

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **MUSENGIMANA ASTERIE**

Indagamuntu y'u Rwanda: **1195870047017059**

Aderesi

Akarere ka:

Bugesera

Umurenge wa:

Mwogo

Akagari ka:

Bitaba

Umudugudu

Misatsi

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/
isambu (UPI):

5/07/07/01/1850

Intara:

Iburasirazuba

Akarere ka:

Bugesera

Umurenge:

Mwogo

Akagari:

Bitaba

Umudugudu:

Misatsi

Itariki y'ubusabe:

19/08/2025

Amazina y'usaba:

MUSENGIMANA ASTERIE

Umukono w'usaba (w'abasaba):

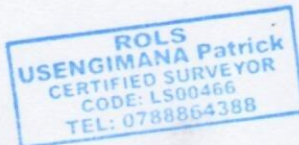
Asterie

Amazina n'Umukono

w'ubarura ubutaka:

MUSENGIMANA Patrick

Patrick



INYANDIKO YATANGIWEKI

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 **B2508191201474MQJ** ku IremboGov mbere yo kuyikoresha.



REPUBLIC OF RWANDA



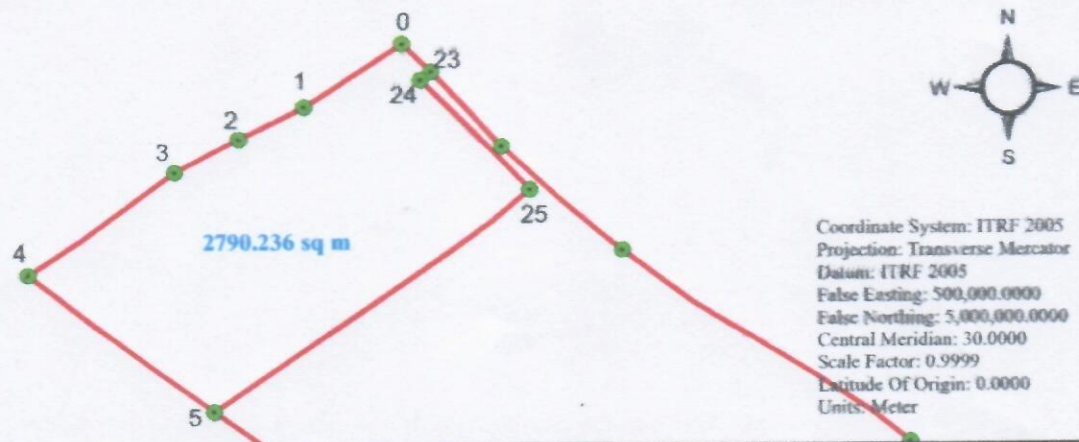
Deed Plan

Parcel Owner(s) Musengimana Asterie		Parcel Location	
UPI	5/07/07/01/1850	District	BUGESERA
Planned Land Use / Zoning	Agricultural	Sector	MWOGO
Plot developed: Yes or No?		Cell	BITABA
		Village	MISATSI
Deed plan No	1	Area	2790.236 sq m
		Surveyed Date	19/08/2025

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

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
0	517402.39	4769335.18	0	1	237° 36' 42"	20.90
1	517384.75	4769323.99	1	2	243° 18' 20"	13.14
2	517373.01	4769318.09	2	3	243° 18' 20"	13.07
3	517361.33	4769312.21	3	4	235° 13' 41"	32.12
4	517334.95	4769293.90	4	5	126° 43' 49"	41.64
5	517368.33	4769268.99	5	23	032° 39' 51"	72.63
23	517407.52	4769330.13	23	24	231° 49' 43"	2.33
24	517405.69	4769328.69	24	25	135° 29' 47"	27.91
25	517425.26	4769308.79	25	0	319° 06' 03"	34.92



SCALE: 1/1,250

0 10 20 40 60 80 Meters

Legend

- BEACON
- PLOT

Surveyed by: **USENGIMANA Patrick**

Signature: *[Signature]*

Date & Stamp: **19.08.2025**

ROLS
USENGIMANA Patrick
 CERTIFIED SURVEYOR
 CODE: LS00466
 TEL: 0788864388

Approved by:

CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature:

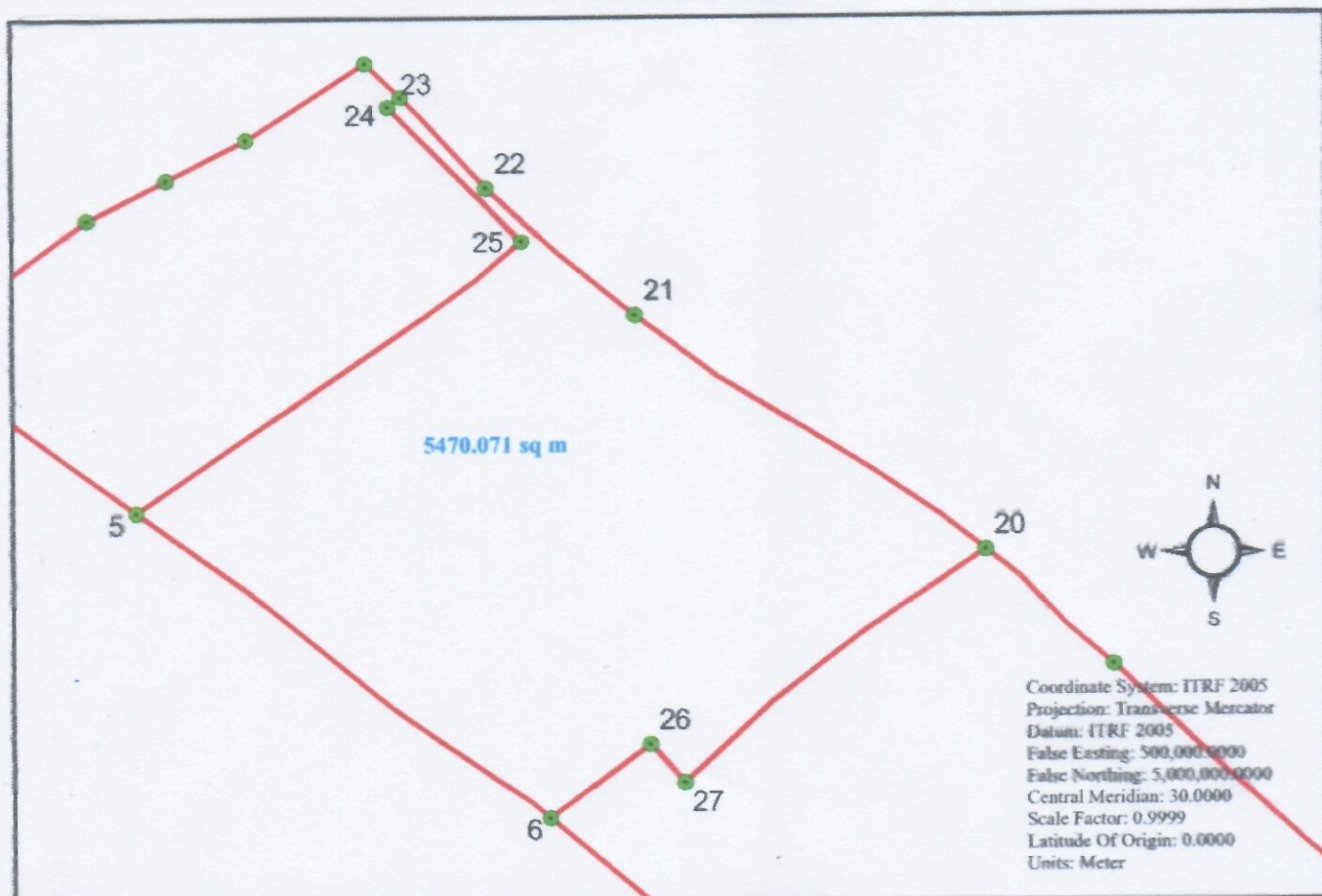


REPUBLIC OF RWANDA

Deed Plan

Parcel Owner(s) <i>Musengimana Asterie</i>		Parcel Location	
UPI	<i>5/07/07/01/1850</i>	District	<i>BUGESERA</i>
Planned Land Use / Zoning	<i>Agricultural</i>	Sector	<i>MWOGO</i>
Plot developed: Yes or No?		Cell	<i>BITABA</i>
Deed plan No	<i>2</i>	Area	<i>5470.071 sq m</i>
		Surveyed Date	<i>19/08/2025</i>
Flat No		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



SCALE: 1/1,000

0 5 10 20 30 40
Meters

Legend

- BEACON
- PLOT

Surveyed by: *USENGIMANA Patrick*

Approved by: *CMO/GIS and Land Surveyor*

Signature: *[Signature]*

Name:

Date & Stamp: *19.08.2025*

ROLS
USENGIMANA Patrick
CERTIFIED SURVEYOR
CODE: LS00466
TEL: 0788864388

Post:

Date & Signature:

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
5	517368.33	4769268.99	5	6	126° 42' 21"	75.75
6	517429.05	4769223.72	6	20	058° 30' 08"	75.37
20	517493.32	4769263.10	20	21	304° 04' 35"	62.10
21	517441.88	4769297.90	21	22	310° 46' 05"	28.75
22	517420.11	4769316.67	22	23	316° 56' 01"	18.43
23	517407.52	4769330.13	23	24	231° 49' 43"	2.33
24	517405.69	4769328.69	24	25	135° 29' 47"	27.91
25	517425.26	4769308.79	25	26	165° 56' 30"	76.48
26	517443.83	4769234.60	26	27	137° 54' 09"	7.61
27	517448.94	4769228.95	27	5	296° 24' 53"	90.01

ROLS
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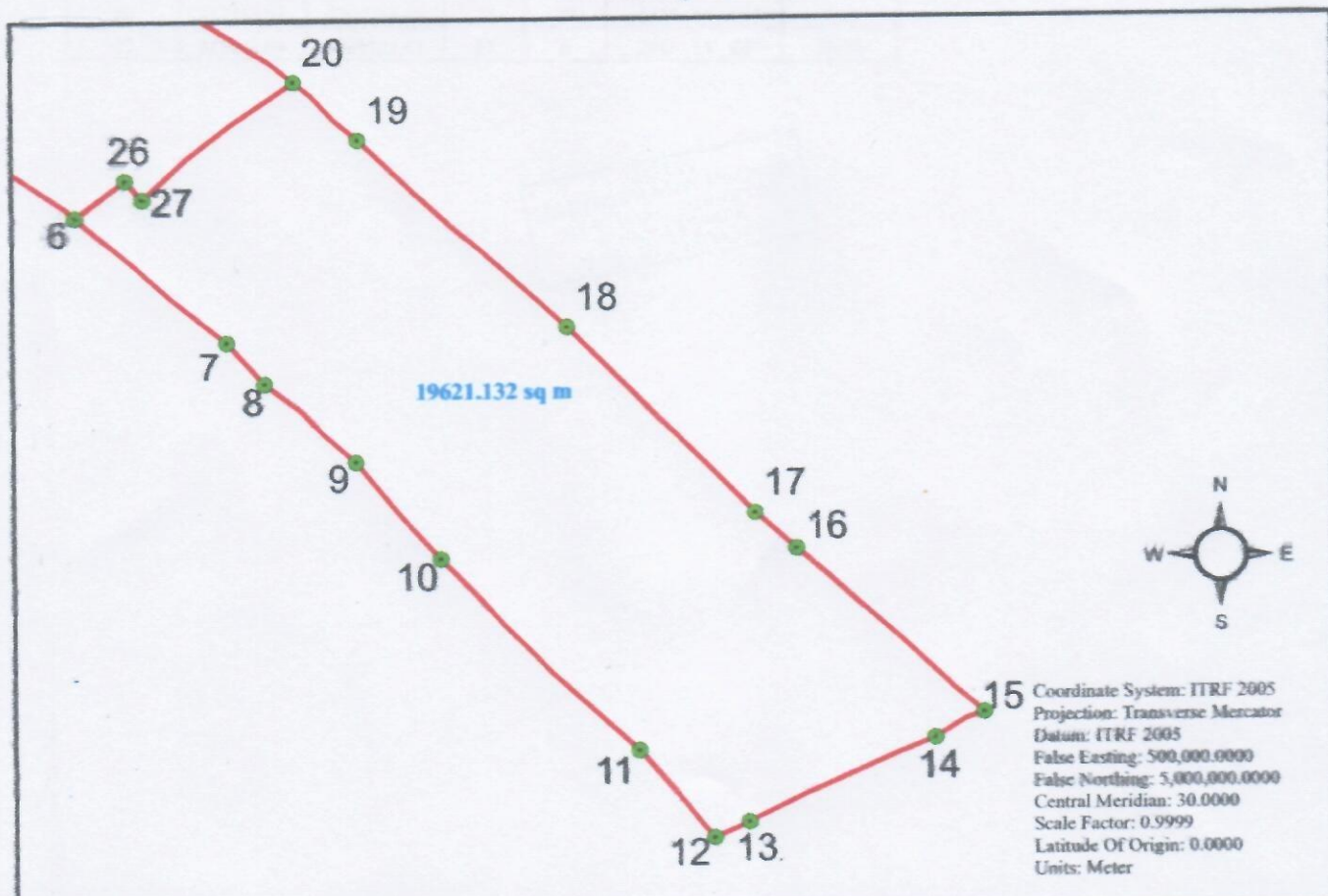


REPUBLIC OF RWANDA

Deed Plan

Parcel Owner(s) <i>Musengimana Asterie</i>		Parcel Location	
UPI <i>5/07/07/01/1850</i>		District	<i>BUGESERA</i>
Planned Land Use / Zoning <i>Agricultural</i>		Sector	<i>MWOGO</i>
Plot developed: Yes or No?		Cell	<i>BITABA</i>
		Village	<i>MISATSI</i>
Deed plan No	<i>3</i>	Area	<i>19621.132 sq m</i>
		Surveyed Date	<i>19/08/2025</i>
Flat No		Condominium 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



SCALE: 1/2,000

0 15 30 60 90 120 Meters

Legend

- BEACON
- PLOT

Surveyed by: *USENGIMANA Patrick*

Signature: *[Signature]*

Date & Stamp: *19.08.2025*

ROLS
USENGIMANA Patrick
CERTIFIED SURVEYOR
CODE: LS00466
TEL: 0788864388

Approved by:

CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature:

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
6	517429.05	4769223.72	6	7	129° 53' 52"	57.52
7	517473.18	4769186.82	7	8	137° 36' 09"	16.48
8	517484.30	4769174.65	8	9	131° 12' 22"	35.34
9	517510.89	4769151.37	9	10	139° 00' 15"	37.51
10	517535.49	4769123.06	10	11	134° 28' 10"	80.83
11	517593.17	4769066.44	11	12	139° 44' 54"	33.98
12	517615.13	4769040.51	12	13	065° 21' 11"	11.20
13	517625.31	4769045.18	13	14	065° 52' 22"	59.89
14	517679.96	4769069.66	14	15	062° 12' 37"	16.12
15	517694.23	4769077.17	15	16	311° 33' 37"	72.85
16	517639.71	4769125.51	16	17	310° 39' 09"	16.04
17	517627.54	4769135.96	17	18	315° 08' 18"	77.46
18	517572.91	4769190.86	18	19	312° 11' 35"	82.14
19	517512.05	4769246.02	19	20	312° 21' 11"	25.34
20	517493.32	4769263.10	20	26	240° 03' 48"	57.11
26	517443.83	4769234.60	26	27	137° 54' 09"	7.61
27	517448.94	4769228.95	27	6	255° 15' 04"	20.56

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RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa 19/08/2025

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: - Musengimana Asterie 1195870047017059	AHO UBUTAKA BUHEREREYE Akarere: Bugesera Umurenge: Mwojo Akagali: Bitaba Umudugudu: Misatsi
UPI: 5107107101/1850 Ibikorwa biri ku butaka: ubuhinzi Ubuso bw'ubutaka : 27,881 59m Igishushanyo cy'imiterere y'ikibanza/isambu n'imibizi zacyo	SERIVISI ISABWA ¹: - Kugabanya ubutaka mo ibice ☒ - Kubaruza ubutaka bwa mbere ☐ - Gukosora imbizi/Ubuso ☐ - Iyimirwa ku mpamvu z'inyungu rusange (expropriation) ☐ - icyangombwa cy'ubwubatsi (Auto-batir) ☐ - Isangiramutungo ku nyubako ☐

¹ Hitamo ikigiye gukorwa; si ngombwa ko serivisi iba imwe

UBURYO IBIPIMO BYAFASHWEMO²

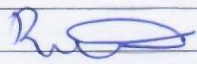
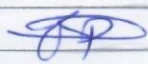
- Ibikoreshe byakoreshejwe:
 - Ubwoko bwa GNSS rover: FQIF A70 mini
 - Serial No: F70011901014
 - RwandaGeonet User-ID: kalisachristopher0@gmail.com
 - Surveyor Code number: LS00466
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name:
- Accuracy yakoreshejwe (cm) 0.2 cm
- Itariki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): 19-08-2025
- Gupima byatangiye saa 10h05 birangira saa 11h05
- Imbogamizi zaba zarabaye ziturutse ku bikoreshe byakoreshejwe mu gihe cyo gupima ubutaka: NTA 20

UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE : 3

Ibibanza	Ubuso	Ibibanza	Ubuso
1	9790.236	8	
2	5470.071	9	
3	19621.132	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 (Yego/Oya)	Umukono
3551	RUZINDANA Jean DE DIEU	-	oya	
4147	MUKABUKWANA Patricia	-	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/.../...../.../....

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 : MUSENGIMANA asterie

Umukono : MUSA

Telephone : 0790351623

UWAPIMYE UBUTAKA

Njyewe: USENGIMANA Patrick

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 : USENGIMANA Patrick

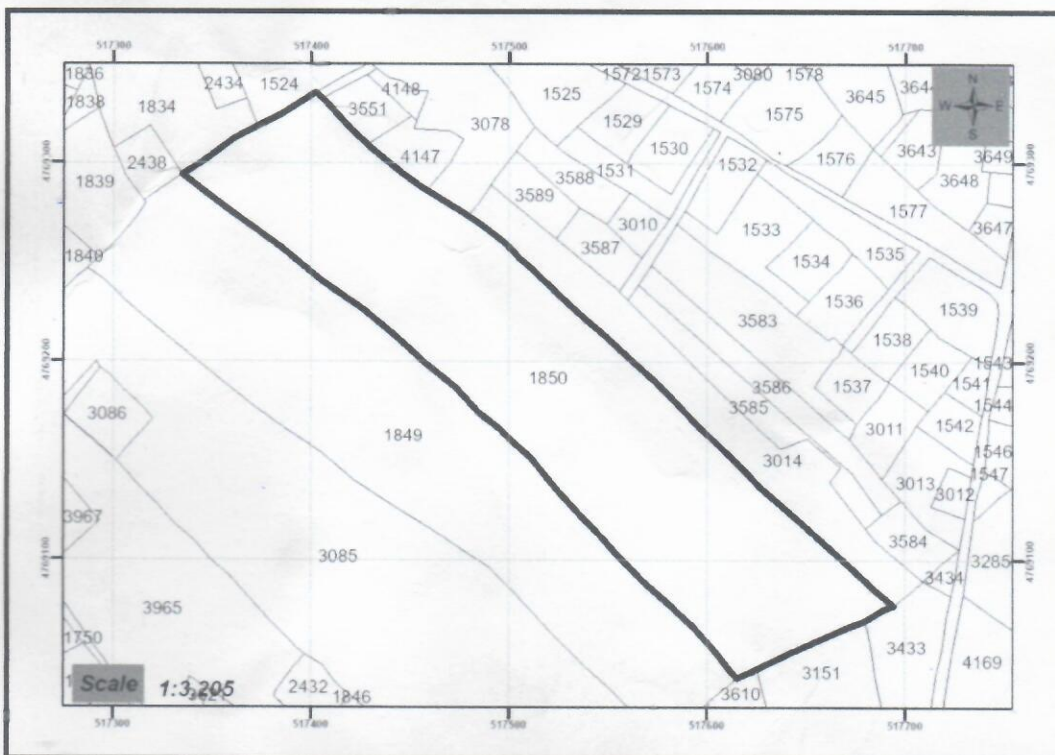
Umukono na Kashe : 

ROLS
USENGIMANA Patrick
CERTIFIED SURVEYOR
CODE: LS00466
TEL: 0788864388

Telephone : +250 788864388



IBIRANGA UBUTAKA

IBIRANGA UKODESHAIGISHUSHANYO 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, ihagarariye 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 5/07/07/01/1850
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 igishushanyombona cy'imikoreshereze y'ubutaka n'andi mategeko abigenga;
Icyakora, Ukodesha ubutaka ahahozze 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 bukwiriye kandi buboneye hakurikijwe ibikubiye muri aya masezerano n'ibiteganywa n'amategeko abigenga. Agomba kandi gufata ingamba za ngombwa zigamiye 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 busangiye n'abantu benshi, ubahagarariye ntashobora gutanga ubwo burenganzira abugurishije, abutanze nk'impano, kubugurana ubundi, kubugwaturiza, kubukodesha, kubwatura cyangwa kububangikanyaho ubundi burenganzira bitejwe 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 kubikorera;
9. Ukodesha ntashobora kubaza abakazi 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 bakuzuza inshingano zikubiye muri aya masezerano n'amategeko abigenga, bakoresha mu mudendeze ubutaka buvugwa muri aya masezerano n'ibiburiho batabangamiye 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 munsu y'ubutaka cyangwa mu kirere kiri hejuru y'ubutaka buvugwa muri aya masezerano mu gihe iyo mirimo igamiye 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
MUSENGIMANA ASTERIE

Ku ruhande rwa Leta y'u Rwanda

