

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **RUBANZABIGWI ALPHONSE**

Indangamuntu y'u Rwanda: **1195080031084017**

Aderesi

Akarere ka:

Bugesera

Umurenge wa:

Musenyi

Akagari ka:

Rulindo

Umudugudu

Rulindo

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/
isambu (UPI):

5/07/06/04/642

Intara:

Iburasirazuba

Akarere ka:

Bugesera

Umurenge:

Musenyi

Akagari:

Rulindo

Umudugudu:

Rulindo

Itariki y'ubusabe:

19/09/2025

Amazina y'usaba:

RUBANZABIGWI ALPHONSE

Umukono w'usaba (w'abasaba):

Amazina n'Umukono
w'ubarura ubutaka:

NTENZIMANA Théogène
[Signature]



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 **B250919125614RJO3** ku IremboGov mbere yo kuyikoresha.



UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

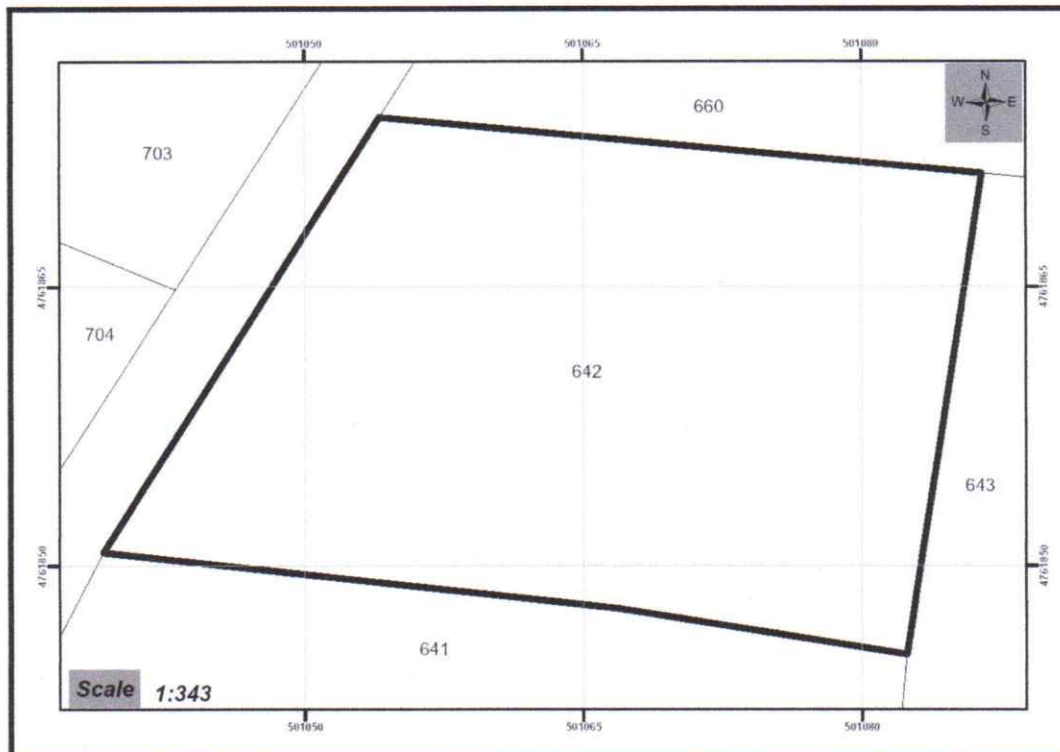
IBIRANGA UBUTAKA

UPI:5/07/06/04/642	Ubuso: 963 metero kare	Imikoreshereze y'ubutaka: Ubuhinzi
Intara : Uburasirazuba	Akagali : RULINDO	
Akarere : Bugesera	Umudugudu : Rulindo	
Umurenge : MUSENYI	Imyaka y'ubukode : Imyaka 99 itangira kuwa 22/09/2023	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. RUBANZABIGWI ALPHONSE	1195080031084017	50.00	RUBANZABIGWI ALPHONSE (1195080031084017) Uburasirazuba,Bugesera,MUSENYI,RULINDO,Rulindo
2. MUKANDANGA PATRICIE	1195670041766005	50.00	

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 5/07/06/04/642
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 buboneye 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 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 busangiwe n'abantu benshi, ubahagarariye ntashobora gutanga ubwo burenganzira abugurishije, abutanze nk'impano, kubugurana ubundi, kubugwatiriza, kubukodesha, kubwatira 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 kubikorera;
 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 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 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
RUBANZABIGWI ALPHONSE

Ku ruhande rwa Leta y'u Rwanda





REPUBLIC OF RWANDA

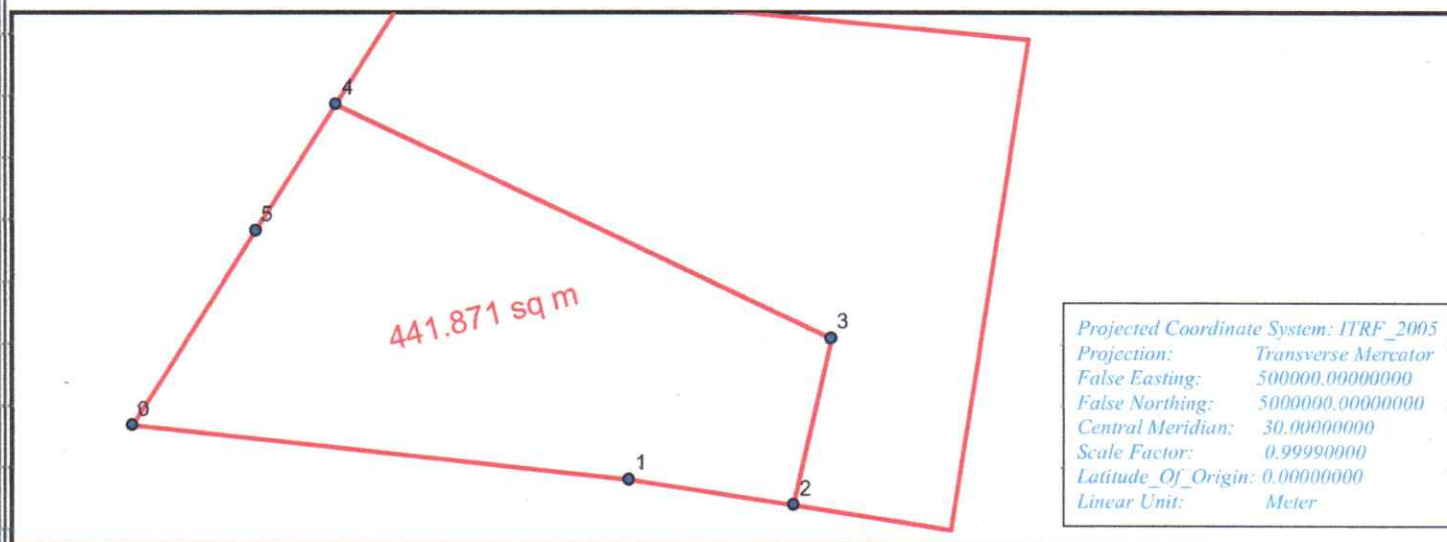


Deed Plan

Parcel Owner(s)		RUBANZABIGWI ALPHONSE MUKANDANGA PATRICIE		Parcel Location			
UPI		5/07/06/04/642		District	Bugesera		
Planned Land Use / Zoning		R1B-Rural residential zone		Sector	MUSENYI		
Plot developed: Yes or No?		NO		Cell	RULINDO		
				Village	RULINDO		
Deed plan No	NUMBER :	Area	441.871 sq m	SURVEYED DATE:18/09/2025			
Flat No		Condomnium Survey		Unit No		Common Elements Area (Sqm)	
Floor No				Unit Area (Sqm)		Total Building Area	
Floor Area				Unit Area Ratio (%)			
Total Floor Area (Sqm)							

Boundary Details

Beacon	Easting(M)	Northing(M)		From	To	Bearing	Dist(M)
0	501039.125	4761850.712		0	1	096° 11' 27"	26.45
1	501065.424	4761847.859		1	2	098° 45' 17"	8.80
2	501074.125	4761846.519		2	3	012° 36' 18"	9.04
3	501076.098	4761855.342		3	4	295° 13' 02"	28.94
4	501049.917	4761867.671		4	5	212° 28' 12"	7.94
5	501045.656	4761860.975		5	0	212° 28' 12"	12.16



SCALE: 1/400

0 3 6 12 18 24 Meters



Legend

- BEACONS
- ▭ PARCELS

Surveyed by: **NTEZIRYAYO THEOGENE**

Signature:

[Signature]
NTEZIRYAYO THEOGENE
REGISTERED SURVEYOR
CODE : L89000
TEL : 0784...

Approved by:

CMO/GIS and Land Surveyor

Name:

Post:



REPUBLIC OF RWANDA



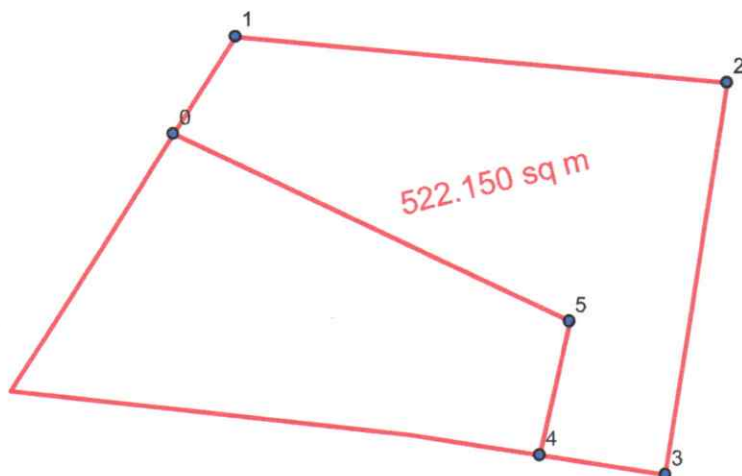
Deed Plan

Parcel Owner(s)	RUBANZABIGWI ALPHONSE MUKANDANGA PATRICIE	Parcel Location	
UPI	5/07/06/04/642	District	Bugesera
Planned Land Use / Zoning	R1B-Rural residential zone	Sector	MUSENYI
Plot developed: Yes or No?	NO	Cell	RULINDO
		Village	RULINDO

Deed plan No	NUMBER :	Area	522.150 sq m	SURVEYED DATE:18/09/2025
Flat No		Condomnium Survey	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

Beacon	Easting(M)	Northing(M)		From	To	Bearing	Dist(M)
0	501049.917	4761867.671		0	1	032° 28' 12"	7.66
1	501054.028	4761874.131		1	2	095° 19' 09"	32.63
2	501086.520	4761871.106		2	3	188° 59' 48"	26.19
3	501082.425	4761845.241		3	4	278° 45' 17"	8.40
4	501074.125	4761846.519		4	5	012° 36' 18"	9.04
5	501076.098	4761855.342		5	0	295° 13' 02"	28.94



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

0 4 8 16 24 32 Meters



Legend

- BEACONS
- PARCELS

Surveyed by: NTEZIRYAYO THEOGNE

Signature:

NTEZIRYAYO THEOGNE
CERTIFIED SURVEYOR
CODE : LS000557
TEL : 07931702357

Approved by:

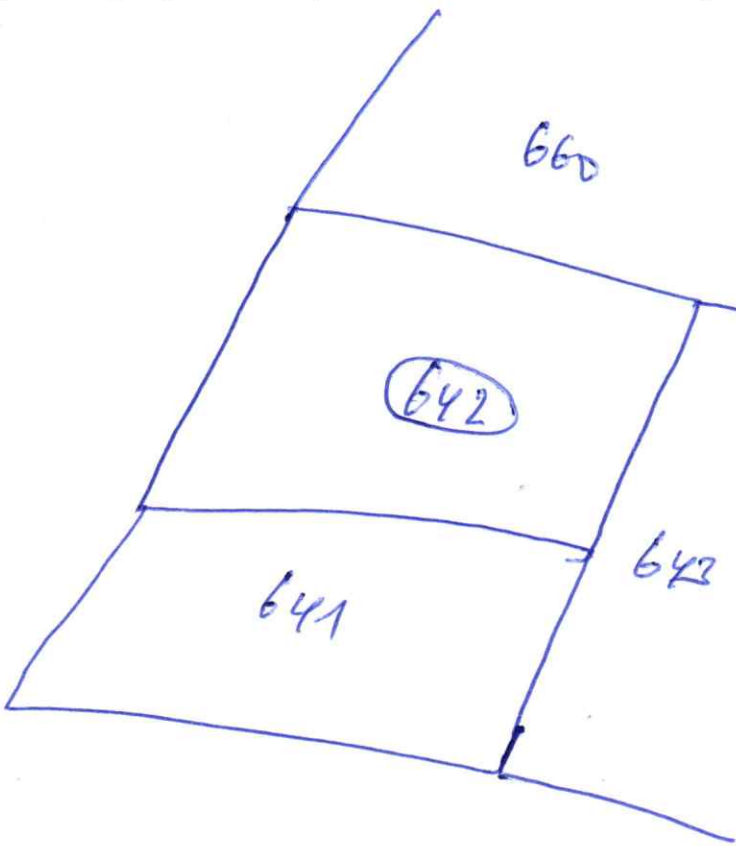
CMO/GIS and Land Surveyor

Name:

Post:

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa...12.../09.../2025

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • <u>RUBUMAZABIGWA ALPHONSE</u>..... • <u>1195070031024017</u>..... • <u>MUKAMUNGA PATRICE</u>..... • <u>1195670241766005</u>.....	AHO UBUTAKA BUHEREREYE Akarere: <u>Buhengeri</u> Umurenge: <u>Muramba</u> Akagali: <u>Ruhamba</u> Umudugudu: <u>Ruhamba</u>
UPI: <u>071061041642</u>..... Ibikorwa biri ku butaka: <u>GUTUKA</u>..... Ubuso bw'ubutaka : <u>963 SH.</u>..... Igishushanyo cy'imiterere y'ikibanza/isambu n'imbibi zacyo 	SERIVISI ISABWA ¹: - Kugabanya ubutaka mo ibice ☒ - Kubaraza ubutaka bwa mbere ☐ - Gukosora imbibi/Ubuso ☐ - Iyimurwa ku mpamvu z'inyungu rusange (expropriation) ☐ - icyangombwa cy'ubwubatsi (Auto-batir) ☐ - Isangiramatungo ku nyubako ☐

¹ Hitamo ikigiye gukorwa; si ngombwa ko serivisi iba imwe

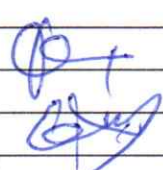
UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe: **FOIF A40**
 - Ubwoko bwa GNSS rover: **A40 187410128**
 - Serial No: **A40 187410128**
 - RwandaGeonet User-ID: **NIYONKURU10**
 - Surveyor Code number: **LS0057**
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☐
 - Single Base ☐ Mountpoint Name: **NEAREST**
- Accuracy yakoreshejwe (cm): **0.002** cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): **17-09-2025**
- Gupima byatangiyeye saa **06:00** birangira saa **06:35**
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka:

MTA 20**UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE : 2**

Ibibanza	Ubuso	Ibibanza	Ubuso
1	441.871 Sam	8	
2	522.150 Sam	9	
3		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	Telepho ne	Yagizweho ingaruka(Yego/Oya)	Umukono
660	DENIS	0766	OYA	
641	NOA	476103	OYA	
		0791226		

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 : *RUBANZA Bihini ALPHONSE*

Umukono : *[Signature]*

Telephone : *0784 652 367*

UWAPIMYE UBUTAKA

Njyewe *MTEZIRYAYO THEogene*

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 cyiyongereye.

Amazina : *MTEZIRYAYO THEogene*

Umukono na Kashe : *[Signature]*

Telephone : *0783702303*