

IFISHI YA DOSIYE ISABA KUVUGURURA IMBIBI NO GUKOSORA UBUSO

Umwirondoro

Njyewe, NTIZIYOBOZA FAUSTIN

Aderesi

Akarere
Burera

Umurenge wa
BUTARO

Akagari
RUSUMO

Umudugudu wa
Kabahura

Ndasaba kuvugurura/gukosora ubuso.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/
isambu (UPI)

Akarere

Umurenge

Akagari

Umudugud
u

4/04/02/05/11809

Burera

Butaro

Rusumo

Kabahura

Itariki y'ubusabe:

11/02/2025

Umukono w'usaba (w'abasaba):

.....

Umukono w'ubarura ubutaka:

.....**MATIRASHA Jean Bosco**.....

.....**Mwami**.....



ITANZWENA
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 B250211142058EOAQ ku IremboGov mbere yo kuyikoresha.



UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

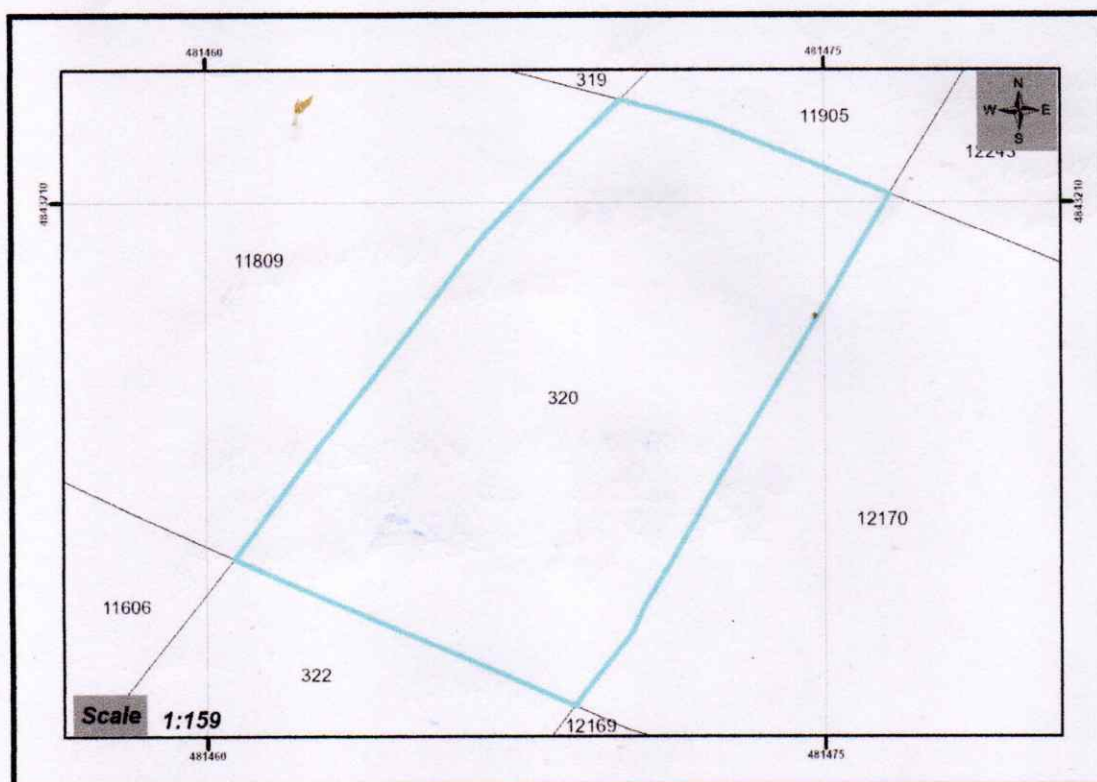
IBIRANGA UBUTAKA

UPI:4/04/02/05/320	Ubuso: 117 metero kare	Imikoreshereze y'ubutaka: Gutura
Intara : Amajyaruguru	Akagali : RUSUMO	
Akarere : Burera	Umudugudu : Kabahura	
Umurenge : BUTARO	Imyaka y'ubukode : Imyaka 49 itangira kuwa 09/11/2011	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. NTIZIYOBOZA FAUSTIN	1196780041140058	50.00	NTIZIYOBOZA FAUSTIN (1196780041140058)
2. MUKANDEKEZI CATHERINE	1196770041138072	50.00	Amajyaruguru, Burera, BUTARO, RUSUMO, Kabahura

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 4/04/02/05/320
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;

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 bukwije 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 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 busangiye n'abantu benshi, ubahagarariye ntashobora gutanga ubwo burenganzira abugurishije, abutanze nk'impano, kubugurana ubundi, kubugwaturiza, kubukodesha, kubwaturira cyangwa kububangikanyaho ubundi burenganzira bitemejwe n'abanditse ku nyandikompamo z'ubutaka bose. Icyakora, iherekanya 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 kubikora;
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 bakuzuza inshingano zikubiye muri aya masezerano n'amategeko abigenga, bakoresha mu mudendezo 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
NTIZIYOBOZA FAUSTIN

Ku ruhande rwa Leta y'u Rwanda





UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

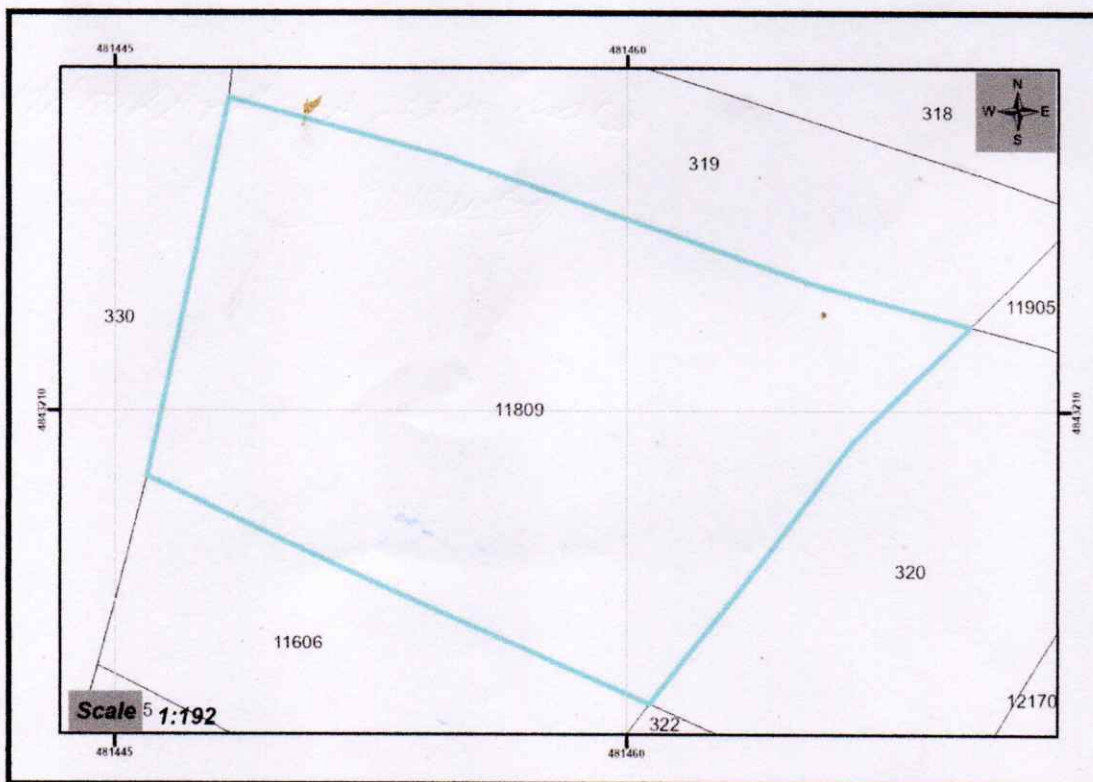
IBIRANGA UBUTAKA

UPI:4/04/02/05/11809	Ubuso: 239 metero kare	Imikoreshereze y'ubutaka: Gutura
Intara : Amajyaruguru	Akagali : RUSUMO	
Akarere : Burera	Umudugudu : Kabahura	
Umurenge : BUTARO	Imyaka y'ubukode : Imyaka 49 itangira kuwa 09/11/2011	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. NTIZIYOBOZA FAUSTIN	1196780041140058	50.00	NTIZIYOBOZA FAUSTIN (1196780041140058)
2. MUKANDEKEZI CATHERINE	1196770041138072	50.00	Amajyaruguru, Burera, BUTARO, RUSUMO, Kabahura

IGISHUSHANYO CY'UBUTAKA



AMASEZERANO Y' UBUKODE BURAMBYE KU BUTAKA No 11809/BUR/BUT/RUS/001

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 4/04/02/05/11809
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;
Icyakora, Ukodesha ubutaka ahahozze peyizana y'ibirunga nahandi hahegereye hagenewe guhingwa ibireti n'inzego za Leta zibishinzwe, yubahiriza gahunda yo guhingwa 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 bukwiye 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, kubugwaturiza, kubukodesha, kubwatura cyangwa kububangikanyaho ubundi burenganzira bitemejwe n'abanditse ku nyandikompamo z'ubutaka bose. Icyakora, ihererekanya ry'uburenganzira ku butaka abashyingiranywe bahuriyeho, ryemezwa n'abashyingiranywe 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 kubikora;
9. Ukodesha ntashobora kubuza abakozi b'inzego zifite imicungire y'ubutaka mu nshingano cyangwa undi muntu uwo ari we wese ubifitiye ububashya 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 bakuzuza 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;
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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
NTIZIYOBOZA FAUSTIN

Ku ruhande rwa Leta y'u Rwanda





REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	NTIZIYOBOZA Faustin	Parcel Location	
UPI	4/04/01/05/319	District	BURERA
Planned Land Use /Zoning	Agricultural	Sector	BUTARO
Plot developed: Yes or No	No	Cell	RUSUMO
		Village:	KABAHURA

Deed Plan No

1

Area

376.87 Sqm

Surveyed Date

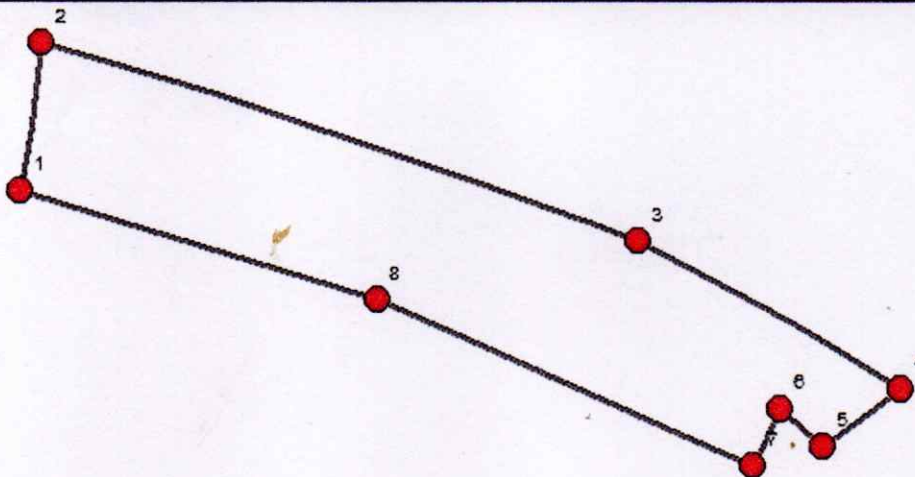
11/02/2025

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

Condominium Survey

Boundary details

Beacon	Northing (m)	Easting (m)	From	To	Bearing	Dist (M)
1	481447.718	4843215.711	1	2	008° 31' 33"	8.027
2	481448.908	4843223.649	2	3	108° 13' 32"	34.263
3	481481.452	4843212.933	3	4	119° 27' 29"	16.410
4	481495.74	4843204.863	4	5	234° 18' 14"	5.213
5	481491.506	4843201.821	5	6	309° 48' 12"	3.099
6	481489.125	4843203.805	6	7	205° 33' 17"	3.373
7	481487.67	4843200.762	7	8	293° 22' 37"	22.340
8	481467.164	4843209.626	8	1	287° 22' 33"	20.376



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 5 0 10
Meters

Legend

- Beacons
- Plot Boundary

Prepared By: MANIRAFASHA Jean Bosco

Verified By:

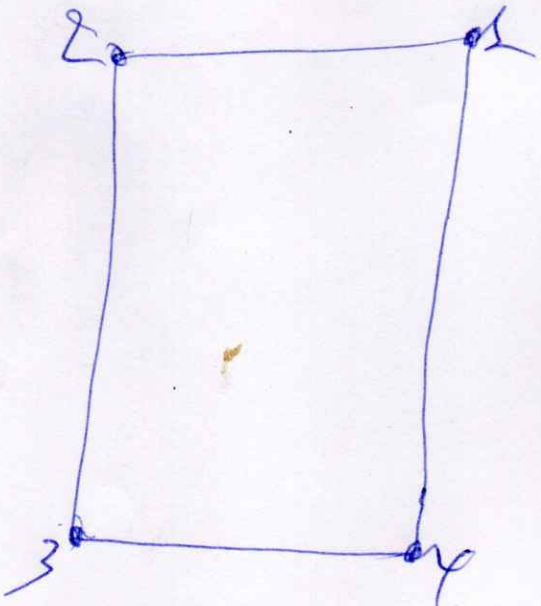
CMO/GIS and Land Surveyor

Signature:

Date & Stamp: 27/02/2025

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa... 11 / 02 / 2021

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • NT72740303X Kaustin • 1196780041140068 • MUKAMBEZI Catherine • 1196770041138072	AHO UBUTAKA BUHEREREYE Akarere: ... Butera Umurenge: ... Butara Akagali: ... Rusumo Umudugudu: ... Kabahele
UPI: ... 4/04/02/05/11809 Ibikorwa biri ku butaka: ... Butara Ubuso bw'ubutaka : Igishushanyo cy'imiterere y'ikibanza/isambu n'imibizi zacyo 	SERIVISI ISABWA ¹: - Kugabanya ubutaka mo ibice ☐ - Kubaruza ubutaka bwa mbere ☐ - Gukosora imibizi/Ubuso ☒ - Iyimirwa ku mpamvu z'inyungu rusange (expropriation) ☐ - icyangombwa cy'ubwubatsi (Auto-batir) ☐ - Isangiramutungo ku nyubako ☐

¹ Hitamo ikigiye gukorwa; si ngombwa ko serivisi iba imwe

UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe:
 - Ubwoko bwa GNSS rover: *760 7601-7604*
 - Serial No: *86063600 000 6494*
 - RwandaGeonet User-ID: *Central Mark Design*
 - Surveyor Code number: *1500041*
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: *2MAA*
- Accuracy yakoreshejwe (cm): *2.0* cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): *11.02.2025*
- Gupima byatangiyeye saa *08:38* birangira saa *10:30*
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka: *nta*

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 iyi mbonerahamwe shyiraho umugereka

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

UPI	Amazina	Telepho ne	Yagizweho ingaruka(Yego/Oya)	Umukono
<i>4/04/02/07/318</i>	<i>Bisetsa</i>	<i>—</i>	<i>oya</i>	<i>[Signature]</i>
<i>4/04/02/07/340</i>	<i>Kabysa</i>	<i>—</i>	<i>oya</i>	<i>[Signature]</i>
<i>4/04/02/07/1606</i>	<i>Bisetsa</i>	<i>—</i>	<i>oya</i>	<i>[Signature]</i>
<i>4/04/02/07/1809</i>	<i>Mtiziye</i>	<i>—</i>	<i>oya</i>	<i>[Signature]</i>

UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe:
 - Ubwoko bwa GNSS rover: 760 5604-7604
 - Serial No: 86063600 000 6494
 - RwandaGeonet User-ID: Central Hard Design
 - Surveyor Code number: 1500041
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: 27AA
- Accuracy yakoreshejwe (cm): 2.0 cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): 11.02.2025
- Gupima byatangiye saa 10h 38' birangira saa 10h 34'
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka: nta

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 iyi mbonerahamwe shyiraho umugereka

IMYIRONDO RO YA BA NYIR'UBUTAKA BUHANA IMBIBI N'UBUTAKA BWAPIMWE:

UPI	Amazina	Telepho ne	Yagizweho ingaruka(Yego/Oya)	Umukono
4/04/02/07318	Bisetsa	—	oya	<u>[Signature]</u>
4/04/02/07340	Habyarimana	—	oya	<u>[Signature]</u>
4/04/02/071606	Bisetsa	—	oya	<u>[Signature]</u>
4/04/02/0711809	Munyabwoba	—	yego	<u>[Signature]</u>

NYIRI UBUTAKA

Amazina : *NTI 31402021 Paustin*

Umukono : *[Signature]*

Telephone : *0788822491*

UWAPIMYE UBUTAKA

Njyewe *MATIRABASHA Jean Bosco*

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 : *MATIRABASHA Jean Bosco*

Umukono na Kashe : *[Signature]*

Telephone : *0788914860*



REPUBLIC OF RWANDA



National Land Authority
P.O.Box 433 Kigali

Web: www.lands.rw, Email: info@lands.rw



Rwanda Organization of Land Surveyors
Phone: +250 780 357 204
Web: www.rols.rw, Email: info@rols.rw



Professional Certificate

Pursuant to the Presidential Order N° 030/01 of 06/05/2022, as published in the official Gazette N° 19 Bis of 09/05/2022, establishing National Land Authority and determining its mission, organization and functioning, especially in chapter II, Article 7 related to the mandate of the Authority, on points 1°, 2°, 4°, 7°, 8°, 9°, 12°, 13°; Reference is also made to the letter of 28/05/2020, Ref.2169/16/03/SBO/RLMUA, endorsing Rwanda Organization of Land Surveyors as an agreed professional organization partner in performing surveying services and promoting surveying profession in Rwanda with respect to regulations and standards;

This is to certify that **MANIRAFASHA Jean Bosco** is registered as **Certified Technician** under the code **TS00045** on **1st January 2024** and valid until **31st December 2024**



Marie Grâce NISHIMWE
Director General / Chief Registrar of Land Titles
National Land Authority



HONESTY, CONSISTENCY, ACCURACY

Eng. Athanase GASIRABO
Chairperson
Rwanda Organization of Land Surveyors

