



PUBLIC NOTICE / CAVEAT EMPTOR

NOTICE OF DISPUTE AND WARNING AGAINST TRANSACTIONS OVER CERTAIN PLOTS AT GUZAPE DISTRICT, ABUJA

The general public is hereby informed that the residential plots listed below – situated at **Cadastral Zone A09, Abdulrahman Okene Street, Off Nasir El-Rufai Crescent, Guzape District, FCT-Abuja** – are currently the subject of multiple pending legal disputes as well as a subsisting caveat recorded at the Abuja Geographic Information Systems (AGIS):

Plots: 1783, 1787, 1788, 1790, 1791, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1801, 1802, and 1799.

Accordingly, **no sale, transfer, assignment, perfection of title, or related transaction concerning these plots can lawfully be processed at the AGIS** until the disputes are resolved.

1. Pending Cases

The above plots are currently the subject of the following proceedings:

- **Suit No: FCT/HC/CV/2528/2021** – *KYC Interproject Ltd v. Cozmo Park Consortium Ltd & Ors.*
- **Suit No: FCT/HC/CV/806/2022** – *Ma'aruf Sadiq Abdullahi & 3 Ors v. KYC Interprojects Ltd & Anor.*
- **Suit No: FCT/HC/CV/5064/2024** – *KYC Interproject Ltd v. Minister of FCT & Ors.*
- **Arbitration** pending before **M. M. Sakaba, Esq.**

There are **subsisting status quo orders** in these matters.

2. Recent Judgment

On 5th February, 2025, in **Suit No: FCT/HC/CV/6941/2023 – Arodiogbu Enterprises Ltd v. KYC Interproject Ltd & 5 ORS**, Hon. Justice A. A. Halilu delivered judgment, wherein the Court held that KYC Interproject Ltd has **no legal title** to the affected plots and therefore **lacked the legal capacity to sell them**. The Court consequently invalidated the purported subscriber's purchase.

3. Advisory

Members of the public are strongly advised **not to engage in any transaction whatsoever** concerning the above-mentioned plots until all disputes are fully resolved. The pendency of the cases in Court should be respected.

Any person who proceeds to transact on these plots at this time **does so entirely at their own risk**.

4. Enquiries

For clarification or further information, please **contact the registrars of the Courts** where the above suits are pending, **send an email to guzape_caveat@j-kgadзамallp.com**, or **call +234 708 935 6588**.

Signed:

J-K gadzama LLP

DATED THIS 27TH DAY OF NOVEMBER, 2025