

## IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **MURARA EUGENE**

Indangamuntu y'u Rwanda: **1197980111875085**

Aderesi

Akarere ka:  
**Rwamagana**

Umurenge wa:  
**Gishali**

Akagari ka:  
**Ruhunda**

Umudugudu  
**Nyagakombe**

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/  
isambu (UPI):  
**5/01/03/07/172**

Intara:  
**Iburasirazuba**

Akarere ka:  
**Rwamagana**

Umurenge:  
**Gishali**

Akagari:  
**Ruhunda**

Umudugudu:  
**Nyagakombe**

Itariki y'ubusabe:

**02/04/2025**

Amazina y'usaba:

**MURARA EUGENE**

Umukono w'usaba (w'abasaba):

.....

Amazina n'Umukono  
w'ubarura ubutaka:

**MUHOZA Venuste**  
.....  
**MUHOZA VENUSTE**  
CE  
MURIED SURVEYOR  
CODE: L600402  
TEL: 0788331538



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 **B250402083543JKU8** ku IremboGov mbere yo kuyikoresha.



UPI: 5/01/03/07/172

## AMASEZERANO Y' UBUKODE BURAMBYE No. 172/RWA/GIS

HAKURIKIJWE Itegeko Ngenga N° 08/2005 rigena imikoreshereze n'imirungire 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. MURARA EUGENE                        | 1197980111875085    | 100%      |
| 2.                                      |                     |           |
| 3.                                      |                     |           |
| 4.                                      |                     |           |
| 5.                                      |                     |           |
| 6.                                      |                     |           |
| 7.                                      |                     |           |
| 8.                                      |                     |           |

Aderesi bahisemo kubarizwaho:

Ubahagarariye: MURARA EUGENE

Igihugu: RWANDA

Intara: Kigali City

Akarere: KICUKIRO

Umurenge: Gikondo

Akagali: Kanserege

Umudugudu: Marenbo I

**BUMVIKANYE IBI BIKURIKIRA:**Ingingo va 1:

Ibyerekeye uburenganzira  
bw'ubukode burambye

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

Intara: EASTERN

Akarere: RWAMAGANA

Umurenge: GISHALI

Akagali: RUHUNDA

Umudugudu: NYAGAKOMBE

Nomero y'ikibanza: 172

Ubuso: 780sqm

Igihe buzatangirira: 15-May-2012

Igihe buzarangirira: 15-May-2111

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



**URWEGO RW'UMUBITSI W'IMPAPUROMPAMO Z'UBUTAKA****Icyemezo cy'iyandikisha ry'ubukode bw'igihe kirekire**

UPI: 5/01/03/07/172

Iteka rya Minisitiri N° 002/2008 rya kuwa 01/04/2008 rigana uburyo iyandikishwa ry'ubutaka rikorwa, ingingo za 15 &amp; 16

| A. IGICE KIGENEWE IBIRANGA UBUTAKA |                    |                                               |                                            |                                           |                                                                    |
|------------------------------------|--------------------|-----------------------------------------------|--------------------------------------------|-------------------------------------------|--------------------------------------------------------------------|
| Intara: EASTERN                    | Akarere: RWAMAGANA | Umurenge: GISHALI                             | Akagari: RUHUNDA                           | Umudugudu: Nyagakomba                     |                                                                    |
| Numero y'iyandikisha: 172/RWA/GIS  |                    | Ubusobanuro/Icyo ubutaka bugenewe gukoreshwa: |                                            | Numero y'ikarita yometse: 172C            |                                                                    |
| Itariki y'iyandikisha rya mbere:   |                    | Ubuhinzi (Ubutaka bw'abantu ku giti cyabo)    |                                            | Numero ya pariseli: 172                   |                                                                    |
|                                    |                    |                                               |                                            | Ubuso bugenekereje: 780 sqm               |                                                                    |
| Numero y'inyandiko                 | Itariki            | Numero y'icyemezo                             | Ubwoko bw'inyungu ubutaka bufitse ku bundi | Ibiranga inyungu ubutaka bufitse ku bundi | Umukono na kashe by'Umubitsi wungirije w'impapururompamo 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 kashe by'Umubitsi wungirije w'impapurompamo z'ubutaka                                                  |
|--------------------|-------------|-------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 1                  | 19-Apr-2012 | 172               | MURARA EUGENE<br>Marembo I, Kanserege, Gikondo, KICUKIRO, Kigali City | <br>MUKUNZI AUGUSTINE EMMANUEL |

**C. IGICE KIGENEWE UBUNDI BURENGANZIRA**

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

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

EXTRACT CADASTRAL PLAN

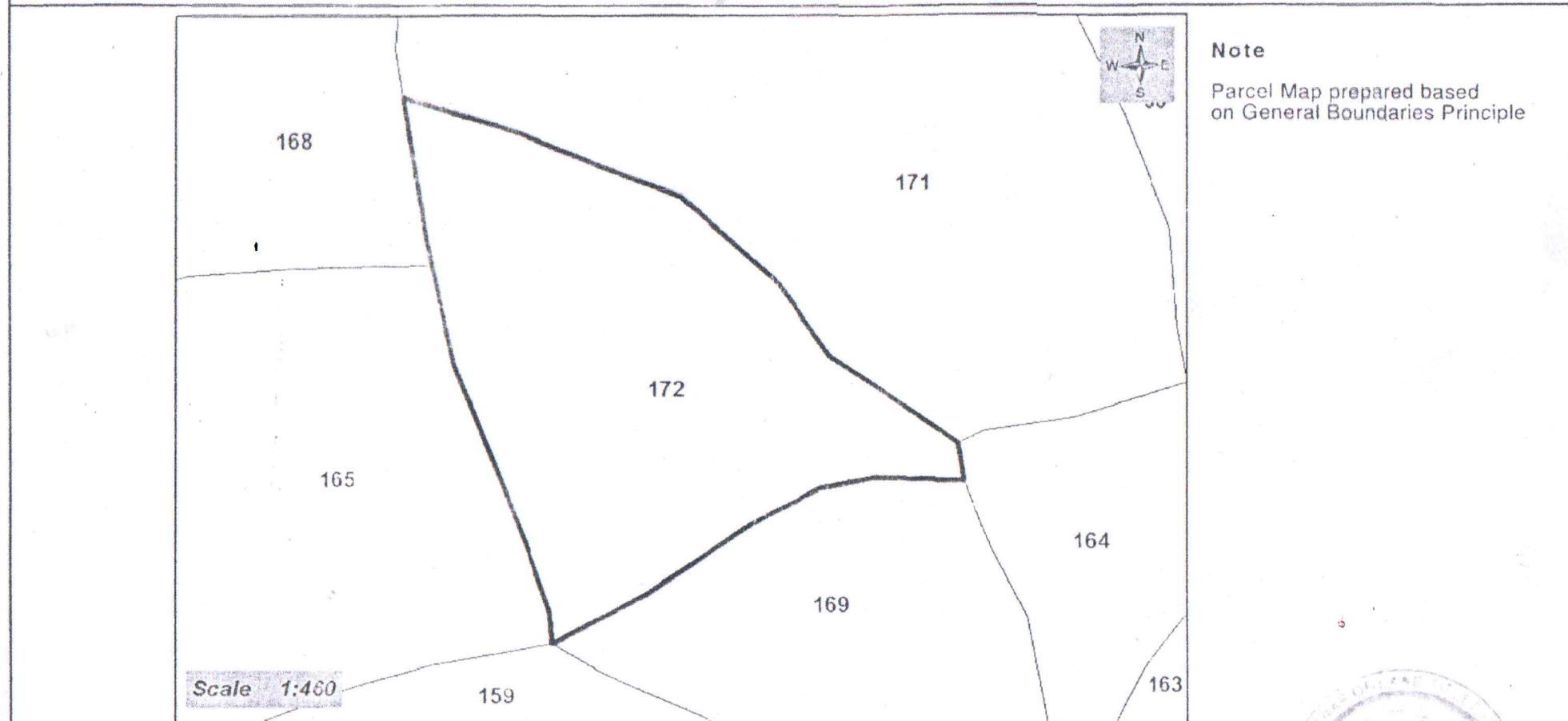
172C

UPI:

5/01/03/07/172

|           |         |           |           |         |         |       |         |
|-----------|---------|-----------|-----------|---------|---------|-------|---------|
| PROVINCE: | EASTERN | DISTRICT: | RWAMAGANA | SECTOR: | GISHALI | CELL: | RUHUNDA |
|-----------|---------|-----------|-----------|---------|---------|-------|---------|

MAP OF PARCEL



## Note

Parcel Map prepared based on General Boundaries Principle

|       |             |                            |                  |           |  |  |
|-------|-------------|----------------------------|------------------|-----------|--|--|
| Date: | 19-Apr-2012 | MUKUNZI AUGUSTINE EMMANUEL | DEPUTY REGISTRAR | Signature |  |  |
|-------|-------------|----------------------------|------------------|-----------|--|--|



REPUBLIC OF RWANDA



Deed Plan

|                           |                            |
|---------------------------|----------------------------|
| Parcel Owners(s)          | MURARA EUGENE              |
| UPI                       | 5/01/03/07/172             |
| Planned Land Use/Zoning   | R1B-RURAL RESIDENTIAL ZONE |
| Plot development:Yes /No? | NO                         |

| Parcel Location |            |
|-----------------|------------|
| District        | RWAMAGANA  |
| Sector          | GISHALI    |
| Cell            | RUHUNDA    |
| Village         | NYAGAKOMBE |

Deed Plan No ...1... Area ....219.123.Sqm

Surveyed Date 02/04/2025

|                        |  |
|------------------------|--|
| Flat No                |  |
| Floor No               |  |
| Floor Area             |  |
| Total Floor Area (Sqm) |  |

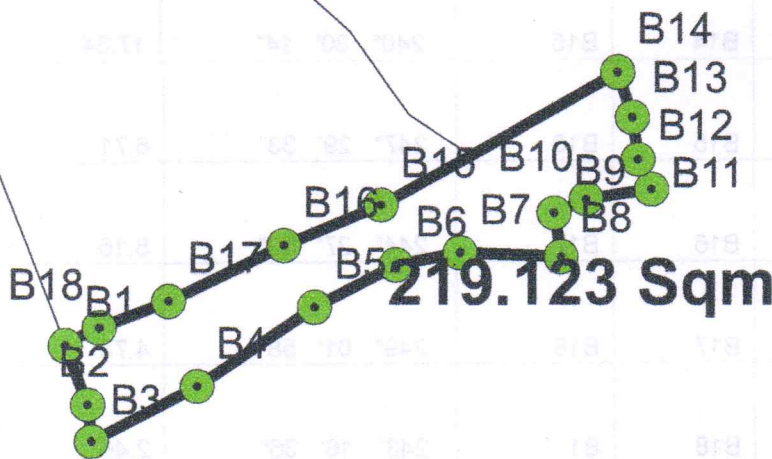
Condomnium Survey

|                     |  |
|---------------------|--|
| Unit No             |  |
| Unit Area (Sqm)     |  |
| Unit Area Ratio (%) |  |

|                          |  |
|--------------------------|--|
| Common Element Area(Sqm) |  |
| Total Building Area      |  |

Boundary Details

| Beacon | Easting(m) | Northing(m) | From | To | Bearing      | Dist(m) |
|--------|------------|-------------|------|----|--------------|---------|
| B1     | 546171.79  | 4790052.19  | B1   | B2 | 159° 16' 28" | 4.05    |
| B2     | 546173.23  | 4790048.40  | B2   | B3 | 174° 11' 44" | 2.40    |
| B3     | 546173.47  | 4790046.01  | B3   | B4 | 062° 09' 08" | 7.66    |
| B4     | 546180.24  | 4790049.59  | B4   | B5 | 056° 18' 35" | 9.06    |
| B5     | 546187.78  | 4790054.62  | B5   | B6 | 062° 51' 03" | 5.80    |



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

Legend

- ☒ PLOT\_1\_BEACONS
- ☐ PLOT\_2\_LIMIT
- ☒ PLOT\_1\_LIMIT

SCALE : 1/345



Surveyed by: MUHOZA VENUSTE

Signature:

Date & Stamp : 02/04/2025



Approved by:

CMO/GIS and Land Surveyor

Name:

Post: .....

Date & Signature :

|     |           |            |     |     |              |       |
|-----|-----------|------------|-----|-----|--------------|-------|
| B6  | 546192.94 | 4790057.26 | B6  | B7  | 079° 02' 43" | 4.18  |
| B7  | 546197.04 | 4790058.05 | B7  | B8  | 092° 17' 30" | 6.46  |
| B8  | 546203.50 | 4790057.80 | B8  | B9  | 351° 24' 29" | 2.84  |
| B9  | 546203.07 | 4790060.60 | B9  | B10 | 066° 22' 14" | 2.22  |
| B10 | 546205.11 | 4790061.49 | B10 | B11 | 081° 52' 13" | 4.21  |
| B11 | 546209.28 | 4790062.09 | B11 | B12 | 335° 57' 23" | 2.15  |
| B12 | 546208.40 | 4790064.05 | B12 | B13 | 352° 22' 29" | 2.71  |
| B13 | 546208.04 | 4790066.74 | B13 | B14 | 341° 13' 07" | 3.03  |
| B14 | 546207.07 | 4790069.61 | B14 | B15 | 240° 30' 14" | 17.34 |
| B15 | 546191.97 | 4790061.07 | B15 | B16 | 247° 29' 33" | 6.71  |
| B16 | 546185.78 | 4790058.51 | B16 | B17 | 244° 27' 52" | 8.16  |
| B17 | 546178.41 | 4790054.99 | B17 | B18 | 249° 01' 58" | 4.73  |
| B18 | 546173.99 | 4790053.29 | B18 | B1  | 243° 16' 36" | 2.46  |



REPUBLIC OF RWANDA



### Deed Plan

|                            |                            |
|----------------------------|----------------------------|
| Parcel Owners(s)           | MURARA EUGENE              |
| UPI                        | 5/01/03/07/172             |
| Planned Land Use/Zoning    | R1B-RURAL RESIDENTIAL ZONE |
| Plot development: Yes /No? | NO                         |

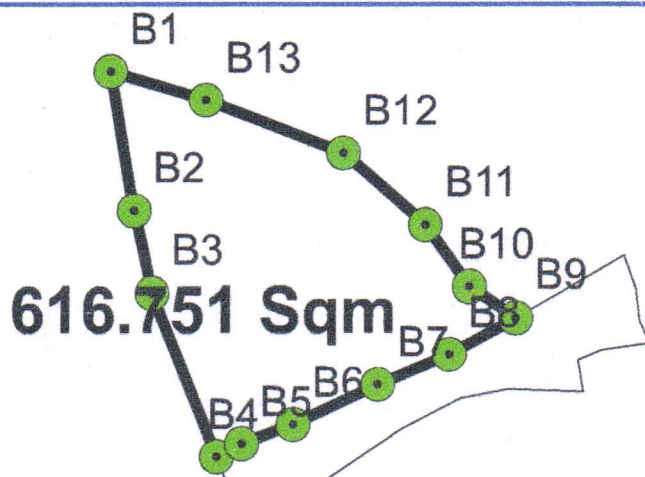
| Parcel Location |            |
|-----------------|------------|
| District        | RWAMAGANA  |
| Sector          | GISHALI    |
| Cell            | RUHUNDA    |
| Village         | NYAGAKOMBE |

Deed Plan No ...2... Area ....616.751.Sqm Surveyed Date 02/04/2015

|                        |  |                   |                     |  |                          |  |
|------------------------|--|-------------------|---------------------|--|--------------------------|--|
| Flat No                |  | Condomnium Survey | Unit No             |  | Common Element 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     | 546162.56  | 4790085.58  | B1   | B2  | 170° 17' 37" | 12.29   |
| B2     | 546164.63  | 4790073.47  | B2   | B3  | 167° 22' 50" | 7.25    |
| B3     | 546166.21  | 4790066.39  | B3   | B4  | 158° 33' 31" | 15.26   |
| B4     | 546171.79  | 4790052.19  | B4   | B5  | 063° 16' 36" | 2.46    |
| B5     | 546173.99  | 4790053.29  | B5   | B6  | 069° 01' 58" | 4.73    |
| B6     | 546178.41  | 4790054.99  | B6   | B7  | 064° 27' 52" | 8.16    |
| B7     | 546185.78  | 4790058.51  | B7   | B8  | 067° 29' 33" | 6.71    |
| B8     | 546191.97  | 4790061.07  | B8   | B9  | 060° 49' 25" | 6.56    |
| B9     | 546197.70  | 4790064.27  | B9   | B10 | 303° 41' 25" | 4.77    |
| B10    | 546193.73  | 4790066.92  | B10  | B11 | 324° 03' 29" | 6.54    |
| B11    | 546189.90  | 4790072.21  | B11  | B12 | 311° 02' 08" | 9.47    |
| B12    | 546182.75  | 4790078.43  | B12  | B13 | 291° 15' 01" | 12.77   |
| B13    | 546170.85  | 4790083.06  | B13  | B1  | 286° 53' 55" | 8.66    |

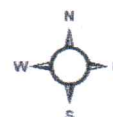


Projected Coordinate System: ITRF\_2005  
 Projection: Transverse\_Mercator  
 False\_Easting: 500000.00000000  
 False\_Northing: 5000000.00000000  
 Central\_Meridian: 30.00000000  
 Scale\_Factor: 0.99990000  
 Latitude\_Of\_Origin: 0.00000000  
 Linear Unit: Meter

#### Legend

- PLOT\_2\_BEACONS
- PLOT\_2\_LIMIT
- PLOT\_1\_LIMIT

SCALE : 1/300



Surveyed by: MUHOZA VENUSTE

Signature :

Date & Stamp : 02/04/2015

ROIS  
 MUHOZA VENUSTE  
 CERTIFIED SURVEYOR  
 CODE: 1600402  
 TEL: 0786331538

Approved by:

CMO/GIS and Land Surveyor

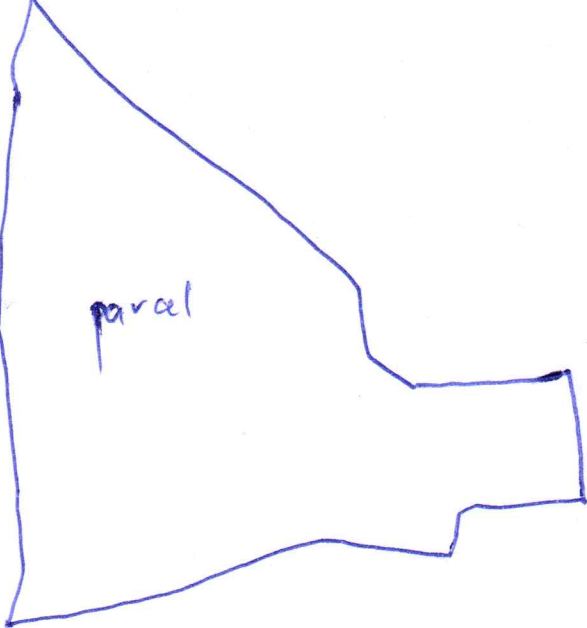
Name:

Post: .....

Date & Signature :

## RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa. 02 / 04 / 2025

|                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AMAZINA YA BA NYIR'UBUTAKA NA ID:</b><br>1: <u>MURABA Eugène</u><br>ID: <u>1197980 11787 5085</u><br>2: _____<br>ID: _____                                                                                                                                                           | <b>AHO UBUTAKA BUHEREREYE</b><br>Akarere: <u>Rwamagana</u><br>Umurenge: <u>Gashali</u><br>Akagali: <u>Ruhondo</u><br>Umudugudu: <u>Nyagakamba</u>                                                                                                                                                                                                                                                                                     |
| UPI: <u>5/07/03/041 972</u><br>Ibikorwa biri ku butaka: <u>GUTURA</u><br>Ubuso bw'ubutaka : <u>(835.874 m<sup>2</sup>)</u><br>_____<br>Igishushanyo cy'imiterere y'ikibanza/isambu n'imbibi zacyo<br> | <b>SERIVISI ISABWA <sup>1</sup>:</b><br>- Kugabanya ubutaka mo ibice <input checked="" type="checkbox"/><br>- Kubaruza ubutaka bwa mbere <input type="checkbox"/><br>- Gukosora imbibi/Ubuso <input type="checkbox"/><br>- Iyimirwa ku mpamvu z'inyungu rusange (expropriation) <input type="checkbox"/><br>- icyangombwa cy'ubwubatsi (Auto-batir) <input type="checkbox"/><br>- Isangiramatungo ku nyubako <input type="checkbox"/> |

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

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

- Ibikoresho byakoreshejwe:
  - Ubwoko bwa GNSS rover: UNISTRONG
  - Serial No: G9702351813424
  - Rwanda Geonet User-ID THE EAGLES
  - Surveyor Code number: LS00402
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
  - Network ☒
  - Single Base ☐ Mountpoint Name: I Max/Nearest
- Accuracy yakoreshejwe (cm): 0.006 cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): 2025 - 04 - 02
- Gupima byatangiyeye saa 08h 21' birangira saa 08h 37'
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka:

INTAHO

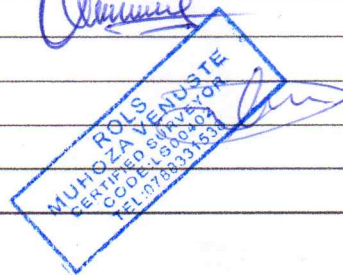
**UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE : 2**

| Ibibanza | Ubuso                  | Ibibanza | Ubuso |
|----------|------------------------|----------|-------|
| 1        | 219.123 m <sup>2</sup> | 8        |       |
| 2        | 616.751 m <sup>2</sup> | 9        |       |
| 3        |                        | 10       |       |
| 4        |                        | 11       |       |
| 5        |                        | 12       |       |
| 6        |                        | 13       |       |
| 7        |                        | 14       |       |

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

**IMYIRONDO RO YA BA NYIR'UBUTAKA BUHANA IMBIBI N'UBUTAKA BWAPIMWE:**

| UPI            | Amazina             | Telepho ne | Yagizweho ingaruka(Yego/Oya) | Umukono |
|----------------|---------------------|------------|------------------------------|---------|
| 5/01/03/07/127 | BARIGERERA Celestin | 0989486947 | yego                         |         |
| 5/01/03/07/128 | KIYUNSENDA Gerard   | 079067300  | Oya                          |         |
| 5/01/03/07/165 | MATYAMBERE Bera     | -          | Oya                          |         |
| 5/01/03/07/169 | NGENDAHIMATIA       | 0785408851 | Oya                          |         |
|                |                     |            |                              |         |
|                |                     |            |                              |         |



**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 5/01/03/07/172

Dushingiye ku kuba Bwana/Madamu MURARA Eugene 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<br>(mu gihe kiri mu ngwate) |
|-----|---------------------|----------------|---------------------|--------------------------------------------|
| 1   | BARIGEREKA Celestin | 5/01/03/07/171 | Ntacyangombwa afite |                                            |
| 2   |                     |                |                     |                                            |
| 3   |                     |                |                     |                                            |
| 4   |                     |                |                     |                                            |
| 5   |                     |                |                     |                                            |

## NYIRI UBUTAKA

Amazina : MURARA Eugene

Umukono : [Signature]

Telephone : 0784151353

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## UWAPIMYE UBUTAKA

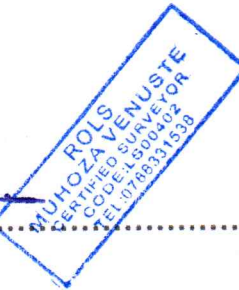
Njyewe  
MUHOZA Venuste

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 : MUHOZA Venuste

Umukono na Kashe : [Signature]



Telephone : 0788331538



## National Land Centre

Isambu/Ikibanza No.: 171

Amazina: PARIGEREKA CELESTINE  
NIRENE FLORIDE

Imbibi: 172, 170, 169

Servitude: yego ☐ Oya ☒

Icyo ubutaka bukoreshwa: UBUTAKA

Icyitonderwa:

Parasurveyor: Byagira Sign: [Signature]

Gishali Sector/ Butunda Cell Umudugudu NYAGAKOMBE

Itariki: 13/04/2011

URASABWA KWIHUTIRA GUTANGA AMA-  
KURU UGIHABWA AKA GAPAPURO