V.05 Edition January 2023

# IFISHI 8.a

## IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

**Umwirondoro**
Njyewe/Twebwe: BAYAVUGE Esperance
Indangamuntu/Pasiporo: 1198270040209069
Aderesi: Akarere ka Musanze Umurenge wa Cyuve Akagari ka Kabeza
Umudugudu wa Kungo Telefoni : 0788839423 E-mail: ....

**Ndasaba kugabanyamo ikibanza/isambu:**

**Amakuru ku kibanza/Isambu**
Nimero y'ikibanza/isambu (UPI): 4/03/02/04/1859
Umujyiwa Kigali/Intara: Amajyaruguru
Akarere: Musanze
Umurenge: Cyuve
Akagari: Kabeza
**Ibisobanuro k'ubusabe** Subdivision
....
....

**Ibisabwa**

| | |
|---|---|
| Ibyangombwa by'ubutaka busabirwa kugabanywamo ibice[1] | |
| Ifishi y'ibipimo by'ubutaka (Fiche Cadastrale) yemejwe n'umuyobozi w'ishami rifite ubutaka mu nshingano mu Karere, kuri buri gice cy'ubutaka busabirwa kugabanyamo ibice | |
| Raporo y'ipimwa ry'ubutaka yashyizweho umukono na nyir'ubutaka, abo bahana imbibi n'umukozi wapimye ubutaka | |
| Mu gihe ibipimo bizagira ingaruka ku baturanyi kandi badashobora kuboneka: Inyandiko y'ubuyobozi bw'Akagari yemeza ko ba nyir'ibibanza bihana imbibi n'ikibanza cyasabiwe kugabanywamo ibice badashobora kuboneka ngo basinye kuri raporo y'ipimwa ry'ubutaka | |

| | |
|---|---|
| **Ahagenewe gusaba guhuza imikoreshereze y'ubutaka n'igishushanyo mbonera**<br>Ndasaba ko icyo ubutaka bwagenewe gukoreshwa gihuzwa n'igishushanyo mbonera cy'imikoreshereze y'ubutaka( uzuza ahabugenewe) ☞ | ✓ |

**Icyitonderwa:** Iyo ubutaka busabirwa kugabanywamo ibice bwari bwarahawe inkondabutaka, ibice bitariho inyubako bihabwa ibyemezo by'iyandikisha ry'ubukode burambye. Umukozi wapimye ubutaka agaragaza ko ibipimo (Fiche cadastrale) by'ibice bifite inyubako n'ibitayifite. Icyakora, ibi ntibyubahirizwa iyo hari kopi y'Iteka rya Perezida ryemeza itangwa ry'inkondabutaka

08/08/2024 — Itariki y'ubusabe

[signature] — Umukono w'usaba (w'abasaba)

**Byakiriwe kandi bisuzumwa na:** RUKUNDO Jean Pierre
Icyo ashinzwe: Land Survey Private
Itariki: 08/08/2024
Umukono: [signature]
Kashe: ROLS RUKUNDO JEAN PIERRE TECHNICIAN SURVEYOR CODE TS00011 TEL 0788886045 FOR DEED PLAN ONLY

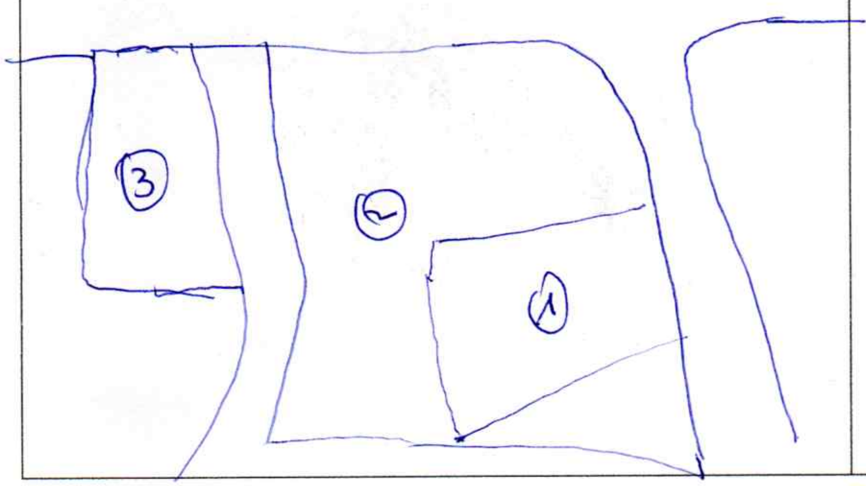
[1] Ibi bireba ibyangombwa byatanzwe mbere y'itariki ya 09 Mutarama 2023.

Edition May 2020

# RAPORO Y'IPIMWA RY'UBUTAKA

**Kuwa.** 08 / 08 / 2024

| **1. AMAZINA YA BA NYIR'UBUTAKA NA ID:** | **AHO UBUTAKA BUHEREREYE** |
|---|---|
| ☐ BAYAVUGE Esperance<br>☐ 1196270045269069<br>☐ ……………………<br>☐ …………………… | Akarere: Musanze<br>Umurenge: Cyuve<br>Akagali: Kabeza<br>Umudugudu: Kungo |
| UPI: 4/03/02/04/11859<br>Icyo ubutaka bukoreshwa: Residential<br>Ubuso bw'ubutaka mu magambo no mu mibare:<br>……………………<br>Igishushanyo cy'imiterere y'ikibanza/isambu n'I mbibi zacyo | **SERIVISI ISABWA [1]:**<br>- Kugabanya ubutaka mo ibice ✓<br>- Kubaruza ubutaka bwa mbere ☐<br>- Gukosora imbibi/Ubuso ☐<br>- Iyimurwa ku mpamvu z'inyungu rusange (expropriation) ☐<br>- Icyangombwa cy'ubwubatsi (Auto-batir) ☐ |




ROLS
RUKUNDO JEAN PIERRE
TECHNICIAN SURVEYOR
CODE TS00011 TEL 0788886045
FOR DEED PLAN ONLY

## UBURYO IBIPIMO BYAFASHWEMO

☐ Ibikoresho byakoreshejwe:

1. *Ubwoko bwa GNSS rover: TERSUS AX3702*
2. *Serial No:015005190900000475*
3. *RwandaGeonet User-ID: NDUWAMUKIZA*
4. *Surveyor Code number:TS00011*

- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:

1. Network ☐
2. Single Base ☐ Mountpoint Name: Nearest

- Accuracy yakoreshejwe (cm): 2.0 cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): 08 - 08 - 2024
- Gupima byatangiye saa 14h20 birangira saa 14h35
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka: nta zo

**UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE:**…………..

| Ibibanza | Ubuso | Ibibanza | Ubuso |
|---|---|---|---|
| 1 | | 8 | |
| 2 | | 9 | |
| 3 | | 10 | |
| 4 | | 11 | |
| 5 | | 12 | |
| 6 | | 13 | |
| 7 | | 14 | |

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

**IMYIRONDORO YA BA NYIR'UBUTAKA BUHANA IMBIBI N'UBUTAKA BWAPIMWE:**

| UPI | Amazina | Telephone | Affected (Yes/No) | Umukono |
|---|---|---|---|---|
| 1852 | Ndimiyimana Enock | | No | |
| | | | No | |
| | | | No | |
| 8676 | Rwaramba Michel | | No | |
| | | | | |
| | | | | |
| | | | | |

**ICYITONDERWA:** Njyewe wakoze ipima ry'ubutaka, ndemeza ko byakozwe bitanyuranije n'amahame y'umwuga wo gupima ubutaka. Mu gihe hagaragaye ko ibipimo n'amakuru natanze bikosamye, ngomba kubikosora nkurikije ibyo nasabwe n'inzego zibishinzwe kandi nta kiguzi cyiyongereyeho.

**ABASHYIRA UMUKONO KURI IYI RAPORO N'ITARIKI BAYISHYIRIYEHO UMUKONO**

| NYIRI UBUTAKA | UWAPIMYE UBUTAKA |
|---|---|
| **Amazina :** ……………………………… BAYAVUGE Esperance<br><br>**Umukono:** ………………….<br><br>**Telephone:** 0788839423 | **Amazina (Impuguke mu gupima ubutaka/Surveyor ubyemerewe):**<br><br>**RUKUNDO Jean Pierre**<br>**Umukono na kashi** (*Irimo izina rya surveyor*):<br>…………………<br>ROLS RUKUNDO JEAN PIERRE TECHNICIAN SURVEYOR CODE T500011 TEL 0788886045 FOR DEED PLAN ONLY<br><br>**Telephone:0788886045** |

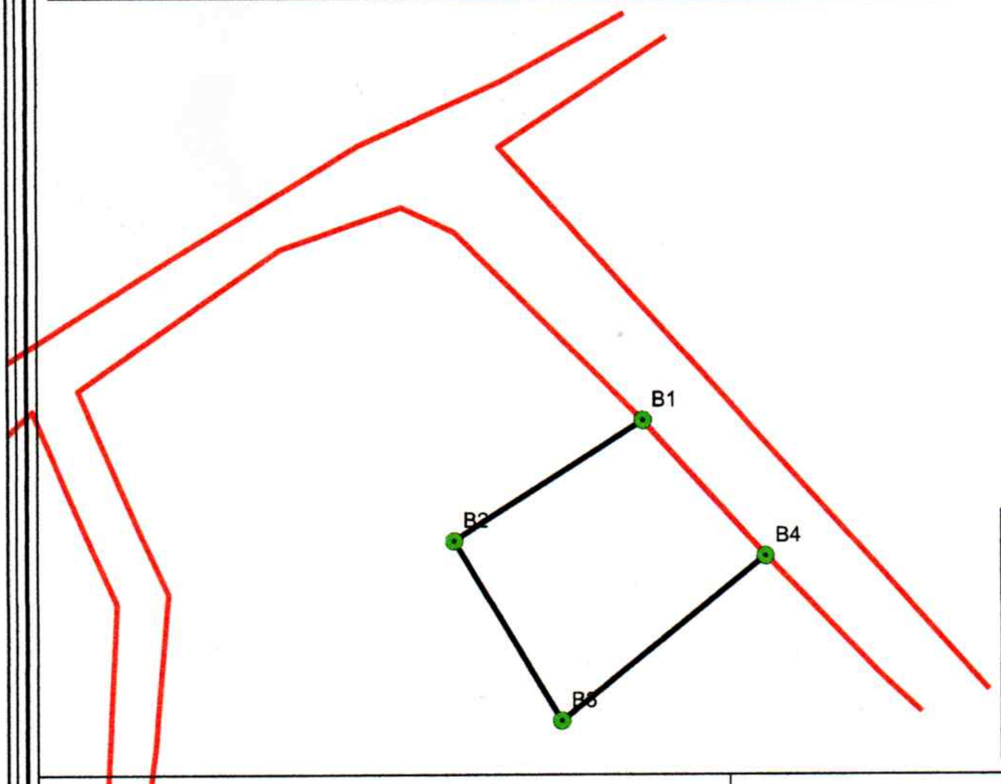
**REPUBLIC OF RWANDA**

**MUSANZE DISTRICT**

**NORTHERN PROVINCE**

| | | |
|---|---|---|
| **UPI: 4/03/02/04/1859** | OWNER: Bayavuge Esperance<br>**DISTRICT : MUSANZE** **SECTOR:CYUVE** **CELL:KABEZA** | **LANDUSE :Agriculture** |
| **Area: 297.814Sqm** | ***Plan: As Per Abbutals*** | **Survey Date:13/07/2024** |
| ***Deed plan N°: ...3612,*** | | |

| Beacons | Easting (X in meters) | Northing (Y in meters) | FROM | TO | Bearing | DIST(M) |
|---|---|---|---|---|---|---|
| B1 | 459111.02 | 4835443.02 | B1 | B2 | 237° 32' 37" | 17.777 |
| B2 | 459096.02 | 4835433.48 | B2 | B3 | 149° 05' 22" | 16.586 |
| B3 | 459104.54 | 4835419.25 | B3 | B4 | 051° 16' 32" | 20.765 |
| B4 | 459120.74 | 4835432.24 | B4 | B1 | 317° 57' 36" | 14.515 |




**Legend**

- Beacons_1
- Existing_road
- Boundary_1

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 |

**Scale 1:500**

N W E S

| | | |
|---|---|---|
| Surveyed by:<br>**Name: RUKUNDO JEAN PIERRE**<br>Signature ..............<br>Date & Stamp.....09/08/2024 | OFFICIAL STAMP | **Approved by: MUSANZE DISTRICT**<br>Name:.......................<br>Post :OSC Director<br>Date& Signature: ......... |

RUKUNDO JEAN PIERRE TECHNICIAN SURVEYOR DEED PLAN ONLY

**REPUBLIC OF RWANDA**

**MUSANZE DISTRICT**

**NORTHERN PROVINCE**

**UPI: 4/03/02/04/1859**

**LANDUSE :Agriculture**

OWNER: Bayavuge Esperance

**DISTRICT : MUSANZE** **SECTOR:CYUVE** **CELL:KABEZA**

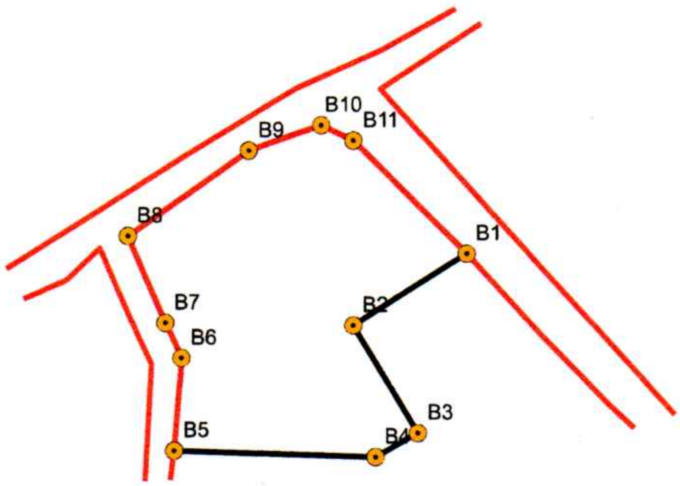
**Area:1,246.6 Sqm**

***Plan: As Per Abbutals***

**Survey Date:13/07/2024**

***Deed plan N°: ...3612,***

| Beacons | Easting (X in meters) | Northing (Y in meters) | FROM | TO | Bearing | DIST(M) |
|---|---|---|---|---|---|---|
| B1 | 459111.02 | 4835443.02 | B1 | B2 | 237° 32' 37" | 17.777 |
| B2 | 459096.02 | 4835433.48 | B2 | B3 | 149° 05' 22" | 16.586 |
| B3 | 459104.54 | 4835419.25 | B3 | B4 | 241° 20' 54" | 6.457 |
| B4 | 459098.8737 | 4835416.154 | B4 | B5 | 271° 59' 36" | 26.565 |
| B5 | 459072.3245 | 4835417.078 | B5 | B6 | 004° 53' 03" | 12.223 |
| B6 | 459073.3652 | 4835429.257 | B6 | B7 | 335° 17' 37" | 5.135 |
| B7 | 459071.2189 | 4835433.922 | B7 | B8 | 336° 42' 36" | 12.514 |
| B8 | 459066.2712 | 4835445.416 | B8 | B9 | 055° 11' 24" | 19.574 |
| B9 | 459082.3425 | 4835456.59 | B9 | B10 | 070° 52' 35" | 10.128 |
| B10 | 459091.9115 | 4835459.908 | B10 | B11 | 115° 11' 25" | 4.673 |
| B11 | 459096.1402 | 4835457.919 | B11 | B1 | 135° 02' 13" | 21.057 |




**Legend**

Beacons_2

Existing_road

Boundary_2

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

**Scale 1:500**

N W E S

Surveyed by:
**Name: RUKUNDO JEAN PIERRE**
Signature ...............
Date & Stamp..09/08/2024

OFFICIAL STAMP

**Approved by: MUSANZE DISTRICT**
Name:.......................
Post :OSC Director
Date& Signature: .........

RUKUNDO JEAN PIERRE TECHNICIAN SURVEYOR TEL 0788888645 FOR DEED PLAN ONLY

**REPUBLIC OF RWANDA**

**MUSANZE DISTRICT**

**NORTHERN PROVINCE**

**UPI: 4/03/02/04/1859**

**LANDUSE :Agriculture**

OWNER: Bayavuge Esperance

**DISTRICT : MUSANZE** **SECTOR:CYUVE** **CELL:KABEZA**

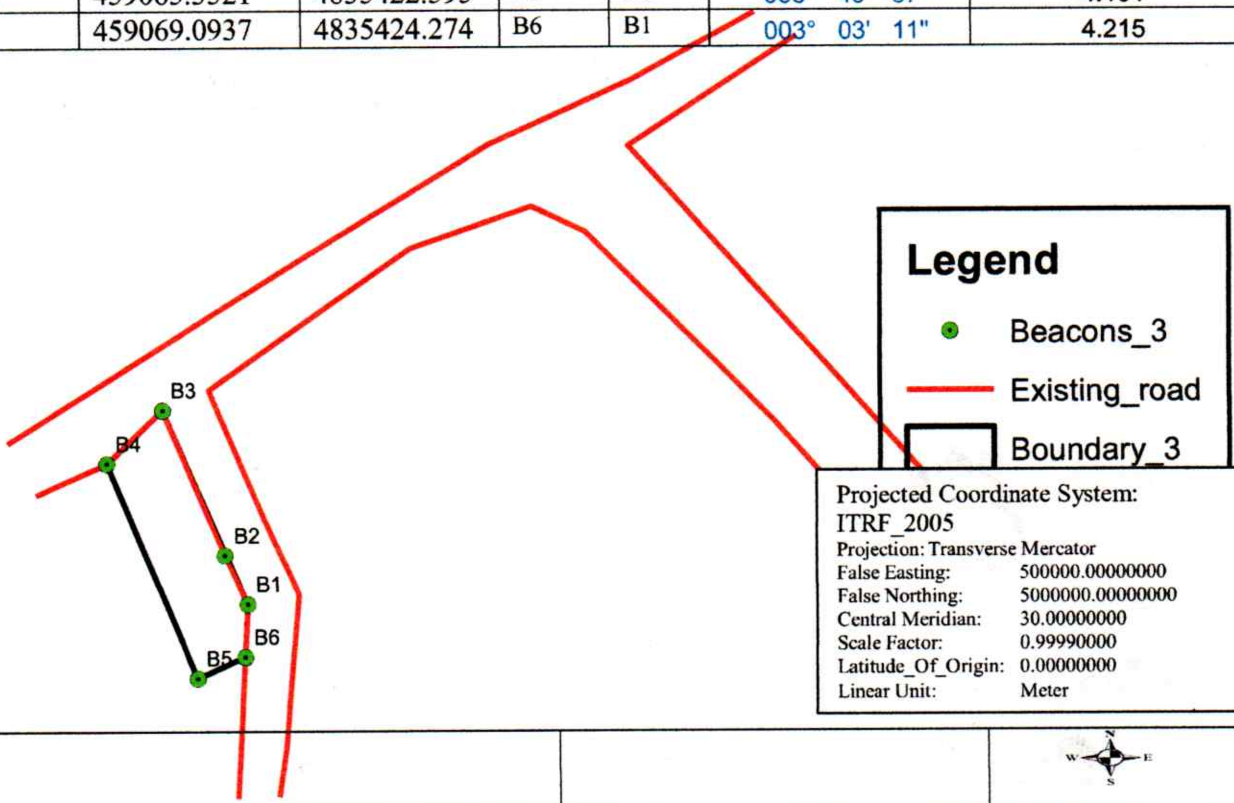
**Area:110.4623Sqm**

***Plan: As Per Abbutals***

**Survey Date:13/07/2024**

***Deed plan Nº: ...3612,***

| Beacons | Easting (X in meters) | Northing (Y in meters) | FROM | TO | Bearing | DIST(M) |
|---|---|---|---|---|---|---|
| B1 | 459069.3182 | 4835428.483 | B1 | B2 | 335° 17' 39" | 4.196 |
| B2 | 459067.5644 | 4835432.295 | B2 | B3 | 336° 42' 34" | 12.563 |
| B3 | 459062.5972 | 4835443.834 | B3 | B4 | 226° 20' 27" | 6.087 |
| B4 | 459058.1938 | 4835439.632 | B4 | B5 | 157° 12' 35" | 18.480 |
| B5 | 459065.3521 | 4835422.595 | B5 | B6 | 065° 49' 57" | 4.101 |
| B6 | 459069.0937 | 4835424.274 | B6 | B1 | 003° 03' 11" | 4.215 |




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 |

**Scale 1:500**

Surveyed by:
**Name: RUKUNDO JEAN PIERRE**
Signature ..........................
Date & Stamp.......... 09/09/2024

OFFICIAL STAMP

**Approved by: MUSANZE DISTRICT**
Name:.......................
Post :OSC Director
Date& Signature: .........

RUKUNDO JEAN PIERRE
TECHNICIAN SURVEYOR
FOR DEED PLAN ONLY

**REPUBLIC OF RWANDA**

**MUSANZE DISTRICT**

**NORTHERN PROVINCE**

**UPI: 4/03/02/04/1859**

**LANDUSE :Agriculture**

OWNER: Bayavuge Esperance

**DISTRICT : MUSANZE** **SECTOR:CYUVE** **CELL:KABEZA**

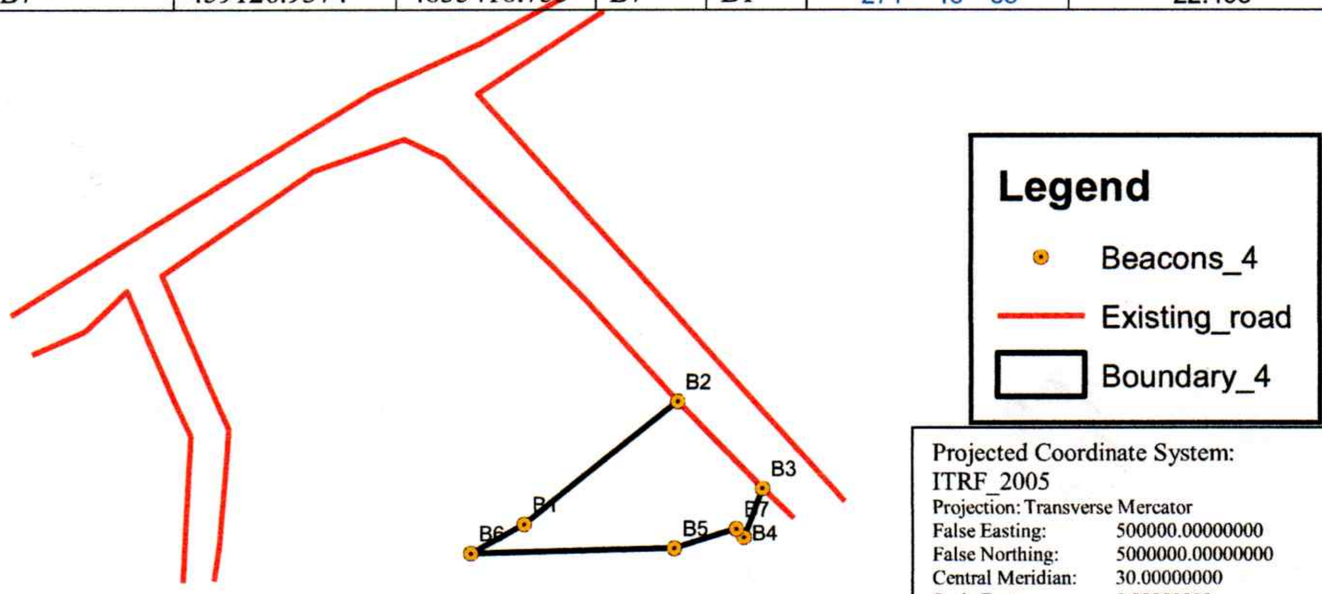
**Area:110.4623Sqm**

***Plan: As Per Abbutals***

**Survey Date:13/07/2024**

***Deed plan N°: ...3612,***

| Beacons | Easting (X in meters) | Northing (Y in meters) | FROM | TO | Bearing | DIST(M) |
|---|---|---|---|---|---|---|
| B1 | 459104.54 | 4835419.25 | B1 | B2 | 051° 16' 32" | 20.765 |
| B2 | 459120.74 | 4835432.24 | B2 | B3 | 135° 43' 19" | 12.889 |
| B3 | 459129.7383 | 4835423.012 | B3 | B4 | 201° 06' 23" | 5.526 |
| B4 | 459127.7485 | 4835417.857 | B4 | B5 | 261° 05' 51" | 7.451 |
| B5 | 459120.3876 | 4835416.704 | B5 | B6 | 268° 32' 08" | 21.521 |
| B6 | 459098.8737 | 4835416.154 | B6 | B7 | 084° 42' 17" | 28.184 |
| B7 | 459126.9374 | 4835418.755 | B7 | B1 | 271° 15' 58" | 22.403 |




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

**Scale 1:500**

Surveyed by:
**Name: RUKUNDO JEAN PIERRE**
Signature ……………………
Date & Stamp…09/08/2024

OFFICIAL STAMP

**Approved by: MUSANZE DISTRICT**
Name:…………………..
Post :OSC Director
Date& Signature: ………

ROLS RUKUNDO JEAN PIERRE TECHNICIAN SURVEYOR TEL 0788886045 FOR DEED PLAN ONLY

## IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **BAYAVUGE ESPERANCE**

Indangamuntu y'u Rwanda: **1196270045209069**

Aderesi

| Akarere ka: | Umurenge wa: | Akagari ka: | Umudugudu |
|---|---|---|---|
| **Musanze** | **Cyuve** | **Kabeza** | **Kungo** |

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

| Nimero y'ikibanza/ isambu (UPI): | Intara: | Akarere ka: | Umurenge: | Akagari: | Umudugudu: |
|---|---|---|---|---|---|
| **4/03/02/04/1859** | **Amajyaruguru** | **Musanze** | **Cyuve** | **Kabeza** | **Kungo** |

Itariki y'ubusabe:

**08/08/2024**

Amazina y'usaba:

**BAYAVUGE ESPERANCE**

Umukono w'usaba (w'abasaba):

.........................................................

Amazina n'Umukono w'ubarura ubutaka:

RUKUNDO Jean Pierre
Land Surveyor

ROLS
RUKUNDO JEAN PIERRE
TECHNICIAN SURVEYOR
FOR DEED PLAN ONLY

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 nomero ya dosiye **B240808141315SUSR** ku IremboGov mbere yo kuyikoresha.

REPUBULIKA Y'U RWANDA

URWEGO RW'UMUBITSI W'IMPAPUROMPAMO Z'UBUTAKA

**UPI:** 4/03/02/04/1859

## AMASEZERANO Y' UBUKODE BURAMBYE No. 1859/MUS/CYU

**HAKURIKIJWE Itegeko Ngenga N° 08/2005 rigena imikoreshereze n'imicungire 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. BAYAVUGE ESPERANCE | 1196270045209069 | 100% |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |
| 7. | | |
| 8. | | |

***Aderesi bahisemo kubarizwaho:***

*Ubahagarariye:* BAYAVUGE ESPERANCE
*Igihugu:* RWANDA
*Intara:* Northern
*Akarere:* MUSANZE
*Umurenge:* Cyuve
*Akagali:* Kabeza
*Umudugudu:* Kungo

**BUMVIKANYE IBI BIKURIKIRA:**

**Ingingo ya 1:**
***Ibyerekeye uburenganzira bw'ubukode burambye***

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

*Intara:* NORTHERN
*Akarere:* MUSANZE
*Umurenge:* CYUVE
*Akagali:* KABEZA
*Umudugudu:* KUNGO

*Nomero y'ikibanza:* 1859
*Ubuso:* 2,296sqm
*Igihe buzatangirira:* 19-Dec-2011
*Igihe buzarangirira:* 19-Dec-2110
*Icyo ubutaka bugenewe gukoreshwa:* Ubuhinzi (Ubutaka bw'abantu ku giti cyabo)

**Ingingo ya 2:**
***Ibyerekeye ingingo rusange*** Uburenganzira bw'ubukode burambye butangwa hashingiwe ku ngingo rusange ziteganywa n'Iteka rya Minisitiri No 001/2008 ryo kuwa 01/04/2008 rigena ibyubahirizwa n'ibikurikizwa mu gukodesha ubutaka n'ingingo z'umwihariko zikurikira.

**Icyiciro cya 1 : Ibyerekeye inshingano z'ibanze z'Ukodesha**
**Ingingo ya 3:**
***Ibyerekeye ubwishyu bw'ubukode ku mwaka***

1. Ubukode ku mwaka ni 0FRW Ako gaciro k'ubukode gashobora guhinduka buri mwaka. Ariko agaciro kongerewe kishyurwa aruko habanje kujyaho Iteka rya Minisitiri rihindura agaciro ka mbere.
2. Ubukode bw'umwaka bwishyurwa mu Kigega cy'Akarere aho ubutaka buherereye mbere y'itariki ya 1 Mutarama, Umubitsi w'Impapurompamo z'Ubutaka atarinze kubisaba.
3. Iyo ubukode butishyuwe ku itariki yagenwe, ukodesha agomba kwishyura inyungu yiyongereye ku bwishyu harimo n'ibirarane, hashingiwe ku bwishyu bw'umusoro bwite n'umusoro ku nyongeragaciro kandi haseguriwe ubundi burenganzira.

**Ingingo ya 4:**
***Ibyerekeye ubwishyu bw'imisoro ku butaka***
Ukodesha agomba kuriha imisoro n'andi mafaranga asabwa ku butaka no ku mitungo iburiho kuri buri tariki ngarukamwaka y'igihe yaboneyeho ubukode.

**Ingingo ya 5:**
***Ibyerekeye gukoresha neza ubutaka n'ibihingwa***
Mu gihe cyose ubukode buzamara, ukodesha ubutaka agomba kubukoresha kandi agomba guhora abufata neza hakurikijwe amategeko n'imigenzereze isanzwe ikoreshwa. Ukodesha agomba kubahiriza amategeko n'amabwiriza yerekeye ubutaka, gukora ibishoboka byose kugira ngo imbibi yadikanije nazo zigaragare neza, kwica udukoko twakwangiza imyaka, kurwanya indwara z'ibihingwa no kurandura ibihingwa bitagenewe aho ahantu, gufata ingamba za ngombwa zo kurwanya isuri, ibihumanya ibidukikije cyangwa ibituma ubutaka budakoreshwa cyangwa bukoreshwa nabi; agomba kutabangamira imitembere y'amazi y'imigezi kandi agakosora icyangiritse cyose k'ubutaka.

**Ingingo ya 6:**
***Ibyerekeye imikoreshereze y'ubutaka***
Ukodesha ntagomba guhindura icyo ubutaka bwagenewe gukoreshwa atabiboneye uruhushya rwanditse nk'uko biteganywa n'Iteka rya Minisitiri No 001/2008 ryo kuwa 01/04/2008 rigena ibyubahirizwa n'ibikurikizwa mu gukodesha ubutaka. Iyi ngingo itubahirijwe, ukodesha agomba kwishyura Umukode indishyi zingana n'inshuro ebyiri ubwishyu bw'ubukode bw'umwaka buteganyijwe muri aya masezerano, haseguriwe ubundi burenganzira bwose kandi Umukode atarinze kugaragaza ibyangiritse.

**Ingingo ya 7:**
***Ibyerekeye kwemera ihererekanya***
Iyo hari uburenganzira ku mutungo w'ubutaka bufitwe n'abandi bagize umuryango, uwuhagarariye ntashobora gutanga ubwo burenganzira abugurishije, abutanze nk'impano cyangwa kubugurana ubundi, kubugwatiriza, kubukodesha cyangwa kubwatira, cyangwa kububangikanyaho ubundi, bitabanje kwemezwa mu buryo bwanditse n'abagize umuryango bose nk'uko biteganyijwe mu ngingo ya 35 y'Itegeko Ngenga no 08/2005 ryo kuwa 14/07/2005 rigena imikoreshereze n'imicungire y'ubutaka mu Rwanda.

**Ingingo ya 8:**
***Ibyerekeye impushya zisabwa mbere yo kubaka***
Impushya za ngombwa zisabwa mbere y'uko inyubako zitangira kubakwa zigomba kubanza kuboneka, nta nyubako n'imwe izemererwa kubakwa izo mpushya zitaraboneka.

**Ingingo ya 9 :**
***Ibyerekeye kugenzura imikoreshereze y'ubutaka***
Ukodesha ntashobora kubuza umukozi w'ibiro by'ubutaka cyangwa undi muntu wese wabiherewe ububasha n'Ikigo cy'Igihugu gishinzwe imikoreshereze n'imicungire y'ubutaka kwinjira ku butaka buri mu bukode mu gihe cyabugenewe kugirango agenzure niba imikoreshereze yabwo ijyanye n'inshingano zashingiweho mu itangwa ry'ubukode.

**Icyiciro cya 2: Ibyerekeye uburenganzira bw'ibanze bw'ukodesha**
**Ingingo ya 10 :**
***Ibyerekeye kutabangamirwa n'umukode cyangwa uwo ariwe wese***
Igihe cyose ukodesha ariha ubukode, imisoro, mu gihe byateganijwe, akubahiriza kandi akuzuza inshingano zikubiye mu bukode, atunga ubutaka bwe mu mudendezo n'ibiburiho (keretse amabuye y'agaciro) igihe cyose cy'ubukode atabangamiwe n'umukode cyangwa se undi wese waba afite icyo asaba umukode kuri ubwo butaka.

**Ingingo ya 11 :**
***Ibyerekeye Ihererekanya ry'ubutaka***
1. Haseguriwe iyandikishwa ry'ihererekanya ry'ubutaka hakurikijwe ibiteganywa n'Iteka rya Minisitiri No 002/2008 ryo kuwa 01/04/2008 rigena ibikurikizwa mw'iyandikishwa ry'ubutaka, Ukodesha ashobora:

1) gutanga uburenganzira bukomoka ku bukode burambye afite ku butaka haba mu kubugurisha, kubugurana cyangwa mu bundi buryo bwose bwemewe n'amategeko;
2) kuraga uburenganzira bw'ubukode burambye mu gihe yitabye Imana yaraburaze cyangwa ataraburaze hakurikijwe ibiteganywa n'itegeko ry'izungura;
3) kugwatiriza ubutaka mu gihe giteganyijwe ku bukode burambye; cyangwa
4) guteganya uburenganzira abandi bafite kuri ubwo butaka mu gihe cy'ubukode burambye; kandi

2. Ashobora gukodesha uburenganzira bwose afite ku bukode, cyangwa bumwe muri bwo, hatagize igihinduka mu mikoreshereze y'ubutaka. Uhawe ubutaka muri ubwo buryo ategetswe kubufata neza kandi akabukoresha abubyaza umusaruro hakurikijwe icyo bugenewe gukoreshwa.

**Ingingo ya 12:**
***Ibyerekeye uburenganzira bwo kongera igihe cy'ubukode***
Iyo amasezerano y'ubukode atasheshwe nk'uko biteganywa mu ngingo ya 17 iri hasi cyangwa n'amategeko yanditse, Ukodesha amaze kubimenyesha Umukode imbere y'amezi atatu ashobora kongera amasezerano mu gihe cy'inyongera cy'imyaka 99 hakurikijwe ibisabwa mu bukode buherutse kandi haseguriwe ibivugwa muri iyi ngingo.

**Ingingo ya 13:**
***Ibyerekeye ubutaka burimo amabuye y'agaciro***
Nta burenganzira ku mabuye y'agaciro ubukode bugenera ukodesha, kandi ukodesha ntiyemerewe kubangamira umuntu wahawe ububasha bwo kwinjira ku butaka cyangwa igice cyabwo kugirango akore ubushakashatsi cyangwa kugira ngo acukure amabuye y'agaciro, gusa ukodesha agomba guhabwa indishyi hakurikijwe amategeko, ku bikorwa bye byakwangizwa.

**Icyiciro cya 3 Ibyerekeye uburenganzira bw'ibanze bw'umukode**
**Ingingo ya 14:**
***Ibyerekeye kutabangamirwa n'ubundi butaka***
Umukode ntiyemerewe gukoresha cyangwa ngo yemere ko ubutaka bwe cyangwa ubwo agenzura bwegeranye n'ubukodeshwa bukoreshwa mu buryo bububangamira cyangwa se bubangamira inyubako ziburiho cyangwa se ko butabyazwa umusaruro hakurikijwe icyo bugenewe gukoreshwa, hashingiwe ku nshingano z'ubukode.

**Ingingo ya 15 :**
***Ibyerekeye indishyi***
Nk'uko biteganywa n'Itegeko Ngenga cyangwa Itegeko rigena uburyo indishyi itangwa ku butaka bukodeshejwe cyangwa bwataye agaciro, Leta igomba guha Ukodesha indishyi ikwiye mu gihe cya vuba. Ukodesha ntabwo ahabwa indishyi igihe ubutaka bufatiriwe hakurikijwe ibiteganywa n'Umutwe wa VI w'Itegeko Ngenga.

**Icyiciro cya 4 Ibyerekeye uburenganzira bw'Umukode mu gufatira ubutaka**
**Ingingo ya 16 :**
***Ibyerekeye gufatira ubutaka mu nyungu rusange***
Umukode afite uburenganzira bwo gufatira kugeza kuri 5% by'ubutaka bukodeshejwe kugira ngo hubakwe umuhanda, uruganda rw'amashanyarazi, umuyoboro w'insinga z'amashanyarazi, ibyuma by'itumanaho cyangwa ku bw'indi mpamvu y'inyungu rusange, atarinze kwishyura indishyi kuri ubwo butaka bufatiriwe. Iyo igice cyangwa ibice by'ubutaka bukodeshejwe biherekanywe cyangwa bifatiriwe, amasezerano y'ubukode ahita asubirwamo kugira ngo agaragaze ibyahindutse n'ubukode bukagabanywa muri ubwo buryo nyine.

**Icyiciro cya 5 Ibyerekeye gusesa amasezerano**
**Ingingo ya 17 :**
***Ibyerekeye iseswa ry'amasezerano y'ubukode rikozwe n'Umukode***
Nk'uko biteganywa n'Urwunge rw'Amategeko Mbonezamubano, umukode ashobora gusesa amasezerano y'ubukode akishyura indishyi iyo hari impamvu yumvikana:
1) Iyo ukodesha amaze imyaka itatu ikurikirana atishyura ubukode, cyangwa mu gihe cyose ubukode butishyuwe, cyangwa iyo ukodesha yahombye cyangwa nta bushobozi bwo kwishyura afite;
3) Iyo ukodesha yarangaye bikabije mu kuzuza inshingano zo kubyaza ubutaka umusaruro;
4) Iyo hagaragaye kwangiza ubutaka mu buryo bukabije.

Kandi, umukode ashobora gusesa aya masezerano igihe Ukodesha atubahirije ibiteganywa n'aya masezerano amaze kumwihanangiriza rimwe mu nyandiko akanamuha integuza. Igihe bibaye ngombwa ko ubutaka bufatirwa, hakurikizwa ibiteganywa n'amategeko, kandi Ukodesha arabimenyeshwa kugira ngo ajuririre icyo cyemezo kandi ubujurire bwe bugasuzumwa mu gihe kitarenze amezi atandatu mbere y'uko icyemezo gishirwa mu bikorwa.Ibyo ari byo byose, abo Ukodesha abereyemo umwenda bashobora kugoboka bagirango barangere inyungu zabo bakiyemeza kwishyura ubukode cyangwa ibindi birarane, kwishyura indishyi zijyanye n'ibyangijwe ndetse bakanamwishingira mu gihe kizaza.

**Ingingo ya 18 :**
***Ibyerekeye iseswa ry'amasezerano y'ubukode rikozwe n'Ukodesha***
Amasezerano y'ubukode na none ashobora guseswa n'Ukodesha amaze guha Umukode integuza y'amezi atatu. Gutakaza uburenganzira buvugwa muri aya masezerano bitewe n'integuza yahawe Umukode bituma ubutaka bushobora gutangwa bundi bushya nyuma ya ya nteguza y'amezi atatu

**Umukono**

Ukodesha wa 1..........................................

Ukodesha wa 2..........................................

Ukodesha wa 3..........................................

Ukodesha wa 4..........................................

Ukodesha wa 5..........................................

Ukodesha wa 6..........................................

OFFICE OF THE REGISTRAR OF LAND TITLES - MUSANZE

DAMASCENE MUNYANGAJU

Umubitsi/ Umubitsi Wungirije

16-Dec-2011

Itariki

Umukono

**URWEGO RW'UMUBITSI W'IMPAPUROMPAMO Z'UBUTAKA**

**REPUBULIKA Y'U RWANDA**

# Icyemezo cy'iyandikisha ry'ubukode bw'igihe kirekire

**UPI:** 4/03/02/04/1359

*Iteka rya Minisitiri N0. 002/2008 ryo kuwa 01/04/2008 rigena uburyo iyandikishwa ry'ubutaka rikorwa, ingingo za 15 & 16*

## A. IGICE KIGENEWE IBIRANGA UBUTAKA

| | | | | |
|---|---|---|---|---|
| **Intara:** NORTHERN | **Akarere:** MUSANZE | **Umurenge:** CYUVE | **Akagari:** KABEZA | **Umudugudu:** Kungo |

| | | |
|---|---|---|
| **Nomero y'iyandikisha:** 1650/MUS/CYU | **Ubusobanuro/Icyo ubutaka bugenewe gukoreshwa:** Ubuhinzi (Ubutaka bw'abantu ku giti cyabo) | **Nomero y'ikarita yometse:** 18590 |
| | | **Nomero ya pariseli:** 1359 |
| **Itariki y'iyandikisha rya mbere:** | | **Ubuso bugenekereje:** 2,298 sqm |

| Nomero y'inyandiko | Itariki | Nomero y'icyemezo | Ubwoko bw'inyungu ubutaka bufite ku bundi | Ibiranga inyungu ubutaka bufite ku bundi | Umukono na kashe by'Umubitsi wungirije w'impapurompamo 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 | 16-Dec-2011 | 1859 | BAYAVUGE ESPERANCE<br>Kungo,Kabeza,Cyuve,MUSANZE,Northern | DAMASCENE MUNYANGAJU |

## *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 |
|---|---|---|---|---|---|
| | | | | | |
| | | | | | |

REPUBULIKA Y'U RWANDA
UBUMWE - UMURIMO - GUKUNDA IGIHUGU

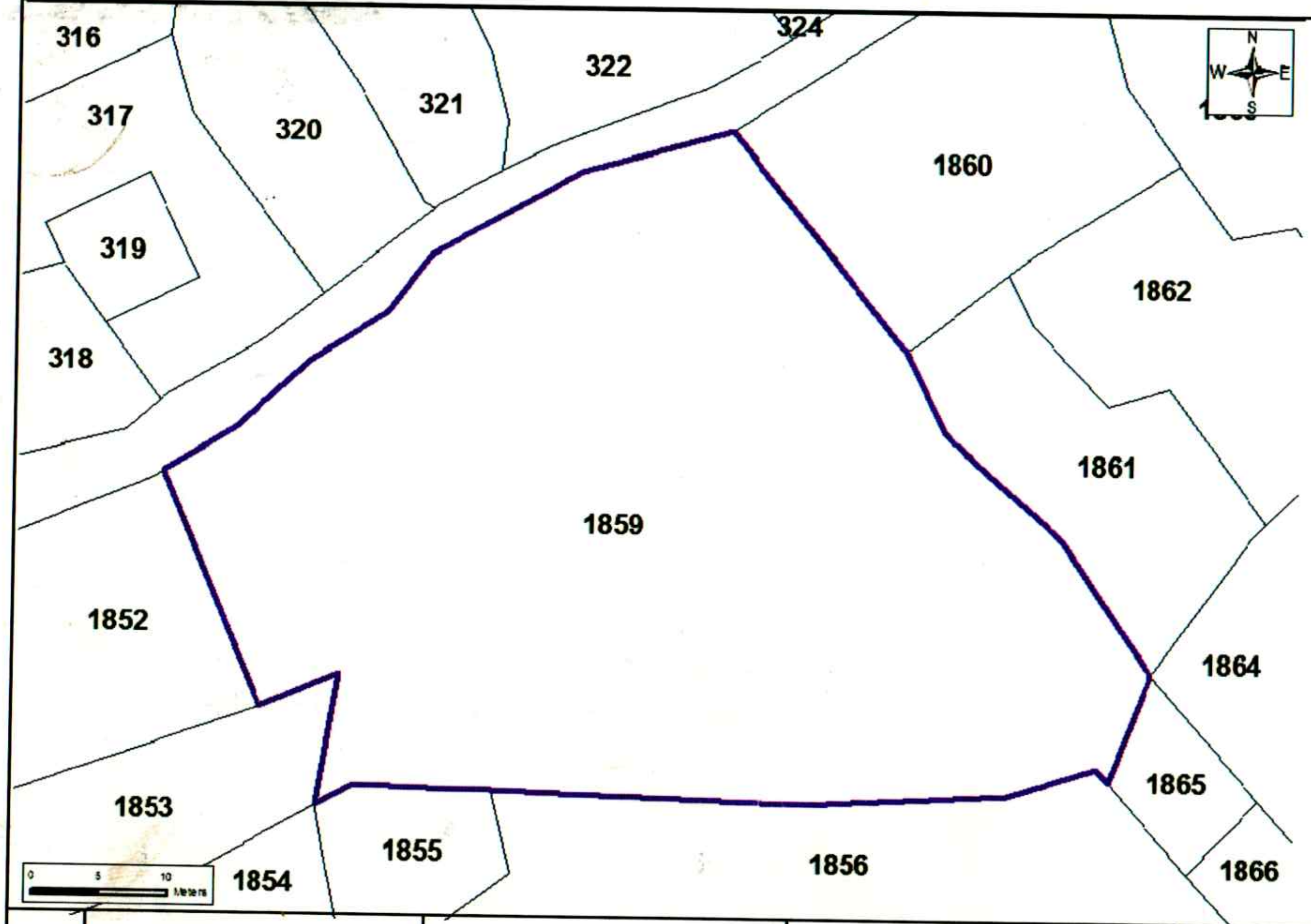
# ANNEX to Certificate of Registration of Emphyteutic Lease Title Page 3 of 3

## EXTRACT CADASTRAL PLAN 1859C

UPI: 4/03/02/04/1859

| PROVINCE: | NORTHERN | DISTRICT: | MUSANZE | SECTOR: | CYUVE | CELL: | KABEZA |
|---|---|---|---|---|---|---|---|

MAP OF PARCEL




**Note**

Parcel Map prepared based on General Boundaries Principle

| Date | 16-Dec-2011 | DEPUTY REGISTRAR | DAMASCENE MUNYANGAJU | Signature | | Stamp |
|---|---|---|---|---|---|---|

OFFICE OF THE REGISTRAR OF LAND TITLES - MUSANZE