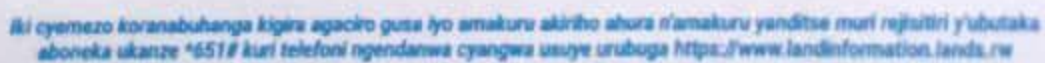




IBIRANGA UBUTAKA

IBIRANGA UKODESHA

IGISHUSHANYO CY'UBUTAKA



Hakurikijwe Itegeko n° 27/2021 ryo ku wa 10/06/2021 rigenga ubutaka, cyane cyane mu rigo yaryo ya 9;

Repubulika y'u Rwanda, ihagarariwe 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 1/03/04/03/2224
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 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 gukoreshwa 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 umusanuro ubutaka bwabo hakurikijwe icyo bwagenewe gukoreshwa;
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, 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'yo 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 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
GASENGAYIRE FLORENCE

Ku ruhande rwa Leta y'u Rwanda



IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **GASENGAYIRE FLORENCE**

Indangamuntu y'u Rwanda: **1195670002787180**

Aderesi

Akarere ka:

Kicukiro

Umurenge wa:

Kagarama

Akagari ka:

Rukatsa

Umudugudu

Nyacyonga

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/
isambu (UPI):

1/03/04/03/2224

Intara:

Kigali City

Akarere ka:

Kicukiro

Umurenge:

Kagarama

Akagari:

Rukatsa

Umudugudu:

Nyacyonga

Itariki y'ubusabe:

05/09/2024

Amazina y'usaba:

GASENGAYIRE FLORENCE

Umukono w'usaba (w'abasaba):

.....

Amazina n'Umukono
w'ubarura ubutaka:

.....

ROLS
IRADUKUNDA JEAN-DE-LA-CROIX
TECHNICIAN SURVEYOR
CODE: TS00015-TEL 0782512247
FOR DEED PLAN (.....)



INYANDIKO YATANGIWE KU

iremboGov

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 **B240905094659GGWL** ku IremboGov mbere yo kuyikoresha.



REPUBLIC OF RWANDA



Deed Plan

| | |
|----------------------------|-----------------------------|
| Parcel Owner(s): | GASENGAYIRE Florence |
| UPI : | 1/03/04/03/2224 |
| Planned Land Use/Zoning | R1- Low density residential |
| Plot developed: Yes or NO? | YES |

| Parcel Location | |
|-----------------|-----------|
| District | Kicukiro |
| Sector | Kagarama |
| Cell | Rukatsa |
| Village | Nyacyonga |

Deed plan No: 1

Area : 493.911 Sqm

Surveyed Date 27/08/2024

| | |
|-----------------------|--|
| Flat No | |
| Floor No | |
| Floor Area | |
| Total Floor Area(sqm) | |

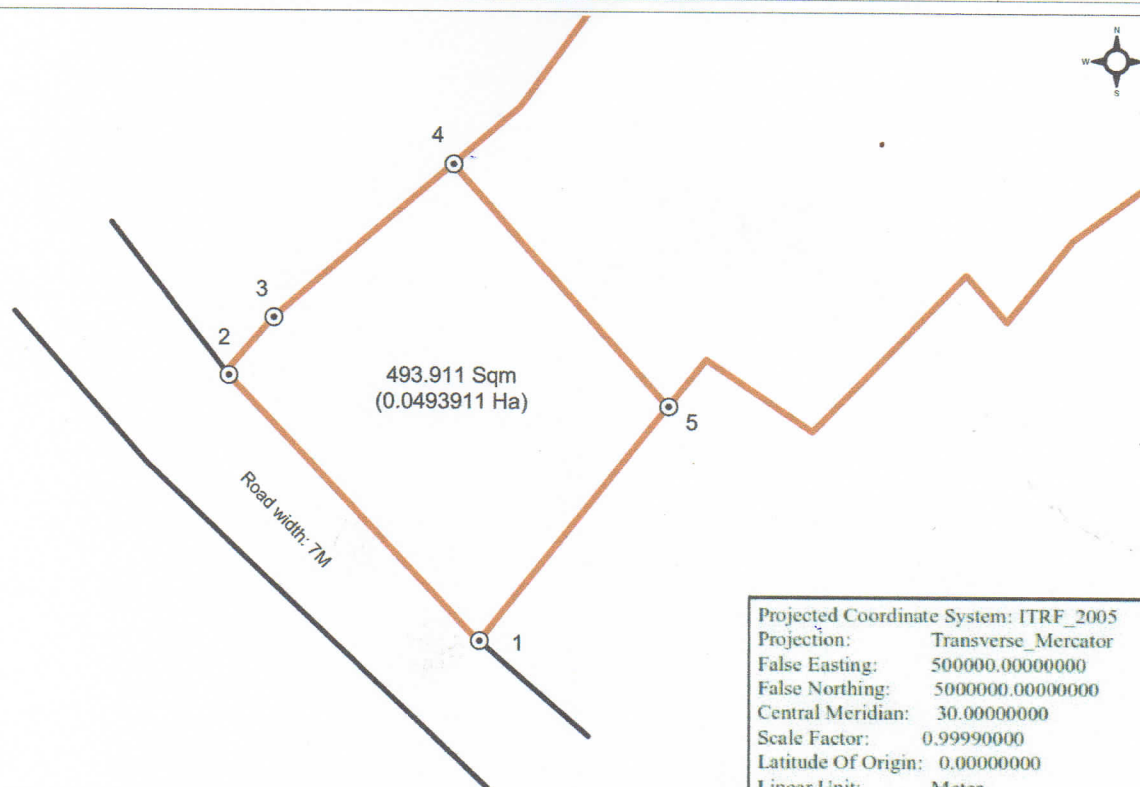
Condomnium survey

| | |
|--------------------|--|
| Unit No | |
| Unit Area (Sqm) | |
| Unit Area Ratio(%) | |

| | |
|---------------------------------|--|
| Common EArea Elements Area(Sqm) | |
| Total Building Area | |

Boundary details

| Beacon | Easting (m) | Northing (m) | From | To | Bearing | Dist (m) |
|--------|-------------|--------------|------|----|---------------|----------|
| 1 | 512691,14 | 4778952,92 | 1 | 2 | 316° 28' 48'' | 24,861 |
| 2 | 512674,02 | 4778970,95 | 2 | 3 | 037° 37' 56'' | 5,005 |
| 3 | 512677,07 | 4778974,91 | 3 | 4 | 049° 29' 42'' | 16,076 |
| 4 | 512689,30 | 4778985,35 | 4 | 5 | 138° 12' 08'' | 22,046 |
| 5 | 512703,99 | 4778968,91 | 5 | 1 | 218° 46' 56'' | 20,521 |



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

10 0 10 20 Meters

Legend

○ Beacon □ Parcel Boundary == Existing Road

Surveyed By: Iradukunda Jean De La Croix

Verified By:

CMO/GIS and Land Surveyor

IRADUKUNDA JEAN DE LA CROIX
TECHNICIAN SURVEYOR
CODE: TS00015 TEL: 0782568247
FOR DEED PLAN ONLY



REPUBLIC OF RWANDA



Deed Plan

| | | |
|----------------------------|-----------------------------|-------------------|
| Parcel Owner(s): | GASENGAYIRE Florence | Parcel Location |
| UPI : | 1/03/04/03/2224 | District Kicukiro |
| Planned Land Use/Zoning | R1- Low density residential | Sector Kagarama |
| Plot developed: Yes or NO? | YES | Cell Rukatsa |
| | | Village Nyacyonga |

Deed plan No: 1

Area : 2402.761 Sqm

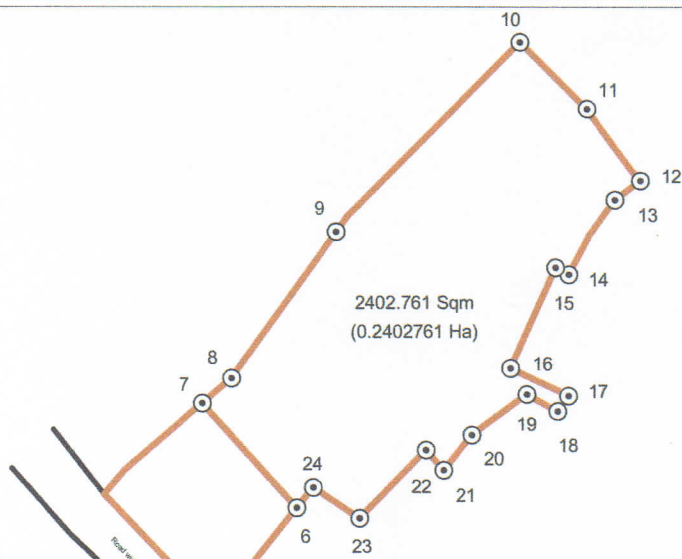
Surveyed Date 27/08/2024

| | | | | | |
|-----------------------|--|--------------------|--|---------------------------------|--|
| Flat No | | Unit No | | Common EArea Elements Area(Sqm) | |
| Floor No | | Unit Area (Sqm) | | | |
| Floor Area | | Unit Area Ratio(%) | | Total Building Area | |
| Total Floor Area(sqm) | | | | | |

Condomnium survey

Boundary details

| Beacon | Easting (m) | Northing (m) | From | To | Bearing | Dist(m) |
|--------|-------------|--------------|------|----|---------------|---------|
| 6 | 512703,99 | 4778968,91 | 6 | 7 | 318° 12' 08'' | 22,046 |
| 7 | 512689,30 | 4778985,35 | 7 | 8 | 049° 00' 28'' | 6,065 |
| 8 | 512693,88 | 4778989,33 | 8 | 9 | 035° 50' 55'' | 28,200 |
| 9 | 512710,39 | 4779012,19 | 9 | 10 | 044° 05' 19'' | 41,480 |
| 10 | 512739,25 | 4779041,98 | 10 | 11 | 135° 00' 00'' | 14,780 |
| 11 | 512749,70 | 4779031,53 | 11 | 12 | 143° 27' 36'' | 14,119 |
| 12 | 512758,11 | 4779020,19 | 12 | 13 | 233° 15' 13'' | 4,968 |
| 13 | 512754,13 | 4779017,21 | 13 | 14 | 212° 05' 02'' | 13,815 |
| 14 | 512746,79 | 4779005,51 | 14 | 15 | 298° 11' 25'' | 2,290 |
| 15 | 512744,77 | 4779006,59 | 15 | 16 | 204° 14' 48'' | 17,318 |
| 16 | 512737,66 | 4778990,80 | 16 | 17 | 115° 27' 60'' | 10,018 |
| 17 | 512746,70 | 4778986,49 | 17 | 18 | 214° 22' 06'' | 3,019 |
| 18 | 512745,00 | 4778984,00 | 18 | 19 | 299° 10' 57'' | 5,519 |
| 19 | 512740,18 | 4778986,69 | 19 | 20 | 233° 31' 51'' | 10,698 |
| 20 | 512731,58 | 4778980,33 | 20 | 21 | 218° 59' 28'' | 7,149 |
| 21 | 512727,08 | 4778974,78 | 21 | 22 | 318° 48' 53'' | 4,219 |
| 22 | 512724,30 | 4778977,95 | 22 | 23 | 224° 17' 02'' | 14,968 |
| 23 | 512713,85 | 4778967,24 | 23 | 24 | 303° 55' 47'' | 8,769 |
| 24 | 512706,58 | 4778972,13 | 24 | 6 | 218° 46' 57'' | 4,125 |



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

20 0 20 40 Meters

Legend

Beacon Parcel Boundary Existing Road

Surveyed By: Iradukunda Jean De La Croix

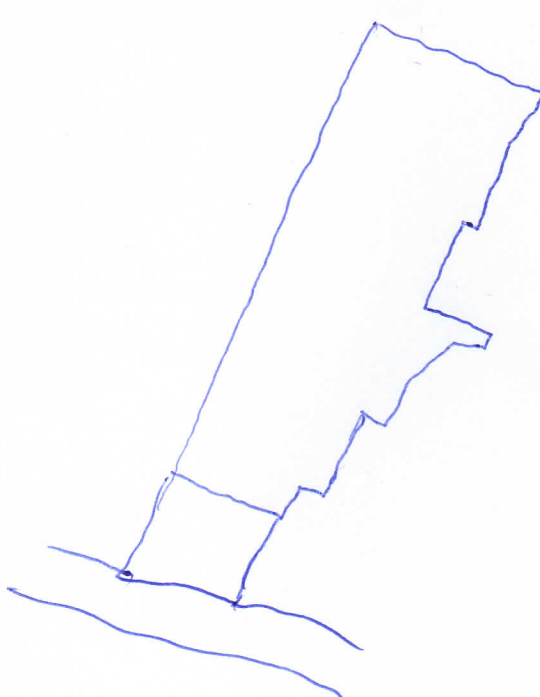
Verified By:

CMO/GIS and Land Surveyor

IRADUKUNDA JEAN DE LA CROIX
TECHNICIAN SURVEYOR
CODE: TS00013 TEL: 0793588247
FOR DEED PLAN ONLY

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa..27../08../2024

| | |
|--|---|
| <p>1. AMAZINA YA BA NYIR'UBUTAKA NA ID:</p> <ul style="list-style-type: none"> • GASENGAYIRE FLORENCE • • • | <p>AHO UBUTAKA BUHEREREYE</p> <p>Akarere:KICUKIRO</p> <p>Umurenge:KA GAMA</p> <p>Akagali:.....RUKATSA</p> <p>Umudugudu: ...NYACYONGA</p> |
| <p>UPI:1/03/04/03/2224</p> <p>Ibikorwa biri ku butaka: BURATUWE + BURAHINGWA</p> <p>Ubuso bw'ubutaka :</p> <p>.....</p> <p>Igishushanyo cy'imiterere y'ikibanza/isambu n'imibizi zacyo</p>  | <p>SERIVISI ISABWA ¹:</p> <ul style="list-style-type: none"> - Kugabanya ubutaka mo ibice <input checked="" type="checkbox"/> - Kubaruza ubutaka bwa mbere <input type="checkbox"/> - Gukosora imibizi/Ubuso <input type="checkbox"/> - Iyimirwa ku mpamvu z'inyungu rusange (expropriation) <input type="checkbox"/> - Icyangombwa cy'ubwubatsi (Auto-batir) <input type="checkbox"/> - Isangiramatungo ku nyubako <input type="checkbox"/> |

¹ Hitamo ikigiye gukorwa; si ngombwa ko serivisi iba imwe

UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe:
 - Ubwoko bwa GNSS rover: *Ruiolo*
 - Serial No: *R82B99R6321638118N*
 - RwandaGeonet User-ID: *Azone*
 - Surveyor Code number: *TS00015*
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: *Nearest*
- Accuracy yakoreshejwe (cm): *1.5* cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): *2024-08-29*
- Gupima byatangiye saa *13:13* birangira saa *13:47*
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka:

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

| Ibibanza | Ubuso | Ibibanza | Ubuso |
|----------|-------------------|----------|-------|
| 1 | <i>493.9115m</i> | 8 | |
| 2 | <i>2402.7615m</i> | 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 | Telepho ne | Yagizweho ingaruka(Yego/Oya a) | Umukono |
|-------------|----------------------|-------------------|--------------------------------|--------------------|
| <i>340</i> | <i>SHYAMBA GATU</i> | <i>0781986288</i> | <i>Oya</i> | <i>[Signature]</i> |
| | <i>Lisette</i> | | | |
| <i>2390</i> | <i>YIZERWE</i> | <i>0727218607</i> | <i>Oya</i> | <i>[Signature]</i> |
| | <i>p. Celestin</i> | | | |
| <i>2513</i> | <i>MUKASA Joseph</i> | <i>0782440078</i> | <i>Oya</i> | <i>[Signature]</i> |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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 : GASENGAYIRE FLORENCE

Umukono : [Signature]

Telephone : 0788670835

UWAPIMYE UBUTAKA

Njyewe

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 : IRADUKUNDA JEAN DE LA CROIX

Umukono na Kashe : [Signature]



Telephone : 0724017385



Republic
Of
Rwanda

Acknowledgement Receipt


Rwanda
Revenue
Authority



TIN109939962

Name :GASENGAYIRE FLORENCE

Tax/Fee Type :Property Tax



RRA REF NO : 1257789415

District NameKICUKIRO

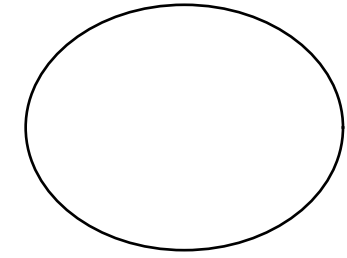
| | | | | |
|------------|------------|----------------|-----------------|------------------|
| From Date | To Date | Submitted Date | Declaration Due | Payment Due Date |
| 01/01/2023 | 31/12/2023 | 17/05/2024 | 29/02/2024 | 29/02/2024 |

| | | | | | | | | |
|-----------------|---------|------------|----------|----------------|--------------|-----------------|---------------|---------|
| UPI | Quarter | Tax To Pay | Tax Paid | Penalty To Pay | Penalty Paid | Interest To Pay | Interest Paid | Tax Due |
| 1/03/04/03/2224 | Annual | 350000 | 350000 | 175000 | 175000 | 36750 | 36750 | 0 |


Total Amount :0

Authorised RRA Officer: F ARSENE HARERIMANA

Signature




Mon Sep 16 12:37:26



Republic
Of
Rwanda

Acknowledgement Receipt


Rwanda
Revenue
Authority



TIN109939962

Name :GASENGAYIRE FLORENCE

Tax/Fee Type :Property Tax



RRA REF NO : 1268645642

District NameKICUKIRO

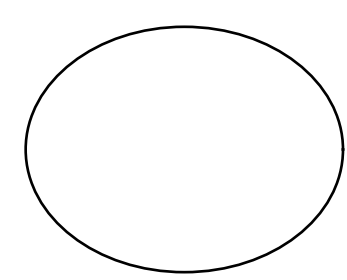
| | | | | |
|------------|------------|----------------|-----------------|------------------|
| From Date | To Date | Submitted Date | Declaration Due | Payment Due Date |
| 01/01/2024 | 31/12/2024 | 05/09/2024 | 31/12/2024 | 31/12/2024 |

| | | | | | | | | |
|-----------------|---------|------------|----------|----------------|--------------|-----------------|---------------|---------|
| UPI | Quarter | Tax To Pay | Tax Paid | Penalty To Pay | Penalty Paid | Interest To Pay | Interest Paid | Tax Due |
| 1/03/04/03/2224 | Annual | 350000 | 350000 | 0 | 0 | 0 | 0 | 0 |

Total Amount :0

Authorised RRA Officer:ONLINE

Signature



Mon Sep 16 12:38:41