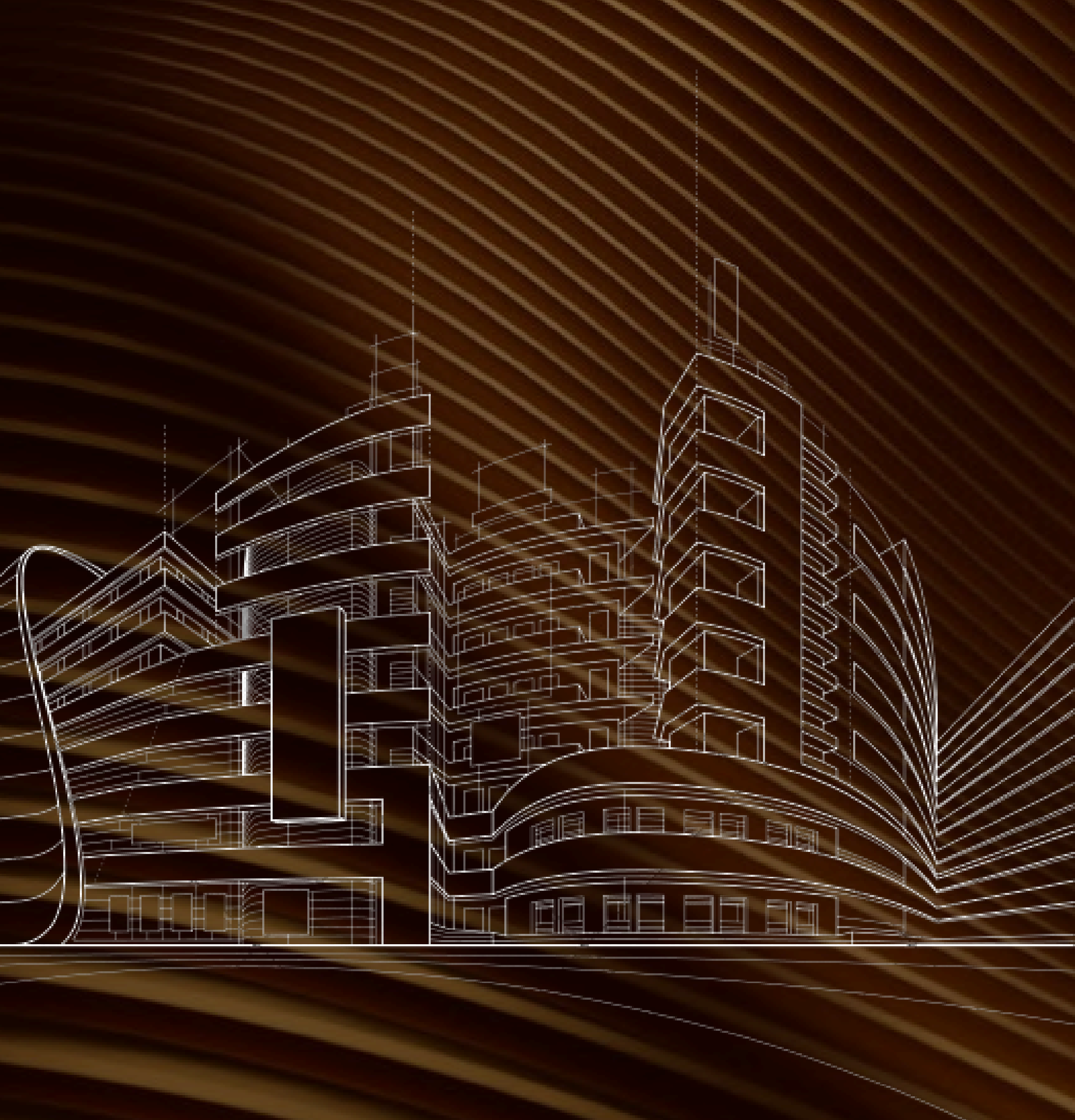




BHARTI MERTIYA GROUP



BHARTI MERTIYA GROUP

## A Legacy of Excellence

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**BMG – A Legacy of Excellence**  
**Real Estate • Finance • Hospitality**

*Bharti Mertiya Group (BMG) stands as a symbol of trust, integrity, and versatility, built steadily over nearly three decades. With a strong foundation across diversified sectors, BMG has established a distinguished presence in real estate development, delivering projects defined by quality, precision, and long-term value creation.*



30<sup>+</sup> Years of  
expertise

55<sup>+</sup> Projects

20<sup>+</sup> Lacs Sqft

30<sup>+</sup> Certifications

6<sup>+</sup> Awards Won

*Manoj Kumar Bharti, the primary founder and visionary leader of BMG Group, is a Civil Engineer with over two decades of international industry experience and 30+ years of leadership in India's real estate and construction sector, bringing deep technical expertise, execution excellence, and long-term vision to the organization.*

*Manoj Kumar Bharti*

**CHAIRMAN & PATRON**






*Sooraj Bharti is an architect and the Promoter of BMG Group, with a professional degree in Architecture from Mumbai University. He combines strong design sensibility with deep on-ground experience in construction execution, project feasibility, and capital-efficient development models.*

*He plays a central role in project identification, acquisition, and structuring, with a clear focus on asset-backed opportunities that offer strong downside protection and high return potential. His strategic leadership has been instrumental in BMG's expansion into Bangalore, where he has led the sourcing of new development opportunities and the launch of ventures across real estate, hospitality, and financial services under the BMG banner.*

*With a disciplined approach to land acquisition, joint development structuring, and phased capital deployment, he continues to drive BMG's growth by aligning investor interests with execution-led value creation and timely exits.*

*Sooraj Bharti*

**MANAGING PARTNER**

A man with a shaved head and a red tilak on his forehead stands in a modern office. He is wearing a white long-sleeved shirt and a dark blue vest. He is positioned in front of a large window that offers a view of a city with several high-rise buildings. The office interior includes a wooden conference table and dark chairs. The lighting is bright and professional.

*Ranjan Kumar Mertiya, coming from a strong Marwadi business background with formal finance education, has been a key backbone of BMG Group, playing a critical role in financial strategy, capital structuring, and sustainable growth, ensuring stability, discipline, and investor confidence across all BMG initiatives.*

*Ranjan Kumar Mertiya*

**MANAGING PARTNER**

# 500 Cr corpus AIF Fund (Cat II) to be launched soon by Terrvaest Partners - a unit of BMG



## Fund Philosophy

Acquisition-Led, Asset-Backed,  
Time-Bound Returns

Founder-Driven Deal Sourcing:

Investment strategy aligned with Sooraj Bharti's disciplined acquisition philosophy, focusing on strong entry pricing and execution feasibility.

Selective Capital Deployment:

Invests in early-to-mid stage real estate projects in Bangalore, where downside protection and exit visibility are clearly defined.

Structured Investment Approach: Equity and quasi-equity participation through joint developments and value-accretive structures. Short-to-Medium Duration  
Focus: Preference for faster churn projects with controlled development timelines rather than speculative land appreciation.

Defined Exit Horizon: Targeted investment cycle of up to 5 years, prioritising capital protection alongside superior risk-adjusted returns.

# OUR VISION, DESIGNED BY HAFEEZ SORAB

**HAFEEZ SORAB**

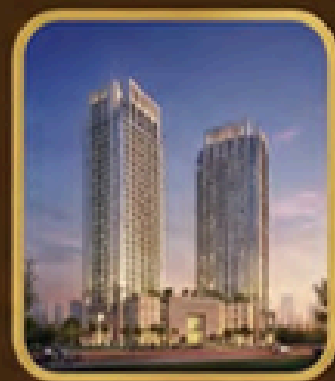
AIAGD ARCH, MS ARCH & UD (USA),  
*Doctor of Architecture Honoris Causa*

Our vision at BM Group has always been to elevate the standard of living through innovation and strategic design. To realize this, we have collaborated with Hafeez Contractor to infuse our projects with world-class architectural expertise and sustainable vertical urbanism. This allows us to blend BM Group's operational integrity with a design philosophy that has defined India's modern landscape. We are proud to deliver spaces that are meticulously crafted, aesthetically iconic and built to serve as the blueprint for the future of luxury real estate.

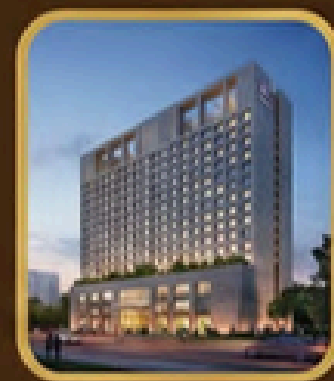
## Renowned Structures designed by Hafeez Sorab



Hiranandani  
Gardens, Powai



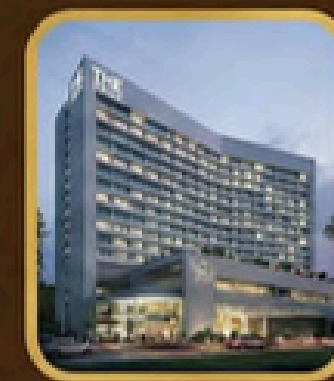
The Gateway  
Towers, Pune



Hyatt Regency,  
Mumbai



Oberoi Springs,  
Mumbai



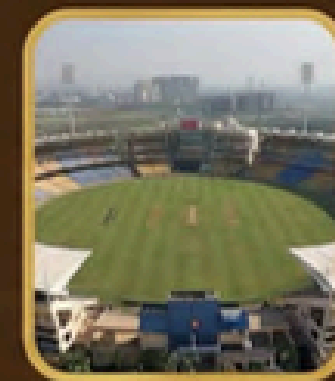
The Park,  
Hyderabad



DLF Camellias,  
Gurgaon



The Imperial  
Towers, Mumbai



DY Patil Stadium,  
Navi Mumbai



23 Marina,  
Dubai



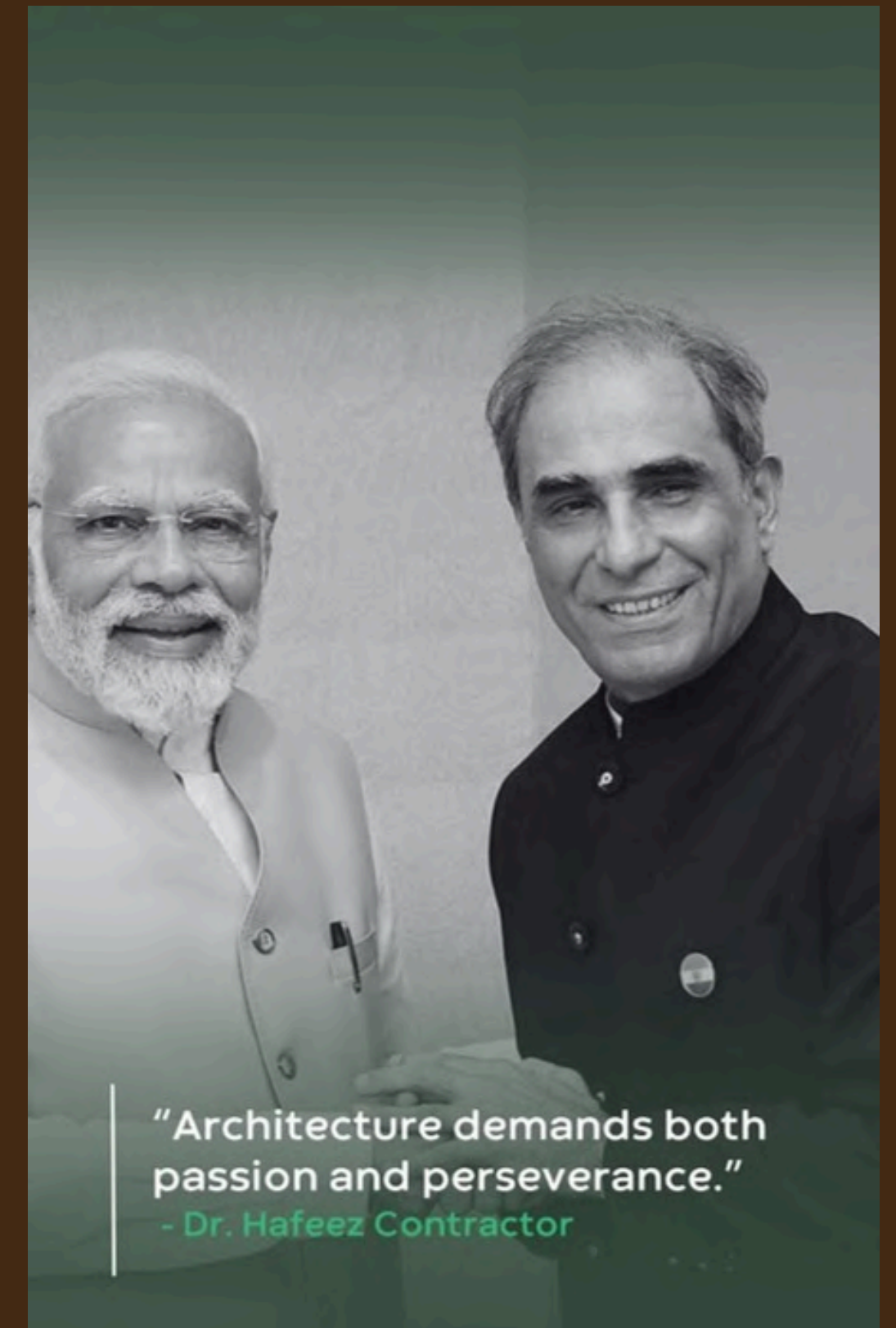
Infosys Training  
Centre, Mysore



ITC Royal Bengal,  
Kolkata



DLF Cyber City,  
Gurgaon



"Architecture demands both  
passion and perseverance."

- Dr. Hafeez Contractor

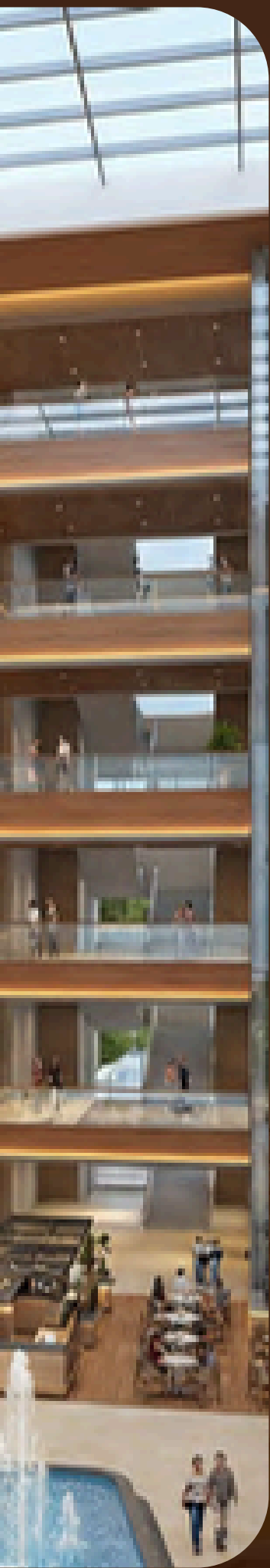


X



## BMG Associates with FashionTV Real Estate for Iconic upcoming Project

Unveiling our strategic association with FTV Real Estate to create a living experience that stands out in the market. Through this strategic association, we are bringing signature aesthetics and high-end curated amenities to our upcoming development. This association ensures that our future residents don't just buy a home, they buy into a legacy of fashion, trust and prestige.



FEW OF  
OUR  
EXCLUSIVE  
PROJECTS

# PALLADIUM MALL

Hajipur, Vaishali

Project RERA: BRERAP12587-001/62/  
R-1707/2024

ONGOING PROJECT

2.5<sup>+</sup>

Lac Sq.ft Area

100<sup>+</sup>

Shops

7

Storeyed





# Banquet Halls & Boutique Hotel



Diverse selection of stores offering everything you need, from fashion to entertainment.

Restaurants

Family Zone

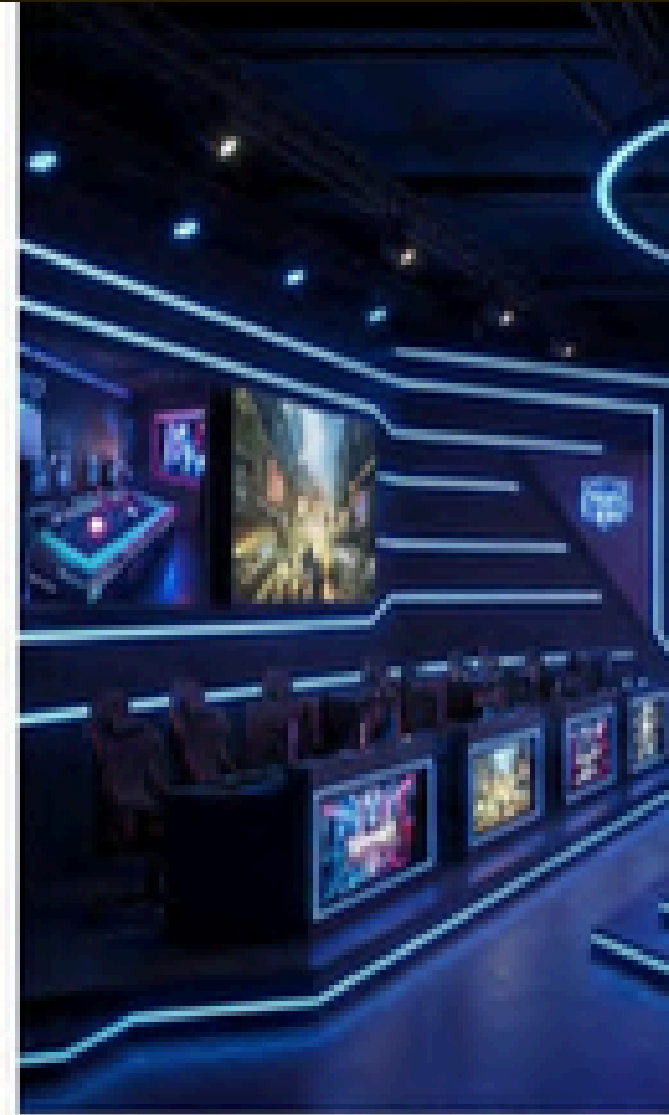
Movie Theater

Banquet Halls

High End Retail

Game Zone

Food Court



# BMG VISHWAM

BTM, BANGALORE

BMG VISHWAM

ONGOING PROJECT

# BMG KESHAVAM

KUMARSWAMY LAYOUT, BANGALORE

ONGOING PROJECT

# AQUILA RESIDENCE

RAJAJINAGAR, BANGALORE

COMPLETED PROJECT



# SANJOGITA NIKUNJ COMPLEX

Bazar Samiti, Patna

Project RERA: BRERAP195028040126300730E00

COMMERCIAL

RESIDENTIAL TOWER

ONGOING PROJECT



Sanjogita Nikunj Complex is a premium commercial-cum-residential development coming up in the prime locality of Bazaar Samiti, Patna. Thoughtfully planned to blend modern commercial spaces with refined urban living, the project features elegant residences with exclusive private terraces for every flat, a rare and distinctive offering in the city. With its strategic central location, excellent connectivity, and upscale design, Sanjogita Nikunj is set to redefine premium living and investment value in one of Patna's most sought-after neighborhoods.



# Residential Tower



# BMG ARCADE

Purnea Bypass Road, Purnea

Project RERA:BRERAP12525-2/228/R-1797/2024

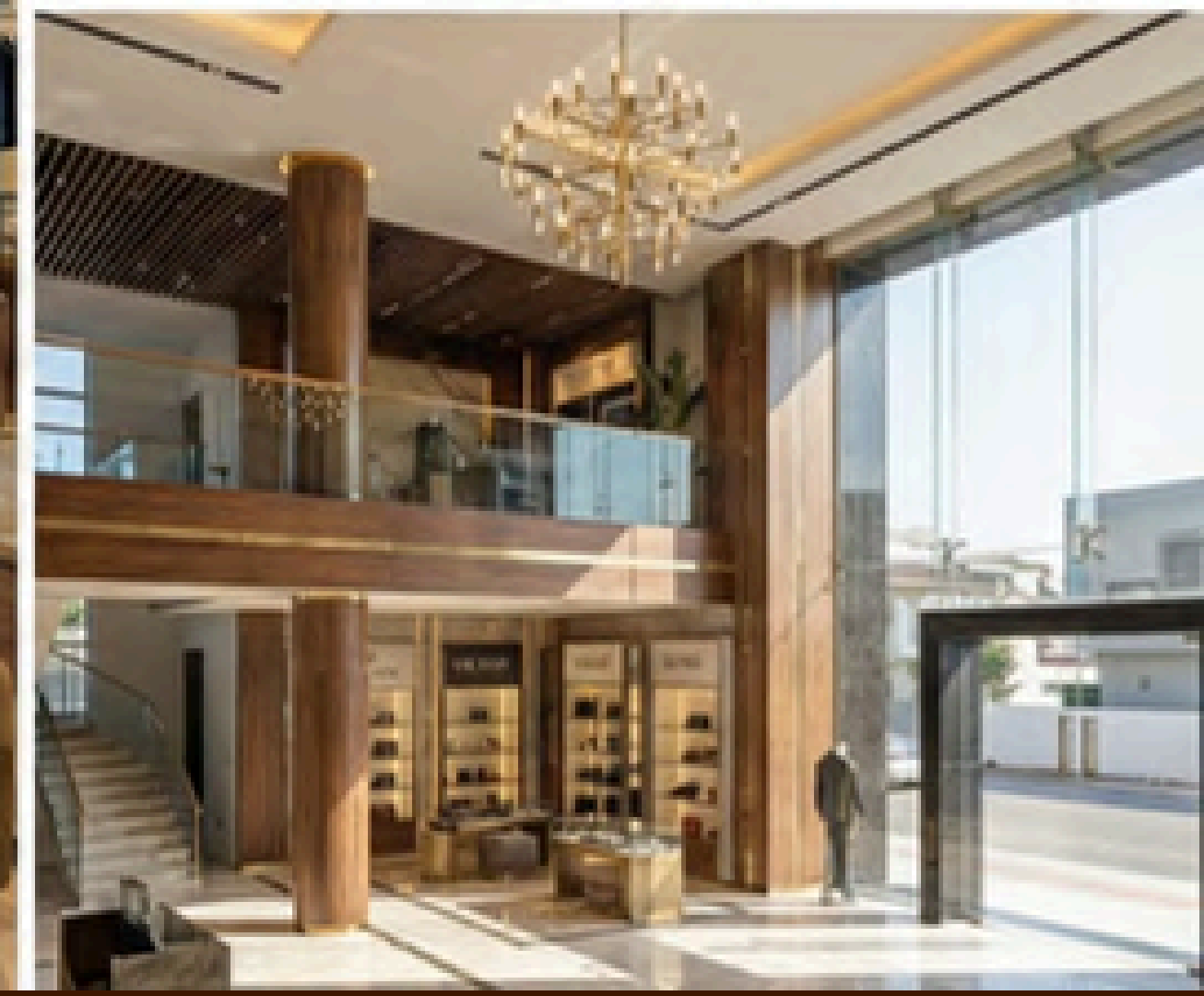
BMG Arcade is a premier mixed-use commercial-cum-residential complex rising in the heart of Marnga, Purnia, Bihar, strategically located on the main road in a high-visibility, prime area. Designed for modern lifestyles and business needs, the project features top-notch amenities including a terrace garden, swimming pool, and generous open spaces for leisure and community living. BMG Arcade blends vibrant commercial potential with comfortable residential living, setting a new benchmark for quality and convenience in Purnia.



ONGOING PROJECT

*A destination where modern  
residences meet thriving businesses.*







*True modern living is about more than just four walls; it is about the harmony between aesthetic beauty and functional excellence. At BMG Arcade, we have redefined the residential experience for those who refuse to settle for the ordinary. Our meticulously designed 3 BHK apartments serve as a canvas for your personal style, featuring expansive floor plans that invite natural light to every room.*



# BMG GARDENIA

BHATTA BAZAAR, PURNEA

Project RERA: BRERAP12525-003/188/R-1725/2024

ONGOING PROJECT



# HIGH-RISE DEVELOPMENT OF RESIDENTIAL FLATS AT LAKHNBIGHA, PATNA



UPCOMING PROJECT



# BMG EMPIRE

Rukanpura, Patna

18 acres of villament reserve,  
Limited homes. Limitless nature.



UPCOMING PROJECT



The Ultimate Villament Reserve, a residential masterpiece spanning 18 acres of pristine landscape in the heart of Rukanpura, Patna.

This isn't just a housing project; it is a "Villament Reserve" a rare fusion of the privacy found in independent villas with the community and security of premium apartment living. Here, we have traded the concrete jungle for a botanical sanctuary, offering a lifestyle where luxury is measured in open spaces and fresh air.

The vision for BM Empire is one of timeless elegance. Each structure is designed with Neoclassical influences, featuring grand columns and sophisticated facades that overlook a winding, central water body. Imagine waking up to panoramic views of sprawling gardens and tranquil blue streams, all within the gated safety of your private empire.



# BM TOWERS

ZERO MILE, MUZAFFARPUR



UPCOMING PROJECT



# BMG SAPPHIRE

RPS Nagar, Patna

UPCOMING PROJECT







# KAUSHAL KISHORE RESIDENCY

CONGRESS MAIDAN, KADAMKUA, PATNA

UPCOMING PROJECT





# RESIDENTIAL/ COMMERCIAL PROJECT

MACHUA TOLI, PATNA



UPCOMING PROJECT

# BMG DREAM CITY

MANIPURA, PATNA



COMPLETED PROJECT



# BMG GULAB CITY

JAGDEO PATH, PATNA

COMPLETED PROJECT

# KANAK CITY

SHASTRINAGAR, PATNA



COMPLETED PROJECT

# BANKEY BIHARI KUNJ

MITHAPUR, PATNA



COMPLETED PROJECT

# BMG SAI NIVAS

MANDIRI, PATNA



COMPLETED PROJECT





# KALYAN SUNDARAM

MANDIRI, PATNA

# CITY CENTRE

HAJIGANJ, PATNA

# QUALITY CAMPUS

JAGDEO PATH, PATNA



COMPLETED PROJECT

# SAI CITY

SOUTH MANDIRI, PATNA

# VASUDEO CITY

LALJI TOLA, PATNA

# QUALITY ENCLAVE

SOUTH MANDIRI, PATNA



COMPLETED PROJECT

# HOTEL CITI INN

BAILEY RD, PATNA

 **CITI INN**

**CAFE BISTRO**

HOSPITALITY PROJECT



# THE BRANDS BEHIND THE BUILD

## CEMENT

**UltraTech**  
CEMENT

**ACC**

**Ambuja**  
Cement

## STEEL

  
**TATA STEEL**

**JSW** Steel

  
**SAIL**

## TILES

**Kajaria**

**SOMANY**

 orientbell

## LIFTS

**OTIS**

  
Schindler

**KONE**

## BATHROOM FITTINGS

  
**Jaquar**

hindware

**CERA**

## ELECTRICALS

  
**HAVELLS**

**Finolex**


  
**POLYCAB**


# BANKING PARTNERS

 **इंडियन ओवरसीज बैंक**  
Indian Overseas Bank

 **ICICI Bank**

 **AXIS BANK**

 **Union Bank**  
of India

 **SBI**



BHARTI MERTIYA GROUP