

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **MUGENZI EVARISTE**

Indangamuntu y'u Rwanda: **1195280044119076**

Aderesi

Akarere ka:
Rwamagana

Umurenge wa:
Nzige

Akagari ka:
Kigarama

Umudugudu
Nyarutovu

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/
isambu (UPI):
5/01/13/02/4186

Intara:

Iburasirazuba

Akarere ka:

Rwamagana

Umurenge:

Nzige

Akagari:

Kigarama

Umudugudu:

Nyarutovu

Itariki y'ubusabe:

22/10/2024

Amazina y'usaba:

MUGENZI EVARISTE

Umukono w'usaba (w'abasaba):

Amazina n'Umukono
w'ubarura ubutaka:

NYOBUHUNGIRO JOLIE GISELE
CERTIFIED SURVEYOR
CODE: LS00356
TEL: 0786901710



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 **B241022174912TE1A** ku IremboGov mbere yo kuyikoresha.



IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe/Twebwe: MUGENZI Evariste na Twizumana Espérance
 Indangamuntu/Pasiporo: 119528004411 / 1195676003053063
 Aderesi: Akarere ka Rwamagana Umurenge wa Nzige Akagari
 ka Kigamba Umudugudu wa Kyaburavu
 Telefoni : E-mail:

Ndasaba kugabanyamo ikibanza/isambu:

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/isambu (UPI): 51011310214186
 Umujyiwa Kigali/Intara: IBURUNDIYUBA
 Akarere: Rwamagana
 Umurenge: Nzige
 Akagari: Kigamba

Ibisobanuro k'ubusabe : Molabala auka ikibanza ibice

Ibisabwa

Ibyangombwa by'ubutaka busabirwa kugabanywamo ibice ¹	
Ifishi y'ibipimo by'ubutaka (Fiche Cadastrale) yemejwe n'umuyobozi w'ishami rifite ubutaka mu nshingano mu Karere, kuri buri gice cy'ubutaka busabirwa kugabanywamo ibice	
Raporo y'ipimwa ry'ubutaka yashyizweho umukono na nyir'ubutaka, abo bahana imbibi n'umukozi wapimye ubutaka	
Mu gihe ibipimo bizagira ingaruka ku baturanyi kandi badashobora kuboneka: Inyandiko y'ubuyobozi bw'Akagari yemeza ko ba nyir'ibibanza bihana imbibi n'ikibanza cyasabiwe kugabanywamo ibice badashobora kuboneka ngo basinye kuri raporo y'ipimwa ry'ubutaka	

Ahagenewe gusaba guhuza imikoreshereze y'ubutaka n'igishushanyo mbonera

Ndasaba ko icyo ubutaka bwagenewe gukoreshwa gihuzwa n'igishushanyo mbonera cy'imikoreshereze y'ubutaka(uzuza ahabugenewe) 

Icyitonderwa: Iyo ubutaka busabirwa kugabanywamo ibice bwari bwarahawe inkondabutaka, ibice bitariho inyubako bihabwa ibyemezo by'iyandikisha ry'ubukode burambye. Umukozi wapimye ubutaka agaragaza ko ibipimo (Fiche cadastrale) by'ibice bifite inyubako n'ibitayifite. Icyakora, ibi ntibyubahirizwa iyo hari kopi y'iteka rya Perezida ryemeza itangwa ry'inkondabutaka

Itariki y'ubusabe

Umukono w'usaba (w'abasaba)

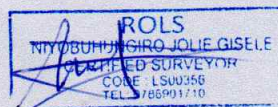
Byakiriwe kandi bisuzumwa na:

Icyo ashinzwe:

Itariki:

Umukono:

Kashe



¹ Ibi bireba ibyangombwa byatangwaho mbere y'itariki ya 09 Mutarama 2023



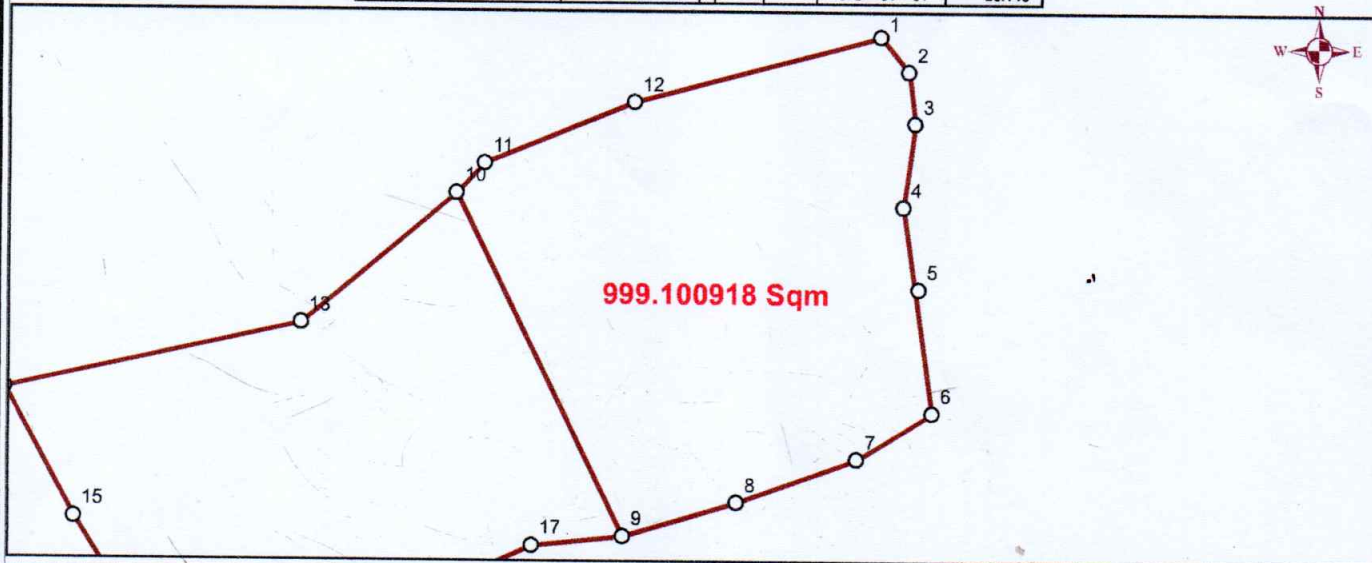
REPUBLIC OF RWANDA

Deed Plan

Parcel Owner	TWIZEYIMANA ESPERANCE MUGENZI EVARISTE	Parcel Location	
UPI:	5/01/13/02/4186	District:	RWAMAGANA
Planned Land use /Zoning	AGRICULTURE	Sector:	Nzige
Plot Developed YES or NOT	YES	Cell:	KIGARAMA
Deed Plan No:	1	Area:	999.100918 Sqm
Flat No:	XXXX	Unit No:	XXXX
Floor No:	XXXX	Unit Area(Sqm):	XXXX
Floor Area:	XXXX	Unit Area Ratio(%):	XXXX
Total Floor Area:	XXXX	Common element area(Sqm)	
		Total Building Area	

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
1	540262.063	4775345.126	1	2	140° 45' 49"	3.554
2	540264.311	4775342.373	2	3	172° 38' 55"	4.135
3	540264.840	4775338.272	3	4	187° 58' 09"	6.679
4	540263.914	4775331.657	4	5	168° 51' 43"	6.573
5	540265.184	4775325.208	5	6	173° 23' 24"	9.858
6	540266.319	4775315.416	6	7	237° 52' 38"	6.989
7	540260.399	4775311.699	7	8	250° 08' 42"	10.127
8	540250.874	4775308.260	8	9	253° 29' 17"	9.425
9	540241.838	4775305.581	9	10	333° 46' 46"	30.199
10	540228.495	4775332.673	10	11	043° 02' 47"	3.222
11	540230.695	4775335.028	11	12	067° 39' 07"	12.873
12	540242.601	4775339.923	12	1	075° 01' 51"	20.145



Scale: 1:551 0 2.5 5 10 15 20 Meters

Surveyed by : NIYOBUNGIRO JOLIE GISELE
(Land Surveyor)

Signature

Date & Stamp:.....

Approved by : CMO/GIS and Land Surveyor

Name:

Post:.....

Date and Signature:



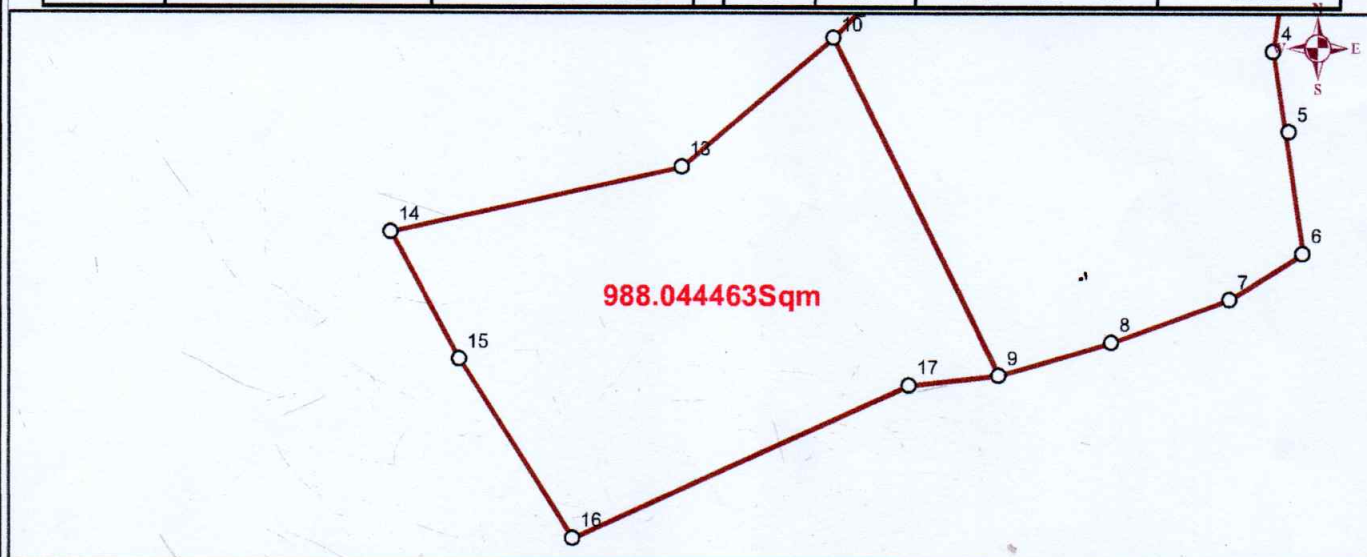
REPUBLIC OF RWANDA

Deed Plan

Parcel Owner	TWIZEYIMANA ESPERANCE MUGENZI EVARISTE		Parcel Location	
UPI:	5/01/13/02/4186		District:	RWAMAGANA
Planned Land use /Zoning	AGRICULTURE		Sector:	Nzige
Plot Developed YES or NOT	YES		Cell:	KIGARAMA
Deed Plan No:	2	Area:	988.044463 Sqm	
Flat No:	XXXX		Unit No:	XXXX
Floor No:	XXXX		Unit Area(Sqm):	XXXX
Floor Area:	XXXX		Unit Area Ratio(%):	XXXX
Total Floor Area:	XXXX		Common element area(Sqm)	
			Total Building Area	

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
10	540228.495	4775332.673	10	13	229° 45' 00"	16.011
13	540216.275	4775322.328	13	14	257° 20' 42"	24.034
14	540192.825	4775317.062	14	15	151° 23' 22"	11.603
15	540198.382	4775306.876	15	16	147° 36' 19"	17.019
16	540207.500	4775292.505	16	17	065° 33' 51"	29.769
17	540234.602	4775304.820	17	10	347° 37' 58"	28.514



Scale: 1:559 0 2.5 5 10 15 20 Meters

Surveyed by : NIYOBUHUNGIRO JOLIE GISELE
(Land Surveyor)

Signature

Date & Stamp:

[Signature]
NIYOBUHUNGIRO JOLIE GISELE
CERTIFIED SURVEYOR
CODE: 1000001210

Approved by : CMO/GIS and Land Surveyor

Name:

Post:

Date and Signature:

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa...05.../10.../2024

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • MUGENZI: B. VAKISTE • TUKIZH. YIMANA B. Sp. m. se • •	AHO UBUTAKA BUHEREREYE Akarere: ...Rukamashamba Umurenge: ...Kiziba Akagali: ...Kigarama Umudugudu: ...Nyabutovu
UPI: 5101131021486 Ibikorwa biri ku butaka: ...Ubuhizi Ubuso bw'ubutaka : 1983 sqm Igishushanyo cy'imiterere y'ikibanza/isambu n'imbibi zacyo 	SERIVISI ISABWA ¹: - Kugabanya ubutaka mo ibice ☒ - Kubaruka ubutaka bwa mbere ☐ - Gukosora imbibi/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: *Boir A60*
 - Serial No: *A6003130399*
 - RwandaGeonet User-ID: *Geonetkey*
 - Surveyor Code number: *L500358*
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☒ Mountpoint Name: *Kigali IMA X*
- Accuracy yakoreshejwe (cm): *1* cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): *2014-10-05*
- Gupima byatangiye saa *11h00* birangira saa *11h30*
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka: *utazwo*

UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE :

Ibibanza	Ubuso	Ibibanza	Ubuso
1	<i>999.10</i>	8	
2	<i>988.044</i>	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>2004</i>	<i>Mwizyimana Esperance</i>		<i>Oya</i>	<i>Am</i>
<i>4991</i>	<i>mpabuburabo Albert</i>	<i>-</i>	<i>Oya</i>	<i>Am</i>
<i>2011</i>	<i>NYIRAMWEZA Claudine</i>	<i>-</i>	<i>Oya</i>	<i>W-H</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 : *MURUMANA R. Spemba*

Umukono : *[Signature]*

Telephone :

UWAPIMYE UBUTAKA

Njyewe *NIYOBUNGIRO NGIRO*

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 : *NIYOBUNGIRO NGIRO Jolie Gisele*

Umukono na Kashe : 

Telephone : *0786901710*



UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

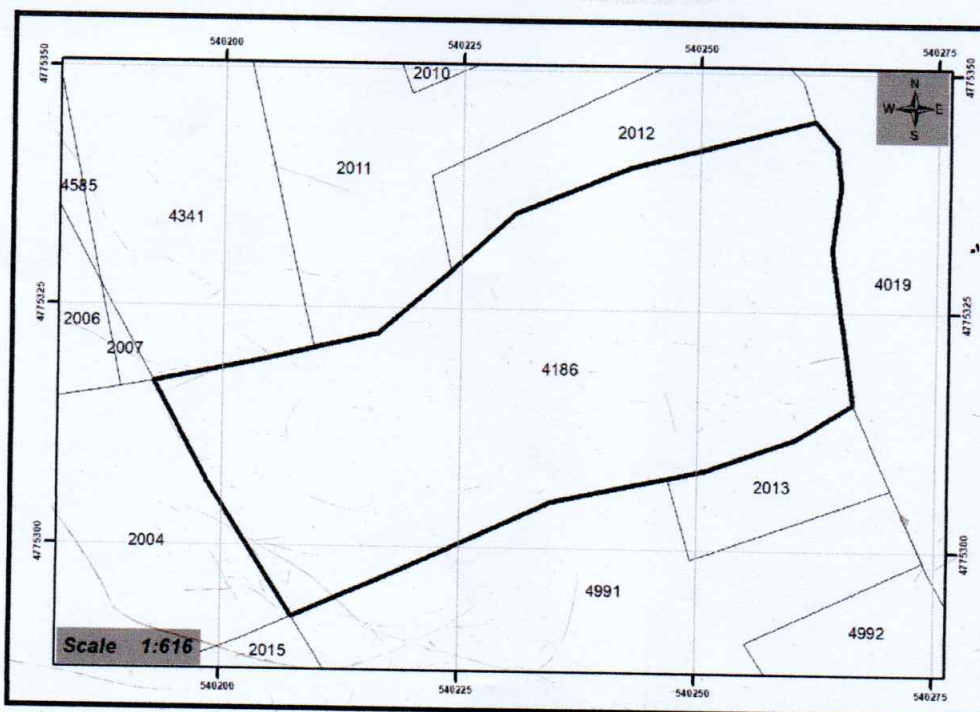
IBIRANGA UBUTAKA

UPI:5/01/13/02/4186	Ubuso: 1983 metero kare	Imikoreshereze y'ubutaka: Ubuhinzi
Intara : Uburasirazuba	Akagali : KIGARAMA	
Akarere : Rwamagana	Umudugudu : Nyarutovu	
Umurenge : NZIGE	Imyaka y'ubukode : Imyaka 99 itangira kuwa 18/07/2013	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. MUGENZI EVARISTE	1195280044119076	50.00	MUGENZI EVARISTE (1195280044119076) Uburasirazuba, Rwamagana, NZIGE, KIGARAMA, Nyarutovu
2. TWIZEYIMANA ESPERANCE	1195670048053063	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 5/01/13/02/4186
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 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, kubugwatiriza, kubukodesha, kubwira cyangwa kububangikanyaho ubundi burenganzira bitejwe n'abanditse ku nyandikompamo z'ubutaka bese. 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 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
MUGENZI EVARISTE

Ku ruhande rwa Leta y'u Rwanda



18/07/2013

Umubitsi w'Inyandikompamo z'Ubutaka