

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **KABURABUZA JUVENAL**

Indangamuntu y'u Rwanda: **1195380026946084**

Aderesi

Akarere ka:

Gakenke

Umurenge wa:

Kivuruga

Akagari ka:

Ruhinga

Umudugudu

Munyege

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/
isambu (UPI):

4/02/09/04/310

Intara:

Amajyaruguru

Akarere ka:

Gakenke

Umurenge:

Kivuruga

Akagari:

Ruhinga

Umudugudu:

Munyege

Itariki y'ubusabe:

25/07/2025

Amazina y'usaba:

KABURABUZA JUVENAL

Umukono w'usaba (w'abasaba):

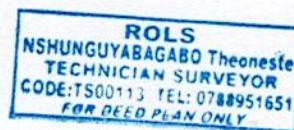
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Amazina n'Umukono

w'ubarura ubutaka:

.....

NSHUNGUYABAGABO Theoneste



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 **B2507250655586Z5Q** ku IremboGov mbere yo kuyikoresha.



UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

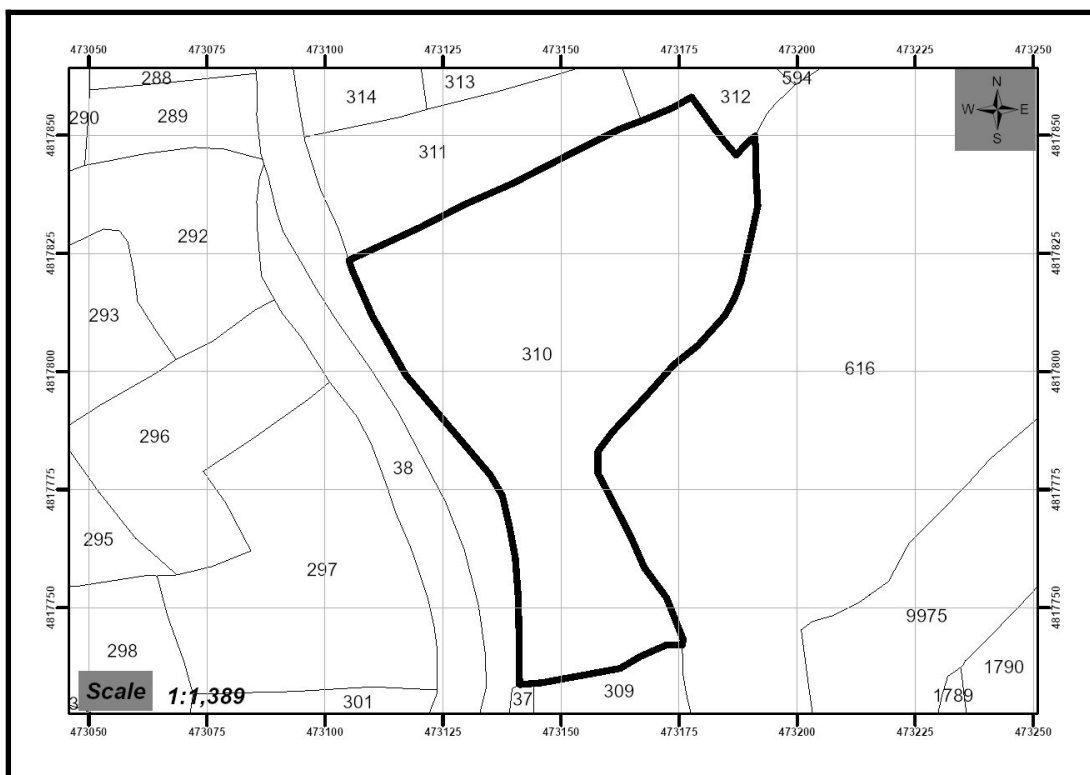
IBIRANGA UBUTAKA

UPI:4/02/09/04/310	Ubuso: 5318 metero kare	Imikoreshereze y'ubutaka: Ubuhinzi
Intara : Amajyaruguru	Akagali : RUHINGA	
Akarere : Gakenke	Umudugudu : Munyega	
Umurenge : KIVURUGA	Imyaka y'ubukode : Imyaka 99 itangira kuwa 14/02/2012	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. KABURABUZA JUVENAL	1195380026946084	50.00	KABURABUZA JUVENAL (1195380026946084)
2. MUKANGANGO VENANTIE	1195370026945003	50.00	Amajyaruguru,Gakenke,KIVURUGA,RUHINGA,Munyega

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, 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 4/02/09/04/310
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'inzege 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'Inzege 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 gukoreshwa 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 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, kubwatura 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'icyo 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'inzege 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 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 icyo 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 icyo hari impamvu yumvikana yagaragajwe n'ukodesha ituma atubahiriza amasezerano;
16. Ukodesha nawe ashobora gusaba mu nyandiko ko amasezerano aseswa icyo atagikeneye ubutaka nyuma yo gutanga integuza y'iminsi mirongo icyenda (90) umukode, agaragaza impamvu yo gusesa amasezerano.

Uhagarariye abakodesha
KABURABUZA JUVENAL

Ku ruhande rwa Leta y'u Rwanda



14/02/2012

Umubitsi w'Inyandikompamo z'Ubutaka

**INDAHIRO IKORWA N'UTAGARUYE ICYANGOMBWA CY'UBUTAKA CYATANZWE
MBERE Y'UKO HATANGIRA GUKORESHWA ICYEMEZO KORANABUHANGA
CY'IYANDIKISHA RY'UBUTAKA**

Njyewe/Twebwe **KABURABUZA JUVENAL** ufite, indangamuntu
No **1195380026946084** na **MUKANGANGO VENANTIE** ufite indangamuntu
No **1195370026945003**, ndemeza/turemeza twahawe icyemezo cy'iyandikisha ry'ubutaka
bufite UPI/nomero **4/02/09/04/310** buherereye mu Kagari ka **RUHINGA** Umurenge
wa **KIVURUGA** Akarere ka **Gakenke** mbere y'uko hatangira gukoreshwa
ibyemezo koranabuhanga by'iyandikisha ry'ubutaka (e-title):

Nyuma yo kugishakisha ntikiboneke ndemeza/turemeza ko :

1. Cyatakaye ☒
2. Ndemeza/turemeza ko kibwe ☐
3. cyatwawe n'ibiza/cyangiritse ☐

Ndemeza/Turemeza ko amakuru ntanze/dutanze ari ukuri nkaba/tukaba
nirengeza/twirengeza ingaruka zose zaba ku bandi bantu ziturutse ku makuru
ntanze/dutanze.

Bikorewe i **GAKENKE** kuwa **24/2**/2025

Amazina y'ukoze indahiro: **KABURABUZA JUVENAL**

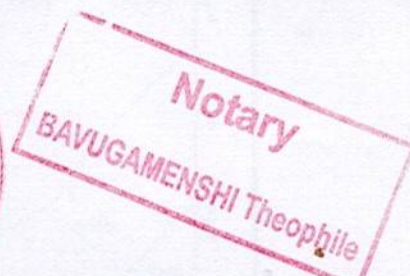
umukono: 

Amazina y'ukoze indahiro: **MUKANGANGO VENANTIE**

umukono: 

Amazina, umukono na kashe by'uwakiriye iyi ndahiro:

BAVUGAMENSHI Theophile



Icyitonderwa: Iyi nyandiko ikorerwa imbere y'umwe muri aba bakozi: Ubuyobozi
bw'Akagari, Ubuyobozi bw'Umurenge, mu biro by'ubutaka mu Karere
cyangwa imbere ya noteri mu by'ubutaka



REPUBLIC OF RWANDA



Deed Plan

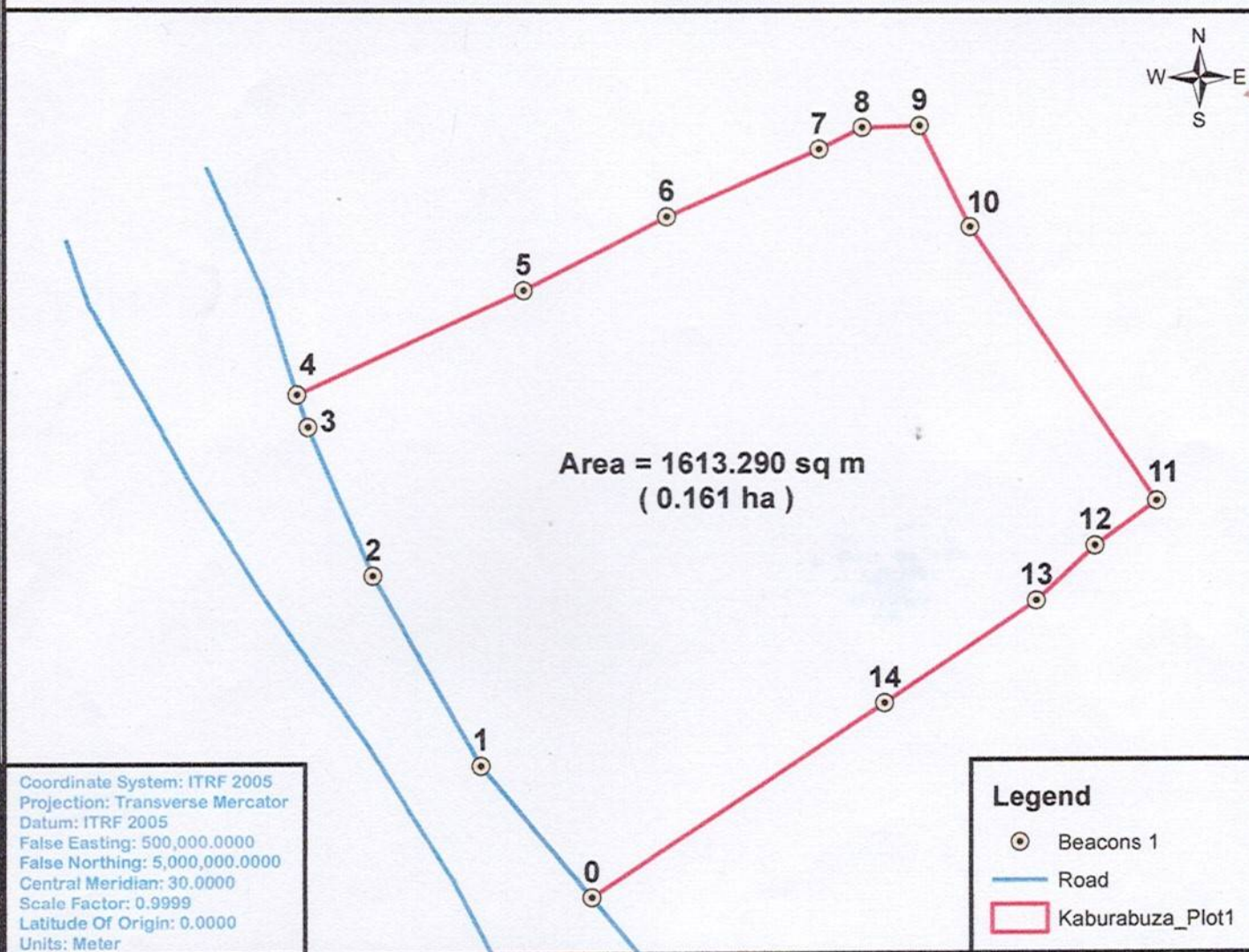
PARCEL OWNER(S) :	Kaburabuza Juvenal Mukangango Venantie	PARCEL LOCATION	
UPI:	4/02/09/04/310	District:	Gakenke
PLANNED LAND USE/ ZONING	A1-Agriculture zone , T1-Road reserve	Sector:	Kivuruga
PLOT DEVELOPED: Yes/ No	No	Cell:	Ruhinga
		Village:	Munyege

Deed Plan No : 1

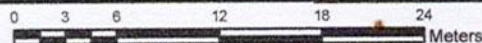
Area = 1613.290 sq m

Survey Date: 25/7/2025

Flat No	.....	CONDOMNIUM SURVEY	Unit No	.....	Common Elements	.....
Floor No	.....		Unit Area(Sqm)	.....	Area(Sqm)	.....
Floor Area	.....		Unit Area Ratio(%)	.....	Total Building Area	.....
Total Floor area(Sqm)	.....					



SCALE: 1:405



PREPARED BY

Name: NSHUNGUYABAGABO Theoneste

Signature And Stamp:

Dates: 25/7/2025

ROLS
NSHUNGUYABAGABO Theoneste
TECHNICIAN SURVEYOR
CODE: TS00113 TEL: 0788951691
FOR DEED PLAN ONLY

Verified by:

CMO/GIS And Land surveyor

BOUNDARY DETAILS 1:

Beacon	Easting(m)	Northing(m)		From	To	Bearing	Dist(m)
0	473124.58	4817790.41		0	1	319° 48' 29"	11.4
1	473117.22	4817799.11		1	2	330° 18' 12"	14.4
2	473110.08	4817811.64		2	3	336° 15' 00"	10.7
3	473105.77	4817821.43		3	4	341° 45' 15"	2.2
4	473105.07	4817823.55		4	5	065° 17' 30"	16.5
5	473120.03	4817830.44		5	6	062° 43' 50"	10.7
6	473129.53	4817835.33		6	7	066° 23' 60"	11.0
7	473139.61	4817839.74		7	8	063° 08' 44"	3.2
8	473142.45	4817841.18		8	9	087° 35' 43"	3.8
9	473146.26	4817841.34		9	10	153° 12' 32"	7.5
10	473149.63	4817834.66		10	11	145° 42' 37"	21.9
11	473161.98	4817816.56		11	12	234° 04' 40"	5.0
12	473157.90	4817813.60		12	13	226° 45' 22"	5.3
13	473154.03	4817809.96		13	14	235° 58' 36"	12.2
14	473143.95	4817803.16		14	0	236° 39' 07"	23.2

[Handwritten signature]

ROLS
 NSHUNGUYABAGABO Theoneste
 TECHNICIAN SURVEYOR
 CODE:TS00113 TEL: 0788951651
 FOR BEB PLAN ONLY



REPUBLIC OF RWANDA



Deed Plan

PARCEL OWNER(S) :	Kaburabuza Juvenal Mukangango Venantie	PARCEL LOCATION
UPI:	4/02/09/04/310	District: Gakenke
PLANNED LAND USE/ ZONING	A1-Agriculture zone , T1-Road reserve	Sector: Kivuruga
PLOT DEVELOPED: Yes/ No	No	Cell: Ruhinga
		Village: Munyege

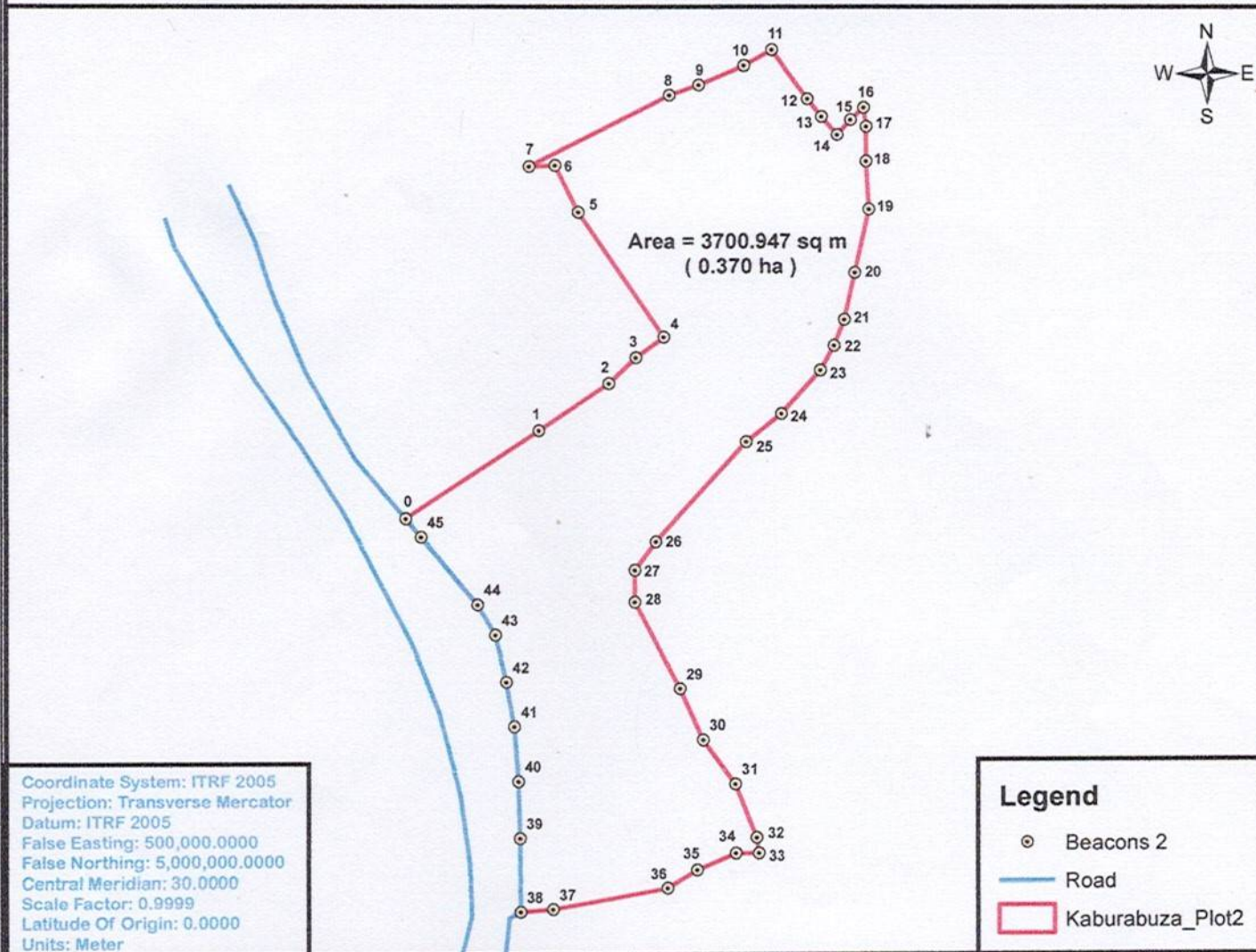
Deed Plan No : 2

Area = 3700.947 sq m

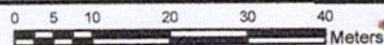
Survey Date: 25/7/2025

Flat No	.....	Unit No	.....	Common Elements	.....
Floor No	.....	Unit Area(Sqm)	.....	Area(Sqm)	.....
Floor Area	.....	Unit Area Ratio(%)	.....	Total Building Area	.....
Total Floor area(Sqm)	.....				

CONDOMNIUM SURVEY



SCALE: 1:892



PREPARED BY

Name: NSHUNGUYABAGABO Theoneste

Signature And Stamp:

Dates: 25/7/2025

ROLS
NSHUNGUYABAGABO Theoneste
TECHNICIAN SURVEYOR
CODE:TS00113 TEL: 0788951831
FOR DEED PLAN ONLY

Verified by:

CMO/GIS And Land surveyor

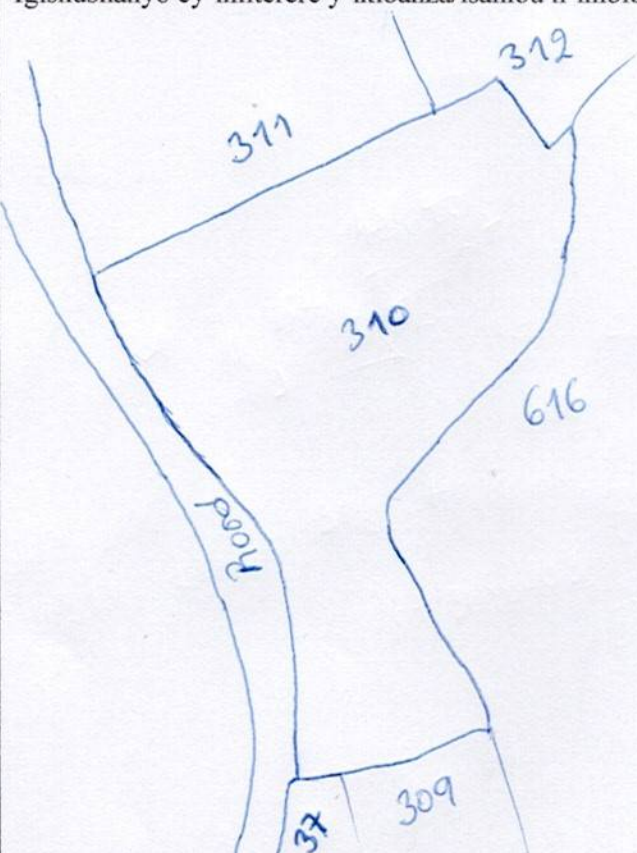
BOUNDARY DETAILS 2:

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
0	473124.58	4817790.41	0	1	056° 39' 07"	23.2
1	473143.95	4817803.16	1	2	055° 58' 36"	12.2
2	473154.03	4817809.96	2	3	046° 45' 22"	5.3
3	473157.90	4817813.60	3	4	054° 04' 40"	5.0
4	473161.98	4817816.56	4	5	325° 42' 37"	21.9
5	473149.63	4817834.66	5	6	333° 12' 32"	7.5
6	473146.26	4817841.34	6	7	267° 35' 43"	3.8
7	473142.45	4817841.18	7	8	063° 08' 44"	22.8
8	473162.81	4817851.48	8	9	069° 35' 26"	4.5
9	473167.02	4817853.05	9	10	067° 19' 10"	7.1
10	473173.58	4817855.79	10	11	060° 13' 06"	4.7
11	473177.63	4817858.11	11	12	144° 06' 01"	8.8
12	473182.78	4817850.99	12	13	141° 00' 47"	3.3
13	473184.86	4817848.43	13	14	139° 37' 09"	3.4
14	473187.09	4817845.81	14	15	041° 43' 58"	2.9
15	473189.04	4817848.00	15	16	047° 35' 43"	2.6
16	473190.95	4817849.73	16	17	172° 49' 22"	2.8
17	473191.30	4817846.97	17	18	000° 00' 00"	5.0
18	473191.30	4817841.95	18	19	176° 54' 22"	6.9
19	473191.67	4817835.07	19	20	192° 19' 21"	9.4
20	473189.66	4817825.89	20	21	192° 50' 39"	6.9
21	473188.12	4817819.12	21	22	201° 15' 03"	4.0
22	473186.66	4817815.36	22	23	209° 11' 49"	4.1
23	473184.67	4817811.81	23	24	221° 59' 17"	8.4
24	473179.02	4817805.53	24	25	231° 28' 58"	6.5
25	473173.90	4817801.46	25	26	222° 22' 39"	19.4
26	473160.83	4817787.13	26	27	216° 38' 06"	5.1
27	473157.80	4817783.06	27	28	000° 00' 00"	4.6
28	473157.80	4817778.46	28	29	152° 33' 18"	14.2
29	473164.33	4817765.88	29	30	155° 58' 04"	8.1
30	473167.63	4817758.49	30	31	143° 35' 01"	7.9
31	473172.33	4817752.11	31	32	158° 11' 55"	8.3
32	473175.41	4817744.41	32	33	173° 06' 27"	2.3
33	473175.69	4817742.14	33	34	269° 55' 42"	3.3
34	473172.41	4817742.13	34	35	246° 19' 05"	6.1
35	473166.83	4817739.69	35	36	239° 25' 14"	5.0
36	473162.52	4817737.14	36	37	259° 36' 20"	16.8
37	473145.97	4817734.11	37	38	265° 20' 29"	4.8
38	473141.21	4817733.72	38	39	359° 28' 28"	10.7
39	473141.11	4817744.39	39	40	358° 38' 10"	8.2
40	473140.91	4817752.61	40	41	355° 42' 38"	7.9
41	473140.33	4817760.44	41	42	349° 32' 26"	6.5
42	473139.15	4817766.81	42	43	347° 07' 31"	7.0
43	473137.59	4817773.66	43	44	329° 58' 53"	5.1
44	473135.04	4817778.06	44	45	319° 41' 09"	12.7
45	473126.82	4817787.76	45	0	319° 48' 29"	3.5

ROLS
 NSHUNGUYABAGABO Theopiste
 TECHNICIAN SURVEYOR
 CODE:TS00113 TEL: 0758551651
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RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa... 27 / 7 / 2025

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • KABURABUZA JUVENAL • 1195380026946084 • MUKANGANGO YENANTIE • 1195370026945003	AHO UBUTAKA BUHEREREYE Akarere: GAKENKE Umurenge: KIVURUGA Akagali: RUHINGA Umudugudu: MUNYEGE
UPI: 41021091041310 Ibikorwa biri ku butaka: UBUHINZI Ubuso bw'ubutaka : 5314.237 Sqm Igishushanyo cy'imiterere y'ikibanza/isambu n'imbibi zacyo 	SERIVISI ISABWA ¹: - Kugabanya ubutaka mo ibice ☒ - Kubaruza ubutaka bwa ☐ mbere - Gukosora imbibi/Ubuso ☐ - Iyimirwa ku mpamvu z'inyungu rusange (expropriation) ☐ - icyangombwa cy'ubwubatsi (Autobatr) ☐ - Isangiramutungo ku nyubako ☐

¹ Hitamo ikigiye gukorwa; si ngombwa ko serivisi iba imwe

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				

UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe:
 - Ubwoko bwa GNSS rover: **UNISTRONG G970II PRO**
 - Serial No: **G97A2492220138**
 - RwandaGeonet User-ID: **SGT250**
 - Surveyor Code number: **TS00113**
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: **IMAX**
- Accuracy yakoreshejwe (cm): **± 2 cm**
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): **2025 - 7 - 27**
- Gupima byatangiye saa... **13h.00'**... birangira saa... **13h.40'**.....
- 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	1613.290 Sgm	8	
2	3700.947 Sgm	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	Telephone	Affected (Yes/No)	Umukono
311	BENDANTUNGUKA Jean Bosco	0783650403	No	
312	HABERI Anastase	0783016676	No	
616	NTAHOMPAGAZE CELESTIN	0788708051	No	

NYIRI UBUTAKA

Amazina : ..KABURABUZA JUVENAL.....

Umukono : .......

Telephone :0786697535.....

UWAPIMYE UBUTAKA

Njyewe. **NSHUNGUYABAGABO Theoneste**

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: **NSHUNGUYABAGABO Theoneste**

Umukono na Kashe: .......



Telephone : 0788951651