



SITE OFFICE:

Ajod Realty Sales Lounge, Vaikunthlal Mehta Road, Opp. Mithibai College, Juhu, Mumbai - 400049

DISCLAIMER: The information provided in this brochure including all pictures, images, plans, drawings, amenities, dimensions, elevations, illustrations, facilities, features, specifications, other information, etc. mentioned are indicative of the kind of development that is proposed and are subject to the approval from the competent authorities. Pictures, visuals, perspective view of building, model, furniture and maps are artist's conceptions and not the actual. Furniture, Fixtures, Accessories and furnishings shown in the Units are only for representation and shall not be provided in the actual unit.

 The project has been registered via MahaRERA registration : PC1180002500084 | website <https://maharera.mahaonline.gov.in> under registered projects. *T&C Apply.



ICONIC OFFICE SPACES

THE ADDRESS

THAT SAYS EVERYTHING



WHERE VISION MEETS VALUE

AJOD ONE IS A LANDMARK COMMERCIAL TOWER CRAFTED FOR BUSINESSES THAT DEMAND MORE – MORE VISIBILITY, MORE FUNCTIONALITY, MORE STATURE.

Strategically located near Mithibai College, this **Ground + 13-storey** marvel brings together premium office spaces and vibrant retail zones in one of Mumbai's most aspirational neighbourhoods. Whether you're an end-user or an investor, Ajod One promises long-term value in an area where supply is limited but demand remains unmatched.





PRECISION PLANNING MEETS PREMIUM DESIGN

AJOD ONE OFFERS A SEAMLESS COMMERCIAL EXPERIENCE THROUGH ITS G+13 STRUCTURE, BACKED BY SMART INFRASTRUCTURE AND REFINED PLANNING.

With a grand entrance lobby, five levels of robotic parking, and six high-speed elevators, this development ensures smooth mobility and secure access. The entire structure is topped with a modern glass façade, 74 metres of road frontage, and floor-to-ceiling clear heights of 11 feet – combining beauty with business functionality.



G + 13 Storeys



Grand Entrance Lobby



5 Levels Robotic Parking



6 High Speed Elevators



Modern Glass Façade



11 Ft. Clear Height



Self Contained Offices



Sea And City Views



STRATEGICALLY CENTERED. SEAMLESSLY CONNECTED.

*SITUATED JUST OFF S.V. ROAD AND DIRECTLY OPPOSITE MITHIBAI
COLLEGE, AJOD ONE IS CONNECTED TO EVERYTHING THAT MATTERS.*

A mere 2-minute walk to **Metro Line 2A** and just 10 minutes from both **Domestic and International Airports**, the location ensures effortless commuting. Nestled in a high-footfall zone surrounded by premium residences, retail, and institutions, Ajod One enjoys the rare dual benefit of prominence and convenience.



CONNECTIVITY :

VILLE PARLE RAILWAY STATION : 1.1 KM
ANDHERI METRO STATION - 2.6 KM
ANDHERI RAILWAY STATION - 2.6 KM
NEW LINK ROAD - 2.7 KM
CHHATRAPATI SHIVAJI INTL. AIRPORT - 3.3 KM
WESTERN EXPRESS HIGHWAY - 3.6 KM
DN NAGAR METRO STATION - 4.3 KM

HOTELS :

JW MARRIOTT - 1.7 KM
NOVOTEL MUMBAI JUHU BEACH - 1.8 KM
RAMADA PLAZA - 2.1 KM
THE EMERALD - 2.6 KM
HOTEL SEA PRINCESS - 2.8 KM

FINE DINE :

SAFFRON JW MARRIOTT - 1.7 KM
RAZZBERRY RHINOCEROS - 1.8 KM
JEON - 2.9 KM
SOHO HOUSE MUMBAI - 3.1 KM
ESTELLA - 3.1 KM

MUMBAI'S COVETED COMMERCIAL FRONTIER

JUHU IS MORE THAN A PIN CODE – IT'S A STATEMENT.

With minimal new commercial supply and surging demand from professionals, brands, and investors, Juhu has become a rare opportunity for those who value both legacy and location. Ajod One captures the spirit of this locality – exclusive, aspirational, and upwardly mobile – delivering what is arguably one of the final premium commercial addresses in the area.



BOUTIQUE OFFICES FOR VISIONARY BUSINESSES

AJOD ONE OFFERS FLEXIBLE, SELF-CONTAINED OFFICE UNITS RANGING FROM 284 TO 988 SQ.FT.,
COMPLETE WITH INDIVIDUAL BATHROOMS AND 100% VASTU COMPLIANCE.

The efficient layouts ensure zero wastage, while **full-floor options of over 9,000 sq.ft.** offer scope for expansive business setups. Whether you're a founder, consultant, medical practitioner, or family office, there's a space here tailored to your trajectory.



REPRESENTATIVE IMAGE



AJOD ONE

REPRESENTATIVE IMAGE



*REPRESENTATIVE IMAGE



*REPRESENTATIVE IMAGE

MORE THAN JUST AN OFFICE. A STATEMENT.

FROM A GRAND DOUBLE-HEIGHT ENTRANCE LOBBY TO CURATED VALET SERVICE & 24X7 SECURITY, AJOD ONE ELEVATES EVERYDAY WORK LIFE INTO A PREMIUM EXPERIENCE.

Enjoy sweeping views of the sea and city skyline through double-glazed glass façades, while the high-clearance ceilings and natural light ensure an inspiring work environment. It's not just where you work – it's where you thrive.



Customizable
Offices



Floor To Ceiling
Windows



En-suite Toilets
In All Offices



Naturally Lit
For Productivity



Desirable
Floor Plans







A RARE FIND IN A RARER LOCATION

*IN A MICRO-MARKET WITH LITTLE TO NO NEW COMMERCIAL SUPPLY,
AJOD ONE STANDS OUT AS A GOLDEN INVESTMENT.*

Its prime location, future-ready infrastructure, and boutique format make it ideal for both capital appreciation and rental yield. As commercial real estate continues to evolve, this development presents a limited-inventory, high-potential opportunity in one of **Mumbai's most iconic zones**.





Ajod is the convergence of four distinguished real estate legacies, bringing together domain-specialized excellence in residential and commercial spaces to usher in a new era of integrated urban development. By fusing deep expertise in design, execution, and customer experience, Ajod creates environments that elevate lifestyles and business ambitions with enduring value.

CMES INC

RAMESH SUHAGIA
FOUNDER OF CMES INC.

Founded in 1996 by civil engineers, CMES Inc. has grown from a humble start to one of Atlanta's top heavy highway contractors. Backed by a skilled team and cutting-edge equipment, we deliver quality construction services on time and within budget. Our mission is rooted in technology, client relationships, and empowering our people. With a strong culture of excellence and growth, CMES Inc. is paving the way forward—building infrastructure and trust, one project at a time.

150+
TRUCKS & VEHICLES

175+
DEDICATED EMPLOYEES

400+
HEAVY EQUIPMENT
& TOOLS

200+
TOTAL PROJECTS
COMPLETED

PALM BEACH GROUP

BABUBHAI PATEL
DIRECTOR

Founded by visionary promoter Mr. Babubhai Karotra, Palm Beach Group has redefined modern living through 12 landmark developments, crafting over 1.35 million sq.ft. of built space across 252,000 sq.ft. of prime land. With a steadfast commitment to quality and innovation, we've proudly served 830 families—transforming aspirations into enduring realities. Palm Beach Group: building communities, creating legacies.

12
TOTAL PROJECTS

25L+
SQ.FT. TOTAL LAND AREA

830
TOTAL FAMILIES SERVED

13.5L+
SQ.FT. TOTAL CONSTRUCTED

DEVSIDDHI

MR. HIREN SONI
DIRECTOR

MR. VIJAY SONI
DIRECTOR

Since 2010, Director has been shaping the future of urban living with a strong foundation of integrity, innovation, and quality. From humble beginnings to becoming a trusted name in real estate, we craft iconic, future-ready spaces that reflect excellence and sustainability. Guided by our mission to exceed expectations and our vision to transform landscapes, we continue to build not just structures, but lasting value for our clients, partners, and communities.

15+
YEARS EXPERIENCE

08
PROJECTS DONE

580+
HAPPY CLIENTS

9.7L+
SQ.FT. CONSTRUCTED

DEV AASHISH

MR. JIGAR PATEL
DIRECTOR

MR. NISHIT SHAH
DIRECTOR

Dev Aashish is a youthful, professionally managed real estate company in Gujarat, built on values of transparency, quality, and customer-first thinking. With a focus on innovation, efficiency, and timely delivery, we craft residential and commercial spaces that reflect modern aspirations. Our mission is driven by a strong work culture and talent development, while our vision aims to redefine real estate with a value-based, future-ready approach rooted in trust and excellence.

18+
YEARS EXPERIENCE

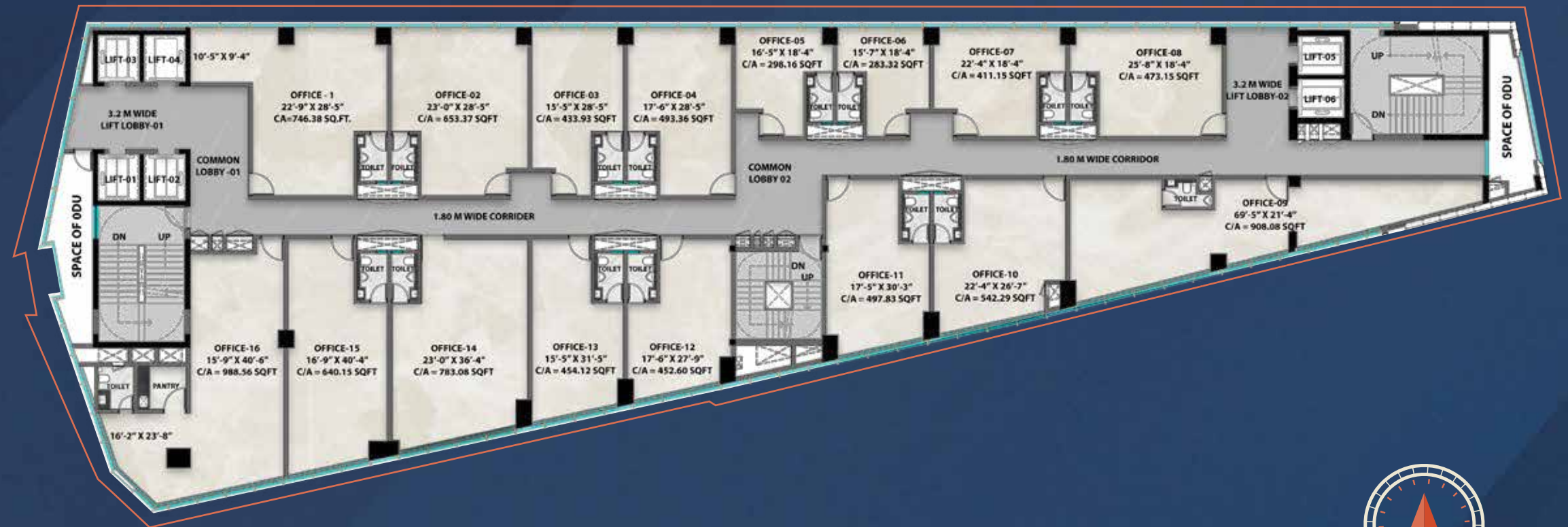
15
PROJECTS DONE

2500+
HAPPY CLIENTS

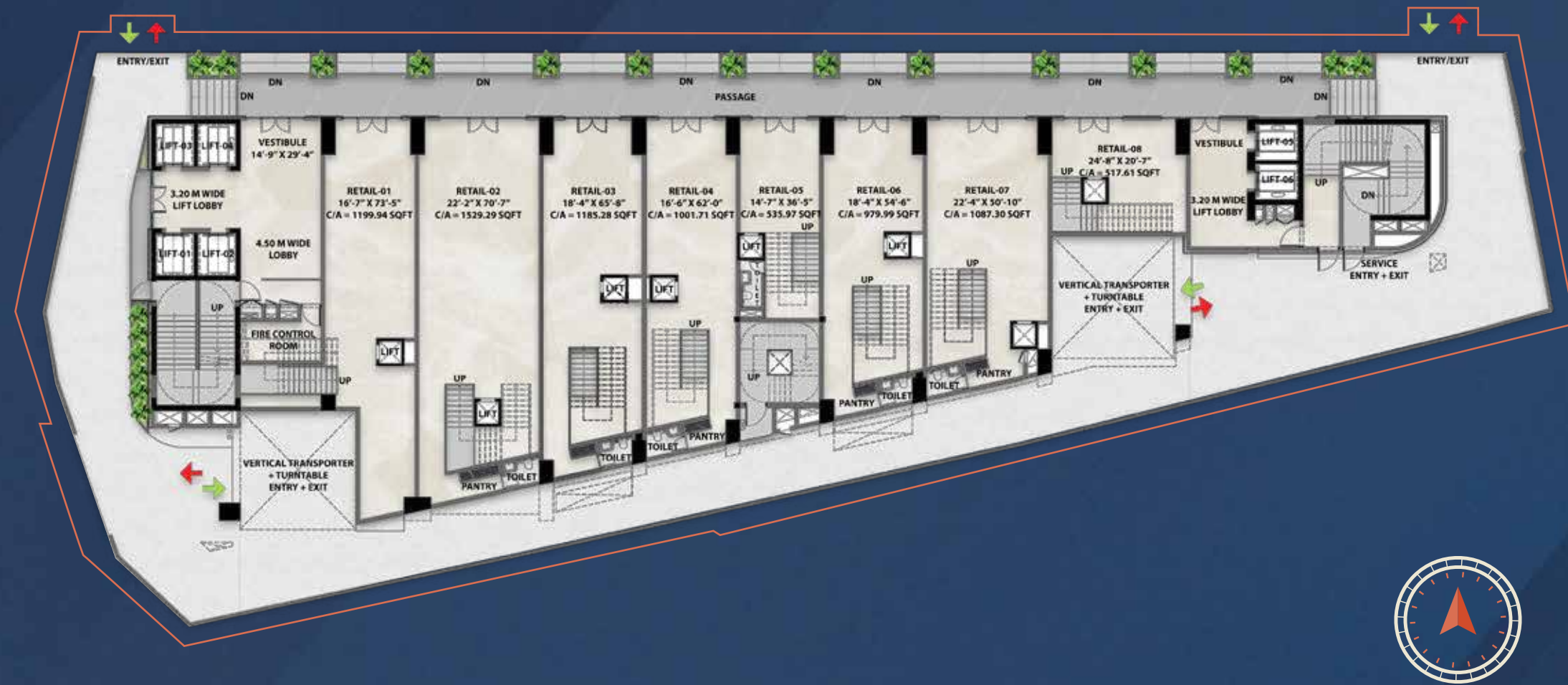
23.5L+
SQ.FT. CONSTRUCTED

FLOOR PLANS

TYPICAL FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

