

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **IGABE EGIDE**

Indagamuntu y'u Rwanda: **1199180149299272**

Aderesi

Akarere ka:	Umurenge wa:	Akagari ka:	Umudugudu
Bugesera	Ntarama	Kanzenze	Karumuna

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/ isambu (UPI):	Intara:	Akarere ka:	Umurenge:	Akagari:	Umudugudu:
5/07/09/02/3287	Iburasirazuba	Bugesera	Ntarama	Kanzenze	Karumuna

Itariki y'ubusabe:

15/10/2025

Amazina y'usaba:

IGABE EGIDE

Umukono w'usaba (w'abasaba):

.....

Amazina n'Umukono
w'ubarura ubutaka:

..... **MBABAZI HUBERT CLEMENT**



INYANDIKO YATANGIWEKU

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 **B251015185203JIMI** ku IremboGov mbere yo kuyikoresha.



UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

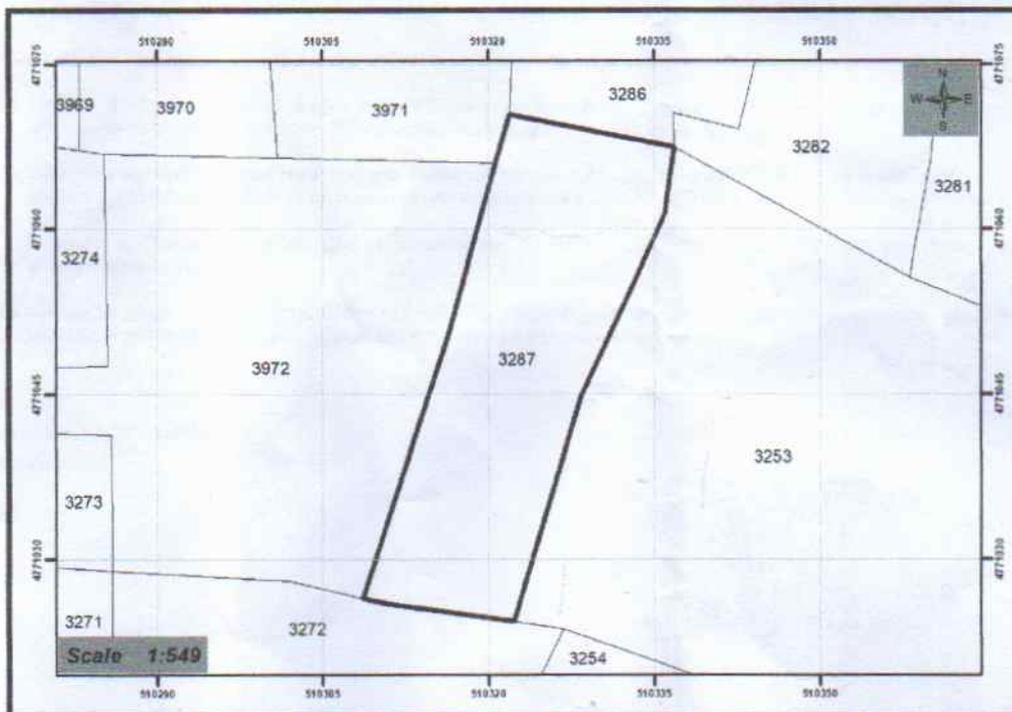
IBIRANGA UBUTAKA

UPI:5/07/09/02/3287	Ubuso: 647 metero kare	Imikoreshereze y'ubutaka: Ubuhinzi
Intara : Uburasirazuba	Akagali : KANZENZE	
Akarere : Bugesera	Umudugudu : Karumuna	
Umurenge : NTARAMA	Imyaka y'ubukode : Imyaka 99 itangira kuwa 03/10/2024	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. MUGABO Aline	1198970154924255	50.00	IGABE EGIDE (1199180149299186)
2. IGABE EGIDE	1199180149299186	50.00	Umujyi wa Kigali, Kicukiro, GATENGA, NYARURAMA, Bigo

IGISHUSHANYO CY'UBUTAKA



Iki cyemezo koranabuhanga kigira agaciro gusa icyo amakuru akiriho ahura n'amakuru yanditse muri rejisitiri y'ubutaka aboneka ukanze *651# kuri telefoni ngendanwa cyangwa usuye urubuga <https://www.landinformation.lands.rw>

Hakurikijwe Itegeko n° 27/2021 ryo ku wa 10/06/2021 rigenga ubutaka, cyane cyane mu ngingo yaryo ya 9;

Repubulika y'u Rwanda, ihagarariwe n'Umubitsi w'Inyandikompamo z'Ubutaka (umukode) igiranye n'ukodesha/ abakodesha amasezerano y'ubukode burambye ku butaka mu buryo bukurikira:

1. Aya masezerano yerekeye uburenganzira bw'ubukode burambye ku butaka bufite UPI 5/07/09/02/3287
2. Igihe cy'ubukode ni imyaka 99 ishobora kongerwa hakurikijwe amategeko abigenga;
3. Mu gihe cyose ubukode buzamara, ukodesha ubutaka agomba kubufata neza no kubukoresha yubahiriza igishushanyombonera cy'imikoreshereze y'ubutaka n'andi mategeko abigenga;

Icyakora, Ukodesha ubutaka ahahoze peyizana y'ibirunga nahandi hahegereye hagenewe guhingwa ibireti n'inzego za Leta zibishinzwe, yubahiriza gahunda yo guhinga ibireti byibura ku buso bungana na 40% kuri buri gihe cy'ihinga n'imibisikanire yigihingwa cy'ibireti n'ibindi bihingwa byagenwe n'inzego za Leta zibishinzwe. Agomba kandi kuba umunyamuryango wa Koperative y'abahinzi bakoresha ubwo butaka;
4. Ukodesha agomba gukoresha ubutaka mu buryo bukwiye kandi buboneye hakurikijwe ibikubiye muri aya masezerano n'ibiteganywa n'amategeko abigenga. Agomba kandi gufata ingamba za ngombwa zigamije kurinda ubutaka kwangirika, kubungabunga ibidukikije no kutabangamira imitembere kamere y'amazi;
5. Ukodesha agomba gushyiraho ibimenyetso bigaragaza imbibi z'ubutaka bwe no kwirinda kuzihindura. Ukodesha kandi ntagomba guhindura icyo ubutaka bwagenewe gukoresha atabiboneye uruhushya rwanditse nk'uko biteganywa n'amategeko abigenga;
6. Ukodesha agomba gukoresha ubutaka mu buryo butabangamira ubutaka buhana imbibi n'ubwo akodesha. Abujijwe kandi kubangamira abo bahana imbibi mu gihe babyaza umusaruro ubutaka bwabo hakurikijwe icyo bwagenewe gukoresha;
7. Iyo hari uburenganzira ku mutungo w'ubutaka busangiwe n'abantu benshi, ubahagarariye ntashobora gutanga ubwo burenganzira abugurishije, abutanze nk'impano, kubugurana ubundi, kubugwatiriza, kubukodesha, kubwatira cyangwa kububangikanyaho ubundi burenganzira bitemejwe n'abanditse ku nyandikompamo z'ubutaka bose. Icyakora, ihererekanya ry'uburenganzira ku butaka abashyiranywe bahuriyeho, ryemezwa n'abashyiranywe bombi n'iyi umwe muri bo yaba atanditse ku nyandikompamo z'ubutaka;
8. Ibikorwa bisabirwa uruhushya mbere yo kubikorera ku butaka, ukodesha agomba kubanza kubibonera uruhushya rwanditse mbere yo kubikora;
9. Ukodesha ntashobora kubuza abakozi b'inzego zifite imicungire y'ubutaka mu nshingano cyangwa undi muntu uwo ari we wese ubifitiye ububasha kwinjira ku butaka buvugwa muri aya masezerano mu rwego rwo kugenzura iyubahirizwa ry'imikoreshereze yabwo n'ikindi gihe bibaye ngombwa;
10. Igihe cyose ukodesha cyangwa undi wese wahawe uburenganzira n'ukodesha ubutaka bubahirije kandi bakuzura inshingano zikubiye muri aya masezerano n'amategeko abigenga, bakoresha mu mudendezo ubutaka buvugwa muri aya masezerano n'ibiburiho batabangamiwe n'umukode uretse igihe amategeko abiteganywa ukundi;
11. Ukodesha yemerewe guhererekenya uburenganzira afite ku butaka hakurikijwe ibiteganywa n'amategeko abigenga;
12. Ukodesha ntagomba kubangamira imirimo ikorerwa muni y'ubutaka cyangwa mu kirere kiri hejuru y'ubutaka buvugwa muri aya masezerano mu gihe iyo mirimo igamije inyungu rusange kandi ikorwa hakurikijwe amategeko abigenga;
13. Ukodesha afite inshingano yo kwishyura imisoro n'andi mafaranga asabwa ku butaka agenwa hakurikijwe amategeko abigenga;
14. Ukodesha ahabwa indishyi ikwiye mu gihe ibikorwa by'inyungu rusange byakozwe n'umukode cyangwa n'undi muntu wabihereye uruhushya rwanditse n'umukode bibangamiye uburenganzira bwe ku butaka;
15. Umukode ashobora gusesa amasezerano y'ubukode abanje guha integuza y'iminsi mirongo icyenda (90) ukodesha mu gihe bigaragara ko atubahirije inshingano zikubiye muri aya masezerano cyangwa biturutse ku zindi mpamvu ziteganywa n'amategeko;

Icyakora, umukode ntashobora gusesa amasezerano yo gutunga ubutaka iyo hari impamvu yumvikana yagaragajwe n'ukodesha ituma atubahiriza amasezerano;
16. Ukodesha nawe ashobora gusaba mu nyandiko ko amasezerano aseswa iyo atagikeneye ubutaka nyuma yo gutanga integuza y'iminsi mirongo icyenda (90) umukode, agaragaza impamvu yo gusesa amasezerano.

Uhagarariye abakodesha
IGABE EGIDE

Ku ruhande rwa Leta y'u Rwanda



03/10/2024

Umubitsi w'Inyandikompamo z'Ubutaka



National Land Authority

REPUBLIC OF RWANDA

Deed Plan

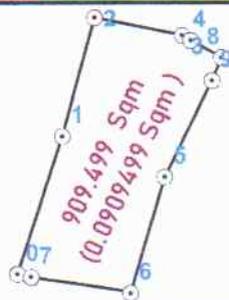
Parcel Owner(s)	MUGABO Aline IGABE EGIDE	Parcel Location	
UPI	5/07/09/02/3287	District	BUGESERA
Planned Land Use / Zoning	Residential	Sector	NTARAMA
Plot developed: Yes or No?	NO	Cell	KANZENZE
		Village	Karumuna

Deed plan No	1	Area	909.499205 Sqm	Surveyed Date	.. / 09 / 2025
--------------	----------	------	-----------------------	---------------	-----------------------

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)
0	510308.60	4771026.46		0	1	017° 56' 47"	24.93
1	510316.29	4771050.18		1	2	015° 24' 13"	21.07
2	510321.88	4771070.50		2	3	101° 23' 11"	15.22
3	510336.80	4771067.49		3	4	119° 19' 07"	1.74
4	510338.32	4771066.64		4	5	190° 55' 19"	23.81
5	510333.81	4771043.26		5	6	196° 31' 08"	20.86
6	510327.88	4771023.25		6	7	278° 58' 18"	17.19
7	510310.90	4771025.94		7	8	040° 52' 40"	49.93
8	510343.57	4771063.69		8	9	202° 16' 33"	4.29
9	510341.95	4771059.72		9	0	225° 04' 34"	47.10



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: 1/1,195

0 5 10 20 30 40 Meters

Legend

○ Beacons Parcel — Existing Road

Surveyed by: **MBARAZI Hubert Clement**

Signature:

Date & Stamp: **09/2025**

Approved by: **CMO/GIS and Land Surveyor**

Name: _____

Post: _____

Date & Signature: _____

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa... 15/08/2024

<p>1. AMAZINA YA BA NYIR'UBUTAKA NA ID:</p> <ul style="list-style-type: none"> • <u>MUGABO ALINE</u>..... • • <u>IGABE EGIDE</u>..... • 	<p>AHO UBUTAKA BUHEREREYE</p> <p>Akarere: <u>BUGESERA</u>.....</p> <p>Umurenge: <u>NITARAMA</u>.....</p> <p>Akagali: <u>KANZENZE</u>.....</p> <p>Umudugudu: <u>KARUHUNA</u>.....</p>
<p>UPI: <u>510710910213287</u>.....</p> <p>Ibikorwa biri ku butaka: <u>Gutwa</u>.....</p> <p>Ubuso bw'ubutaka :</p> <p>Igishushanyo cy'imiterere y'ikibanza/isambu n'imbibi zacyo</p>	<p>SERIVISI ISABWA ¹:</p> <ul style="list-style-type: none"> - Kugabanya ubutaka mo ibice <input checked="" type="checkbox"/> - Kubaraza ubutaka bwa mbere <input type="checkbox"/> - Gukosora imbibi/Ubuso <input type="checkbox"/> - Iyimurwa ku mpamvu z'inyungu rusange (expropriation) <input type="checkbox"/> - Icyangombwa cy'ubwubatsi (Auto-batir) <input type="checkbox"/> - Isangiramutungo ku nyubako <input type="checkbox"/>

¹ Hitamo ikigiyeye gukorwa; si ngombwa ko serivisi iba imwe

UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe:
 1. Ubwoko bwa GNSS rover: *Hi Target Tsr*
 2. Serial No: *YAP014412800*
 3. RwandaGeonet User-ID: *Lemud2*
 4. Surveyor Code number: *LS00442*
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 1. Network
 2. Single Base Mountpoint Name: *Neonest*
- Accuracy yakoreshejwe (cm) *1* cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): *2021-10-15*
- Gupima byatangiyeye saa *10h.3* birangira saa *10h.19*
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka: *Mbaro*

UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE : 2

.....

Ibibanza	Ubuso	Ibibanza	Ubuso
1		8	
2		9	
3		10	
4		11	
5		12	
6		13	

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
<i>510710910212253</i>	<i>MUJAWIMANA AGNES</i>	<i>0788530488</i>	<i>YEGO</i>	<i>[Signature]</i>
<i>510710910213972</i>	<i>KARABONA Alexandre</i>	<i>0723603013</i>	<i>Oya</i>	<i>[Signature]</i>

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 8.../07/09/02/3287

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

Amazina

Umukono

1. MUJAWANA AGNES..... 
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				

NYIRI UBUTAKA

Amazina : J. GABE EGIDE.....

Umukono : [Signature].....

Telephone : 07862 20107.....

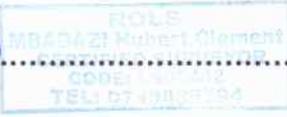
UWAPIMYE UBUTAKA

Njyewe MBABAZI Hubert Clement

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 : MBABAZI Hubert Clement.....

Umukono na Kashe : [Signature] .....

Telephone : 078888794.....



UPI: 5/07/09/02/3253

AMASEZERANO Y' UBUKODE BURAMBYE No. 3253/BUG/NTA

Hakurikijwe Itegeko N° 43/2013 ryo kuwa 16/6/2013 rigenga 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. MUJAWIMANA AGNES	1195170001070009	100%
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Aderesi bahisemo kubarizwaho:

Ubahagarariye: MUJAWIMANA AGNES
 Igihugu: RWANDA
 Intara: Kigali City
 Akarere: GASABO

Umurenge: Remera
 Akagali: Rukiri I
 Umudugudu: Gisimenti

BUMVIKANYE IBI BIKURIKIRA:

Ingingo ya 1:

Ibyerekeye uburenganzira bw'ubukode burambye Umukode ahaye Ukodesha uburenganzira bw'ubukode bw'igihe cy'imyaka 97 ku butaka burangwa n'ibi bikurikira:

Intara: EASTERN
 Akarere: BUGESERA
 Umurenge: NTARAMA
 Akagali: KANZENZE
 Umudugudu: KARUMUNA

Nomero y'ikibanza: 3253
 Ubuso: 2,532sqm
 Igihe buzatangirira: 17-Mar-2015
 Igihe buzarangirira: 17-Mar-2114

Icyo ubutaka bugenewe gukoreshwa : Ubuhinzi (Ubutaka bw'abantu ku giti cyabo)

Ingingo ya 2:
Ibyerekeye ingingo rusange Uburenganzira bw'ubukode burambye butangwa hashingiye ku ngingo rusange ziteganywa n'iteka rya Minisitiri No 001/2008 ryo kuwa 01/04/2008 rigena ibyubahirizwa n'ibikorikizwa mu gukodesha ubutaka n'ingingo z'umwihariko zikurikira.

Icyiciro cya 1: Ibyerekeye inshingano z'ibanze z'ukodesha

Ingingo ya 3:
Ibyerekeye ubwishyu bw'ubukode ku mwaka

1. Ubukode ku mwaka ni **afurwa** Ako gaciro k'ubukode gashobora guhinduka buri mwaka. Ariko agaciro kongerewe kishyurwa afurwa habanye kujyaho iteka rya Minisitiri rihindura agaciro ka mbere.
2. Ubukode bw'umwaka wishyurwa mu Kigeza cy'Akarere aho ubutaka buherereye bitarenze itariki ya 31 ukuboza y'umwaka wishyurwa, Umubitsi w'Impapurompamo z'ubutaka atarinze kubisaba.
3. Ukodesha afite uburenganzira bwo kwishyura ubukode bw'ubutaka mu byiciro bitarenze bine (4) biyanyane n'umwaka wishyurwa amahoro.
4. Iyo ukodesha ashize umukono ku cyemezo cy'ubukode hagati mu mwaka yishyura ubukode buhwanye n'umubare w'amezi yari asigaye.
5. Iyo ubukode butishyurwe ku itariki yagenwe, ukodesha agomba kwishyura inyungu ziyongereye ku bwishyu harimo n'ibitarane, hashingiye ku bwishyu bw'umusoro bwite n'umusoro ku nyongeragaciro kandi hasegurirwe ubundi burenganzira.

Ingingo ya 4:
Ibyerekeye ubwishyu bw'imisoro ku butaka

Ukodesha agomba kuraha imisoro n'andi mafaranga asabwa ku butaka no ku mitungo iburiho kuri buri tariki ngarukamwaka y'igihe yabonyeho ubukode.

Ingingo ya 5:
Ibyerekeye gukoresha neza ubutaka n'ibihingwa

Mu gihe cyose ubukode buzamara, ukodesha ubutaka agomba kubukoresha kandi agomba guhora abufata neza hakurikijwe amategeko n'imigenzerere isanzwe ikoresheya. Ukodesha agomba kubahiriza amategeko n'amabwiriza yerekeye ubutaka, gukora ibishoboka byose kugira ngo imibiri yadikanye nazo zigaragare neza, kwica udokoko twakwangiza imyaka, kurwanya indwara z'ibihingwa no kurandura ibihingwa bitagenewe aho ahantu, gufata ingamba za ngombwa zo kurwanya isuri, ibihumanya ibidukikije cyangwa ibituma ubutaka budakoresheye cyangwa bukoreshwa nabi; agomba kutabangamira imitembere y'amazi y'imigezi kandi agakosora icyangirirwe cyose k'ubutaka.

Ingingo ya 6:
Ibyerekeye imikoreshereze y'ubutaka

Ukodesha ntagomba guhindura icyo ubutaka bwagenewe gukoresheya atabibonye uruhushya rwanditse nk'uko biteganywa n'iteka rya Minisitiri N°001/2008 ryo kuwa 01/04/2008 rigena ibyubahirizwa n'ibikorikizwa mu gukodesha ubutaka. Iyi ngingo itubahirijwe, ukodesha agomba kwishyura Umukode indishyi zingana n'ishyuro ebyiri ubwishyu bw'ubukode bw'umwaka buteganyijwe muriya masezerano, hasegurirwe ubundi burenganzira bwose kandi Umukode atarinze kugaragaza ibyangirirwe.

Ingingo ya 7:
Ibyerekeye kwemera itererekanya

Iyo hari uburenganzira ku mutungo w'ubutaka bufitwe n'abandi bagize umuryango, uwuhagarariye ntashobora gutanga ubwo burenganzira abugurishije, ubutanze nk'impano cyangwa kubugurama ubundi, kubugwaturiza, kubukodesha cyangwa kubwira, cyangwa kubabangikanyaho ubundi bitemejwe n'abanditse bose ku mpapurompamo z'ubutaka, nkuko biteganyijwe mu ngingo ya 22 y'itegeko n°43/2013 ryo kuwa 16/06/2013 rigenga ubutaka mu Rwanda.

Ingingo ya 8:
Ibyerekeye impushya zisabwa mbere yo kubaka

Impushya za ngombwa zisabwa mbere y'uko inyubako zitangira kubakwa zigomba kubanza kuboneka, nta nyubako n'imwe izemererwa kubakwa izo impushya zitaraboneka.

Ingingo ya 9:
Ibyerekeye kugenzura imikoreshereze y'ubutaka

Ukodesha ntashobora kubuza umukozi w'ibiro by'ubutaka cyangwa undi muntu wese wabihereye ububasha n'ikigo cy'igihugu gishinzwe imikoreshereze n'imucungire y'ubutaka kwitjira ku butaka buri mu bukode mu gihe cyabugenewe kugirango agenzure niba imikoreshereze yabwo ijyanye n'ishingano zashingirweho mu itangwa ry'ubukode.

Icyiciro cya 2: Ibyerekeye uburenganzira bw'ibanze bw'ukodesha

Ingingo ya 10:
Ibyerekeye kutabangamirwa n'umukode cyangwa uwo ariwe wese

Igihe cyose ukodesha ariha ubukode, imisoro, mu gihe byateganyijwe, akubahiriza kandi akuzaza inshingano zikubiyemo mu bukode, atunga ubutaka bwe mu mudendezo n'ibiburaho (kerete amabuye y'agaciro) igihe cyose cy'ubukode atabangamiye n'umukode cyangwa se undi wese waba afite icyo asaba umukode kuri ubwo butaka.

Ingingo ya 11:
Ibyerekeye itererekanya ry'ubutaka

1. Hasegurirwe iyandikishwa ry'itererekanya ry'ubutaka hakurikijwe ibiteganywa n'iteka rya Minisitiri No 002/2008 ryo kuwa 01/04/2008 rigena ibikorikizwa mu iyandikishwa ry'ubutaka, Ukodesha ashobora:

- 1) gutanga uburenganzira bukomoka ku bukode burambye afite ku butaka haba mu kubugurisha, kubugurana cyangwa mu bundi buryo bwose bwemewe n'amategeko;
 - 2) kuraga uburenganzira bw'ubukode burambye mu gihe yitabaye imana yaraburaze cyangwa ataraburaze hakurikijwe ibiteganywa n'itegeko ry'izungura;
 - 3) kugwaturiza ubutaka mu gihe giteganyijwe ku bukode burambye; cyangwa
 - 4) guteganya uburenganzira abandi bafite kuri ubwo butaka mu gihe cy'ubukode burambye; kandi
2. Ashobora gukodesha uburenganzira bwose afite ku bukode, cyangwa bumwe muri bwo, hatagize igihinduka mu mikoreshereze y'ubutaka. Uhwawe ubutaka muri ubwo buryo ategetswe kubufata neza kandi akabukoresha abubayaza umusaruro hakurikijwe icyo bugenewe gukoresheya.

Ingingo ya 12:
Ibyerekeye uburenganzira bwo kongera igihe cy'ubukode

Iyo amasezerano y'ubukode atasheshe nk'uko biteganywa mu ngingo ya 17 iri hasi cyangwa n'amategeko yanditse, Ukodesha amaze kubimenyeshya Umukode imbere y'amezi atatu ashobora kongera amasezerano mu gihe cy'inyongera cy'imyaka hakurikijwe ibisabwa mu bukode buherutse kandi hasegurirwe ibivugwa muri iyi ngingo.

Ingingo ya 13:
Ibyerekeye ubutaka burimo amabuye y'agaciro

Nta burenganzira ku mabuye y'agaciro ubukode bugenera ukodesha, kandi ukodesha ntiyemerewe kubangamira umuntu wahawe ububasha bw'ubutaka ku butaka cyangwa igice cyabwo kugirango akore ubushakashatsi cyangwa kugira ngo acukure amabuye y'agaciro, gusa ukodesha agomba guhabwa indishyi hakurikijwe amategeko, ku bikorwa bye byakwangizwa.

Icyiciro cya 3 Ibyerekeye uburenganzira bw'ibanze bw'umukode

Ingingo ya 14:
Ibyerekeye kutabangamirwa n'ubundi butaka

Umukode ntiyemerewe gukoresha cyangwa ngo yemere ko ubutaka bwe cyangwa ubwo agenzura bwegeranywe n'ubukodesha bukoreshwa mu buryo buhabangamira cyangwa se buhabangamira inyubako ziburiho cyangwa se ko butabaziyaza umusaruro hakurikijwe icyo bugenewe gukoresheya, hashingiye ku nshingano z'ubukode.

Ingingo ya 15:
Ibyerekeye indishyi

Nk'uko biteganywa n'amategeko aya uburyo indishyi itangwa ku butaka bukoreshwe cyangwa bwataye agaciro. Leta igomba guha Ukodesha indishyi ikwiye mu gihe cya vuba. Ukodesha ntabwo ahabwa indishyi igihe ubutaka bufatirwe hakurikijwe ibiteganywa n'amategeko.

Icyiciro cya 4 Ibyerekeye uburenganzira bw'Umukode mu gafatira ubutaka

Ingingo ya 16:
Ibyerekeye gafatira ubutaka mu nyungu rusange

Umukode afite uburenganzira bwo gafatira kugeza kuri 5% by'ubutaka bukoreshweye kugira ngo hubakwe umubanda, uruganda rw'amashyamba, umuyoboro w'insinga z'amashyamba, ibyuma by'itumanaho cyangwa ku bw'indi impanvu y'inyungu rusange, atarinze kwishyura indishyi kuri ubwo butaka bufatirwe. Iyo igice cyangwa ibice by'ubutaka bukoreshweye bihereranywe cyangwa bifatirwe, amasezerano y'ubukode aha asubirwamo kugira ngo agaragaze ibyahindutse n'ubukode bukabanywe muri ubwo buryo nyine.

Icyiciro cya 5 Ibyerekeye gusesa amasezerano

Ingingo ya 17:
Ibyerekeye iseswa ry'amasezerano y'ubukode rikozwe n'Umukode

Nk'uko biteganywa n'Urwunge rw'Amategeko Mbenezamubano, umukode ashobora gusesa amasezerano y'ubukode akishyura indishyi iyo hari impanvu yumvikana:

- 1) Iyo ukodesha amaze imyaka itatu ikurikirana atishyura ubukode, cyangwa mu gihe cyose ubukode
- 2) butishyurwe, cyangwa iyo ukodesha yahombye cyangwa nta bushobozi bwo kwishyura afite;
- 3) Iyo ukodesha yarangaye bikabije mu kuzaza inshingano zo kubaza ubutaka umusaruro;
- 4) Iyo hagaragaye kwangiza ubutaka mu buryo bukabije.

Kandi, umukode ashobora gusesa aya masezerano igihe ukodesha atubahirije ibiteganywa n'aya masezerano amaze kumwibanangiriza rimwe mu nyandiko akanamuhanga itegeza. Igihe bibaye ngombwa ko ubutaka bufatirwa, hakurikizwa ibiteganywa n'amategeko, kandi ukodesha arabimenyeshya kugira ngo ajuririre icyo cyemezo kandi ubujurire bwe bugasuzumwa mu gihe kitarenze amezi atandatu mbere y'uko icyemezo gishyirwa mu bikorwa. Ibyo ari byo byose, aho ukodesha abereyemo umwenda bashobora kugoboka bagirango barangere inyungu zabo bakiyemeza kwishyura ubukode cyangwa ibindi birarane, kwishyura indishyi ziyanywe n'ibyangijwe ndetse bakanamwishyirira mu gihe kizaza.

Ingingo ya 18:
Ibyerekeye iseswa ry'amasezerano y'ubukode rikozwe n'Ukodesha

Amasezerano y'ubukode na none ashobora guseswa n'Ukodesha amaze guha Umukode itegeza y'amezi atatu. Gutakaza uburenganzira buvugwa muri aya masezerano bitewe n'itegeza yahawe Umukode bituma ubutaka bushobora gutangwa bundi bushya nyuma ya yategeza y'amezi atatu.

Umukono

Ukodesha wa 1. *P.O MBARUKO KICAKA*

Ukodesha wa 2.....

Ukodesha wa 3.....

Ukodesha wa 4.....

Ukodesha wa 5.....

Ukodesha wa 6.....

Ukodesha wa 7.....

Ukodesha wa 8.....

Ukodesha wa 9.....

Ukodesha wa 10.....

AUGUSTINE EMMANUEL MUKUNZI 17-Mar-2015





Icyememo cy'iyandikisha ry'ubukode bw'igihe kirekire

UPI: 5/07/09/02/3253

Iteka rya Minisitiri NO. 002/2008 ryo kuwa 01/04/2008 rigena uburyo byandikishwa ry'ubutaka rikorwa, ingingo za 15 & 16

A. IGICE KIGENewe IBIRANGA UBUTAKA									
Intara:	EASTERN	Akarere:	BUGESERA	Umurenge:	NTARAMA	Akagari:	KANZENZE	Umudugudu:	Karumuna
Nomero y'iyandikisha:		Ubusobanuro/Icyo ubutaka bugenewe gukoreshwa:					Nomero y'ikarita yometse:	3253C	
Itariki y'iyandikisha rya mbere:	3253/BUG/NTA	Ubuhinzi (Ubutaka bw'abantu ku giti cyabo)					Nomero ya pariseli:	3253	
Nomero y'iyandikiko	Itariki	Nomero y'icyemezo	Ubwoko bw'inyungu ubutaka bufite ku bundi	Ibiranga inyungu ubutaka bufite ku bundi	Umukono na kashe by'Umubitsi wungirije w'impapurompamo z'ubutaka				

B. IGICE KIGENEWE IBIRANGA BA NYIRUBUTAKA

Nomero y'inyandiko	Itariki	Nomero y'icyemezo	Amazina ya ba nyir'ubutaka cyangwa ubahagarariye n'aho batuye	Umukono na kashyamba by'Umubitsi wungirije w'impapurompamo z'ubutaka
1	17-Mar-2015	3253	MUJAWIMANA AGNES Gisimenti, Rukiri I, Remera, GASABO, Kigali City	 AUGUSTINE EMMANUEL MUKUNZI

C. IGICE KIGENEWE UBUNDI BURENGAZIRA

Nomero y'inyandiko	Itariki	Nomero y'icyemezo	Ubwoko bw'ubundi burenganzira	Amakuru ajyanye n'ubundi burenganzira	Umukono na kashyamba by'Umubitsi wungirije w'impapurompamo z'ubutaka

UBUMWE - UMURIMO - GUKUNDA IGIHUGU

ANNEX to Certificate of Registration of Emphyteutic Lease Title Page 3 of 3

EXTRACT CADASTRAL PLAN

UPI: 5/07/09/02/3253 3253C

PROVINCE:	EASTERN	DISTRICT:	BUGESERA	SECTOR:	NTARAMA	CELL:	KANZENZE	
MAP OF PARCEL								
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> </div> <div style="width: 45%; border-left: 1px solid black; padding-left: 10px;"> <p>Note Parcel Map prepared based on General Boundaries Principle</p> </div> </div>								
Date:	17-Mar-2015	AUGUSTINE EMMANUEL MUKUNZI DEPUTY REGISTRAR			 Signature			





IFISHI ISABA GUHUZA IMIKORESHEREZE Y'UBUTAKA N'IGISHUSHANYO MBONERA

Umwirondoro

Nyewe/Twebwe: I.GABE EGIAE
 Indangamuntu/Pasiporo: M.99180A49299272
 Aderesi: Akarere ka B.U.GESERA. Umurenge wa N.TALAMA. Akagari ka KANZENZE
 Umudugudu wa KARUMUNA
 Telefoni : E-mail:

Ndasaba guhindura guhindura imikoreshereze y'ubutaka

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/isambu (UPI): 51071091023287
 Umujyi wa Kigali/Intara: UBURUNDI
 Akarere: B.U.GESERA
 Umurenge: N.TALAMA
 Akagari: KANZENZE

Ibisobanuro k'ubusabe Gusaba guhuza imikoreshereze y'ubutaka n'
igishushanyo mbonera

Ibisabwa

Ibyangombwa by'ubutaka busabirwa guhindurirwa imikoreshereze¹

15/10/2024
 Itariki y'ubusabe

[Signature]
 Umukono w'usaba (w'abasaba)

Byakiriwe kandi bisuzumwa na:

Icyo ashinzwe:

Itariki:

Kashe

Umukono:

¹ Ibi bireba ibyangombwa byatanzwe mbere y'itariki ya 9 Mutarama 2023.