

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **MUKAMUHIZI PELAGIE**

Indangamuntu y'u Rwanda: **1196070005965018**

Aderesi

Akarere ka:

Kamonyi

Umurenge wa:

Musambira

Akagari ka:

Buhoro

Umudugudu

Gihembe

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/
isambu (UPI):

2/08/06/01/4720

Intara:

Amajyepfo

Akarere ka:

Kamonyi

Umurenge:

Musambira

Akagari:

Buhoro

Umudugudu:

Gihembe

Itariki y'ubusabe:

05/08/2025

Amazina y'usaba:

MUKAMUHIZI PELAGIE

Umukono w'usaba (w'abasaba):

.....

Amazina n'Umukono

w'ubarura ubutaka:

..... **MUKAMUHIZI PELAGIE**



INYANDIKO YATANGIWE KU

irembo Gov



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 **B250805100701VVRL** ku irembo Gov mbere yo kuyikoresha.



UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

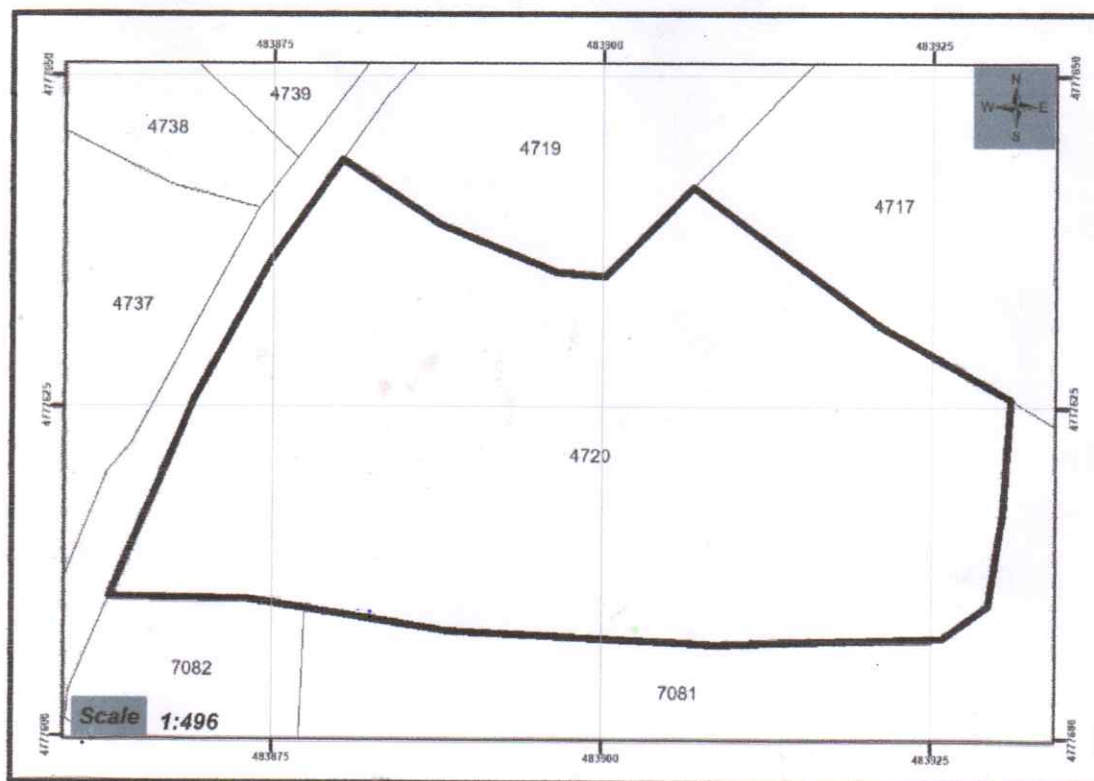
IBIRANGA UBUTAKA

UPI:2/08/06/01/4720	Ubuso: 1736 metero kare	Imikoreshereze y'ubutaka: Ubuhinzi
Intara : Amajyepfo	Akagali : BUHORO	
Akarere : Kamonyi	Umudugudu : Gihembe	
Umurenge : MUSAMBIRA	Imyaka y'ubukode : Imyaka 99 itangira kuwa 15/03/2025	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. MUKAMUHIZI PELAGIE	1196070005965018	100.00	MUKAMUHIZI PELAGIE (1196070005965018) Amajyepfo, Kamonyi, MUSAMBIRA, BUHORO, Gihembe

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 bufitse UPI 2/08/06/01/4720
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 ahaheze 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 bukiye 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 buhanga imbibi n'ubwo akodesha. Abujijwe kandi kubangamira abo bahanga 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, kubugwiriza, kubwira 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
MUKAMUHIZI PELAGIE

Ku ruhande rwa Leta y'u Rwanda



15/03/2025

Umubitsi w'Inyandikompamo z'Ubutaka

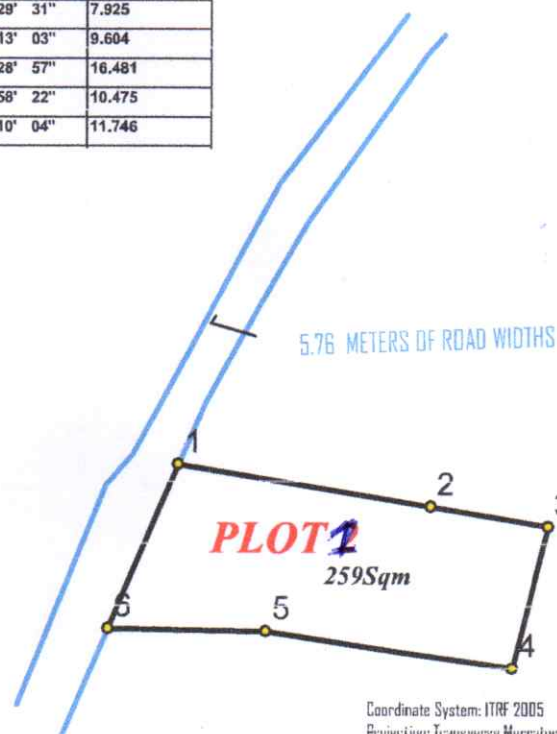
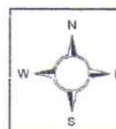


Deed Plan

Parcel Owner(s)	MUKAMUHIZI PELAGIE	Parcel Location	
UPI	2/08/06/01/4720	District	KAMONYI
Planned Land use/Zoning	AGRICULTURAL	Sector	MUSAMBIRA
Plot developed: Yes/No?	NO	Cell	BUHORO
Deed Plan NO:	259Sqm	Village	GIHEMBE
		Surveyed Date: 09/08/2025	
Flat No		UNIT NO	
Floor No		Unit Area (sqm)	
Floor Area		Unit Area (sqm)	
Total Floor Area (Sqm)		Common Elements Area (sqm)	
		Total Building Area	

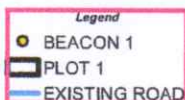
Boundary Parcel Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
1	483867.2552	4777621.411	1	2	099° 29' 26"	16.927
2	483883.951	4777618.62	2	3	099° 29' 31"	7.925
3	483801.7676	4777617.313	3	4	194° 13' 03"	9.604
4	483889.4088	4777608.003	4	5	278° 28' 57"	16.481
5	483873.1078	4777610.434	5	6	270° 58' 22"	10.475
6	483862.6339	4777610.612	6	1	023° 10' 04"	11.746



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: 1/1500



Prepared by: MUKESHIMANA DATIVE

Verified by: CMO/GIS and Land Surveyor
Name:

Signature:

Post:

Date & Stamp:

Date & Signature :



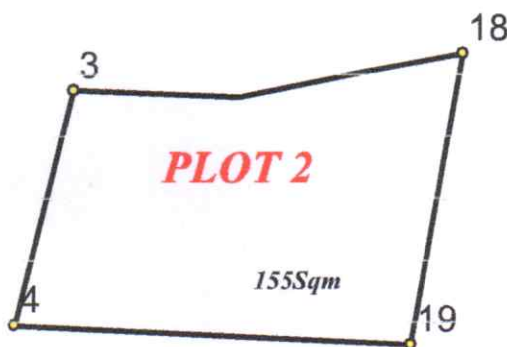
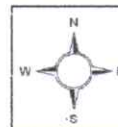


Deed Plan

Parcel Owner(s)	MUKAMUHIZI PELAGIE	Parcel Location	
UPI	2/08/06/01/4720	District	KAMONYI
Planned Land use/Zoning	AGRICULTURAL	Sector	MUSAMBIRA
Plot developed: Yes/No?	NO	Cell	BUHORO
		Village	GIHEMBE
Deed Plan NO:	155Sqm	Surveyed Date: 09/08/2025	
Flat No		UNIT NO	
Floor No		Unit Area (sqm)	
Floor Area		Unit Area (sqm)	
Total Floor Area (Sqm)		Common Elements Area(sqm)	
Condomnium Survey		Total Building Area	

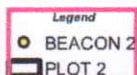
Boundary Parcel Details 2

Beacon	Easting(m)	Northing(m)	-	From	To	Bearing	Dist(m)
3	483891.7676	4777617.313		3	4	194° 13' 03"	9.604
4	483889.4088	4777608.003		4	18	058° 48' 04"	20.806
18	483907.2061	4777618.781		18	19	190° 10' 35"	11.738
19	483905.1323	4777607.228		19	3	307° 02' 16"	16.743



Coordinate System: ITRF 2005
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 False Northing: 5,000,000.0000
 Central Meridian: 30.0000
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 Latitude Of Origin: 0.0000
 Units: Meter

SCALE: 1/1500



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Signature:

Post:

Date & Stamp:

Date & Signature:

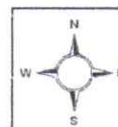
MUKESHIMANA DATIVE
 TECHNICAL SURVEYOR
 TS0002 - TEL: 0784129672
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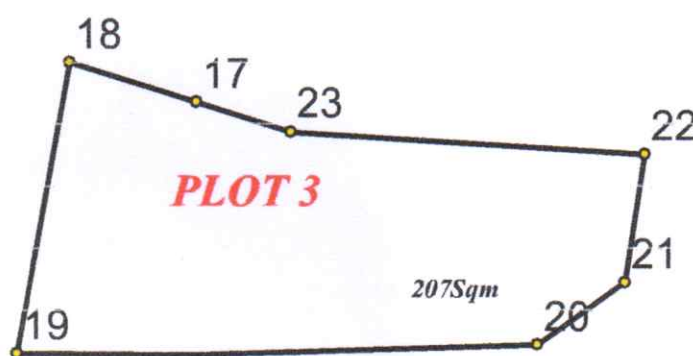
Deed Plan

Parcel Owner(s)		MUKAMUHIZI PELAGIE		Parcel Location	
UPI		2/08/06/01/4720		District	KAMONYI
Planned Land use/Zoning		AGRICULTURAL		Sector	MUSAMBIRA
Plot developed: Yes/No?		NO		Cell	BUHORU
				Village	GIHEMBE
Deed Plan NO:		207Sqm		Surveyed Date: 09/08/2025	
Flat No		Condominium Survey	UNIT NO	Common Elements Area(sqm)	
Floor No			Unit Area (sqm)		
Floor Area			Unit Area (sqm)		
Total Floor Area (Sqm)			Total Building Area		

Boundary Parcel Details 3

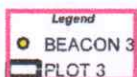


Beacon	Easting(m)	Northing(m)		From	To	Bearing	Dist(m)
17	483912.2537	4777617.185		17	18	287° 32' 51"	5.294
18	483907.2061	4777618.781		18	19	190° 10' 35"	11.738
19	483905.1323	4777607.228		19	20	089° 05' 16"	20.663
20	483925.793	4777607.557		20	21	054° 28' 04"	4.267
21	483929.2657	4777610.037		21	22	008° 55' 47"	5.126
22	483930.0614	4777615.101		22	23	273° 39' 29"	14.090
23	483916	4777616		23	18	287° 33' 04"	3.929



Coordinate System: ITRF 2005
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 Latitude Of Origin: 0.0000
 Units: Meter

SCALE: 1/1500



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Date & Stamp:

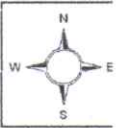
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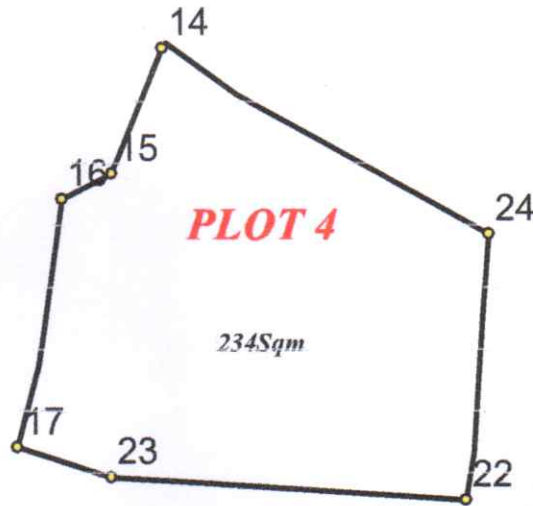
Deed Plan

Parcel Owner(s)	MUKAMUHIZI PELAGIE	Parcel Location	
UPI	2/08/06/01/4720	District	KAMONYI
Planned Land use/Zoning	AGRICULTURAL	Sector	MUSAMBIRA
Plot developed: Yes/No?	NO	Cell	BUHORO
		Village	GIHEMBE
Deed Plan NO:	234Sqm	Surveyed Date: 09/08/2025	
Flat No		UNIT NO	
Floor No		Unit Area (sqm)	
Floor Area		Unit Area (sqm)	
Total Floor Area (Sqm)		Common Elements Area(sqm)	
Condominium Survey		Total Building Area	

Boundary Parcel Details

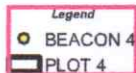


Beacon	Easting(m)	Northing(m)	-	From	To	Bearing	Dist(m)
14	483918	4777633		14	15	201° 48' 05"	5.385
15	483916	4777628		15	16	243° 26' 06"	2.236
16	483914	4777627		16	17	190° 05' 18"	9.969
17	483912.2537	4777617.185		17	22	096° 40' 28"	17.929
22	483930.0614	4777615.101		22	23	273° 39' 29"	14.090
23	483916	4777616		23	24	057° 15' 30"	17.777



Coordinate System: ITRF 2005
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 Units: Meter

SCALE: 1/1500



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Name:

Signature

Post:

Date & Stamp

Date & Signature :

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 TECHNICAL SURVEYOR
 CODE: 150005-0123-078-129672
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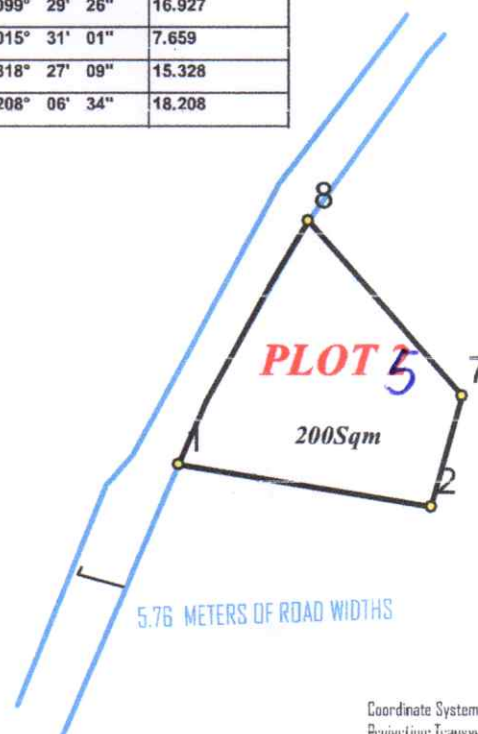
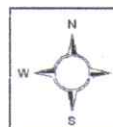
Deed Plan

Parcel Owner(s)	MUKAMUHIZI PELAGIE	Parcel Location	
UPI	2/08/06/01/4720	District	KAMONYI
Planned Land use/Zoning	AGRICULTURAL	Sector	MUSAMBIRA
Plot developed: Yes/No?	NO	Cell	BUHORO
		Village	GIHEMBE
Deed Plan NO:	200Sqm	Surveyed Date: 09/08/2025	
Flat No		UNIT NO	
Floor No		Unit Area (sqm)	
Floor Area		Unit Area (sqm)	
Total Floor Area (Sqm)		Common Elements Area(sqm)	
		Total Building Area	

Boundary Parcel Details

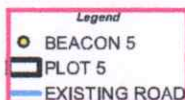
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Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
1	483867.2552	4777621.411	1	2	099° 29' 26"	16.927
2	483883.951	4777618.62	2	7	015° 31' 01"	7.659
7	483886	4777626	7	8	318° 27' 09"	15.328
8	483875.834	4777637.471	8	1	208° 06' 34"	18.208



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 Units: Meter

SCALE: 1/1500



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Signature

Name:

Post:

Date & Stamp

Date & Signature:

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 TECHNICIAN SURVEYOR
 CODE: TS00062 / TEL: 0784129677
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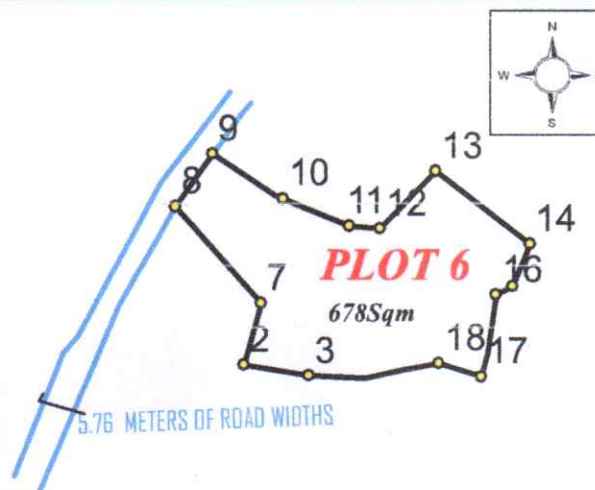


Deed Plan

Parcel Owner(s)		MUKAMUHIZI PELAGIE		Parcel Location	
UPI		2/08/06/01/4720		District	KAMONYI
Planned Land use/Zoning		AGRICULTURAL		Sector	MUSAMBIRA
Plot developed: Yes/No?		NO		Cell	BUHORO
Deed Plan NO:		678Sqm		Village	GIHEMBE
Deed Plan NO:				Surveyed Date: 09/08/2025	
Flat No		Condominium Survey	UNIT NO	Common Elements Area(sqm)	
Floor No			Unit Area (sqm)		
Floor Area			Unit Area (sqm)	Total Building Area	
Total Floor Area (Sqm)					

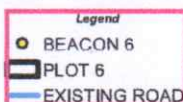
Boundary Parcel Details 6

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
2	483883.951	4777618.62	2	3	099° 29' 31"	7.925
3	483891.7676	4777617.313	3	7	326° 25' 06"	10.427
7	483886	4777626	7	8	318° 27' 09"	15.328
8	483875.834	4777637.471	8	9	035° 14' 08"	7.617
9	483880.2283	4777643.692	9	10	122° 16' 07"	9.951
10	483888.6424	4777638.38	10	11	112° 20' 54"	6.521
11	483896.5235	4777635.14	11	12	094° 38' 08"	3.683
12	483900.1916	4777634.842	12	13	044° 25' 48"	9.483
13	483906.8331	4777641.614	13	14	127° 38' 45"	14.103
14	483918	4777633	14	15	201° 48' 05"	5.385
15	483916	4777628	15	16	243° 26' 06"	2.236
16	483914.000	4777627.000	16	17	190° 05' 18"	9.969
17	483912.254	4777617.185	17	18	267° 32' 51"	5.294
18	483907.206	4777618.781	18	2	269° 36' 11"	23.256



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 False Northing: 5,000,000.0000
 Central Meridian: 30.0000
 Scale Factor: 0.9999
 Latitude Of Origin: 0.0000
 Units: Meter

SCALE: 1/1500



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Verified by: CMO/GIS and Land Surveyor

Name:

Post:

Signature:

Date & Stamp:

Date & Signature:

Signature: *[Signature]*
 MUKESHIMANA DATIVE
 CHIEF SURVEYOR
 CODE: 190003 - TEL: 078429572
 FOR DEED PLAN ONLY

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa.....09 / ...08 / 2025

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • MUKAMUKUZI Kelaye • ID: 196070005965048 • • •	AHO UBUTAKA BUHEREREYE Akarere: Kamonyi Umurenge: Musambira Akagali: Bulindi Umudugudu: G. Kumbi
UPI: 47.20 Ibikorwa biri ku butaka: Ubutaka Ubuso bw'ubutaka : 1736 sqm Igishushanyo cy'imiterere y'ikibanza/isambu n'imibizi zacyo 	SERIVISI ISABWA 1: - Kugabanya ubutaka mo ibice ✓ - Kubaraza ubutaka bwa mbere - Gukosora imbizi/Ubuso - Iyimirwa ku mpamvu z'inyungu rusange (expropriation) - icyangombwa cy'ubwubatsi (Auto-batir) - Isangiramatungo ku nyubako

UBURYO IBIPIMO BYAFASHWEMO2

- Ibikoresho byakoreshejwe:
 - Ubwoko bwa GNSS rover: FOIFO A 60
 - Serial No: A60031303136
 - RwandaGeonet User-ID: zangirwa
 - Surveyor Code number: TS00052
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: I MAX
- Accuracy yakoreshejwe (cm):0.000.6.... cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): 09-08-2025
- Gupima byatangiye saa 08:20..... birangira saa 09:10.....
- Imbogamizi zaba zarabayeye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka

Ntazo

UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE: 5

Ibibanza	Ubuso	Ibibanza	Ubuso
1	259 m ²	8	
2	155 m ²	9	
3	207 m ²	10	
4	234 m ²	11	
5	200 m ²	12	
6	678 m ²	13	
7		14	

Icyitonderwa: Mu gihe ibibanza birenga umubare uri muri tableau/table shyiraho umugereka

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

UPI	Amazina	Telephone	Yagizweho ningaruka (Ye go/oya)	Umukono
4719	MUKANYANDWI Vestine	0784219369	Oya	
4717	BIZIMBE Emmanuel	0788436773	Oya	
708A	SAMUKUYE Said	0784319360	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	UPI	AMAZINA	IMPAMVU	Izina rya Bank (mu gihe kiri mu ngwate)
1				
2				
3				
4				

NYIRI UBUTAKA

Amazina : MUKAMUHIZI Prtagie

Umukono : [Signature]

Telephone : 0786 615442

UWAPIMYE UBUTAKA

Njyewe MUKESHIMANA DATIVE

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 : MUKESHIMANA DATIVE

Umukono na Kashe : [Signature]


Telephone : 0784129672