

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

**BEFORE: HIS LORDSHIP HON. JUSTICE SAMIRAH UMAR BATURE**

**COURT CLERKS: JAMILA OMEKE & ORS**  
**COURT NUMBER: HIGH COURT NO. 25**  
**CASE NUMBER: SUIT NO. FCT/HC/CV/2135/15**

**DATE: 14<sup>TH</sup> OCTOBER, 2021**

**BETWEEN:**

**ROMAK PROPERTIES LIMITED.....CLAIMANT**  
*(Suing via her Lawful Attorney MR. PETER IDAHOSA)*

**AND**

(1). MR. AFOLABI OLUMAYOWA  
(2). ABUBAKAR UMAR  
(3). MINISTER OF THE FEDERAL CAPITAL  
TERRITORY, ABUJA. } .....DEFENDANTS

**APPEARANCES:**

Ayuba Abang Esq for the Claimant.

Abiola Akinwale Esq for the 1<sup>st</sup> Defendant with Beauty Uwaokhonye Esq.

E. N. Johnny Esq for the 3<sup>rd</sup> Defendant.

**CONSENT JUDGMENT**

The parties in this suit have filed terms of settlement on the 14<sup>th</sup> day of July 2021. The said terms provide thus: -

## **TERMS OF SETTLEMENT WHEREAS:**

- a. **A DECLARATION** that both the Claimant's legal title and Mr. Peter Idahosa's equitable title to Plot No. 314, Jahi District, Abuja, are valid and subsisting.
- b. **A DECLARATION** that the 1<sup>st</sup> and 2<sup>nd</sup> Defendants have no legally recognisable title to Plot No. 314, Jahi District, Abuja and their joint and/or several possession of the Certificate of Occupancy thereof is illegal.
- c. **A DECLARATION** that the 1<sup>st</sup> and 2<sup>nd</sup> Defendants' entry and activities on Plot No. 314, Jahi District, Abuja without the Claimant's consent or ratification amounts to trespass to land.
- d. **AN ORDER** granting the Claimant immediate possession of the Certificate of Occupancy over Plot No. 314, Jahi District, Abuja.
- e. **AN ORDER** of Perpetual Injunction restraining the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Defendants or their legal representatives from further possessing the Certificate of Occupancy over the land and from further trespassing on the land; and alienating or revoking the title thereto.
- f. The sum of **N10, 000, 000.00 (Ten Million Naira)** only against the 1<sup>st</sup> and 2<sup>nd</sup> Defendants as general damages for their trespass to the Claimant's Plot No. 314, located in Jahi District, Abuja.
- g. The sum of **N2, 000, 000.00 (Two Million Naira)** only against the 1<sup>st</sup> and 2<sup>nd</sup> Defendants as the cost of this suit.
- h. Any other Order or Orders this Honourable Court may deem fit to make in the circumstance of this case.

**WHEREAS** the parties met, discussed and resolved to amicably resolve this suit out of Court on the following terms:-

1. That the Claimant wholly discontinues this suit against the Defendants, and the claims against them are hereby withdrawn-subject to the terms below.

2. That the 2<sup>nd</sup> Defendant shall through one **GREGORY UZOEZIE NWAFOR** pay the Claimant the sum of **N22, 000, 000.00 (Twenty two million Naira)** as final consideration for the acquisition of the Claimant's title to Plot No. 314, Jahi District, Abuja.
3. That the Claimant agrees for the 3<sup>rd</sup> Defendant to remove all **CAVEATS** and/or **NOTICE OF LITIGATION** that were previously entered at his Lands Registry at his instance of the Claimant or the instance of investigative agencies upon the complaint of the Claimant over to Plot No. 314, Jahi District, Abuja.
4. That the Claimant shall execute new Deeds of Conveyance of the title to Plot No. 314, Jahi District, Abuja in favour of **GREGORY UZOEZIE NWAFOR** or his nominee in place of the 2<sup>nd</sup> Defendant.
5. That the new Deeds of Conveyance shall be delivered with the Letter of Offer of Terms of Grant/Conveyance of Approval and all other documents connected to the Plot No. 314, Jahi District, Abuja, in the Claimant's custody.
6. The parties hereby wholly and unequivocally state that these terms of settlement are willingly accepted to them without reservations.
7. The parties agree that these terms of settlement be endorsed by this Honourable Court and adopted as its Consent Judgment in this suit.

Therefore, parties having duly executed and adopted the said terms dated and filed on 14<sup>th</sup> July, 2021 same is hereby entered as Consent Judgment of parties in this suit before this Honourable Court.

***Signed:***

***Hon. Justice Samirah Umar Bature***  
***14/10/2021***