

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **NKOMEZI ALEXIS**

Indangamuntu y'u Rwanda: **1198980217507190**

Aderesi

Akarere ka:

Bugesera

Umurenge wa:

Nyamata

Akagari ka:

**Nyamata y'
umuji**

Umudugudu

Gasenga I

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/
isambu (UPI):

5/07/10/05/6275

Intara:

Iburasirazuba

Akarere ka:

Bugesera

Umurenge:

Nyamata

Akagari:

**Nyamata y'
umuji**

Umudugudu:

Gasenga I

Itariki y'ubusabe:

15/04/2025

Amazina y'usaba:

NKOMEZI ALEXIS

Umukono w'usaba (w'abasaba):

.....

Amazina n'Umukono

w'ubarura ubutaka:

..... **NGABONZIZA Patrick**



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 **B250415173900C52F** ku IremboGov mbere yo kuyikoresha.



ISIYEMEZO Y'INTANDIROMPANO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

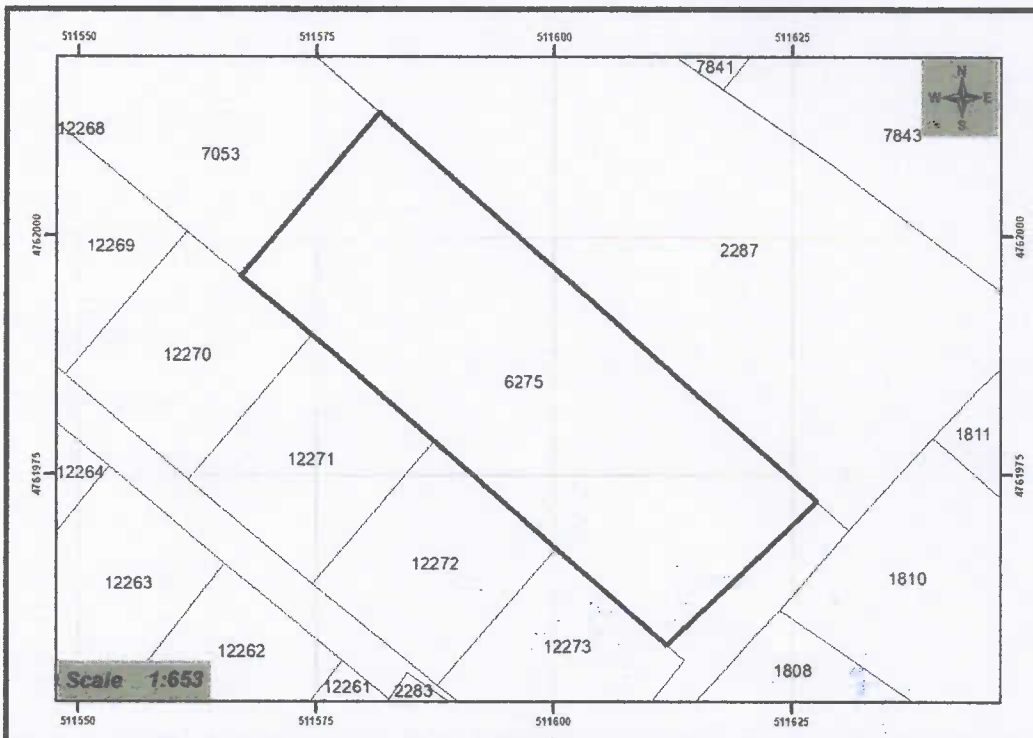
IBIRANGA UBUTAKA

UPI:5/07/10/05/6275	Ubuso: 1323 metero kare	Imikoreshereze y'ubutaka: Gutura
Intara : Uburasirazuba	Akagali : NYAMATA Y' UMUJYI	
Akarere : Bugesera	Umudugudu : Gasenga I	
Umurenge : NYAMATA	Imyaka y'ubukode : Imyaka 49 itangira kuwa 14/08/2024	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. MICYO NYARUGO	401256155	50.00	NKOMEZI ALEXIS (1198980217507190)
2. NKOMEZI ALEXIS	1198980217507190	50.00	Amajyepfo,Huye,TUMBA,CYARWA,Agasengasenge

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 5/07/10/05/6275
 2. Igihe cy'ubukode ni imyaka 49 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 bukwiye 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, kubugwatiriza, kubukodesha, kubwatira 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 kubikora;
 9. Ukodesha ntashobora kubaza 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
NKOMEZI ALEXIS

Ku ruhande rwa Leta y'u Rwanda



14/08/2024

Umubitsi w'Inyandikompamo z'Ubutaka



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	NKOMEZI ALEXIS & MICYO NYARUGO
UPI	5/07/10/05/6275
Planned Land Use / Zoning	Residential
Plot developed: Yes or No?	Yes

Parcel Location	
District	BUGESERA
Sector	NYAMATA
Cell	NYAMATA V' UMUYI
Village	GASENGA I

Deed plan No	1	Area	332.171Sqm
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Surveyed Date	15 / 04 / 2025
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Flat No	
Floor No	
Floor Area	
Total Floor Area (Sqm)	

Condominium Survey

Unit No		Common Elements Area (Sqm)	
Unit Area (Sqm)		Total Building Area	
Unit Area Ratio (%)			

Boundary Details

Beacon	Easting	Northing		From	To	Bearing	Dist(M)
0	511627.51	4761972.24		0	1	211° 21' 20"	0.342
1	511627.33	4761971.95		1	2	226° 13' 41"	11.736
2	511618.86	4761963.83		2	3	226° 13' 54"	9.724
3	511611.83	4761957.11		3	4	311° 11' 23"	14.527
4	511600.90	4761966.67		4	5	042° 21' 11"	11.268
5	511608.49	4761975.00		5	6	042° 21' 05"	10.544
6	511615.60	4761982.79		6	0	131° 31' 38"	15.912

Area=332.171Sqm
(0.0332Ha)

Existing Road



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: 1/431

0 3.25 6.5 13 19.5 26 Meters

Legend

- Beacons a
- Existing Road
- Plots

Surveyed by :NGABONZIZA Patrick

Signature

Date&stamp:14/05/2025

ROLS
NGABONZIZA PATRICK
CERTIFIED SURVEYOR
CODE : L500355
TEL: 0763211059

Approved by : CMO/GIS and Land Surveyor

Name: _____

Post _____

Date: _____



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	NKOMEZI ALEXIS & MICVO NYARUGO
UPI	5/07/10/05/6275
Planned Land Use / Zoning	Residential
Plot developed: Yes or No?	Yes

Parcel Location	
District	RUGESERA
Sector	NYAMATA
Cell	NYAMATA Y' UMUJVI
Village	GASENGA I

Deed plan No	2	Area	330.049Sqm
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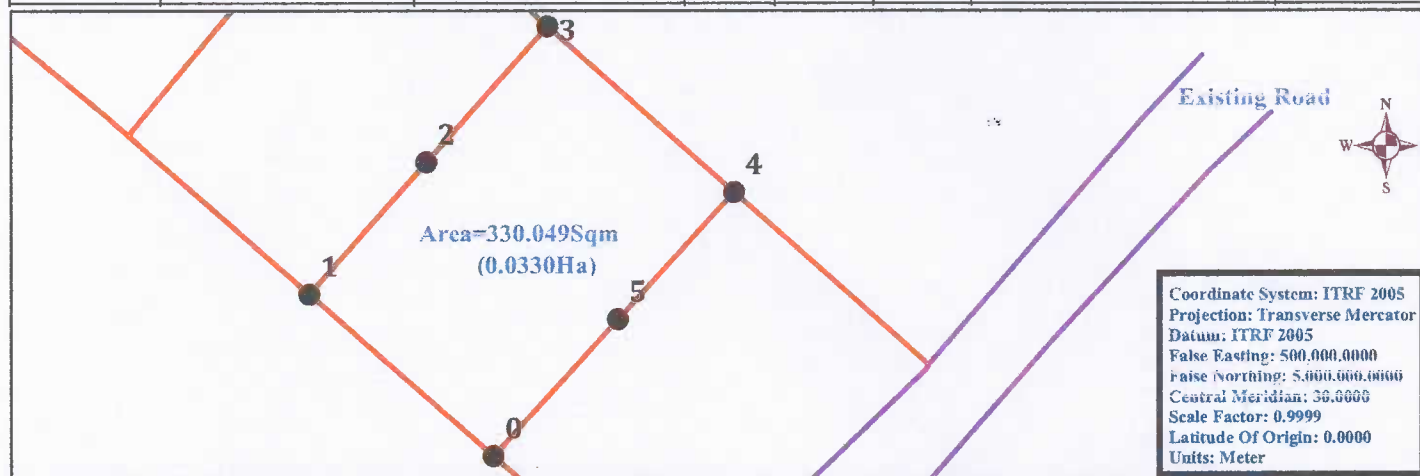
Surveyed Date	15 / 04 / 2025
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Flat No		Condominium Survey
Floor No		
Floor Area		
Total Floor Area (Sqm)		

Unit No		Common Elements Area (Sqm)	
Unit Area (Sqm)		Total Building Area	
Unit Area Ratio (%)			

Boundary Details

Beacon	Easting	Northing		From	To	Bearing	Dist(M)
0	511600.90	4761966.67		0	1	311° 11' 23"	14.983
1	511589.63	4761976.54		1	2	041° 43' 15"	10.782
2	511596.80	4761984.59		2	3	041° 40' 60"	11.116
3	511604.19	4761992.89		3	4	131° 31' 39"	15.230
4	511615.60	4761982.79		4	5	222° 21' 05"	10.544
5	511608.49	4761975.00		5	0	222° 21' 11"	11.268



SCALE: 1/440

0 3.5 7 14 21 28 Meters

Surveyed by : NGABONZIZA Patrick

Signature

Date&stamp:14/05/2025

ROLS
NGABONZIZA PATRICK
CERTIFIED SURVEYOR
CODE : LS00355
TEL : 0763211059

Approved by : CMO/GIS and Land Surveyor

Name: _____

Post _____

Date: _____



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	NKOMEZI ALEXIS & MICYO NYARUGO
UPI	5/07/10/05/6275
Planned Land Use / Zoning	Residential
Plot developed: Yes or No?	Yes

Parcel Location	
District	RUGESERA
Sector	NYAMAIA
Cell	NYAMATA Y' UMUJYI
Village	GASENGA I

Deed plan No	3	Area	330.259Sqm
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Surveyed Date	15 / 04 / 2025
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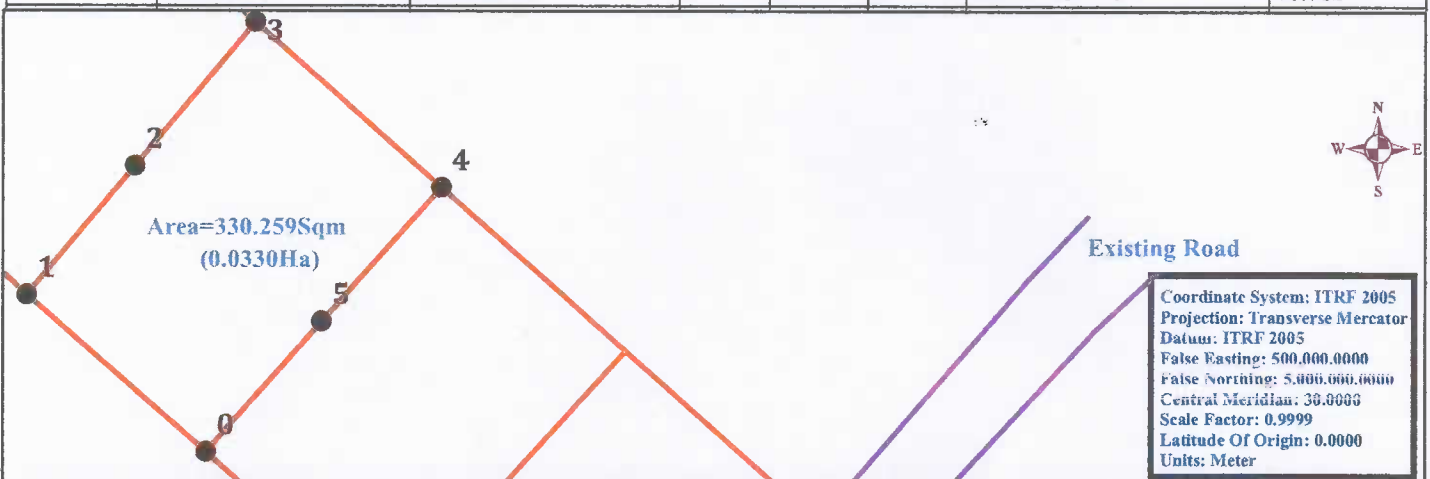
Flat No	
Floor No	
Floor Area	
Total Floor Area (Sqm)	

Condominium Survey

Unit No		Common Elements Area (Sqm)	
Unit Area (Sqm)		Total Building Area	
Unit Area Ratio (%)			

Boundary Details

Beacon	Easting	Northing		From	To	Bearing	Dist(M)
0	511589.63	4761976.54		0	1	311° 11' 22"	14.724
1	511578.55	4761986.24		1	2	040° 00' 15"	10.417
2	511585.24	4761994.22		2	3	040° 00' 11"	11.576
3	511592.68	4762003.08		3	4	131° 31' 39"	15.375
4	511604.19	4761992.89		4	5	221° 40' 60"	11.116
5	511596.80	4761984.59		5	0	221° 43' 15"	10.782



SCALE: 1/445

0 3.5 7 14 21 28 Meters

Surveyed by :NGABONZIZA Patrick

Signature

Date&stamp:14/05/2025

ROLS
NGABONZIZA PATRICK
CERTIFIED SURVEYOR
CODE : LS00355
TEL: 0793211059

Approved by : CMO/GIS and Land Surveyor

Name: _____

Post _____

Date: _____

Legend

- Beacons c
- Existing Road
- Plots



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	NKOMEZI ALEXIS & MICYO NYARUGO
UPI	5/07/10/05/6275
Planned Land Use / Zoning	Residential
Plot developed: Yes or No?	Yes

Parcel Location	
District	BUGESERA
Sector	NYAMATA
Cell	NYAMATA Y' UMUSYE
Village	GASENGA I

Deed plan No	4	Area	330.038Sqm
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Surveyed Date	15 / 04 / 2025
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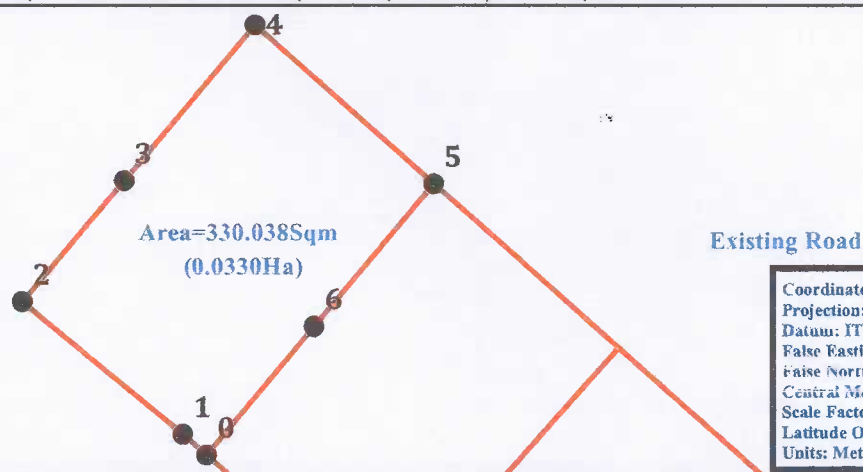
Flat No	
Floor No	
Floor Area	
Total Floor Area (Sqm)	

Condominium Survey

Unit No		Common Elements Area (Sqm)	
Unit Area (Sqm)		Total Building Area	
Unit Area Ratio (%)			

Boundary Details

Beacon	Easting	Northing		From	To	Bearing	Dist(M)
0	511578.55	4761986.24		0	1	311° 11' 22"	1.962
1	511577.07	4761987.53		1	2	309° 31' 30"	12.925
2	511567.10	4761995.75		2	3	040° 06' 08"	9.812
3	511573.42	4762003.26		3	4	040° 05' 52"	12.643
4	511581.56	4762012.93		4	5	131° 31' 39"	14.854
5	511592.68	4762003.08		5	6	220° 00' 11"	11.576
6	511585.24	4761994.22		6	0	220° 00' 15"	10.417



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: 1/447

0 3.5 7 14 21 28 Meters

Legend

- Beacons d
- Existing Road
- Plots

Surveyed by :NGABONZIZA Patrick

Signature

Date&stamp:14/05/2025

ROLS
NGABONZIZA PATRICK
CERTIFIED SURVEYOR
CODE : LS00355
TEL: 0783211059

Approved by : CMO/GIS and Land Surveyor

Name:

Post

Date:

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa...15.../...04.../...2025...

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • N. KOMEZI Alex • MUKONYARUGO • •	AHO UBUTAKA BUHEREREYE Akarere: BUGESERA Umurenge: NYAMATA Akagali: NYAMATA Y'UMURYI Umudugudu: GASENGA I
UPI: 510711065/0275 Ibikorwa biri ku butaka: GUTURA Ubuso bw'ubutaka : Igishushanyo cy'imiterere y'ikibanza/isambu n'imibizi zacyo	SERIVISI ISABWA ¹: - Kugabanya ubutaka mo ibice ☒ - Kubaruza ubutaka bwa mbere ☐ - Gukosora imibizi/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

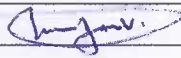
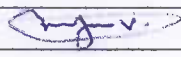
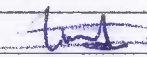
- Ibikoresho byakoreshejwe:
 - Ubwoko bwa GNSS rover: **UNISTRONG 997031**
 - Serial No: **697A23A2221018**
 - RwandaGeonet User-ID: **Ngabo LS00355**
 - Surveyor Code number: **LS00355**
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: **1 MAX**
- Accuracy yakoreshejwe (cm): **± 1** cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): **15**.....**04**.....**2025**
- Gupima byatangiye saa **10h00'**..... birangira saa **12h00'**.....
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka: **NTAZU**

UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE : ...4.....

Ibibanza	Ubuso	Ibibanza	Ubuso
1	332.171m ²	8	
2	330.049m ²	9	
3	330.219m ²	10	
4	330.038m ²	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
5/07/10/05/12273	HARAMBINIZA		OYA	
	JEAN MARIE VIANNÉY			
5/07/10/05/12272	HARAMBINIZA		OYA	
	JEAN MARIE VIANNÉY			
5/07/10/05/7053	BASINGANA			
	EULADE			

ROLS
NGABONZIZA PATRICK
CERTIFIED SURVEYOR
CODE : LS00355
TEL: 0793211059

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 : Nkomazi Alex

Umukono : [Signature]

Telephone : 0782225414

UWAPIMYE UBUTAKA

Njyewe NGABONZIZA 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 : NGABONZIZA Patrick

Umukono na Kashe : [Signature]



Telephone : 0783211059