



Greenway Wada

powered by **EBG**
Group

A 73-acre wellness, hospitality, senior living
and premium residential destination near Mumbai

Not just a development. A destination ecosystem.



From a gated community to a destination ecosystem

Greenway already has the land, the community base and the development proof. EBG unlocks the next value layer through brands, wellness, hospitality, senior living and destination programming.

powered by **EBG**
Group

TODAY
A strong foundation



TOMORROW
A destination ecosystem



Carlton
Wellness Retreat



Carlton
Wellness Center



Tarzan
Nature Retreat



NonStop
Senior Living Residences



Carlton
Premium Residences



Carlton
Luxury / Premium Plots

Mumbai is ready for a wellness-led second-home destination

Today's buyer is no longer looking for just a plot. They are looking for nature, wellness, managed hospitality, safety, community and long-term lifestyle value.

- 01 Wellness-led weekend living
- 02 Nature-connected family escapes
- 03 Senior living with dignity and care
- 04 Hospitality-backed lifestyle assets
- 05 Managed ownership and long-term destination value



Why Wada works

Close enough to Mumbai.
Far enough to breathe.



Near Mumbai, Thane and the larger MMR market



Approx. 2 hours from Mumbai airport



Large green parcel with destination scale



Ideal for second homes, wellness and retreats



Stronger nature value than city-based luxury projects

ARABIAN
SEA

THANE

Approx.
2 hours*

MUMBAI

WADA

Greenway is not starting from zero

This is not a paper concept. The project already has development proof, sold inventory and a functioning community base.



73-acre
gated community



80+
villa plots sold



54+
homes already
constructed and
generating revenue



Existing
infrastructure
and amenity base

The next phase is not about starting.
It is about unlocking higher value.



Six strategic revenue engines

One destination.
Six monetisation layers.


CARLTON
WELLNESS RETREAT

1. Carlton Wellness Retreat
64-suite G+5 retreat hotel




CARLTON
WELLNESS CENTER

2. Carlton Wellness Center
Destination wellness and therapy campus



Tarzan
NATURE RETREAT

3. Tarzan Nature Retreat
Nature pods, managed ownership and lease-back potential



nonSTOP

4. NonStop Senior Living Residences
Assisted senior living with care, rehab and support




CARLTON

5. Carlton Premium Residences
Premium lifestyle residences




CARLTON

6. Carlton Luxury / Premium Plots
47 premium plots for end-use or rental villa development



EBG is the ecosystem multiplier

EBG is not just lending a name.
It brings the platform that can turn
land into a living destination ecosystem.

Not just a development. A destination ecosystem.

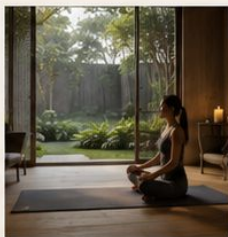


Built with specialist minds, not generic vendors

Greenway Wada powered by EBG Group will be shaped by a curated expert platform across culinary, wellness, design, hospitality and senior care.



Culinary direction
by Chef Suresh



Wellness
programming team



Master planning
and architecture
partner



Interior
design partner



Hospitality
planning partner



Senior living
and rehab partner
(NonStop)



Brand and sales
strategy by
EBG Group



Select partners and expert names to be announced / finalised.

Supporting experience layers

The ecosystem becomes more powerful
when daily life is activated.



EBG Foodworks
food and café experiences



Agasthyam
farm and nature



Prana Kshetra
wellness and healing journeys



Game Zone
recreation



Family experiences
family connection



One destination. Multiple specialist brands.

Greenway Wada powered by EBG Group operates as a master destination supported by focused sub-brands and experience layers.

Greenway Wada

powered by **EBG**
Group



Greenway Wada

powered by **EBG**
Group

The 73-Acre Masterplan

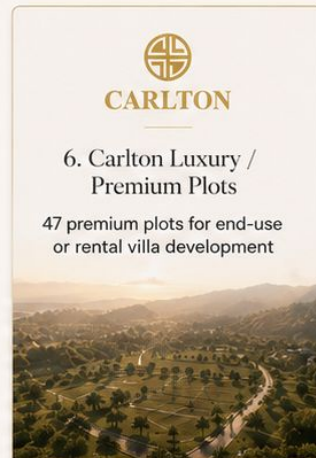
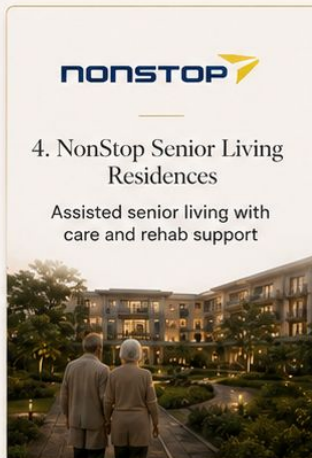
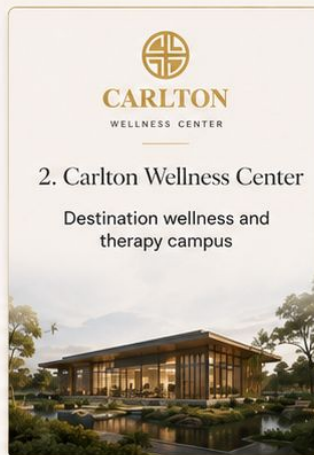
Six interconnected zones.
One destination ecosystem.

- Resort & Hospitality
- Wellness & Senior Living
- Assisted Living
- Nature & Trails
- Premium Residences
- Luxury / Premium Plots
- Amenities & Experience Spine



The Six Revenue Engines

One destination. Six monetisation layers.



The Customer Journey

From discovery to ownership to recurring engagement.



Carlton Wellness Retreat

The flagship hospitality asset
of Greenway Wada.



64 Elegant Suites



Grand Reception Lobby



Café & Lounge



Fine-Dining Restaurant



Convention & Meeting Halls



Rooftop Open Deck
with Swimming Pool



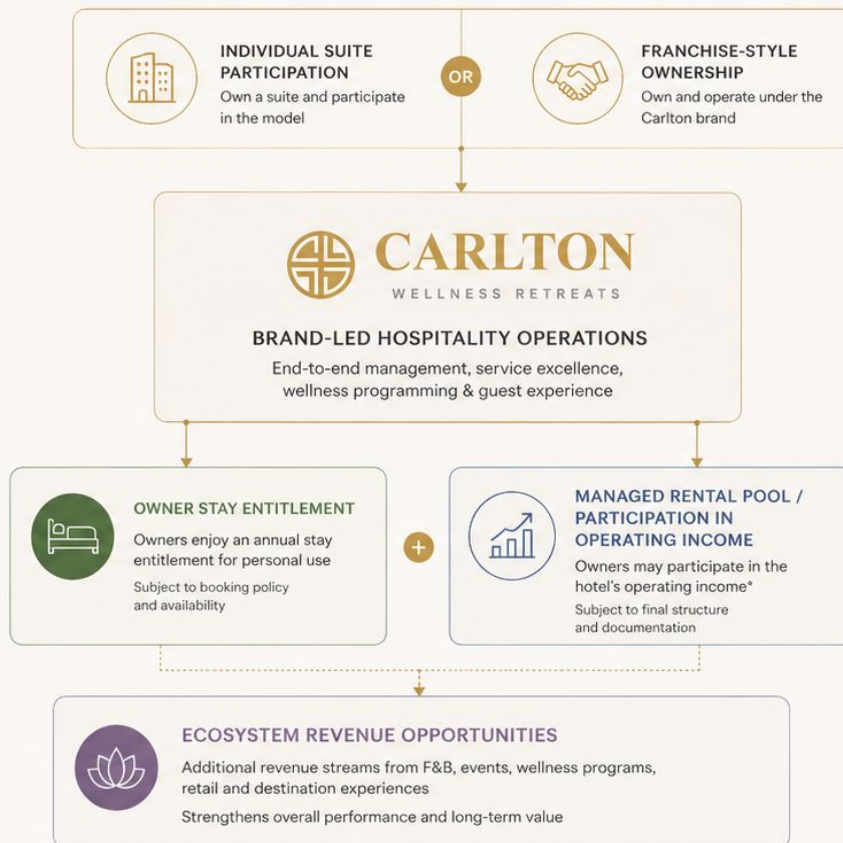
Carlton Wellness Retreat Business Model

Hospitality-backed ownership
or participation model for a
64-suite G+5 retreat hotel.



HOSPITALITY-BACKED OWNERSHIP / PARTICIPATION STRUCTURE

Approx. 20 Year Participation Horizon



COMMERCIAL PRINCIPLES



BRAND TRUST
Powered by the Carlton Wellness Retreats brand and hospitality expertise



OWNER ALIGNMENT
Structured to align owner interests with the long-term success of the asset



PROFESSIONAL MANAGEMENT
Best-in-class operations, revenue management and cost optimization



SUSTAINABLE VALUE
Wellness-led positioning and sustainable practices drive enduring demand



TRANSPARENCY
Governed by clear frameworks, reporting and compliance

* Participation in operating income is subject to the final structure, legal documents and applicable laws.



The Carlton Retreat Experience

Every moment.
Thoughtfully curated.

A seamless journey through luxury,
wellness, and connection—designed
to rejuvenate, inspire and elevate.



ARRIVAL & RECEPTION
A warm welcome, crafted for you.



PREMIUM SUITE STAY
Elegant comfort with serene views.



FINE DINING & CAFÉ
Nourish. Indulge. Savor.



ROOFTOP POOL DECK
Unwind above it all.



EVENTS & CONVENTIONS
Purposeful spaces. Memorable impact.



WELLNESS CONNECTION
From stay to sanctuary.

ONE RETREAT. ENDLESS EXPERIENCES. TOTAL WELL-BEING.



CARLTON
WELLNESS CENTER

Carlton Wellness Center

Destination wellness and
therapy campus.

A holistic ecosystem that blends ancient wisdom
with modern science—supporting healing,
performance, and longevity.



AYURVEDA AND
HOLISTIC THERAPIES



YOGA AND
MEDITATION



HYDRO /
RECOVERY



DIAGNOSTICS /
CONSULTATION



REHAB AND
PHYSIOTHERAPY



LONGEVITY AND
PREVENTIVE WELLNESS



MOVEMENT AND
FITNESS

Wellness Program Stack

Science-led. Holistic by design.
Personalized for lasting wellbeing.

The Carlton Wellness Center brings together evidence-based therapies, advanced diagnostics and holistic practices to deliver measurable outcomes across every dimension of wellbeing.



CORE WELLNESS PILLARS



PROGRAM DURATION PATHWAYS



Every program is personalized by our medical and wellness team to deliver measurable outcomes and lasting transformation.

Tarzan Nature Retreat

A 9-acre immersive nature-retreat zone
with private nature pods / cabins,
managed ownership, and lease-back potential.



OWN-USE

Your private nature escape,
anytime you choose.



NATURE STAY

Curated stays in harmony with
the forest and its rhythms.



MANAGED HOSPITALITY ACTIVATION

Professional management ensures effortless
operations and memorable guest experiences.



AGRICULTURE & NATURE EXPERIENCE

Engage with farm-to-table living, nature trails,
and immersive outdoor experiences.



Tarzan Product Mix & Economics

Nature-immersive stays.
Sustainable returns.



Managed Ownership

Professionally managed for seamless operations and maintenance.



Own-Use + Lease-Back

Enjoy your retreat and earn when you're away.



Destination-Level Monetisation

Multiple revenue streams through eco-stays, experiences and amenities.

Tarzan®
NATURE RETREAT

1. Apple Pod / Apple Cabin

Premium eco-pods and cabins blending design with nature.



2. Double-Decker Space Capsule

Innovative stacked capsules for high-yield eco-stays.



3. Wooden House

Spacious naturally crafted retreats for families.



INDICATIVE UNIT MIX

40

Apple Pod /
Apple Cabin

+

15

Double-Decker
Space Capsule

+

12

Wooden House

=

67

TOTAL UNITS



Built for nature. Designed for returns. Positioned for the future.

Tarzan Experience Layer

Nature, privacy, hospitality
and farm life in one product.



Private plunge pools



Outdoor deck living



Fire-pit lounge evenings



Pergola seating & conversation corners



Farm & garden access / farm activities



Pottery / mud pool / spa / restaurant



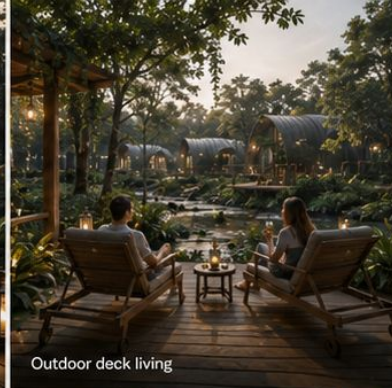
Gaushala visits & nature trails



Managed stay potential
(ownership / rental / lease-back)



Private plunge pools



Outdoor deck living



Fire-pit lounge evenings



Pergola seating &
conversation corners



Farm & garden access /
farm activities



Pottery



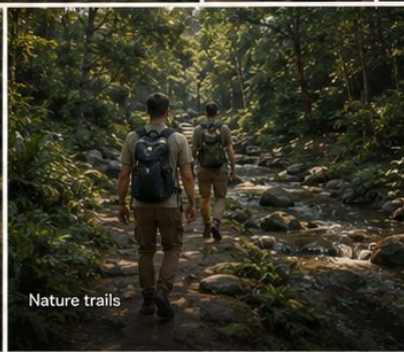
Mud pool / spa



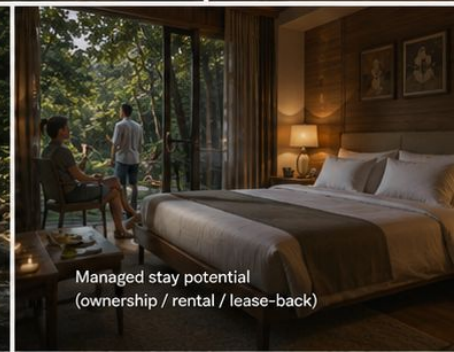
Restaurant



Gaushala visits



Nature trails



Managed stay potential
(ownership / rental / lease-back)

NonStop Senior Living Residences

Thoughtfully designed for
fulfilled living, every day.



Six senior-living towers



2 BHK from approx. ₹99L



3 BHK from approx. ₹1.49 Cr



Bare shell + interiors



Age-friendly planning



Wellness, rehab &
care ecosystem



Wellness &
Activity Zones



Clubhouse &
Gourmet Dining



24x7 Security &
Assistance



Community
Engagement



Medical Support
& Tie-ups



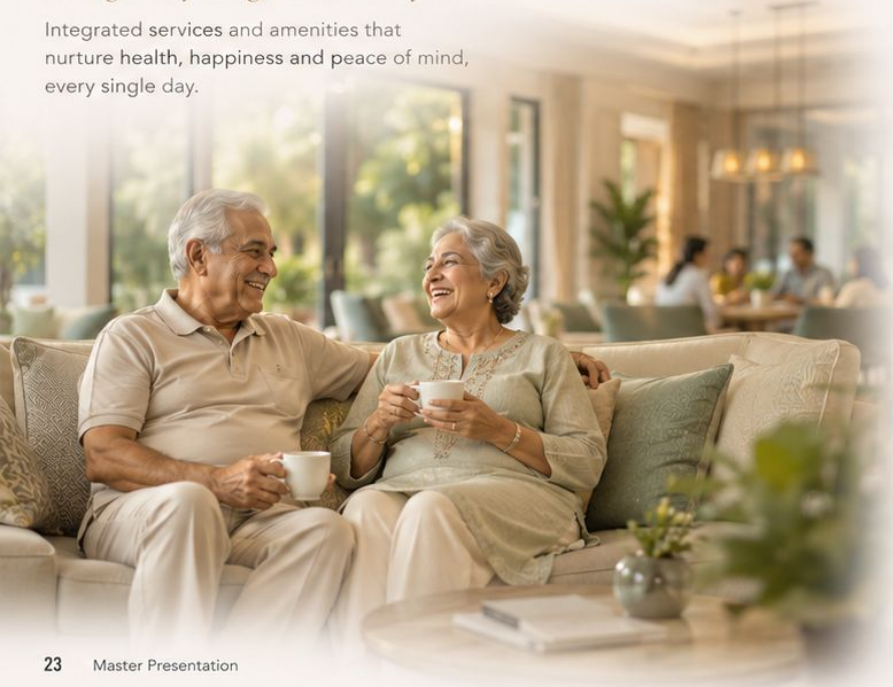
Green, Serene
Surroundings



Senior Living Care Stack

Thoughtfully designed. Carefully cared for.

Integrated services and amenities that
nurture health, happiness and peace of mind,
every single day.



ANTI-SKID FLOORING

Safer steps.
Everywhere.



GRAB BARS & BATHROOM SAFETY

Thoughtful support
for everyday ease.



EMERGENCY CALL SUPPORT

Help, instantly
within reach.



24X7 MAID ASSISTANCE

A helping hand,
anytime you need.



24X7 AMBULANCE ASSISTANCE

Rapid response.
Always on standby.



DOCTOR ASSISTANCE

Consultation.
Right when you need it.



PHYSIO & REHAB SUPPORT

Stay active.
Stay independent.



WELLNESS CENTER ACCESS

Mind, body and soul.
Nurtured daily.



COMMUNITY DINING & ENGAGEMENT

Good food. Great company.
Stronger bonds.



MOBILITY / CONCIERGE SUPPORT

Seamless mobility.
Simplified living.

Carlton Premium Residences

Premium branded residences
inside a wellness destination

 2 BHK from approx. ₹1.49 Cr

 3 BHK from approx. ₹1.99 Cr

 Semi-furnished concept

 Designed for HNI families,
professionals & NRIs

Greenway Wada
powered by **EBG** Group



Carlton Residences Value Proposition

Thoughtfully designed living.
Holistically elevated every day.



Branded Premium Living

Refined residences with timeless design and Carlton's signature hospitality.



Green, Secure, Gated Ecosystem

A safe, serene community immersed in nature and thoughtfully planned for well-being.



Wellness Access

Seamless access to wellness programs, spa, fitness, and holistic therapies.



Food & Community Amenities

Curated dining, cafes, and spaces that bring people together.



Hospitality & Guest-Stay Support

Carlton-level service with guest suites and concierge assistance.



Senior-Care Proximity

Peace of mind with trusted senior-care services close at hand.



Children & Family Experiences

Engaging spaces and programs for every age to thrive.



Rental / Managed-Use Potential

Subject to structure, maximizing value and long-term flexibility.



BRANDED
PREMIUM LIVING



GREEN, SECURE,
GATED ECOSYSTEM



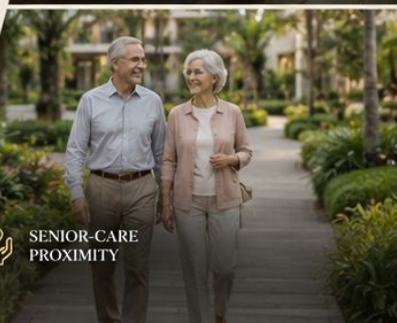
WELLNESS ACCESS



FOOD & COMMUNITY
AMENITIES



HOSPITALITY &
GUEST-STAY SUPPORT



SENIOR-CARE
PROXIMITY



CHILDREN & FAMILY
EXPERIENCES



RENTAL / MANAGED-USE
POTENTIAL
SUBJECT TO STRUCTURE



CARLTON
LUXURY / PREMIUM PLOTS

Carlton Luxury / Premium Plots

Own a slice of refined living,
crafted for generations.



47 premium plots



Approx. 3,000–7,000 sq. ft.



Optional Carlton villa
design packages



Self-use, vacation home
or rental villa potential



Destination value enhanced
by the wider Greenway ecosystem



CARLTON
LUXURY / PREMIUM PLOTS

A limited collection of
47 premium plots designed
for discerning homeowners
seeking space, privacy and
long-term value.

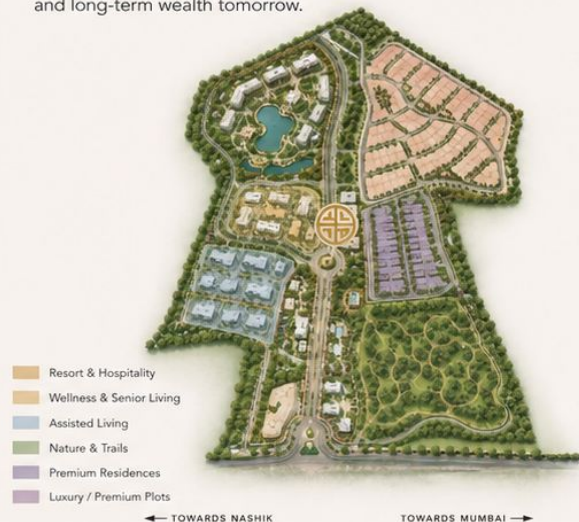


Optional Carlton villa concepts

Plot Monetisation & Villa Upside

Multiple paths. One destination. Unlimited value.

Greenway Wada offers a layered ownership model that unlocks value at every stage—designed for flexibility today and long-term wealth tomorrow.



EBG Amenities Village

A world of experiences.
Rooted in wellness, crafted for
families, built for community.

A vibrant destination for dining,
wellness, learning and leisure —
bringing people together
every single day.



EBG Foodworks
Gourmet, global &
everyday dining



**Chef-led Culinary
Concepts**
Curated restaurants
by master chefs



**Chhota Bheem
Family Café**
Play. Learn. Celebrate.



Native Touch
Regional flavours,
authentic experiences



NonStop Physio
Rehab. Recover.
Rise stronger.



**Prana Kshetra
Amrita Aahar**
Holistic wellness,
pure nourishment



**Agasthyam
Kalari Experience**
Ancient wisdom.
Modern vitality.



Game Zone
Fun. Play.
Unwind.



**Retail &
Community Events**
Shopping. Gatherings.
Celebrations.

The Revenue Flywheel

Six engines. One ecosystem.
Compounding value.



Carlton Wellness Retreat



Carlton Wellness Center



Tarzan Nature Retreat



NonStop Senior Living



Carlton Premium Residences



Carlton Luxury / Premium Plots



Amenities, F&B, Events & Hospitality

Food, culture, sport & amenities drive repeat visits and local demand.



FOOD, CULTURE
& AMENITIES



EVENTS &
HOSPITALITY



WELLNESS &
EXPERIENCES



COMMUNITY &
CONNECTION



REPEAT VISITS &
REFERRALS

Events and hospitality create visibility, brand equity and steady conversions.





Indicative ₹1,500 Cr Ecosystem Potential

One destination. Multiple engines.
Compounding value.



THE VALUE STACK



TOTAL INDICATIVE ECOSYSTEM POTENTIAL

₹1,500 Cr

Phased Development Roadmap

A measured rollout that builds demand, credibility and cash flow in sequence.

1

Phase 1 | 0–12 Months

- Carlton Wellness Retreat – 64 suites
- EBG Amenities Village
- Carlton Luxury / Premium Plots – launch & sales



2

Phase 2 | 12–24 Months

- Carlton Wellness Center
- Tarzan Nature Retreat
- Carlton Premium Residences – design launch & bookings



3

Phase 3 | 24–36 Months

- NonStop Senior Living Residences
- Managed stays & wellness programs
- Full ecosystem operations



- PHASE 1
0–12 Months
- PHASE 2
12–24 Months
- PHASE 3
24–36 Months



Early cash conversion



Brand establishment



Recurring revenue scale

The Specialist Ecosystem

Built by Greenway. Powered by EBG. Shaped by a world-class multidisciplinary network.



01

Master Planning

Site planning & zoning



02

Architecture & Structures

Destination architecture



03

Interior Design

Luxury interiors



04

Wellness & Longevity Programming

Therapies & wellness journeys



05

Chef-led Culinary – Chef Suresh

Signature F&B experiences



06

Senior Living & Rehab – NonStop

Care and rehab excellence



07

Hospitality Operations – Carlton

Guest operations & standards



08

Sales, Branding & Go-to-Market – EBG

Demand generation & closures



One destination. Multiple specialists. Single integrated vision.

Demand Engine & Buyer Segments

Multiple products. Multiple audiences. One coordinated sales engine.

WHO WE SERVE



HNI families & second-home buyers



Wellness seekers & retreat guests



NRIs & global Indians



Senior-living buyers & caregivers



Holiday-home investors



Experience-led family visitors



HOW WE GENERATE DEMAND



Digital performance marketing



Channel partners & consultant network



Site-experience events



Wellness / medical referral networks



Hospitality lead capture



NRI outreach & partner marketing



CROSS-SELL JOURNEY



Discover
Inspire & inform
across touchpoints



Visit
Immersive site &
experience tours



Buy a plot /
residence
Choose product
that fits your goal



Stay /
lease-back
Earn while you
enjoy the property



Wellness
membership
Access programs,
community & care



Repeat
referrals
Share experiences.
Bring your circle.



Every product feeds the next, improving absorption and lowering acquisition cost.

The Greenway × EBG Partnership Model

A collaborative platform that combines land strength, destination development and operating capability.

GREENWAY BRINGS

-  73-acre platform and land stewardship
-  Existing site foundation and community base
-  Local development context
-  Execution coordination on ground
-  Asset creation platform



EBG BRINGS

-  Brand architecture and product strategy
-  Hospitality, wellness and senior-living ecosystem
-  Sales, marketing and launch engine
-  Specialist partner network
-  Recurring-revenue operating layer

REVENUE STREAMS


Development Sales


Hospitality & Managed Stays


Wellness Programs


Amenities & F&B


Recurring Revenue

Greenway Wada

The next landmark wellness destination near Mumbai

A 73-acre multi-engine ecosystem bringing together hospitality, wellness, nature, senior living, premium residences, plotted development and community amenities.



73

acre
platform



6

integrated
engines



Indicative

₹1,500 Cr

ecosystem potential

One destination. Six engines. Infinite value.

