

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **MUKANKUSI DATIVE**

Indangamuntu y'u Rwanda: **1196070005960083**

Aderesi

Akarere ka:	Umurenge wa:	Akagari ka:	Umudugudu
Kamonyi	Musambira	Buhoro	Gihembe

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/ isambu (UPI):	Intara:	Akarere ka:	Umurenge:	Akagari:	Umudugudu:
2/08/06/01/7044	Amajyepfo	Kamonyi	Musambira	Buhoro	Gihembe

Itariki y'ubusabe:

23/07/2025

Amazina y'usaba:

MUKANKUSI DATIVE

Umukono w'usaba (w'abasaba):

Dative

Amazina n'Umukono

w'ubarura ubutaka:

NTAKIRUTIMANA J. Paul

[Signature]

ROLS
NTAKIRUTIMANA JEAN PAUL
CERTIFIED SURVEYOR
CODE : LS00198
TEL : 0788641906



INYANDIKO YATANGWEKU

irembo Gov

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 **B250723173110GCZP** ku IremboGov mbere yo kuyikoresha.



UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

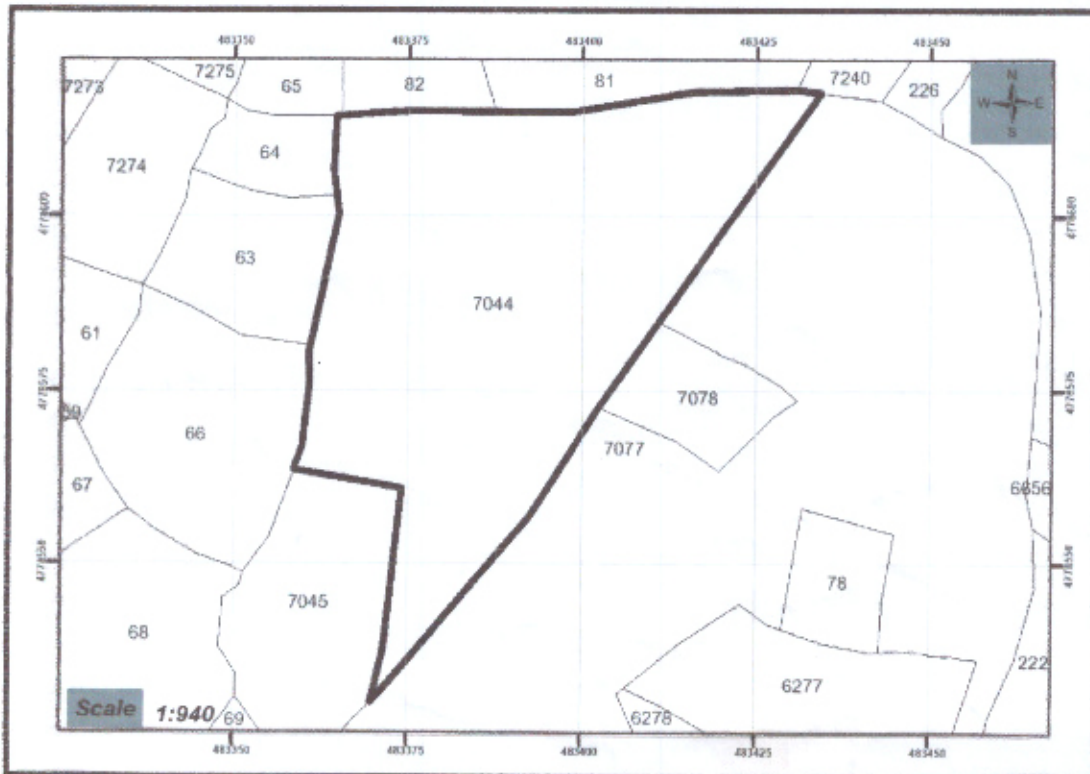
IBIRANGA UBUTAKA

UPI:2/08/06/01/7044	Ubuso: 3141 metero kare	Imikoreshereze y'ubutaka: Ubuhinzi
Intara : Amajyepfo	Akagali : BUHORO	
Akarere : Kamonyi	Umudugudu : Gihembe	
Umurenge : MUSAMBIRA	Imyaka y'ubukode : Imyaka 99 itangira kuwa 06/12/2024	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. MUKANKUSI DATIVE	1196070005960083	100.00	MUKANKUSI DATIVE (1196070005960083) Amajyepfo, Kamonyi, MUSAMBIRA, BUHORO, Gihembe

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 2/08/06/01/7044
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 aha hoze 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 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 gukoreshwa atabibonye uruhushya rwanditse nk'uko biteganywa n'amategeko abigenga;
6. Ukodesha agomba gukoresha ubutaka mu buryo butabangamira ubutaka buhanga imibiri n'ubwo akodesha. Abujijwe kandi kubangamira abo bahanga imibiri 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, kubugwira, 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 kubikora;
9. Ukodesha ntashobora kubaza 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 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
MUKANKUSI DATIVE

Ku ruhande rwa Leta y'u Rwanda



06/12/2024

Umubitsi w'Inyandikompamo z'Ubutaka



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	Mukankusi Dative	Parcel Location	
UPI	2/08/06/01/7044	District	Kamonyi
Planned Land Use / Zoning	A1 Agriculture zone	Sector	Musambira
Plot developed: Yes or No?	No	Cell	Buhoro
		Village	Gihembe
Deed plan No	1	Area	717 Sqm
		Surveyed Date	25 / 07 / 2025
Flat No		Condomnium Survey	
Floor No		Unit No	
Floor Area		Unit Area (Sqm)	
Total Floor Area (Sqm)		Unit Area Ratio (%)	
		Common Elements Area (Sqm)	
		Total Building Area	

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
0	483434.16	4778617.78	0	1	214° 52' 03"	29.14
1	483417.50	4778593.87	1	2	277° 09' 26"	24.44
2	483393.25	4778596.92	2	3	356° 31' 09"	11.46
3	483392.55	4778608.36	3	4	003° 46' 38"	6.69
4	483393.00	4778615.04	4	5	090° 23' 36"	5.23
5	483398.23	4778615.00	5	6	080° 39' 18"	18.09
6	483416.08	4778617.94	6	7	088° 50' 20"	14.69
7	483430.76	4778618.23	7	0	097° 36' 52"	3.43



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

SCALE: 1/552

Legend

- BCN 1
- PLOT 1

Prepared by: NTAKIRUTIMANA JEAN PAUL

Signature:

Date & Stamp:

ROLS
NTAKIRUTIMANA JEAN PAUL
CERTIFIED SURVEYOR
CODE : LS00138
TEL: 0732644906

Verified by:

CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature :



REPUBLIC OF RWANDA

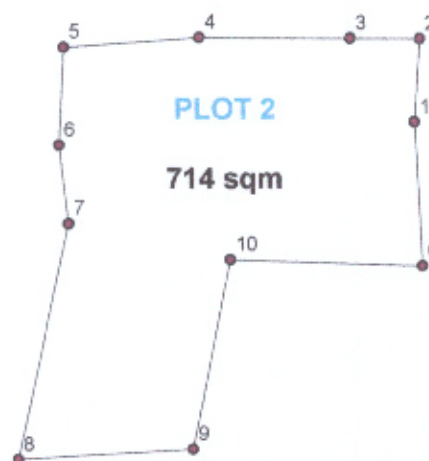


Deed Plan

Parcel Owner(s)		Parcel Location	
Mukankusi Dative		District	Kamonyi
UPI	2/08/06/01/7044	Sector	Musambira
Planned Land Use / Zoning	A1 Agriculture zone	Cell	Buhoro
Plot developed: Yes or No?	No	Village	Gihembe
Deed plan No	2	Area	714 Sqm
		Surveyed Date	25 / 07 / 2025
Condominium Survey			
Flat No		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)
0	483393.25	4778597.00	0	1	356° 22' 46"	11.02
1	483392.55	4778608.00	1	2	003° 36' 07"	7.01
2	483393.00	4778615.00	2	3	000° 00' 00"	5.55
3	483387.45	4778615.00	3	4	000° 00' 00"	12.05
4	483375.39	4778615.00	4	5	264° 42' 53"	10.86
5	483364.58	4778614.00	5	6	183° 14' 40"	7.01
6	483364.19	4778607.00	6	7	173° 31' 52"	7.04
7	483364.98	4778600.00	7	8	191° 58' 55"	19.42
8	483360.95	4778581.00	8	9	085° 55' 07"	14.05
9	483374.96	4778582.00	9	10	011° 07' 08"	15.29
10	483377.91	4778597.00	10	11	094° 19' 60"	39.70
11	483417.50	4778594.00	11	0	277° 03' 07"	24.44



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

SCALE: 1/552

Legend

- bcn 2
- PLOT 2

Prepared by: NTAKIRUTIMANA JEAN PAUL

Signature:

ROLS
NTAKIRUTIMANA JEAN PAUL
CERTIFIED SURVEYOR
CODE : LS00198
TEL: 0788644906

Date & Stamp: 25/07/2025

Verified by:

CMO/GISand Land Surveyor

Name:

Post:

Date&Signature :

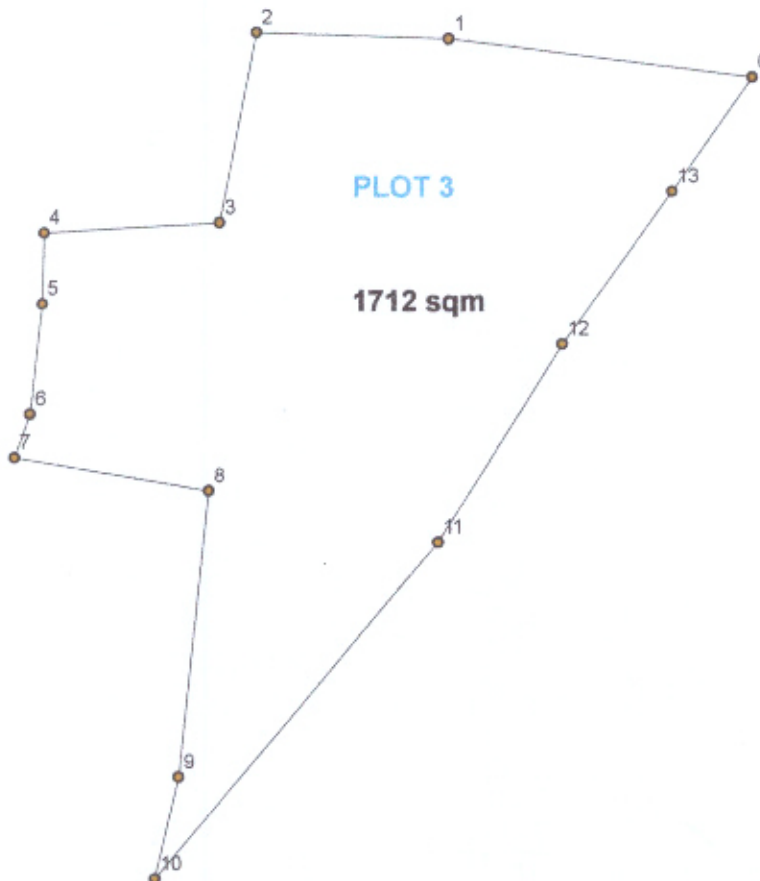


REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)		Mukankusi Dative		Parcel Location	
UPI		2/08/06/01/7044		District	Kamonyi
Planned Land Use / Zoning		A1 Agriculture zone		Sector	Musambira
Plot developed: Yes or No?		No		Cell	Buhoro
				Village	Gihembe
Deed plan No	3	Area	1712 Sqm	Surveyed Date	25 / 07 / 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	



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

SCALE: 1/552

Legend

- bcn 3
- PLOT 3

Prepared by: NTAKIRUTIMANA JEAN PAUL

Signature:

Date & Stamp:

ROLS
 NTAKIRUTIMANA JEAN PAUL
 CERTIFIED SURVEYOR
 CODE : LS00138
 TEL: 0788644906

Verified by:

CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature:



REPUBLIC OF RWANDA

Deed Plan

Parcel Owner(s)		Mukankusi Dative		Parcel Location	
UPI		2/08/06/01/7044		District	Kamonyi
Planned Land Use / Zoning		A1 Agriculture zone		Sector	Musambira
Plot developed: Yes or No?		No		Cell	Buhoro
Deed plan No		3	Area	1712 Sqm	Surveyed Date
					25 / 07 / 2025
Flat No				Condomnium Survey	
Floor No				Unit No	
Floor Area				Unit Area (Sqm)	
Total Floor Area (Sqm)				Unit Area Ratio (%)	
				Common Elements Area (Sqm)	
				Total Building Area	

Boundary Details

Beacon	Easting(m)	Northing(m)		From	To	Bearing	Dist(m)
0	483417.50	4778593.87		0	1	277° 09' 26"	24.44
1	483393.25	4778596.92		1	2	271° 51' 34"	15.35
2	483377.91	4778597.42		2	3	191° 01' 43"	15.41
3	483374.96	4778582.29		3	4	266° 35' 54"	14.04
4	483360.95	4778581.46		4	5	181° 21' 30"	5.69
5	483360.81	4778575.77		5	6	186° 28' 59"	8.79
6	483359.82	4778567.04		6	7	199° 35' 55"	3.68
7	483358.59	4778563.57		7	8	099° 44' 27"	15.74
8	483374.10	4778560.91		8	9	186° 01' 46"	22.95
9	483371.69	4778538.08		9	10	193° 00' 18"	8.34
10	483369.81	4778529.96		10	11	040° 06' 21"	35.13
11	483392.44	4778556.82		11	12	032° 10' 13"	18.62
12	483402.35	4778572.59		12	13	035° 38' 31"	15.01
13	483411.10	4778584.79		13	0	035° 09' 38"	11.11



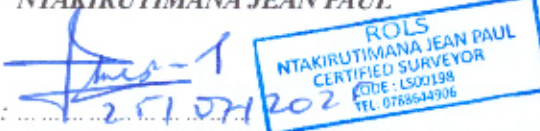
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 False Northing: 5000000.00000000
 Central Meridian: 30.00000000
 Scale Factor: 0.99990000
 Latitude Of Origin: 0.00000000
 Linear Unit: Meter

SCALE: 1/552

Prepared by: NTAKIRUTIMANA JEAN PAUL

Signature:

Date & Stamp:



Legend

Verified by: CMO/GIS and Land Surveyor

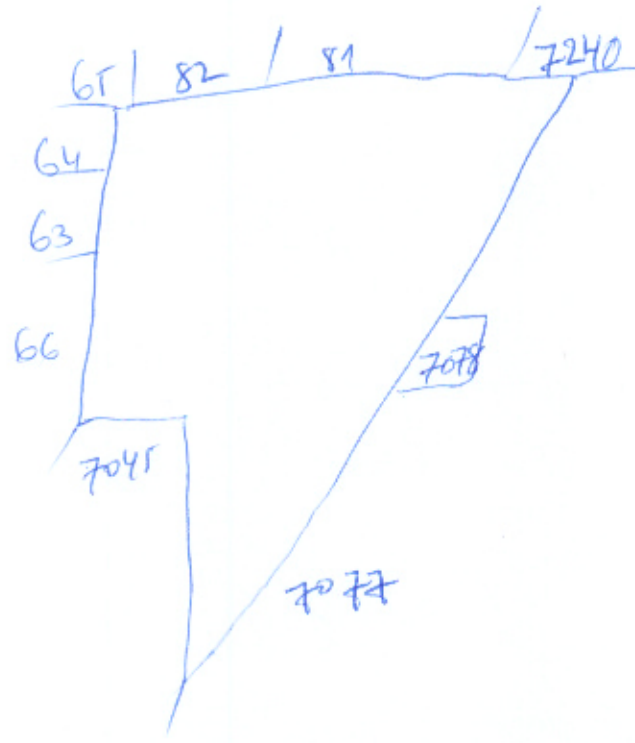
Name:

Post:

Date & Signature:

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa. 25 / 07 / 2025

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • MUKANKUSI NATIVE • 1960-700059-60082 • •	AHO UBUTAKA BUHEREREYE Akarere: KAMONYI Umurenge: MUSAMBIRA Akagali: Butoro Umudugudu: GHEMBE
UPI: 2108106101/7044 Ibikorwa biri ku butaka: 1124 mubanyi Ubuso bw'ubutaka : 3141 Sq.m Igishushanyo cy'imiterere y'ikibanza/isambu n'imibibi zacyo 	SERIVISI ISABWA ¹: - Kugabanya ubutaka mo ibice ☒ - Kubaraza ubutaka bwa mbere ☐ - Gukosora imbibi/Ubuso ☐ - Iyimirwa ku mpamvu z'inyungu rusange (expropriation) ☐ - icyangombwa cy'ubwubatsi (Auto-batir) ☐ - Isangiramutungo ku nyubako ☐

ROLS
NTAKIRUTIMANA JEAN PAUL
CERTIFIED SURVEYOR
CODE : LS00198
TEL: 0788644906

¹ Hitamo ikigiye gukorwa; si ngombwa ko serivisi iba imwe

UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe:
 - Ubwoko bwa GNSS rover: FOIF A60 Pro
 - Serial No: A60012203403
 - RwandaGeonet User-ID: Bizimana
 - Surveyor Code number: LS00198
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: iMAX
- Accuracy yakoreshejwe (cm).....0.06.....cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): 2025-07-25
- Gupima byatangiye saa...12:42..... birangira saa...12:55.....
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka:

Hatozo

UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE : ...3.....

Ibibanza	Ubuso	Ibibanza	Ubuso
1	717 sqm	8	
2	714 sqm	9	
3	1712 sqm	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	Yagizweho ingaruka(Yego/Oya)	Umukono
63	Mwisi GWA Celestin		ya	
65	Habimeza Jean Claude		ya	
7078	N Dorayabo Ernest		ya	

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 : MUKANKUSI NATIVE

Umukono : Awt

Telephone : 0226932606

UWAPIMYE UBUTAKA

Njyewe NTAKIRUTIMANA Jean Paul

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 : NTAKIRUTIMANA Jean Paul

Umukono na Kashe :

Telephone : 0788644906

