

IN THE HIGH COURT OF THE FEDERAL CAPITAL TERRITORY
IN THE ABUJA JUDICIAL DIVISION
HOLDEN AT ABUJA

SUIT NO. CV/

2358/2022
/2022

BETWEEN

ALHAJI MAMMAN ZUBAIRU

(TRADING UNDER THE NAME AND STYLE
OF MOH'D ZUBAIRU AND BROTHERS)

PLAINTIFF

AND

1. **ABDULRAHAMAN MUHAMMAD**
2. **DAILY NEEDS DISTRIBUTORS LIMITED**
3. **FEDERAL CAPITAL DEVELOPMENT AUTHORITY**
4. **MINISTER OF THE FEDERAL CAPITAL TERRITORY**

DEFENDANTS

TO: THE DEFENDANTS

1. 1st & 2nd Defendants

Opposite Kagini town, along Kubwa Expressway, Bwari Area Council, Federal Capital Territory, Abuja or Area 'A' Nyanya Shopping Complex, Federal Capital Territory, Abuja- 1st Defendant & 2nd Defendant.

2. 3rd & 4th Defendants

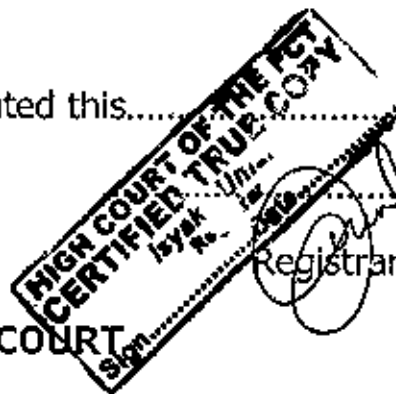
Federal Capital Territory, Abuja

You are hereby commanded that within fourteen (14) days after the service of this Writ on you inclusive of the day of such service you do cause an appearance to be entered for you in an action at the suit of Alhaji Mamman Zubairu. **TAKE NOTICE** that in default of your so doing the Plaintiff may proceed therein and judgment may be given in your absence.

*For 9,700
RM- 12579603
Date 14/7/2022*

TAKE FURTHER NOTICE that parties shall maintain status quo

Dated this..... day of July, 2022



BY ORDER OF COURT

MEMORANDUM TO BE SUBSCRIBED ON THE WRIT

NB: This Writ is to be served within three (3) Calendar months from the date of issuance or if renewed within three (3) months from the date of last renewal including the day of such date and not afterwards.

The Defendant may enter appearance personally or by Legal Practitioner either by handing in the appropriate forms duly completed at the Registry of the High Court Holden at Abuja in which the action is brought or by sending them to the Registry by registered post.

ENDORSEMENT TO BE MADE ON THE WRIT:

Whereof the Plaintiff claims against the Defendants as follows:

1. A Declaration that the Plaintiff is the owner of the plots of land known as;
 - a. Plot No. MF 238 measuring about 3,500m² at the Gbazango Phase II Layout, along Kubwa Expressway in Bwari Area Council, Federal Capital Territory, Abuja; and
 - b. Plot of land known as Plot No. 242 measuring about 3,000m² at the Gbazango Phase II Layout along Kubwa Expressway in Bwari Area Council, Federal Capital Territory Abuja (hereinafter referred to as Plots of land) and both within the jurisdiction of this Honorable Court.

Now known as **Plot No. 6 (550) on the CP1 Gbazango Extension Layout plot Nos. 712 F 12 PLOTS & ROADS.**

2. A Declaration that the Plaintiff is entitled to the recertified certificate of occupancy in respect to the plots of land known as **Plot No. 6 (550) on the CP1 Gbazango Extension Layout plot Nos. 712 F 12 PLOTS & ROADS.**
3. A **DECLARATION** that Offer of Grant of Statutory Right of Occupancy (if any) or Certificate of Occupancy (if any) encompassing the Plaintiff's land known as **Plot No. 6 (550) on the CP1 Gbazango Extension Layout plot Nos. 712 F 12 PLOTS & ROADS** granted to the 1st and 2nd Defendants is null and void
4. AN ORDER setting aside any Certificate of Occupancy or any documents conferring title to 1st and 2nd Defendants, their agents, assigns, or any one acting or claiming through them in respect of the Plaintiff's land known as **Plot No. 6 (550) on the CP1 Gbazango Extension Layout plot Nos. 712 F 12 PLOTS & ROADS** by the defendants
5. A PERPETUAL ORDER OF INJUNCTION restraining the 1st and 2nd Defendants by themselves, agents, servants, privies from further trespassing on plots **Plot No. 6 (550) on the CP1 Gbazango Extension Layout plot Nos. 712 F 12 PLOTS & ROADS.**
6. AN Order for writ of possession in favour of the Plaintiff.
7. The sum of ₦10,000,000.00 (Ten Million Naira) being cost of legal fees.
In the alternative,
8. The sum of ₦500,000,000.00 (Five Hundred Million Naira) only being the value of the plots of land.

9. The sum of ₦50,000,000.00 (Fifty Million Naira) as damages.

This Writ was issued by Godwin Ojebiyi, Esq., of Northedge Attorneys whose address for service is 3rd Floor, Bank of Industry Building, No. 18, Muhammadu Buhari Way, Kaduna, Kaduna State, Nigeria, Legal Practitioners for the said Plaintiff whose address is in care of Counsel.

This Writ was served by me at..... on the Defendant (describe mode of service)..... of Endorsed. The Day of..... 2022.

Signed..... address.

NOTE: Parties are hereby directed to maintain status quo until otherwise ordered by the Honourable Court.



Dated this day of2022

.....
Registrar

IN THE HIGH COURT OF THE FEDERAL CAPITAL TERRITORY
IN THE ABUJA JUDICIAL DIVISION
HOLDEN AT ABUJA

SUIT NO. CV/ /2022

BETWEEN

ALHAJI MAMMAN ZUBAIRU
(TRADING UNDER THE NAME AND STYLE
OF MOH'D ZUBAIRU AND BROTHERS)

PLAINTIFF

AND

- 1. ABDULRAHAMAN MUHAMMAD**
- 2. DAILY NEEDS DISTRIBUTORS LIMITED**
- 3. FEDERAL CAPITAL DEVELOPMENT AUTHORITY**
- 4. MINISTER OF THE FEDERAL CAPITAL TERRITORY**

DEFENDANTS

STATEMENT OF CLAIM

1. The Plaintiff is a business man with business interests in various states of Nigeria including Abuja, the Federal Capital Territory and trading under the name and style of Moh'd Zubairu and Brothers. However, he is primarily based in Kano State with his family. He is a respected and law-abiding citizen of Nigeria and the beneficial owner of the following properties which are the subject matter of this suit:
 - a. Plot of land known as Plot No. MF 238 measuring about 3,500m² at the Gbazango Phase II Layout, along Kubwa Expressway in Bwari Area Council, Federal Capital Territory, Abuja.
 - b. Plot of land known as Plot No. 242 measuring about 3,000m² at the Gbazango Phase II Layout along Kubwa Expressway in Bwari Area Council, Federal Capital Territory Abuja (hereinafter referred to as Plots of land) and both within the jurisdiction of this Honorable Court.

- There was no structure
- the property was bought in the name Dushmani Kumar he was the managing director of Urban Shelter.

~~He~~ He gave us an offer in writing and same was gotten.
- The land was held as mortgage with Jaiz Land and there was no body that cleared the land.

- we did a search that shows that there is no encumbrance
- Building plan was submitted to development control and same was approved
- It was a C/O
- we did the necessary transfer and it was registered in AGIS

2. The 1st Defendant is a businessman and the Chief Executive Officer/alter ego of the 2nd Defendant whose address is Opposite Kagini town, along Kubwa Expressway, Bwari Area Council, Federal Capital Territory, Abuja or Area 'A' Nyanya Shopping Complex, Federal Capital Territory, Abuja within the jurisdiction of this Honourable Court.
3. The Plaintiff states that the current monetary value of the plots of land is Two Hundred and Fifty Million Naira Each (₦250,000,000.00)
4. The 2nd Defendant is a limited liability company incorporated under the Companies and Allied Matters Act, 2004 and is currently illegally occupying the Plaintiff's plots of land described in paragraph 1 a and b above as its place of business.
5. The 3rd Defendant is a creation of statute and is responsible for any issues relating to land registration, covering all land matters, preparation and issuing of Certificates of Occupancy and administration of the Federal Capital Territory, Abuja.
6. The 4th Defendant is the Honourable Minister of the Federal Capital Territory, Abuja.
7. That in respect to the plot of land referred to in paragraph 1 (a) above, the Plaintiff states that he purchased the said plot of land from M. Galadima on the 16 of January, 2003 who was the original allottee of the said property by the Abuja Municipal Area Council. The transaction was witnessed to by Mr. Abdulrahman Abdu, Haruna Musa and the Village Head (Dagaci/Chief) of Kagini Alh. Isa Gbegbe. A copy of conveyance of provisional approval dated 15 of June 1996 issued to the said M. Galadima by the Abuja Municipal Area Council and departmental receipt of Bwari Area Council evidencing payment for processing form are hereby pleaded and same shall be relied upon at the trial of this suit.
8. That the sale of Plot MF. 238 now known as **Plot No. 6 (550) on the CP1 Gbazango Extension Layout** was evidenced by hand written agreement written in Hausa Language between the Plaintiff and original allottee M. Galadima sometimes on 16 of January, 2003 and translated to

- That someone is claiming the ownership of the land.
- It was through the Jang Bank that gave the details of the property.
- That we thought it was Community Settlement.
- The Lawyer advised that it is a Community to settle money through Watrap.
but ~~how~~ when it became like 500 million I realised that it was a ripped off plan.
- Through a purported legal franchise to continue to stall the claimants.

English Language. Both the hand written agreement and the English translation shall be found and rely on at the trial and are hereby pleaded.

9. That in respect of the property in paragraph 1 (b) above, the Plaintiff states that he bought the land on the 8th of November, 2001 from one Shehu Liman of S.D Ventures Nig. Ltd, who also bought it from the original allottee called Mr. Madaki Kawo who was allocated the land on the 15th of June, 1996 by the Abuja Municipal Area Council (now under Bwari Area Council) and the transaction was evidenced by receipts issued by Shehu Liman through his company S.D Ventures Nig. Ltd and same receipts are hereby pleaded and shall be relied upon at this trial.
10. That after the purchase of the plots of land described in paragraph 1 above, the Plaintiff converted the said plots to his place of business of selling building materials under the management of his biological son called Abdullahi Mamman Zubairu and subsequently sometimes thereafter, he applied for and was granted a Right of Occupancy in respect of the land described in paragraph 1 (b) in his trading name of Moh'd Zubairu & Brothers by the Abuja Municipal Area Council, Federal Capital Territory, Abuja and signed by one Musa A. Audu who was then the secretary Rural Land Use Adjudication Committee. A copy of the said Right of Occupancy in the trading name of the Plaintiff Moh'd Zubairu & Brothers is hereby pleaded and shall be relied upon at the trial of this suit.
11. The Plaintiff avers that he engaged a licensed surveyor who took the survey of the properties being adjacent to each other. The said survey plan signed by the licensed surveyor is hereby annexed and shall be relied on at the trial.
12. The Plaintiff states that since the purchase of the plots of land in paragraph 1 above, he has been using the premises as his place of business of selling building materials and also as warehouse for storing sand, tiles and other building materials for more than 15 years without disturbance or any adverse claim to the property.

13. That the above acts of the Plaintiff constitutes active occupation and possession of the property by the Plaintiff without any hindrance, disturbance howsoever or whatsoever on the property.
14. The Plaintiff states that he was in peaceful occupation and possession of the plots of land until sometimes in 2007 when the Federal Capital Territory Administration constituted a committee called FCT Regularization of Land Titles and Documents of Federal Capital Territory, Abuja Area Councils and started a mandatory recertification exercise and on the strength of that he submitted his title documents and details to the Regularization of Land Titles and Documents of Federal Capital Territory Area Councils of the 3rd Defendant for recertification which was received and acknowledged by the council.
15. That on receipt of the Plaintiff's title documents by the Regularization of Land Titles and Documents of Federal Capital Territory Area Councils, he was issued with an acknowledgment certificate which reads as File Number KN 3254 and KN 4350⁴ dated 10/02/2007 and contained list of all the documents submitted. A copy of the said acknowledgment certificate is hereby pleaded and shall be relied upon at the trial of this suit.
16. The Plaintiff states that shortly after the submission of the documents to the said Regularization of Land Titles and Documents of Federal Capital Territory Area Council of the 3rd Defendant sometimes in 2012 and during the process of the mandatory recertification, he fell seriously ill and relocated to Kano State to take care of his health and get medical attention close to his family.
17. Meanwhile the Plaintiff still maintained actual possession and occupation of the plots of land. While he instructed his first son Alhaji Sani Mamman Zubairu to follow up on the recertification process, he put the property in the care of local security men namely; Mr. Ado, Malam Kabo and Malam Yusif to look over his stock of building materials in the premises and security of the property generally.

18. The Plaintiff states that while he was still recuperating in Kano sometimes in between 2014 and 2015, he was informed that major road repairs were being conducted by the Federal Capital Development Authority and the Federal Capital Territory Administration and a small portion of the fence in front of his property which faces the main road was cleared to pave way for construction of culverts. However, he was later informed that the totality of the fence was pulled down and demolished.
19. Upon enquiry and investigation, the Plaintiff discovered that some individuals have forcefully taken over the plots of land and had gone ahead to start constructing structures on the plots of land. That these structures continued despite repeated confrontations and protest and were not stopped until turned into a warehouse which is now occupied by the 1st and 2nd Defendants as its place of business.
20. The Plaintiff avers that in a swift reaction to the development in paragraphs 18 and 19 above, he immediately engaged the services of his solicitors to take legal steps to protect his interest who immediately went into action by conducting searches both at the Abuja Geographic Information System (AGIS) and Bwari Area Council to ascertain whether the encroachment was done by a public authority considering the road rehabilitation going on in the area notwithstanding having not received any notice of revocation from either the Federal Capital Territory Administration, Federal Capital Development Authority (FCDA) or any government agency for that matter.
21. That at the Bwari Area Council, the Plaintiff solicitors were shown the file containing all the documents in respect of the converted plots of land belonging to the Plaintiff but were denied a formal search report by the Council who informed them (Plaintiff's solicitors) that reports cannot be issued because it is now prohibited against the Area Council by the Federal Capital Territory Administration for plots of land undergoing recertification.
22. As bizarre as it sounds, the Plaintiff's solicitors ascertaining that it wasn't a public authority that encroached on the land investigated further which

offer letter

21st

letter of offer may 2014

- C of O
- Application for ^{Legal} Search.
- Letter of Registrar
- Authority to register Deed of Assignment.
- ~~POA~~
- forwardly original certificate
- search report.
- Registered documents.
- Building plan Approval
- Evidence of payment
- Letter.
- Deed.
- Registration of Power Attorney and the letter.

led to them contacting the 1st Defendant sometimes in 2016 who confirmed that he purchased the Plaintiff's plots of land from some persons, but he refused to name those persons or show any title documents to evidence his ownership of the land.

23. When the Plaintiff solicitors informed the 1st Defendant of the Plaintiff's root of title, he initially opted for amicable settlement undertaking to pay compensation to the Plaintiff for the illegal conversion of his plots of land. However, when a quotation as to price of the plots was given to the 1st Defendant, he reneged on his undertaking to settle the matter amicably.
24. On seeing all these developments and the fact that he was not getting any satisfactory response or cooperation from either the 1st Defendant and 3rd Defendant or any of its agencies/department (Federal Capital Territory Administration, Federal Capital Development Authority, Abuja Geographic Information System, Bwari Area Council, Urban and Regional Planning Department), the Plaintiff caused his solicitors to petition the Minister of the Federal Capital Territory (4th Defendant) in a letter dated 4th of December, 2017 against the illegal occupiers of the Plaintiff's plots of land and the 3rd Defendant. A copy of the said petition dated 4th December 2017 is hereby pleaded and shall be relied upon at the trial of this suit.
25. On receipt of the letter, the 4th Defendant minutes same to the Audit department of the 3rd Defendant who invited the Plaintiff solicitors to make a presentation on behalf of the Plaintiff. That after presentation, the Audit department of the Federal Capital Development Authority (3rd Defendant) stylishly refused to conclude their investigation or advise them on the outcome of the investigation.
26. In furtherance to the above paragraph, after so many disturbances for a response by the Plaintiff's solicitors, the reasons later proffered by the Audit department of the 3rd Defendant for inconclusive investigation is that they (Audit Department) could not get the cooperation of both the staff at the Urban and Regional Planning Department and Bwari Area Council who refused to furnish the Audit department of the Federal

Capital Development Authority with the endorsed layout plan of the area where the Plaintiff's plots of land are located.

27. The Plaintiff states that these development prompted him to investigate further and discovered that the inconclusive investigation of the Audit department regarding the illegal conversion of his plots of land is not unconnected with the connivance of the staff of the Federal Capital Territory Land Departments in the various acts of land fraud and racketeering all over the Federal Capital Territory, Abuja and that this was possible when he submitted his title documents for recertification with the Regularization of Land Titles and Documents of Federal Capital Territory Area Council.
28. The Plaintiff says that being so concerned about losing the plots of land where he has been carrying on his business and catering for his family for many years decided to investigate why the recertification process is yet to be concluded after several years and how the 1st Defendant entered his plots of land described in paragraph 1 a and b above wherein he discovered that the refusal to cooperate is as a result of synergy between staff and officials Federal Capital Territory Administration, Federal Capital Development Authority, Abuja Geographic Information System, Bwari Area Council, Urban and Regional Planning Department.
29. That in his further diligent investigation, the Plaintiff uncovered that the entire Gbazango Phase II had been fraudulently redesigned by staff of the department of Urban and Regional Planning of the Federal Capital Development Authority (FCDA) to what is now known as Gbazango Extension Layout (Estate Layout) and had re-allocated same to other people while the Plaintiff's plots of land were illegally and without notice re-allocated to the 1st Defendant who claimed to have a Certificate of Occupancy.
30. The Plaintiffs states that upon being apprised of these facts, he engaged the services of a professional quantity surveyor who used GPS coordinates to identify the exact location of the his plots of land. The said surveyor confirmed that the Plaintiff's properties are the same and are

now known as **Plot No. 6 (550) on the CP1 Gbazango Extension Layout plot Nos. 712 F 12 PLOTS & ROADS**. Copies of the old and new layout is hereby pleaded and shall be relied upon at the trial of his suit.

31. The Plaintiff states categorically that he did not receive any letter or notice of revocation of his plots of land from any government agency.
32. That as earlier stated, after the fraudulent redesign of the Gbazango Estate, it is now referred to as Gbazango Extension Layout Plot No. 712 F 12 Plots and Roads by the design team of the Urban and Regional Planning Department of the 3rd Defendant.
33. The Plaintiff further avers that at the time when the 1st Defendant was contacted and informed of the illegal occupation and encroachment of the Plaintiff's plots of land he claimed that he bought the two places from a vendor but the Plaintiff's solicitors and children informed him that the plots belong to the Plaintiff.
34. That the 1st Defendant who is the alter ego of the 2nd Defendant stated in one of the meetings at instance of Plaintiff's Counsel that he would opt for amicable settlement and a price for the two plots of land should be given to him by the Plaintiff.
35. That after the Plaintiff received this offer from the 1st Defendant he discussed with his children and informed one of the counsels to the Plaintiff who has been discussing settlement with the 1st Defendant. The said counsel by name Kabiru Adamu Esq called the 1st Defendant through his telephone number 08038882069 that the 1st Defendant gave him in one of their meetings and informed him of the price of the two plots of land to be paid to the Plaintiff to settle the matter. The 1st Defendant promised to get back to the Plaintiff's counsel. After so much time and reminders to the 1st Defendant, the 1st Defendant became evasive in communicating or attending any further meetings with the Counsel to the Plaintiff. It was then that the counsel knew that 1st Defendants is not interested in settlement.

36. The Plaintiff further avers that on realizing this, he instructed his Solicitors to write letters of demand and reminders to the 1st Defendant but the 1st Defendant refused to reply or acknowledge such letters. Copies of such letters are hereby pleaded and shall be relied upon at the trial.
37. It was when the Plaintiff discovered that the Defendants are not interested in amicable settlement hence the suit.

Whereas the Plaintiff claims against the Defendants as follow:

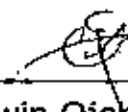
1. A Declaration that the Plaintiff is the owner of the plots of land known as;
 - a. Plot No. MF 238 measuring about 3,500m² at the Gbazango Phase II Layout, along Kubwa Expressway in Bwari Area Council, Federal Capital Territory, Abuja; and
 - b. Plot of land known as Plot No. 242 measuring about 3,000m² at the Gbazango Phase II Layout along Kubwa Expressway in Bwari Area Council, Federal Capital Territory Abuja (hereinafter referred to as Plots of land) and both within the jurisdiction of this Honorable Court.
- Now known as **Plot No. 6 (550) on the CP1 Gbazango Extension Layout plot Nos. 712 F 12 PLOTS & ROADS.**
2. A Declaration that the Plaintiff is entitled to the recertified certificate of occupancy in respect to the plots of land known as **Plot No. 6 (550) on the CP1 Gbazango Extension Layout plot Nos. 712 F 12 PLOTS & ROADS.**
 3. A **DECLARATION** that Offer of Grant of Statutory Right of Occupancy (if any) or Certificate of Occupancy (if any) encompassing the Plaintiff's lands known as **Plot No. 6 (550) on the CP1 Gbazango Extension Layout plot Nos. 712 F 12 PLOTS & ROADS** granted to the 1st and 2nd defendants **Is null and void**

4. AN ORDER setting aside any Certificate of Occupancy or any documents conferring title to 1st and 2nd defendants their agents, assigns, or any one acting or claiming through them in respect of the plaintiff's land known as **Plot No. 6 (550) on the CP1 Gbazango Extension Layout plot Nos. 712 F 12 PLOTS & ROADS** by the defendants
5. A PERPETUAL ORDER OF INJUNCTION restraining the 1st and 2nd Defendants by themselves, agents, servants, privies from further trespassing on plots **Plot No. 6 (550) on the CP1 Gbazango Extension Layout plot Nos. 712 F 12 PLOTS & ROADS**.
6. AN Order for writ of possession.
7. The sum of ₦10,000,000.00 (Ten Million Naira) being cost of legal fees

In the alternative,

8. The sum of ₦500,000,000.00 (Five Hundred Million Naira) only being the value of the plots of land
9. The sum of ₦50,000,000.00 (Fifty Million Naira) as damages.

Dated this 1st day of July, 2022


Godwin Ojebiyi, Esq. ✓
Dr Kabiru Adamu, Esq.
Mohammed Salihu Esq.

NORTHEdge ATTORNEYS
(Legal Practitioners for the Plaintiffs/Applicants)
3rd Floor, Bank of Industry Building,
No. 18 Muhammadu Buhari Way,
Kaduna.
08186744916, 08034770177

ADDRESS FOR SERVICE WITHIN JURISDICTION:

HAKIM BAKARE & ASSOCIATES

NO. 3 SFAX STREET, WUSE ZONE 4,

ABUJA-FCT.

08067111131

For Service on the Defendants:

1st & 2nd Defendants

Opposite Kagini town,

along Kubwa Expressway,

Bwari Area Council,

Federal Capital Territory, Abuja or

Area 'A' Nyanya Shopping Complex,

Federal Capital Territory,

Abuja.

3rd & 4th Defendants

Federal Capital Territory, Abuja.

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PLAINTIFF

AND

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- 2. DAILY NEEDS DISTRIBUTORS LIMITED**
- 3. FEDERAL CAPITAL DEVELOPMENT AUTHORITY**
- 4. MINISTER OF THE FEDERAL CAPITAL TERRITORY**

DEFENDANTS

LIST OF DOCUMENTS

1. Right of Occupancy issued to M. Galadima by the Abuja Municipal Area Council (now Bwari Municipal Area Council of the FCT).
2. Right of Occupancy issued to Madaki Kawo by the Abuja Municipal Area Council (now Bwari Municipal Area Council of the FCT).
3. Right of Occupancy in the trading name of the Plaintiff Moh'd Zubairu & Brothers.
4. Acknowledgment Certificate issued by the Regularization of Land Titles and Documents of Federal Capital Territory Area Councils.
5. Agreement for the purchase and payment of Plot No. MF 238 in Hausa Language translated into English Language.
6. Payment receipts in respect of plot No. 242 issued by Shehu Liman of S.D Ventures Nig. Ltd.
7. Survey plan signed by Zonal Land surveyor
8. Petition to the Minister of the FCT, Abuja dated 4th December 2017.

9. Letters of demand and reminders written to the Defendants.
10. Old and new layout by the Urban and regional Planning Department of the FCTA.

Dated this.....1st.....day of ... July....., 2022.


Godwin Ojebiyi, Esq. ✓
Dr Kabiru Adamu, Esq.
Mohammed Salihu, Esq.

**NORTHEDGE
ATTORNEYS**

(Legal Practitioners for the Plaintiffs/Applicants)

**3rd Floor, Bank of Industry Building,
No. 18 Muhammadu Buhari Way,
Kaduna.**

08186744916, 08034770177

ADDRESS FOR SERVICE WITHIN JURISDICTION:

**HAKIM BAKARE & ASSOCIATES
NO. 3 SFAX STREET, WUSE ZONE 4,
ABUJA-FCT.
08067111131**

For Service on the Defendants:

1st & 2nd Defendants

Opposite Kagini town,
along Kubwa Expressway,
Bwari Area Council,
Federal Capital Territory, Abuja or
Area 'A' Nyanya Shopping Complex,
Federal Capital Territory,
Abuja.

3rd & 4th Defendants

Federal Capital Territory, Abuja.

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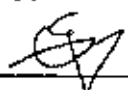
1. ABDULRAHAMAN MUHAMMAD
2. DAILY NEEDS DISTRIBUTORS LIMITED
3. FEDERAL CAPITAL DEVELOPMENT AUTHORITY
4. MINISTER OF THE FEDERAL CAPITAL TERRITORY

} DEFENDANTS

LIST OF WITNESSES

1. Alhaji Mamman Zubairu
2. Alhaji Sani Mamman Zubairu
3. Mr. Abdullahi Mamman Zubairu
4. Malam AbdulRahman Abdu
5. Malam Haruna Musa
6. Alhaji Isa Gbegbe
7. Subpoenaed witnesses

Dated this.....1st.....day of July, 2022.



Godwin Ojebiyi, Esq.
Dr Kabiru Adamu, Esq.
Mohammed Salihu, Esq.
**NORTHEGE
ATTORNEYS**

(Legal Practitioners for the Plaintiffs/Applicants)
3rd Floor, Bank of Industry Building,
No. 18 Muhammadu Buhari Way,
Kaduna.

08186744916, 08034770177

ADDRESS FOR SERVICE WITHIN JURISDICTION:

HAKIM BAKARE & ASSOCIATES
NO. 3 SFAX STREET, WUSE ZONE 4,
ABUJA-FCT. 08067111131

For Service on the Defendants:

1st& 2nd Defendants

Opposite Kagini town,
along Kubwa Expressway,
Bwari Area Council,
Federal Capital Territory, Abuja or
Area 'A' Nyanya Shopping Complex,
Federal Capital Territory,
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3rd& 4th Defendants

Federal Capital Development Authority, Abuja.

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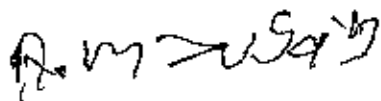
3.FEDERAL CAPITAL DEVELOPMENT AUTHORITY

4. MINISTER OF THE FEDERAL CAPITAL TERRITORY

CERTIFICATE OF PRE-ACTION COUNSELLING

I **Godwin Ojebiyi, Esq. of NorthEdgeAttorneys**, a legal practitioner and counsel to the Plaintiff have gone through the whole facts of the case of the Plaintiff and on my honour and opinion have appropriately counselled the Plaintiff on the relative strength of its case and should the actions turn out to be frivolous, I am prepared to be liable as per the provision of the Rules of this Honourable Court.

Dated this.....1st... day of July, 2022



.....
Alh. Mamman Zubairu



.....
Godwin Ojebiyi, Esq.
(Counsel)

IN THE HIGH COURT OF THE FEDERAL CAPITAL TERRITORY
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} **DEFENDANTS**

3. **FEDERAL CAPITAL DEVELOPMENT AUTHORITY**
4. **MINISTER OF THE FEDERAL CAPITAL TERRITORY**

WITNESS STATEMENT ON OATH OF ALHAJI MAMMAN ZUBAIRU

I, Alhaji Mamman Zubairu of No. MF 238 and 242 Gbazango Phase II Layout along Kubwa Expressway, Federal Capital Territory, Abuja, Muslim, Adult, Male, Businessman and Nigerian Citizen do hereby make Oath and state as follows:

1. That I am the Plaintiff in this suit by virtue of which I am very conversant with the facts deposed herein.
2. That I am a businessman with business interests in various states of Nigeria including Abuja, the Federal Capital, and I am also trading under the name and style of Moh'd Zubairu and Brothers.

3. However, I am now primarily based in Kano state with my family. I am the beneficial owner of the following properties which are now the subject matter of this suit:
 - b. Plot of land known as Plot No. MF 238 measuring about 3,500m² at the Gbazango Phase II Layout, along Kubwa Expressway in Bwari Area Council, Federal Capital development authority, Abuja.
 - b. Plot of land known as Plot No. 242 measuring about 3,000m² at the Gbazango Phase II Layout along Kubwa Expressway in Bwari Area Council, Federal Capital Territory Abuja (hereinafter referred to as Plots of land) and both within the jurisdiction of this Honorable Court.
4. That the 1st Defendant is a businessman and the chief executive officer/alter ego of the 2nd Defendant whose address is Opposite Kagini town, along Kubwa Expressway, Bwari Area Council, Federal Capital development authority, Abuja or Area 'A' Nyanya Shopping Complex, Federal Capital development authority, Abuja within the jurisdiction of this Honourable Court.
5. That the current monetary value of my properties described in paragraph 2 above is N250,000,000.00 each.
6. That the 2nd Defendant is a limited liability company incorporated under the Companies and Allied Matters Act, 2004 and currently illegally occupying my plots of land described in paragraph 2 a and b above as its place of business.
7. That the 3rd Defendant is a creation of statute and is responsible for any issues relating to land registration, covering all land matters, preparation and issuing of Certificates of Occupancy and administration of the Federal Capital Development Authority, Abuja.
8. That the 4th Defendant is the Honourable Minister of the Federal Capital Territory, Abuja.
9. That in respect to the plot of land referred to in paragraph 2 (a) above, one M. Galadima, who is the original allottee of the said property by the Abuja Municipal Area Council, sold the plot of land to me on the 16th of

January, 2003 for the sum of Nine Hundred Thousand Naira (N900, 000). I paid the sum of N550,000 as initial deposit and later completed the balance of the sum of N350,000. The said transaction was witnessed to by Mr. Abdulrahman Abdu, Haruna Musa and the Village Head (Dagaci/Chief) of Kagini Alh. Isa Gbegbe. The conveyance of provisional approval letter dated 15th date of June, 1996 is hereby attached with the survey plan and the Bwari Area Council Department Receipt.

10. That in respect of the property in paragraph 2 (b) above, I bought the plot from one Shehu Liman through his company called S.D Ventures Nig. Ltd. Shehu Liman also bought same from the original allottee called Mr. Madaki Kawo who was allocated the plot by the Abuja Municipal Area Council on the 15th of June, 1996. After payment I was issued receipts by Shehu Liman through his company S.D Venture Nig. Ltd on the 8th of November, 2001. The conveyance of provisional Approval to Madaki Kawo dated 16th of June, 1996 and subsequent changing of the conveyance of provisional letter to his trading name in Moh'd Zubeiru & brothers . The provisional conveyance approval was changed to his trading name and dated 15th day of June, 1996 to reflect the same date. The Bwari departmental receipt issued to the plaintiff is also attached. The receipt issued by Shehu Liman in his company cash receipt bearing the name of plaintiff and dated 8 of November, 2001 are all attached.
11. That after the purchase of the plots of land described in paragraph 2 above, I started using the plots as my business address trading in building materials and subsequently thereafter, I applied for and was granted a Right of Occupancy in respect of that my land described in paragraph 2 (b) in my trading name of Moh'd Zubairu & Brothers by the Abuja Municipal Area Council, Federal Capital Territory, Abuja and signed by one Musa A. Audu who was then the Secretary Rural Land Use Adjudication Committee.
12. That I engaged the services of a license d surveyor who took the survey of both plots of land the properties being adjacent to each other.

13. That since I bought those plots of land, I have been using the premises as my place of business of selling building materials and also as warehouse for storing sand, tiles and other building materials for more than 15 years without disturbances or any adverse claim to the property.
14. That the above acts constitutes active occupation and possession of the property by me and I had never experienced any hindrance, disturbance howsoever or whatsoever on the property from anybody.
15. That I was in peaceful occupation and possession of the plots of land until sometimes in 2007 when the Federal Capital Territory Administration Abuja started a mandatory recertification exercise and on the strength of that I submitted my title documents and details to the Regularization of Land Titles and Documents of the Federal Capital Territory Area Councils of the 3rd Defendant for recertification which was received and acknowledged by the council same is hereby attached.
16. That on receipt of the title documents by the Federal Capital Territory Administration Regularization of Land Titles and Documents of FCT Area Councils, I was issued with an acknowledgment certificate which reads as File Number KN 3254 and KN 43504 dated 10/02/2007 and contained list of all the documents I submitted.
17. That shortly after the submission of those documents to the said Regularization of Land Titles and Documents of Federal Capital Territory Administration, Abuja of the 3rd Defendant sometimes in 2012 and during the process of the mandatory recertification, I fell seriously ill and had to relocate to Kano State to take care of my health and get medical attention close to my family.
18. Meanwhile I was still maintaining actual possession and occupation of the plots of land as I had instructed my first son Alhaji Sani Mamman Zubairu to follow up on the recertification process and I also put the property in the care of local security men namely; Mr. Ado, Malam Kabo and Malam Yusif to look over my stock of building materials in the premises and take care of security in the premises generally.

19. That while I was still recuperating in Kano sometimes between 2014 and 2015 and thereabout, I was informed by the security guards that major road repairs were being conducted by the Federal Capital Development Authority and a small portion of the fence in front of my plots of land which faces the main road was cleared to pave way for construction of culverts. However, I was later informed by Alh Sani Mamman Zubairu that the totality of the fence on my plots of land was pulled down and demolished.
20. Upon enquiry and investigation, I discovered that some Individuals have forcefully taken over the plots of land and had gone ahead to start constructing structures on the plots of land. That the building of these structures continued despite repeated protest and confrontations from my son Alhaji Sani Mamman Zubairu and was not stopped until turned into a warehouse which is now occupied by the 1st and 2nd Defendants as its place of business.
21. That in a swift reaction to the development as stated above, I immediately engaged the services of my lawyers to take legal steps to protect my interest who immediately went into action by conducting searches both at the Abuja Geographic Information System and Bwari Area Council to ascertain whether the encroachment was done by a public authority considering the road rehabilitation going on in the area notwithstanding having not received any notice of revocation from either the Federal Capital Development Authority, the FCT Administration, or any government agency for that matter.
22. That at the Bwari Area Council, my solicitors were shown the file containing all the documents in respect of my converted plots of land but were denied a formal search report by the Council who informed them that reports cannot be issued because it is now prohibited against the Area Council by the Federal Capital Development Authority and the FCT Administration for plots of land undergoing recertification.
23. That as bizarre as it sounds, my lawyers ascertaining that it wasn't a public authority investigated further which led to them contacting the 1st Defendant sometimes in 2016 who confirmed that he purchased the

plots of land from some persons, but he refused to name those persons or show any title documents to evidence his ownership of the land.

24. That when my lawyers informed the 1st Defendant of how I came upon the land and my root of title, the 1st Defendant initially opted for amicable settlement undertaking to pay compensation for the illegal conversion of my plots. However, when a quotation as to price of the plots was given to him, he reneged on his undertaking to settle the matter amicably.
25. That on seeing all these developments and the fact that I wasn't getting any satisfactory response or cooperation from either the 1st Defendant and 3rd Defendant or any of its agencies/department (Federal Capital Development Authority, Abuja Geographic Information System, Bwari Area Council, Urban and Regional Planning Department), I asked my lawyers to petition the Honourable Minister of the Federal Capital Territory, Abuja (4th Defendant) in a letter dated 4th of December, 2017 against the illegal occupiers of the plots of land and the 3rd Defendant.
26. That on receipt of the letter, the 4th Defendant minutes same to the Audit department of the 3rd Defendant who invited my lawyers to make a presentation on my behalf. That after the presentation, the Audit department of the Federal Capital Development Authority (3rd Defendant) stylishly refused to conclude their investigation or advise my lawyers on the outcome of the investigation.
27. That after so many disturbances for a response by my lawyers, the reason later proffered by the Audit department of the 3rd Defendant for inconclusive investigation is that they (Audit Department) could not get the cooperation of both the staff at the Urban and Regional Planning Department and Bwari Area Council who refused to furnish the Audit department of the Federal Capital Development Authority with the endorsed layout plan of the area where my plots of land are located.
28. That these developments made me suspicious and prompted me to investigate further and discovered that the inconclusive investigation of the Audit department regarding the illegal conversion of my plots of land is not unconnected with the connivance of the staff of the Federal Capital

Development Authority Land Departments in the various acts of land fraud and racketeering all over the Federal Capital Territory (FCT), Abuja and that this was possible when I submitted my title documents for recertification with the FCT Regularization of Land Titles and Documents of the Federal Capital Territory Administration Area Council.

29. That being so concerned about losing the plots of land where I have been carrying on business and catering for my family for many years without any issue decided to investigate why the recertification process is yet to be concluded after several years and how the 1st Defendant entered into the plots of land.
30. That it was discovered that the refusal to cooperate is as a result of synergy between staff and officials of Federal Capital Development Authority, Abuja Geographic Information System, Bwari Area Council, and Urban and Regional Planning Department.
31. That in my further diligent investigation, I discovered that the entire Gbazango Phase II Layout had been fraudulently redesigned by staff of the Department of Urban and Regional Planning of the Federal Capital Development Authority to what is now known as Gbazango Extension Layout (Estate Layout) and had re-allocated same to other people while my plots were illegally and without notice re-allocated to the 1st Defendant who claimed to have a Certificate of Occupancy.
32. That upon being apprised of these facts, I engaged the services of a professional quantity surveyor who used GPS coordinates to identify the exact location of my plots. The surveyor confirmed that my properties are the same and are now known as **Plot No. 6 (550) on the CP1 Gbazango Extension Layout plot Nos. 712 F 12 PLOTS & ROADS.**
33. That I state categorically that I did not receive any letter or notice of revocation of the plots of land from any government agency.
34. That as earlier stated, after the fraudulent redesign of the Gbazango Estate, it is now referred to as Gbazango Extension Layout Plot No. 712 F 12 Plots and Roads by the design team of the Urban and Regional

Planning Department of the 3rd Defendant. And, the redesigned the plots that are in issue before the Honourable Court.

35. That my right and titles over the two properties has not been diminished or taking away by the act of the defendants.

36. That the sale of Plot MF. 238 now known as **Plot No. 6 (550) on the CP1 Gbazango Extension Layout** was evidenced by hand written agreement written in Hausa Language between the Plaintiff and original allottee M. Galadima sometimes on 16 of January, 2003 and translated to English Language. Both the hand written agreement and the English translation shall be found and rely on at the trial.

37.

Whereas my claims against the Defendants are as follows:

1. A Declaration that the Plaintiff is the owner of the plots of land known as;
 - a. Plot No. MF 238 measuring about 3,500m² at the Gbazango Phase II Layout, along Kubwa Expressway in Bwari Area Council, Federal Capital Territory, Abuja; and
 - b. Plot of land known as Plot No. 242 measuring about 3,000m² at the Gbazango Phase II Layout along Kubwa Expressway in Bwari Area Council, Federal Capital Territory Abuja (hereinafter referred to as Plots of land) and both within the jurisdiction of this Honorable Court.

Now known as **Plot No. 6 (550) on the CP1 Gbazango Extension Layout plot Nos. 712 F 12 PLOTS & ROADS.**

2. A Declaration that the Plaintiff is entitled to the recertified certificate of occupancy in respect to the plots of land known as **Plot No. 6 (550) on the CP1 Gbazango Extension Layout plot Nos. 712 F 12 PLOTS & ROADS.**

3. A **DECLARATION** that Offer of Grant of Statutory Right of Occupancy (if any) or Certificate of Occupancy (if any) encompassing the Plaintiff's land known as **Plot No. 6 (550) on the CP1 Gbazango Extension Layout plot Nos. 712 F 12 PLOTS & ROADS** granted to the 1st and 2nd defendants **Is null and void**
4. AN ORDER setting aside any Certificate of Occupancy (if any) or any documents (if any) conferring title to 1st and 2nd defendants their agents, assigns, or any one acting or claiming through them in respect of the plaintiff's land known as **Plot No. 6 (550) on the CP1 Gbazango Extension Layout plot Nos. 712 F 12 PLOTS & ROADS** by the defendants
5. A PERPETUAL ORDER OF INJUNCTION restraining the 1st and 2nd Defendants by themselves, agents, servants, privies from further trespassing on plots **Plot No. 6 (550) on the CP1 Gbazango Extension Layout plot Nos. 712 F 12 PLOTS & ROADS**.
6. AN Order for writ of possession.
7. The sum of ₦10,000,000.00 (Ten Million Naira) being cost of legal fees

In the alternative,

8. The sum of ₦500,000,000.00 (Five Hundred Million Naira) only being the value of the plots of land
9. The sum of ₦50,000,000.00 (Fifty Million Naira) as damages.
10. The sum of ₦10,000,000.00 (Ten Million Naira) being cost of legal fees.

A. M. D. S. /y

Deponent

Sworn to at the FCT High Court Registry, Abuja.

This day 2022.

Before me
commissioner for Oaths



IN THE HIGH COURT OF THE FEDERAL CAPITAL TERRITORY
IN THE ABUJA JUDICIAL DIVISION
HOLDEN AT ABUJA

SUIT NO. CV/ /2022

BETWEEN

ALHAJI MAMMAN ZUBAIRU

PLAINTIFF

(TRADING UNDER THE NAME AND STYLE
OF MOH'D ZUBAIRU AND BROTHERS)

AND

1. ABDULRAHAMAN MUHAMMAD
2. DAILY NEEDS DISTRIBUTORS LIMITED
3. FEDERAL CAPITAL DEVELOPMENT AUTHORITY
4. MINISTER OF THE FEDERAL CAPITAL TERRITORY

DEFENDANTS

WITNESS STATEMENT ON OATH OF HARUNA MUSA

I, Haruna Musa, of Deldei Town, Abuja, FCT, Muslim, Adult, Male, Businessman and Nigerian Citizen do hereby make an oath and state as follows:

1. That I know the Plaintiff and the two (2) plots of land and properties in this suit for more than 15 years by virtue of which I am very conversant with the facts deposed herein.
2. That I know as a fact that the Plaintiff is the owner and has been in active possession and occupation of the following plots of land and I know as a fact that the plaintiff has not transferred his interest in the said land to anyone to my knowledge and the plots of land are:

- a. Plot of land known as plot No. 242 measuring about 3,000m² at the Gbazango PhaseII layout along Kubwa Expressway in Bwari Area Council, Federal Capital Territory, Abuja.
- b. Plot of land known as plot No. MF 238 measuring about 3,500m² at the Gbazango phase II layout, along Kubwa Expressway in Bwari Area Council, Federal Capital Territory, Abuja.
3. That in respect of the plot of land described in 1 (b) I am aware that the plaintiff purchased it on the 16th of January, 2003 from MADAKI GALADIMA for the total sum of N900,000.
4. That I was there when the sum of N550,000 was paid as part payment for the purchased of the plot, and was also there when the balance of the purchase price was paid.
5. That I witnessed the transaction and exchange of money between the parties described in 3 above and I affix my signature on the agreement between the parties.
6. That after the purchase of the property I know as a fact that the Plaintiff was put in possession and the Plaintiff has been in occupation of same. I also know that the Plaintiff put one of his sons in charge of the property by name Abdullahi Mamman Zubairu who was selling building materials, sand and tiles in the property without disturbances or any adverse claim to the property before he left for Kano when his father was seriously sick and his attention was needed in Kano.
7. That I became worried when I saw that some unknown persons clearing the place and started to build on the property, I called the said Abdullahi Mamman Zubairu but his line was not connecting for several months and when I eventually got him through another line that one of his friend gave me I asked if they have sold the land to anyone but he said nothing of such and I told him what was going on the land and he promised to come to Abuja to check but that the health of his father is source of concern to him and he cannot tell his father in the state he was then.

8. That I depose to this statement in good faith conscientiously believing its contents to be true, correct and in accordance with the Oaths Act in force.

Heer

Deponent

BEFORE ME
COMMISSIONER FOR OATHS



Singapore

IN THE HIGH COURT OF THE FEDERAL CAPITAL TERRITORY
IN THE ABUJA JUDICIAL DIVISION
HOLDEN AT ABUJA

SUIT NO. CV/ /2022

BETWEEN

ALHAJI MAMMAN ZUBAIRU

PLAINTIFF

(TRADING UNDER THE NAME AND STYLE
OF MOH'D ZUBAIRU AND BROTHERS)

AND

1. ABDULRAHAMAN MUHAMMAD

DEFENDANTS

2. DAILY NEEDS DISTRIBUTORS LIMITED

3. FEDERAL CAPITAL DEVELOPMENT AUTHORITY

4. MINISTER OF THE FEDERAL CAPITAL TERRITORY

WITNESS STATEMENT ON OATH OF ABDULRAHMAN ABDU

I, Abdulrahman Abdu, of Gbazango Town, Abuja, FCT, Muslim, Adult, Male, Business man and Islamic Scholar and Nigerian Citizen do hereby make oath and state as follows:

1. That I know the Plaintiff and his two (2) plots of land and properties in this suit for more than 15 years by virtue of which I am very conversant with the facts deposed herein.
2. That I know as a fact that the Plaintiff is the owner of the following plots of land and has been in their active possession and I know as a fact that the Plaintiff has not transferred his interest in the said land to anyone to my knowledge and the plots are:

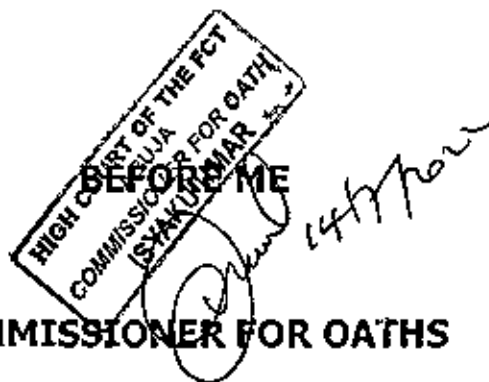
- a. Plot of land known as plot No. 242 measuring about 3,000m² at the Gbazango Phase II layout along Kubwa Expressway in Bwari Area Council, Federal Capital Territory Abuja.
 - b. Plot of land known as plot No. MF 238 measuring about 3,500m² at the Gbazango Phase II Layout, along Kubwa Expressway in Bwari Area Council, Federal Capital Territory, Abuja.
3. That in respect of plot of land described in 1 (b) I am aware that the plaintiff purchased it on the 16th of January, 2003 from MADAKI GALADIMA for the sum of N900,000.
 4. That I was there when the sum of N550,000 was paid to M. GALADIMA as part payment for the purchase of the plot by the Plaintiff and also present when the balance of the purchase price was paid.
 5. That I witnessed the transaction and exchange of money between the parties described in 3 and 4 above and I affix my signature on the agreement between the parties.
 6. That after the purchase of the property I know as a fact the Plaintiff was put in to possession and the Plaintiff have been in occupation of the said land since then.
 7. That I also know as a fact that sometimes after the purchase the Plaintiff introduced his son to me by name Abdullahi Mamman Zubairu and said his son would be doing some businesses of selling and constructions of assorted blocks, selling of

building materials, sand and tiles in the property so I should patronize him and help him look for customers.

8. I know as a fact that the said son was in occupation of the land until the plaintiff got ill and the son has to relocate back to kano.
9. That I depose to this statement in good faith conscientiously believing its contents to be true, correct and in accordance with the Oaths Act in force.



Deponent


COMMISSIONER FOR OATHS

IN THE HIGH COURT OF THE FEDERAL CAPITAL TERRITORY
IN THE ABUJA JUDICIAL DIVISION
HOLDEN AT ABUJA

SUIT NO. CV/ /2022

BETWEEN

ALHAJI MAMMAN ZUBAIRU
(TRADING UNDER THE NAME AND STYLE
OF MOHD ZUBAIRU AND BROTHERS)

PLAINTIFF

AND

- 1. ABDULRAHAMAN MUHAMMAD**
- 2. DAILY NEEDS DISTRIBUTORS LIMITED**

} **DEFENDANTS**

- 3. FEDERAL CAPITAL DEVELOPMENT AUTHORITY**
- 4. MINISTER OF THE FEDERAL CAPITAL TERRITORY**

WITNESS STATEMENT ON OATH OF ALHAJI ISAH GBEGBE

I, Alhaji Isa Gbegbe, of No. 1, Chief Palace, Kagini Town, Abuja, FCT, Muslim, Adult, Male, Farmer and Chief of Kagini Town, FCT, Abuja, and Nigerian Citizen do hereby make Oath and state as follows:

1. That I am the village Head/ Chief of Kagini Town in Abuja, FCT.
2. That I know the plaintiff and his plots of land and properties in this suit for more than 15 years by virtue of which I am very conversant with the facts deposed herein.
3. That the plaintiff's plots of land is within my community district and the plaintiff has been in their active possession and occupation; the plots of land are:
 - a. Plot of land known as plot No. 242 measuring about 3000m² at the Gbazango Phase II Layout along Kubwa Expressway in Bwari Area Council, Federal Capital Territory Abuja.

b. Plot of land known as plot No. MF 238 measuring about 3,500m² at the Gbazango Phase II Layout, along Kubwa Expressway in Bwari Area Council, Federal Capital Territory, Abuja.

4. That in respect of plot of land described in 1 (b) I am aware that the plaintiff purchased it for the sum of N900,000 on the 16th January, 2003 from MADAKI, who was also my relation, and the transaction was concluded and signed in my presence.
5. That I witnessed the transaction and the part payment of N550,000 to MADAKI, and when the balance of purchase price agreed between the parties was paid there and then I affix my official Signature and stamp on the agreement between the parties.
6. That after the transaction I instructed one of my chief to follow Madaki and the plaintiff to the land so that the plaintiff can be put in possession to the exclusion of any other persons.
7. That the chief I sent and the plaintiff came back to my palace to informed me that he the plaintiff has been put in possession.
8. That I equally know that I have not had any complaint from the plaintiff as to anyone disturbing his peaceful possession since he has been in occupation of the land until sometimes between 2014 and 2015 or thereabout when one of the sons of the plaintiff by name Abdullahi Mamman Zubairu who I know through the plaintiff and who has been selling building materials, sand and tiles in the property without disturbances or any adverse claim to the property came to my palace and said he discovered that someone were building on their lands without their consent or his father's knowledge.
9. I also known that I tried to call the plaintiff but the said Abdullahi Mamman Zubairu informed me that the plaintiff was not in a state where he could talk to me.
10. That I caused one of my chief to investigate the case and I discovered that the assertion of the said Abdullahi Mamman Zubairu

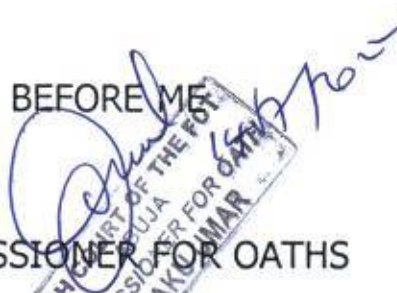
was true and every effort to bring both parties together to resolve the matter did not yield fruit.

11. That I depose to this statement in good faith conscientiously believing its contents to be true, correct and in accordance with the Oaths Act in force.


Deponent

Sworn to at the FCT High Court Registry, Abuja.

This 14th day of July 2022.

BEFORE ME

COMMISSIONER FOR OATHS


IN THE HIGH COURT OF THE FEDERAL CAPITAL TERRITORY
IN THE ABUJA JUDICIAL DIVISION
HOLDEN AT ABUJA

SUIT NO. CV/ /2022

BETWEEN

ALHAJI MAMMAN ZUBAIRU

PLAINTIFF

(TRADING UNDER THE NAME AND STYLE
OF MOH'D ZUBAIRU AND BROTHERS)

AND

1.ABDULRAHAMAN MUHAMMAD

DEFENDANTS

2.DAILY NEEDS DISTRIBUTORS LIMITED

3.FEDERAL CAPITAL DEVELOPMENT AUTHORITY

4. MINISTER OF THE FEDERAL CAPITAL TERRITORY

WITNESS STATEMENT ON OATH OF ABDULLAHI MAMMAN
ZUBAIRU

I, Abdullahi Mamman Zubairu, of No. 319, Warshu Hospital Road, Nassarawa Local Government Area, Kano state, Muslim, adult, Male, businessman and Nigerian citizen do hereby make oath and state as follows.

1. I am the biological son of the Plaintiff and I know the two (2) plots of land and properties in this suit for more than 15 years by virtue of which I am very conversant with the facts deposed herein.
2. I know as a fact that the Plaintiff is the owner of two (2) plots of land in Gbazango, Abuja having purchased same from Shehu Liman and Madaki Galadima and he has been in active possession and occupation of the plots for the past 15 years : the plots of land are:

- a. Plot of land known as plot No. 242 measuring about 3,000m at the Gbazango Phase II Layout along Kubwa Expressway in Bwari Area Council, Federal Capital Territory Abuja.
 - b. Plot of land known as plot No. MF 238 measuring about 3,500m at the Gbazango Phase II Layout, along Kubwa Expressway in Bwari Area Council, Federal Capital Territory, Abuja.
3. In respect of plot of land describe in 1 (a) I was present when the plaintiff purchased it from Shehu Liman of SD Ventures, Wuse, Abuja at the sum of N1,200,000 (One Million Two Hundred Thousand Naira) Only and part payment in the sum of N600,000 (Six Thousand Naira only) was given and a receipt was issued by Shehu Liman. I was also present when the balance was completed.
4. In respect of plot of land described in 1 (a) I was present when the Plaintiff purchased it on the 16th of January, 2003 from MADAKI GALADIMA for the total sum of N900,000 and N550,000 was paid as part payment for the purchased of the plot. I was also present when an agreement was written, signed and executed between the Plaintiff and Madaki in the presence of the village Head of kagini Town, Alh. Isa Gbegbe, and some witnesses in person of Abdurahman Abdu and Haruna Musa.
5. I was present when the balance in the sum of N350,000 was paid to Madaki.
6. After the purchase of the properties the plaintiff opened a business for the selling of blocks, sands and tiles on the plots of land and instructed me to be the manager.
7. I have been the manager-of that business in those properties for more than 10 years selling building materials, sand and tiles in the premises without disturbance or any adverse claim to the properties.
8. Some times in 2012 the plaintiff became sick he therefore instructed me to relocate to Kano and assist him to take care of health.

9. Therefore, before leaving for Kano on the instructions of the plaintiff, I left the two properties in the care of local security guards called Ado Nuhu, Yusif Salisu and Kabo Ahmadu.
10. Sometimes in between 2014 and 2015 or thereabout Haruna Musa, Ado Nuhu and Yusif Salisu called and informed me that the Federal Capital Development Authority (FCDA) and the Federal Capital Administration (FCTA) were conducting major road repairs and that a small portion of the fence in front of the plaintiff's properties which faces the main road was cleared to pave way for construction of culverts. However, they later called again and informed me that the totality of the fence was pulled down and demolished.
11. On hearing this, I quickly informed the village head of Kagini Town, the plaintiff and my brother Alh. Sani Mamman Zubairu. The plaintiff thereafter instructed Alh. Sani Mamman Zubairu to go to the site and what is happening there for himself and report back to him.
12. I later learnt from Alh. Sani Mamman Zubairu again that some individuals have forcefully taken over the plots of land and had gone ahead and start construction structures on the plots of land. I further learnt that these structures were built and turned into a warehouse which is now occupied by the 1st and 2nd Defendants as its place of business.

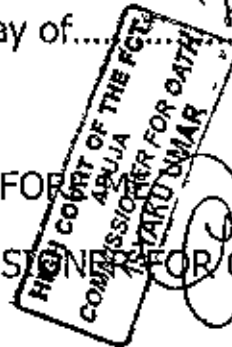
13. That I depose to this statement in good faith conscientiously believing its contents to be true, correct and in accordance with the Oaths Act in force.

.....
Deponent

Sworn to at the FCT High Court Registry, Abuja.

This^{14th} day of^{July} 2022.

BEFORE
COMMISSIONER FOR OATHS



IN THE HIGH COURT OF THE FEDERAL CAPITAL TERRITORY
IN THE ABUJA JUDICIAL DIVISION
HOLDEN AT ABUJA

SUIT NO. CV/ /2022

BETWEEN

ALHAJI MAMMAN ZUBAIRU

PLAINTIFF

(TRADING UNDER THE NAME AND STYLE
OF MOH'D ZUBAIRU AND BROTHERS)

AND

1. ABDULRAHAMAN MUHAMMAD

DEFENDANTS

2. DAILY NEEDS DISTRIBUTORS LIMITED

3. FEDERAL CAPITAL DEVELOPMENT AUTHORITY

4. MINISTER OF THE FEDERAL CAPITAL TERRITORY

WITNESS STATEMENT ON OATH OF ALHAJI SANI MAMMAN
ZUBAIRU

I, Alhaji Sani Mamman Zubairu, No. 319, Warshu Hospital Road, Nassarawa Local Government Area, Kano State, Muslim, Adult, Male, Businessman and Nigerian citizen do hereby make Oath and state as follows:

1. I am the biological son of the plaintiff and I know his two (2) plots of land and properties in this suit for more than 15 years by virtue of which I am conversant with the facts deposed herein.
2. I know as a fact that the plaintiff is the owner of two (2) plots of land in Gbazango, Abuja and I was there when he purchased them from Shehu Liman and Madaki Galadima respectively and he has been in active possession and occupation of the plots for the past 15 years; the plots of land are:

- a. Plot of land known as Plot No. 242 measuring 3,000m² at the Gbazango Phase II Layout along Kubwa Expressway in Bwari Area Council, Federal Capital Territory, Abuja.
 - b. Plot of land known as Plot No. MF 238 measuring 3,500m² at the Gbazango Phase II Layout along Kubwa Expressway in Bwari Area Council, Federal Capital Territory, Abuja.
3. In respect of land described in 1 (a) I was present during the negotiation for the purchase of the property and I witnessed the time when the plaintiff purchased it from Shehu Liman of SD ventures, Wuse, Abuja for the sum of ₦1, 200, 000.
4. After the final purchase negotiations, the plaintiff instructed me to deliver part payment to Shehu Liman of SD Ventures and a receipt in the sum of N600, 000 was given to me by Shehu Liman as evidence of the part payment. The balance of N600, 000 was paid by me to Shehu Liman at a later date on the instructions of the plaintiff.
5. In respect of Plot of Land described in 1 (b), I was present when the plaintiff purchase it on the 16th of January, 2003 from MADAKI GALADIMA for the total sum of N900, 000.
6. After the negotiation, the plaintiff instructed me to pay the sum of N550,000 to MADAKI and I was there when an agreement was signed and executed by the parties as evidence of the purchase and as evidence of the part payment for the purchase of the plot. I also paid the balance of N350, 000 to MADAKI at a later date on the instructions of the plaintiff.
7. After the purchase of the properties, the plaintiff opened the business of selling of Blocks, Sands, and Tiles on the two plots of land and instructed me to deliver the capital and equipment to the site.
8. I was also there when the plaintiff instructed my brother ABDULLAHI MAMMAN ZUBAIRU to move into the plots of land and operate the business for the plaintiff.

9. Sometimes in 2007, the FEDERAL CAPITAL ADMINISTRATION REGULARATION of Land, Tiles and Document of Federal Capital Territory, Abuja Area Councils started a mandatory recertification exercise and the Plaintiff instructed me to follow up on the issue on his behalf and I submitted copies of his title document to the FCT committee for the Regularization of Land Tiles and Documents of Federal Capital Area Councils of the 3rd Defendant for recertification which was received and acknowledge by the council.
10. After the submission of the documents, the plaintiff continued with his business in those properties for more than 15 years selling building materials, sand and tiles, without or any adverse claim to the properties.
11. Sometimes in 2012, the plaintiff become sick, he therefore instructed me to continue to handle the regularization with the FCT and all sundry issues relating to the properties.
12. Sometimes in between 2014 and 2015 and thereabout I was informed by ABDULLAH MAMMAN ZUBAIRU that the security men on the property called and informed him that the FEDERAL CAPITAL TERRITORY AUTHORITY (FCTA) and the FEDERAL CAPITAL TERRITORY ADMINISTRATION (FCTA) were conducting major roads repairs and that a small portion of the fence in front of the Plaintiff's properties which faces the main road was cleared to pave way for construction of culverts. However, he later informed me again that the totality of the fence was pulled down and demolished.
13. The Plaintiff therefore quickly informed me to travel to Abuja and enquire about the encroachment on the property.
14. When I arrived Abuja sometimes in 2015, I discovered that some individuals have forcefully taken over the plots of land and had gone ahead and constructed structured on the plot of land. On further inquiry I learnt that these structures were built and turned into a warehouse which is now occupied by the 1st and 2nd Defendant as its place of business.

15. That I depose to this statement in good faith conscientiously believing its contents to be true, correct and in accordance with the Oath Act in force.

.....

Deponent

Sworn to at the FCT High Court Registry, Abuja.

This 14th day of July 2022.

BEFORE M
HIGH COURT OF THE FCT
ABUJA
COMMISSIONER FOR OATH
ISYAKU UMAR
COMMISSIONER FOR OATHS

14/7/2022



ABUJA MUNICIPAL AREA COUNCIL

ABUJA, NIGERIA

ABUJA MUNICIPAL PLANNING OFFICE

P.M.B 64

TEL:

TELEX:

DATE: 15/6/96

M. GALADIMA

CONVEYANCE OF PROVISIONAL APPROVAL

I am pleased to convey the Chairman, Caretaker Committee's approval of a customary Right of Occupancy in respect of:

Plot No. MP 238 of about 3,500m² at Gbazanga Phase II Layout.

On the following terms/conditions:-

Survey fees	2,000
Layout fees	2,000
Term	50 Years
Rent Revision	Every 5 Years
Purpose	Multi-Functional
Assessment fees	7,000
Grand rent	300

2. I am to add that the following conditions will also be inserted in the Customary Right of Occupancy evidencing the grant of this Right of Occupancy:

- (i) Within two years from the date of commencement on this Right of Occupancy to erect and complete on the said land the buildings or other works specified in detailed plans approved or to be approved by the Abuja Municipal Area Council; or other officer appointed by the Minister, such building or other works to be of such value of not less than (N200,000.00) and to be erected in satisfaction of the Abuja Municipal Area Council or other officer appointed by the Hon. Minister, FCT;

(ii) Not yet erect or permit to be erected on land on the said land any building other than those permitted to be erected by virtue of this Customary Right of Occupancy, nor to make or permit to be made any addition or alteration to the said building to be erected or building already erected on the land erected on the land except in accordance with plans and specifications approved by the officer appointed by the Minister in this behalf.

(iii) No to alienate the Right of Occupancy hereby granted or any part thereof by sale, assignment, mortgage transfer or possession, sublease or bequest or otherwise, however, without the consent of the Minister first had and obtained.

3. The date of commencement of this Right of Occupancy will be the date of acceptance as signified by you, and should be within two months from the date of this letter.

4. I attach herewith two copies of letter of acceptance for your completion and thereafter return a copy of same to me for my records purpose please.

Yours faithfully,

MUSA A. AUDI
SECRETARY
RURAL LAND USE ADJUDICATION COMMITTEE

RIGHT OF OCCUPANCY No. FCT/MZTPA/LA/KN/3254

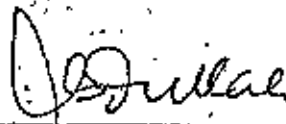
LAND GRANTED TO MR. M. GALADIMA

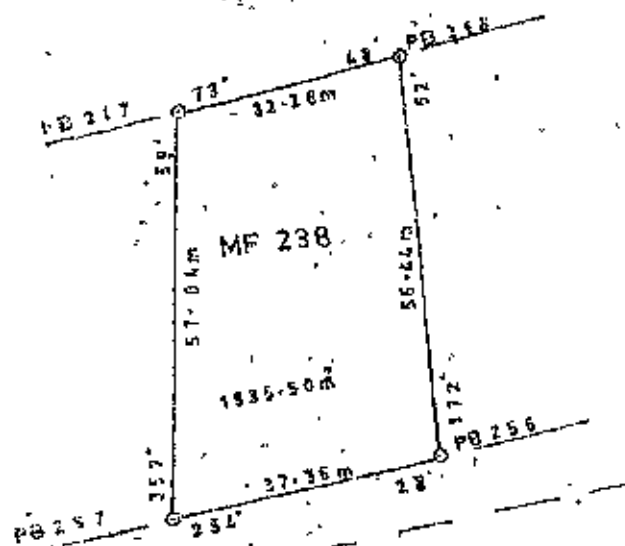
GBAZANGO

FEDERAL CAPITAL TERRITORY
OF FEDERAL REPUBLIC OF NIGERIA

PLOT No MF 238

CADASTRAL ZONE 07 05


ZONAL LAND SURVEYOR



SCALE 1:1000

N N

Plot Reason Number: FCT 07 05 PB 217

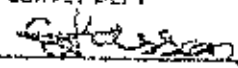
UTM COORDINATES: 317

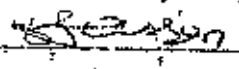
N 1 810 551.000

E 1 113 325.000

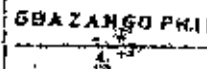
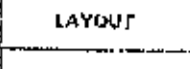
ALTIMETER SYSTEM: UTM

SCALE: 1:1000 FCTA SURVEY DEPT

DRAWN BY: 

CHECKED BY: 

CADASTRAL MAP 1:1000

GBAZANGO PH. II	LAYOUT
	

10 1 2007

ORIGINAL

LAND REESES

BWARI AREA COUNCIL

FCT ABUJA

Departmental Receipt

SUB HEAD

FORM No LGTH 19A

Received from
Na karba daga haramun

On account of
Sabo da

Signature of Cashier
Hamin Kashija

Name of Cashier
Samar Kashija

KoBo

Signature of Payer
Hamin Kashija



ABUJA MUNICIPAL AREA COUNCIL
ABUJA, NIGERIA

ABUJA MUNICIPAL PLANNING OFFICE

P.M.B 64
TEL:
TELEX:
DATE: 15/6/96

MADAKI KAWO.

CONVEYANCE OF PROVISIONAL APPROVAL

I am pleased to convey the Chairman, Caretaker Committees approval of a customary Right of Occupancy

in respect of:

Plot No. MW 242 of about 3,000m² at Ibbazango Phase II Layout.

On the following terms/conditions:-

Survey fees	₦ 2,000
Layout fees	₦ 2,000
Term	50 years
Rent Revision	every 5 years
Purpose	multi-functional
Assessment fees	₦ 7,000
Grand rent	₦ 300

2. I am to add that the following conditions will also be inserted in the Customary Right of Occupancy evidencing the grant of this Right of Occupancy:

- (i) Within two years from the date of commencement on this Right of Occupancy to erect and complete on the said land the buildings or other works specified in detailed plans approved or to be approved by the Abuja Municipal Area Council, or other officer appointed by the Minister, such building or other works to be of such value of not less than (N200,000.00) and to be erected in satisfaction of the Abuja Municipal Area Council or other officer appointed by the Hon. Minister, FCT.



2
MISC 97309

ABUJA MUNICIPAL AREA COUNCIL
ABUJA, NIGERIA

ABUJA MUNICIPAL PLANNING OFFICE

P.M.B 64
TEL:
TELEX:
DATE: 15/6/96

MOH'D ZUBAIRU & BROTHERS

CONVEYANCE OF PROVISIONAL APPROVAL

I am pleased to convey the Chairman, Caretaker Committees approval of a customary Right of Occupancy

in respect of: Plot No. 242 of about 3,000m² at Gbazango Phase II Layout.

On the following terms/conditions:-

Survey fees	₦ 2,000
Layout fees	₦ 2,000
Term	50 Years
Kent Revision	Every 5 Years
Purpose	Commercial
Assessment fees	₦ 7000 -
Grand-rent	₦ 3000

2. I am to add that the following conditions will also be inserted in the Customary Right of Occupancy evidencing the grant of this Right of Occupancy:

- (i) Within two years from the date of commencement on this Right of Occupancy to erect and complete on the said land the buildings or other works specified in detailed plans approved or to be approved by the Abuja Municipal Area Council, or other officer appointed by the Minister, such building or other works to be of such value of not less than (N200,000.00) and to be erected in satisfaction of the Abuja Municipal Area Council or other officer appointed by the Hon. Minister, FCT.



ABUJA MUNICIPAL AREA COUNCIL

ABUJA, NIGERIA

ABUJA MUNICIPAL PLANNING OFFICE

P.M.B 64

Abuja

TELEX:

DATE: 15/6/96

MOH'D ZUBAIRU & BROTHERS

CONVEYANCE OF PROVISIONAL APPROVAL

I am pleased to convey the Chairman, Caretaker Committees approval of a

Occupancy

in respect of

Plot No. 242 of about 3,000m² at Gbazango Phase I

on the following terms/conditions:-

Survey fees	₦ 2,000
Layout fees	₦ 2,000
Term	50 Yrs
Rent Revision	Every
Lease	Comm
Assessment fees	₦ 7000
Ground-rent	₦ 3000

2. I am to add that the following conditions will also be inserted in the Customary evidence of the grant of this Right of Occupancy:

- Within two years from the date of Right of Occupancy to erect and complete the buildings or other works specific approved or to be approved by the Council, or other officer appointed by building or other works to be of such (N200,000.00) and to be erected in the Municipal Area Council or other v. Minister.

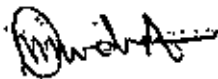
(ii) Not yet erect or build or permit to be erected on the said land any building other than that erected by virtue of this Customary Right to make or permit to be made any addition to the said building to be erected or built on the land erected on the land except plans and specifications approved by a person appointed by the Minister in this behalf.

(iii) No to alienate the Right of Occupancy hereof by sale, assignment, mortgage, transfer, sublease or bequest or otherwise however, the Minister first had and obtained.

3. The date of commencement of this Right of Occupancy acceptance as signified by you, and should be within two months from the date of acceptance.

4. I attach herewith two copies of letter of acceptance for your information and thereafter return a copy of same to me for my records purpose, please.

Yours faithfully,


MUSA A. AUDU
SECRETARY
RURAL LAND USE ADJUDICATOR

5

ANAMBRA STATE

BWARI AREA COUNCIL
FCT - ABUJA

HEAD
SUB-HEAD

Departmental Receipt

FORM No. LGT 18A

Received from M/s. D. Z. Brothers
No karba daga hannun

On account of for the Kobo
payment for para and alid
3,000.00

Signature of Cashier Phane
Name of Cashier Phane
Date 20.06

16/1/2008

[illegible]

Dr. Hermann Kugelstein

SATYARU MATH DASTAN SATYARU MATH SATYARU
 SHRI PRADHAN SINGH SATYARU
 DASTAN ABUL KALAM SATYARU
 SHRI DASTAN SATYARU

1 DANKRU BRIGADON
2 BOBAC

КВоллент? Хмельниц

2. Milgram

IMATIUS

8149

MAIL ROOM
BATAI ORDNI OTHA CHIEF
SIGN ANAC DATE 16/

HIGH COURT OF JUSTICE KANO.
CERTIFIED TRUE TRANSLATION
BY.....

16/1/2003

I, ALH. MAMMAN ZUBAIRU HEREBY PURCHASED A PLOT NO. MF 238 SITUATED AT GBAZANGO LAY OUT PHASE II QTRS. COVERED WITH THE LENGTH OF (3,500M)² AT THE TOTAL SUM OF NINE HUNDRED THOUSAND NAIRA ONLY (N900,000:00), I HAVE PAID THE MONEY IN THE PRESENCE OF EMIR OF KAGINI, I WILL PAY THE REMAINING BALANCE OF THREE HUNDRED AND FIFTY THOUSAND NAIRA ON 5TH DAY FEBRUARY 2003.

SIGNATURE OF PAYER
SIGNED.

SIGNATURE OF SELLER
SIGNED.

WITNESSES OF PAYER

WITNESSES OF SELLER

DAHIRU ABUBAKAR - SIGNED

1. ABDULLAH YAKUBU - SIGNED

ABDURRAHMAN ABDU - SIGNED

2. MAL. ISA - SIGNED

HARUNA MUSA - SIGNED

3. MATIU - SIGNED

SIGNATURE OF EMIR OF KAGINI
SIGNED/STAMPED
11/1/2003

Handwritten signature of Alh. Mamman Zubairu

Handwritten signature of Alh. Mamman Zubairu

*Alh. Mamman Zubairu
H/Court of Justice
Kano*

Handwritten signature of Alh. Mamman Zubairu
8/12/02



Handwritten notes:
51
200
187811
5/2/02



KANO STATE GOVERNMENT JUDICIARY COLLECTION RECEIPT

NSAC/ON/RE/270/62

HIGH COURT OF JUSTICE

Receipt Information

PAID TO: DR. KAHIRU ADAMU

AMOUNT PAID: NGN 200,000

ENCLOSURE: HIGH COURT OF JUSTICE

VENUE NAMES: COURT CEES

PAYMENT DATE: 2021-12-08 12:07:07

PAYMENT REF (wallet): 98a57366-69d8-4c07-3a10-7349bf828a0b

PAYMENT REF (Keta): 66011034554086

PAYMENT DESCRIPTION: FEE

PAID BY: ABU WALU YARO

Abdurrazak Datto Salim
Executive Chairman (KIRS)



FEDERAL CAPITAL TERRITORY ADMINISTRATION
REGULARISATION OF LAND TITLES AND DOCUMENTS OF FCT AREA COUNCILS
ACKNOWLEDGEMENT

FILE NUMBER: KN 3254

10/02/07

This is to acknowledge the receipt of a photocopy of original R-OF-O for *M. Galadima*

in respect of Plot Number *MF 238* Area Council *BWARI* and dated *30/06/03*

The new file number is *KN 43504*. The following documents were received or checked.

ITEMS SUBMITTED OR REVIEWED

REGULARISATION APPLICATION FORM	YES
R-OF-O	30/10/01
DEED OF ASSIGNMENT	//
POWER OF ATTORNEY	//
DEVOLUTION ORDER	//
LETTERS OF ADMINISTRATION	//
DEED OF GIFT	//
DEED OF MORTGAGE	//
DEED OF SUBLEASE	//
TWO PASSPORT PICTURES	YES
FORM C07 MEMORANDUM AND ARTICLES OF ASSOCIATION	//
AFFIDAVIT	//
POLICE REPORT	//
NEWSPAPER ADVERTISEMENT	//
CHANGE OF OWNERSHIP	//
OTHERS	

DRIVER'S LICENSE
WORK ID
NATIONAL ID
INTERNATIONAL PASSPORT
PAYMENT RECEIPTS YES

Submitted by Auwalu Adamu

Signature

Date: 10/02/07

Nana Buhari
(Coordinator or Representative)

Signature

Date: 02/10/07

Disclaimer

This acknowledgement does not in anyway validate the authenticity of the documents described above. All documents are subject to further verification for authenticity.

This acknowledgement must be presented at the time of collection of new C-of-O

AGIS RE-CERTIFICATION OFFICE: 2 E KUMASI CRESCENT, WUSE II, ABUJA, NIGERIA
09-6716100, 09-6716200, 09-6716300, 09-6716400, 09-4132358, 09-4132357
regularisation@abujagis.com info@abujagis.com <http://www.abujagis.com>

THIS ACKNOWLEDGEMENT CANNOT BE SOLD OR TRANSFERRED



HEAD OFFICE:
Suite 30 Cornershop,
Sudan Street,
Zone 6, Wuse - Abuja.

SD VENTURES NIG. LTD.

Real Estate Consultants, Investment Promoters & General Suppliers

Tel. 09 - 5236778
090 - 601933

Cash Receipt

No. 002

Date: 8-11-2001

Received from: ALI H. ADHAMMED ZIGARU

The Sum of: SIX HUNDRED THOUSAND NAIRES

ONLY Naira Kobo

Being Payment for: BALANCE PAYMENT FOR PLOT

242 LOCATED AT GIGAZANTU - ABUJA

MANAGING DIRECTOR
SD VENTURES LTD

DATE: 8-11-2001

₦ 600,000 := K

Manager's Sign



Parlance

Law Office

Legal Practitioners, Debt Recovery Agents, Arbitrators, Auctioneers, Notaries Public, Business Advisors, Tax Advisors, Consultancy & More

Office 8, Blue Pines, No. 2, Dobaria Street, Off, Parkway C
Wuse II, Abuja
ParlanceLawOffice@gmail.com | www.ParlanceLawOffice.com
lawyerabul@yahoo.com | dahiruadams@yahoo.com
09032738990 | 0808471743
092910876 | 092912322

PLO/COR/PP/1112/2017

4th December, 2017

Muhammad Musa Bello
The Honorable Minister
Federal Capital Territory (FCT) of Nigeria
Abuja



Dear Sir,

PETITION OVER THE ILLEGAL AND FRAUDULENT CONVERSION, CONFISCATION AND RE-ALLOCATION OF LANDED PROPERTIES LYING AND SITUATE AT PLOT NO. 2 MF 238 AND PLOT NO. 242, GBZANGO PHASE II LAYOUT, BWARI AREA COUNCIL, ABUJA, FCT OWNED BY OUR CLIENT ALHAJI MOH'D ZUBAIRU AND BROTHERS

We are Solicitors and Legal representatives to Alhaji Mammam Zubairu who conduct business under the name of Moh'd Zubairu & Brothers, on whose behalf and instructions we write this letter.

We are writing to your good office to bring to your attention and seek your profound intervention over the injustices meted to our client in respect of landed properties owned by him, located at Gbazango New Layout under the Bwari Area Council of the FCT herein referred to as "the Properties". The said properties were illegally taken away from our Client, confiscated, converted and re-assigned to the for private purpose, without any notice of revocation, and eventually reallocated to DUFIL Prima Foods Plc, the maker of Indomie Noodles by the immediate past FCT Administration, in a manner characterized by brazen fraud and corruption. The facts of the matter are as follows:

1. Our client owned the properties described as Plot No. MF 238 and Plot No. 242 measuring 1.935.50sqm 3000sqm and respectively lying and situate at Gbazango Phase II Layout in the Bwari Area Council, FCT, Abuja. Find evidence of ownership and Right of Occupancy marked Annexure A.
2. Our client purchased the said properties from Mohammed Galadima in 2005 and since then has been in peaceful possession and occupation of the properties. Find attached evidence of Abuja Municipal Area Council confirmation of our Client as the owner of title marked as Annexure B.

Abubakar, Managing Associate 2. Idah Yakubu Concomi Senior Associate 3. Kabiru Adams Senior Associate 4. Dahiru Ahmed Senior Associate 5. Godwin Ojedyi Senior Associate
6. Oluwale Harrison Olofin 6. Theresa Adams 7. John Paul Olorun 8. Sami Sadig 11. Nana Aisha Mohammed Dahiru 12. Samira Abdulkadir 13. Umar Usahi 14. Nasiru Daba 15. Vivian Makure
— rely on our good and passion through People, Research, Resources, Networking, Innovation, Experience, Honesty, Technology and Professionalism



3. Sometimes in 2007 in line with the policy of the then FCT Administration that landed properties in the Abuja, FCT Area Councils were required to be regularized and recertified, our Client filed and submitted his application for regularization and same was processed and acknowledged by the AGIS. Find attached a copy of the acknowledgement marked as **Annexure C**.
4. After our Client submitted his application for regularization and having paid all the necessary statutory fees, for regularization and recertification as well as **Deed Plan (TDP)** and was waiting to collect his Certificate of Occupancy (C of O) from the FCT Administration. Which he still awaits till this very moment.
5. However, and very painfully, verifiable information at our disposal currently indicates that the immediate past FCT Administration had illegally and fraudulently confiscated, revoked converted, re-assigned and re-allocated our Client's properties for private purpose without notice of revocation and payment of compensation to our Client. This action was done without following the due process of the law but in a fraudulent manner.
6. Our Client got clue of the illegal and fraudulent confiscation and conversion of his said properties and the subsequent re-assignment and re-allocation same, for private purpose to DUFIL Primo Foods Plc, when our Client's application for recertification was still pending (even though payment has been made and all other consideration furnished for the issuance of AGIS Certificate of Occupancy to replace the Bwari Area Council Right of Occupancy in the possession of our Client. Also, upon our visit to Bwari Area Council Land Office where we had requested for Building Plan and Site Report from the Bwari Area Council Land Office. The response we got on behalf of our Client verbally at the Bwari Area Council Land Office is that **Gbazango Phase II New Layout Site Plan** cannot be found by them anywhere. However, upon discreet further investigations we conducted on behalf of our Client at AGIS and the Bwari Area Council Land Office, we were able to establish that some staff of Bwari Area Council Land Office in connivance with other staff of the immediate past FCT Administration, illegally distorted the **Gbazango Phase II New Layout Site Plan** (making it appear as if the Layout never existed) thus allowing them to illegally revoke and fraudulently convert the entire **Gbazango Phase II New Layout Site Plan** and unlawfully re-allocated the same converted properties on **Gbazango Phase II New Layout Site Plan** to third parties for private usage without any notice of revocation to the Original Allottee nor payment of any form of compensation. The illegal conversion and transfer of our Client's properties was done fraudulently and without prior notice or knowledge of our client who was never served with any notice or circular informing him of the revocation of his lands by the last FCT administration.



Against these backdrops, we humbly raise some salient legal issues that bothers on greed and criminality and humbly plead for your kind action and urgent intervention, that you order a high powered discreet investigation on this matter to ensure that justice is done to our Client. This plea is in line with the spirit of the anti-corruption posture of your administration and personal track record of accountability and transparency and in line with the spirit of the current Federal Government of Nigeria and the FCT Administration in fighting corruption and injustices in the public space. The issues are as follows:

1. Strongly note that the Land Use Act provides that Government can only confiscate any land for public purposes only, after paying compensation amongst other laid down procedures. In this instant case of our Client, No notice was issued neither was any form of compensation paid. Most worrying is that the land was reallocated for private use
2. It is morally and legally wrong for the last FCT Administration to reallocate landed properties belonging to another person without following due process. This violates our extant laws in Nigeria and the principles of equity and natural justice.
3. Our client has been in peaceful possession of his properties for over decade, having erected structures on same and has regularized his documents with the FCT by paying all the necessary fees. At the moment, our Client is still awaiting the issuance of AGIS Certificate of Occupancy, having completed the re-certification processes. As stated earlier, our Client was never served with any notice or information revoking his properties. This goes to show how the action of the last FCT Administration was unlawfully done in bad faith with fraudulent intent and corruption.

As part of your investigation drive, we kindly suggest that you consider ordering the following:

1. Review the file on our Client right from the Bwari Area Council to the AGIS where regularization and recertification was done.
2. Review all purported transfer of our Client's plot of land to determine how it was done and who did it and under what circumstance?
3. Who authorize or approve the re-allocation of our client's properties and to whom and under what grounds?
4. Has due process been followed and observed in the re-allocation?
5. Invite our Client and subsequent parties that were purportedly re-allocated the plots
6. Revisit the entire distortion of the Gbazango Phase II New Layout Site Plan with a view of identifying other fraudulent and illegal confiscation and reallocation of properties on that Layout by both Staffers of Bwari Area Council Land Office and personnel FCT Administration.
7. Employ the services of EFCC and ICPC to investigate the level of complicity of staff of AGIS and Bwari Area Council, to determine the level of their involvement in this greedy and criminal



**Parlance
Law Office**

Expanding Frontiers in Legal Parlance

endeavour

PRAYERS:

Consequently, we pray for the following reliefs from you:

1. Immediately constituting and ordering an investigation into this matter to be concluded within a time frame of 1st one months
2. Ensure that justice is done to our client after your investigation by confirming his ownership of the landed properties and issuing him evidence in that regard through Certificate of Occupancy having paid the necessary fees and regularized his documents via the concluded recertification exercise.

Due to the sensitive nature and urgency of this petition we kindly urge your good office to treat this matter with.

Thank you.

Ahmed Abubakar

Yours faithfully,

FOR: PARLANCE LAW OFFICE

AHMED ABUBAKAR
Managing Associate





Parlance

Law Office RC No. BNKAD 027894

Legal Practitioners, Debt Recovery Agents, Arbitrators, Auctioneers, Notaries Public, Business Advisors, Tax Advisors, Consultancy & More

Office 1, Blue Plaza, No. 3, Dabala Street, Off, Pwani Road, Wuse II, Abuja

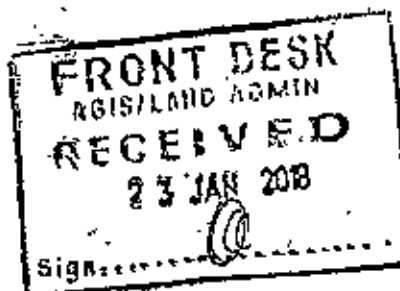
ParlanceLawOffice@gmail.com | www.ParlanceLawOffice.com
lawyerah@yahoo.com | dahirahimad@yahoo.com

08032121490 | 08036171745
092910079 | 092912321

PLO/COR/PP/1101/2018

22nd January, 2018

The Director of Lands,
Abuja Geographic Information Systems (AGIS)
No. 4, Peace Drive, Area 11, Garki
Abuja, FCT



Dear Sir,

REQUEST FOR RECERTIFICATION UPDATE IN RESPECT OF PLOTS NO. 2MF 238 AND 242 LYING AND SITUATE AT GBAZANGO PHASE II LAYOUT, BWARI AREA COUNCIL ABUJA, FCT

We are Solicitors and legal representatives to MOHAMMED GALADIMA and ALH. MAMMAN ZUBAIRU & BROTHERS on whose behalf and instructions we write this letter to you.

Our Client expressed concern over delays associated with obtaining his recertified Certificate of Occupancy. Consequently, it is our Client firm instruction that we write to request for recertification update in respect of Plots No. 2MF 238 and 242 lying and situate at Gbazango Phase II Layout, Bwari Area Council, Abuja.

We shall immensely appreciate, if we get a date for collecting the recertified Certificate of Occupancy in respect of the said properties. We also look forward to receiving a comprehensive report from you in this regards as soon as possible (noting that we need to know of any challenges and hindrances causing the unexplained delays.

Please find attached the following documents in support of this application;

1. A copy of Right of Occupancy in respect of the Plots
2. A copy of the FCT Recertification and Regularization acknowledgement form.

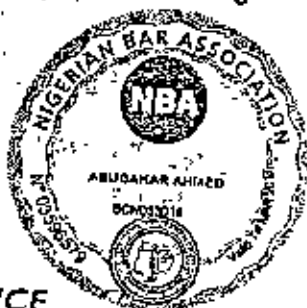
Thank you.

Yours faithfully,

Ahmed Abubakar

AHMED ABUBAKAR

Pp: PARLANCE LAW OFFICE



Ahmed Abubakar: Managing Associate 2. Idhis Yakubu: Conception, Senior Associate

In Chambers:

3. Koliru Ademola: Senior Associate 4. Dahiru Ahmed: Senior Associate 5. Godwin Ojibisi: Senior Associate

6. Oluwale Harrison Olatoye 7. Theresa Adenuga 8. John Paul Oluwal 9. Sani Sadiq 10. Hana Aisha Mohammed Dahir 11. Sani Sadiq 12. Sani Sadiq 13. Usman Usman 14. Nkechi Oduke 15. Yusuf Oduke

... rely on us for speed and precision through People, Research, Resources, Networking, Innovation, Experience, Honesty, Technology and Professionalism

15th June, 2016

To:

Alhaji Abdurrahman Muhammad,
Area 'A' Nyanya Shopping Complex,
Abuja FCT

AND

Daily Needs Distributors Limited,
Opposite Kagini Town, Off Kubwa Expressway,
Bwari Area Council, Abuja, FCT

Dear Sirs,

**ILLEGAL TRESSPASS, ENCROACHMENT AND OCCUPATION OF TWO PLOTS OF
LAND NO. MF 238 AND 242 SITUATE IN GBAZANGO PHASE 2 LAYOUT, ALONG
KUBWA EXPRESSWAY, ABUJA, FCT BELONGING TO ALHAJI MAMMAN
ZUBAIRU OF MOH'D ZUBAIRU AND BROTHERS**

We are Solicitors to Alhaji Mamman Zubairu trading under the name of Moh'd Zubairu & Brothers of Yankaba Quarters, Kano State, Nigeria (hereinafter referred to as "our Client") on whose instructions and behalf we write this letter to you.

Our client informed us that he is the beneficial owner of the following properties which you illegally trespassed and encroached upon:

1. Plot of Land known as No. 242 measuring about 3,000 meters at the Gbazango Phase II Layout, along Kubwa Expressway in Bwari Area Council, FCT, Abuja.
2. Plot of Land known as No. MF 238 measuring about 3,500 meters at the Gbazango Phase II Layout, along Kubwa Expressway in Bwari Area Council, FCT, Abuja.

The above properties are the subject matter of this letter and are herein jointly referred to as the "Plots of Land or properties".

It is our brief that the above mentioned properties belong to our client and have been in his possession and ownership for many years before your encroachment and illegal occupation. Our client informed us that he acquired plot of land known as Plot No. MF

238, measuring about 3,500m² at Gbazango Phase II, Bwari, Abuja, FCT in 2003. The other Plot of Land is known as Plot No. 242 measuring about 3,000m² at the same Gbazango Phase II Layout and was purchased by our client from SD Ventures.

It is our brief also that after the purchase of the properties our client has been in active and peaceful occupation conducting the business of selling building materials, the sale and storing of sands, blocks, tiles, etc, until around 2012 when he fell terribly ill and his children working on that property had to relocate permanently to live with him in Kano and take care of his health and to get him medical attention and be close to his immediate family.

Our Client however continued to maintain peaceful possession of the plots of land and put them in the care of local security men. The local security men informed our client sometimes between 2014 and 2015 that some people came and informed them that major road repairs were being conducted by the FCDA and the FCT Administration. In the course of that, a portion of the fence facing the main road of these properties was demolished to pave way for the construction of culverts. The security men later called and informed our client that a private construction company has taken over the properties and is building some structures. After verbal protest and long discreet inquiries and investigations it has now been revealed that you and your company are the ones that have taken over these properties.

Our client instructions therefore are to convey his protest to you in writing and inform you that the above action of encroaching on his properties is illegal and unlawful. Consequently, it is our client firm instruction that you should vacate his properties within the next 14 days. If you fail to do so then it is our brief that we should report the matter to the appropriate legal authorities and the court of law for recovery of our clients' properties.

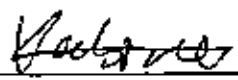
Thank you.

Yours faithfully,



GODWIN OJEGBIYI Esq.





KABIRU ADAMU Esq.

FOR: NORTHEdge ATTORNEYS

28th December, 2018

To:

Alhaji Abdurrahman Muhammad,
Area 'A' Nyanya Shopping Complex,
Abuja FCT,
AND
Daily Needs Distributors Limited,
Opposite Kagini Town, Off Kubwa Expressway,
Bwari Area Council, Abuja, FCT,

Dear Sirs,

SETTLEMENT BETWEEN ALHAJI MUHAMMAD ZUBAIRU (TRADING UNDER THE NAME & STYLE OF MOH'D ZUBAIRU & BROTHERS) AND ABDULRAHAMAN MUHAMMAD OF DAILY NEEDS DISTRIBUTORS LTD IN RESPECT PLOTS NO. MF 238 AND 242 IN GBZANGO PHASE 2 LAYOUT ALONG KUBWA EXPRESS WAY, ABUJA, FCT

The above subject matter refers.

Kindly refer to your verbal discussions with Ahmed Abubakar Esq., and Kabiru Adamu Esq., of counsel to Alhaji Mamman Zubairu of Moh'd Zubairu & Brothers (hereinafter referred to as "our Client") in respect of the illegal encroachment and occupation of his two properties by you and your company.

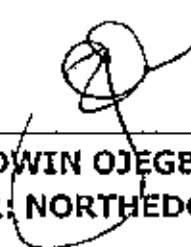
You may recall that after contacting you on the illegal and unlawful encroachment of our client's properties you proposed and indicated your willingness to settle this matter amicably and therefore requested our client through his lawyer Kabiru Adamu Esq. to give you a quoted figure as the price for his two properties. Counsels confirmed to us that they have communicated and delivered our client's offer to you over the phone. However, it is our client's instructions that we should also deliver his offer to you in writing. Consequently, our client is ready and willing to offer you the two properties in the sum of **One Hundred Million Naira Only (N100, 000,000).**

If this offer is acceptable to you kindly indicate so, so that we can deliver your acceptance to our client for him to take the necessary further action to finally resolve this matter.

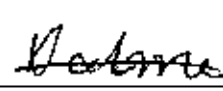
Thank you.

Yours faithfully,





GODWIN OJEBIYI
FOR: NORTHEGE ATTORNEYS



KABIRU ADAMU Esq.

30th June, 20193rd Floor BOI Building,
No.18, Muhammadu Buhari Way,
Kaduna16 Ajibodu Street, Karole Estate
Ifako-Ijaye,
Lagos.Tel: 2348033552680, 2348032173273, 2348034770177
E-mail: attorneysnorthedge@gmail.com

To:

Alhaji Abdurrahman Muhammad,
Area 'A' Nyanya Shopping Complex,
Abuja FCT,
AND
Daily Needs Distributors Limited,
Opposite Kagini Town, Off Kubwa Expressway,
Bwari Area Council, Abuja, FCT,

Dear Sirs,

RE: SETTLEMENT BETWEEN ALHAJI MUHAMMAD ZUBAIRU (TRADING UNDER
THE NAME & STYLE OF MOH'D ZUBAIRU & BROTHERS) AND ABDULRAHAMAN
MUHAMMAD OF DAILY NEEDS DISTRIBUTORS LTD IN RESPECT PLOTS NO.
MF 238 AND 242 IN GBAZANGO PHASE 2 LAYOUT ALONG KUBWA EXPRESS
WAY, ABUJA, FCT

The above subject matter refers.

Kindly refer to our letter to you in respect of the captioned dated 30th January, 2019.
Further to that therefore, we are writing as a reminder to ask for your response.

Thank you.

Yours faithfully,


GODWIN OJEBIYI
FOR: NORTHEDGE ATTORNEYS




DR KABIRU ADAMU

NorthEdge Attorneys

KD32546

Legal Practitioners & Consultants

1st January, 2020

Head Office:

3rd Floor BOI Building,
No.18, Muhammadu Buhari Way,
Kaduna.

Lagos Office:

18 Ajibodu Street, Karaoke Estate
Ifako-Ijaye,
Lagos.

Tel: 2348033562680, 2348032173273, 2348034770177

E-mail: attorneysnorthedge@gmail.com

To:

Alhaji Abdurrahman Muhammad,
Area 'A' Nyanya Shopping Complex,
Abuja FCT,
AND

Daily Needs Distributors Limited,
Opposite Kagini Town, Off Kubwa Expressway,
Bwari Area Council, Abuja, FCT,

Dear Sirs,

RE: SETTLEMENT BETWEEN ALHAJI MUHAMMAD ZUBAIRU (TRADING UNDER THE NAME & STYLE OF MOH'D ZUBAIRU & BROTHERS) AND ABDULRAHAMAN MUHAMMAD OF DAILY NEEDS DISTRIBUTORS LTD IN RESPECT PLOTS NO. MF 238 AND 242 IN GBAZANGO PHASE 2 LAYOUT ALONG KUBWA EXPRESS WAY, ABUJA, FCT

The above subject matter refers.

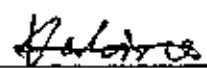
We are writing as a final reminder in respect of the captioned subject matter to inform you that we are still waiting for your response to enable us advise our client accordingly.

Thank you.

Yours faithfully,




GODWIN OJEBIYI Esq.
FOR: NORTHEdge ATTORNEYS


DR KABIRU ADAMU

In Chambers: Mohammed Enebi Salihu, Godwin Isiak Ojebiyi, Sekinat Omotayo, Salihu Consultants, Olawale Akoni Esq. (SAN), Haruna Abdulhadi Esq. LL.B & L.(SAN), M.I. Abubakar, Esq. LL.B & L. LL.M.

NorthEdge Attorneys

KD32546

Legal Practitioners & Consultants

Head Office:

3rd Floor BOI Building,

No.18, Muhammadu Buhari Way,
Kaduna.

Lagos Office:

18 Ajibodu Street, Karaoke Estate

Ifako-Ijaye,
Lagos.

Tel: 2348033562880, 2348032173273, 2348034770177

E-mail: attorneysnorthedge@gmail.com

1st August, 2021.

To:

Alhaji Abdurrahman Muhammad,
Area 'A' Nyanya Shopping Complex,
Abuja FCT,

AND

Daily Needs Distributors Limited,
Opposite Kagini Town, Off Kubwa Expressway,
Bwari Area Council, Abuja, FCT,

Sir,

RE: SETTLEMENT BETWEEN ALHAJI MUHAMMAD ZUBAIRU (TRADING UNDER THE NAME & STYLE OF MOH'D ZUBAIRU & BROTHERS) AND ABDULRAHAMAN MUHAMMAD OF DAILY NEEDS DISTRIBUTORS LTD IN RESPECT PLOTS NO. MF 238 AND 242 IN GBZANGO PHASE 2 LAYOUT ALONG KUBWA EXPRESS WAY, ABUJA, FCT

The above caption refers.

We remain counsel to AlhajiMammanZubairu(trading under the name & style of Moh'dZubairu& Brothers) hereinafter refer to as our client.

You may kindly recall that before the advent of the corona virus pandemic and lock down, we were in the process of resolving thismatter amicably.

You may also recall that we have agreed that thismatter could be resolved without going to court and we will look for a way for amicable settlement.

It has been over a year now and there is no any positive step from you to resolve this matter amicably despite several letters of reminders to you and your company. We therefore write to remind you again that we will not hesitate to perfect our client brief if you fail to respond to our letters in respect of your settlement proposal. We believe that you would not allow the matter to degenerate to such level.

In Chambers, Mohammed Enebi Salihu, Godwin Israk Qebiyi, Sekinat Omoroyos, Sulim Consultants, Olawale Akoni, Esq. (SAN), Haruna Abdullahi, Esq. LL.B B.L (SAN) M.I. Abubakar, Esq. LL.B B.L, LL.M

It is against the foregoing that we write again asking you to communicate your offer or counter offer to our client through us on or before the 30th of August, 2021 so that final negotiation can be done to resolve this matter amicably.

Thank you.





GODWIN OJEBIYI, Esq.

FOR: NORTHEDGE ATTORNEYS