

**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 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 nine Data Centers and a Cable Landing Station with a power capacity of 285 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 positioned us as the preferred data center developer in India, enabling us to partner with world's no. 1 company for the construction of their first Data Center in Hyderabad. This landmark project marked a transformative shift in our focus on quality, safety, and construction methodologies. Building on this success, we are currently developing a large-scale data center park in Navi Mumbai, along with several other projects planned across the country. At present, we are also executing data center projects for clients such as Lumina, STT, Equinix and others, supporting the development of their data center parks nationwide.

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 15 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 a decade 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, the unwavering determination and the tenacity to unite all stakeholders in the creation of Data Center Parks.

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**

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**Collaborative  
Effort**

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**Collective  
Leadership**

# Triple E

## Entrepreneurship

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Bearys Group is an award-winning property development and construction engineering company, covering diverse portfolio of real estate industry with a strong commitment to sustainability, green architecture, quality, safety & speedy delivery.

The Group continuously embraces innovation and cutting-edge technologies to enhance its delivery capability.

Bearys is now one of India's largest Data Center developers catering to the needs of NTT, Microsoft, Lumina, STT, Equinix amongst others. Bearys have now expanded internationally with its maiden project, 'Bearys Wafira' – an abundance of nature and luxurious living in Dubai, UAE. With a vision for continued growth, Bearys is poised for endless future opportunities and are confident of delivering excellence, consistently.

## Environment

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

As a founding member and Senior Fellow of CII-IGBC, we have made Sustainable Development and Green Architecture the foundation of all our projects. With a vision to place India at the forefront of the global green building movement, we have achieved 13 IGBC/LEED Platinum Certified Buildings, 3 Net-Zero projects including a Net-Zero Place of Worship.

By virtue of being the recipient of three consecutive energy efficiency awards, Bearys have been declared "National Energy Efficiency Leader" by CII. Our commitment extends beyond accolades, with impactful CSR endeavours like "Clean City – Green City", "Clean Beach – Green Kodi", and many others initiatives reflecting our dedication to building a greener and more sustainable future.

## Education

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The Bearys legacy in education began in 1906 in a thatched hut in a remote native village in Kodi, Kundapur, igniting a transformative journey rooted in values and a passion for knowledge. From this modest start, Bearys have built a network of 20+ institutions, shaping futures and empowering generations.

With an unwavering dedication to nurturing minds and driving societal progress, the Bearys stand as a beacon of hope and learning. Guided by the principles of "Truth, Trust, and Societal Happiness", their ultimate vision is to establish Bearys University – a global hub for excellence and innovation.

# 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.

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Bearys is a founding member of Indian Green Building Council (IGBC), an active member of Confederation of Indian Industry (CII) and Confederation of Real Estate Developers' Association (CREDAI), Corporate Member of Emirates Green Building Council (EGBC), Dubai.

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**Mr. Syed Mohamed Beary**, Founder & CMD – Bearys Group  
Chairman & Managing Trustee – Bearys Education  
Chairman (Bangalore Chapter)/Senior Fellow/Mentor – IGBC

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Bearys is the only developer in India to have received **IGBC/LEED Platinum certifications** for 13 of its projects including 5 of its Data Centers.

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Bearys have developed and delivered over **17 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 5 million sq.ft. of ongoing Data Centre projects pan India.

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

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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

Since 2017, Bearys have successfully delivered 9 Data Center Buildings, 3 million sq.ft. and 285MW power across Bangalore, Navi Mumbai, Hyderabad and Chennai including a Cable Landing Station in Chennai.

Presently, Bearys have 3 ongoing projects of around 2 million sq.ft and 150MW power, which are in various stages of development across Navi Mumbai, Bangalore and Chennai.

Today, Bearys portfolio of 12 completed and ongoing Data Centers totalling 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.

**12**  
Data Centers

**435MW**  
Power

**5M**  
Sq.ft

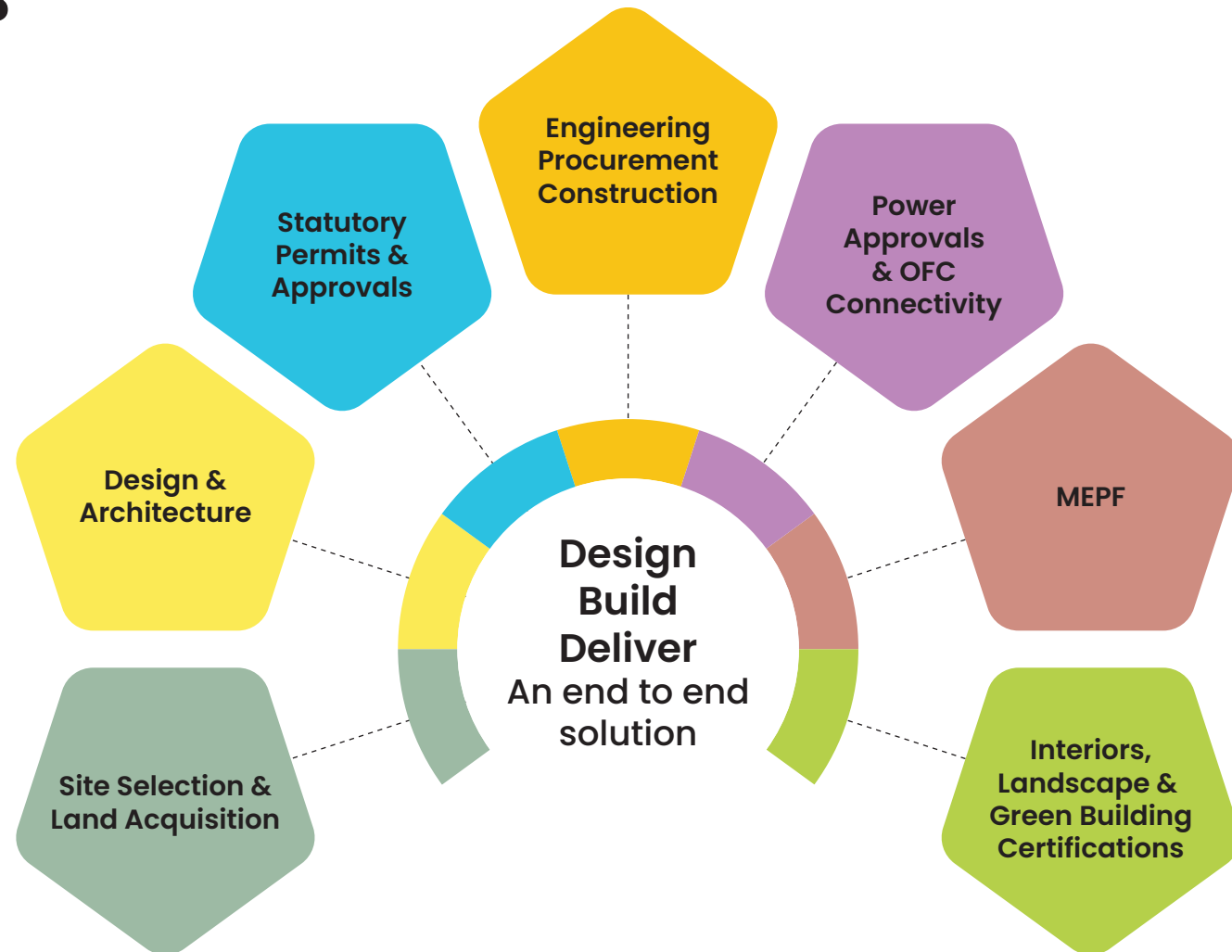
**9**  
Delivered

**5 IGBC**  
Platinum Certified



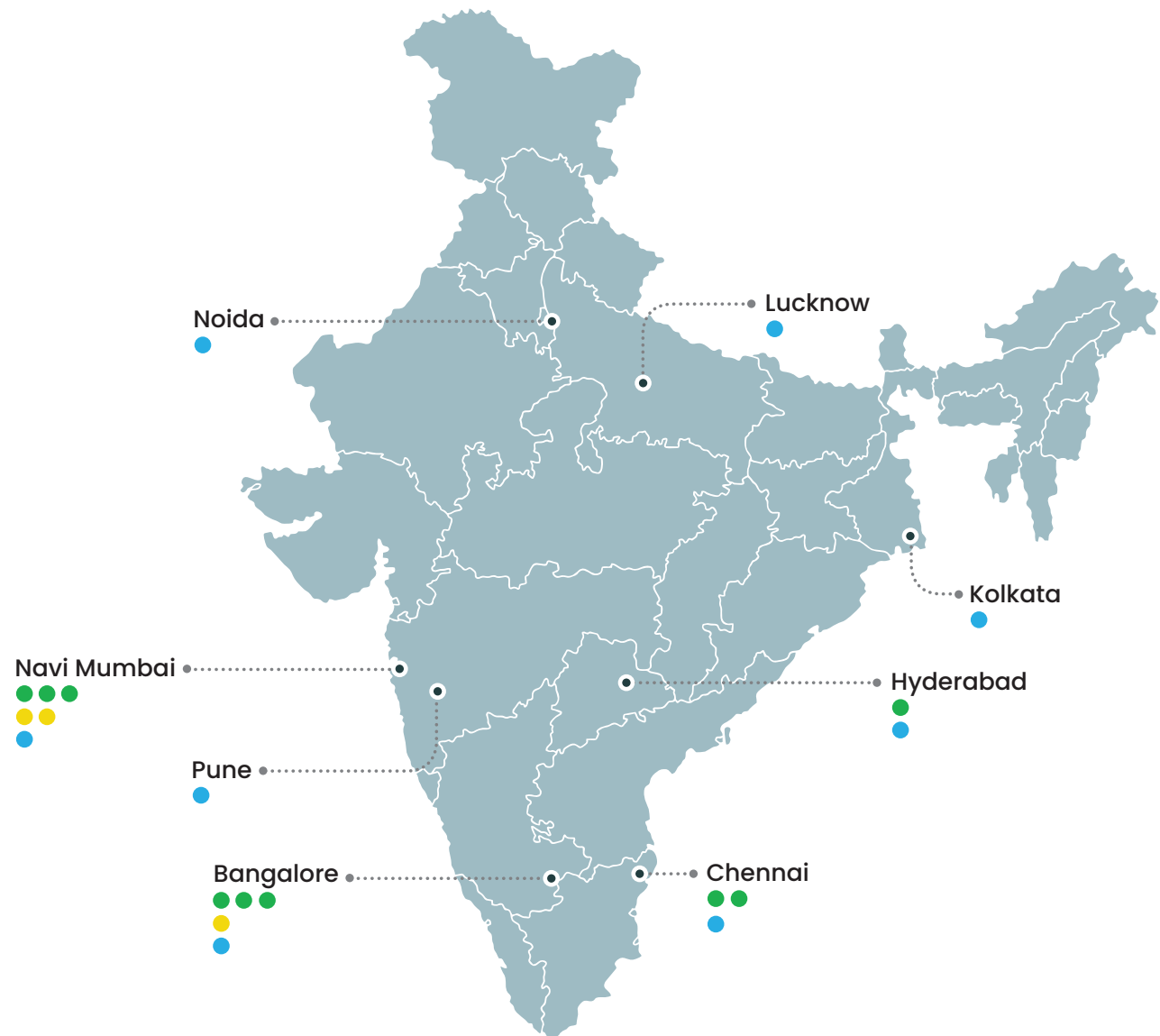


# Bearys Competencies



# Bearys Data Centers Pan India

- Completed Projects
- Ongoing Projects
- Upcoming Projects



# Completed Projects





# NTT Data Center - DC3B & 3X

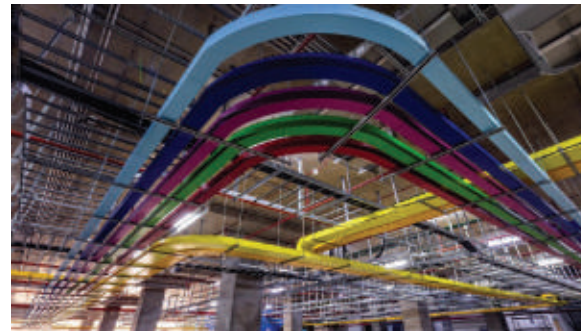
Bangalore

## 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 DC - NAV 1A



NTT DC - NAV 1B



# 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





# Microsoft DC 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

## Awards & Recognitions

- WSO – Construction OHS&E Excellence Awards 2024
- OHSSAI – Gold with 5-Star Award 2025
- British Safety Council – 5 Star Award 2025
- 7 Million Safe Man Hours



# 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



## Awards & Recognitions

- British Safety Council – 5 Star Award



Five Star Occupational  
Health and Safety  
Audit 2024



## NTT Cable Landing Station (CLS)

Chennai

# Ongoing Projects



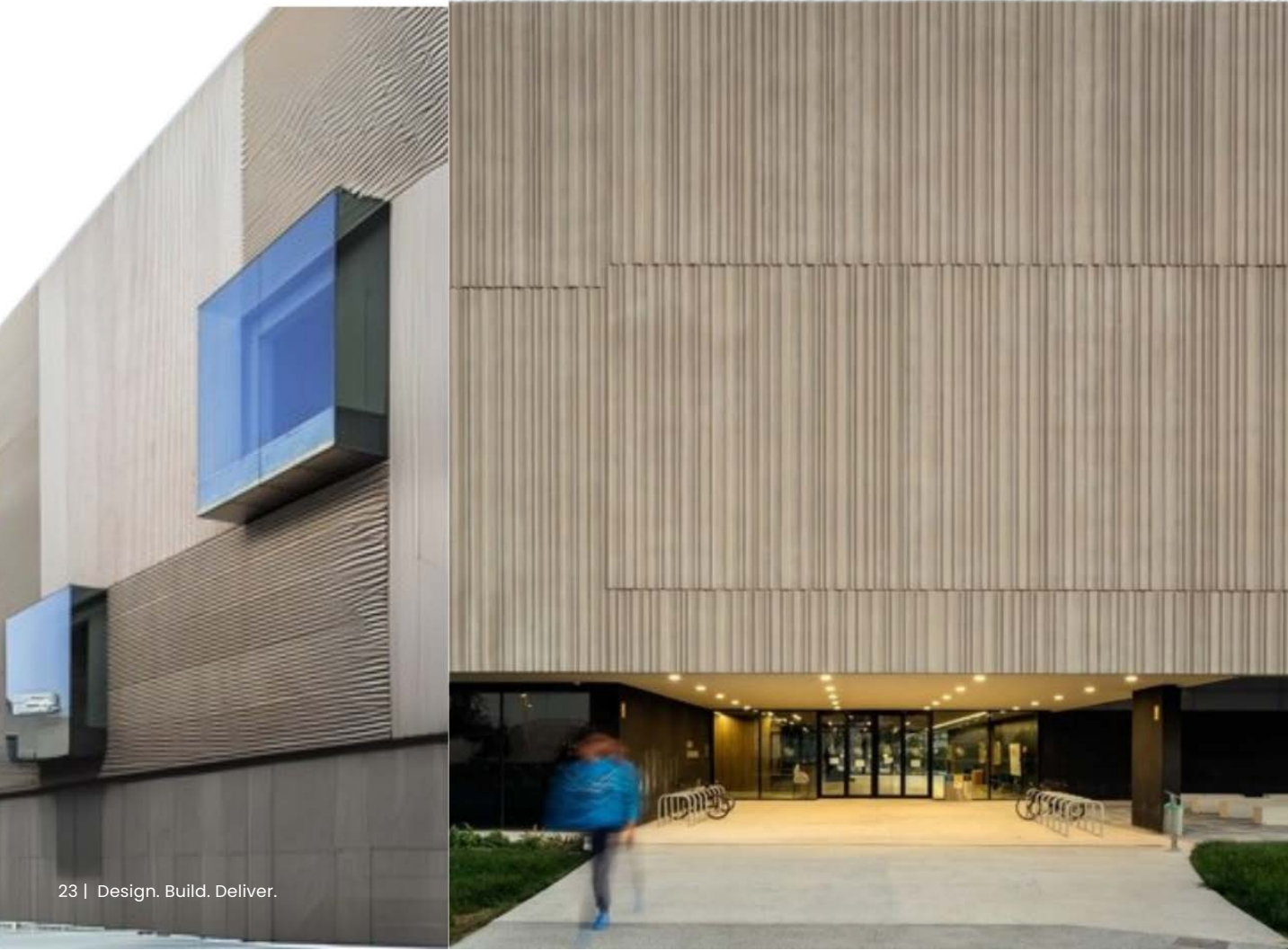
# Bearys Champak Data Center

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



# NXTRA Data Center Park

Bangalore

## Project Brief

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



# 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



Firmenich



# Awards & Recognition



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

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

**2013** • Best Commercial Green Development, CREDAI

**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

**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

**2016** • Best Foreign Project Best Office Awards OFFICENEXT, Moscow

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

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

**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

**2024** • Net-Zero Energy Building by IGBC



## 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

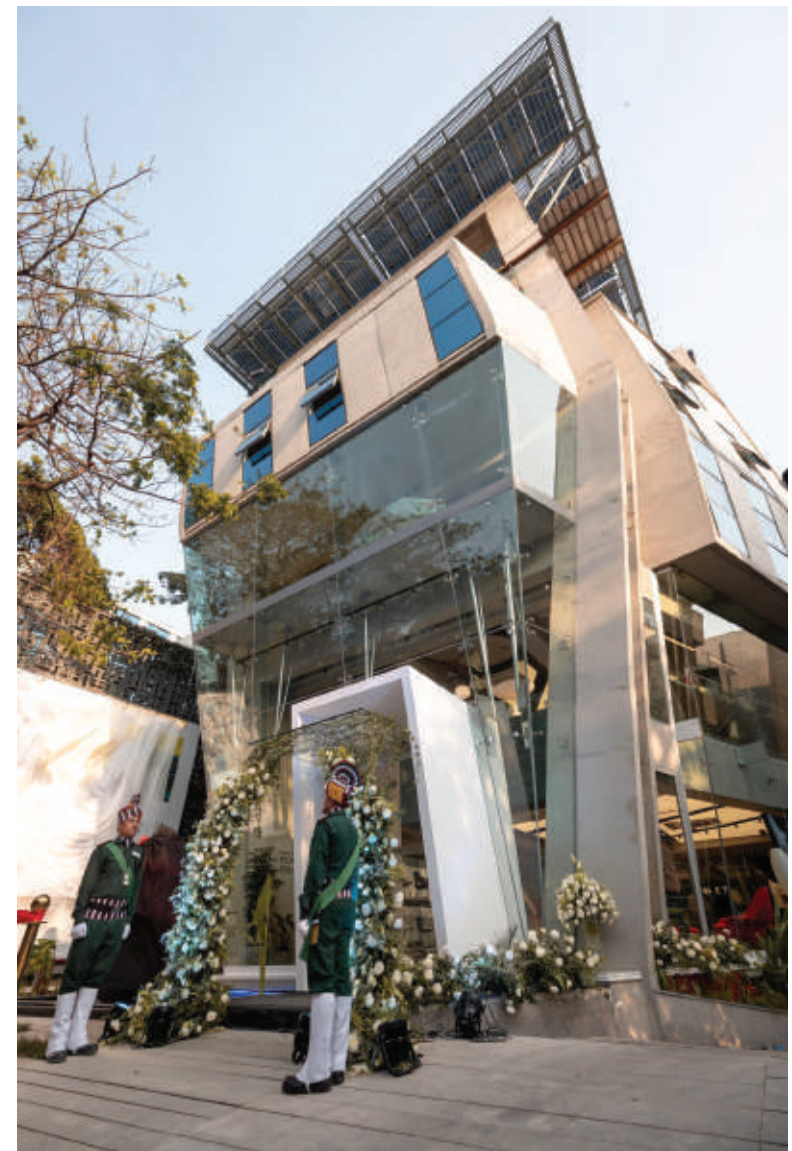
2007

- 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

2024

- India's First Net Zero (On-Site Solar) Retail Experience Center



## 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 City Center

Shivamogga

2017

Best Shopping Mall Award – CREDAI 2017



# Bearys Turning Point

Deralakatte, Mangalore

2019

Mangalore's First Condominium Lifestyle project



# Bearys Knowledge Campus

Mangalore

- Engineering
- Architecture
- Polytechnic
- Emerging Science (AI & DS)
- PUC





## Bearys Knowledge Campus

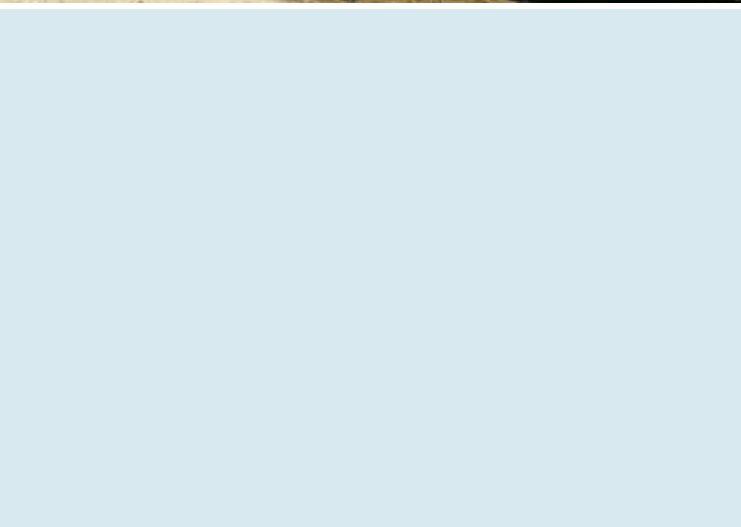
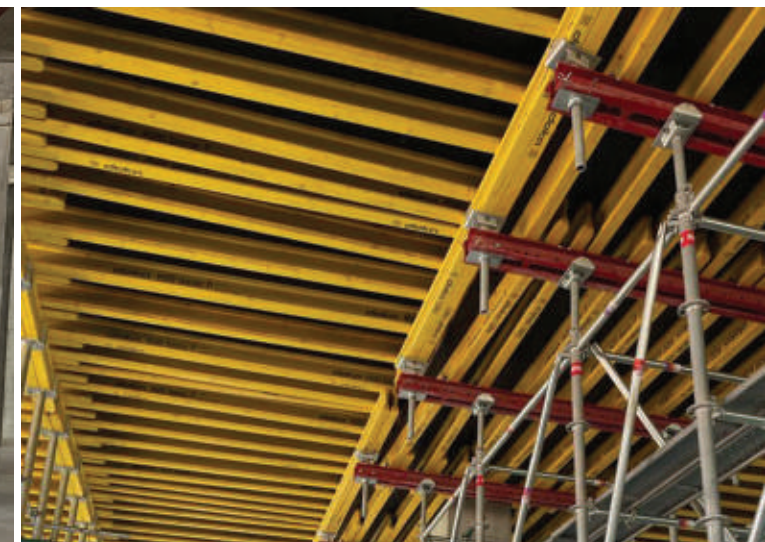
Kodi, Kundapur

- Montessori
- CBSE School - IGBC Platinum Certified Green School
- Pre-University
- Degree Courses
- D.Ed & B.Ed



# Execution Capabilities









# QHSE Practices & Awards

Bearys are at the forefront of Safety, Health & Environment.



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



2 million safe man hours celebration and award ceremony, NTT Global DC2B, Ambattur, Chennai



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

# 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

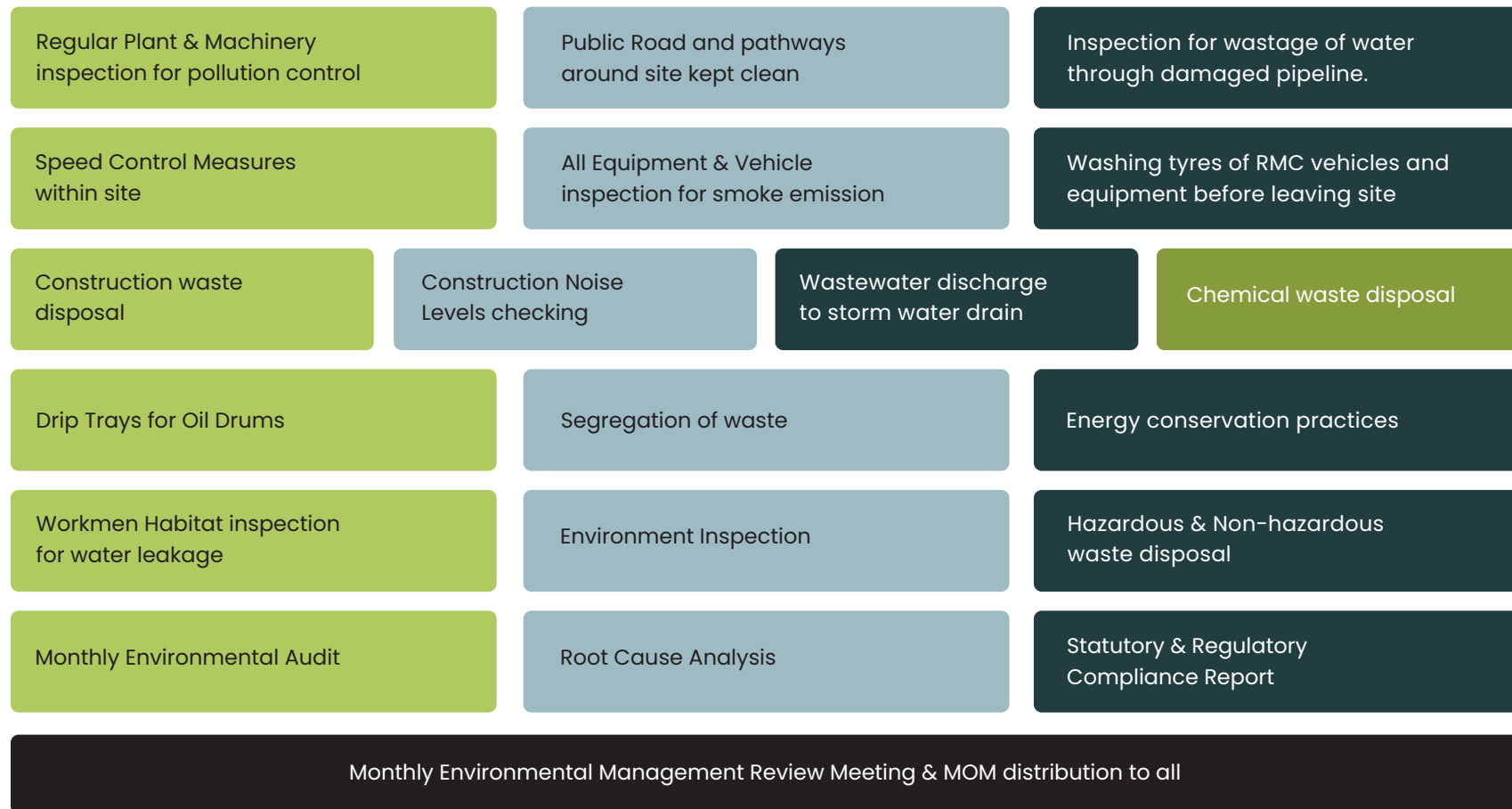
**"Quality First - Project Best"**  
**"Safety First - Project Best"**

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

Training to all on Risk Management

Identification of Hazard and Assessing Risk (HIRA)

Risk Mitigation Proposal

Implementation of Risk Mitigation Proposal

Monitoring the effects of Risk Mitigation implementation

Arriving at Residual Risk and taking action

## Subcontractor Management

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

Training calendar is prepared based on the training requirement identified.

Subcontractor's adherence to BOCW requirements are monitored.

Workmen performances are assessed after a period of 3-6 months.

Re-training is provided if there is any gap is found in their performance.

Health camps and Medical Check ups are conducted for Subcontractor's employees.

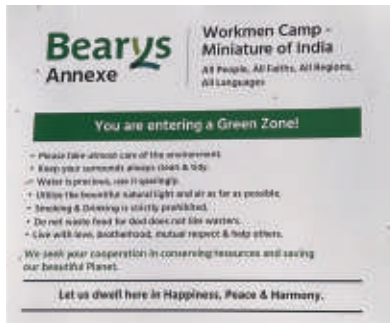
Trainings are provided as per the calendar.

Recognitions and rewards are distributed during the Safety Week celebration

During the progress of work , their performance is monitored.

Where required assistance is provided for them to meet the BOCW requirements.

# Workmen Welfare



# 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

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 projec

**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



Dear Bearys Team,

I wanted to take a moment to express my sincere appreciation to you and your team for your outstanding support and cooperation during yesterday's Customer EHS SPOC visit.

Your team's dedication, professionalism, and commitment to ensuring a safe and healthy work environment were evident throughout the visit. The successful outcome of the visit is a testament to our collaborative efforts and shared focus on excellence.

Please extend my gratitude to your team members who worked tirelessly behind the scenes to ensure the visit went smoothly. Your contributions are invaluable, and we are grateful for your partnership.

Thank you again for your hard work and commitment towards safety culture. We look forward to continuing our successful collaboration. Thanks, and regards.

**Rajkumar.R**  
Specialist-Environment Health and Safety  
DC-2A Chennai



# Bearys Go Global

Bearys has forayed into the international market with its first project, Bearys Wafira, Abundance of Nature & Luxurious Living in Dubai, UAE.



ARABIAN  
PROPERTY  
AWARDS

in association with

INTERNATIONAL  
PROPERTY  
& Travel

AWARD  
WINNER

2025-2026

**Bearys**  
GLOBAL

بيرييس وافرة  
**BEARYS WAFIRA**  
ABUNDANCE OF NATURE & LUXURIOUS LIVING | BEARYS GLOBAL | DHCC | DUBAI



An aerial night-time rendering of a modern, multi-story residential or commercial building. The building features a distinctive green facade with numerous balconies and terraces, some of which are illuminated from within. A large, rectangular swimming pool is situated on the rooftop of the building. The building is surrounded by urban infrastructure, including a curved elevated train track with a train passing by, a multi-lane road with cars, and various other buildings and green spaces. The scene is lit with a mix of warm interior lights and cool exterior lights, creating a vibrant urban atmosphere.

DESIGNED IN  
INDIA.

BUILT IN  
DUBAI.

CELEBRATED  
WORLDWIDE.

# Our Esteemed Business Partners

...

The background of the image is a close-up, high-contrast photograph of crumpled paper. The paper is light beige or off-white, and the crumpling creates a complex pattern of sharp, angular folds and deep shadows, giving it a textured, three-dimensional appearance. The lighting is soft but directional, highlighting the ridges and casting shadows in the creases.

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





Delivering Excellence Consistently

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