

## IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **SHYAKA EMMANUEL**

Indagamuntu y'u Rwanda: **1198580003427162**

Aderesi

Akarere ka:	Umurenge wa:	Akagari ka:	Umudugudu
<b>Bugesera</b>	<b>Nyamata</b>	<b>Kanazi</b>	<b>Kagirazina</b>

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/ isambu (UPI):	Intara:	Akarere ka:	Umurenge:	Akagari:	Umudugudu:
<b>5/07/10/01/4079</b>	<b>Iburasirazuba</b>	<b>Bugesera</b>	<b>Nyamata</b>	<b>Kanazi</b>	<b>Kagirazina</b>

Itariki y'ubusabe:

**26/11/2025**

Amazina y'usaba:

**SHYAKA EMMANUEL**

Umukono w'usaba (w'abasaba):

Amazina n'Umukono  
w'ubarura ubutaka:

ROLS  
SHYAKA EMMANUEL  
CODE: 1500072 - TEL: 0788928944  
NEED 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 **B251126160711UPSM** ku IremboGov mbere yo kuyikoresha.



## IFISHI ISABA GUHUZA IMIKORESHEREZE Y'UBUTAKA N'IGISHUSHANYO MBONERA

### Umwirondoro

Njyewe/Twebwe: SHYAKA Emmanuel IYA MUKANUBA Marie ROSE  
 Indangamuntu/Pasiporo: 1192580002427162 110670042361092  
 Aderesi: Akarere ka Bugesera Umurenge wa Nyamata Akagari ka KANGAZI  
 Umudugudu wa Kagirama  
 Telefoni: 0780077234 E-mail: .....

### Ndasaba guhindura guhindura imikoreshereze y'ubutaka

#### Amakuru ku kibanza/Isambu

Nimero y'ikibanza/isambu (UPI): 51071010114099  
 Umujyi wa Kigali/Intara: UBURASIRA ZUBA  
 Akarere: Bugesera  
 Umurenge: Nyamata  
 Akagari: Kangazi

Ibisobanuro k'ubusabe: GUHUZA IMIKORESHEREZE Y'UBUTAKA  
 N'IGISHUSHANYO MBONERA

### Ibisabwa

Ibyangombwa by'ubutaka busabirwa guhindurirwa imikoreshereze<sup>1</sup>

01.27.11.2023

Itariki y'ubusabe

Umukono w'usaba (w'abasaba)

Byakiriwe kandi bisuzumwa na: TABARO EMMANUEL

Icyo ashinzwe: Land Surveyor

Itariki: 24/11/2023

Umukono: TABARO EMMANUEL

ROLS  
 TABARO EMMANUEL  
 TECHNICIAN SURVEYOR  
 CODE - TS00072 - TEL: 0788921  
 FOR DEED PLAN ONLY

Kashe

<sup>1</sup> Ibi bireba ibyangombwa byatanzwe mbere y'itariki ya 9 Mutarama 2023.



## UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

### Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

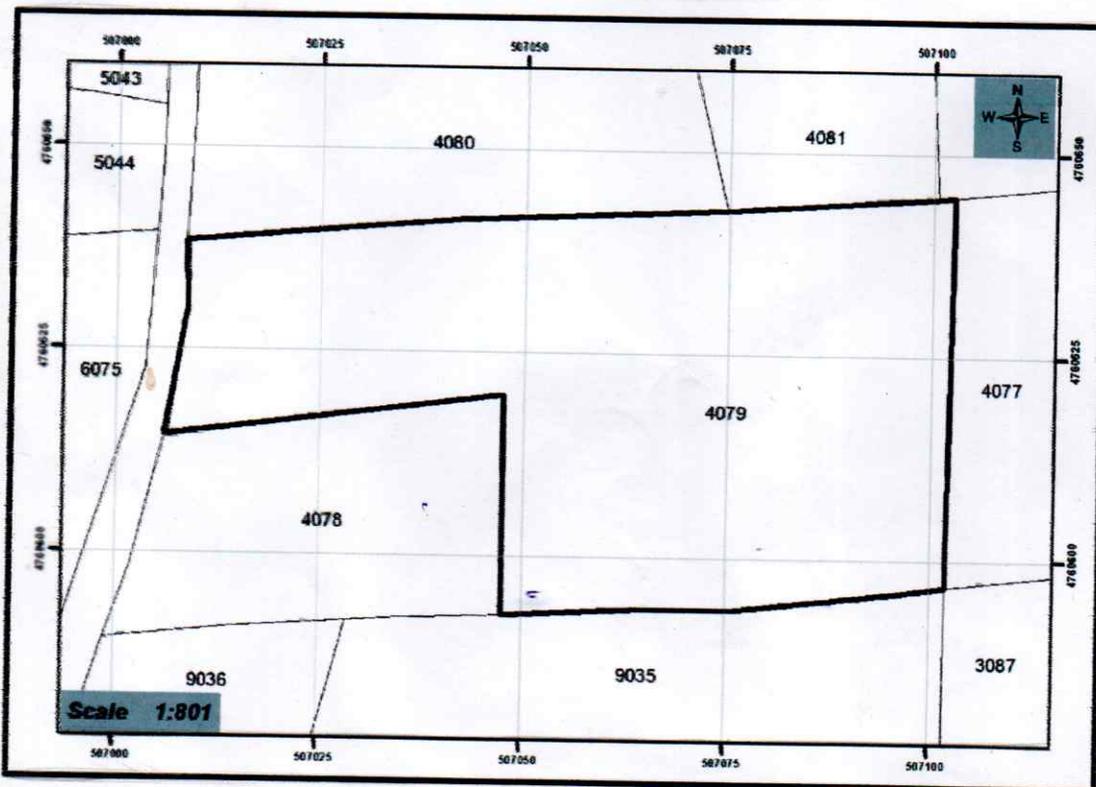
#### IBIRANGA UBUTAKA

UPI:5/07/10/01/4079	Ubuso: 3578 metero kare	Imikoreshereze y'ubutaka: Ubuhinzi
Intara : Eastern	Akagali : KANAZI	
Akarere : Bugesera	Umudugudu : Kagirazina	
Umurenge : NYAMATA	Imyaka y'ubukode : Imyaka 99 itangira kuwa 25/02/2023	

#### IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. SHYAKA EMMANUEL	1198580003427162	50.00	SHYAKA EMMANUEL (1198580003427162)
2. MUKANSABA MARIE ROSE	1198670042361092	50.00	Uburasirazuba,Bugesera,NYAMATA,KANAZI,Kagirazina

#### IGISHUSHANYO CY'UBUTAKA



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 5/07/10/01/4079
  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;
  4. Ukodesha agomba gukoresha ubutaka mu buryo bukurikijwe 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 gukoreshwa 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 gukoreshwa;
  7. Iyo hari uburenganzira ku mutungo w'ubutaka busangiwe n'abantu benshi, ubahagarariye ntashobora gutanga ubwo burenganzira abugurishije, abutanze nk'impano, kubugurana ubundi, kubugwaturiza, 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  
SHYAKA EMMANUEL

Ku ruhande rwa Leta y'u Rwanda





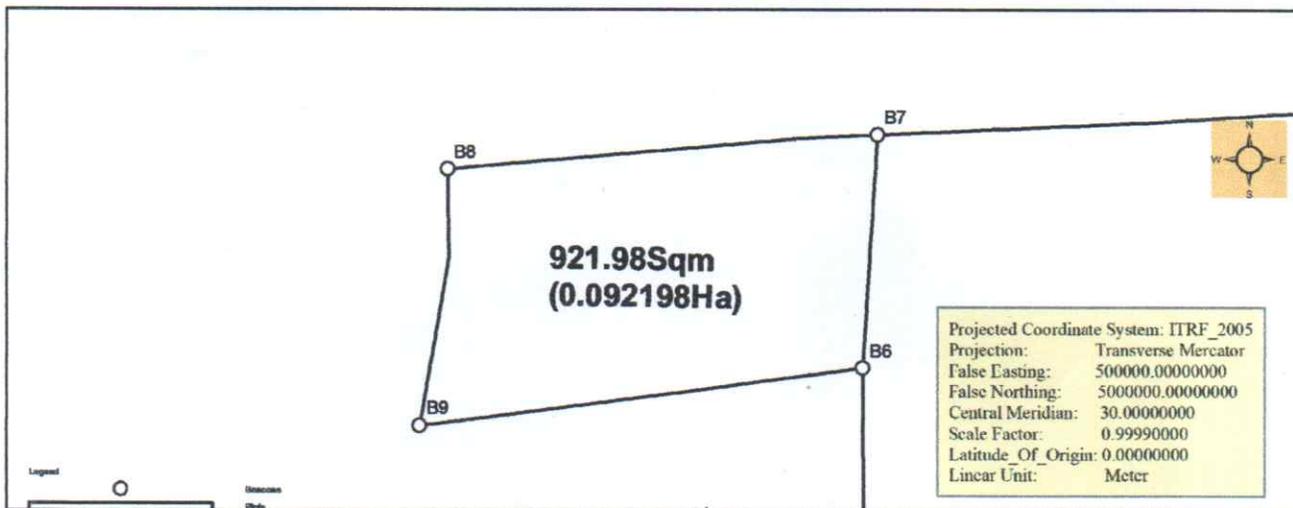
REPUBLIC OF RWANDA

**Deed Plan**

<b>OWNER(S):</b>	<b>SHYAKA EMMANUEL MUKANSABA MARIE ROSE</b>	<b>Parcel Location</b>	
<b>U.P.I No:</b>	<b>5/07/10/01/4079</b>	District	<b>BUGESERA</b>
<b>Planned Land Use/Zoning</b>	<b>Residential</b>	Sector	<b>NYAMATA</b>
<b>Plot de ve lope d :Ye sorNo?</b>	<b>NO</b>	Cell	<b>KANAZI</b>
		Village	<b>KAGIRAZINA</b>
<b>Deed plan No</b>	<b>1</b>	<b>Area</b>	<b>921.98Sqm</b>
		<b>Surveyed Date</b>	<b>25 / 11 / 2025</b>
<b>Flat No</b>		<b>Condomnium Survey</b>	<b>Unit No</b>
<b>Floor No</b>			<b>Unit Area (Sqm )</b>
<b>Floor Area</b>			<b>Unit Area Ratio (%)</b>
<b>Total Floor Area (Sqm )</b>			<b>Common Elements Area (Sqm)</b>
			<b>Total Building Area</b>

**Boundary Details**

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
B6	507047.48	507047.48	B6	B7	045° 00' 00"	1.97
B7	507048.87	507048.87	B7	B8	225° 00' 00"	57.08
B8	507008.51	507008.51	B8	B9	225° 00' 00"	3.65
B9	507005.93	507005.93	B9	B6	045° 00' 00"	58.76



**SCALE: 1/600**  
0 1.53 3.06 4.59 6.12 Meters

**Prepared by:** TABARO Emmanuel

**Signature:**

**ROLS**  
**TABARO EMMANUEL**  
 TECHNICAL SURVEYOR  
 CODE : TS00077 TEL : 0788928944  
 FOR DEED PLAN ONLY

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



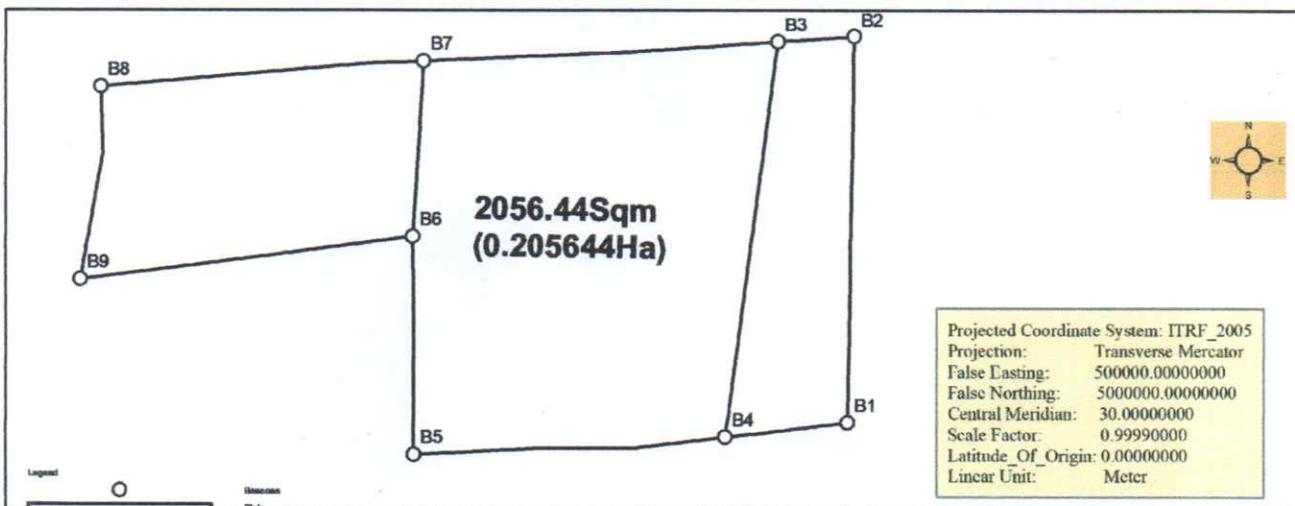
REPUBLIC OF RWANDA

### Deed Plan

<b>OWNER(S):</b>	<b>SHYAKA EMMANUEL MUKANSABA MARIE ROSE</b>	<b>Parcel Location</b>		
<b>U.P.I No:</b>	<b>5/07/10/01/4079</b>	District	<b>BUGESERA</b>	
<b>Planned Land Use/Zoning</b>	<b>Residential</b>	Sector	<b>NYAMATA</b>	
<b>Plot de ve lope d :Ye sorNo?</b>	<b>NO</b>	Cell	<b>KANAZI</b>	
		Village	<b>KAGIRAZINA</b>	
<b>Deed plan No</b>	<b>1</b>	<b>Area</b>	<b>2056.44Sqm</b>	
		<b>Surveyed Date</b>	<b>25 / 11 / 2025</b>	
Flat No		<b>Condomnium Survey</b>	Unit No	
Floor No			Unit Area (Sqm )	
Floor Area			Unit Area Ratio (%)	
Total Floor Area (Sqm )			Common Elements Area (Sqm)	
			Total Building Area	

### Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
B3	507093.12	4760644.05	B3	B4	187° 36' 10"	49.65
B4	507086.56	4760594.84	B4	B5	266° 53' 21"	38.99
B5	507047.62	4760592.72	B5	B6	359° 42' 25"	27.14
B6	507047.48	4760619.86	B6	B7	003° 39' 17"	21.86
B7	507048.87	4760641.67	B7	B3	086° 55' 11"	44.32



**SCALE: 1/800**  
 0 2.5 5 10 15 20  
 Meters

**Prepared by: TABARO Emmanuel**

Signature:

**TABARO EMMANUEL**  
 TECHNICAL SURVEYOR  
 CODE : TS00000000000000000000  
 FOR DEED PLAN ONLY

**Verified by:**

**CMO/GIS and Land Surveyor**



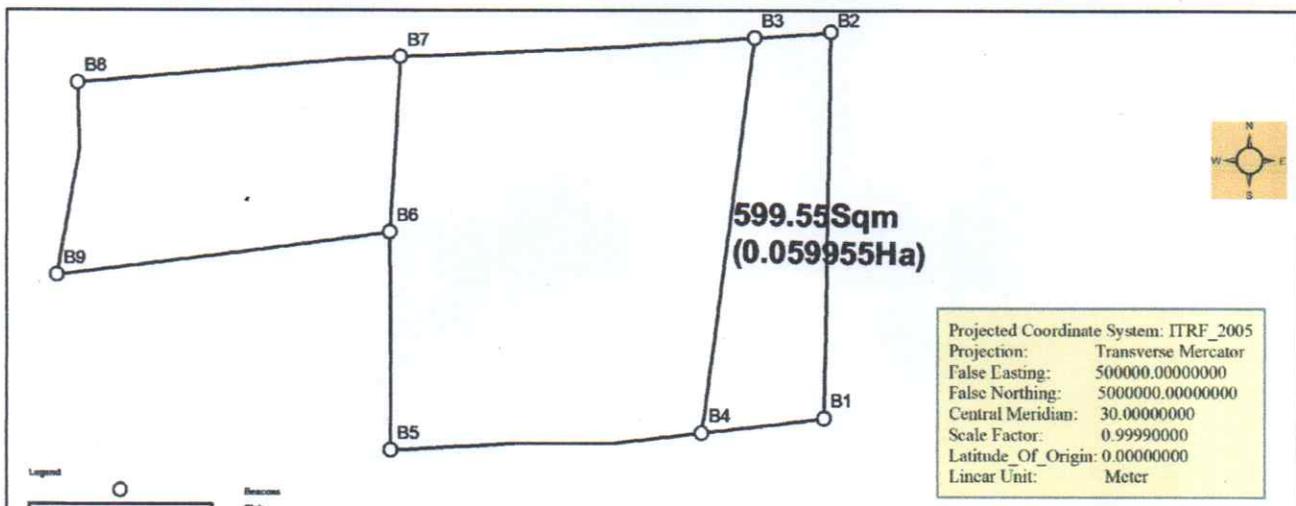
REPUBLIC OF RWANDA

### Deed Plan

<b>OWNER(S):</b>	<b>SHYAKA EMMANUEL MUKANSABA MARIE ROSE</b>	<b>Parcel Location</b>				
<b>U.P.I No:</b>	<b>5/07/10/01/4079</b>	District	<b>BUGESERA</b>			
<b>Planned Land Use/Zoning</b>	<b>Residential</b>	Sector	<b>NYAMATA</b>			
<b>Plot developed: Yes/No?</b>	<b>NO</b>	Cell	<b>KANAZI</b>			
		Village	<b>KAGIRAZINA</b>			
<b>Deed plan No</b>	<b>1</b>	<b>Area</b>	<b>599.56Sqm</b>			
		<b>Surveyed Date</b>	<b>25 / 11 / 2025</b>			
Flat No		<b>Condominium Survey</b>	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	507101.85	4760596.67	B1	B2	000° 58' 43"	48.11
B2	507102.67	4760644.77	B2	B3	265° 41' 54"	9.57
B3	507093.12	4760644.05	B3	B4	187° 36' 10"	49.65
B4	507086.56	4760594.84	B4	B1	083° 09' 47"	15.40



**SCALE: 1/800**  
 0 2.5 5 10 15 20  
 Meters

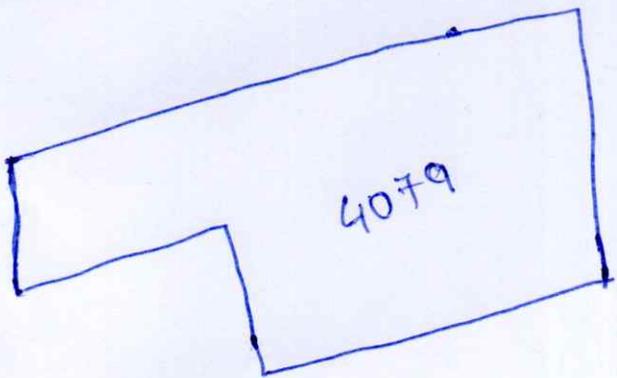
**Prepared by:** TABARO Emmanuel

**Signature:**

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

# RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa 06 / NOV / 2025

<b>1. AMAZINA YA BA NYIR'UBUTAKA NA ID:</b> <ul style="list-style-type: none"><li>• <u>SHAKA Emmanuel</u></li><li>• <u>ID n° : 1198580003427162</u></li><li>• <u>MUKANABA MATIF ROJE</u></li><li>• <u>ID n° : 1198640042361092</u></li></ul>	<b>AHO UBUTAKA BUHEREREYE</b> <p>Akarere: <u>BUGIJE RA</u> Umurenge: <u>NTAMATA</u> Akagali: <u>KANARI</u> Umudugudu: <u>KARIMURIRO</u></p>
UPI: <u>51071101014079</u> Ibikorwa biri ku butaka: <u>UBUHANGA</u> Ubuso bw'ubutaka : <u>3578 M.SA</u>	<b>SERIVISI ISABWA <sup>1</sup>:</b> <ul style="list-style-type: none"><li>- Kugabanya ubutaka mo ibice <input checked="" type="checkbox"/></li><li>- Kubaruzwa ubutaka bwa mbere <input type="checkbox"/></li><li>- Gukosora imbibi/Ubuso <input type="checkbox"/></li><li>- Iyimurwa ku mpamvu z'inyungu rusange (expropriation) <input type="checkbox"/></li><li>- icyangombwa cy'ubwubatsi (Auto-batir) <input type="checkbox"/></li><li>- Isangiramatungo ku nyubako <input type="checkbox"/></li></ul>
	

<sup>1</sup> Hitamo ikigiye gukorwa; si ngombwa ko serivisi iba imwe

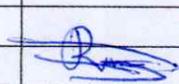
**UBURYO IBIPIMO BYAFASHWEMO<sup>2</sup>**

- Ibikoresho byakoreshejwe:
  1. Ubwoko bwa GNSS rover: **DGNSS RECEIVER FOIF BRAND**
  2. Serial No: **A90187310383**
  3. RwandaGeonet User-ID: **Tabaro**
  4. Surveyor Code number: **TS00072**
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
  1. Network
  2. Single Base  Mountpoint Name: **..... i. m. m. a. ....**
- Accuracy yakoreshejwe (cm) **0.03 m** cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): **25 NOV 2025**
- Gupima byatangiye saa **10h 30**..... birangira saa **11h 20**.....
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka:

**UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE : 3.....**

Ibibanza	Ubuso	Ibibanza	Ubuso
1	<b>921 Sim</b>	8	
2	<b>226 Sim</b>	9	
3	<b>599 Sim</b>	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
<b>4078</b>	<b>Shaka Kimwamba</b>	<b>0780072 234</b>	<b>yo</b>	
<b>4090</b>	<b>Mutikana</b>	<b>0788845 711</b>	<b>yo</b>	

**Icyitonderwa:**

1. Mugihebanyir'imbibibarengaumubareurimuri iyimbonerahamweshyirahoumugereka.
2. Mu gihe umwe mu bagizweho ingaruka n'ipimwa ry'ubutaka atabashije kuboneka, Komitey'ubutaka y'Akagari ibikorera raporo ikemezwa n'umunyamabanga Nshingwabikorwaw'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	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				

**NYIRI UBUTAKA**

Amazina : ..... SHYAKA EMMANUEL .....

Umukono : ..... [Signature] .....

Telephone : ..... 07 800 779 314 .....

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**UWAPIMYE UBUTAKA**

Njyewe Tabaro Emmanuel

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 : Tabaro Emmanuel

Umukono na Kashe : .....  .....

Telephone : +250 788928944