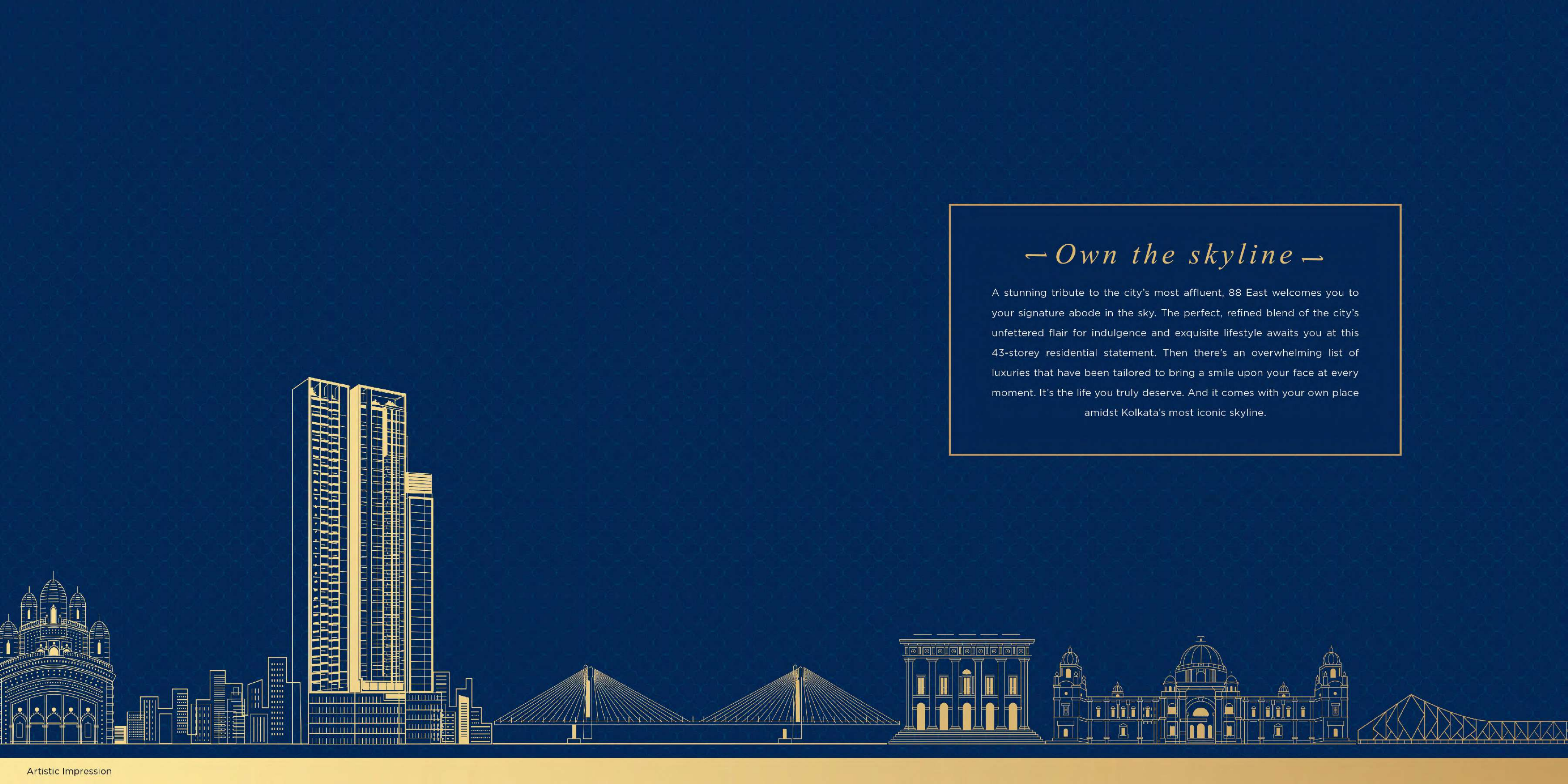




88 EAST

ALIPORE

#OwnTheSkyline



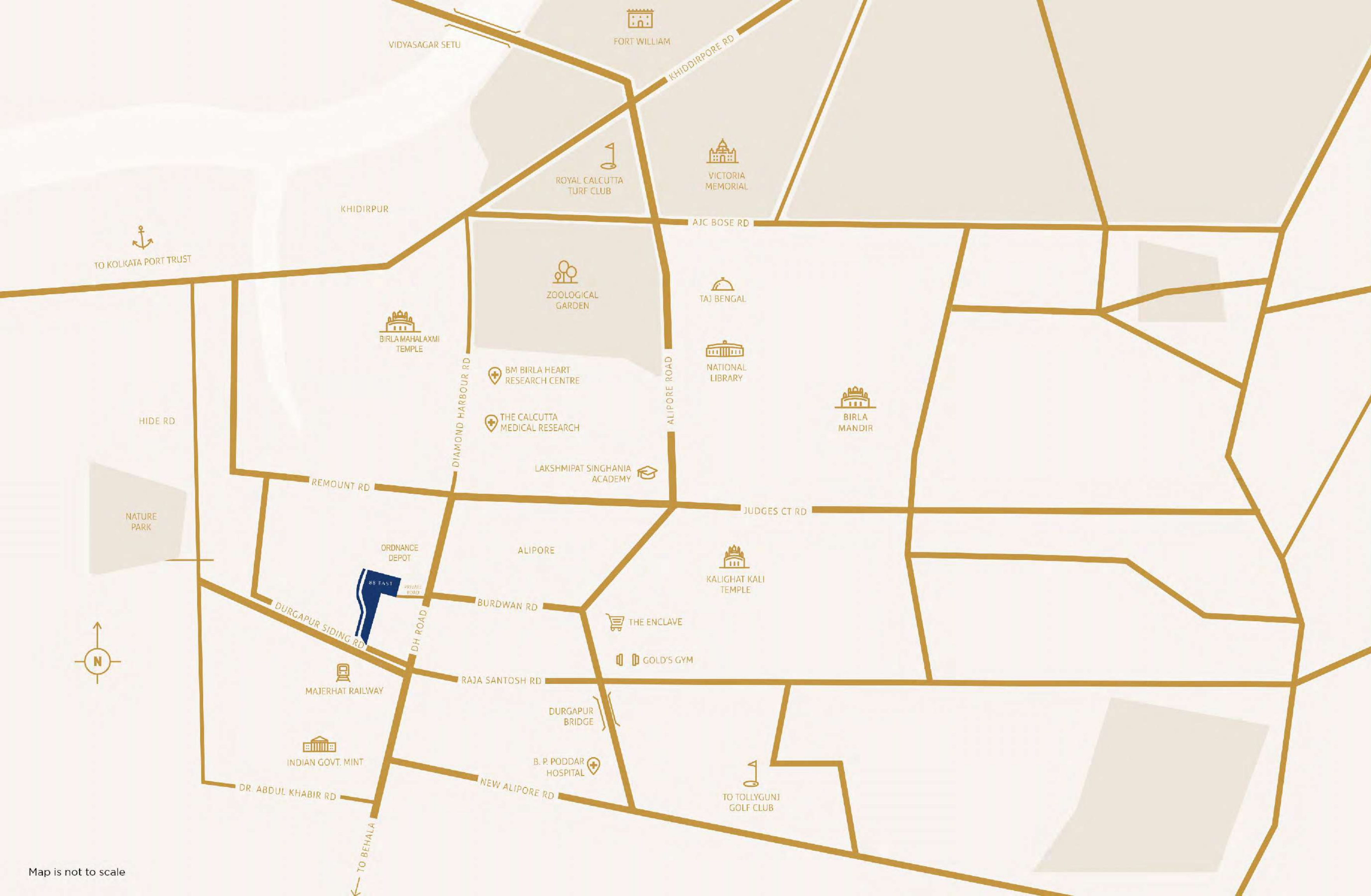
— *Own the skyline* —

A stunning tribute to the city's most affluent, 88 East welcomes you to your signature abode in the sky. The perfect, refined blend of the city's unfettered flair for indulgence and exquisite lifestyle awaits you at this 43-storey residential statement. Then there's an overwhelming list of luxuries that have been tailored to bring a smile upon your face at every moment. It's the life you truly deserve. And it comes with your own place amidst Kolkata's most iconic skyline.

AN ICONIC NEIGHBOURHOOD FINDS ITS PERFECT ODE.

Heritage charm, contemporary luxury and lush natural bounty. Hear all those words together describing a neighbourhood and you know it is Alipore – one of Kolkata's most affluent and iconic pin codes. And it now gets its crowning jewel, drawing its name from this exclusive precinct's coordinates, 22.5°N 88.3°E – 88 East.





CLOSE TO EVERYTHING. FAR FROM THE EVERYDAY.

88 East is strategically located to allow for absolute convenience. The happening life, the essential transport hubs, the all-important business centres, you're never too far from anything. And a private road inside the complex ensures that the city and its commotion never gets too close to comfort.



Artistic Impression

AN ICON IN THE RISING.

At 43 storeys, 88 East is one of the tallest towers in Kolkata. But what stands taller is the unwavering commitment to deliver this dream. Visit the location and you will witness luxury taking shape. A sight that ensures peace of mind.

THE UNIQUE ARCHITECTURE VISION.

The vision was to create the ultimate luxury. Luxury that is created by design, by the quality, by the execution and by bringing together like-minded people who enhance the overall environment of these residences. And you will find it all in this stunning piece of architecture that synthesises the past and the present.

- One of the tallest towers in the vicinity of Alipore, Kolkata
- Luxurious and spacious 3 & 4 BHK residences and duplexes
- A one-of-its-kind podium extends in tiers from the ground to level 6
- Rendered in earthy colours keeping in line with Bengal's terracotta heritage
- Modulated levels form a unique silhouette



ARCHITECTURE INSPIRED BY BENGAL'S TERRACOTTA HERITAGE.

Contemporary global design, infused with the heritage of the region through its choice of materials, colours and landscape. The façade boasts of earthy colours, bringing alive an exquisite work of art that you will be proud of.





A ONE-OF-ITS-KIND, 5-STOREY PODIUM PARKING.

One of the first features you'd notice about 88 East is also one of the most unique in the city – the 5-level Podium Parking. That's right! Adding to all the luxury and comfort is a multi-level parking that doesn't just offer enough and more room for the vehicles, but also provides an awe element to this 43-storey architectural masterpiece called 88 East.

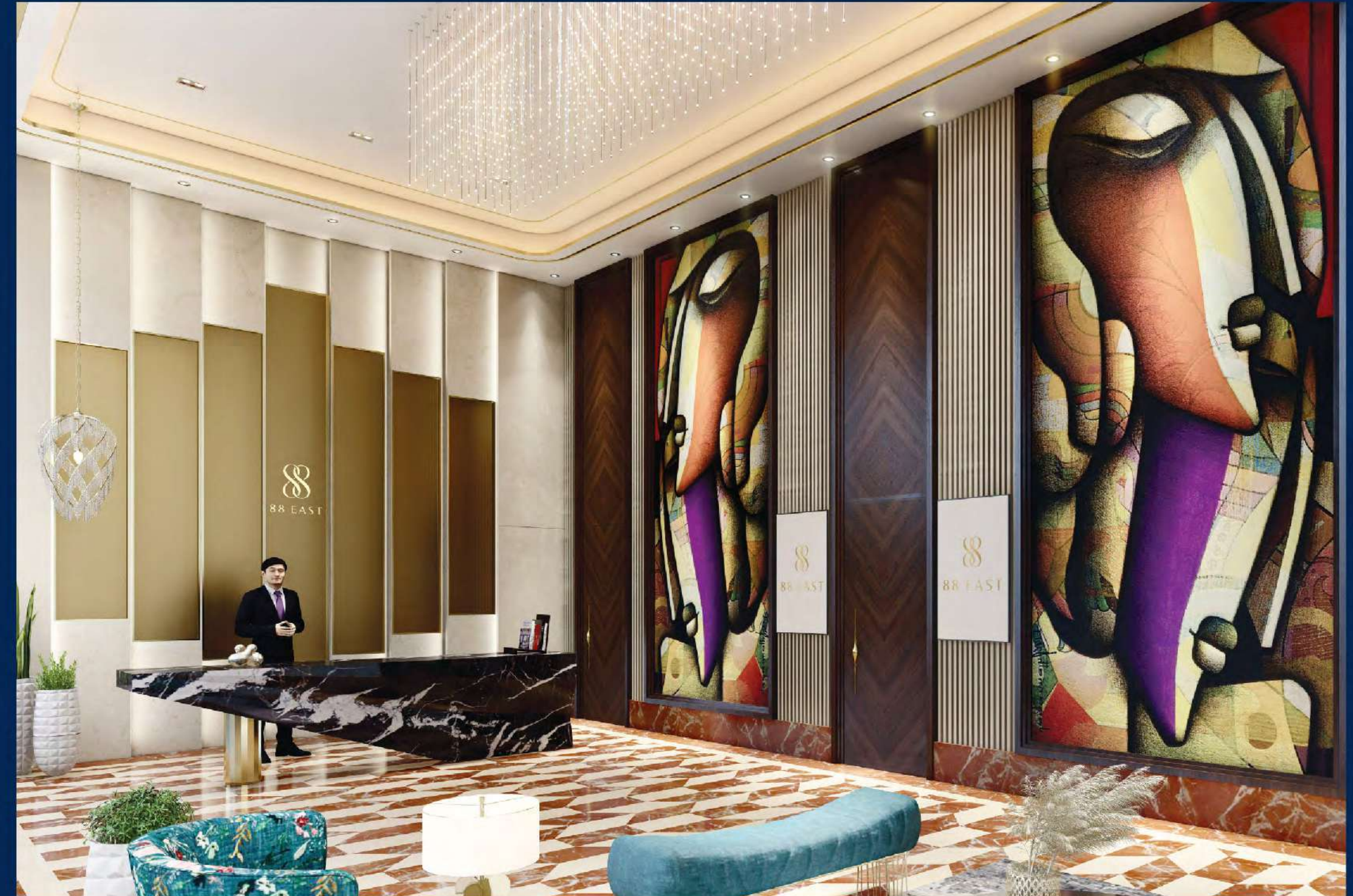
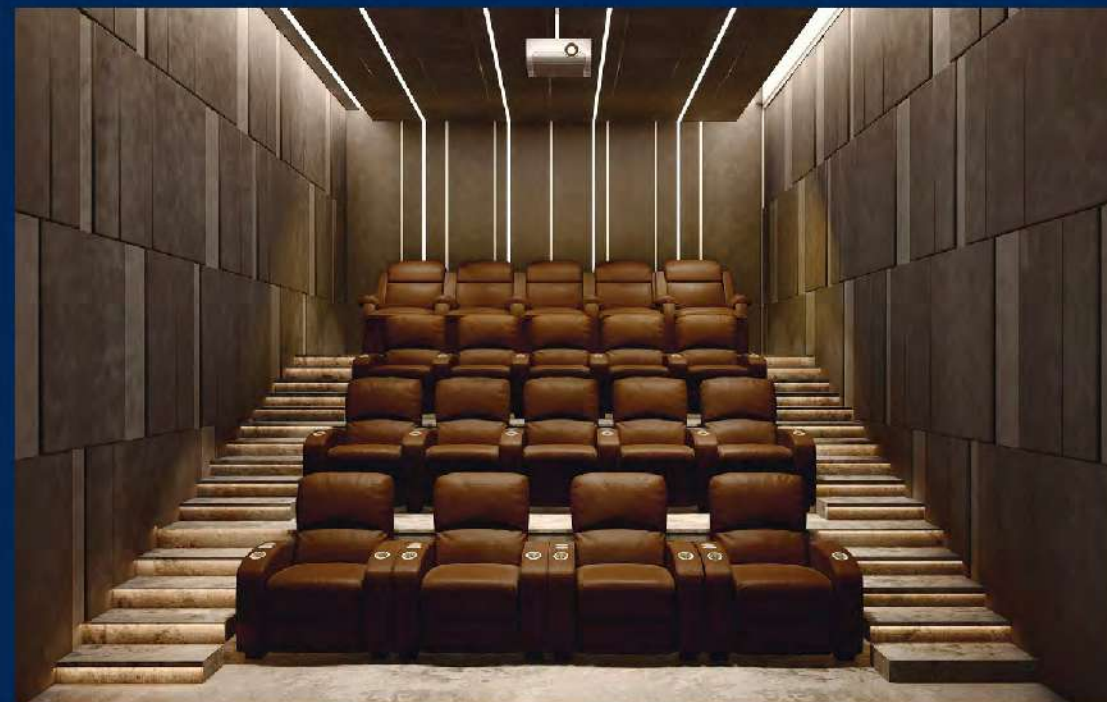
THE EXTRAVAGANT CLUBHOUSE.

The good life, and good health, too. Discover holistic well-being and happiness. Dive into an invigorating swim or a challenging game of Squash or a soothing therapy at the Spa. Add to all of that the incredibly calming water features and you have everything needed for a delightful evening.



A CLUBHOUSE THAT HOUSES ALL YOUR EXPECTATIONS.

Experience everything you ever expected your clubhouse to be. Then, experience it all like you are meant to - in absolute luxury, at your own pace.



ALFRESCO DINING (LEVEL 6).

Family dinners just found their missing recipe – the open air, the stars and the happiest memories. The open-air dining area makes for a memorable family evening.



A TRUE RETREAT FOR YOUR MIND, BODY AND SOUL.

Take a dip in the jacuzzi, workout at the state-of-the-art gymnasium and relax at the spa. It's all thoughtfully put together to pamper you.





DIVE INTO LUXURY. WASH AWAY YOUR STRESS.

The Swimming Pool and the Viewing Deck on level 6 offer the peace and quiet you need to wash away the stress of those long hours at work. Just a dive and you emerge refreshed, a peaceful moment and you feel recharged.



THE AWE-INSPIRING SKY LOUNGE ON THE TERRACE LEVEL (43RD FLOOR).

Your own private escape. Without leaving the city, or the building premises. The Sky Lounge offers some of the most exquisite views of the city and a much needed break from its hustle and bustle.

PARTY ZONE

- Sky deck
- Space for barbeque/dining
- Party area

THE RELAXING SERENITY ZONE AT THE TERRACE LEVEL (43RD FLOOR).

Peace, quiet, relaxation. And every breath, a moment of calm. The Serenity Zone offers you that much required me-time.

- Yoga deck
- Meditation deck





THE REJUVENATING GARDEN ZONE AT TERRACE LEVEL (43RD FLOOR).

Morning walks, evening strolls, or just moments of bliss with your loved ones. The Garden Zone will uplift your mood and rejuvenate your senses.

- Multiple themed gardens like the chimes garden, fragrance garden, and more
- Reflexology path

YOUR PRIVATE ACCESS TO KOLKATA'S MOST ICONIC SKYLINE.

Vidyasagar Setu, Race Course, Victoria Memorial
and more. Kolkata's most iconic skyline beckons
you, and you have private access to it.

The view image is an actual roof-top view shot on 26th Nov 2021 and Artist's stock image has been added later.



Representative image with actual city views shot on 26th November 2021 and stock image of
Interior features, façade and artist have been added to the image later.



A WEEKEND GETAWAY, ANY DAY OF THE WEEK.

An imaginatively designed 4-tier landscape hosts unique natural experiences, offering you a relaxing and unwinding sojourn without even stepping out of the gate.

BE NEIGHBOURS WITH NATURE.

Lush landscapes, themed gardens, exquisite water features, all thoughtfully integrated into most of the area. All the goodness of nature, right here, in the heart of the city.

- Flower garden with flowering shrubs and ornamental trees
- A green open space dotted with native species of tress
- Fragrance garden, with fragrant plants and leaves, comfortable seating and a chess table
- Sensory garden, open green spaces with flowering plants, a reflexology path, a water feature and wind chimes, awakening all the senses to relax and revive the spirit
- Meditation garden, a spacious deck designed for contemplation, sheltered within a dense screen of shrubs and trees



THOUGHTFUL LUXURY.

Airy, sunlit spaces open onto wide decks and terraces, offering you sweeping 180° panoramic views*. While a thoughtful, energy-saving design imbues every aspect of your residence.

*From select residences



Image for representative purpose only.



YOUR FUTURE HOME. IMAGINED TODAY.

Welcome to a home that signifies luxury living at its finest. Every detail covered. Every corner crafted to perfection. It exhibits an immaculate blend of finesse, state-of-the-art fittings and of course, fine taste.



88 EAST OFFERS YOU A CHOICE OF LUXURY 3 BED RESIDENCES.

At 88 East, we've left no stone unturned to make sure your home is nothing but perfect. Every corner, every square inch oozes exquisite luxury. From the space to the fixtures to the atmosphere, every bit of this home is thoughtfully crafted to deliver an unparalleled living experience. Because you deserve nothing less.

- 180° views in select residences*
- Cross-ventilation for airy spaces
- North and South views in select residences
- Selected home automation features

SITE PLAN



Artistic Impression

— LEGEND —

- | | |
|--|-------------------------------------|
| 1. SWIMMING POOL | 20. PLAY AREA |
| 2. AQUA GYM POOL | 21. PLAY LAWN |
| 3. KID'S POOL | 22. EAST GATE |
| 4. WATER POOL WITH JETS | 23. WEST GATE |
| 5. SUNBATHING DECK | A. CLUB |
| 6. AEROBICS & FITNESS DECK | I. SQUASH COURT |
| 7. PAVILION | II. INDOOR GAMES ROOM |
| 8. OUTDOOR LOUNGE & DINING
WITH PROVISION OF PANTRY | III. AV ROOM |
| 9. ARRIVAL DROP-OFF | IV. BADMINTON COURT /
PARTY HALL |
| 10. SEATING ALCOVE | V. LANDSCAPED
COURTYARDS |
| 11. CHESS GARDEN | |
| 12. LOUNGE DECK | |
| 13. CASCADED REFLECTING POOL | |
| 14. WATER COURTYARD | |
| 15. OUTDOOR TERRACE | |
| 16. FLOWER GARDEN | |
| 17. FUNCTION LAWN | |
| 18. FAIRYLIGHTS GARDEN | |
| 19. OUTDOOR FITNESS | |

TERRACE PLAN



Artistic Impression

A - SKY LOUNGE AT THE TERRACE

- | | | |
|------------------------------|--------------------|---------------------|
| 1. SPACE FOR BARBEQUE/DINING | 4. LOOK-OUT DECK | 7. CHIMES GARDEN |
| 2. PARTY LAWN | 5. YOGA DECK | 8. REFLEXOLOGY |
| 3. PARTY DECK | 6. MEDITATION DECK | 9. FRAGRANCE GARDEN |

B - LOOK-OUT DECK (TERRACE AT THE 39TH FLOOR)

- | |
|---------------------|
| 1. CHILL-OUT LOUNGE |
| 2. RAISED LAWN |
| 3. MEETING POD |

LUXURY LIVING, IN HARMONY WITH NATURE.

88 East is an IGBC pre-certified gold development. From a macro vision that plans for the future, to micro details for daily life, 88 East is designed to preserve nature, the community and a harmonious way of life. That's luxury for you, love for the environment.



Image for representative purpose only.

A STATEMENT FOR YOU. SMILES FOR THE ENVIRONMENT.

88 East is designed to be eco-friendly.



COOL, SUN & FABRIC

Energy-efficient design and systems reduce the external heat gain, keeping your home naturally cool



LANDSCAPE FOR LIFE

Landscape incorporates native species, maintaining bio-diversity and reducing the need for water



REDUCE. REUSE. RECYCLE.

A wastewater treatment plant to ensure that the water generated is treated and re-used



URBAN LUNG SPACES

Encouraging urban lung spaces and promoting health, by developing various gardens within 88 East's green expanses



DAYLIGHT & NATURAL VENTILATION

All inhabited spaces enjoy ample natural light and excellent ventilation to enhance the inner environment



CARE FOR ALL

Parking for visitors and ramps and preferential parking spaces nearest to the ground lobby for easy access, bathrooms for physically challenged



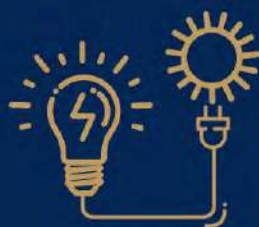
ORGANIC WASTE MANAGEMENT

An organic waste management system to treat wet waste generated



PRO-ENVIRONMENT CONSTRUCTION PRACTICE

Reducing impact on the environment through construction waste management and recycling construction material



EFFICIENT ARTIFICIAL LIGHTING

Efficient lighting design and fixtures reduce the demand for artificial lighting, leading to savings on energy



SAVE WATER & AVOID THIRST

Rainwater harvesting and water-efficient systems in residences which reduce the demand for water



SOLAR PV

Solar PV panels for common area lighting

DEVELOPER AND PARTNER INFORMATION.



TATA HOUSING

- Recognised as one of the most trusted real estate development brands in India
- Pioneer in the concept of property development by corporates in India
- Known for its quality construction, ethical and transparent business practices and high standards of maintenance of properties
- Presented with several accolades and has been recognised both in India and international markets for its landmark projects and contribution to the real estate sector
- Serving more than 19,000+ satisfied customers, with numbers growing every year



HB DESIGN

- HB Design was started by Hans Brouwer in 1998 in Singapore. Previous to that, Hans was working with Norman Foster, London. During his time with Foster, Hans was involved with and responsible for a number of world-class buildings, including the Century Towers - Tokyo, a mixed use office building, the Kawana Houses - Japan and the Commerzbank Headquarters Tower - Frankfurt, Germany; an eco-high rise with sky gardens, a triple glazed operable façade and radiant cooling systems
- Since 1998, HB Design has expanded in size and portfolio with projects all over the Asian region as well as houses in the United States and Europe. Projects range from bespoke houses to 250m tall high rise towers. HB Design has been active in India since 2008 and currently has over 15 projects, the largest at over 2.3 million square feet in size, under construction or in design
- Hans is a Registered Architect in Singapore and provides the design lead for HB Design



KEVENTER

- The Keventer Group, a Kolkata-based 3,000 crore business conglomerate, has businesses across varied industries including steel, real estate and food processing
- Established as one of the fastest growing food companies in Eastern India, Keventer has also achieved reputé in real estate, executing commercial and residential complexes with a total construction area of over 6.5 million sq. ft.
- The Group's completed projects include Urbana, West Wind, Sealdah Big Bazaar, Business Towers, Keventer Rishra and Keventer The North



STX LANDSCAPE ARCHITECTS

- An award-winning consulting firm specialising in landscape architecture, master-planning and urban design, STX Landscape Architects harnesses creativity, experience and expertise to serve as a trusted partner for clients and to give form and definition to projects
- Since 1995, STX has been transforming landscapes through creative solutions, resulting in dynamic spaces that are seamlessly integrated and memorable
- Carefully and thoughtfully synthesising its unique knowledge, talent and vision with the aspirations of each project, STX crafts timeless spaces that captivate and inspire



88 EAST

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RERA Registration no. HIRA/P/KOL/2019/000383 valid up to 30 March, 2027 available on <https://rera.wb.gov.in/>

SITE - 34, Diamond Harbour Road, Diagonally Opp. to Burdwan Road, PO - Alipore, Kolkata - 700027

Disclaimer: The project is being developed by Kolkata-One Excelton Private Limited (Developer), a joint venture between Tata Housing Development Company Limited and Keventer Projects Limited. Booking/Sale is subject to terms of application form and agreement for sale. Furniture, fixture and white goods shown therein do not form part of the specifications/ agreement for sale. Certain services forming part of Amenities in the Project will be on paid basis. Distance and timelines are indicative and may vary subject to weather, traffic and infrastructure facilities to be provided by third parties / municipal authorities. Proposed infrastructure/developments outside the Project to be carried out by third parties/government authorities and Developer shall not be responsible for the same. The project is financed by Axis Bank Limited. 'TATA' and 'TATA Housing' are the registered trademarks of Tata Sons Private Limited. For more information, please contact our sales team at Premises No. 34 Diamond Harbour Road, Kolkata, PS. Alipore, Dist. Kolkata 700027. visit <https://www.tatahousing.com/residential-property-in-kolkata/tata-88-east>