

No.A.60011/95/2010-GAD
GOVERNMENT OF MIZORAM
GENERAL ADMINISTRATION DEPARTMENT
Mizoram Secretariat, Mizoram New Capital Complex, Aizawl – 796001
Email: gadmizoram@gmail.com

Aizawl, the 2nd May, 2025

NOTIFICATION FOR TERMINATION OF CONTRACT

WHEREAS the Government of Mizoram signed an agreement with the U.S. Roofs Limited on 30.01.2009 which was revised and substituted by a new agreement dated 02.06.2011 with regard to construction of Guest House cum Emporium on Build-Operate-Transfer basis and space sharing between the two parties at Vashi, Navi Mumbai;

AND WHEREAS the said agreement between the parties appears to be void as per section 23 and 24 of the Indian Contract Act, 1872, in view of the following-

1. The right to occupancy of the plot of land was given by CIDCO to the Government of Mizoram and the terms of the original lease between CIDCO and Government of Mizoram does not have a provision for sub-letting and unless the contract itself permits sub-letting, it is not lawful for a tenant to sub-let the premise let out to him as per section 26 of the Maharashtra Rent Contract Act, 1999 and section 108 (J) of the Transfer of Property Act, 1882.
2. CIDCO had given the plot of land to Government of Mizoram for erecting State Guest House and Emporium only and for no other purposes and the agreement between the Government of Mizoram and US Roofs Limited violates this condition as it was let out for the purposes of promoting commercial business.

AND WHEREAS US Roofs Limited have failed to hold up their material contractual obligations by failing to provide alternate premises of the required size and area to the Government of Mizoram as the building could not be erected within a period of 2 (two) years and also failed to pay for the cost of extension of timeline;

AND WHEREAS section 39 of the Indian Contract Act, 1872 provides that if the promisor refused to perform their promises in its entirety, the promise may put an end to the contract and section 55 of the said Act provides that if the promisor failed to perform his promise within a specified time, the contract would be voidable at the option of the promise;

NOW THEREFORE, in view of the above premises, the Government of Mizoram hereby terminates the contract agreement with US Roofs Limited dated 02.06.2011 with effect from 31st May, 2025;

As mandated by section 65 of the Indian Contract Act, 1872, the premium paid by US Roofs Limited amounting to Rs. 3.80 Crores shall be restored to them.

Sd/- VANLALDINA FANAI

Commissioner & Secretary to the Government of Mizoram
General Administration Department

Memo No. A.60011/95/2010-GAD : Aizawl, the 2nd May, 2025

Copy to:-

1. Sr. P.P.S. to Chief Secretary, Government of Mizoram.
2. P.P.S. to Commissioner & Secretary, General Administration Department.
3. Deputy Resident Commissioner, Mumbai.
4. Director, U.S. Roofs Ltd., B-305, Raikar Bhavan, Plot No. 9, Sector – 17, Vashi, Navi Mumbai, 400703.
5. Web Manager, GAD.
6. Guard File.



(R. LALRINZUALI)

Under Secretary to the Govt. of Mizoram
General Administration Department