

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **KAREKEZI LADISLAS**

Indangamuntu y'u Rwanda: **1195470035042037**

Aderesi

Akarere ka:	Umurenge wa:	Akagari ka:	Umudugudu
Bugesera	Mwogo	Bitaba	Gatwe

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/ isambu (UPI):	Intara:	Akarere ka:	Umurenge:	Akagari:	Umudugudu:
5/07/07/01/382	Iburasirazuba	Bugesera	Mwogo	Bitaba	Gatwe

Itariki y'ubusabe:

10/12/2024

Amazina y'usaba:

KAREKEZI LADISLAS

Umukono w'usaba (w'abasaba):

.....

Amazina n'Umukono

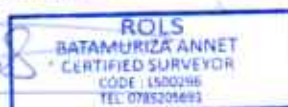
w'ubarura ubutaka:

.....



INYANDIKO YATANGWEKU

irembo Gov



ICYITONDERWA: Iyi nyandiko yakozwe ku buryo bw'ikoranabuhanga n'Irembo. Mu rwego rwo kwirinda uburiganya, genzura niba iyi nyandiko ari iy'ukuri ushakisha nomero ya dosiye **B241210101642SMGD** ku IremboGov mbere yo kuyikoresha.



UPI: 5/07/07/01/382

AMASEZERANO Y' UBUKODE BURAMBYE No. 382 Bug/Mwo

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. NYIRAMANA VALERIE	1195470035042037	50.0%
2. KAREKEZI LADISLAS	1193780009904034	50.0%
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Aderesi bahisemo kubarizwaho:

Ubahagarariye:

Igihugu: KAREKEZI LADISLAS (ID:1193780009904034)

Intara: RWANDA

Akarere: IBURASIRAZUBA

Akarere: Bugesera

BUMVIKANYE IBI BIKURIKIRA:

Umurenge:

Akagali:

Umudugudu:

MWOGO

BITABA

Gatwe

Ingingo ya 1:

Ibyerekeye uburenganzira
bw'ubukode burambye

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

Intara:

Akarere: IBURASIRAZUBA

Umurenge: Bugesera

Akagali: Mwogo

Umudugudu: Bitaba

Gatwe

Nomero y'ikibanza:

Ubuso:

Igihe buzatangirira:

Igihe buzarangirira:

Icyo ubutaka bukoreshwa:

382

2,445sqm

14-Mar-2020

17-Mar-2119

Ubutaka (Ubutaka bw'abantu ku giti cyabo)



UMUBITSI W'IMPAPUROMPAMO Z'UBUTAKA

Icyemezo cy'iyandikisha ry'ubukode bw'igihe kirekire

UPI:

5/07/07/01/362

REPUBULIKA Y'U RWANDA

A. IGICE KIGENewe IBIRANGA UBUTAKA						
Intara: IBURASIRAZUBA		Akarere: Bugesera		Umurenge: Mwojo		Akagari: Bitaba
Numero y'iyandikisha: 382 Bug/Mwo		Ubusobanuro/icyo ubutaka bwagenewe gukoreshwa: Ubutunzi (Ubutaka bw'abantu ku giti cyabo)				
Itariki y'iyandikisha rya mbere:		Ubuso bugenekereje: 2,445 sqm				
Numero y'inyandiko	Itariki	Numero y'icyemezo	Ubwoko bw'inyungu ubutaka bufitse ku bundi	Imiranga inyungu ubutaka bufitse ku bundi	Umukono na Kashe by'Umubitsi Makuru/Umubitsi w'Impapurompamo z'ubutaka	

B. IGICE KIGENWE IBIRANGA BA NYIR'UBUTAKA

Imukono na amashyamba y'ubutaka
ya imyamba umuhamuza y'ubutaka

Nomero y'inyandiko	Itariki	Nomero y'icyemeko	Amashyamba ya ba nyir'ubutaka cyangwa ubahagarariye n'aho batuye	
1	14-Mar-2020	382	NYIRAMANA VALERIE KAREKEZI LADISLAS (Uhagarariye abandi) Aho uwatoranijwe guhagararira abandi abarizwa GATWE, BITABA, MWOGO, Bugesera, Eastern	

C. IGICE KIGENWE UBUNDI BURENGANZIRA

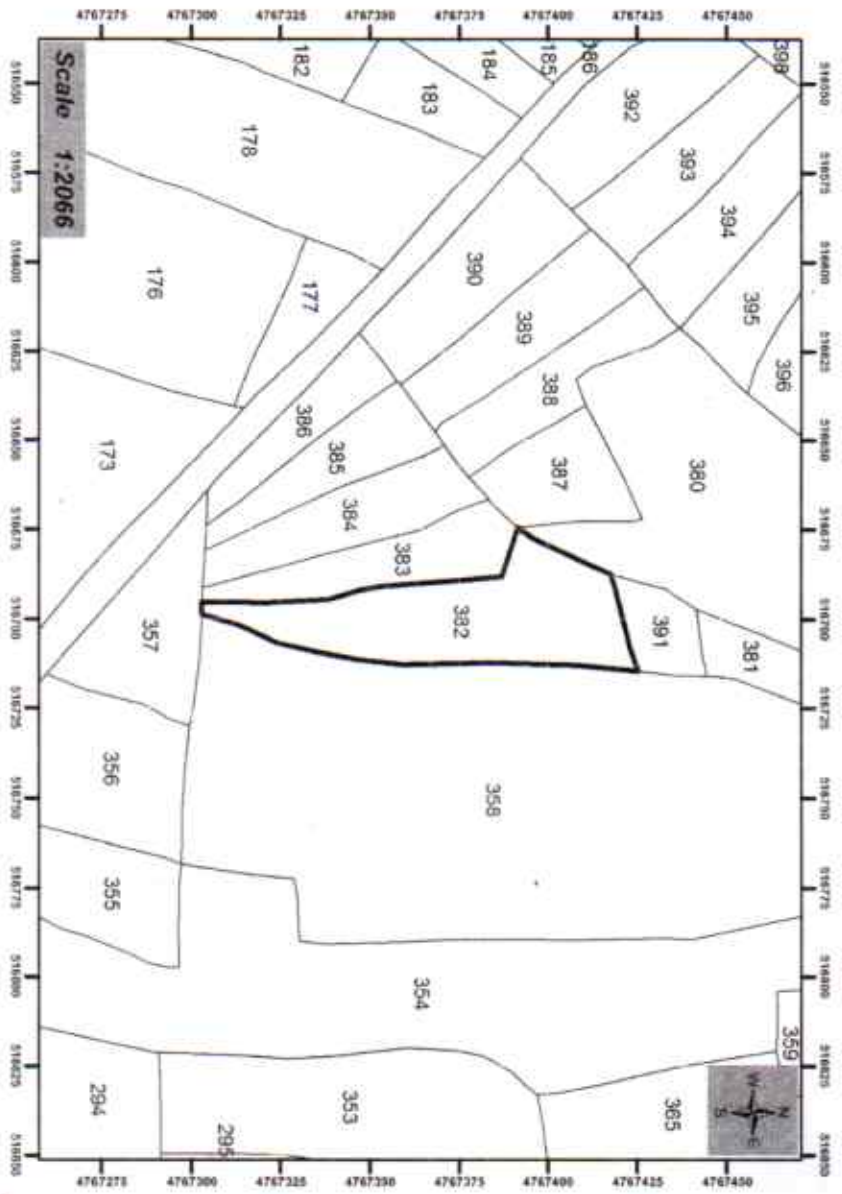
Nomero y'inyandiko	Itariki	Nomero y'icyemeko	Ubwoko bw'ubundi burenganzira	Amashyamba ashyamba n'ubundi burenganzira	Umukono na Kashe by'Umubitsi Mukuru/Umubitsi w'Imyamba umuhamuza z'ubutaka

EXTRACT CADASTRAL PLAN

382C UPl: 5/07/07/01/382

PROVINCE:	DISTRICT:	SECTOR:	CELL:
Eastern	Bugesera	Mwogo	Bitaba

MAP OF PARCEL



Notes
Parcel Map prepared based on
General Boundaries Principle

Date	14-Mar-2020	REGISTRAR	Signature
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REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	KAREKEZI LADISLAS NYIRAMANA VALERIE		Parcel Location		
UPI	05/07/07/01/382		District	BUGESERA	
Planned Land Use / Zoning	AGRICULTURE		Sector	MWOGO	
Plot developed: Yes or No?	NO		Cell	BITABA	
Deed plan No	1	Area	748.862Sqm	Surveyed Date	10 / 12 /2024
Flat No		Condominium Survey	Unit No		Common Elements Area (Sqm)
Floor No			Unit Area (Sqm)		Total Building Area
Floor Area			Unit Area Ratio (%)		
Total Floor Area (Sqm)					

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
B1	516714.57	4767425.26	B1	B2	250° 05' 47"	7.67
B2	516707.36	4767422.65	B2	B3	255° 57' 50"	16.50
B3	516691.36	4767418.65	B3	B4	251° 20' 49"	4.37
B4	516687.21	4767417.25	B4	B5	202° 52' 34"	7.03
B5	516684.48	4767410.77	B5	B6	205° 12' 04"	16.45
B6	516677.48	4767395.89	B6	B7	216° 21' 24"	5.36
B7	516674.30	4767391.57	B7	B8	077° 22' 09"	39.30
B8	516712.64	4767400.16	B8	B1	004° 23' 53"	25.17



Projected Coordinate System: ITRF 2005
 Projection: Transverse Mercator
 False Easting: 500000.00000000
 False Northing: 500000.00000000
 Central Meridian: 30.00000000
 Scale Factor: 0.99990000
 Latitude Of Origin: 0.00000000
 Linear Unit: Meter

SCALE: 1/600

0 4.75 9.5 19 28.5 38
 Meters

Legend

- ⊙ BEACONS
 □ PLOT

Surveyed by: BATAMURIZA ANNET

Signature:

ROLS
 BATAMURIZA ANNET
 CERTIFIED SURVEYOR
 CODE : L500298
 TEL 0785205833

Date & Stamp: 10/12/2024

Approved by: CMO/GIS and Land Surveyor

Name:

Post: _____

Date & Signature: _____



REPUBLIC OF RWANDA



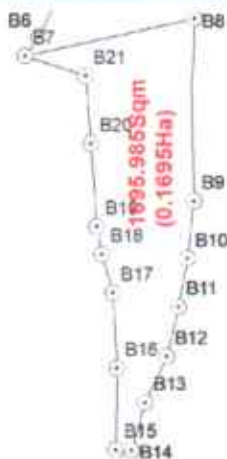
Deed Plan

Parcel Owner(s)		KAREKEZI LADISLAS NYIRAMANA VALERIE		Parcel Location		
UPI		05/07/07/01/382		District	BUGESERA	
Planned Land Use / Zoning		AGRICULTURE		Sector	MWOGO	
Plot developed: Yes or No?		NO		Cell	BITABA	
				Village	GATWE	
Deed plan No		2	Area	1695.985Sqm	Surveyed Date	10 / 12 /2024

Flat No		Condominium Survey	Unit No		Common Elements Area (Sqm)	
Floor No			Unit Area (Sqm)			
Floor Area			Unit Area Ratio (%)		Total Building Area	
Total Floor Area (Sqm)						

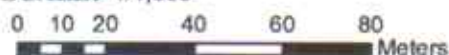
Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
B7	516674.30	4767391.57	B7	B8	077° 22' 09"	39.30
B8	516712.64	4767400.16	B8	B9	180° 02' 11"	41.04
B9	516712.62	4767359.13	B9	B10	186° 02' 16"	13.08
B10	516711.24	4767346.12	B10	B11	190° 25' 13"	11.06
B11	516709.24	4767335.24	B11	B12	193° 08' 04"	11.56
B12	516706.61	4767323.99	B12	B13	205° 10' 02"	11.47
B13	516701.74	4767313.61	B13	B14	195° 46' 53"	11.11
B14	516698.72	4767302.92	B14	B15	270° 53' 17"	3.61
B15	516695.11	4767302.98	B15	B16	000° 46' 27"	18.39
B16	516695.36	4767321.36	B16	B17	356° 38' 01"	17.04
B17	516694.36	4767338.37	B17	B18	343° 50' 07"	8.98
B18	516691.86	4767347.00	B18	B19	349° 47' 45"	6.35
B19	516690.73	4767353.25	B19	B20	355° 46' 40"	18.68
B20	516689.36	4767371.88	B20	B21	354° 50' 52"	15.32
B21	516687.98	4767387.14	B21	B7	287° 56' 59"	14.38



Projected Coordinate System: ITRF 2005
Projection: Transverse Mercator
False Easting: 500000.00000000
False Northing: 5000000.00000000
Central Meridian: 30.06000000
Scale Factor: 0.99990000
Latitude Of Origin: 0.00000000
Linear Unit: Meter

SCALE: 1/1,500



Legend

- BEACONS
- PLOT

Surveyed by: **BATAMURIZA ANNET**

Signature:

**ROLS
BATAMURIZA ANNET
CERTIFIED SURVEYOR
CODE: 150021H
TEL: 0785205693**

Date & Stamp: **10/12/2024**

Approved by:

CMO/GIS and Land Survey

Name:

Post:

Date & Signature:

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa: 10/12/2024

I. AMAZINA YA BA NYIR'UBUTAKA NA ID: • KARAKAZI Ladris • No. 11954700 350 420 37 • •	AHO UBUTAKA BUHEREREYE Akarere: ... Umurenge: ... Akagali: ... Umudugudu: ...
UPI: ... Ibikorwa biri ku butaka: ... Ubuso bw'ubutaka : ... Igishushanyo cy'imiterere y'ikibanza/isambu n'imibizi zacyo	SERIVISI ISABWA¹: - Kugabanya ubutaka mo ibice ☒ - Kubaraza ubutaka bwa mbere ☐ - Gukosora imibizi/Ubuso ☐ - Iyimirwa ku mpamvu z'inyungu rusange (expropriation) ☐ - icyangombwa cy'ubwubatsi (Auto-batir) ☐ - Isangiramatungo ku nyubako ☐

¹ Hitamo ikigiye gukorwa; si ngombwa ko serivisi iba imwe

UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe:
 - Uhwoko bwa GNSS rover: **GNSS RECEIVER FOIFA90**
 - Serial No: **A90046109307**
 - RwandaGeonet User-ID: **Kagenzi.j**
 - Surveyor Code number: **LS00296**
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: **NEAREST**.....
- Accuracy yakoreshejwe (cm) **0.05**..... cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): **10.12.2024**
- Gupima byatangiye saa **10h45min** birangira saa **10h49min**
- 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	748.862m	8	
2	1695.985m	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	Telepho ne	Yagizweho ingaruka(Yego/Oya)	Umukono
5/07/07/01/391	Nyemera Antoine		NO	[Signature]
5/07/07/01/357	Twizemumuna Atherie		NO	[Signature]
5/07/07/01/383	Nyirahamwe Antoine		NO	[Signature]

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/Madamuyapimishije 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

-
-
-
-
-

ABAGIZWEHO INGARUKA N'IKOSORA BATAGARUYE IBYANGOMBWA

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

NYIRI UBUTAKA

Amazina : KAREKEZE Ladikus

Umukono :

Telephone : 0783 1679 79

UWAPIMYE UBUTAKA

Njyewe BATAMURIZA ANNET

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 : BATAMURIZA ANNET

Umukono na Kashe :  

Telephone : 0785 20569-1