

Market Highlights

NOVEMBER 2015



OFFICE INDEX

Office space demand increased in Pune, Bangalore, Delhi NCR and Hyderabad



RETAIL INDEX

Retail space demand improved in Mumbai, Kolkata, Chennai and Hyderabad



RESIDENTIAL INDEX

Residential demand strengthened in Hyderabad

Get city Pulse by clicking below

INDIA

AHMEDABAD

BANGALORE

CHENNAI

DELHI NCR

HYDERABAD

KOLKATA

MUMBAI

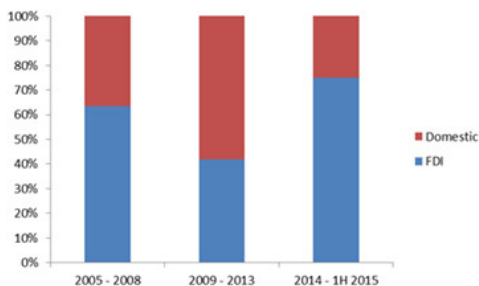
PUNE



Foreign Investments Back in India after Lacklustre 5 Years

India-specific cumulative fundraising attained its peak in the pre-global financial crisis (GFC) period. During this period between 2005 and 2008, there were 50 such funds that raised USD 16 billion in total. However, post-GFC, only 29 funds got raised in five years, with cumulative fundraising of only USD 3.9 billion.

The cycle started gaining momentum again just before the 2014 general elections. USD 2.2 billion has been raised so far in the current investment cycle. This shows a definite rise in confidence for Indian real estate.



Quantum of domestic investment v/s. foreign direct investment

Not only has the volume of investment increased but there has also been an increase in the average ticket size from USD 134 million to USD 184 million. If investment done in USD alone is considered, the average ticket size has gone up from USD 159 billion in 2009-13 to USD 388 billion in the ongoing phase that started in 2014.

Foreign investor interest grows once again

During the pre-GFC phase, 82% of funds got raised in USD. This reduced to 57% in post-GFC phase when micro-market understanding was required more than banking on the macro-economy. Interestingly, the contribution, 2014-onwards, has increased considerably to 70% – hinting that the positivity is here to stay for sometime.

Shobit Agarwal, MD – Capital Markets, JLL India

For further reading please refer to following link:
<http://www.joneslanglasalleglobal.com/realestatecompass/anj-puri-quotes/2015/09/defines-high-streets-india/>

Next

<p>Realeconomics</p>	<p>The government relaxed FDI norms in construction sector by removing two major conditions related to minimum built up area as well as capital requirement. Area restriction of floor area of 20,000 sq meters in construction development projects and minimum capitalisation of USD 5 million to be brought in within the period of six months of the commencement of business, have been removed. It has eased the norms to tackle liquidity crunch and delay in completing project.</p>
<p>Market Sentiment</p>	<p>Investment sentiments improving </p>
<p>Deal of the month</p>	<p>Lodha Group has sold an under-construction duplex, spread over 10,000 sq ft, in a luxury tower at Altamount Road in Mumbai for INR 1.6 billion.</p>

Think About it!!

India's economy grew at an annual rate of 7.4% between July and September. Higher domestic demand and manufacturing activity fuelled the pace, taking the rate of growth above that of China.

Green Wall



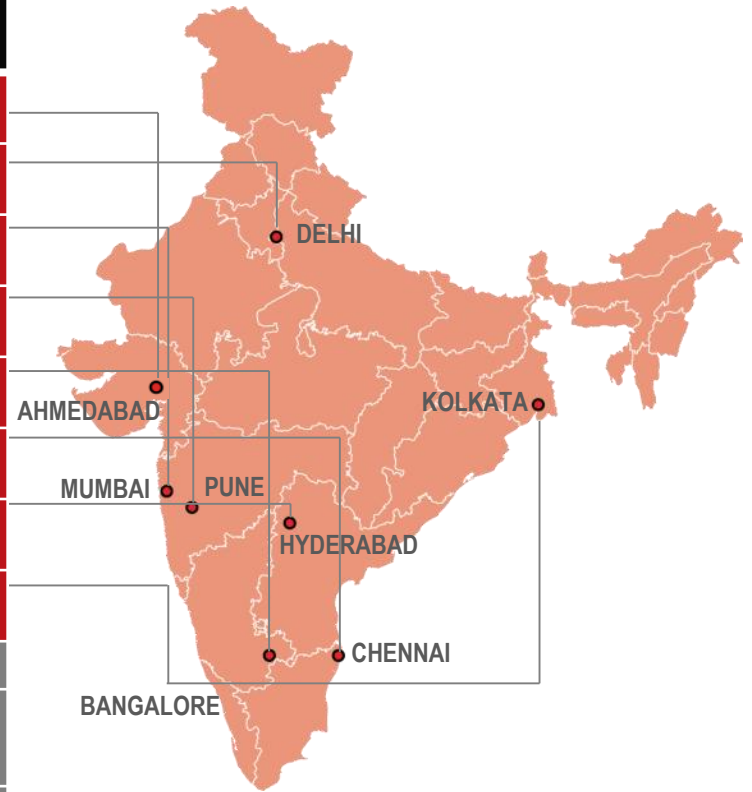
Indian Green Building Council (IGBC), part of CII and The Gujarat Institute of Housing and Estate Developers (GIHED) aspire to facilitate construction of 10 Million sq ft of Green Building footprint in next 3 years.

Legend: Market Sentiment

Favourable Neutral Unfavourable

Weather Map

Cities	Office Rental Value	Retail Rental Value	Residential Capital values
AHMEDABAD			
DELHI			
MUMBAI			
PUNE			
BANGALORE			
CHENNAI			
HYDERABAD			
KOLKATA			
Legend			
Growing	Stabilise	Stagnate	Falling



[Back to top](#)

For more information about our research, contact
Ashutosh Limaye
 National Director, Research and REIS +91 98211 07054 ashutosh.limaye@ap.jll.com

Sujash Bera
 Manager, Research +91 98305 43922 sujash.bera@ap.jll.com

Research Dynamics 2015
 Pulse reports from JLL are frequent updates on real estate market dynamics.

www.joneslanglasalle.co.in



Ahmedabad

[Back to top](#)

OFFICE		<p>Ahmedabad office market witnessed stable demand from corporates. Rents and capital values remained stable in CBD and SBD.</p> <p>Major transactions:</p> <ul style="list-style-type: none"> British High Commission at Amrapali Lakeview Tower <p>New Completion:</p> <ul style="list-style-type: none"> Amrapali Axiom II near Bopal Road. 	Key Precincts	Rental Value (INR per sq ft per month)	Capital Value (INR per sq ft)
Demand	Vacancy		Prahlad Nagar	35 - 50	6000 - 7500
RV	CV		S G Highway	35 - 50	6000 - 7500
			Ashram Road	32 - 42	5500 - 6500
RETAIL		<p>Retail market witnessed tepid activity. There was no major transaction in the month of November.</p>	Key Precincts	Rental Value (INR per sq ft per month)	Capital Value (INR per sq ft)
Demand	Vacancy		CG Road	100 - 125	16000 - 18000
RV	CV		SG Highway	80 - 110	11000 - 13000
			Ashram Road	110 - 130	14000 - 16000
			Chandkheda	60 - 80	9000 - 12000
RESIDENTIAL		<p>Residential sector in Ahmedabad witnessed stable demand during the month.</p> <p>New Launches:</p> <ul style="list-style-type: none"> Riveria One by Goyal & Company in luxury segment Evergreen by Adani Shantigram (for senior citizens) 	Key Precincts	Rental Value (INR per month for a 1,000 sq ft 2BHK apartment)	Capital Value (INR per sq ft)
Demand	Launches		Naroda	4000 - 6000	2200 - 2500
RV	CV		Gota	5000 - 8000	2500 - 2800
			Navrangpura	15000 - 20000	6000 - 7000
			SG Highway	10000 - 15000	5500 - 7500
			Satellite	12000 - 15000	4000 - 6000
			South Bopal	8000 - 12000	3000 - 4000

Policy/ Infrastructure

Gujarat Govt. approved two new over bridge at Vaishnodevi Circle and Pakwan Circle on S.G Road.



Bangalore

[Back to top](#)

OFFICE		<p>Office leasing remained strong in Bangalore with expansions and renewal. IT Companies in Bangalore occupied major share in commercial leases.</p> <p>Major transactions:</p> <ul style="list-style-type: none"> • IBM at Thanisandra • Philips at Hennur ORR • CSC renewed in Embassy Golf Links at Domlur 	Key Precincts	Rental Value (INR per sq ft per month)	Capital Value (INR per sq ft)
Demand	Vacancy		CBD	80–130	10,000–22,000
RV	CV		Old Airport Road	60–75	7,000–12,000
			Outer Ring Road (Eastern)	58–65	5,500–7,500
			Old Madras Road	45–65	5,000–7,000
RETAIL		<p>Retail leasing remained stable in Bangalore while most of the leases happened in the high streets.</p> <p>Major transactions:</p> <ul style="list-style-type: none"> • GRT jewellers and Brand Factory, both in Marathahalli • Paradise Biryani at JP Nagar 	Key Precincts	Rental Value (INR per sq ft per month)	Capital Value (INR per sq ft)
Demand	Vacancy		Koramangala	90–160	9,000–18,000
RV	CV		Indiranagar	120–180	12,000–18,000
			New BEL Road	80–120	6,000–12,000
			Commercial Street	175–250	16,000–20,000
RESIDENTIAL		<p>Although sales remain slow, launches continued to be stable in Bangalore.</p> <p>Key Launches:</p> <ul style="list-style-type: none"> • Habitat Illuminar at Mysore Road • Habitat Eden Heights and DSR Lotus Tower, both in Hoodi • Provident Rising City in Electronic City • Artha Emprasa Smart City in Hoskote • Ozone Promenade in Whitefield 	Key Precincts	Rental Value (INR per month for a 1,000 sq ft 2BHK apartment)	Capital Value (INR per sq ft)
Demand	Launches		Old Madras Road	15,000–25,000	5,000–7,000
RV	CV		Indiranagar	22,000–35,000	10,000–20,000
			Bellary Road	12,000–18,000	4,500–9,500
			Hosur Road	10,000–14,000	4,000–6,500
			Whitefield	15,000–25,000	5,000–9,000
			Tumkur Road	8,000–12,000	3,600–6,000
			Kanakapura Road	10,000–17,000	4,200–6,500
			Mysore Road	8,000–10,000	3,500–6,000

Policy/ Infrastructure

Namma Metro - the metro rail of Bangalore started operations in the west of Bangalore in November. The metro rail was operational along the stretch covering Magadi Road station to reach Mysore Road station at Nayandahalli via Hosahalli, Vijayanagar, Attiguppe and Deepanjali Nagar stations and vice versa.

Chennai

[Back to top](#)

OFFICE		<p>Although the demand stabilised, the need for new supply was still persistent</p> <p>Major transactions:</p> <ul style="list-style-type: none"> Cognizant at Perungudi Access Health care at Ambattur WIASAT at OMR-Kandanchavady 	Key Precincts	Rental Value (INR per sq ft per month)	Capital Value (INR per sq ft)
Demand	Vacancy		Mount Road	60–85	9,000–16,500
RV	CV		RK Salai	65–90	10,000–15,000
			Pre-toll OMR	40–75	5,000–6,500
RETAIL		<p>There had been a slight increase in demand owing to the improving market conditions.</p> <p>Major transactions:</p> <ul style="list-style-type: none"> Soch at Adyar & Khader Nawaz Khan Road NAC Jewellers and Asife Biryani, both at Velachery Burger King at Phoenix Marketcity & Forum Vijaya Mall 	Post-toll OMR	35–40	3,000–6,000
Demand	Vacancy		Guindy	45–65	6,500–9,000
RV	CV		Key Precincts	Rental Value (INR per sq ft per month)	Capital Value (INR per sq ft)
			T. Nagar	120–180	12,000–15,000
RESIDENTIAL		<p>The supply was high for the existing demand which might cause the overall residential market to behave silently.</p> <p>Key launches:</p> <ul style="list-style-type: none"> BBCL launched Breeze Residence at Kilpauk and Harshika at Pallavaram Jains Adwitiya Phase II at Ambattur by Jain Housing & Constructions 	Nungambakkam	130–150	13,000–16,000
Demand	Launches		Velachery	90–125	10,000–12,000
RV	CV		Pre-toll OMR	80–100	8,000–11,000
			Anna Nagar	120–150	11,000–13,000
			Key Precincts	Rental Value (INR per month for a 1,000 sq ft 2BHK apartment)	Capital Value (INR per sq ft)
			LB Road (Adyar)	100–140	10,500–13,500
			Adyar	20,000–30,000	18,000–22,000
			Medavakkam	11,000–14,000	4,000–6,000
			Tambaram	8,000–15,000	4,000–6,000
			Anna Nagar	18,000–25,000	10,000–15,000
			Porur	7,000–12,000	4,200–6,200
			Sholinganallur	9,000–12,000	4,500–6,000













Policy/ Infrastructure

New flyovers and bridges were built at a cost of INR 3.6 billion by the highways department in various parts of the state, including Vysarpadi, Moolakadai and Tirumangalam in Chennai.



Delhi NCR

[Back to top](#)













OFFICE		<p>Demand continued to remain healthy with requirements of different sizes being active across Gurgaon and Noida. Major transactions:</p> <ul style="list-style-type: none"> • Dominos-Jubilant and 99 acres in Noida-Greater Noida Expressway • Ericsson in Noida City • Decision Point and ZS Associates in Gurgaon • ABC India in SBD 	Key Precincts	Rental Value (INR per sq ft per month)	Capital Value (INR per sq ft)
Demand 	Vacancy 		Barakhamba Road	170-400	28,000-35,000
RV 	CV 		Jasola	110-170	17,000-21,000
			DLF Cybercity	105-115	NA
			MG Road	115-140	17,000-19,000
		Golf Course Road	90-110	12,500-15,000	
RETAIL		<p>Demand remained limited to prime malls with leasing being sluggish due to lack of vacancy in such malls. Major transactions:</p> <ul style="list-style-type: none"> • Big Bazaar, FBB and Homecentre all in Ambience Mall, Prime south • Aeropostale and Armani Jeans in Select Citywalk-Prime South <p>Interestingly, DLF Mall of India received occupancy certificate to open in December.</p>	Key Precincts	Rental Value (INR per sq ft per month)	Capital Value (INR per sq ft)
Demand 	Vacancy 		South Delhi	200-400	26,000-40,000
RV 	CV 		West and North Delhi	140-230	15,000-23,000
			Gurgaon-MG Road	140-270	17,500-23,000
			Rest of Gurgaon	60-100	8,000-14,000
		Noida	130-220	14,000-25,000	
		Ghaziabad	90-150	10,500-16,000	
RESIDENTIAL		<p>Constant price stagnancy led to slightly more conversions to purchases amid slow demand. Most demand was from end-users in addition to some as second home investment by salaried professionals.. New Launches:</p> <ul style="list-style-type: none"> • Amrapali Aurum Tower in Noida, • Sobha International City apartments and Vipul Aarohan in Gurgaon 	Key Precincts	Rental Value (INR per month for a 1,000 sq ft 2BHK apartment)	Capital Value (INR per sq ft)
Demand 	Launches 		Golf Course Road	27,000-32,000	13,000-19,000
RV 	CV 		Sohna Road	17,000-20,000	5,800-7,500
			Golf Course Extension Road	19,000-22,000	8,500-11,000
			Dwarka Expressway	NA	5,500-7,500
			Noida-Greater Noida Expressway	13,000-15,000	4,300-6,500
			Noida City	12,000-14,500	4,700-6,000
			Indirapuram	11,000-12,000	4,500-5,300

Policy/ Infrastructure

- INR 33 billion was sanctioned for Delhi decongestion.
- Delhi government has announced that from January 1, 2016, half week odd numbered cars will be allowed on roads and even numbered cars on the remaining days

Hyderabad

[Back to top](#)

OFFICE		<p>The city's western sub market witnessed good leasing. However, with supply becoming limited, Hitec City, Gachibowli and adjoining areas might witness rate appreciation.</p> <p>Major transactions:</p> <ul style="list-style-type: none"> Qualcom and Value Momentum, both at Gachibowli NTT Data at Hitec City 	Key Precincts	Rental Value (INR per sq ft per month)	Capital Value (INR per sq ft)
Demand 	Vacancy 		Begumpet	45 - 50	5500 - 6500
RV 	CV 		Banjara Hills	45 - 55	6000 - 8000
			Hitec City	45 - 53	5300 - 7000
		Gachibowli	38 - 43	5000 - 6000	
		Uppal	30 - 38	4500 - 5000	
RETAIL		<p>High Streets continued to dominate retail market while malls with limitation in supply and low vacancy witnessed negligible activity.</p> <p>Major transactions:</p> <ul style="list-style-type: none"> Westside at Himayatnagar Airtel opened outlets in Hitec City, Kukatpally and L.B Nagar Superdry in Jubilee Hills and Lenskart at Banjara Hills 	Key Precincts	Rental Value (INR per sq ft per month)	Capital Value (INR per sq ft)
Demand 	Vacancy 		Banjara Hills - Jubilee Hills	130 - 160	13000 - 16000
RV 	CV 		Secunderabad	120 - 130	11,500 - 12,500
			Hitec City	120 - 140	11,500 - 14,000
			Kukatpally	100 - 115	10,000 - 11,500
		Himayatnagar	150 - 170	15,000 - 17,000	
RESIDENTIAL		<p>The residential sector began to show improvements. Western sub-market continued to witness traction as economic activity intensified in the area.</p> <p>New Launches:</p> <ul style="list-style-type: none"> Incor launched One City at KPHB Vajra Infra launched Jasmine County at Financial District 	Key Precincts	Rental Value (INR per month for a 1,000 sq ft 2BHK apartment)	Capital Value (INR per sq ft)
Demand 	Launches 		Banjara Hills	19000 - 24000	8000 - 15000
RV 	CV 		Begumpet	14500 - 19000	4500 - 5500
			Kondapur	10000 - 15000	4000 - 5500
			Gachibowli	10000 - 14000	3300 - 4500
			Tellapur	6000 - 10000	2800 - 3500
			Kukatpally	10500 - 15000	4000 - 5000

Policy/ Infrastructure

The State Govt. announced new LRS (Layout Regularization Scheme) / BRS (Building Regularization Scheme) scheme to regularize illegal buildings and layouts and buildings with unauthorized construction applicable from 2016. Regularization would be allowed for both residential and commercial properties registered between 1 January 1985 and 28 October 2015.

Kolkata

[Back to top](#)













OFFICE		Overall demand of the city started witnessing traction through increased occupier enquiries. Meanwhile, otherwise silent sub markets were showing trends of beginning of recovery. Major transactions: • Dabur at SBD	Key Precincts	Rental Value (INR per sq ft per month)	Capital Value (INR per sq ft)
Demand	Vacancy		Park Street	110–135	13,000–20,000
RV	CV		Topsia	70–90	7,500–10,000
			Kasba	75–90	8,000–11,000
			Salt Lake Sector V	40–45	4,000–4,800
			New Town and Rajarhat	32–36	3,200–4,100
RETAIL		Acropolis Mall at Kasba again drove the demand in shopping malls. November witnessed opening of F&B brands such as Chili's and Asia Kitchen by Mainland China among many others in this mall. Major transactions: • Titan and Titan Eye Plus opened store at Sinthi More, BT Road	Key Precincts	Rental Value (INR per sq ft per month)	Capital Value (INR per sq ft)
Demand	Vacancy		Elgin Road	300–350	24,000–28,000
RV	CV		Park Street (high street)	325–375	25,000–31,000
			Prince Anwar Shah Road	150–200	15,000–18,000
			Salt Lake	185–225	15,000–20,000
			New Town and Rajarhat	60–80	6,500–8,000
			Gariahat (high street)	200–250	16,000–22,000
RESIDENTIAL		Residential demand in the city continued to be stable in the mid-end category. Meanwhile, developers were also considering launching units targeting the upper-mid end segment. New Launches: • Home Next by Shapoorji and Pallonji at Salap, Howrah • Iland by Merlin Group at Picnic Garden	Key Precincts	Rental Value (INR per month for a 1,000 sq ft 2BHK apartment)	Capital Value (INR per sq ft)
Demand	Launches		Alipore	50,000–70,000	15,000–22,000
RV	CV		Prince Anwar Shah Road	20,000–35,000	7,000–14,000
			EM Bypass (Topsia)	15,000–25,000	6,000–10,000
			Lake Town	10,000–16,000	4,000–7,500
			New Town (AA- I, II & III)	9,000–15,000	3,500–6,000
			Rajarhat	7,000–14,000	3,000–4,500
			Behala	7,000–14,000	3,000–5,500

Policy/ Infrastructure

The Park Circus—Parama Island flyover, which was made one—way right after its inauguration, is likely to remain so till 2017, when both the ramps will be linked with the AJC Bose Road flyover.

Mumbai

[Back to top](#)

OFFICE		November witnessed robust transaction activity. Small offices between 3,000—7,000 sq ft were the most transacted formats. SBD Central & Navi Mumbai witnessed demand especially from manufacturing & IT/ITeS industries. Major transactions: <ul style="list-style-type: none"> • Ricoh India in SBD Central • Chronos Technology in Navi Mumbai 	Key Precincts	Rental Value (INR per sq ft per month)	Capital Value (INR per sq ft)
Demand 	Vacancy 		Lower Parel	165 - 210	17,500 - 22,000
RV 	CV 		BKC	230 - 320	26,500 - 34,000
			Andheri - Kurla Road	100 - 150	10,000 - 16,000
		Goregaon-Malad	85 - 130	9,000 - 12,500	
		Wagle Estate	50 - 65	5,200 - 6,900	
RETAIL		Leasing activity was strong and limitation of quality space was visible, particularly in Prime North and Prime South. High streets had been gaining grounds with several organised market retailers securing space. Major transactions: <ul style="list-style-type: none"> • Brand Factory in Suburbs • Kino Cottages in Prime North and Theobroma in Prime South high streets 	Key Precincts	Rental Value (INR per sq ft per month)	Capital Value (INR per sq ft)
Demand 	Vacancy 		Lower Parel	260-390	22,000-32,300
RV 	CV 		Malad	160-250	12,500-20,000
			Ghatkopar	130-220	10,100-18,300
		Mulund	125-200	9,500-15,500	
		Thane	100-185	8,000-14,500	
		Navi Mumbai	75-150	7,000-12,000	
RESIDENTIAL		The demand for residential units remained sluggish on the back of weaker market sentiments over the previous month. The supply also witnessed a slight fall in the month of November. New Launches: <ul style="list-style-type: none"> • Godrej Trees at Vikhroli • Rite Skyluxe at Chembur • Ruparel Elara at Kandivali 	Key Precincts	Rental Value (INR per month for a 1,000 sq ft 2BHK apartment)	Capital Value (INR per sq ft)
Demand 	Launches 		Lower Parel	65,000-1,10,000	25,000- 40,000
RV 	CV 		Wadala	36,000-60,000	15,000-23,000
			Andheri	32,000-55,000	12,500-21,500
		Ghatkopar	30,000-46,000	11,500-17,000	
		Ghodbunder Road	12,000-25,000	6,000-9,500	
		Kharghar	10,000-18,000	6,000-9,000	

Policy/ Infrastructure

In a bid to maintain transparency in drafting the revised Development Plan (DP) 2014-2034, municipal authorities of MCGM are in the process of verifying all the proposed roads in each ward. A consolidated report on all alterations made to the revised draft of the Development Plan is expected to be released next week.

Pune

[Back to top](#)

OFFICE		<p>The demand for office space remained stable in the month of November. Leasing of office spaces witnessed healthy activity among the ready to occupy office spaces and in buildings nearing completion.</p> <p>Major transactions:</p> <ul style="list-style-type: none"> Xcalibre in SBD Hexaware in Suburbs 	Key Precincts	Rental Value (INR per sq ft per month)	Capital Value (INR per sq ft)
Demand	Vacancy		Hadapsar	55-70	6,500-8,500
RV	CV		Kharadi	55-70	6,500-8,500
			Hinjewadi	38-48	5,000-7,000
RETAIL		<p>Leasing continued to remain moderately stable at malls and high streets during the month of November. Transactions were restricted to only few malls and small leases on high streets retail areas.</p> <p>Major transactions:</p> <ul style="list-style-type: none"> Pantaloons opened for business in SGS mall D-Mart in Dorabjee Mall 	Key Precincts	Rental Value (INR per sq ft per month)	Capital Value (INR per sq ft)
Demand	Vacancy		MG Road	140-190	16,000-25,000
RV	CV		Bund Garden Road	140-170	13,000-18,000
			FC Road	130-180	15,000-23,000
RESIDENTIAL		<p>Demand remained stable over the month. New launches also reduced in the last few months. However, few large quality projects are in pre-launch stage and would hit the market in the next 3-6 months.</p> <p>New launches:</p> <ul style="list-style-type: none"> Paranjape launched its first ever 'Affordable Housing' project - Happiness Hub at Varve 	Key Precincts	Rental Value (INR per month for a 1,000 sq ft 2BHK apartment)	Capital Value (INR per sq ft)
Demand	Launches		Wakad	10,000-13,000	5,000-6,500
RV	CV		Hinjewadi	9,000-11,000	4,800-6,500
			Kharadi	11,000-15,000	5,000-7,200
			Hadapsar	13,000-18,000	5,500-7,500
			Undri	8,000-12,000	4,000-5,500
			Pimri-Chinchwad	8,000-15,000	4,500-6,000

Policy/ Infrastructure

In an effort to reduce the chances of human loss or physical harm among residents of old and dilapidated buildings in civic areas, the state has issued mandatory guidelines. Municipal authorities are expected to implement the guideline ahead of monsoons every year to identify buildings that are rendered extremely dangerous and uninhabitable, vacate such buildings after issuing carpet area occupancy certificates to the residents and demolish them.

About JLL

Jones Lang LaSalle (NYSE:JLL) is a professional services and investment management firm offering specialized real estate services to clients seeking increased value by owning, occupying and investing in real estate. With annual revenue of \$4 billion, JLL operates in 70 countries from more than 1,000 locations worldwide. On behalf of its clients, the firm provides management and real estate outsourcing services to a property portfolio of 3.0 billion square feet. Its investment management business, LaSalle Investment Management, has \$47.6 billion of real estate assets under management.

JLL has over 50 years of experience in Asia Pacific, with over 27,500 employees operating in 80 offices in 15 countries across the region. The firm was named 'Best Property Consultancy' in three Asia Pacific countries at the International Property Awards Asia Pacific 2013, and won nine Asia Pacific Awards in the Euromoney Real Estate Awards 2013.

For further information, please visit our website, www.jll.com

About JLL India

JLL is India's premier and largest professional services firm specializing in real estate. With an extensive geographic footprint across 11 cities (Ahmedabad, Delhi, Mumbai, Bangalore, Pune, Chennai, Hyderabad, Kolkata, Kochi, Chandigarh and Coimbatore) and a staff strength of over 6800, the firm provides investors, developers, local corporates and multinational companies with a comprehensive range of services including research, analytics, consultancy, transactions, project and development services, integrated facility management, property and asset management, sustainability, industrial, capital markets, residential, hotels, health care, senior living, education and retail advisory.

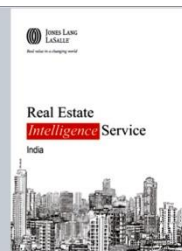
The firm was named the Best Property Consultancy in India (5 Star Winner) at the International Property Awards – Asia Pacific for 2012-13.

For further information, please visit www.joneslanglasalle.co.in

Real Estate Intelligence Service (REIS) is a subscription based research service designed to provide you with cutting edge insights into diverse and challenging real estate markets through collation, analysis and forecasts of property market indicators and trends across all major markets across various real estate asset classes - office, retail, residential.

REIS empowers you with consistent and complete market data and analyses for all real estate indicators by specific micro markets. It is supplemented by value added services including client briefings, presentations and rapid market updates.

For more details, contact, **Ashutosh Limaye** - ashutosh.limaye@ap.jll.com



For more information about our research, contact

Ashutosh Limaye

National Director, Research and REIS

+91 98211 07054 ashutosh.limaye@ap.jll.com

Sujash Bera

Manager, Research

+91 98305 43922 sujash.bera@ap.jll.com

Research Dynamics 2015

Pulse reports from JLL are frequent updates on real estate market dynamics.

