

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **NGERAGEZE LEONARD**

Indangamuntu y'u Rwanda: **1195280030424045**

Aderesi

Akarere ka:

Musanze

Umurenge wa:

Cyuve

Akagari ka:

Cyanya

Umudugudu

Kibande

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/
isambu (UPI):

4/03/02/03/5561

Intara:

Amajyaruguru

Akarere ka:

Musanze

Umurenge:

Cyuve

Akagari:

Cyanya

Umudugudu:

Kibande

Itariki y'ubusabe:

14/06/2025

Amazina y'usaba:

NGERAGEZE LEONARD

Umukono w'usaba (w'abasaba):

.....

Amazina n'Umukono
w'ubarura ubutaka:

..... **NDAYISENGA Jean Claude**

.....

ROLS
NDAYISENGA JEAN CLAUDE
TECHNICIAN SURVEYOR
CODE : TS00057 - TEL: 0783582317
FOR DEED PLAN ONLY



INYANDIKO YATANGIWE KU

iremboGov

ICYITONDERWA: Iyi nyandiko yakozwe ku buryo bw'ikoranabuhanga n'Irembo. Mu rwego rwo kwirinda uburiganya, genzura niba iyi nyandiko ari iy'ukuri ushakisha numero ya dosiye **B250614200706YIK6** ku IremboGov mbere yo kuyikoresha.

URWEGO RW'UMUBITSI W'IMPAPUROMPAMO Z'UBUTAKA



UPI: 4/03/02/03/5561

AMASEZERANO Y' UBUKODE BURAMBYE No. 5561/MUS/CYU

HAKURIKIJE Itegeko Ngenga N° 08/2005 rigena imikoreshereze n'imicungire y'Ubutaka mu Rwanda n'Iteka rya Minisitiri N° 001/2008 ryo kuwa 01/04/2008 rigena ibyubahirizwa n'ibikurikizwa mu gukodesha ubutaka

HAGATI YA Repubulika y'u Rwanda, ihagarariwe n'Umubitsi w'Impapurompamo (ari we wiswe Umukode mu ngingo zikurikira) ku ruhande rumwe:

NA: umuntu cyangwa abantu bakurikira (Wiswe cyangwa biswe Ukodesha mu ngingo zikurikira) ku rundi ruhande:

Amazina y'Ukodesha cyangwa y'Abakodesha	Nomero z'ibibaranga	Imigabane
1. BISHASHARA IMMACULEE	1197470061669061	50%
2. NGERAGEZE LEONARD	1195280030424045	50%
3.		
4.		
5.		
6.		
7.		
8.		

Aderesi bahisemo kubarizwaho:

Ubahagarariye: NGERAGEZE LEONARD

Igihugu: RWANDA

Intara: Northern

Akarere: BURERA

Umurenge: Gahunga

Akagali: Gisizi

Umudugudu: Ruri

BUMVIKANYE IBI BIKURIKIRA:

Ingingo ya 1:

Ibyerekeye uburenganzira bw'ubukode burambye

Umukode ahaye Ukodesha uburenganzira bw'ubukode bw'igihe cy'imyaka 99 ku butaka burangwa n'ibi bikurikira:

Intara: NORTHERN

Akarere: MUSANZE

Umurenge: CYUVE

Akagali: CYANYA

Umudugudu: KIBANDE

Nomero y'ikibanza: 5561

Ubuso: 741sqm

Igihe buzatangirira: 21-Dec-2011

Igihe buzarangirira: 21-Dec-2110

Icyo ubutaka bugenewe gukoreshwa (Ubutaka bw'abantu ku giti byabo)



UPI: 4/03/02/03/5561

Ileka rya Minisitiri NO. 002/2008 ryo kuwa 01/04/2008 rigena uburyo iyandikishwa ry'ubulaka rikorwa, ingingo za 15 & 16

A. IGICE KIGENewe IBIRANGA UBUTAKA

Intara: NOFI HEFI	Akarere: MUSANZE	Umurenge: CYUMWE	Akagari: CYANYA	Umudugudu: Nibanda
Nomero y'iyandikisha: 5551/MUS/CYU	Ubusobanuro/Icyo ubutaka bugenewe gukoresha:	Ubuhozini (ubutaka bw'ataru ku gita cyabo)	Nomero y'ikarita yometse: 75640	Nomero ya pariseli: 5561
Itariki y'iyandikisha rya mbere:			Ubuso bugenekereje: 741 3601	

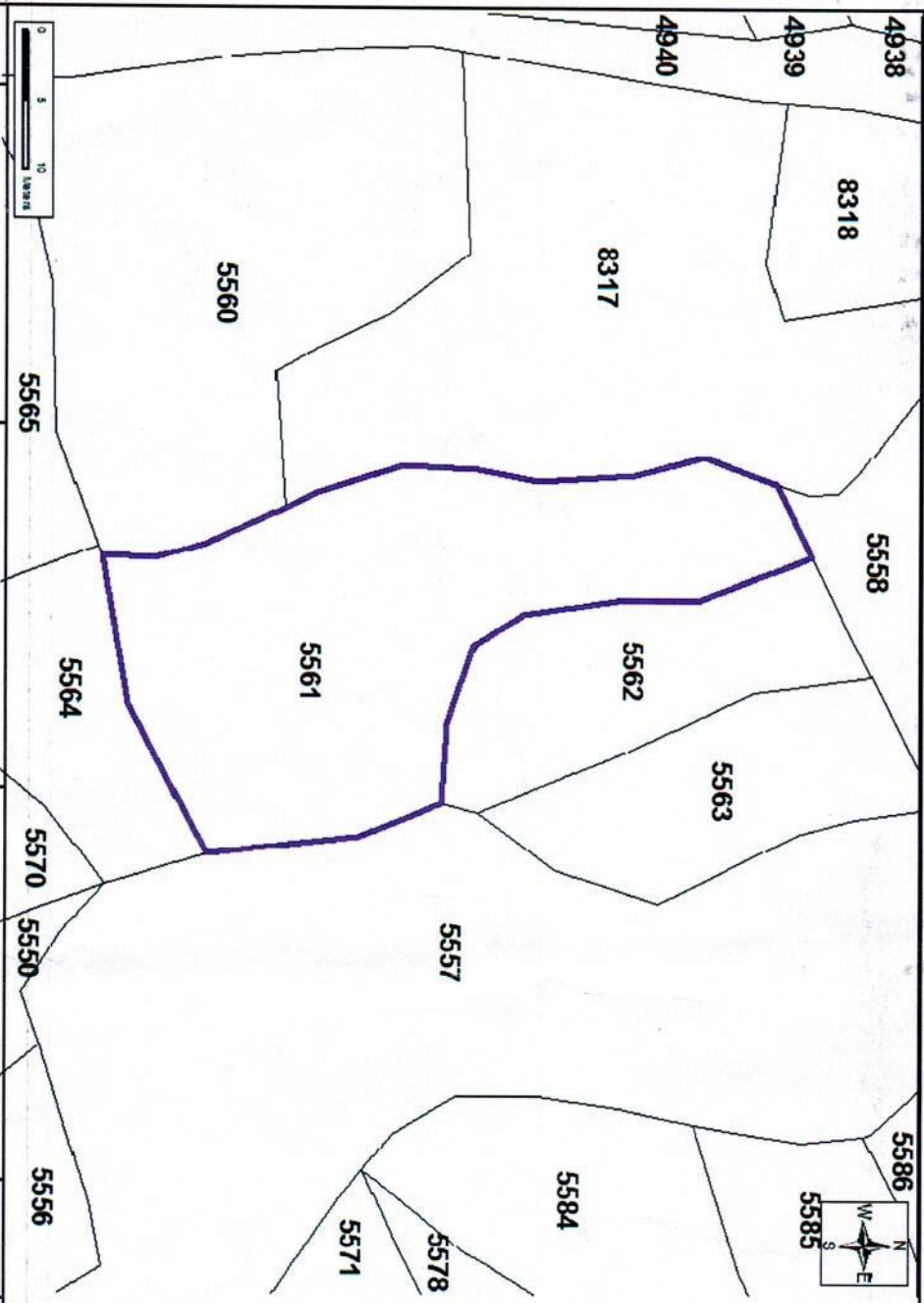
Nomero y'inyandiko	Itariki	Nomero y'icyemezo	Ubwoko bw'inyungu ubutaka bufite ku bundi	Ibiranga inyungu ubutaka bufite ku bundi	Umukono n-a kashe by'Umubitsi wungirije w'impapurompamo z'ubutaka

EXTRACT CADASTRAL PLAN 5561C

UPI: 4/03/02/03/5561

PROVINCE:	NORTHERN	DISTRICT:	MUSANZE	SECTOR:	CYUVE	CELL:	CYANYA
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MAP OF PARCEL



Note

Parcel Map prepared based on General Boundaries Principle

Date	21-Dec-2011	DEPUTY REGISTRAR	DAMASCENE MUNYANGAU	Signature		Stamp	
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REPUBLIC OF RWANDA

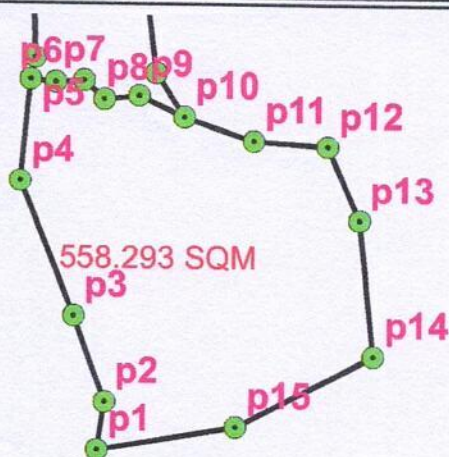


Deed Plan

Parcel Owner(s)	Bishashara Immaculee Ngerageze Leonard	Parcel Location	
UPI	4/03/02/03/5561	District	MUSANZE
Planned Land Use / Zoning	R1B-Rural residential	Sector	CYUVE
Plot developed: Yes or No?	YES	Cell	CYANYA
		Village	KIBANDE
Deed plan No	A	Area	558.293 SQM
		Surveyed date 14/06/2025	
Flat No		Condomnium Survey	
Floor No		Unit No	
Floor Area		Unit Area (Sqm)	Common Elements Area (Sqm)
Total Floor Area (Sqm)		Unit Area Ratio (%)	Total Building Area

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist (m)
P1	463986.035	4837878.542	P1	P2	008° 08' 04"	3.816
P2	463986.575	4837882.32	P2	P3	339° 42' 27"	7.122
P3	463984.105	4837889	P3	P4	338° 03' 01"	11.477
P4	463979.815	4837899.645	P4	P5	005° 28' 41"	7.940
P5	463980.573	4837907.549	P5	P6	096° 10' 27"	1.943
P6	463982.505	4837907.34	P6	P7	086° 23' 60"	2.261
P7	463984.762	4837907.482	P7	P8	131° 04' 18"	2.167
P8	463986.396	4837906.058	P8	P9	083° 27' 11"	2.693
P9	463989.071	4837906.365	P9	P10	114° 50' 43"	3.934
P10	463992.641	4837904.712	P10	P11	108° 33' 58"	5.798
P11	463998.137	4837902.866	P11	P12	094° 00' 05"	5.775
P12	464003.898	4837902.463	P12	P13	156° 29' 12"	6.384
P13	464006.445	4837896.609	P13	P14	173° 39' 18"	10.677
P14	464007.625	4837885.997	P14	P15	242° 31' 39"	12.115
P15	463996.876	4837880.408	P15	P1	260° 14' 01"	11.000



Projected Coordinate System: ITRF_2005
Projection: Transverse Mercator
False Easting: 500000.00000000
False Northing: 5000000.00000000
Central Meridian: 30.00000000
Scale Factor: 0.99990000
Latitude_Of_Origin: 0.00000000
Linear Unit: Meter

SCALE: 1/594

0 4.75 9.5 19 28.5 38
Meters

Legend

- BEACONS_1
□ PLOT BOUNDARY 1

Surveyed by: **NDAYISENGA JEAN CLAUDE**

Signature:

ROLS
NDAYISENGA JEAN CLAUDE
TECHNICIAN SURVEYOR
CODE : TS00057 - TEL: 0783582317
FOR DEED PLAN ONLY

Date & Stamp: **14/06/2025**Approved by: **CMO/GIS and Land Surveyor**

Name:

Post:

Date & Signature :



REPUBLIC OF RWANDA

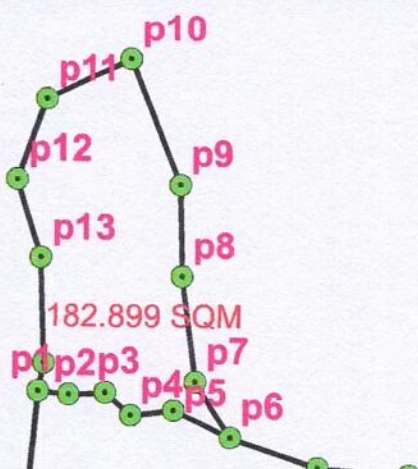


Deed Plan

Parcel Owner(s)		Bishashara Immaculee		Parcel Location	
		Ngerageze Leonard		District	MUSANZE
UPI		4/03/02/03/5561		Sector	CYUVE
Planned Land Use / Zoning		R1B-Rural residential		Cell	CYANYA
Plot developed: Yes or No?		YES		Village	KIBANDE
Deed plan No	2	Area	182.899 SQM	Surveyed date 14/06/2025	
Flat No				Condomnium Survey	
Floor No				Unit No	
Floor Area				Unit Area (Sqm)	
Total Floor Area (Sqm)				Unit Area Ratio (%)	
				Common Elements Area (Sqm)	
				Total Building Area	

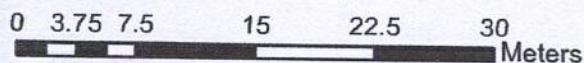
Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist (m)
P1	463980.573	4837907.549	P1	P2	096° 10' 27"	1.943
P2	463982.505	4837907.34	P2	P3	086° 23' 60"	2.261
P3	463984.762	4837907.482	P3	P4	131° 04' 18"	2.167
P4	463986.396	4837906.058	P4	P5	083° 27' 11"	2.693
P5	463989.071	4837906.365	P5	P6	114° 50' 43"	3.934
P6	463992.641	4837904.712	P6	P7	326° 57' 11"	4.076
P7	463990.418	4837908.129	P7	P8	352° 33' 32"	6.702
P8	463989.55	4837914.775	P8	P9	358° 21' 09"	5.773
P9	463989.384	4837920.546	P9	P10	338° 30' 39"	8.487
P10	463986.275	4837928.443	P10	P11	243° 50' 59"	5.870
P11	463981.006	4837925.856	P11	P12	200° 12' 19"	5.353
P12	463979.157	4837920.832	P12	P13	162° 41' 23"	5.172
P13	463980.696	4837915.894	P13	P14	178° 17' 20"	6.631
P14	463980.894	4837909.266	P14	P1	190° 35' 22"	1.747



Projected Coordinate System: ITRF_2005
 Projection: Transverse Mercator
 False Easting: 500000.00000000
 False Northing: 5000000.00000000
 Central Meridian: 30.00000000
 Scale Factor: 0.99990000
 Latitude_Of_Origin: 0.00000000
 Linear Unit: Meter

SCALE: 1/475



Legend

- BEACONS
- PLOT BOUNDARY

Surveyed by: **NDAYISENGA JEAN CLAUDE**

Signature:

[Signature]

ROLS
NDAYISENGA JEAN CLAUDE
TECHNICIAN SURVEYOR
ID No: T500057 - TEL: 0783582317
FOR DEED PLAN ONLY

Date & Stamp: 14/06/2025

Approved by: CMO/GIS and Land Surveyor

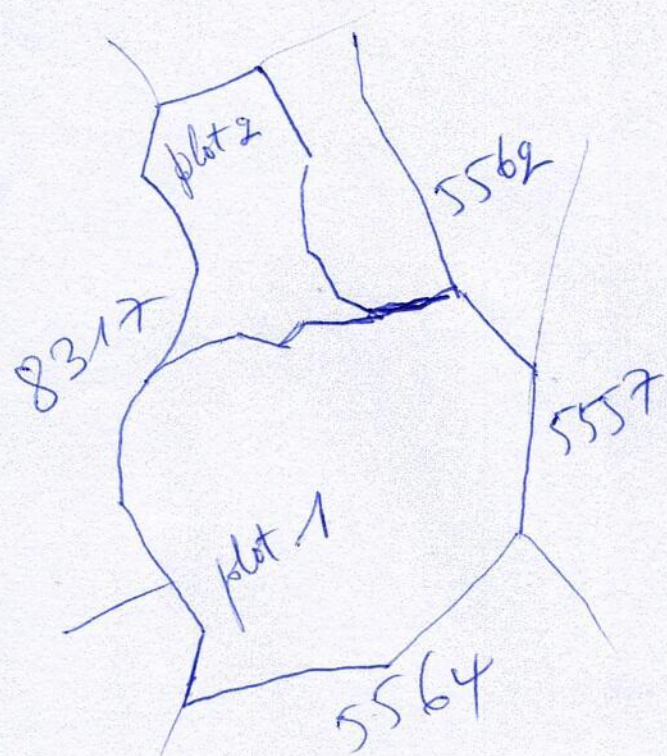
Name:

Post:

Date & Signature:

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa, 14.06.2025

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • Bishashara Impracullee • 1197470061669061 • Ngerapeze Leonard • 1195280030424045	AHO UBUTAKA BUHEREREYE Akarere: Musanze Umurenge: Cyurur Akagali: Cyanya Umudugudu: Kibande
UPI: 410210210315561 Ibikorwa biri ku butaka: gutura Ubuso bw'ubutaka : 742	SERIVISI ISABWA ¹: - Kugabanya ubutaka mo ibice ☒ - Kubaruza ubutaka bwa mbere ☐ - Gukosora imbibi/Ubuso ☐ - Iyimirwa ku mpamvu z'inyungu rusange (expropriation) ☐ - Iyangombwa cy'ubwubatsi (Auto-batir) ☐ - Isangiramatungo ku nyubako ☐
Igishushanyo cy'imiterere y'ikibanza/isambu n'imbibi zaayo 	

¹ Hitamo ikigiye gukorwa; si ngombwa ko serivisi iba imwe

Icyitonderwa:

1. Mu gihe ba nyir'imbibi barenga umubare uri muri iyi mbonerahamwe shyiraho umugereka.
2. Mu gihe umwe mu bagizweho ingaruka n'ipimwa ry'ubutaka atabashije kuboneka, Komite y'ubutaka y'Akagari ibikorera raporo ikemezwa n'umunyamabanga Nshingwabikorwa w'Akagari.

KWEMEZA GUKOSORA IMBIBI (Aha hashyirwaho umukono gusa n'abagizweho ingaruka n'ikosora)

Twebwe abagizweho ingaruka n'ikosora ry'ubuso/imbibi z'ubutaka bufite UPI/.../...../.../....

Dushingiye ku kuba Bwana/Madamu yapimishije ubutaka bwe duhana imbibi duhari, akaba ataturengereye. Dutanze uburenganzira bwo gukosora imbibi muri rejisitiri y'ubutaka nk'uko bwapimwe.

Amazina

1.
2.
3.
4.
5.

Umukono

1.
2.
3.
4.
5.

ABAGIZWEHO INGARUKA N'IKOSORA BATAGARUYE IBYANGOMBWA

S/N	AMAZINA	UPI	IMPAMVU	Izina rya Bank (mu gihe kiri mu ngwate)
1				
2				
3				
4				
5				

UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe:
 - Ubwoko bwa GNSS rover: **SINO GNSS VENUS**
 - Serial No: **V11003053**
 - RwandaGeonet User-ID: **TERRY**
 - Surveyor Code number: **TS00057**
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: **NEAREST G-4**
- Accuracy yakoreshejwe (cm) **0.008**.....cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): **2025-06-14**.....
- Gupima byatangiyeye saa **14h11**... birangira saa **14h31**.....
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka:

UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE : **2.....**

Ibibanza	Ubuso	Ibibanza	Ubuso
1	558.293	8	
2	182.899	9	
3		10	
4		11	
5		12	
6		13	
7		14	

Icyitonderwa: Mu gihe ibibanza birenga umubare uri muri iyi mbonerahamwe shyiraho umugereka

IMYIRONDORO YA BA NYIR'UBUTAKA BUHANA IMBIBI N'UBUTAKA BWAPIMWE:

UPI	Amazina	Telephone	Yagizweho ingaruka (Ye go/Oya)	Umukono
410310210315564 8317	Ngabonziza Samasene Muzawamanga	Specialist	oya oya	Map Map
5562	Mukuyimana Beatrice		oya	Map
5557	Mukakimemuri Esperance		oya	Map

NYIRI UBUTAKA

Amazina : Nkervaze Leonard

Umukono : [Signature]

Telephone :

UWAPIMYE UBUTAKA

Njyewe **NDAYISENGA Jean Claude**

Impuguke mu gufata ibipimo ku butaka, ndemeza ko ibipimo byafashwe hakurikijwe amahame y'umwuga wo gupima ubutaka. Ndemeza kandi ko abagizweho ingaruka n'iri pimwa bagaragara mu mbonerahamwe iri haruguru aribo bashyize umukono kuri iyi raporo.

Mu gihe hagaragaye ko ibipimo n'amakuru natanze birimo amakosa, ngomba kubikosora nta kiguzi cyiyongereyeho.

Amazina : **NDAYISENGA Jean Claude**

Umukono na Kashe : [Signature]



Telephone : 0783582317