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THE SUPERIOR COURT OF JUDICATURE
IN THE HIGH COURT OF JUSTICE
GREATER ACCRA REGION
LAND DIVISION
ACCRA- AD 2026

Filed on 18/8/2026 at 1:45 am/pm
Registrar
HIGH COURT ACCRA
LAND DIVISION

Suit No. LD/0580/2026

Between:

HABIB MUSAH ADAMS ... Plaintiff/Respondent

And

1. DR BENJAMIN ACCAM ... Defendant/Respondent
2. ALFRED TITI ACCAM ... Defendant/Respondent
3. ARTIN KASSARDJIAN ... Defendant/Applicant
4. HAYKOUHE KASSARDJIAN ... Defendant/Applicant
5. TRESPASSERS ... Defendant/Respondent
6. GHANA POLICE SERVICE ... Defendant/Respondent

MOTION ON NOTICE:
APPLICATION FOR INTERLOCUTORY INJUNCTION

Take Notice that Counsel for and on behalf of the 3rd and 4th Defendants/Applicants herein shall pray this Honourable Court on an application for an order of interlocutory injunction restraining the Plaintiff/Respondent, his agents, assigns, workmen, hirelings or otherwise howsoever described, from transferring, disposing, developing, causing any registration or interfering with the 3rd and 4th Defendants/Applicants' use or intended use of all that piece and/or parcel of land situate and lying and being at Okpoi Gonno (otherwise known as East Airport Spintex Road) and containing an approximate Area of 1.271 Acres 0.51 Hectare more or less bounded on the North-East by Assignor's Land measuring 302.4' feet more or less bounded on the South-East by Assignor's Land measuring 181.3' feet more or less on the South-West by Assignor's Land measuring 303.0' feet more or less North-West by a Proposed Road measuring 184.6' feet more or less which said piece of land is more particularly delineated on the Plan attached thereto and thereon shewn edged Pink which shows the relevant measurements (hereinafter referred to as the "Land"). until the final determination of the case upon the grounds set out in the accompanying affidavit and statement of case and for any other order(s) as this court may deem meet.

Court to be moved on WED the 9TH day of SEP 2026, at 9 O'clock in the forenoon or so soon thereafter as Counsel for the 3rd and 4th Defendants/Applicants may be heard.

Dated at Nexlaw Chambers, Accra, this 17th day of August, 2026.

ELVIS ADU-AMEYAW, ESQ.
BARRISTER & SOLICITOR OF THE
SUPREME COURT OF GHANA
No. 2 AGOSTINHO NETO CLOSE
AIRPORT RESIDENTIAL
TEL: 055 460 5331

Elvis Adu-Ameyaw, Esq.
(eGAR05070/26)
Lawyer for the 3rd and 4th Defendants
Nexlaw Chambers

The Registrar
High Court

Land Division
Accra

And to the above-named:

1. Plaintiff or his Lawyer, **Emmanuel Acolatse**, Esq of Acolatse@Law, Sefakor Chambers, 34 Afriyie Street, GR-126-3100, **Abelenkpe**, Near the Taxi Rank, Accra, within Kerosmary Café.

2. 1st Defendant
3. 2nd Defendant
4. 5th Defendant
5. 6th Defendant.

THE SUPERIOR COURT OF JUDICSTURE
IN THE HIGH COURT OF JUSTICE
GREATER ACCRA REGION
LAND DIVISION
ACCRA- AD 2026

Filed on 18/8/2026 1:15 am/pm
Registrar
HIGH COURT ACCRA
LAND DIVISION
Suit No. LD/0586/2026

Between:

HABIB MUSAH ADAMS ... Plaintiff/Respondent

And

1. DR BENJAMIN ACCAM ... Defendant/Respondent
2. ALFRED TITI ACCAM ... Defendant/Respondent
3. ARTIN KASSARDJIAN ... Defendant/Applicant
4. HAYKOUHE KASSARDJIAN ... Defendant/Applicant
5. TRESPASSERS ... Defendant/Respondent
6. GHANA POLICE SERVICE ... Defendant/Respondent

AFFIDAVIT OF PHILIP AKLADE IN SUPPORT OF MOTION FOR INTERLOCUTORY INJUNCTION

I, Phillip Aklade of House No. 23A, Senchi Road, West-Airport, Accra do hereby make oath and say as follows that:

1. I am the deponent hereto and a clerk of the law firm Nexlaw Chambers, lawyers for the 3rd and 4th Defendants/Applicants herein and I have the requisite authority of the 3rd and 4th Defendants/Applicants (hereinafter referred to as the "Applicants") to depose to the facts contained in this affidavit which have come to my knowledge in the course of my work as a clerk.

2. At the hearing of this application, Counsel for the Applicants shall seek the leave of the Court to refer to all the processes filed in this suit as if the same had been set out in this affidavit and sworn to under oath.

3. On 27th July, 2026, the Plaintiff caused to be issued a Writ of Summons and Statement of Claim for the reliefs endorsed thereon.

4. On the 14th August, 2026 the 3rd and 4th Defendants caused an appearance to be entered on their behalf.

5. On the 17th August, 2026 the 3rd and Defendants delivered their Defense to the Plaintiff's Writ of Summons and Statement of Claim. Attached and marked as **Exhibit "A"** is a copy of the 3rd and 4th Defendants' Statement of Defense and Counterclaim.

The 3rd and 4th Defendants state that they are the bonafide legal and beneficial owners of all that piece and/or parcel of land situate and lying and being at Okpoi Gonno (otherwise known as East Airport Spintex Road) and containing an approximate Area of 1.271 Acres 0.51 Hectare more or less bounded on the North-East by Assignor's Land measuring 302.4' feet more or less bounded on the South-East by Assignor's Land measuring 181.3' feet more or less on the South-West by Assignor's Land measuring 303.0' feet more or less North-West by a Proposed Road measuring 184.6' feet more or less which said piece of land is more particularly delineated on the Plan attached thereto and thereon shewn edged Pink which shows the relevant measurements (hereinafter referred to as the "Land").

7. By a Deed of Assignment dated 28th day of March, 2020 between Joemart Estate Limited (the Assignor) and the 3rd and 4th Defendants as the Assignees, the 3rd and 4th Defendants acquired the piece of land above described for valuable consideration for its use for the unexpired term of the Lease. Attached and marked as **Exhibit "B"** is a copy of the Deed of Assignment.

8. The 3rd and 4th Defendants state at all material times prior to their acquisition of the land, the land was vacant, free from encumbrance and without any adverse claim whatsoever from anyone.

9. The 3rd and 4th Defendants deny paragraphs 6, 7, 8, 9, 10 and 11 of the Plaintiff's Statement of Claim and shall put the Plaintiff to strict proof of the averments therein contained.

10. In further denial of paragraphs 6 and 7 of the Statement of Claim, the 3rd and 4th Defendants state that it is the Plaintiff who has rather trespassed unto their land on several occasions in recent times.

11. The 3rd and 4th Defendants state further that upon acquiring the Land, they went into immediate vacant possession of same by building a fence wall around the entire parcel of land and also built a commercial building on a portion of the land while reserving portions of the land for its future use. Attached and marked as **Exhibit "C"** is evidence to this effect.

12. The 3rd and 4th Defendants say that at all material times from of the construction of their fence wall around the entire parcel of land and their commercial building on portion the land, they have enjoyed quiet possession of the Land since 2020 without any encumbrance and/or disturbance.

13. The 3rd and 4th Defendants state that when they completed the commercial building on the land years ago, they continued to remained in quiet possession and are currently in quiet occupation of the commercial property they built on a portion of their land.

14. The 3rd and 4th Defendants state that sometime in June, 2026 the Plaintiff came unto their land with thugs to unlawfully break into their fenced wall to unlawfully gain access to the portion of land the 3rd and 4th Defendants had reserved for their future use. Attached and marked as Exhibit "D" is evidence to this effect.

15. The 3rd and Defendants repeat the immediately preceding paragraph and say that following the unlawful entry to their land, they caused a criminal complaint to be lodged against the Plaintiff and his thugs at the Ghana Police Service Headquarters. Attached and marked as Exhibit "E" is evidence of the Petitions to the Ghana Police Service.

16. The 3rd and 4th Defendants repeat the immediately preceding paragraph and say that some of the thugs Plaintiff brought on their land were arrested by the Ghana Police Service for the act of unlawful demolishing of fence wall and unlawful entry unto the 3rd and 4th Defendants' land. The thugs were subsequently granted bail by the Ghana Police Service for further investigations.

17. The 3rd and 4th Defendants states that Ghana Police Service made several invitations to the Plaintiff to assist in investigations on the circumstances leading to his entry unto the land in dispute but the Plaintiff failed to attend any of several invitation made to him by the Ghana Police Service.

18. The 3rd and 4th Defendants state that the Plaintiff acting through with his agents, servants, assigns, workmen, thugs or howsoever described did not cease the unlawful acts of trespass unto the land but begun demarcating portions of the Land to commence foundation works on the Land.

19. The 3rd and 4th Defendants state that they subsequently instructed lawyers to file an application for restraining orders against the Plaintiff and his thugs from trespassing and/or exercising acts of ownership on the land in dispute. Attached and marked as Exhibit "F" is evidence of the Application filed in the Accra High Court for restraining orders.

20. The 3rd and 4th Defendants repeat the immediately preceding paragraph and say that the Plaintiff continued to obstruct the 3rd and 4th Defendant, the lawful owners of the land, from having access to their land by the use of thugs and further obstructed the service of the court processes on him whiles seeking to hurriedly develop the land in dispute. Attached and marked as "Exhibit "G" is evidence to this effect.

21. The 3rd and 4th Defendants say that the Plaintiff has no interest whatsoever in the land in dispute and appears determined to continue his unlawful conduct of trespass on Land unless restrained by a court order evicting and/or compelling the Plaintiff to vacate the land.

22. The 3rd and 4th Defendant says that the Plaintiff is not entitled to its claim or any at all.

23. That the Plaintiff and his privies in recent times have forcefully entered his land and trespassed on same knowing very well that they have no interest whatsoever in the land. Attached and marked as **Exhibit "H"** is evidence of the Respondents unlawful acts of trespass.

24. That the Respondents by their attitude are not willing to refrain from its unlawful acts to the extent that every effort by the Applicants to remove the Respondents from their land has been completely thwarted by the Respondents directly or indirectly.

25. That I am advised and verily believe same to be true that, it has come to the knowledge that the Plaintiff/Respondents are seeking to change the nature of the land by hurriedly developing the land to the detriment of the Applicants and all effort to stop the Applicants have been thwarted by the Respondents directly or indirectly.

26. The Respondents appear determined to continue its unlawful conduct of trespass, intend transfer and development of the Applicants land unless restrained by an order of this Honourable Court.

27. I am advised and verily believe same to be true by Counsel for the Applicants that, the property subject matter of this dispute is the bona fide property of the Applicants and that unless restrained by this Honourable Court, the Respondents either by themselves or their agents, servants, assigns or howsoever described will continue with their brazen and lawless conducts.

28. In the circumstances, the Plaintiff humbly prays this Honourable Court to grant the Applicants' application for interlocutory injunction per the terms stated on the face of the motion paper

Wherefore, I swear to this affidavit in support of the instant application.

Sworn in Accra this 18th)
day of August 2026)

Deponent

Before me

PETER K. KPODO

Commissioner for Oaths