

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **MUJAWAYEZU Victorie**

Indangamuntu y'u Rwanda: **1195970002354098**

Aderesi

Akarere ka:

Gasabo

Umurenge wa:

Gatsata

Akagari ka:

Karuruma

Umudugudu

Kumuyange

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/
isambu (UPI):

1/02/02/01/216

Intara:

Kigali City

Akarere ka:

Gasabo

Umurenge:

Gatsata

Akagari:

Karuruma

Umudugudu:

Kumuyange

Itariki y'ubusabe:

25/07/2025

Amazina y'usaba:

MUJAWAYEZU Victorie

Umukono w'usaba (w'abasaba):

.....

Amazina n'Umukono
w'ubarura ubutaka:

KABIRICA Norbert



INYANDIKO YATANGIWE KU

iremboGov

ROLS
KABIRIGINORBERT
CERTIFIED SURVEYOR
CODE LS00070
TEL: 0788888888

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 **B250725155340UADO** ku IremboGov mbere yo kuyikoresha.

URWEGO RW'UMUBITSI W'IMPAPUROPAMO Z'UBUTAKA



UPI: 1/02/02/01/216

AMASEZERANO Y' UBUKODE BURAMBYE No. 216Gas/Gat

Hakurikijwe Itegeko No. 43/2013 ryo kuwa 16/6/2013 rigenga Ubutaka mu Rwanda n'Iteka rya Minisitiri No. 001/2008 ryo kuwa 01/04/2008 rigena ibyubahirizwa n'ibikurikizwa mu gokodesha 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:

	Nomero z'ibibaranga	Imigabane
Amazina y'Ukodesha cyangwa y'Abakodesha	1195970002354098	100.0%
1. MUJAWAYEZU VICTORIE		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Aderesi bahisemo kubarizwaho:

Ubahagarariye:

MUJAWAYEZU Victorie (ID:1195970002354098)

Igihugu:

RWANDA

Intara:

UMUJYI WA KIGALI

Akarere:

Gasabo

BUMVIKANYE IBI BIKURIKIRA:

Ingingo va 1:

Ibyerekeye uburenganzira bw'ubukode burambye

Umukode ahaye Ukodesha uburenganzira bw'ubukode bw'igihe cy'imyaka 11 ku butaka burangwa n'ibi bikurikira:

Intara:

UMUJYI WA KIGALI

Akarere:

Gasabo

Nomero y'ikibanza:

216

Ubuso:

651sqm

Igihe buzatangirira:

01-Jun-2021

REPUBLIKA Y'U RWANDA



Icyemezo cy'iyandikisha ry'ubukode bw'igihe kirekire

1/02/02/01/216

UPI:

Itaka rya Mimisitari n°002/2008 ryo ku wa 01/4/2008 rigena uburyo iyandikishwa ry'ubutaka rikorwa, Ingingo za 16 & 16

A. IGICE KIGENEWE IBIRANGA UBUTAKA

Intara: UMUJYI WA KIGALI	Akarere: Gasabo	Umurenge: Gatsata	Akagari: Karuruma	Umudugudu:
Nomero y'iyandikisha: 216Gas/Gat	Ubusobanuro/Icyo ubutaka bwagenewe gukoreshwa:			
Itariki y'iyandikisha rya mbere:	Guturura			
				Nomero y'ikarita yometse: 216C
				Nomero ya pariseli: 216
				Ubuso bugenekereje: 651 sqm

Nomero y'inyandiko	Itariki	Nomero y'icyemezo	Ubwoko bw'inyungu ubutaka bufitte ku bundi	Ibiranga inyungu ubutaka bufitte ku bundi	Umukono na Kashe by'Umubitsi Mukuru/Umubitsi w'Impapurampamo z'ubutaka

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

EXTRACT CADASTRAL PLAN 216C

UPI: 1/02/02/01/2/16

PROVINCE:	Kigali City	DISTRICT:	Gasabo	SECTOR:	Gatsata	CELL:	Karuruma
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MAP OF PARCEL

Notes
Parcel Map prepared based on General Boundaries Principle

01-Jun-2021		REGISTRAR	Signature
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REPUBLIC OF RWANDA

Deed Plan

Parcel Owner(s)	MUJAWAYEZU VICTORIE		Parcel Location		
UPI	1/02/02/01/216		District	GASABO	
Planned Land Use / Zoning	RESIDENTIAL		Sector	GATSATA	
Plot developed: Yes or No?	YES		Cell	KARURUMA	
Deed plan No	1	Area	328.255Sqm	Surveyed Date	16 / 07 / 2025
Village	KUMUYANGE				

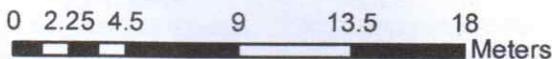
Flat No		Condominium Survey	Unit No		Common Elements Area (Sqm)	
Floor No			Unit Area (Sqm)		Total Building Area	
Floor Area			Unit Area Ratio (%)			
Total Floor Area (Sqm)						

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
1	505142.32	4788168.66	1	22	099° 41' 46"	9.66
22	505151.85	4788167.03	22	7	099° 50' 54"	9.47
7	505161.18	4788165.41	7	8	005° 13' 01"	9.80
8	505162.07	4788175.17	8	9	003° 36' 28"	10.02
9	505162.70	4788185.17	9	10	282° 06' 02"	8.48
10	505154.41	4788186.95	10	11	281° 24' 32"	5.11
11	505149.40	4788187.96	11	12	265° 35' 07"	4.84
12	505144.56	4788187.56	12	13	196° 37' 15"	14.06
13	505140.55	4788174.09	13	14	051° 08' 00"	6.90
14	505145.93	4788178.43	14	1	200° 15' 03"	10.41



SCALE: 1/300



Legend

BEACONS
 EXIST.ROAD
 P2
 p1

Surveyed by: **KABIRIGI Norbert**

Signature:



Approved by:

CMO/GIS and Land Surveyor

Name:



REPUBLIC OF RWANDA



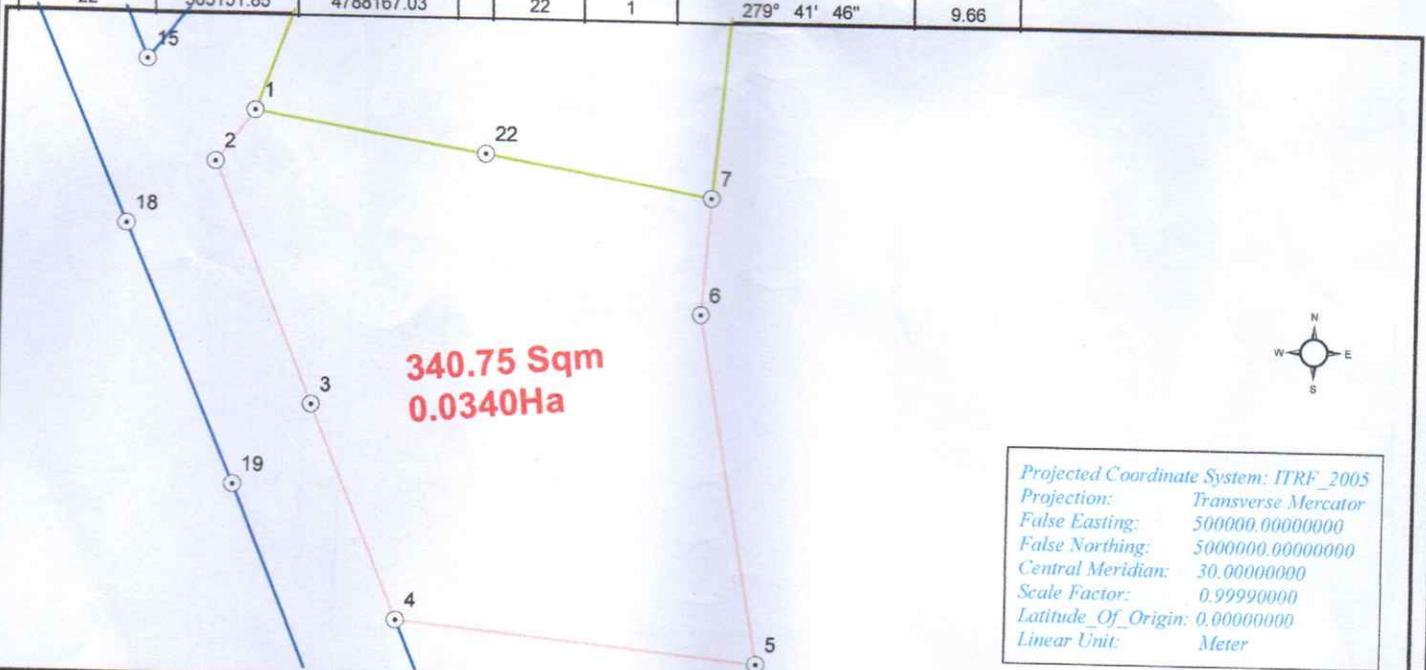
Deed Plan

Parcel Owner(s) MUJAWAYEZU VICTORIE		Parcel Location	
UPI 1/02/02/01/216	Planned Land Use / Zoning RESIDENTIAL	District GASABO	Sector GATSATA
Plot developed: Yes or No? YES		Cell KARURUMA	
		Village KUMUYANGE	
Deed plan No 1	Area 340.750Sqm	Surveyed Date 16 / 07 / 2025	

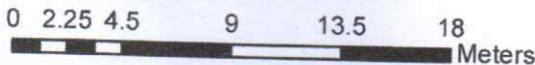
Flat No		Condomnium Survey	Unit No		Common Elements Area (Sqm)	
Floor No			Unit Area (Sqm)		Total Building Area	
Floor Area			Unit Area Ratio (%)			
Total Floor Area (Sqm)						

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
1	505142.32	4788168.66	1	2	216° 36' 14"	2.63
2	505140.76	4788166.54	2	3	157° 27' 56"	10.74
3	505144.87	4788156.63	3	4	157° 27' 56"	9.52
4	505148.52	4788147.83	4	5	095° 48' 17"	14.96
5	505163.40	4788146.32	5	6	349° 43' 13"	14.51
6	505160.81	4788160.60	6	7	004° 23' 30"	4.83
7	505161.18	4788165.41	7	22	279° 50' 54"	9.47
22	505151.85	4788167.03	22	1	279° 41' 46"	9.66



SCALE: 1/300



Legend

⊙ BEACONS — EXIST.ROAD □ P2 □ p1

Surveyed by: **KABIRIGI Norbert**

Signature:



Date & Stamp: **28/07/2025**

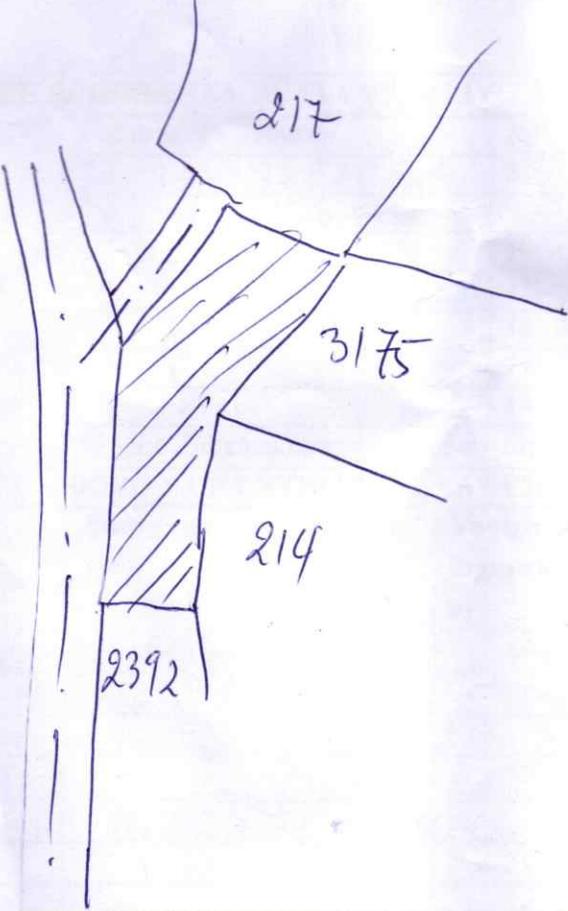
Approved by: **CMO/GIS and Land Surveyor**

Name:

Post:

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa... 28/07/2025

<p>1. AMAZINA YA BA NYIR'UBUTAKA NA ID:</p> <ul style="list-style-type: none">• M. JAWAYEzi Victoria• 1195970002354098••	<p>AHO UBUTAKA BUHEREREYE</p> <p>Akarere: CASABO</p> <p>Umurenge: CATSATA</p> <p>Akagali: KARURUMA</p> <p>Umudugudu: KUMUYANA</p>
<p>UPI: 1/02/02/01/216</p> <p>Ibikorwa biri ku butaka: amaze</p> <p>Ubuso bw'ubutaka : 651,4 metre Carre</p> <p>Igishushanyo cy'imiterere y'ikibanza/isambu n'imbibi 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 imbibi/Ubuso <input type="checkbox"/>- Iyimurwa ku mpamvu z'inyungu rusange (expropriation) <input type="checkbox"/>- icyangombwa cy'ubwubatsi (Auto-batir) <input type="checkbox"/>- Isangiramutungo ku nyubako <input type="checkbox"/>

¹ Hitamo ikigiye gukorwa; si ngombwa ko serivisi iba imwe

UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe:
 1. Ubwoko bwa GNSS rover: *Stonex S8 Plus*
 2. Serial No: *STNS 86411026*
 3. RwandaGeonet User-ID: *HCECOLTA*
 4. Surveyor Code number: *LS00020*
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 1. Network
 2. Single Base Mountpoint Name: *imax*
- Accuracy yakoreshejwe (cm): *1.4* cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): *2025-07-16*
- Gupima byatangiye saa... *11h.25* birangira saa... *11h.42"*
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka:

ntazo

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

Ibibanza	Ubuso	Ibibanza	Ubuso
1	<i>328,25 m²</i>	8	
2	<i>340,75 m²</i>	9	
3		10	
4		11	
5		12	
6		13	
7		14	

Icyitonderwa: Mu gihe ibibanza birenga umubare uri muri iyi mbonerahanwe shyiraho umugereka

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

UPI	Amazina	Telepho ne	Yagizweho ingaruka(Yego/Oya)	Umukono
<i>1/02/02/01/2392</i>	<i>KAREGEYA Emmanuel</i>	<i>078859 5718</i>	<i>oya</i>	<i>[Signature]</i>
<i>1/02/02/01/3175</i>	<i>Rabaud Mireille</i>	<i>07367 21077</i>	<i>oya</i>	<i>[Signature]</i>
<i>1/02/02/01/214</i>	<i>Mwizankuzwe</i>	<i>078635 909</i>	<i>oya</i>	<i>[Signature]</i>
<i>1/02/02/01/212</i>			<i>oya</i>	
<i>1/02/02/01/3176</i>	<i>Mwizankuzwe</i>	<i>078884 430</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				

Edition August 2024

NYIRI UBUTAKA

Amazina : MUJAWA YEZU Victoria

Umukono : [Signature]

Telephone : 0788555268

UWAPIMYE UBUTAKA

Njyewe KABIRICA Norbert

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 : KABIRICA Norbert

Umukono na Kashe : [Signature]



Telephone : 0788525829