

- MUDA Development Plan Approval :  
MaaNaPra/NaYoSa/AaYoNakshe/2010-11, dtd.18/06/2010.
- Karnataka State Fire & Emergency Services :  
34/MuAaAa/MaVi/2010, dtd.15/05/2010.
- Karnataka State Pollution Control Board:  
Consent for Establishment, Dtd.15/05/2010.



Delivering Excellence  
Consistently



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A turning point for Mangalore

Some real estate projects are a result of land being available.  
 Some because there is a demand.  
 Only a few are born out of fulfilling the need of a community.  
 Presenting Bearys Turning Point

Medical Science and Information Technology have found an ideal home at Deralakatte, a serene suburb, South of Mangalore, en route to Infosys & Mangalore University. Set in the midst of the well-established Yenepoya University, K.S. Hegde Medical College and Father Muller Homeopathic Medical College, Bearys Turning Point offers a world-class lifestyle - a turning point for the neighbourhood.

From the creators of 'His Grace' and other Award Winning projects, Bearys Turning Point is a first-of-its-kind condominium lifestyle project that combines the modernity of a multi-level neighbourhood with the vibrancy of an integrated development. Grand residential space plays host to studio units, 1,2,3 & 4 BR apartments and commercial space provides lifestyle amenities such as large retail mall, multiplex, auditorium, restaurants, food courts, swimming pool, health spa and more. For the community, Bearys Turning Point presents an unparalleled "learn - work - live - invest" opportunity.



Delivering Excellence  
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Space, light and order.  
 Those are the things that men  
 need just as much as they need  
 food or a place to sleep.

*Le Corbusier*

An Integrated Condominium Lifestyle Project.  
 The First-of-its-kind Development  
 in Mangalore's Prominent  
 Medical And IT Suburb.



The doors we open and close each day  
 decide the lives we live.

*Flora Whittemore*

## Bearys Turning Point A turning point for astute investors

- The first lifestyle project for medicos and IT professionals
- Climate-sensitive sustainable architecture
- Luxurious living spaces enriched with high-end specifications
- Integrated development with a retail Mall, food courts and entertainment
- Studio units, 1,2, 3 & 4BR apartments
- On-time project completion
- Transparent transactions
- Above all affordable cost & enriched lifestyle

### Assured rental returns:

The project location benefits from a captive market comprising over 6500 medicos, about 1000 Doctors & Medical Professionals, 1500 Infoscions & over 5000 NRI households presenting excellent investment potential. Besides, the Bearys Group is committed to managing the rental of your apartments & commercial units. Your investment can start from Rs 11 lakhs & upwards, providing an opportunity for both small & large investors.

Captive market  
 Excellent returns

# Mangalore - Home to the future

Over the past few decades, Mangalore has emerged as an educational hub with many distinguished institutions that have fostered a highly literate populace. Superior standards of professional education available here draw students from across the country and abroad.

Mangalore has also developed into a major business and commercial destination attracting huge investments. While NMPT, ONGC-MRPL and MCF are based here, a number of global IT and BPO players like Infosys, Mphasis, First American Corporation, Glow Touch and Globalsoft have established a large presence. The Mangalore SEZ being set up here has made this city a premier destination for India's strategic oil reserve and the petro-chemical industry. According to a recent survey, Mangalore is the fastest growing non-metro in South India.

Located on the South-West shores of India, Mangalore and its surroundings are among the most picturesque and naturally bountiful in South India. A multi-cultural, cosmopolitan haven, Mangalore is emerging as a preferred choice to live and invest in.



Location Map



## Addressing the need of Deralakatte

Deralakatte is indeed an IT & academic hub with a number of Medical & Engineering colleges and Infosys campus. Currently students, faculty members & ITians are compelled to commute to & from Mangalore for want of good lifestyle and comfortable living spaces. Apart from the inconvenience caused, it also results in green gas emission and largely affects health and work efficiency.

Realizing the potential of this captive market, Bearys Group are developing this world class infrastructure and lifestyle space facilitating and encouraging the local populace to 'Live-Learn-Walk-to-Work'. Bearys Turning Point thus promises to change the face of Deralakatte.



Yenepoya University



Fr. Muller Homeopathic Medical College



K S Hegde Medical College



Infosys SEZ

# Live your aspirations

# Lifestyle maximized

Bearys Turning Point is envisaged to enrich your quality of life and help transform your aspirations to reality. Great emphasis has been laid on creating residences that are contemporary and uncompromising in quality. Elegant residential towers bring together a variety of apartment types to choose from - compact studio units, 1, 2, 3 & 4 bedroom apartments. Separate tower blocks Leo & Virgo for male and female students respectively and Gemini for faculty members allow for utmost privacy and yet foster a sense of community living. A well-appointed clubhouse, a health spa, gym, swimming pool and an in-house Montessori complement the luxury lifestyle.

Thoughtful amenities like power back-up, laundromat, ample car parking, rain water harvesting, ground water recharging, sewerage treatment plant and dual flushing system make it a truly perfect green home.



As an integrated lifestyle project, Bearys Turning Point offers a diverse array of shopping, entertainment & leisure facilities.

- A retail mall that will play host to leading brands
- Anchor stores
- Supermarket for essential needs
- Multi-screen multiplex
- Multi-purpose auditorium
- Health spa and a bowling alley
- Food courts
- Fast food restaurants and a coffee shop
- ATMs
- Pharmacy
- Browsing centre
- Book stores & many more



# Excellence delivered

'Delivering excellence consistently'; sums up the spirit of the Bearys Group. Commitment to deliver the best, relentless pursuit of quality and a determination to achieve the highest client satisfaction is what sets us apart from our competitors. At our core lies the specialist engineering and management team, which reinforces and supports the group with its experience, expertise and varied skills. Moreover we are fortunate to have a close association with world renowned architects, technocrats, engineers, consultants and service providers who add significant value to all our projects. Our hands-on experience of every facet of the real estate sector has helped us evolve into a versatile Turnkey Solutions Provider.

We believe in building enduring relationships and creating value for all the stakeholders in our project, the investors and residents alike. We do not offer enticing freebies and schemes but when it comes to project excellence, transparency in transactions, clear marketable titles and timely delivery, you can be completely assured.



Park View Residency, Bangalore



His Grace, (Bearys Corporate Office) Bangalore



Bearys Institute of Technology, Mangalore



Bearys Acacia Lakeview, Bangalore



His Grace, Mangalore



Bearys Anugraha, Bangalore



Orchard Green, Bangalore



Hydro Building Systems (France), Bangalore



Bearys Valencia, Mangalore

## Recognition

**Triple E** Entrepreneurship, Environment and Education constitute the foundation of our group.

### Entrepreneurship

From humble beginnings as real estate agents in 1981, we today offer a wide spectrum of services across the real estate sector; from design, development, construction, management, coordination to marketing and advisory services. We meet the real estate and property development needs of corporates, government agencies, MNCs and innumerable individuals in India and abroad. We continually strive to chart new territory and set new benchmarks in the industry.

### Environment

As a founding member of the Indian Green Building Council (IGBC), all our projects are synonymous with 'Sustainable Green Architecture'. We believe in creating spaces that respect nature and contribute positively to the neighbourhood. Not resting on the laurels awarded to us for our efforts in this sphere, we endeavour to be truly 'Green' in all our initiatives.

### Education

Taking forward the legacy of our late father who was a dedicated teacher, we have been establishing several educational institutions from the primary to collegiate level since 1906. Set up under the aegis of charitable trusts, these institutions impart quality education especially to students from the underprivileged strata of society. Montessoris have become an integral part of all our projects. We also spearhead a number of socially relevant projects as part of our Corporate Social Responsibility (CSR) initiatives.

## Awards



- Bearys Global Research Triangle** Bangalore.
- India's First Platinum Leed Certified Green Building Research Park
  - CNBC "Best Office Development Award"- 2009.
  - "Outstanding Concrete Structure Award" from Indian Concrete Institute -2009
  - "Best Sustainable Architecture Project" Real Estate Investment World Summit, Riyadh, 2008



- Bearys Harmony Homes** Bangalore.
- Indian Institute of Architecture Award - 2005
  - a+d Spectrum Habitat Award - 2005
  - Hindware Architecture of the Year Award -2005
  - J K Cement Architect of the Year Award -2004



- Bearys Horizon** Bangalore
- Architectural Cityscape Award, UK - 2005



- 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.

# Harmony in design



Green, sustainable architecture is harmonious with environment and the need of the hour. Bearys Turning Point is designed to be sensitive both to the environment and the humid tropical climate of coastal Mangalore. Landscaped spaces offer respite from the sparse surroundings. The building itself is thoughtfully oriented taking into account the 'Sun Path' offering cool comfort.

Large decks with terrace gardens break the harsh heat cut incident radiation and ensure that the living spaces are pleasantly comfortable.

Being the first of its kind, Bearys Turning point offers Mangaloreans not only a superior lifestyle in harmony with mother- nature but also promises excellent investment returns.



Don't dream your life.  
Live your dreams.  
Everyday is blessing.

*Anonymous*

