

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **TUGIZWENIMANA ANCILLE**

Indangamuntu y'u Rwanda: **1198470191729231**

Aderesi

Akarere ka:	Umurenge wa:	Akagari ka:	Umudugudu
Bugesera	Mayange	Kagenge	Taba

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/ isambu (UPI):	Intara:	Akarere ka:	Umurenge:	Akagari:	Umudugudu:
5/07/05/02/3084	Iburasirazuba	Bugesera	Mayange	Kagenge	Taba

Itariki y'ubusabe:

13/01/2025

Amazina y'usaba:

TUGIZWENIMANA ANCILLE

Umukono w'usaba (w'abasaba):

.....

Amazina n'Umukono

w'ubarura ubutaka:

.....



00000000000000000000000000000000

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 **B250113122113FJIZ** ku iremboGov mbere yo kuyikoresha.



IBIRANGA UBUTAKA

IBIRANGA UKODESHA

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 bufitte UPI 5/07/05/02/3084
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 ahaheze peyizana y'ibirunga nashandi hahaganywe hageneswe guhingwa ibiret n'inzego za Leta zibishinzwe, yubahiriza gahunda yo guhinga ibiret byibura ku buso bungana na 40% kuri buri gihe cy'ihinga n'imibisikanire yigihingwa cy'ibiret 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 bukiye 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 imibiri z'ubutaka bwe no kwirinda kuzihindura. Ukodesha kandi ntagomba guhindura icyo ubutaka bwagenewe gukoresha atabibonye uruhushya rwanditse nk'uko biteganywa n'amategeko abigenga;
 6. Ukodesha agomba gukoresha ubutaka mu buryo butabangamira ubutaka buhanga imibiri n'ubwo ukodesha. Abujijwe kandi kubangamira abo bahanga imibiri 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, kubugwata, kubukodesha, kubwira cyangwa kububangikanyaho ubundi burenganzira bitemejwe n'abanditse ku nyandikompamo z'ubutaka bose. Icyakora, iherezakanya ry'uburenganzira ku butaka abashyiriranywe bahuriyeho, ryemezwa n'abashyiriranywe 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 imitungo 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 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 icyo mirimo igamije inyungu rusange kandi ikorerwa hakurikijwe amategeko abigenga;
 13. Ukodesha afite inshingano yo kwishyura imisiro 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
TUGIZWENIMANA ANCILLE

Ku ruhande rwa Leta y'u Rwanda



12/10/2024

Umubitsi w'inyandikompamo z'ubutaka



REPUBLIC OF RWANDA

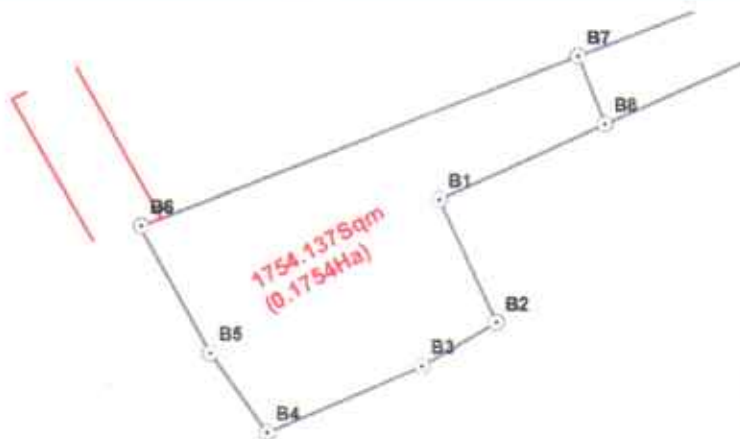


Deed Plan

Parcel Owner(s)	TUGIZWENIMANA ANCILLE		Parcel Location		
UPI	5/07/05/02/3084		District	BUGESERA	
Planned Land Use / Zoning	R1		Sector	MAYANGE	
Plot developed: Yes or No?	NO		Cell	KAGENGE	
			Village	TABA	
Deed plan No	1	Area	1754.137Sqm	Surveyed Date	12 / 01 / 2025
Flat No		Condominium Survey	Unit No		Common Elements Area (Sqm)
Floor No			Unit Area (Sqm)		
Floor Area			Unit Area Ratio (%)		
Total Floor Area (Sqm)					Total Building Area

Boundary Details

Beacon	Easting(m)	Northing(m)		From	To	Bearing	Dist(m)
B1	516981.25	4756953.87		B1	B2	154° 56' 56"	20.31
B2	516989.85	4756935.47		B2	B3	239° 34' 52"	12.92
B3	516978.71	4756928.93		B3	B4	246° 38' 40"	25.34
B4	516955.44	4756918.88		B4	B5	324° 04' 53"	14.69
B5	516946.82	4756930.78		B5	B6	331° 17' 24"	21.70
B6	516936.40	4756949.81		B6	B7	068° 39' 12"	70.49
B7	517002.06	4756975.47		B7	B8	158° 17' 13"	10.97
B8	517006.12	4756965.27		B8	B1	245° 22' 09"	27.36



Projected Coordinate System: ITRF 2003
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

SCALE: 1/1,000

0 5 10 20 30 40
Meters

Legend

- BEACONS
- ROAD
- PLOT

Surveyed by: BATAMURIZA ANNET

Signature:

ROLS
BATAMURIZA ANNET
CERTIFIED SURVEYOR
CODE: LS00296
TEL: 0783205691

Date & Stamp: 13/01/2025

Approved by:

CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature:



REPUBLIC OF RWANDA



Deed Plan

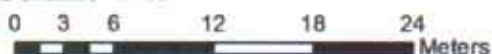
Parcel Owner(s)	TUGIZWENIMANA ANCILLE		Parcel Location	
UPI	5/07/05/02/3084		District	BUGESERA
Planned Land Use / Zoning	R1		Sector	MAYANGE
Plot developed: Yes or No?	NO		Cell	KAGENGE
Deed plan No	2	Area	308.176Sqm	Surveyed Date
				12 / 01 /2025
Flat No		Condomnium Survey	Unit No	
Floor No			Unit Area (Sqm)	
Floor Area			Unit Area Ratio (%)	
Total Floor Area (Sqm)			Common Elements Area (Sqm)	
			Total Building Area	

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
B7	517002.06	4756975.47	B7	B8	158° 17' 13"	10.97
B8	517006.12	4756965.27	B8	B9	065° 53' 10"	30.13
B9	517033.62	4756977.58	B9	B10	337° 05' 34"	9.58
B10	517029.89	4756986.40	B10	B7	248° 33' 15"	29.90



SCALE: 1/400



Legend

- BEACONS
- ROAD
- PLOT

Surveyed by: **BATAMURIZA ANNET**

Signature:

[Signature]

ROLS
BATAMURIZA ANNET
CERTIFIED SURVEYOR
CODE: 1500298
TEL: 0785205693

Date & Stamp:

[Date Stamp]

Approved by:

CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature:



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	TUGIZWENIMANA ANCILLE		Parcel Location		
UPI	5/07/05/02/3084		District	BUGESERA	
Planned Land Use / Zoning	R1		Sector	MAYANGE	
Plot developed: Yes or No?	NO		Cell	KAGENGE	
Deed plan No	3	Area	213.397Sqm	Surveyed Date	12 / 01 /2025
Flat No		Condomnium Survey	Unit No		Common Elements Area (Sqm)
Floor No			Unit Area (Sqm)		
Floor Area			Unit Area Ratio (%)		
Total Floor Area (Sqm)					Total Building Area

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
B9	517033.62	4756977.58	B9	B10	337° 05' 34"	9.58
B10	517029.89	4756986.40	B10	B11	070° 46' 31"	20.79
B11	517049.52	4756993.25	B11	B12	163° 50' 07"	11.62
B12	517052.75	4756982.08	B12	B9	256° 45' 58"	19.66



SCALE: 1/250



- Legend
- BEACONS
 - ROAD
 - PLOT

Surveyed by: **BATAMURIZA ANNET**

Signature:

Date & Stamp: **13/01/2024**

ROLS
BATAMURIZA ANNET
CERTIFIED SURVEYOR
CODE : 1500296
TEL : 0785205455

Approved by:

CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature:



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)		TUGIZWENIMANA ANCILLE		Parcel Location	
UPI		5/07/05/02/3084		District	BUGESERA
Planned Land Use / Zoning		R1		Sector	MAYANGE
Plot developed: Yes or No?		NO		Cell	KAGENGE
Deed plan No		4	Area	304.143Sqm	Surveyed Date
					12 / 01 /2025
Flat No		Condomnium Survey	Unit No		Common Elements Area (Sqm)
Floor No			Unit Area (Sqm)		
Floor Area			Unit Area Ratio (%)		Total Building Area
Total Floor Area (Sqm)					

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
B11	517049.52	4756993.25	B11	B12	163° 50' 07"	11.62
B12	517052.75	4756982.08	B12	B13	092° 55' 16"	12.49
B13	517065.23	4756981.45	B13	B14	073° 11' 42"	7.15
B14	517072.07	4756983.51	B14	B15	345° 53' 17"	18.35
B15	517067.60	4757001.31	B15	B11	245° 57' 03"	19.80



SCALE: 1/300 0 2.25 4.5 9 13.5 18 Meters		Legend ○ BEACONS — ROAD □ PLOT
Surveyed by: BATAMURIZA ANNET Signature: Date & Stamp:		Approved by: CMO/GIS and Land Surveyor Name: _____ Post: _____ Date & Signature: _____



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	TUGIZWENIMANA ANCILLE		Parcel Location		
UPI	5/07/05/02/3084		District	BUGESERA	
Planned Land Use / Zoning	R1		Sector	MAYANGE	
Plot developed: Yes or No?	NO		Cell	KAGENGE	
			Village	TABA	
Deed plan No	5	Area	415.0702Sqm	Surveyed Date	12 / 01 /2025
Flat No		Condomnium Survey	Unit No		Common Elements Area (Sqm)
Floor No			Unit Area (Sqm)		
Floor Area			Unit Area Ratio (%)		
Total Floor Area (Sqm)					Total Building Area

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
B14	517072.07	4756983.51	B14	B15	345° 53' 17"	18.35
B15	517067.60	4757001.31	B15	B16	065° 13' 09"	21.01
B16	517086.67	4757010.12	B16	B17	162° 02' 04"	20.45
B17	517092.98	4756990.66	B17	B14	251° 06' 44"	22.09



SCALE: 1/500

0 4 8 16 24 32 Meters

Legend

- BEACONS
- ROAD
- PLOT

Surveyed by: **BATAMURIZA ANNET**

Signature:

ROLS
BATAMURIZA ANNET
CERTIFIED SURVEYOR
CODE: 1500296
TEL: 0785204581

Date & Stamp:

Approved by:

CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature:



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	TUGIZWENIMANA ANCILLE		Parcel Location	
UPI	5/07/05/02/3084		District	BUGESERA
Planned Land Use / Zoning	R1		Sector	MAYANGE
Plot developed: Yes or No?	NO		Cell	KAGENGE
Deed plan No	6	Area	438.775Sqm	Surveyed Date
				12 / 01 / 2025
Flat No		Condominium Survey	Unit No	
Floor No			Unit Area (Sqm)	
Floor Area			Unit Area Ratio (%)	
Total Floor Area (Sqm)			Common Elements Area (Sqm)	
			Total Building Area	

Boundary Details

Beacon	Easting(m)	Northing(m)		From	To	Bearing	Dist(m)
B16	517086.67	4757010.12		B16	B17	162° 02' 04"	20.45
B17	517092.98	4756990.66		B17	B18	067° 52' 41"	13.46
B18	517105.44	4756995.73		B18	B19	060° 15' 26"	7.80
B19	517112.21	4756999.60		B19	B20	343° 34' 28"	19.80
B20	517106.61	4757018.60		B20	B16	246° 58' 06"	21.67



SCALE: 1/500



Legend

- BEACONS
- ROAD
- PLOT

Surveyed by: **BATAMURIZA ANNET**

Signature:

[Signature]

ROLS
BATAMURIZA ANNET
CERTIFIED SURVEYOR
CODE: 1506196
TEL: 0285205612

Date & Stamp:

13/01/2025

Approved by:

CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature:



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	TUGIZWENIMANA ANCILLE		Parcel Location			
UPI	5/07/05/02/3084		District	BUGESERA		
Planned Land Use / Zoning	R1		Sector	MAYANGE		
Plot developed: Yes or No?	NO		Cell	KAGENGE		
			Village	TABA		
Deed plan No	7	Area	437.105Sqm	Surveyed Date	12 / 01 /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)
B19	517112.21	4756999.60		B19	B20	343° 34' 28"	19.80
B20	517106.61	4757018.60		B20	B21	066° 54' 53"	24.88
B21	517129.50	4757028.35		B21	B22	170° 33' 46"	17.71
B22	517132.40	4757010.88		B22	B19	240° 48' 13"	23.13



SCALE: 1/500

0 4 8 16 24 32 Meters

- Legend
- BEACONS
 - ROAD
 - PLOT

Surveyed by: **BATAMURIZA ANNET**

Signature:

Date & Stamp:

ROLS
BATAMURIZA ANNET
CERTIFIED SURVEYOR
CODE : LS00296
TEL: 0785205691

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

Name:

Post:

Date & Signature :

RAPORO Y'IPIMWA RY'UBUTAKA

Kurwa: 18.11.2024

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • TU. BIZWEHURANA Ahille • ID: 1198470191729145 • •	AHO UBUTAKA BUHEREREYE Akarere: Bugesera Umurenge: Mayange Akagali: Kagame Umudugudu: Taba
UPI: 5071710213684 Ibikorwa biri ku butaka: Gutura Ubuso bw'ubutaka: 3849	SERIVISI ISABWA¹: - Kugabanya ubutaka mo ibice ☒ - Kubarura ubutaka bwa mbere ☐ - Gukosora imibiri/Ubuso ☐ - Iyimirwa ku mpamvu z'inyungu rusange (expropriation) ☐ - Icyangombwa cy'ubwubatsi (Auto-batir) ☐ - Isengururamutunga ku nyubako ☐
Igishushanyo cy'imiterere y'ikibanza/isambu n'imibiri zacyo	

¹ Hitamo ikigiyeye gukorwa; si ngombwa ko serivisi iba imwe

UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe:
 1. Ubwoko bwa GNSS rover: **GNSS RECEIVER FOIFA90**
 2. Serial No: **A90046109307**
 3. RwandaGeonet User-ID: **Kagenzi.j**
 4. Surveyor Code number: **LS00296**
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 1. Network ☒
 2. Single Base ☐ Mountpoint Name: **NEAREST**
- Accuracy yakoreshejwe (cm) **0.005** cm
- Itariki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): **18-11-2024**
- Gupima byatangiyeye saa **13h 24min** birangira saa **14h 37min**
- Imibogamizi zaha zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka:

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 barenze umubare uri muri iyi mibogamiziwe shyiraho umugereka

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

UPI	Amazina	Telepho ne	Yagizweho ingaruka(Yego/Oya)	Umukono
07040570619990	Kelika	07040570619990	Imuraho	ma
07040570619998	Munyana	07040570619998	Mutafu	ma
07040570619996	Munyana	07040570619996	Mutafu	ma

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 umubare 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 : TOGIZETIMANA Ancile

Umukono : me

Telephone : 0786619488

UWAPIMYE UBUTAKA

Njyewe BATAMURIZA ANNET

Impuguke nta gufata ibipimo ku butaka, ndemeza ko ibipimo byafashwe bakurikijwe amahamwe 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 : BATAMURIZA ANNET

Umukono na Kashe :



Telephone : 0785205891



Republic
Of
Rwanda

Acknowledgement Receipt

Rwanda
Revenue
Authority



TIN 107594268

Name: TUGIZWENIMANA ANCILLE

Tax/Fee Type: Property Tax



RRA REF NO: 1279963427

District Name BUGESERA

From Date	To Date	Submitted Date	Declaration Due	Payment Due Date
01/01/2024	31/12/2024	11/12/2024	31/12/2024	31/12/2024

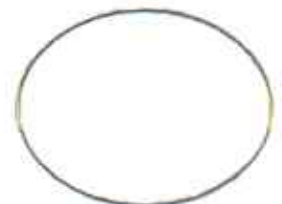
UPI	Quarter	Tax To Pay	Tax Paid	Penalty To Pay	Penalty Paid	Interest To Pay	Interest Paid	Tax Due
07/05/02/3064	Annual	50000	50000	0	0	0	0	0

Total Amount : 0

Authorised RRA Officer:

ONLINE

Signature



Fri Jan 17 16:10:35