

**IN THE HIGH COURT OF JUSTICE OF THE FEDERAL CAPITAL TERRITORY
IN THE ABUJA JUDICIAL DIVISION
HOLDEN AT MAITAMA – ABUJA**

BEFORE HIS LORDSHIP: HON. JUSTICE .H. MU’AZU

**SUIT NO. FCT/HC/CV/3547/2025
MOTION NO: FCT/HC/M/11473/2025
DELIVERED ON THE 03/12/2025**

BETWEEN:

- 1. ZAINAB MOHAMMED
 - 2. DR. MARYAM BALA SHEHU
- }CLAIMANTS/APPLICANTS

AND

- 1. HON. MINISTER OF THE FEDERAL CAPITAL TERRITORY
 - 2. FEDERAL CAPITAL DEVELOPMENT AUTHORITY (FCDA)
 - 3. DIRECTOR OF LAND ABUJA GEOGRAPHIC INFORMATION SYSTEMS (AGIS)
 - 4. ABUJA GEOGRAPHIC INFORMATION SYSTEMS (AGIS)
 - 5. DIRECTOR DEPARTMENT OF DEVELOPMENT CONTROL, ABUJA.
 - 6. DIRECTOR OF LAND FEDERAL CAPITAL DEVELOPMENT AUTHORITY (FCDA)
- } DEFENDANTS/
RESPONDENTS

RULING

By a Motion on Notice dated 11/09/2025, the Claimants/Applicants application prays for the following reliefs.

- 1. **AN ORDER OF INTERLOCUTORY INJUNCTION** restraining the Defendants/Respondents, their privies, agents, servants, assigns, successors, howsoever called from re-allocating, selling, interfering/dealing with **Plot No. 922, Cadastral Zone B07, Abuja, with file number KB 11010 and Certificate of Occupancy No. f46uw-6248z-55f5r-c774u-10 dated 22nd November 2005** belonging to the 1st

Claimant/Applicant pending the hearing and determination of the substantive Suit.

2. **AN ORDER OF INTERLOCUTORY INJUNCTION** of this Honourable Court restraining the 1st to 6th Defendants either by themselves or through their agents, privies, servants, assigns, successors, howsoever called from trespassing **Plot No. 922, Cadastral Zone B07, Abuja, with file number KB 11010 and Certificate of Occupancy No. f46uw-6248z-55f5r-c774u-10 dated 22nd November 2005** pending the hearing and determination of the substantive Suit.
3. **AND** for such further or other order(s) as this Honourable Court may deem fit to make in the circumstances.

In support of the Application, the Applicant submitted 21 grounds upon which the Application is predicated.

The Applicant also filed an affidavit of 29 paragraphs deposed to by one Dr. Maryam Bala Shehu of Kaura District, Abuja.

In the affidavit, the Deponent (2nd Claimant) averred inter alia that the 1st Claimant who is the beneficial owner of Plot No. **922** Cadastral Zone **B02**, Abuja sometimes in 2014 entrusted the property to her to manage same. That she had fulfilled all statutory obligations including prompt payment of grand rent and other statutory fees. Copies of receipts and evidence of payments were attached as Exhibits MAM2 series. She has had an uninterrupted possession until the 28/02/2020 when the staff of the 2nd Defendant inform her that the title to the Land had been revoked. This fact was contained by 3rd and 4th Defendants. Neither the Deponent nor the Claimant was notified or served a

Notice of Revocation. On the 25/08/2025, the Defendants demolished the perimeter fence of the property. On the 10/09/2025 the Defendants removed all the beacons erected on the said property without any Notice. The Claimant has invested well over **₦100, 000, 000. 00** on the property. The Defendants are on the verge of making the property for re-allocation. The Applicant undertakes to pay damages and that it will be in the interest of justice to grant the Application.

The Application is also supported by a Written Address which was adopted as oral argument in support of the Application. Applicant urged the Court to grant the reliefs.

It is pertinent to state here that the Defendants/Respondents were duly served and have failed to respond by filing a Counter Affidavit. The Respondents action is considered in law as admission of the state of facts in this Application. I have read the averments in the affidavit in support and arguments canvassed by Counsel for the Applicants. I believe the facts as true in the absence of any challenges to same. On the whole the Application is uncontested and meritorious in my view. It is accordingly granted as prayed.

SIGNED
HON. JUDGE
03/12/2025.

Appearance:

Hussaini A. Maibeza, Esq, with Firdausi Ibrahim, Esq, and S. C. Tsammani, Esq, for the Claimants/Applicants

Defendants are absent and not represented