V.05 Edition January 2023

IFISHI 8.a

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro
Njyewe/Twebwe: UMUTONI JOSEE / MUDENGE JEAN D'AMOUR
Indangamuntu/Pasiporo: 1198770179767060 / 1197780110034054
Aderesi: Akarere ka BUGESERA Umurenge wa MAYANGE Akagari ka MBYO
Umudugudu wa RUGARAMA Telefoni : 0788957070 E-mail: ....

Ndasaba kugabanyamo ikibanza/isambu:

Amakuru ku kibanza/Isambu
Nimero y'ikibanza/isambu (UPI): 5/07/05/05/2900
Umujyiwa Kigali/Intara: EAST
Akarere: BUGESERA
Umurenge: MAYANGE
Akagari: MBYO
Ibisobanuro k'ubusabe LAND SUBDIVISION

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 kugabanyamo 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

15/10/2024
Itariki y'ubusabe

[signature]
Umukono w'usaba (w'abasaba)

Byakiriwe kandi bisuzumwa na: NIBISHAKA Jean Damascene	
Icyo ashinzwe: Surveyor	
Itariki: 23/10/2024	Kashe: ROLS NIBISHAKA Jean Damascene CERTIFIED SURVEYOR CODE LS 00363 TEL: 0783660635
Umukono: [signature]	

[1] Ibi bireba ibyangombwa byatanzwe mbere y'itariki ya 09 Mutarama 2023.

UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

IBIRANGA UBUTAKA

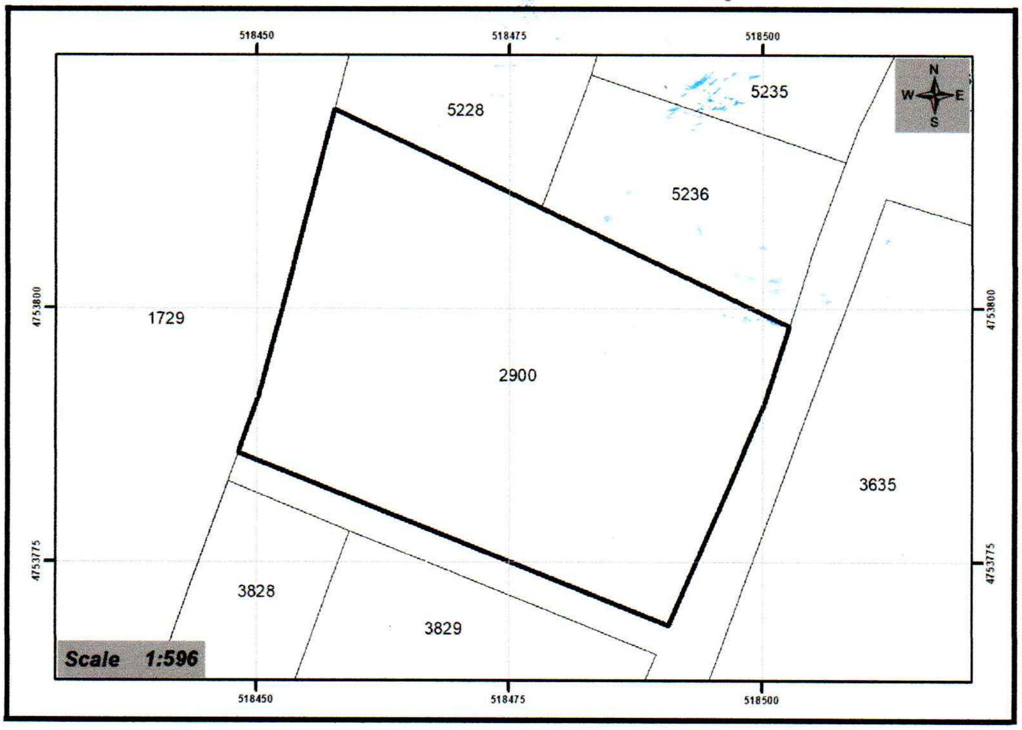
UPI:5/07/05/05/2900	Ubuso: 1595 metero kare	Imikoreshereze y'ubutaka: Ubukungu

Intara : Uburasirazuba	Akagali : MBYO
Akarere : Bugesera	Umudugudu : Rugarama
Umurenge : MAYANGE	Imyaka y'ubukode : Imyaka 99 itangira kuwa 13/10/2024

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. UMUTONI JOSEE	1198770179767060	50.00	MUDENGE JEAN D'AMOUR (1197780110034054)
2. MUDENGE JEAN D'AMOUR	1197780110034054	50.00	Umujyi wa Kigali,Kicukiro,NYARUGUNGA,NONKO,Runyonza

IGISHUSHANYO CY'UBUTAKA



*Iki cyemezo koranabuhanga kigira agaciro gusa iyo amakuru akiriho ahura n'amakuru yanditse muri rejisitiri y'ubutaka aboneka ukanze *651# kuri telefoni ngendanwa cyangwa usuye urubuga https://www.landinformation.lands.rw*

AMASEZERANO Y' UBUKODE BURAMBYE KU BUTAKA No 2900/BUG/MAY/MBY/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 5/07/05/05/2900

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 ahahoze 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 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 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, kubugwatiriza, kubukodesha, kubwatira 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'iyo 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 batabangamiwe n'umukode uretse igihe amategeko abiteganya ukundi;

11. Ukodesha yemerewe guhererekenya uburenganzira afite ku butaka hakurikijwe ibiteganywa n'amategeko abigenga;

12. Ukodesha ntagomba kubangamira imirimo ikorerwa munsi 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 wabiherewe 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
MUDENGE JEAN D'AMOUR

Ku ruhande rwa Leta y'u Rwanda

13/10/2024

Umubitsi w'Inyandikompamo z'Ubutaka

*Iki cyemezo koranabuhanga kigira agaciro gusa iyo amakuru akiriho ahura n'amakuru yanditse muri rejisitiri y'ubutaka aboneka ukanze *651# kuri telefoni ngendanwa cyangwa usuye urubuga https://www.landinformation.lands.rw*

REPUBLIC OF RWANDA

NLA
National Land Authority

Deed Plan

Parcel Owner(s)	Mudenge Jean D'amour Umutoni Josee
UPI	**5/07/05/05/2900**
Planned Land Use / Zoning	R1A-Low density residential densification zone
Plot developed: Yes or No?	NO

Parcel Location	
District	Bugesera
Sector	Mayange
Cell	Mbyo
Village	Rugarama

Deed plan No	NUMBER :	Area	387.417 sq m

SURVEYED DATE:29./11/2024

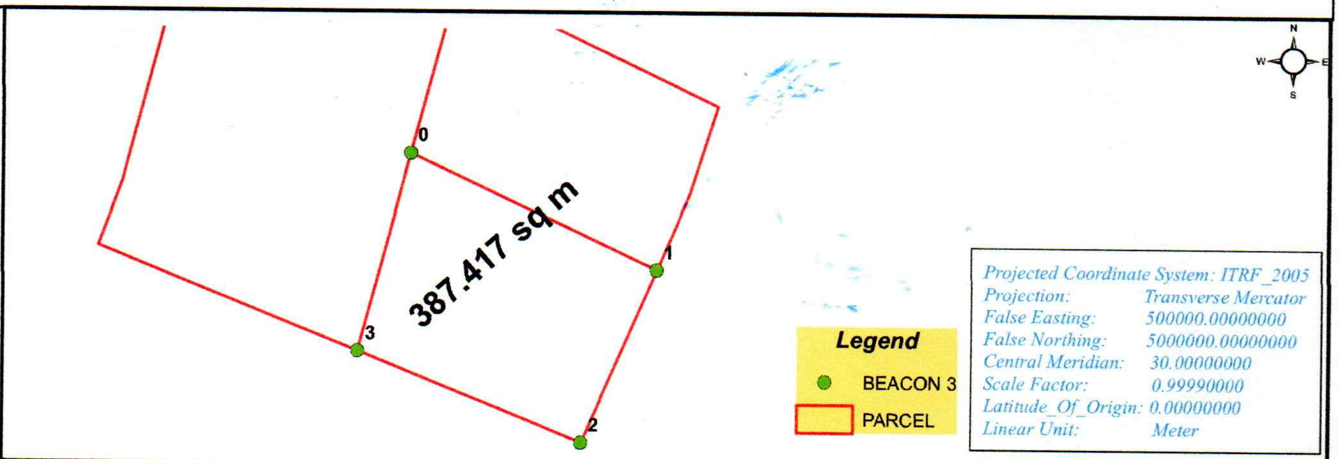
Flat No	
Floor No	
Floor Area	
Total Floor Area (Sqm)	

Condomnium Survey

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

Boundary Details

Beacon	Easting(M)	Northing(M)	_	From	To	Bearing	Dist(M)
0	518475.641	4753793.946		0	1	115° 02' 12"	23.93
1	518497.324	4753783.818		1	2	203° 23' 52"	16.54
2	518490.755	4753768.636		2	3	291° 52' 53"	21.24
3	518471.050	4753776.550		3	0	014° 47' 09"	17.99



SCALE: 1/600

0 4.75 9.5 19 28.5 38 Meters

Surveyed by: NIBISHAKA Jean Damascene

Signature:

Date &Stamp: 29/11/2024

NIBISHAKA Jean Damascene CERTIFIED SURVEYOR CODE LS... TEL...

Approved by: *CMO/GISand Land Surve yor*

Name:

Post: ....

Date&Signature :

REPUBLIC OF RWANDA

NLA
National Land Authority

Deed Plan

Parcel Owner(s)	Mudenge Jean D'amour Umutoni Josee
UPI	**5/07/05/05/2900**
Planned Land Use / Zoning	R1A-Low density residential densification zone
Plot developed: Yes or No?	NO

Parcel Location	
District	Bugesera
Sector	Mayange
Cell	Mbyo
Village	Rugarama

Deed plan No	NUMBER :		Area	382.158 sq m

SURVEYED DATE:29./11/2024

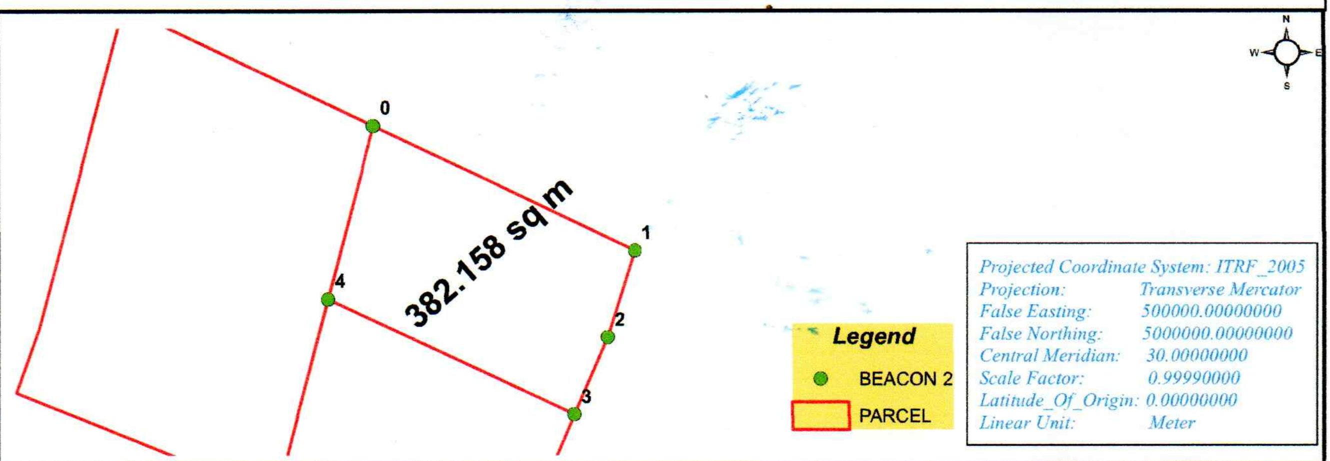
Flat No	
Floor No	
Floor Area	
Total Floor Area (Sqm)	

Condomnium Survey

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

Boundary Details

Beacon	Easting(M)	Northing(M)	_	From	To	Bearing	Dist(M)
0	518479.654	4753809.127		0	1	115° 28' 03"	25.47
1	518502.647	4753798.176		1	2	197° 31' 32"	7.98
2	518500.244	4753790.566		2	3	203° 23' 52"	7.35
3	518497.324	4753783.818		3	4	295° 02' 12"	23.93
4	518475.641	4753793.946		4	0	014° 48' 18"	15.70



SCALE: 1/600

0 4.75 9.5 19 28.5 38 Meters

Surveyed by: NIBISHARA Jean Damascene

Signature:

Date &Stamp: 29/11/2024

ROLS
NIBISHARA Jean Damascene
CERTIFIED SURVEYOR
CODE LS 00363
TEL: 0783660635

Approved by: *CMO/GISand Land Surve yor*

Name:

Post: ....

Date&Signature :

REPUBLIC OF RWANDA

NLA
National Land Authority

Deed Plan

Parcel Owner(s)	Mudenge Jean D'amour Umutoni Josee
UPI	**5/07/05/05/2900**
Planned Land Use / Zoning	R1A-Low density residential densification zone
Plot developed: Yes or No?	NO

Parcel Location	
District	Bugesera
Sector	Mayange
Cell	Mbyo
Village	Rugarama

Deed plan No	NUMBER :		Area	825.313 sq m

SURVEYED DATE:29./11/2024

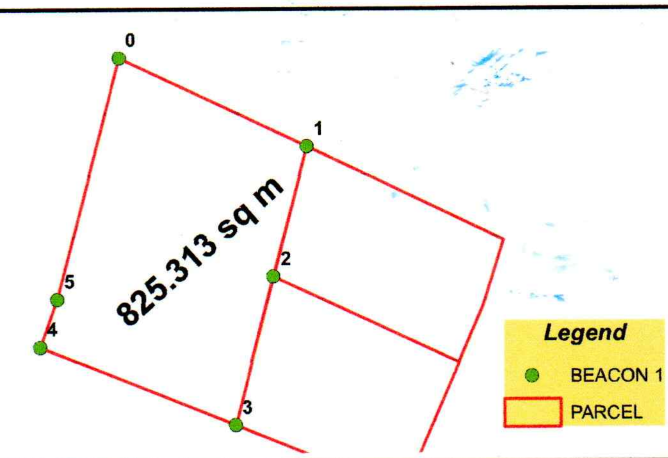
Flat No	
Floor No	
Floor Area	
Total Floor Area (Sqm)	

Condomnium Survey

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

Boundary Details

Beacon	Easting(M)	Northing(M)	_	From	To	Bearing	Dist(M)
0	518457.688	4753819.589		0	1	115° 28' 03"	24.33
1	518479.654	4753809.127		1	2	194° 48' 18"	15.70
2	518475.641	4753793.946		2	3	194° 47' 09"	17.99
3	518471.050	4753776.550		3	4	291° 52' 53"	24.62
4	518448.200	4753785.727		4	5	019° 53' 26"	5.99
5	518450.238	4753791.359		5	0	014° 47' 08"	29.20



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: 1/800

0 5 10 20 30 40 Meters

Surveyed by: NIBISHAKA Jean Damascene

Signature:

Date &Stamp: 29/11/2024

ROLS
NIBISHAKA Jean Damascene
CERTIFIED SURVEYOR
CODE LS 00363
TEL: 0783660635

Approved by: *CMO/GISand Land Surve yor*

Name:

Post: ....

Date&Signature :

Edition August 2024

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa 14/10/2024

1. AMAZINA YA BA NYIR'UBUTAKA NA ID:	**AHO UBUTAKA BUHEREREYE**
• UMUTONI JOSEE • 1198770179767060 • MUDENGE JEAN D'AMOUR • 1197780110034054	Akarere: BUGESERA Umurenge: MAYANGE Akagali: MBYO Umudugudu: RUGARAMA
UPI: 5/07/05/05/2900 Ibikorwa biri ku butaka: ~~NTABYO~~ YEGO Ubuso bw'ubutaka : 1594.888 Sqm Igishushanyo cy'imiterere y'ikibanza/isambu n'imbibi zacyo 	**SERIVISI ISABWA** [1]**:** - Kugabanya ubutaka mo ibice ☑ - Kubaruza ubutaka bwa mbere ☐ - Gukosora imbibi/Ubuso ☐ - Iyimurwa ku mpamvu z'inyungu rusange (expropriation) ☐ - Icyangombwa cy'ubwubatsi (Auto-batir) ☐ - Isangiramutungo ku nyubako ☐

ROLS
NIBISHAKA Jean Damascene
CERTIFIED SURVEYOR
CODE LS 00363
TEL: 0783660635

[1] Hitamo ikigiye gukorwa; si ngombwa ko serivisi iba imwe

UBURYO IBIPIMO BYAFASHWEMO[2]

- Ibikoresho byakoreshejwe:
  1. *Ubwoko bwa GNSS rover:* F01FA90
  2. *Serial No:* A90177211010
  3. *RwandaGeonet User-ID:* EASTAFRICA2
  4. *Surveyor Code number:* LS00
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
  1. Network ☑
  2. Single Base ☐ Mountpoint Name: Itopmax……………
- Accuracy yakoreshejwe (cm): ....0.0.02. cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): 2024..-..10...-..14...
- Gupima byatangiye saa………15h00'.. birangira saa….16.h..30'……
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka:

NTA ZO

UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE : …III……

Ibibanza	Ubuso (Sq m)	Ibibanza	Ubuso
1		8	
2	387.417	9	
3	382.158	10	
4	825.313	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	Telephone	Yagizweho ingaruka(Yego/Oya)	Umukono
5228	Twizere Fabrice	0787162662	OYA	[signature]
5236	Manariyo Kabuye Abraham	0725811886	OYA	[signature]
1729	Gashagaza Déogratias	0723862699	OYA.	[signature]

ROLS
NIBISHAKA Jean Damascene
CERTIFIED SURVEYOR
CODE LS 00363
TEL: 0783680635

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				

ROLS
NIBISHAKA Jean Damascene
CERTIFIED SURVEYOR
CODE LS 00363
TEL: 0783660635

NYIRI UBUTAKA

Amazina : MUDENGE JEAN D'AMOUR

Umukono : ....

Telephone : ~~0788957000~~ 0788481517

UWAPIMYE UBUTAKA

Njyewe NIBISHAKA Jean Damascene.

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 : NIBISHAKA Jean Damascene

Umukono na Kashe : ....

ROLS
NIBISHAKA Jean Damascene
CERTIFIED SURVEYOR
CODE LS 00363
TEL: 0783660635

Telephone : 0783660635

Republic
Of
Rwanda

Acknowledgement Receipt

Rwanda
Revenue
Authority

TIN 122378308

Name : MANARIYO KABUYE ABRAHAM

Tax/Fee Type : Property Tax

RRA REF NO : 1270258716

District Name BUGESERA

From Date	To Date	Submitted Date	Declaration Due	Payment Due Date
01/01/2024	31/12/2024	23/09/2024	31/12/2024	31/12/2024

UPI	Quarter	Tax To Pay	Tax Paid	Penality To Pay	Penality Paid	Interest To Pay	Interest Paid	Tax Due
5/07/05/05/2900	Annual	0	0	0	0	0	0	

Total Amount :

Authorised RRA Officer: Karemera Charles

Signature

Wed Oct 23 12:05:41