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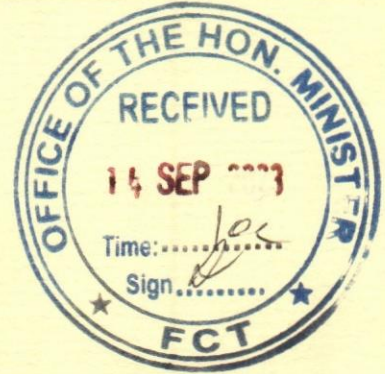
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14th September, 2023.

The Hon. Minister
Federal Ministry of Federal Capital Territory
Head Office, Area 11, Garki, FCT,
Abuja.



Hon. Minister,

Re. **SUIT NO: FCT/11C/CV/2634/2021**

BETWEEN:

1. AHMED SULEIMAN
2. MICHEAL UWALAKU
3. ADELEKE S. OLUWATOYIN
4. RUFICLIS INVESTMENT LTD
5. GRACE BOIVIIMA BENSON (all Suing for themselves and as the representatives of the other 434 tenants/occupants of the shops in the Area 7 Shopping Complex, Garki, Abuja).

CLAIMANTS/
APPLICANTS

AND

1. HON. MINISTER OF THE FEDERAL CAPITAL TERRITORY
2. FEDERAL CAPITAL DEVELOPMENT AUTHORITY
3. ABUJA MARKETS MANAGEMENT LIMITED
4. ABUJA INVESTMENT COMPANY LIMITED

DEFENDANTS/
RESPONDENT

5. **URBAN SHELTER LIMITED**
6. **INSPECTOR GENERAL OF POLICE.**
7. **OBINNA OKOLIE**

- A) **YOUR FCT PUBLIC SERVANTS CONNIVING WITH PRIVATE INTEREST TO DISFIGURE THE ABUJA MASTER PLAN (AREA 7 SHOPPING COMPLEX, GARKI ABUJA)**
- B) **THE ILLEGAL DEMOLITION OF THE AREA 7 SHOPPING COMPLEX WITH 438 SHOPS & GOODS WORTH N4 BILLION IN DISOBEDIENCE TO COURT ORDER**
- C) **THE NUMEROUS PEOPLE THAT DIED DURING THE ILLEGAL DEMOLITION UNACCOUNTED FOR & IGNORED**
- D) **THE DISOBEDIENCE TO COURT ORDERS PAINTS YOUR MINISTRY AS LAWLESS.**
- E) **FCDA PROPERTY WORTH BILLIONS OF NAIRA DISMANTLED, CARTED AWAY & REMAIN UNACCOUNTED FOR AFTER THE AREA 7 SHOPPING COMPLEX ILLEGAL DEMOLITION.**

As you settle down to the duties of your Office, we wish you the blessings of God. In that spirit we are calling your attention to some of the abnormalities that have been and still going on as regards the distortion of Abuja Master Plan in the Area 7 Shopping Complex, Garki, Abuja.

Abuja Investment Company Ltd. and Abuja Metropolitan Management Council have become ready tools for private companies eager to deform Abuja Master Plan for their selfish business interests.

For purposes of laying a background, on 3rd May 2023 we delivered to your Office our letter dated 2nd May 2023

It has among others, the following captions:

- “1 FCT CIVIL SERVANTS PROMOTING IMPUNITY AND PRIVATE SELFISH INTEREST OVER & ABOVE PUBLIC ORDERLINESS**
- 2. URGENT NEED TO DISMISS THE CORDINATOR OF ABUJA METROPOLITAN MANAGEMENT COUNCIL FROM THE SERVICE OF FCT**
- 3. DEVEST ALL MARKETS IN FCT FROM THE MISUSE OF ABUJA INVESTMENT MANAGEMENT COMPANY LTD**
- 4. TERMINATE THE ILLEGAL CONTRACT BETWEEN URBAN SHELTER LTD & YOUR ABUJA INVESTMENT MANAEMENT COMPANY LTD”.**

In its Paragraphs 2 to 4 of page 2 and Paragraphs 1, 6, & 7 of page 3, we stated as follows:

“The 439 plaintiffs of the Shopping Complex have been at all material time in peaceful and exclusive possession of the shops as proof of their proprietary interest acquired through Office of the Honorable Minister of the Federal Capital Territory, Federal Capital Development Authority (FCDA)”.

“It is on record that of all the Markets in your Ministry of Federal Capital Territory, the Area 7 Shopping Complex is the only Market which the allottees built the shop structures by themselves”.

“The Plaintiffs on 12th of October 2021 instituted the aforementioned Suit and the Hon Judge on 1st December, 2021 ordered all parties to maintain status quo”. Attached is a copy of the Court Order.

(Paragraphs 2 – 4 of page 2)

.....

“Urban Shelter Ltd (5th Defendant) defied, disdained, discarded and wantonly disobeyed the Order. It openly engaged in the massive erection structures at the parking lots of the Complex. The Plaintiffs as law abiding citizen have duly cited the culprit, Urban Shelter Ltd. for contempt of Court”,

“Instantly we wrote to your Abuja Metropolitan Management Council notifying it that the res is lis pendis as per the above Suit. Unfortunately this institution threw all cautions to the winds”.

“In a despicable manner it engaged with 5th Defendant (Urban Shelter Ltd) to rudely display being above the Rule of Law. They, on 4th day of April 2023, ferried in about Thirty (30) armed thugs dressed in a fake Nigerian Police uniform with badges and masked to conceal their identity. The said fake policemen arrived at the UTC Area 7 Shopping Complex at about 5am & gave a faked police protection to the illegal demolition team organized by Urban Shelter Limited in its effort to demolish the Complex. Attached is a photograph of the individuals posing to be police officers. See also the attached photograph of the apprehended suspect. The fact that this illegal demolition done on the Complex & its environs that day were all done by the illegal demolition team recruited by Urban Shelter and Abuja Metropolitan Management Council is axiomatic”, see attached photographs of the destroyed structures”.

Finally in page 5 (paragraphs 1-3) of the letter, we called on your Office:

“In addition, and in view of these unbecoming behaviors and unpardonable arrogance of impunity and connivance of public servants with selfish private interests against Court Orders and Rule of Law, we are left with no option than to demand your Office to dismiss the current Coordinator of the Abuja Metropolitan Management Council from Service. Public servants must be called to order against any tendency to abuse of public office which has retarded Nigeria.

It is also very important that your Office has to immediately divest all markets from the claws of Abuja Investments Management Company Ltd. The idea of consumption rather than building is very ugly and retarding to national development. The Company should have the initiatives of opening

up virgin areas and not clinching on existing public resources for satisfying private selfish interest.

More importantly, it is now clear that Urban Shelter is out to foul all public institutions for its selfish goals. Your Office is now demanded to ensure that the unfair and unlawful contract entered into by Abuja Investment Management Ltd and Urban Shelter Ltd is terminated immediately”, see attached Letter.

Unfortunately your predecessor in office was not well guarded on the need to adhere to the FCT Master Plan and some of your public servant of the FCTA took advantage of these lapses to their selfish goals, even to the extent of disobeying Court Orders.

For instance on 3rd June 2023 despite the Court Order to the contrary and the pendency of the Suit, Urban Shelter in connivance with Abuja Investment Company Ltd and Abuja Metropolitan Management Council demolished the Area 7 Shopping Complex duly built in accordance with the Abuja Master Plan. All in the name of building their multi-storey plaza therein.

Thus in twinkle of an eye the shops with goods worth over N4Billion were brought down and scattered. The most dehumanizing aspect of the demolition was that two days earlier your Abuja Investment Company Ltd fooled these legitimate occupants into paying of annual rents and service charge for 2023 which almost all complied with.

Hon. Minister, over Eleven (11) persons were said to have lost their lives during the illegal demolition. Till today Urban Shelter, your Abuja Investment Company Ltd. and Abuja Metropolitan Management Council treated these murdered lives as if they are not worth human spit.

In facts, the trio (Urban Shelter, Abuja investment Company Ltd. and Abuja Metropolitan Management Council) are now adding more salt to the painful

injury by commencing erection of structures in the illegally demolished shops and despite that the new structures are contrary to the Abuja Master Plan.

Fortunately, the Hon. Court of FCT has on 24th August 2023 made another order restraining the defendants from going on with any construction of shops as well as the allocation of shops in that Area 7 Shopping Complex, Garki, Abuja

In fact, herein are the words of the Hon. Court (coram: Hon. Justice O. I. Adelaja, a respected jurist) and the terms of some of the Orders:

.....

“The Claimants/Applicants did not waste time in commencing legal action to stop the Defendants/Respondents from trespassing and abusing their rights in the shops wherein they were lawful tenants. The Applicant went to Court as soon as the menace appeared, the facts before this Court is that a High Court of this Jurisdiction granted the Order for maintenance of status quo ante bellum but the Respondents particularly the 5th Respondent has been in waton and flagrant disobedience of the authority of the Court. The law and the Courts frown at such disobedience as same can only lead the country into a state of anarchy”.

In page 8 the Hon. Court ordered as follows

.....

“2. AN ORDER of interim injunction is granted by this Court restraining Defendants/Respondents more particularly, 5th Defendant/Respondent either by itself or agents, privies, assigns, or howsoever described from carrying on any or further construction work and or doing anything howsoever in the furtherance of its planned remodeling of the Area 7 shopping Complex, Garki, Abuja pending the hearing and final determination of the Motion on notice”.

.....

"4 All the Respondents, the 1st, 2nd, 3rd, 4th, 5th 6th and 7th Defendant/Respondents are ordered to in the overall interest of the society maintain peace, law and Order in their relationship pending when the Court or the parties will resolve the issues between them", see attached Court Order dated 24th August 2023.

As an apostle of Abuja Master Plan and a respected lawyer, we ask you, the Hon. Minister to do the needful:

- a) dismiss all the FCTA officers who soiled their hands in the illegal demolition of Area 7 Shopping Complex, Garki Abuja
- b) Revoke the grant of management of the Markets in FCT from Abuja Investment Company Ltd. as it has only consumption disposition and lack the initiative to open new frontiers in virgin areas.
- c) Ensure that the illegal contract between Urban Shelter Ltd. and Abuja Investment Company Ltd. is terminated as the contract has no public interests contents in it.

Kindly accept assurances of our highest regards.

Yours Faithfully,

chukwuma-machukwu ume, SAN & co

(Firm of Lawyers, Arbitrators, Notary Public, Trade Mark Agents & Pro bono Advocates)



Chukwuma – Machukwu Ume, SAN, FCI Arb.
Head, Advisory Centre of the Firm

- Att: 1. Letter dated 25th May, 2023
2. Court Order dated 24th August 2023

