

IN THE HIGH COURT OF LAGOS STATE
IN THE IKEJA JUDICIAL DIVISION
HOLDEN AT IKEJA

BETWEEN

**INSPECTOR-GENERAL OF POLICE
AND**

**1. JULIUS ESHIET
2. AL-TRADE AGENCIES LTD
3. ALABI COLLINS**

Charge No.

119125
907

.....COMPLAINANT

.....

.....DEFENDANTS

CASE SUMMARY

The Nominal Complainant, Viagem Property Investment Limited stated that they own a property situated at Block C Plot 30 and 37 also known as No.6 (old No.37A) Ajisafe street, G.R.A Ikeja Lagos State, prior to 2021, they had enjoyed quiet possession in respect of all that plot of land measuring approximately 8,698.91 square yards, situated at Block C, Plots 30 and 37, also known as No.37A, Ajisafe Street and now known as No 6 and 8 Ajisafe Street within Government Residential Area (G.R.A) Ikeja, Lagos State.

That their assertion is by virtue of an instrument dated the 3rd day of September 1962 and registered as No.4 at page 4 in volume 593 (then under the Western region Ibadan) now Lands Registry, Alausa Secretariat, Lagos State, the said land was first allotted to Nigeria Enamelware Company PLC. That Nigeria Enamelware Company PLC consequently assigned its interest in the said land to Western Metal Products Company Limited (WEMPCo) by a Deed of Assignment dated 2nd of March 1993 and registered as No. 28 at page 28 in volume 1994 at the Ikeja registry Alausa, Lagos State.

That WEMPCO then assigned its unexpired interest in the property to Viagem Property and investment limited and development thereon by

virtue of a Deed of Assignment dated 15th November 2018 and Registered as No. 76/76/2625 dated July 2019 in Lands Registry Alausa Secretariat, Lagos State.

The Inspector General of Police approved a Petition with Letter No. CB:7000/1GP.SEC/ABJ/VOL.728/267 dated 1st July, 2024 reported by Ostrichland Law Practice on behalf of his client, Viagem Property and Investment Limited alleging AI-Trade Agencies Limited and one Yemi Kazeem Balogun 'M' of Malicious Damage, Land Grabbing and Suspected Forgery of documents of Block C, Plot 30 and 37 also known as No. 6 (Old No. 37A, Ajisafe Street, G.R.A, Ikeja, Lagos State.

That the Trajectory record of the property submitted by the Petitioner revealed Block C, Plot 30 and 37 also known as No.6 (Old No. 37A, Ajisafe Street, G.R.A, Ikeja, Lagos State measuring approximately (9,425.76 square yards) 8,618 square meters, was duly registered and is presently in the Register of Deeds of Lagos State, Land Registry.

Furthermore, the Title registered as 4/4/593IB is a Building Lease between the Governor of Western Nigeria and Nigerian Enamelware Company Limited (Successor in Title) dated 3rd September, 1962 which leased Land approximately 9425 Square yards Consisted of Plots 30 & 37 in Block C within Government Residential Area (GRA) for a term of Ninety-Nine (99) years effective 1st March, 1961.

In the year 1993, the Successor-In-Title/Assignor, Nigerian Enamelware Company assigned it with unexpired interest in Plots 30 & 37 Block C within Ikeja GRA (otherwise known as 37A Ajisafe Street, Ikeja GRA) to Western Metal Products Company Limited vide a Deed of Assignment registered as 28/28/1944 dated 2nd March, 1993.

Subsequently the Assignor (Western Metal Products Company Limited) by virtue of the registered Deed of Assignment legally transferred it with

unexpired interest to Viagem Property and Investment Limited and registered the transaction as 76/76/2625 dated 9th July, 2019.

Alabi Collins from the Federal Ministry of Housing and Urban development purportedly investigated the documents of the suspects. Al-Trade Agencies Limited transactions with the following: -

a. Copy of the Application form duly completed by the applicant on 12th April, 2003.

b. Copy of Offer of Lease of Plot at No. 8, Ajisafe Street, Ikeja, Lagos State dated 7th May, 2003 for a term of Ninety-Nine (99) years.

C. Copy of Certificate of Occupancy (Triplicate Copy) with (UR) 001792 dated 16th October, 2021, and Schedule piece or parcel of land, buildings and appurtenances thereon lying being and situate at Federal Government Property at No. 8, Ajisafe Street, Ikeja G.R.A, Ikeja L.G.A of Lagos State having an area of approximately 7,256,80 square meters, which is particularly delineated and shown verged "RED" on Survey Plan No L 5895-2412 annexed thereto the beacon number of which are as follows; PBLG19417, CSL RO56. CSL RO57, CSL RO58, CSL RO59, CSL RO60, CSL RO61, CSLRO62, CSL RO63 and back to the starting point.

d. Copy of the Survey Plot shewing property said to belong to Al-Trade Agencies Limited at No. 8, Ajisafe Street, Ikeja G.R.A, Ikeja L.G.A of Lagos State and concluded that by their records the property was a virgin land.

Investigation by Police authorities concluded that Viagem Property and Investment Limited has been enjoying their Fundamental Right of Occupancy to the land since 9th day of July, 2019.

Curiously the suspect, Yemi Kazeem Balogun 'M' admitted and confessed: That his company Al-Trade Agency Limited started posting security in order to secure the plot from encumbrances sometimes in the year 2023. He stated further that he would not be involved in any matter concerning the

said plot at No. 8, Ajisafe Street, Ikeja G.R.A, Ikeja L.G.A of Lagos State, after he met the real owner of the land, which is Viagem Property and Investment Limited.

The Director of Lands, Federal Ministry of Lands and Urban Development, one Collins Alabi 'M' stated the following:-

- a. That the plot at No. 8, Ajisafe Street, Ikeja G.R.A, Ikeja L.G.A of Lagos State was Federal Government Acquisition captured in the Federal Gazette of 4th July, 1946.
- b. That the plot at No. 8, Ajisafe Street, Ikeja G.R.A of Lagos State, was a virgin land before it was allocated to the AI-Trade Agency Limited on 16th day of October, 2021.

It is crucial to note that The Assignor (Western Metal Products Company Limited) have over the years been paying Land Use Charges to Lagos State Government from 1st April, 2011 to 9th July, 2019, that Viagem Property and Investment Limited had since 9th July, 2019, also been paying Land Use Charges to Lagos State Government till date on the same property and that there is no existing record that indicate the defunct Nigeria Airways ever lived or enjoyed the benefit of possession on the said property also known as NO. 6 and, No. 8, Ajisafe Street, GRA Ikeja, Lagos State.

In 2021 the Defendants getting to the land met officials of Viagem Property & investment Ltd in possession, that instead of due process of law of recovery of land, resorted to self-help by use of innocent police officers to evict by force, the officials found in possession contrary to provisions of the Lagos State Properties Protection Law, 2016.

In enforcement of the Lagos State Properties Protection Law and pursuant to directives of the Officials of LSSTF/LG (Lagos State Special Task Force) in company of the police officers erected signpost on the land to enable parties be aware that the subject property is under investigation by this

office. Surprisingly, agents of the defendants destroyed, removed and took away the signpost erected by the Office from the said land. Hence the need to file this charge against the defendants.

Dated 1st day of September, 2025.


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