

COMMERCIAL REAL ESTATE OPPORTUNITY

BRIGADE METROPOLIS, MAHADEV PURA

Grade-A OC-Certified Building

RERA Approved Agent

License Number : PRM/KA/RERA/1251/446/AG/210807/002466

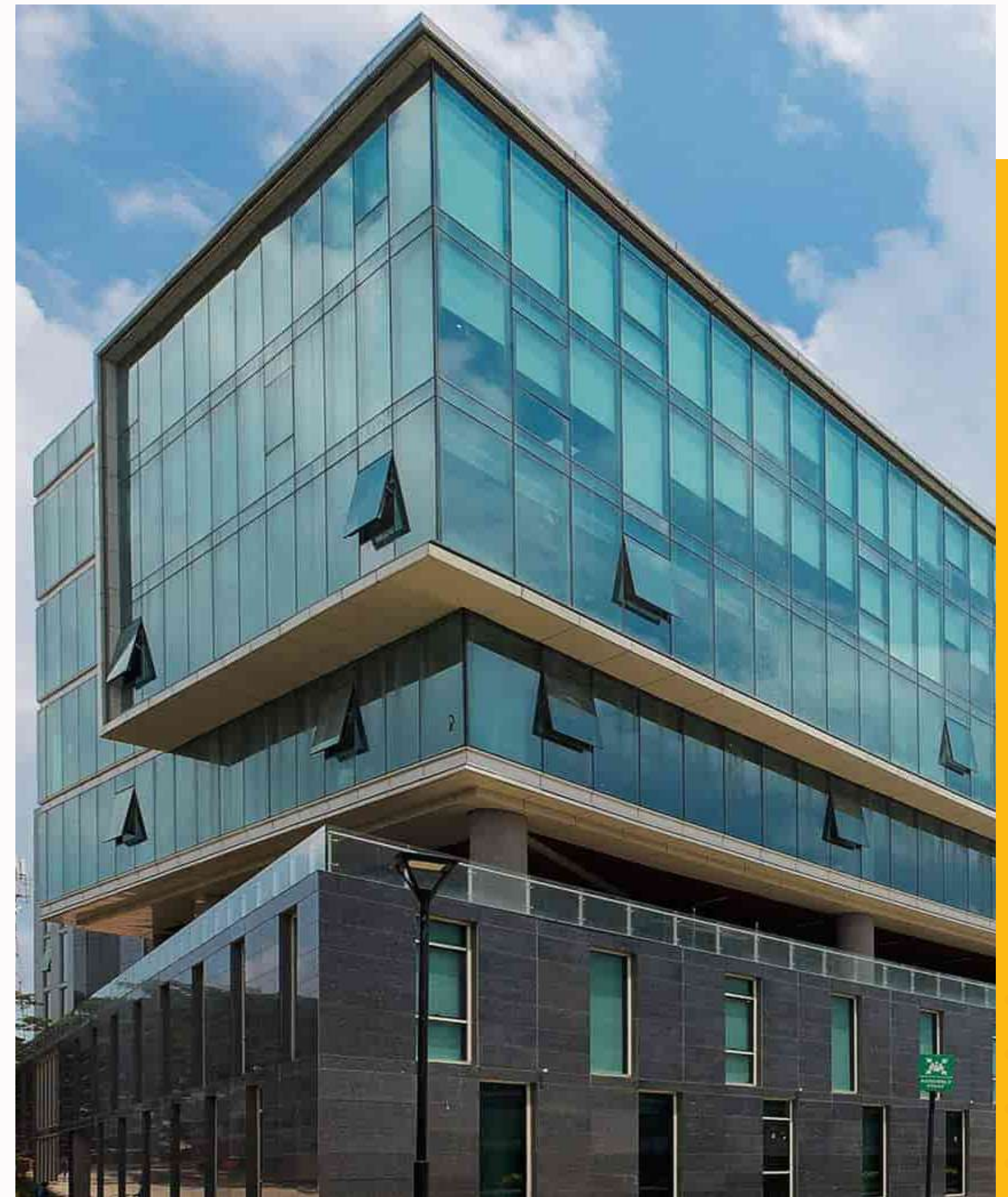


Feb 2024



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About **BHIVE**

The BHIVE Group stands at the forefront of revolutionizing coworking spaces and democratizing investments in Bengaluru. With BHIVE Workspace's extensive network of key locations & BHIVE Capital's expertise in investment, the group redefines commercial real estate and financial services.

Accommodating over **42,000 Seats** across its **25+ hubs**, BHIVE Workspace is the **largest and the oldest coworking space** provider in **Bengaluru with over 1.5 million sq. ft. of properties**

BHIVE Properties is a **RERA approved Commercial Real Estate Investment** arm that opens up investment opportunities for retail investors. Our objective is to grow steadily as a group, hand-in-hand with our esteemed investors



Investment Features



Constructed by
Brigade Group



Grade-A OC
Certified Building



**BMRCL Metro
Station** in front of
Brigade Metropolis



**Marquee Asset at
in-demand Location**
(Whitefield)



Khata
Model approved



RERA approved
broker





Investment Highlights



10.6% *
Gross Avg Rentals (p.a)



22940 sq.ft.
Super built-up area*



15 Years
Lease term



₹ 1 Cr
Min. Investment

Location Overview

BHIVE Premium
Brigade Metropolis,
Mahadevapura

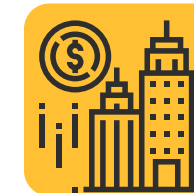


Mahadevapura, **Bengaluru**

- Bengaluru's eastern IT/tech hub hosts MNC giants like Mercedes Benz, HP, Dell, EY, SAP, Schneider Electric, TCS, Aegis, Ralph Lauren, etc.
- Prime residential areas with excellent social infrastructure including schools, hospitals, and malls.
- A well-connected network of roads and metro lines, making it a top choice in Bengaluru.



Bengaluru International Airport
41 Km



Central Business District
10 Km



Multiple Metro Access – Purple line



Multi Cuisine Restaurants & 5-star Hotels



Premium Residential Societies

Major Vicinity Impact

Mahadevapura ಮಹದೇವಪುರ



Close proximity to
Garudacharpalya
Metro Station, 1 min
away



'Brigade The Residences'
is a premium housing
society within the
campus



Easy commute to
Phoenix Marketcity,
Bengaluru's largest
mall by area



Sheraton Grand Bengaluru
is merely 3 km away



Brigade Metropolis
Mahadevpura



Phoenix Marketcity is 1 km
away

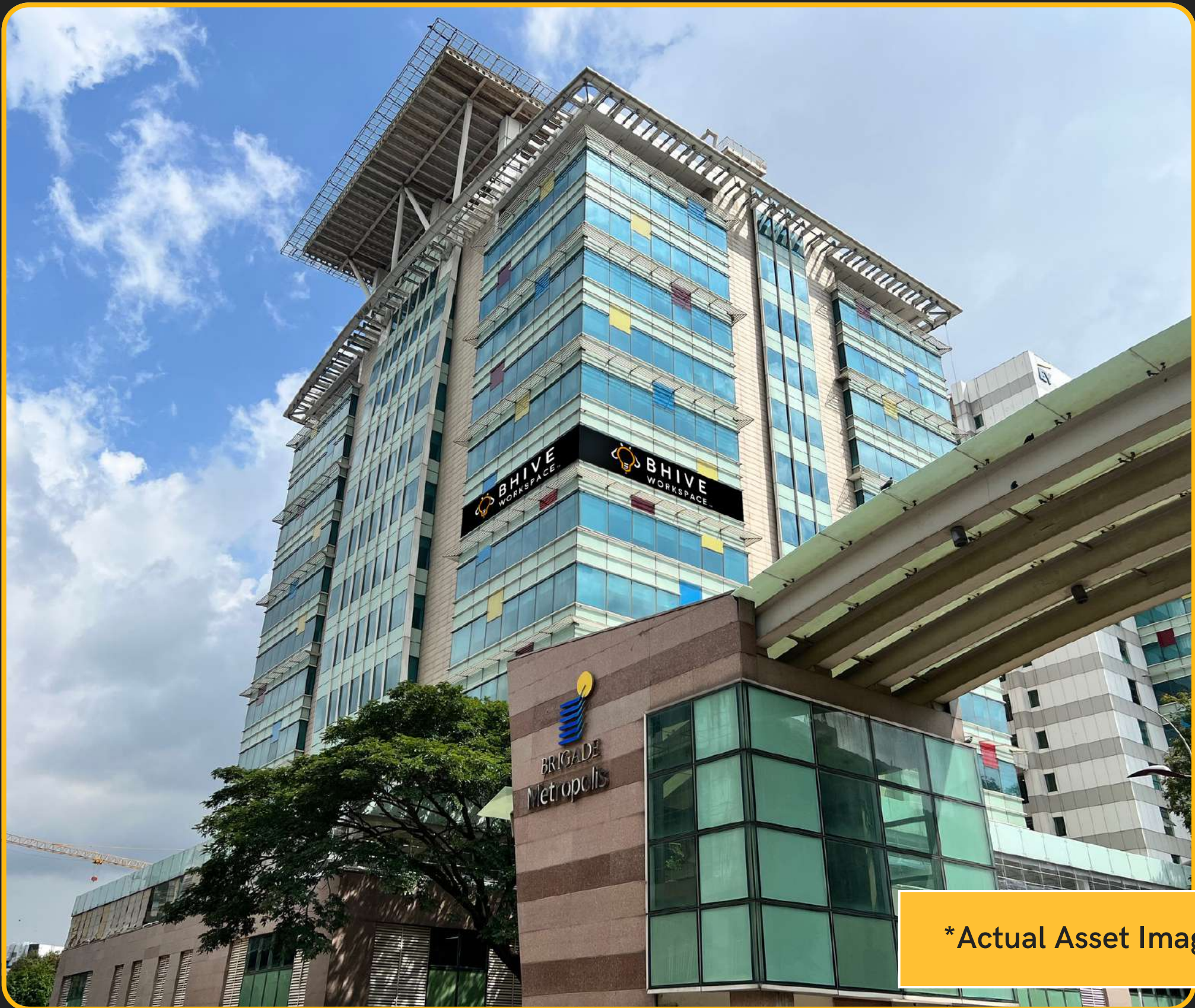
Residential/Malls	
1	Brigade Metropolis
2	Godrej
3	Metro Eleganza Apartment
4	Trifeca Starlight Apartment
5	Phoenix Marketcity
6	VR Bengaluru

Schools & Hospitals	
1	Vivero International
2	Gopalan National School
3	The Brigade School

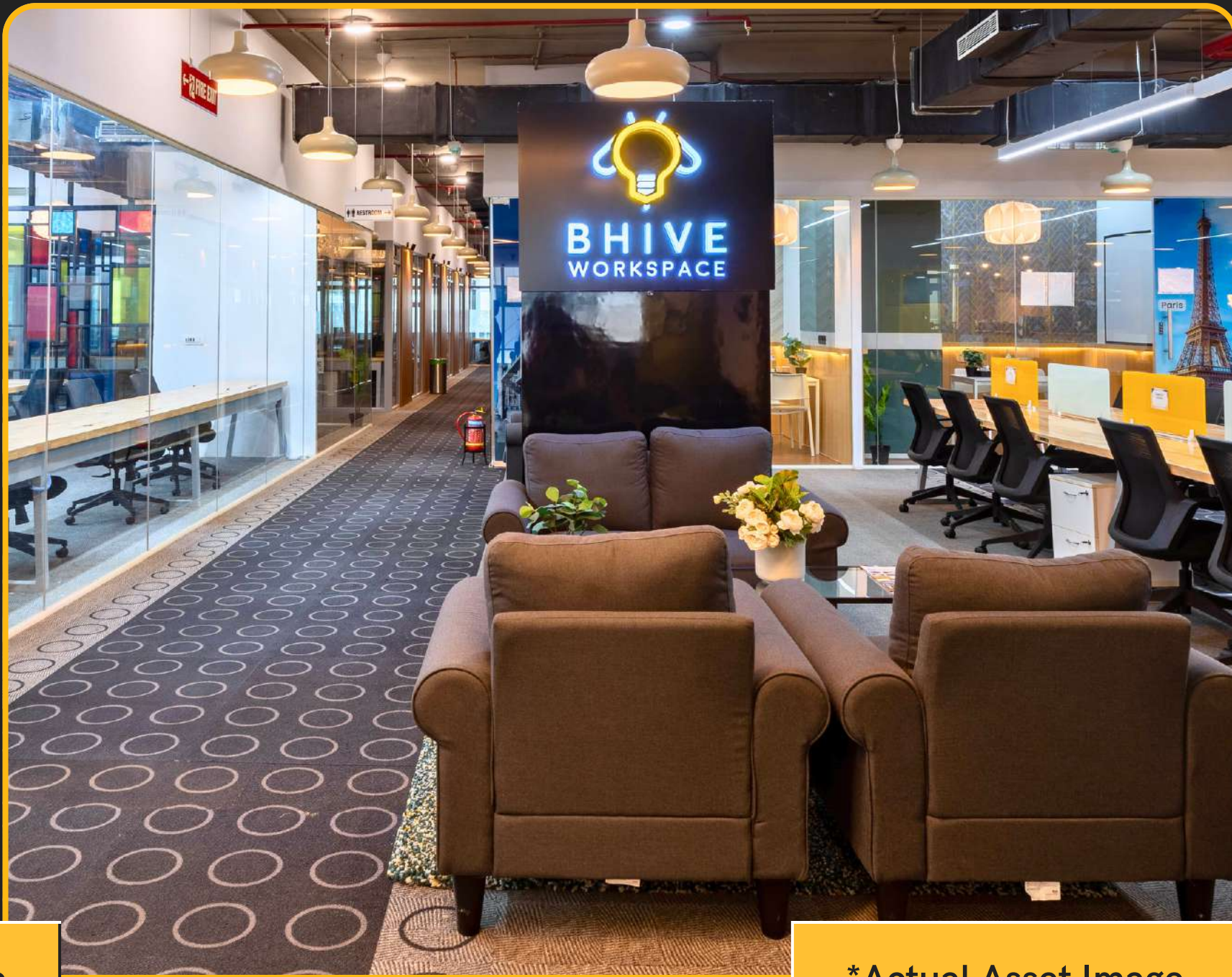
Major **Tenants** in the Vicinity



Assets & Tenants Overview



*Actual Asset Image



*Actual Asset Image

Developer Overview

Brigade Metropolis is one of the most iconic projects by Brigade Developers in Mahadevapura. The mixed-use development has 1,500 residential apartments, a retail block and commercial office space blocks. The project offers spacious and skilfully designed commercial office space as well as excellent in-house parking.



568000 sq.ft.
Total Area



LB+UB+G+14
Floor Plan



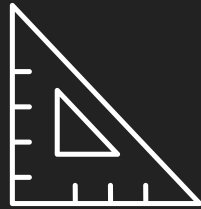
Tenant Overview



BHIVE Workspace is Bengaluru's **Largest** Coworking & Managed Office brand



VC Backed



1.5 Million sq. ft.



INR 200+ Crore
Revenue



42,000+ Seats



1200+ Companies

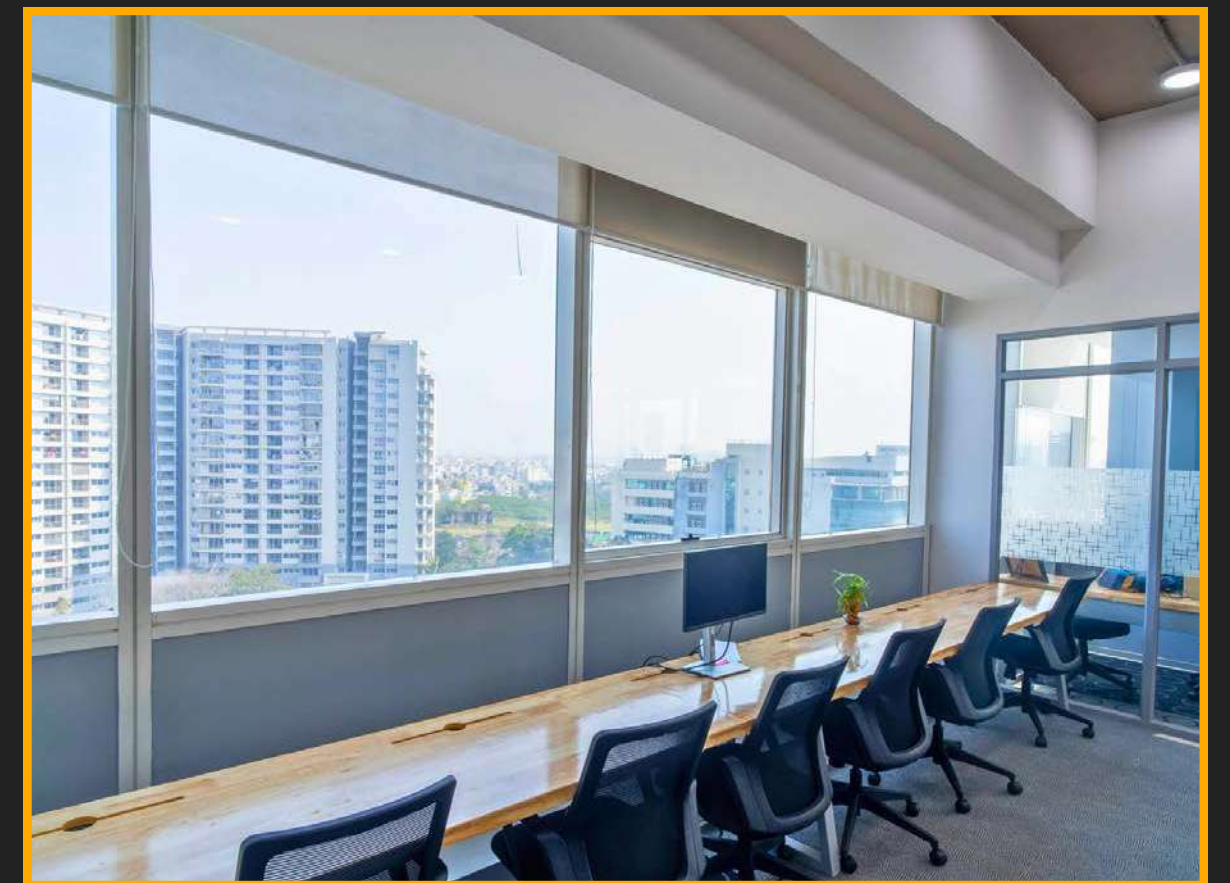


25+ locations

Summit A : 8th Floor - Plan of the Opportunity



Actual Asset Images





Terms & Financials

Terms for **Investors**



7 Years
Lock-in



10.6%*
Gross Avg Rentals (p.a)

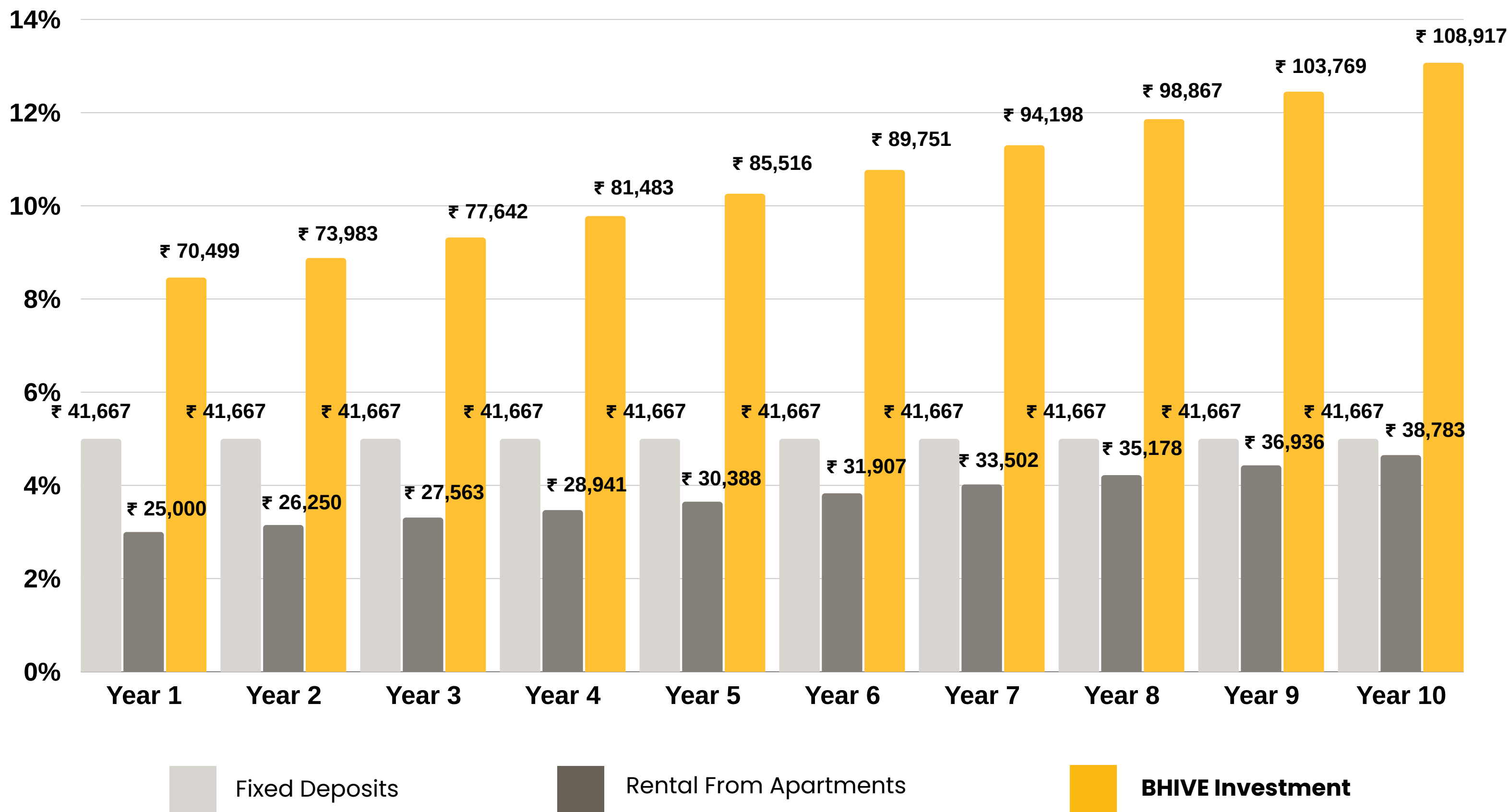


₹1 Cr*
Minimum investment



22,940 sq.ft.
Super built up area

Income Growth – Monthly





Gross Price per sq.ft.

₹ 8,936 approx.

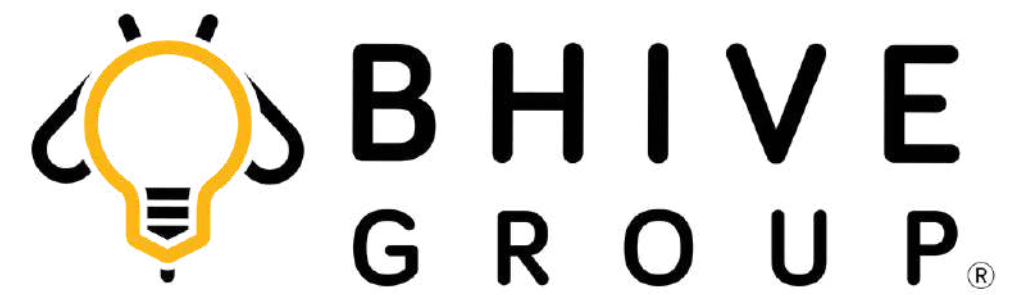
Investment Breakup

Particulars	Amount in ₹
Super Built-up Area	22940 sq.ft.
Rate per sq.ft. (All inclusive)	₹ 8,936
Indicative Amount (per unit)	₹ 94,87,784
Car Parking	₹ 5,12,216
Investment Amount (All inclusive)	₹ 1,00,00,000

Stamp Duty, Registration & Fees*	₹ 6,60,000
Legal Fee***	₹ 94,735
Campus Corpus Fund @Rs 40 per sq.ft.	₹ 44,763
One Time Corpus Fund @Rs 60 per sq.ft.	₹ 67,144

About BHIVE GROUP®






BHIVE Workspace


BHIVE Capital


BHIVE Alts


BHIVE Properties



Home to **World's Largest** Coworking Space

Launch of BHIVE Premium HSR Campus



Shesh (CEO) with
Chief Guest – **Basavaraj
Bommai (Former CM)** at the
launch



Space with **8000+ seats** and
amenities like **Unicorn
Garden, Koi pond & 10+
Game Zones**



PR Coverage in
The Economic Times

India's Largest Coworking Space

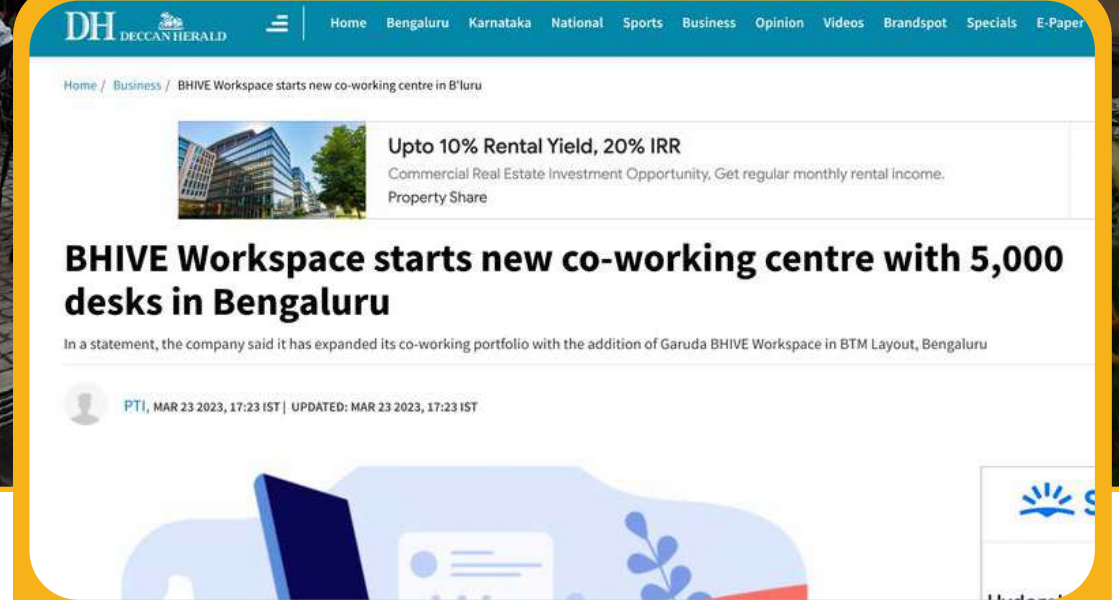
Launch of Garuda BHIVE Workspace,
BTM Layout Campus



Shesh (CEO) with
Chief Guest **Mohit Chauhan**



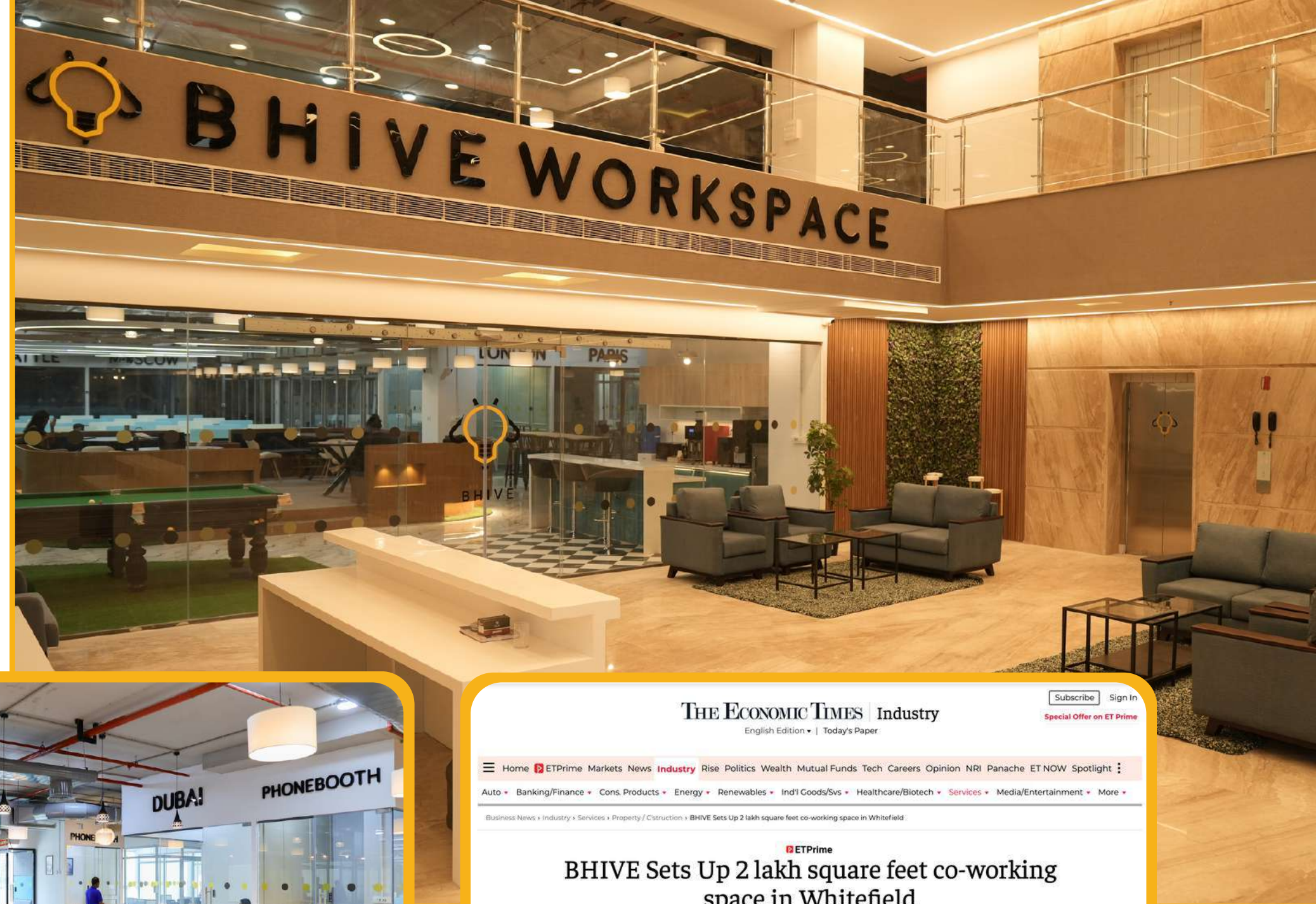
Space with **5000+ seats**, a
perfect example of a **premium
managed office space**



PR Coverage in
Deccan Herald

Whitefield's Largest Coworking Space

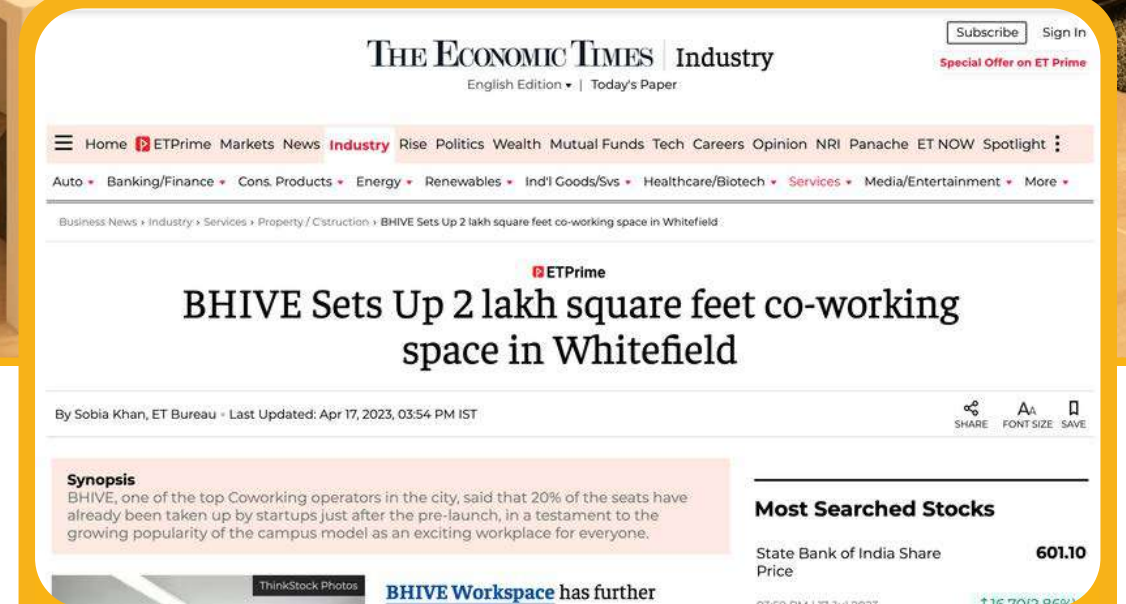
Launch of BHIVE Premium Whitefield Campus in
the heart of Bengaluru's IT hub



Shesh (CEO) and wife with
Chief Guest **Shaan**



A premium state of the art
coworking space with **5000+**
seats



PR Coverage in
The Economic Times

Meet our Leadership



SHESHAGIRI RAO PAPLIKAR
Founder & CEO



A NITK alumnus with multiple years of experience from donning significant yet diverse range of roles at renowned Wall Street companies, Shesh integrates the best of values from Silicon Valley to his entrepreneurship journey in India.



ARUN NARAYAN
Director



With 25 years of work experience spread across various industries, Foreign Governments, and Non Profit Organizations, Arun is an active Board Member of BHIVE, overseeing Finance, Investor Outreach and Strategy.



MONNAPPA BAYAVANDA
Board Member



Monnappa is an alumnus of NITK Surathkal and IIM Ahmedabad with rich experience in the e-commerce and supply chain consulting domains. He joined BHIVE from Amazon India where he was involved in the launch of Amazon.in.

Welcome to the **BHIVE-VERSE**



Industry Leading Amenities

Avail access to premium benefits and exclusive amenities at BHIVE for a seamless experience at work



- | | | | |
|--|---|---|--|
| 
A/C Premises | 
Uninterrupted Power | 
Wifi Enabled | 
Plug-and-play Offices |
| 
Community Events | 
Dedicated Hospitality Managers | 
Leisure Zones | 
24/7 Surveillance |
| 
Exclusive Member Partnership | 
Printing & Stationery | 
24x7 Accessible Offices | 
Energized Community |
| 
Meeting & Conference Rooms | 
Unlimited Tea & Coffee | 
24x7 Security & Housekeeping | |



Experiences @ BHIVE



BHIVE Premiere League (Sports)



Unplugged by BHIVE
(Weekly Live Music)



Networking Events



Breakout Lounges & Garden Areas



Community Events &
Collaborations

Key Investors of the **BHIVE** Group

Institutional Investors



Mumbai Angels Network



Individual Investors



Harshil Mathur
Co-Founder- RazorPay



Arihant Patni
Managing Director at Patni
Financial Advisors



Nilesh Patel
Co-founder Leadsquared



Sanjay Mirchandani,
Partner Mirchandani
Group



Shashank Kumar
Co-Founder- RazorPay



Rajesh Rai
Partner- Montane Ventures,
Virginia Venture Partners



Prashant Singh
Co-founder
Leadsquared



Madhusudan
Ekambakarmn,
CEO Kreditbee



Alok Bajpai
CFO - Adani Connex



Sreeram Reddy Vanga
Founder - Kofluence



Raghunandan G
Founder- Zolve, TaxiforSure

Clients & Partners



CheQ
Viral Bansal

Head - People & Culture



“The kind of flexibility to do any kind of customization to your workspaces are usually very very less, but you will find the same thing in BHIVE”



Conker World
Dr. Prutha Bhardwaj
Head Of Operations



“Having a managed office space at BHIVE Workspace gives us a feeling of exclusivity, a place for the team to brainstorm where we don’t have any interruptions”

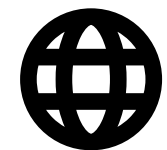
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