

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **MANIRAGUHA SAMUEL**

Indangamuntu y'u Rwanda: **1200180110583121**

Aderesi

Akarere ka:
Rwamagana

Umurenge wa:
Muyumbu

Akagari ka:
Murehe

Umudugudu
Kayigi

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/
isambu (UPI):
5/01/10/03/5657

Intara:
Iburasirazuba

Akarere ka: Umurenge:
Rwamagana Muyumbu

Akagari:
Murehe

Umudugudu:
Kayigi

Itariki y'ubusabe:

23/04/2025

Amazina y'usaba:

MANIRAGUHA SAMUEL

Umukono w'usaba (w'abasaba):

.....

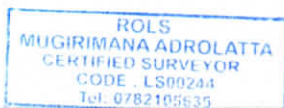


INYANDIKO YATANGIWE KU

irembo Gov

Amazina n'Umukono
w'ubarura ubutaka:

..... **MUGIRIMANA ADROLATTA**



.....

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 **B2504231512568ZXO** ku IremboGov mbere yo kuyikoresha.



UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

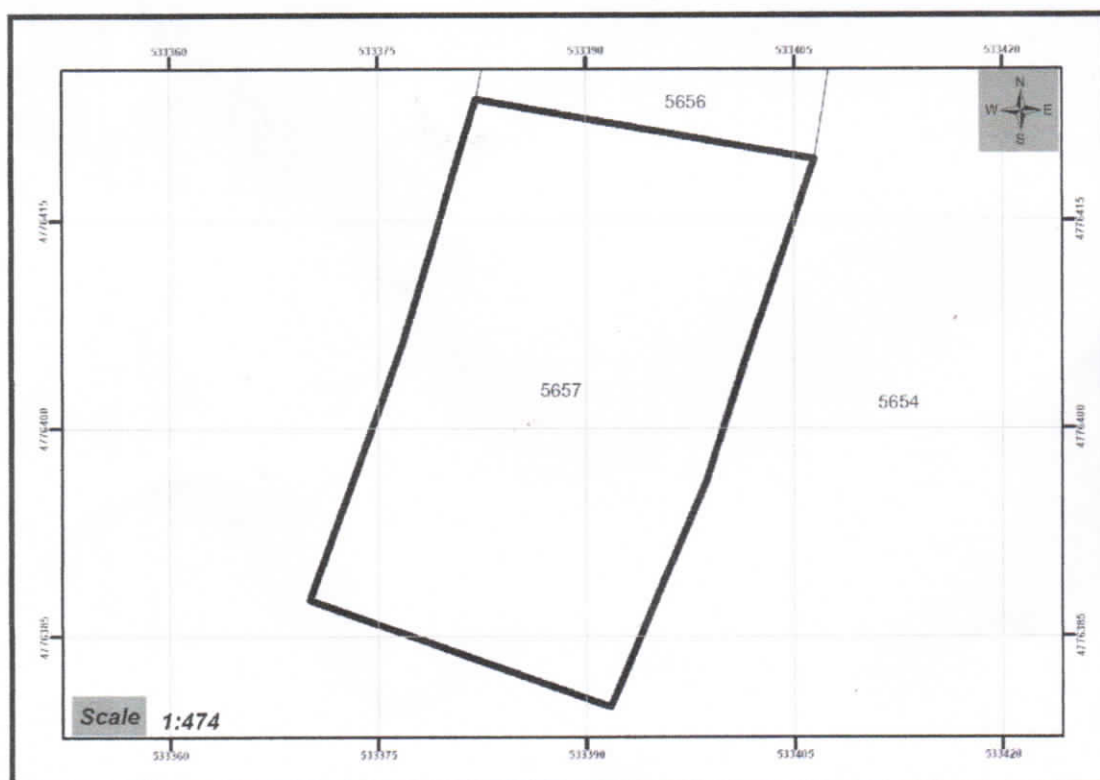
IBIRANGA UBUTAKA

UPI:5/01/10/03/5657	Ubuso: 956 metero kare	Imikoreshereze y'ubutaka: Ubuhinzi
Intara : Uburasirazuba	Akagali : MUREHE	
Akarere : Rwamagana	Umudugudu : Kayigi	
Umurenge : MUJUMBU	Imyaka y'ubukode : Imyaka 99 itangira kuwa 28/06/2024	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. MANIRAGUHA SAMUEL	1200180110583121	100.00	MANIRAGUHA SAMUEL (1200180110583121) Uburasirazuba, Rwamagana, MUJUMBU, NTEBE, Kanyinya

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, 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 5/01/10/03/5657
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 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 bubonye 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 atabibonye 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, kubugwaturiza, kubukodesha, kubwira cyangwa kububangikanyaho ubundi burenganzira bitemejwe n'abanditse ku nyandikompamo z'ubutaka bese. 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 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 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
MANIRAGUHA SAMUEL

Ku ruhande rwa Leta y'u Rwanda



28/06/2024

Umubitsi w'Inyandikompamo z'Ubutaka



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	MANIRAGUHA Samuel
UPI:	5/01/10/03/5657
Planned Land Use/zoning	Agricultural
Plot developed: Yes or No?	yes

Parcel Location	
District	Rwamagana
Sector	Muyumbu
Cell	Murehe
Village	Kayigi

Deep plan No	01	Area	521.96 Sqm	Surveyed Date	25/04/2025
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Flat No	Condominium Survey	Unit No		Common Elements Area (Sqm)
Floor No		Unit Area (Sqm)		
Floor Area		Area Ratio (%)		Total Building Area
Total Floor Area(Sqm)				

Boundary details

Beacon	Easting (m)	Northing (m)	From	To	Bearing	Dist (M)
4	533376.74	4776405.94	4	5	114° 09' 59"	23.998
5	533398.64	4776396.12	5	6	018° 32' 52"	24.587
6	533406.46	4776419.43	6	7	280° 01' 22"	24.753
7	533382.08	4776423.73	7	4	196° 42' 24"	18.578



Coordinate System: ITRF 2005
Projection: Transverse Mercator
Datum: ITRF 2005
False Easting: 500,000.0000
False Northing: 5,000,000.0000
Central Meridian: 30.0000
Scale Factor: 0.9999
Latitude Of Origin: 0.0000
Units: Meter

SCALE: 1:250

0 1.5 3 6 Meters

Beacon Parcel Boundary Existing Road

Prepared by: Name, Signature

Verified by: CMO/GIS and Land Surveyor

MUGIRIMANA ADROLATTA

Signature

RGLS
MUGIRIMANA ADROLATTA
CERTIFIED SURVEYOR
CODE: LS00211
Tel: 0782105635



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	MANIRAGUHA Samuel
UPI:	5/01/10/03/5657
Planned Land Use/zoning	Agricultural
Plot developed: Yes or No?	yes

Parcel Location	
District	Rwamagana
Sector	Muyumbu
Cell	Murehe
Village	Kayigi

Deep plan No	02	Area	435.51 Sqm
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Surveyed Date	25/04/2025
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Flat No	Condomnium Survey	Unit No		Common Elements Area (Sqm)
Floor No		Unit Area (Sqm)		
Floor Area		Area Ratio (%)		Total Building Area
Total Floor Area(Sqm)				

Boundary details

Beacon	Easting (m)	Northing (m)	From	To	Bearing	Dist (M)
1	533396.12	4776390.20	1	2	203° 00' 06"	11.206
2	533391.75	4776379.88	2	3	289° 37' 38"	22.965
3	533370.12	4776387.60	3	4	019° 51' 53"	19.504
4	533376.74	4776405.94	4	5	114° 09' 59"	23.998
5	533398.64	4776396.12	5	1	203° 00' 05"	6.429



Coordinate System: ITRF 2005
Projection: Transverse Mercator
Datum: ITRF 2005
False Easting: 500,000.0000
False Northing: 5,000,000.0000
Central Meridian: 30.0000
Scale Factor: 0.9999
Latitude Of Origin: 0.0000
Units: Meter

SCALE: 1:250

0 1.5 3 6 Meters

Beacon Parcel Boundary Existing Road

Prepared by: Name, Signature

Verified by: CMO/GIS and Land Surveyor

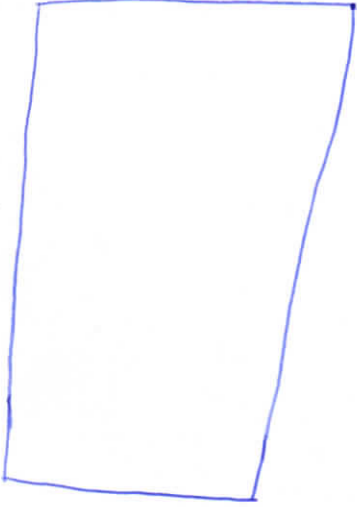
MUGIRIMANA ADROLATTA

[Signature]

ROLS
MUGIRIMANA ADROLATTA
CERTIFIED SURVEYOR
CODE LS00244
Tel: 0782105635

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa...24/04/2025

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • <u>MUNIRABWANA SAMUEL</u>..... • • •	AHO UBUTAKA BUHEREREYE Akarere:<u>IRWANA GATA</u>..... Umurenge:<u>IRWANA GATA</u>..... Akagali:<u>IRWANA GATA</u>..... Umudugudu:<u>IRWANA GATA</u>.....
UPI: <u>51.011.10/03/56.57</u>..... Ibikorwa biri ku butaka: <u>UBUNYARUKA</u>..... Ubuso bw'ubutaka : <u>7.56</u>..... Igishushanyo cy'imiterere y'ikibanza/isambu n'imbibi zacyo 	SERIVISI ISABWA¹: - Kugabanya ubutaka mo ibice ☒ - Kubaruza ubutaka bwa mbere ☐ - Gukosora imbibi/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 BYAFASHWEMO

- Ibikoresho byakoreshejwe:
 1. Ubwoko bwa GNSS rover : **SOUTH G7**
 2. Serial No: **S914DC148699152PKA**
 3. RwandaGeonet User-ID: **BUILDERS FOR BRIGHTFUTURE Ltd**
 4. Surveyor Code number: **LS00244**
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 1. Network ☒
 2. Single Base ☐ Mountpoint Name: **IMAX**
- Accuracy yakoreshejwe (cm): **±0.05** cm
- Itariki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): **23-04-2025**
- Gupima byatangiyeye saa **15:00** birangira saa **15:45**
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka: **NTA 20**

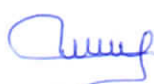
UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE : **(2)**

Ibibanza	Ubuso	Ibibanza	Ubuso
1	521.96	8	
2	435.51	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	Telephone	Yagizweho ingaruka (yego/oya)	Umukono
5656	BIZIMUNGU SYLVAIN	0780920160	OYA	
5654	NYIRWAMANA CONSOLIE	0721060960	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				

[Signature]

NYIRI UBUTAKA

Amazina : *MANIRAGUHA SAMUEL*

Umukono : *[Signature]*

Telephone : *0780-544844*

UWAPIMYE UBUTAKA

Njyewe **MUGIRIMANA ADROLATTA**

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 : **MUGIRIMANA ADROLATTA**

Umukono na Kashe : *[Signature]*



Telephone : **0782105635**