urban oasis offering contemporary lifestyle. All living spaces are meticulously planned to optimise space, privacy, light and ventilation.

ONGOING

NMIT/NTT Data Centre, Navi Mumbai

1 million sq. ft.

Our maiden venture in Navi Mumbai is a God-given opportunity to prove our mettle and showcase our tenacity and talent on new grounds.

We have successfully surmounted several challenges including pandemic, lockdown, flooding, labour crisis among others and have managed to keep the tempo and stay well ahead of time schedules.



ONGOING

Data Centre, Bangalore

800,000 sq. ft.

Our second data centre project in the city.



ONGOING

NMIT/NTT Data Centre, Chennai

800,000 sq. ft.

Our maiden data centre project in Chennai.

UPCOMING - RESIDENTIAL

His Grace, OMR, Chennai

1.5 million sq. ft.

India's First Tree-Scrapers

Most Premium Luxury Green Homes. A futuristic design concept that integrates nature with the built environment, while protecting and enhancing the natural ecosystem.

Much of the horizontal and vertical area of the property is covered with a broad diversity of native plants, creating an invigorating micro-climate. Sky gardens, green walls, terrace gardens and private balconies with planter boxes intensify the green density.

The use of sustainable built systems – renewable energy, STP, WTP, rainwater harvesting, ground water recharge, and smart communication systems make for a green and liveable environment with a multitude of facilities & amenities.



UPCOMING - VILLAMENTS

North 77, Bangalore

480,000 sq. ft.

Bearys First Villa development



UPCOMING -
MIXED USE DEVELOPMENT

The Oval, OMR, Bangalore

5 million sq. ft.

A first-of-its-kind mixed-use development on 54 acres of land comprising villas, apartments, retail mall, commercial spaces including IT parks and R&D labs.

UPCOMING

Campus Development, Bangalore



UPCOMING

Lab Space, Navi Mumbai



UPCOMING - RESIDENTIAL

Bearys Queens Necklace, Bangalore

1.5 million sq. ft.

Located near Manyata Tech Park, this priced jewel, our largest upscale residential development, is set to be Bangalore's finest lifestyle project. Intelligently developed on a 2 skin concept, every unit facing outward, offering complete family privacy, a rarity in large residential development.



PROPOSED

Corporate Office, Bangalore



PROPOSED - RESIDENTIAL

Bearys Skye, Bangalore

Luxury Villaments

PROPOSED
IT Park,
ORR Bangalore



PROPOSED
Corporate Office
for a Financial
Institution,
Bangalore



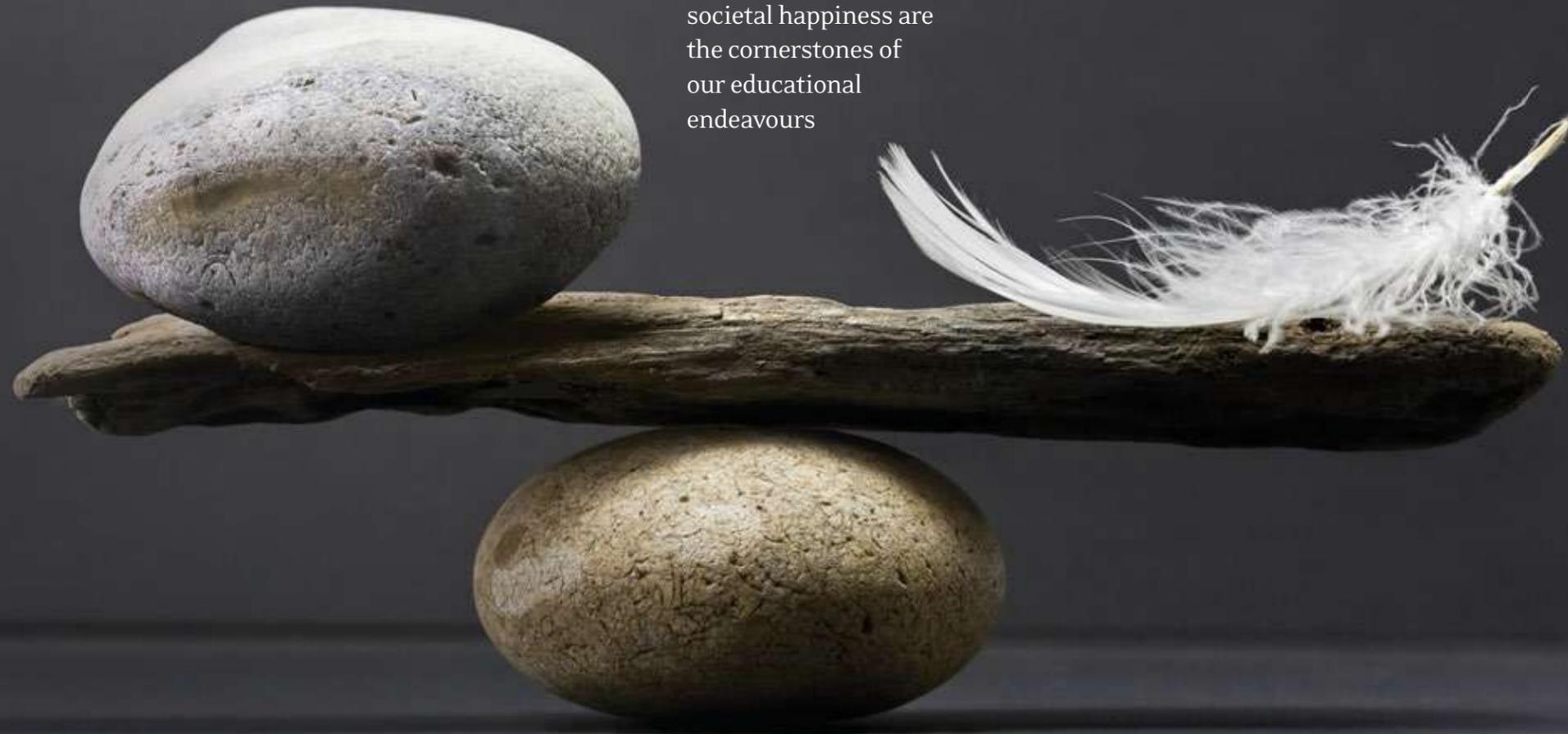
New Pastures

PROPOSED
Terminal
Building



Truth Trust Happiness

Absolute truth,
implicit trust and
societal happiness are
the cornerstones of
our educational
endeavours



My Lord! Advance me in Knowledge Bearys Education Timeline

- 1906 First School started in a thatch roofed hut Kodi, Kundapur, Udupi Dist.
- 1948 Government Lower Primary School, Kodi
- 1984 Government Higher Primary School, Kodi
- 1985 Bibi Fathima Anganawadis, Kodi
- 1993 Haji K Mohidin Beary Memorial High School, Kodi
- 1994 'His Grace' Creche for workers' children, Mangalore
- 1996 Bearys Seaside Public School, Kodi
- 1997 His Grace Montessori - House of Children, Mangalore
- 1998 Iqra Arabic School, Mangalore
- 2000 Bearys Public School, Mangalore
- 2002 Bearys Computer Training Centre, Kodi
- 2004 • Bearys Pre-university College, Kodi
• Bearys Foundation for Teachers Training - D.Ed. Colleges, Kodi
- 2005 Bearys First Grade College, Kodi
- 2008 Institute of Indo-Islamic Art & Culture (IIIAC), Bangalore
- 2009 • Bearys Institute of Technology (BIT), Mangalore
• Bearys College of Education (B.Ed.), Kodi
- 2013 His Grace Academy of Montessori Learning, Mangalore
- 2014 BIT Polytechnic, Mangalore
- 2015 • Bearys Enviro-Architecture Design School (BEADS), Mangalore
• His Grace Montessori - House of Children, Kodi
- 2017 Bearys Seaside Public School (CBSE), Kodi
- 2021 Proposed - Bearys Institute of Health Sciences
Pharmacy | Nursing | Physiotherapy
Mangalore & Kodi



Bearys Group
of Institutions,
Kodi, Kundapur,
Udupi District

Located on the shores of the Arabian Sea, where Bearys foray into education began in 1906.

Set in verdant surrounds, interspersed with casuarinas and coconut groves, the expansive campus offers an inspiring and stimulating learning environment.

Bearys
Knowledge Campus,
Mangalore

First Fully Integrated Green Campus in South India

Home to the Group's flagship institutions

- Bearys Institute of Technology (BIT)
- Bearys Enviro-Architecture Design School (BEADS)
- BIT Polytechnic





Bearys Arena

South India's first eco-friendly sports ground with sub-surface drip irrigation system at the Bearys Knowledge Campus, Mangalore resulting in 90% water saving (only 3000 litres used as against 30,000 litres per day).



When renowned Dr. Ken Yeang, Architect, Ecologist, Planner and Author from Malaysia, graced the BEADS campus with his visit.



Outgoing students of BIT and BEADS at the Graduation ceremony held in December 2020.

World's first zero-energy, green masjid



God has created the balance
in nature, don't ever tamper
with this balance.
(Qur'an 55:7,8)



Badriya Juma Masjid, Kodi, Kundapur, Udupi District

- India's First IGBC Platinum rated 'Place of Worship'
- Electricity requirement met through hybrid renewable energy - wind and solar
- Building orientation and design minimises solar heat gain and maximises natural ventilation, making it a breathing building

Awards & Recognition

His Grace, Residential Villaments, Mangalore
 • Bearys First - Mangalore's Best



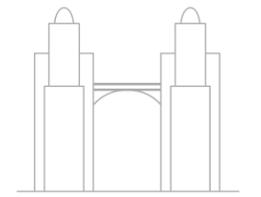
1997

Bearys Harmony Homes, Bangalore
 • 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



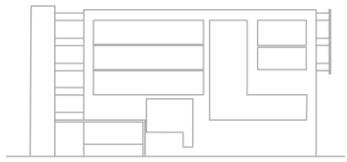
2003

Bearys Lakeside Habitat, Bangalore
 • World's Best Property Projects - 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



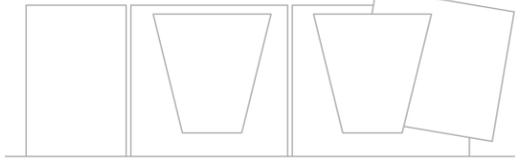
2007

Bearys Institute of Technology (BIT) Bearys Enviro-Architecture Design School (BEADS), Mangalore
 • First Fully Integrated Green Campus in South India



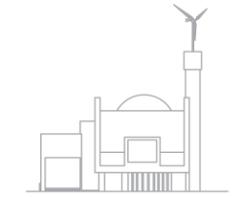
2009

Bearys Global Research Triangle (BGRT), Whitefield, Bangalore
 India's First LEED Platinum Research Park - IGBC/USGBC
 • Performance Challenge 2020 for Green Built Environment - Excellence Award, IGBC - 2020
 • National Excellent Energy Efficient Building, Confederation of Indian Industry (CII) - 2020
 • Best Office Next Award, Moscow - 2016
 • Times of India & Honeywell Award for Smartest Office Building in India - 2015
 • Design & Merit Awards for Illumination - IES, USA - 2015
 • Most Environment Friendly Commercial Office Space - NDTV Property Awards - 2015
 • Design Award for Interiors - IDA, USA - 2014
 • The Emerson Cup Energy Efficiency Excellence Award, USA - 2014
 • Best Commercial Green Building - CREDAI - 2013
 • Best Office Development Project Award - CNBC, Singapore - 2009
 • Outstanding Concrete Structure Award - ICI - 2009
 • Nominated for Best Sustainable Architecture Award - Real Estate Investment World Summit 2008, Riyadh



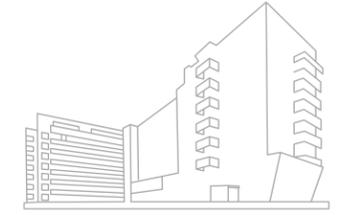
2012

Badriya Juma Masjid, Kodi, Kundapur, Udupi District
 • IGBC Platinum- Green Place of Worship
 • World's First Green Masjid



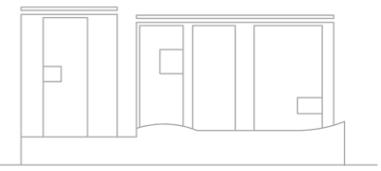
2015

Bearys Green Avenue, Koteswar, Udupi
 • IGBC Platinum Certified
 • Outstanding Residential Project - CREDAI-2019



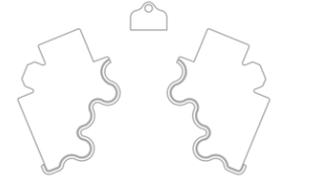
2017

Bearys Turning Point, Mangalore
 • IGBC Platinum Certified

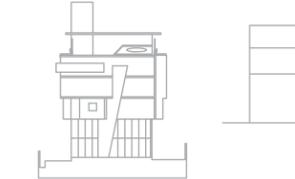


2020

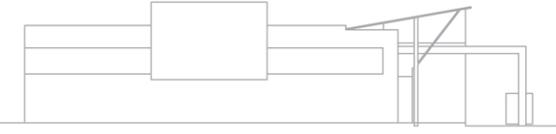
1999
Bearys Orchard Green, Bangalore
 • First resort-style residential project



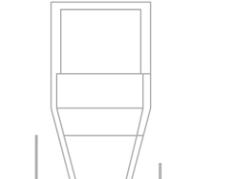
2004
Bearys Horizon, Bangalore
 • Bearys First Commercial Project
 • Architectural Cityscape UK Award - 2005



2008
Hydro Building System (France), Bangalore
 • Platinum LEED Certified



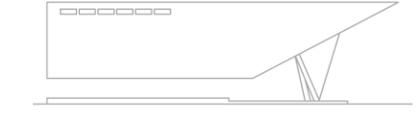
2011
His Grace, Bearys Corporate Office, Bangalore
 • IGBC Platinum LEED Certified
 • Net Zero Building



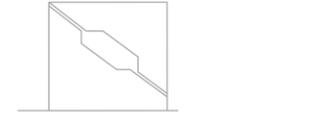
2014
Bearys Valencia, Mangalore
 • Best Innovative Design- CREDAI-2015
 • Best Green Building - CREDAI-2015



2016
Bearys City Centre, Shivamogga
 • Best Shopping Mall - CREDAI-2017



2018
NMIT/NTT (Japan) Data Centre, Bangalore
 • IGBC Platinum Certified



Advantage Bearys

Leader in sustainable development

Innovative and seamless end-to-end solutions

Technology driven to enhance efficiency and resource optimisation

Versatile turnkey solutions

Space optimisation and substantial cost & time savings

Design-Build-Deliver model

Award-winning property developer across diverse verticals

Architectural distinction - No two projects are alike

In-house design detailing, development, construction, marketing, delivery and maintenance capabilities

Global network of specialised consultants and architects for specific projects

Customer-centric and relentless commitment to client satisfaction

100% project ownership with engagement from the highest levels of the organisation

Ability to get international institutional funding through FDI

- Recipient of first Sharia Compliant FDI investment in India from SEDCO, KSA
- Recipient of institutional funding from many PE funds & HNIs

Uncompromising quality

On time-every time delivery



Thought Leadership

Out-of-the-box Thinking

DISTINCTLY DIFFERENT

Our teams are constantly challenging themselves to reinvent, redesign and re-engineer to create marks of excellence. The world-class Bearys Global Research Triangle (BGRT), the iconic Bearys Lakeside Habitat, World's First Green Masjid, and the high-profile Data Centre (NMIT) are shining examples of the out-of-the-box thinking that is the trademark of Bearys Group, among many architecturally distinctive benchmark projects we have delivered over the years.

Bearys Centre for Ideation & Innovation (BCII)

IDEA HUB

We have established a first-of-its-kind idea hub, with the aim of giving shape and wings to new ideas and inspirations. Housed within the premises of BGRT, the centre is set to be an incubator for pioneering concepts from innovators, thought-leaders, start-ups, educational institutions and industries in India and abroad. We envision that this initiative would catalyse the transformation of Bearys Global Research Triangle into a global innovation centre.

Values & Relationships

CORNERSTONE OF OUR ORGANISATION

We are completely transparent and value driven in our dealings and hold ourselves to the highest ethical standards. Building relationships are as important to us as building good properties. Our engagements are seldom one-off deals, but invariably lifetime associations.

CSR may ISR

giving back

While Corporate Social Responsibility (CSR) has become an established practice, we at Bearys believe that Individual Social Responsibility (ISR) is the most effective way to enrich society at large.

Our commitment to social causes is not the outcome of business growth. It is, in fact, intrinsic to our core values. We had embraced education and environment as our focus areas at the very outset. Business success notwithstanding, these noble causes will always remain our organisational priorities.

Environment

Environmental concern has always been firmly embedded in our credo and all our buildings embody green architecture and sustainable principles. We have led a number of socially relevant projects including 'Clean City - Green City', a path breaking initiative in partnership with IGBC.



The logo comprises leaf or petal-like forms that come together to represent a butterfly in flight - a joyous symbol of a perfectly balanced ecosystem where the natural and man-made coexist harmoniously. The four fluid forms represent the collaborative nature of this initiative, whose success lies in various stakeholders working together towards a common goal. The colours blue, green and orange symbolise the natural elements - air, sky, water, earth and trees - that must be cared for in order to create a cleaner, greener and healthier environment.

Education

Bearys Group has made significant contributions to promote higher learning, supporting the aspirations of the rural and economically disadvantaged students through Bearys Educational Institutions.



Shiksha & Suraksha

Since our maiden project His Grace, we have always provided crèche facilities at our construction sites. We were in fact, the first company to start this initiative, which subsequently has been made mandatory by the Government, following our lead.

We strongly believe that no child in our fraternity should be denied education for want of funds. To this end, under the umbrella of Bearys Shiksha and Suraksha Foundation (BSSF), we have constituted an education fund, with seed money from management and voluntary monthly contributions from employees, matched by the management. The growing corpus has enabled us to fund the education of several deserving children over the years. We also admit meritorious children of employees to our Group institutes and provide financial aid to the needy. It is a matter of pride, that many of our children have gone on to pursue the civil services, medicine, engineering, and other prestigious fields, and are making their mark in eminent walks of life.

Team Bearys



SYED MOHAMED BEARY
Founder & CMD

Bearys Group is helmed by Syed Mohamed Beary and Brothers, who bring their vast real estate and property development experience to bear in delivering marks of excellence.

A highly engaged and dedicated leadership that goes above and beyond to personally ensure that client expectations are met, is perhaps what sets the Group apart.

The commitment from the top percolates through all levels. At the core of the organisation, is a specialized engineering and management team which deploys its multifaceted expertise and collaborative leadership in bringing projects to fruition and achieving the highest standards of client satisfaction.



MOHAMMED ASHRAF BEARY
Deputy MD, Construction & Infrastructure



A SIDDIQUE BEARY
Deputy MD, Property Development



MAZHAR SYED BEARY
Executive Director, Business Development & Retail



MOHAMED GANI
Director, Projects



ANAND KOTHANETH
Senior Advisor, Technical



ESWARAN SS
Senior Advisor, Civil



RAJKUMAR P
Group CFO



OLIVIA
Director, Legal & Corporate Communication



RAMESH SUTHAR
GM, Green Initiative



ARCH. PARVEZ AKHTER
Lead, Design & Planning



VEENA RAJESH
GM, Marketing & Client Services



KODI MOHAMED IQBAL
Director, Interiors



KARTHIK K
Deputy GM, Business Development & Strategy



MOHAMED SALIM BEARY
Director, Procurement



HUMA M TAMATGAR
Company Secretary



RAJESH R
GM, HR, Facility & IT

“Testimonials”



The Bearys Group is headed by one of the most authentic human beings I have met. All their clients are in the safest of hands. May the Bearys live forever.

Prof. B. M. Hegde

Padma Bhushan Awardee,
Founding Vice Chancellor,
MAHE Deemed University | Manipal



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 | New Delhi



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 clients, consultants and construction agencies are based on equanimity and highly ethical values.

Mahendra Raj

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



Bearys Group enabled Brooke Bond to relocate their entire corporate office to Bangalore in the 80s, meticulously arranging accommodations to suit every individual whim and fancy. Since then, I have seen the Group grow from being real estate agents, to developers and builders in their own right. Their contribution to the growth of Bangalore city has been significant.

T S Nagarajan

Former CMD,
Brooke Bond



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



Congratulations on your achievement in developing the state of the art green building which meets our Sharia and ESG goals of sustainability, efficiency and environmental protection. God bless these efforts.

Hasan S. Al Jabri

CEO,
Sedco Capital | Saudi Arabia



Thank you for having the opportunity to visit this great sustainable and remarkable building.

Ms. Alexandra

Daimler Real Estate Group,
Mercedes-Benz | Germany



Every city has a group of individuals and organisations, who form an integral part in the development of that city, and the Bearys Group is one such group that has played a positive role in developing Bangalore to what it is today, while always respecting and caring for its environment, its people and most importantly its values.

The quality of your work in real estate speaks for itself. The projects you have developed have your heart and soul in them, always striving for perfection in the minutest of details.

Dr. Ajay S. Mookerjee

Executive Director,
Harvard Business School Research Centre, India



Bravo! Congratulations on the First Platinum LEED Award in India. It's great to be a part of greening the planet.

Ash K Sahi

President & CEO,
Canadian Standards Association Inc. | Canada



I have constantly interacted with Syed Beary and his group during my long service in different Tata companies. Be it space requirement for our different companies or any issue with real estate and property markets, I always found them to be very professional and customer-centric with a great sense of integrity.

S. Ramakrishnan

Managing Director,
Tata Teleservices Limited



I met Mr. Syed Beary about five years ago when I was looking for space for our earlier data centre. I was extremely impressed with him. His passion really helped us select the right property. I looked at what he had already created next to our current facility which is the BGRT building and was very impressed with it and that is why we chose the plot next to it.

I can tell you, based on all our data centres for the same budget, Syed Beary has gone beyond what we expected. He summarizes it rightly when he says that rather than looking at profits in the short term, he wants to build a long lasting relationship. We had a great experience working with Mr. Beary and his team. Not only were they technically very competent but also, they added great aesthetic value to the whole project. They delighted us by finishing the project on time, in fact, before time, which is very rare in the case of builders today. So, it was an amazing experience and we would obviously like to work with them again.

Sharad Sanghi

MD & CEO,
Netmagic/NTT, Mumbai



Excellent detailing & very few projects I have seen where VISION, PASSION, EXECUTION, CUSTOMER SERVICE is so well aligned and visible. Great work!

Jayen Desai

Head - Business Excellence,
Applied Materials | USA



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

Fred NG

AECOM | USA

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





Delivering Excellence Consistently

CORPORATE OFFICE

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Bangalore 560025

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