

3<sup>rd</sup> Sept

02 R6  
District Court Rules

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

SUIT NO: CV/171/2024

BETWEEN:

DR. DATTI BABA-AHMED

PLAINTIFF

Plot 686, Jabi Airport Road Bypass,  
Cadastral Zone,  
Abuja AND

AND

APPLIED-IMPACT SOLUTIONS LTD

DEFENDANT

House 6,  
No. 3 Water Park Road,  
Kado, FCT Abuja

The Registrar

Chief Magistrate Court

Abuja

AT THE SUIT OF THE PLAINTIFF, THIS PLAINT IS TAKING OUT WITH  
THE FOLLOWING Defendant situate at House 6, No. 3 Water Park Road, Kado,  
FCT Abuja within the Jurisdiction of this Honorable court.

1. The Plaintiff is the Landlord and the owner of the 3 Bedroom Duplex with Boys quarters known as House 6, No. 3 Water Park Road, Kado, FCT Abuja currently occupied by the Defendant.
2. The Defendant was a yearly tenant of the plaintiff's afore stated property for a certain term paying the agreed rental value of N 3,500,000.00 (three Million five hundred thousand naira only) per annum.
3. That the Defendant's Tenancy has been determined by effluxion of time since the 31<sup>st</sup> day of March 2022
4. That since the 1st Day of April, 2022 the defendant has been a tenant at will.
5. That despite several interface and interaction with the Managing Director of the Defendant by the Plaintiff, His brother Umar Baba-Ahmed and Staff that

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*[Handwritten signature]*  
3,200  
10/6/2025

- the said property is needed for personal and urgent use by the Plaintiff, the Defendant has refused to vacate possession of the Property.
6. That due to the failure of the Defendant to vacate possession, the Plaintiff served the Defendant with seven (7) days Notice of Owner's Intention to Recover Possession dated the 23<sup>rd</sup> day of June 2023 and served on the same date. The Notice is herein pleaded and will be relied on during trial
  7. At the determination of the Notice of Owner's Intention to Recover Possession the defendant still refuse to vacate possession.
  8. The Plaintiff has been seriously disadvantaged by the Defendant staying on the Demised property and his failure to leave after the expiration of his tenancy and all the amicable discussions by the Plaintiff, His brother Umar Baba-Ahmed and Staff.
  9. The Plaintiff avers that the defendant has no defence to its claims and it is not in doubt any more that unless the intervention of this Honourable Court is invoked, the Plaintiff would continue to suffer hardship, deprivation in the hands of the Defendant.
  10. The Plaintiff further avers that if not for the refusal by the Defendant to vacate possession, there would not have been any reason for the Plaintiff to seek redress in Court through employing the services of a legal practitioner thereby these expenses incurred. The part payment receipt of Legal Fees is hereby pleaded and would be relied upon during the trial of this suit.
  11. That unless this Honorable Court intervenes, the Defendant is determined to remain in occupation of the demise apartment in which the Plaintiff needs for urgent personal use.

**WHEREOF THE PLAINTIFF CLAIMS AS FOLLOWS:**

- a. An order of this Honorable Court ejecting the Defendant from the demised Premises located at House 6, No. 3 Water Park Road, Kado, FCT and Granting vacant possession to the Plaintiff Forthwith.
- b. Mesne profit of N292, 000.00 (Two Hundred and Ninety Two Thousand naira) only per month running from the 1st day of September, 2022 until final possession is Delivered up by the Defendant to the Plaintiff or until Judgment is delivered.
- c. The cost N1, 000,000.00 (one million naira) only being cost of legal fee and this Suit.
- d. 10% monthly interest on the Judgment sum from the date of judgment till the final liquidation of the entire judgment sum.
- e. And any other order(s) as this Honorable court may deem fit to make in the circumstance of this case.

DATED THIS...11.....DAY OF ...June.....2025.

The address for service, phone numbers and email addresses of the parties are:

**Plaintiff:**

Plot 686, Jabi Airport Road Bypass  
Cadastral Zone  
Abuja  
08050402554  
[rlglu@levitesolicitors.com](mailto:rlglu@levitesolicitors.com)

**Defendant:**

House 6,  
No 3 Water Park Road,  
Kado, FCT Abuja  
08113834780

The Plant was taken out by Dayo G. Ashonibare, Esq Counsel to the Claimant of Flat 4, Salis Court, Efire Ileogun Street, (Around Jabi Airport Junction) Gwarimpa II, FCT-Abuja

Dated this 11...day of June..... 2025



Dayo G. Ashonibare, Esq. Ll. Aciarb.



R.E. Okwori, Esq.,  
Simiat Suleiman, Esq.,  
S.F. Wofuru, Esq.,  
J.O. Ibrahim Esq.,

(Plaintiff's COUNSEL)

Levite Solicitors & Arbitrators,  
Flat 4, Salis Court,  
Efire Ileogun Street,  
(Around Jabi Airport Junction)  
Gwarimpa II,  
FCT-Abuja  
08033661414.

[levitesolicitors@gmail.com](mailto:levitesolicitors@gmail.com).

**FOR SERVICE ON**

**Defendant:**

HABILA TURSHAK ESQ.

HABILA TURSIAK & CO.

Defendant Counsel

C/o tapjiLengs, Esq,

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[habila@agaba@gmail.com](mailto:habila@agaba@gmail.com)

[habilaturshak@nigeriabar.ng](mailto:habilaturshak@nigeriabar.ng)

08039214025/08030872193.

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

SUIT NO: CV/171/2024

BETWEEN:

DR. DATTI BABA-AHMED-----PLAINTIFF

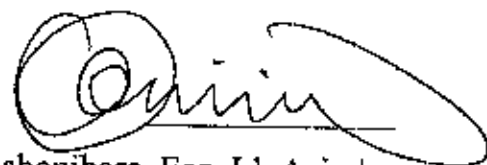
AND

APPLIED-IMPACT SOLUTIONS LTD-----DEFENDANT

Plaintiff's List of witness

1. Umar Baba-Ahmed
2. Blessing Etamesor
3. Witness that may be subpoenaed

Dated this 11<sup>th</sup> day of June, 2025



Dayo G. Ashonibare, Esq. LL. Aciarb.

R.E. Okwori, Esq.,

Simiat Suleiman, Esq.,

S.F. Wofuru, Esq.,

J.O. Ibrahim Esq.,

(Plaintiff's COUNSEL)

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**FOR SERVICE ON**

**Defendant:**

HABILA TURSHAK ESQ.

HABILA TURSHAK & CO.

Defendant Counsel

C/o tapji Lengs, Esq,

No. 6 Gabes Wuse Zone 2, Abuja .

[hbilagarba@gmail.com](mailto:hbilagarba@gmail.com)

[hbilaturshak@nigeriabar.ng](mailto:hbilaturshak@nigeriabar.ng)

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

**SUIT NO: CV/172/2024**

**BETWEEN:**

**DR. DATTI BABA-AHMED-----PLAINTIFF**

**AND**

**APPLIED-IMPACT SOLUTIONS LTD-----DEFENDANT**

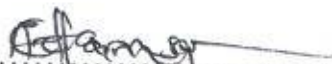
**WITNESS STATEMENT ON OATH**

I Blessing Etamesor, Female, Nigeria citizen of Plot 686, Jabi Airport Road Bypass, Cadastral Zone, Abuja, do hereby make oath and States as follows:

1. That I am the Plaintiff lawyer and desk officer in charge of all the plaintiff's properties including the property where the defendant is occupying
2. That by virtue of my position, I am familiar with the facts in this suit
3. That facts deposed herein are facts within my personal knowledge and those that I became aware of as a result of my position as the Plaintiff's lawyer and desk staff
4. That I am aware that the defendant is occupying the plaintiff's property at House 6, No 3 Water Park Road, Kado FCT Abuja.
5. That the Defendant took tenancy of the said property at an annual rent of two million, five hundred thousand naira.
6. That the Plaintiff is the Landlord and the owner of the 3 Bedroom Duplex with Boys quarters known as House 6, No. 3 Water Park Road, Kado, FCT Abuja currently occupied by the Defendant.
7. That the yearly rent was later increase by the landlord to N 3,500,000.00 (three Million five hundred thousand naira only) per annum and the defendant was duly informed of this increasement.

8. That the Defendant's Tenancy has been determined by effluxion of time since the 31<sup>st</sup> day of March, 2022. That since the 1st Day of April, 2022 the defendant has been a tenant at will.
9. That despite several interface and interaction with the Managing Director of the Defendant by the Plaintiff, His brother Umar Baba-Ahmed and myself that the said property is needed for personal and urgent use by the Plaintiff, the Defendant has refused to vacate possession of the Property.
10. That due to the failure of the Defendant to vacate possession, the Plaintiff served the Defendant with seven (7) days Notice of Owner's Intention to Recover Possession dated the **23<sup>rd</sup> day of June 2023** and served on the same date. The Notice is herein pleaded and will be relied on during trial
11. At the determination of the Notice of Owner's Intention to Recover Possession the defendant still refuse to vacate possession.
12. The Plaintiff has been seriously disadvantaged by the Defendant staying on the Demised property and his failure to leave after the expiration of his tenancy and all the amicable discussions by the Plaintiff, His brother Umar Baba-Ahmed and Staff.
13. The defendant has no defence to the Plaintiff's claims and it is not in doubt any more that unless the intervention of this Honourable Court is invoked, the Plaintiff would continue to suffer hardship, deprivation in the hands of the Defendant.
14. That if not for the refusal by the Defendant to vacate possession, there would not have been any reason for the Plaintiff to seek redress in Court through employing the services of a legal practitioner thereby these expenses incurred. **The part payment receipt of Legal Fees is hereby pleaded and would be relied upon during the trial of this suit.**
15. That unless this Honorable Court intervenes, the Defendant is determined to remain in occupation of the demise apartment in which the Plaintiff needs for urgent personal use.
16. That I humbly pray this Honorable Court to grant my claims and prayers against the Defendant in this Plaint as follows:
  - a. An order of this Honorable Court ejecting the Defendant from the demised Premises located at House 6, No. 3 Water Park Road, Kado, FCT and Granting vacant possession to the Plaintiff Forthwith.
  - b. Mesne profit of N292, 000.00 (Two Hundred and Ninety Two Thousand naira) only per month running from the 1st day of September, 2022 until final possession is Delivered up by the Defendant to the Plaintiff or until Judgment is delivered.

- c. The cost N1, 000,000.00 (one million naira) only being cost of legal fee and this Suit.
  - d. 10% monthly interest on the Judgment sum from the date of judgment till the final liquidation of the entire judgment sum.
  - e. And any other order(s) as this Honorable court may deem fit to make in the circumstance of this case
17. That I Make this Statement on Oath Conscientiously in good Faith Believing its Content to be true and correct in accordance with the Oath Act, 2004.

  
.....

DEPONENT

Sworn to at the registry of the District Court of FCT

Dated the 11..... Day of June..... 2025

BEFORE ME



COMMISSIONER FOR OATH

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

SUIT NO: CV/172/2024

BETWEEN:

DR. DATTI BABA-AHMED-----PLAINTIFF

AND

APPLIED-IMPACT SOLUTIONS LTD-----DEFENDANT

PLAINTIFF'S LIST OF DOCUMENTS

1. Notice to Tenant of owner's intention to recover possession.
2. Receipt of legal fee

Dated this 11th day of June 2025



Dayo G. Ashonibare, Esq. Llm. Aciarb..

R.E. Okwori, Esq.,

Simiat Suleiman, Esq.,

S.F. Wofuru, Esq.,

A.B. Etamesor Esq.,

(Plaintiff's COUNSEL)

Levite Solicitors & Arbitrators,

Flat 4, Salis Court,

Efire Ileogun Street,

(Around Jabi Airport Junction)

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FOR SERVICE ON

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**Defendant:**

HABILA TURSHAK ESQ.

HABILA TURSHAK & CO.

Defendant Counsel

C/o tapjiLengs, Esq,

No. 6 Gabcs Wuse Zone 2, Abuja .

[t habilaturhak@gmail.com](mailto:habilaturhak@gmail.com)

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**Defendant:**

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Defendant Counsel

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