

**THE REPUBLIC OF UGANDA
IN THE HIGH COURT OF UGANDA HOLDEN AT KAMPALA
[LAND DIVISION]
HIGH COURT CIVIL SUIT NO. 948 OF 2017**

MEERA INVESTMENTS LTD :::PLAINTIFF

-VERUS-

- 1. DFCU BANK LIMITED**
- 2. THE COMMISSIONER FOR LAND REGISTRATION :::: DEFENDANTS**

DECREE

This suit coming up for judgment, this 24th day of October, 2023 by **HON. MR JUSTICE TADEO ASIIMWE**, delivered in the presence of **Mr. Joseph Kyazze, Mr. Nasser Sserunjogi and Ms. Jackline Natukunda** all learned counsel for the Plaintiff, **Mr. Edwin Mugumya**, learned counsel for the 1st Defendant and **Mr. Moses Sekitto**, counsel for the 2nd Defendant,

IT IS HEREBY ORDERED AND DECREED AS FOLLOWS;

1. The Plaintiff's suit succeeds against the Defendants with the following declarations and orders;
 - a) A declaration that the Plaintiff, as the registered proprietor of the Freehold/Mailo interests in the following suit properties described herein had the right to consent or otherwise to any taking of possession and transfer of the leasehold interests to the 1st Defendant;
 - i) LRV HQT608 Folio 21, Plot 7 Rujumbura Block, Rukungiri Road, land at Banura,
 - ii) LRV 4478 Folio 25, Plot 31 Margherita Road, land at Kasese Municipality,
 - iii) LRV 4478 Folio 24, Plot 33 Margherita Road, land at Kasese Municipality,
 - iv) LRV HQT228 Folio 6, Plot 105 Busia Municipality Block, Customs Road, land at Sofia 'A' North East Busia Town Council,
 - v) LRV HQT608 Folio 11, Plot 99 Samia Bugwe Block, Customs Road, land at Sofia 'A' Busia,
 - vi) LRV KCCA104 Folio 2, Plot 1162 Kawempe Division Block 5, land at Mulago Kampala,
 - vii) LRV 4410 Folio 16, Plot 688 land at Nkumba, measuring approximately 0.049 hectares,
 - viii) LRV 4410 Folio 14, Plot 893 land at Nkumba, measuring approximately 0.062 hectares,
 - ix) LRV 4412 Folio 12, Plot 22 land at Kampala Road, Entebbe
 - x) LRV 1083 Folio 11, Plot 106 land at Kireka and Banda,
 - xi) LRV 4410 Folio 19, Plot 60 land at Nabingo, measuring approximately 0.10 acres,

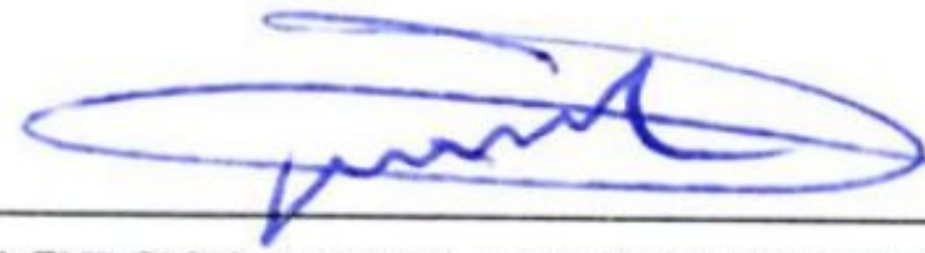
- xii) LRV 4410 Folio 20, Plot 61 land at Nabingo, measuring approximately 0.05 hectares,
- xiii) LRV HQT688 Folio 1, Plot 846 Bulemezi Block 652, land at Luwero,
- xiv) LRV 4412 Folio 13, Plot 2A Broadway Road, land at Masaka,
- xv) LRV 4410 Folio 22, Plot 18 Jinja Road, land at Gulu & Nasuuti Mukono,
- xvi) LRV 4410 Folio 21, Plot 20A Jinja Road, land at Gulu & Nasuuti Mukono,
- xvii) LRV 4410 Folio 7, Plot 103 Customs Road, land at Samia Bugwe, Busia,
- xviii) LRV 4411 Folio 19, Plot 101 Customs Road, land at Busia,
- xix) LRV 4411 Folio 25, Plot 1B Ntinda Road, land at Kampala,
- xx) LRV 4410 Folio 15, Plot 93, land at Mengo Kampala,
- xxi) LRV 4410 Folio 13, Plot 40, Lubas Road, land at Jinja,
- xxii) LRV 4410 Folio 5, Plot 80 & 82 Main Street, land at Iganga,
- xxiii) LRV 4412 Folio 14, Plot 2 Tanga Road, land at Malaba,
- xxiv) FRV 1280 Folio 24, LRV 4412 Folio 15, Plot 4 Tanga Road, land at Malaba,
- xxv) LRV HQT608 Folio 23, Plot 4 Soroti Block Kennedy Square, Soroti Senior Quarters, land at Soroti, measuring approximately 0.2990 Hectares,
- xxvi) LRV 4411 Folio 16, Plot 40 Main Street, land at Hoima,
- xxvii) LRV 4421 Folio 3, Plots 44 & 46 Kamwenge Road, land at Bufunda Main Street, Ibanda,
- xxviii) LRV HQT608 Folio 25, Plots 143 Kabale Municipality Block, Kabale Road, land at Kabale,
- xxix) LRV HQT608 Folio 24, Plot 145 Kabale Municipality Block, Kabale Road, land at Kabale,
- xxx) LRV 4420 Folio 15, Plot 5 Kabula Block 76, land at Masaka, measuring approx. 0.16 Ha.
- xxxi) LRV 4410 Folio 6, Plot 55 Main Street Jinja, land at Jinja, measuring approx. 0.091 Hectares,
- xxxii) LRV 4453 Folio 14, Plot 18 Old Kabale Road, land at Park Ward Eastern Division, Ntungamo,
- xxxiii) LRV 4409 Folio 19, Plot 54 Nyabushozi Block 68, land at Rushere, Kiruhura,
- xxxiv) LRV 4410 Folio 9, Plot 52 Nyabushozi Block 68, land at Rushere, Kenshunga,
- xxxv) LRV 4410 Folio 8, Plot 1 Adumi Road, land at Arua, measuring approx. 0.062 Hectares,
- xxxvi) LRV 4412 Folio 10, Plot 51 High Street Mbarara, land at Mbarara, approx 0.047 Hectares,
- xxxvii) LRV HQT608 Folio 22, Plot 38 Soroti Block Gweri, land at Soroti Central Ward,
- xxxviii) LRV 4453 Folio 15, Plot 11 Babiha Road, land at Bazar South, Kabarole
- xxxix) LRV 4456 Folio 15, Plot 4360, Kyadondo Block 208, land at Kawempe, Kampala
- xl) LRV 4494 Folio 10, Plot 387, Kibuga Block 18, land at Nateete, Kampala,
- xli) LRV 4410 Folio 18, Plot 388, Kibuga Block 18, land at Nateete, Kampala,
- xlii) LRV 44106 Folio 12, Plot 52, Masindi Port Road, land at Masindi, approx. 0.046 Hectares,
- xliii) LRV 4411 Folio 18, Plot 1419, Kibuga Block 5, land at Mulago, Kampala,
- xliv) LRV 4411 Folio 17, Plot 1463, Kibuga Block 5, land at Mulago, Kampala,

- xlvi) LRV 4410 Folio 17, Plot 817, Kibuga Block 10, land at Nakulabye, Kampala,
 - xlvi) LRV 4410 Folio 11, Plot 1, Fort Portal Road, land at Cell 0, Bushenyi,
 - xlvi) LRV 4412 Folio 11, Plot 7, Luthuli Lane, land at Bugolobi, Kampala,
 - xlvi) LRV 4567 Folio 24, Plot 54, Masindi Port Road, land at Masindi,
- b) A declaration that the transfer of the leasehold interests in the suit properties from Crane Bank Limited into the names of the 1st Defendant was tainted with illegality and fraud and is therefore invalid.
 - c) A declaration that the transfer of the leasehold interests in the suit properties to the 1st Defendant and taking of possession of the same by the 1st Defendant, without the prior consent of the Plaintiff rendered the leases illegal and invalid.
 - d) A declaration that there are no valid leases in respect of the suit properties. The said leases are therefore declared to be invalid and absolutely determined on account of breach and illegality.
 - e) A declaration that the occupation and continued utilization of the suit properties by the 1st Defendant constitutes trespass.
 - f) A declaration that the Plaintiff as the registered proprietor of the Freehold/Mailo interest in the suit properties is entitled to vacant possession of the suit properties within 3 months from judgement date.
 - g) The 2nd Defendant is hereby ordered to cancel the registration of the 1st Defendant as proprietor of the leasehold interests in respect of all the suit properties.
 - h) The 2nd Defendant is hereby ordered to cancel the leasehold titles in respect of the suit properties.
 - i) The 2nd Defendant is hereby ordered to cancel the entry of the suit leases, lease variations and lease extensions registered as encumbrances on the Mailo and freehold titles of the Plaintiff.
 - j) The 1st Defendant is hereby ordered to vacate all the suit properties and render vacant possession to the Plaintiff within three months from the date of judgement after restoring them in tenantable position.
 - k) An order of a permanent injunction is hereby issued restraining the 1st Defendant, its agents and servants from continued trespass on the suit properties.
 - l) The Plaintiff is awarded general damages in the sum of **UGX 2,400,000,000/=** (Two Billion, Four Hundred Million) payable by the 1st Defendant. The said sum shall carry interest at 8% per annum from the date of this judgement till payment in full.

m) Mesne profits not awarded.

n) The Plaintiff is awarded costs of the suit against the Defendants.

GIVEN UNDER my hand and seal of this Honorable Court this 26th day
of October 2023.



ASSISTANT REGISTRAR

EXTRACTED BY;

Magna Advocates,
Magna Chambers,
Plot 4, Kanjokya Street,
P.O. Box 12866, Kampala.