

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **NIYIKORA OBED**

Indangamuntu y'u Rwanda: **1196180002239098**

Aderesi

Akarere ka:

Gasabo

Umurenge wa:

Ndera

Akagari ka:

Bwiza

Umudugudu

Gasharu

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/
isambu (UPI):

1/02/11/01/549

Intara:

Kigali City

Akarere ka:

Gasabo

Umurenge:

Ndera

Akagari:

Bwiza

Umudugudu:

Gasharu

Itariki y'ubusabe:

11/09/2024

Amazina y'usaba:

NIYIKORA OBED

Umukono w'usaba (w'abasaba):

Amazina n'Umukono
w'ubarura ubutaka:



INYANDIKO YATANGIWE KU

irembo Gov

HAVUGIMANA ERASTE
CERTIFIED SURVEYOR
CODE: LS00044
TEL: 0781284945

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 **B240911155050RVPL** ku IremboGov mbere yo kuyikoresha.



UPI: 1/02/11/01/549

AMASEZERANO Y' UBUKODE BURAMBYE No. 0549/GAS/NDE

HAKURIKIJWE Itegeko Ngenga N° 08/2005 rigena imikoreshereze n'imirungire y'Ubutaka mu Rwanda n'Iteka rya Minisitiri N° 001/2008 ryo kuwa 01/04/2008 rigena ibyubahirizwa n'ibikurikizwa mu gukodesha ubutaka

HAGATI YA Repubulika y'u Rwanda, ihagarariwe n'Umubitsi w'Impapurompamo (ari we wiswe Umukode mu ngingo zikurikira) ku ruhande rumwe:

NA: umuntu cyangwa abantu bakurikira (Wiswe cyangwa biswe Ukodesha mu ngingo zikurikira) ku rundi ruhande:

Amazina y'Ukodesha cyangwa y'Abakodesha	Nomero z'ibibaranga	Imigabane
1. NIYIKORA OBED	1196180002239098	50%
2. MUKABAGORORA DANCILLE	1196670003730031	50%
3.		
4.		
5.		
6.		
7.		
8.		

Aderesi bahisemo kubarizwaho:

Ubahagarariye: NIYIKORA OBED
 Igihugu: RWANDA
 Intara: Kigali City
 Akarere: GASABO

Umurenge: Ndera
 Akagali: Bwiza
 Umudugudu: Gasharu

BUMVIKANYE IBI BIKURIKIRA:Ingingo va 1:

Ibyerekeye uburenganzira
 bw'ubukode burambye

Umukode ahaye Ukodesha uburenganzira bw'ubukode bw'igihe cy'imyaka 99 ku butaka burangwa n'ibi bikurikira:

Intara: KIGALI CITY
 Akarere: GASABO
 Umurenge: NDERA
 Akagali: BWIZA
 Umudugudu: GASHARU

Nomero y'ikibanza: 549
 Ubuso: 1,327sqm
 Igihe buzatangirira: 04-Aug-2011
 Igihe buzarangirira: 04-Aug-2110
 icyo ubutaka bugenewe gukoreshwa: Ubuhinzi (Ubutaka bw'abantu ku giti cyabo)

Ingingo ya 2:
Ibyerekeye ingingo rusange Uburenganzira bw'ubukode burambye butangwa hashingiwe ku ngingo rusange ziteganywa n'iteka rya Minisitiri No 001/2008 ryo kuwa 01/04/2008 rigena ibyubahirizwa n'ibikurikizwa mu gukodesha ubutaka n'ingingo z'umwihariko zikurikira.

Icyiciro cya 1 : Ibyerekeye inshingano z'ibanze z'Ukodesha
Ingingo ya 3:
Ibyerekeye ubwishyu bw'ubukode ku mwaka

- OFRW**
1. Ubukode ku mwaka ni Aho gaciro k'ubukode gashobora guhinduka buri mwaka. Ariko agaciro kongerewe kishyurwa aruko habanje kujyaho iteka rya Minisitiri rihindura agaciro ka mbere.
 2. Ubukode bw'umwaka bwishyurwa mu Kigega cy'Akarere aho ubutaka buherereye mbere y'itariki ya 1 Mutarama, Umubitsi w'Impapurompamo z'Ubukata atarinze kubisaba.
 3. Iyo ubukode butishyurwe ku itariki yagenwe, ukodesha agomba kwishyura inyungu yiyongereye ku bwishyu harimo n'ibirarane, hashingiwe ku bwishyu bw'umusoro bwite n'umusoro ku nyongeragaciro kandi hasegurirwe ubundi burenganzira.

Ingingo ya 4:
Ibyerekeye ubwishyu bw'imisoro ku butaka
Ukodesha agomba kuraha imisoro n'andi mafaranga asabwa ku butaka no ku mitungo iburiho kuri buri tariki ngarukamwaka y'igihe yaboneyeho ubukode.

Ingingo ya 5:
Ibyerekeye gukodesha neza ubutaka n'ibihingwa
Mu gihe cyose ubukode buzamara, ukodesha ubutaka agomba kubukoresha kandi agomba guhora abufata neza hakurikijwe amategeko n'imigenzerere isanzwe ikoresheya. Ukodesha agomba kubahiriza amategeko n'amabwiriza yerekeye ubutaka, gukora ibishoboka byose kugira ngo imbibi yadikaniye nazo zigaragare neza, kwica udukoko twakwangiza imyaka, kurwanya indwara z'ibihingwa no kurandura ibihingwa bitagenewe aho ahantu, gufata ingamba za ngombwa zo kurwanya isuri, ibihumanya ibidukikije cyangwa ibituma ubutaka budakoresheya cyangwa bukoreshwa nabi; agomba kutabangamira imitembere y'amazi y'imigezi kandi agakosora icyangiritse cyose k'ubutaka.

Ingingo ya 6:
Ibyerekeye imikoresheze y'ubutaka
Ukodesha ntagomba guhindura icyo ubutaka bwagenewe gukoresha atabibonye uruhushya rwanditse nk'uko biteganywa n'iteka rya Minisitiri No 001/2008 ryo kuwa 01/04/2008 rigena ibyubahirizwa n'ibikurikizwa mu gukodesha ubutaka. Iyi ngingo itubahirijwe, ukodesha agomba kwishyura Umukode indishyi zingana n'inshuro ebyiri ubwishyu bw'ubukode bw'umwaka buteganyijwe muri aya masezerano, hasegurirwe ubundi burenganzira bwose kandi Umukode atarinze kugaragaza ibyangiritse.

Ingingo ya 7:
Ibyerekeye kwemera itererakanya
Iyo hari uburenganzira ku mutungo w'ubutaka bufitwe n'abandi bagize umuryango, uwuhagarariye ntashobora gutanga ubwo burenganzira abugurishije, abatanze nk'impano cyangwa kubugurana ubundi, kubugwatariza, kubukodesha cyangwa kubwira, cyangwa kububangikanyaho ubundi, bitabanye kwemezwa mu buryo bwanditse n'abagize umuryango bose nk'uko biteganyijwe mu ngingo ya 35 y'Itegeko Ngenga no 08/2005 ryo kuwa 14/07/2005 rigena imikoresheze n'imicungire y'ubutaka mu Rwanda.

Ingingo ya 8:
Ibyerekeye impushya zisabwa mbere yo kubaka
Impushya za ngombwa zisabwa mbere y'uko inyubako zitangira kubakwa zigomba kubanza kuboneka, nta nyubako n'imwe izemererwa kubakwa izo impushya zitaraboneka.

Ingingo ya 9:
Ibyerekeye kugenzura imikoresheze y'ubutaka
Ukodesha ntashobora kubaza umukozi w'ibiro by'ubutaka cyangwa undi muntu wese wabihereye ububasha n'ikigo cy'Igihugu gishinzwe imikoresheze n'imicungire y'ubutaka kwinjira ku butaka buri mu bukode mu gihe cyabugenewe kugirango agashyiraho niba imikoresheze yabwo ijanyanye n'inshingano zashinzweho mu itangwa ry'ubukode.

Icyiciro cya 2: Ibyerekeye uburenganzira bw'ibanze bw'ukodesha
Ingingo ya 10:
Ibyerekeye kutabangamirwa n'umukode cyangwa uwo ariwe wese
Igihe cyose ukodesha ariha ubukode, imisoro, mu gihe byateganyijwe, akubahiriza kandi akuzura inshingano zikubiyemo mu bukode, atanga ubutaka bwe mu mudendezo n'ibiburiho (keretse amabuye y'agaciro) igihe cyose cy'ubukode atabangamiwe n'umukode cyangwa se undi wese waba afite icyo asaba umukode kuri ubwo butaka.

Ingingo ya 11:
Ibyerekeye itererakanya ry'ubutaka
1. Hasegurirwe iyandikishwa ry'itererakanya ry'ubutaka hakurikijwe ibiteganywa n'iteka rya Minisitiri No 002/2008 ryo kuwa 01/04/2008 rigena ibikurikizwa mu iyandikishwa ry'ubutaka, Ukodesha ashobora:

- 1) gutanga uburenganzira bukomoka ku bukode burambye afite ku butaka haba mu kubugurisha, kubugurana cyangwa mu bundi buryo bwose bwemewe n'amategeko;
 - 2) kuranga uburenganzira bw'ubukode burambye mu gihe yitabye Imana yaraburaze cyangwa ataraburaze hakurikijwe ibiteganywa n'itegeko ry'izungura;
 - 3) kugwatariza ubutaka mu gihe giteganyijwe ku bukode burambye; cyangwa
 - 4) guteganya uburenganzira abandi bafite kuri ubwo butaka mu gihe cy'ubukode burambye; kandi
2. Ashobora gukodesha uburenganzira bwose afite ku bukode, cyangwa bumwe muri bwo, hatagize igihinduka mu mikoresheze y'ubutaka. Uhawe ubutaka muri ubwo buryo ategatswe kubufata neza kandi akabukoresha abubayaza umusaruro hakurikijwe icyo bugenewe gukoresheya.

Ingingo ya 12:
Ibyerekeye uburenganzira bwo kongera igihe cy'ubukode
Iyo amasezerano y'ubukode atasheshe nk'uko biteganywa mu ngingo ya 17 iri hasi cyangwa n'amategeko yanditse, Ukodesha amaze kubimenyesha Umukode imbere y'amezi atatu ashobora kongera amasezerano mu gihe cy'inyongera cy'umyaka 99 hakurikijwe ibisabwa mu bukode buherutse kandi hasegurirwe ibivugwa muri iyi ngingo.

Ingingo ya 13:
Ibyerekeye ubutaka burimo amabuye y'agaciro
Nta burenganzira ku mabuye y'agaciro ubukode bugenere ukodesha, kandi ukodesha ntiyemerewe kubangamira umuntu wahawe ububasha bwo kwinjira ku butaka cyangwa igice cyabwo kugirango akore ubushakashatsi cyangwa kugira ngo acukure amabuye y'agaciro, gusa ukodesha agomba guhabwa indishyi hakurikijwe amategeko, ku bikorwa bye byakwangizwa.

Icyiciro cya 3 Ibyerekeye uburenganzira bw'ibanze bw'umukode
Ingingo ya 14:
Ibyerekeye kutabangamirwa n'ubundi butaka
Umukode ntiyemerewe gukoresha cyangwa ngo yemere ko ubutaka bwe cyangwa ubwo agenzura bwegeranywe n'ubukodesha bukoreshwa mu buryo bubangamira cyangwa se bubangamira inyubako ziburiho cyangwa se ko butabyazwa umusaruro hakurikijwe icyo bugenewe gukoresheya, hashingiwe ku nshingano z'ubukode.

Ingingo ya 15:
Ibyerekeye indishyi
Nta burenganzira ku mabuye y'agaciro ukodesha, kandi ukodesha ntiyemerewe kubangamira umuntu wahawe ububasha bwo kwinjira ku butaka cyangwa igice cyabwo kugirango akore ubushakashatsi cyangwa kugira ngo acukure amabuye y'agaciro, gusa ukodesha agomba guhabwa indishyi hakurikijwe ibiteganywa n'Umutwe wa VI w'Itegeko Ngenga.

Icyiciro cya 4 Ibyerekeye uburenganzira bw'umukode mu gufatira ubutaka
Ingingo ya 16:
Ibyerekeye gufatira ubutaka mu nyungu rusange
Umukode afite uburenganzira bwo gufatira kugeza kuri 5% by'ubutaka bukoreshweye kugira ngo hubakwe umuhanda, uruganda rw'amashyamba, umuyoboro w'insinga z'amashyamba, ibyuma by'itumanaho cyangwa ku bw'indi mpamvu y'inyungu rusange, atarinze kwishyura indishyi kuri ubwo butaka bufatirwe. Iyo igice cyangwa ibice by'ubutaka bukoreshweye bihereranywe cyangwa bifatirwe, amasezerano y'ubukode ahita asubirwamo kugira ngo agaragaze ibyahindutse n'ubukode bukabanywe muri ubwo buryo nyine.

Icyiciro cya 5 Ibyerekeye gusesa amasezerano
Ingingo ya 17:
Ibyerekeye iseswa ry'amasezerano y'ubukode rikozwe n'Umukode
Nk'uko biteganywa n'Urwunge rw'Amategeko Mbenezamubano, umukode ashobora gusesa amasezerano y'ubukode akishyura indishyi iyo hari impamvu yumvikana:
1) Iyo ukodesha amaze imyaka itatu ikurikirana atishyura ubukode, cyangwa mu gihe cyose ubukode
2) butishyurwe, cyangwa iyo ukodesha yahombye cyangwa nta bushobozi bwo kwishyura afite;
3) Iyo ukodesha yarangaye bikabije mu kuzura inshingano zo kubayaza ubutaka umusaruro;
4) Iyo hagaragaye kwangiza ubutaka mu buryo bukabije.
Kandi, umukode ashobora gusesa aya masezerano igihe Ukodesha atubahirije ibiteganywa n'aya masezerano amaze kumwihanangiriza rimwe mu nyandiko akanamuhanga iteguza. Igihe bibaye ngombwa ko ubutaka bufatirwa, hakurikizwa ibiteganywa n'amategeko, kandi Ukodesha arabimenyesha kugira ngo ajuririre icyo cyemezo kandi ubujurire bwe bugasuzumwa mu gihe kitarenze amezi atandatu mbere y'uko icyemezo gishyirwa mu bikorwa. Iyo ari byo byose, abo Ukodesha abereyemo umwenda bashobora kugoboka bagirango barangere inyungu zabo bakiyemeza kwishyura ubukode cyangwa ibindi birarane, kwishyura indishyi zijanyanye n'ibyangijwe ndetse bakanamwishyirira mu gihe kizaza.

Ingingo ya 18:
Ibyerekeye iseswa ry'amasezerano y'ubukode rikozwe n'Ukodesha
Amasezerano y'ubukode na none ashobora guseswa n'Ukodesha amaze guha Umukode iteguza y'amezi atatu. Gutakaza uburenganzira buvugwa muri aya masezerano bitewe n'iteguza yahawe Umukode bituma ubutaka bushobora gutangwa bundi bushya nyuma ya ya nteguza y'amezi atatu

Umukono

Ukodesha wa 1.....
Ukodesha wa 2.....
Ukodesha wa 3.....

Ukodesha wa 4.....
Ukodesha wa 5.....
Ukodesha wa 6.....

MUKUNZI EMMANUEL
Umubitsi/ Umubitsi Wungirije

03-Aug-2011
Itariki

Umukono





UPI: 1/02/11/C1/549

Ileka rya Minisitiri NO. 002/2008 ryo kuwa 01/04/2008 rigena uburyo byandikishwa ry'ubutaka rikorwa, ingingo za 15 & 16

A. IGICE KIGENewe IBIRANGA UBUTAKA

Intara: KIGALI CITY	Akarere: GASABO	Umurenge: NJEBA	Akagari: RWIZA	Umudugundu: Gasharu
Nomero y'iyandikisha: 0549/GAS/NDE	Ubusobanuro/Icyo ubutaka bugenewe gukoresha: Ubuhinzi (Ubutaka bw'abantu ku giti cyabo)			
Itariki y'iyandikisha rya mbere:	Ubuso bugenekereje: 1,327 eqm			

Nomero y'inyandiko	Itariki	Nomero y'icyemezo	Ubwoko bw'inyungu ubutaka buri ku buri	Ibiranga inyungu ubutaka buri ku buri	Umukono na kashe by'Umubitsi wungirije w'impapurumapamo z'ubutaka



UPI: 1/02/11/C1/549

Ileka rya Minisitiri NO. 002/2008 ryo kuwa 01/04/2008 rigena uburyo iyandikishwa ry'ubulaka rikorwa, ingingo za 15 & 16

A. IGICE KIGENewe IBIRANGA UBUTAKA

A. IGICE KIGENewe IBIRANGA UBUTAKA					
Intara: KIGALI CITY	Akarere: GASABO	Umurenge: NDERA	Akagari: BWIZA	Umudugudu: Gashatu	
Numero y'iyandikisha: 0549/GAS/NDE			Ubusobanuro/Icyo ubutaka bugenewe gukoreshwa: ubuhinzi (Ubutaka bw'abantu ku giti cyabo)		
Itariki y'iyandikisha rya mbere:			Numero ya pariseli: 549		
			Ubuso bugenekereje: 1,32 / sqm		
Numero y'inyandiko	Itariki	Numero y'icyemezo	Ubwoko bw'inyungu ubutaka bufitse ku bundi	Ibiranga inyungu ubutaka bufitse ku bundi	Umukono na kashe by'Umubitsi wungirije w'impuropamu z'ubutaka

B. IGICE KIGENWE IBIRANGA BA NYIRUBUTAKA

Nomero y'inwandiko	Itariki	Nomero y'icyemezo	Amazina ya ba nyir'ubutaka cyangwa ubahagarariye n'aho batuye	Umukono na kashe by'Umubitsi wungirije w'imapurampamo z'ubutaka
1	03-Aug-2011	549	NIYIKORA ORED (Ubahagarariye abandi) MUKABAGOFORA DANCILLE Aho uwatoranijwe guhagararira abandi abarizwa Gasharu, Bwiza, Ndera, GASABO, Kigali City	 MUKUNZI EMMANUEL

C. IGICE KIGENWE UBUNDI BURENGANZIRA

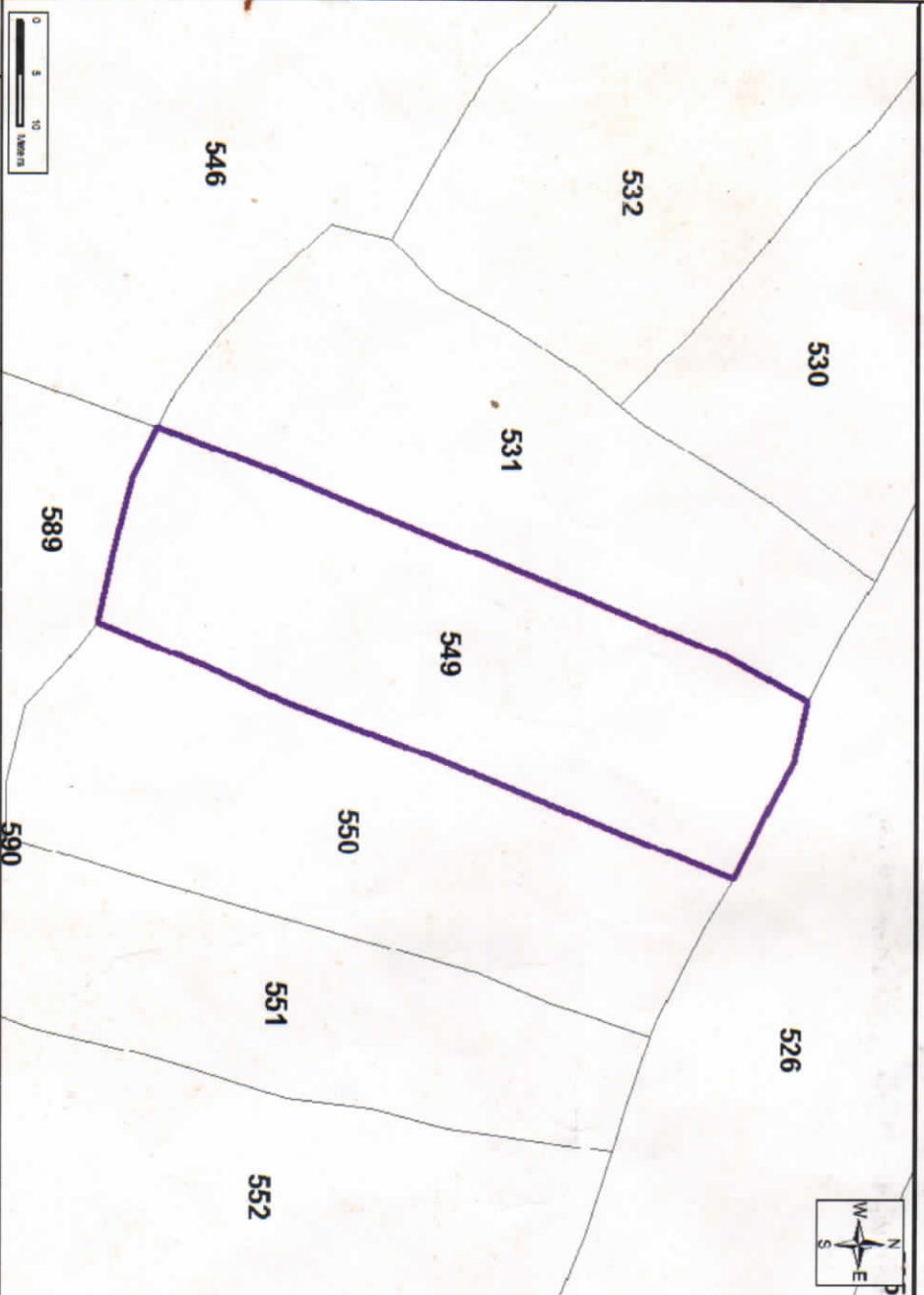
Nomero y'inwandiko	Itariki	Nomero y'icyemezo	Ubwoko bw'ubundi burenganzira	Amakuru ajyanye n'ubundi burenganzira	Umukono na kashe by'Umubitsi wungirije w'imapurampamo z'ubutaka

EXTRACT CADASTRAL PLAN 549C

UPI: 1/02/11/01/549

PROVINCE:	KIGALI CITY	DISTRICT:	GASABO	SECTOR:	INDERA	CELL:	BWIZA
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MAP OF PARCEL



Note

Parcel Map prepared based on General Boundaries Principle

Date	03-Aug-2011	DEPUTY REGISTRAR	MUKUNZI EMMANUEL	Signature		Stamp	
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REPUBLIC OF RWANDA

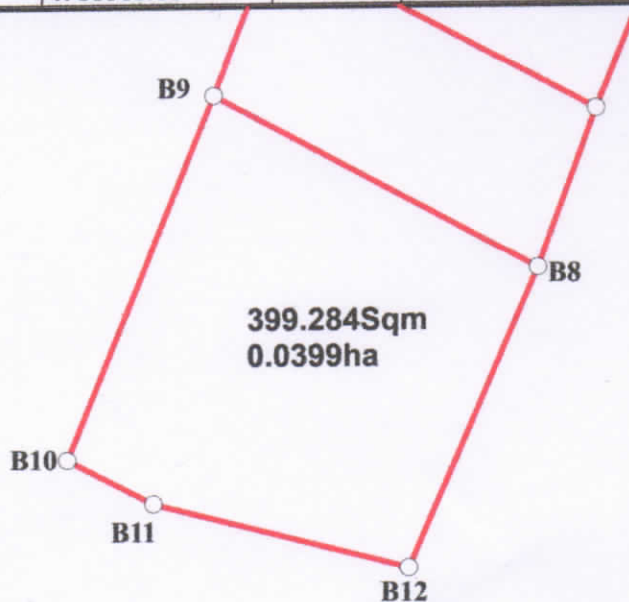
Deed Plan

Parcel Owner(s)	Mukabagorora Dancille Niyikora Obed	Parcel Location	
UPI	1/02/11/01/549	District	Gasabo
Planned Land Use / Zoning	Residential	Sector	Ndera
Plot developed: Yes or No?	Yes	Cell	Bwiza
		Village	Gasharu
Deed plan No	001	Area	399.284Sqm
		Surveyed date:	06/05/2025

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	Northing		From	To	Bearing	Dist(M)
B8	524405.28	4783982.43		B8	B9	298° 15' 55"	20.09
B9	524387.58	4783991.95		B9	B10	201° 55' 35"	21.63
B10	524379.51	4783971.88		B10	B11	117° 09' 02"	5.30
B11	524384.22	4783969.46		B11	B12	104° 04' 56"	14.39
B12	524398.18	4783965.96		B12	B8	023° 19' 23"	17.94



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: 1/404

0 3 6 12 18 24 Meters



Legend

- BCN
- RD
- PLOT

Prepared by:

Names, Signature

Verified by:

CMO/GIS and Land Surveyor

HAVUGIMANA Eraste

ROLS
HAVUGIMANA ERASTE
CERTIFIED SURVEYOR
CODE: LS00044
TEL: 0781284945



REPUBLIC OF RWANDA

Deed Plan

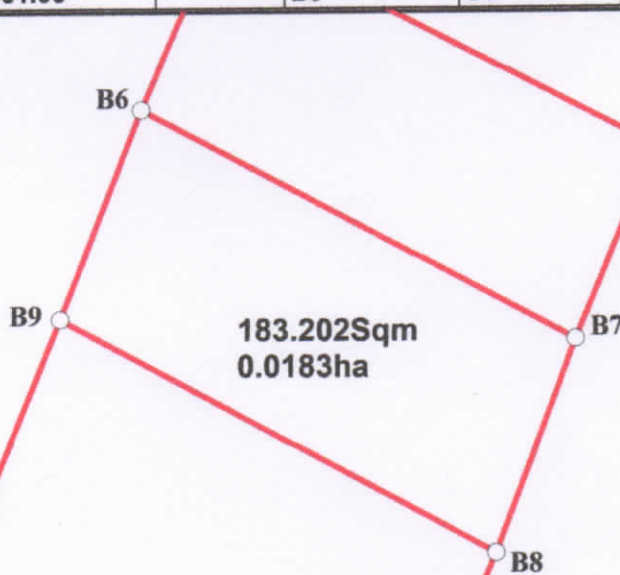
Parcel Owner(s)	Mukabagorora Dancille Niyikora Obed	Parcel Location	
UPI	1/02/11/01/549	District	Gasabo
Planned Land Use / Zoning	Residential	Sector	Ndera
Plot developed: Yes or No?	Yes	Cell	Bwiza
		Village	Gasharu

Deed plan No	001	Area	183.202Sqm	Surveyed date:	06/05/2025
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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	Northing	From	To	Bearing	Dist(M)
B6	524390.89	4784000.50	B6	B7	117° 59' 57"	19.95
B7	524408.51	4783991.14	B7	B8	200° 21' 07"	9.28
B8	524405.28	4783982.43	B8	B9	298° 15' 55"	20.09
B9	524387.58	4783991.95	B9	B6	021° 06' 47"	9.17



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: 1/300

0 2.25 4.5 9 13.5 18 Meters



Legend

- BCN
- RD
- PLOT

Prepared by:

Names, Signature

HAVUGIMANA Eraste

ERASTE
HAVUGIMANA ERASTE
CERTIFIED SURVEYOR
CODE: CS00044
TEL: 0781284945

Verified by:

CMO/GIS and Land Surveyor



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	Mukabagorora Dancille Niyikora Obed	Parcel Location	
UPI	1/02/11/01/549	District	Gasabo
Planned Land Use / Zoning	Residential	Sector	Ndera
Plot developed: Yes or No?	Yes	Cell	Bwiza
		Village	Gasharu
Deed plan No	001	Area	165.593Sqm
		Surveyed date: 06/05/2025	
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	

Condomnium Survey

Boundary Details

Beacon	Easting	Northing	From	To	Bearing	Dist(M)
B4	524411.73	4783999.01	B4	B5	297° 14' 03"	19.78
B5	524394.14	4784008.06	B5	B6	203° 18' 48"	8.23
B6	524390.89	4784000.50	B6	B7	117° 59' 57"	19.95
B7	524408.51	4783991.14	B7	B4	022° 16' 28"	8.51



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: 1/253

0 2 4 8 12 16 Meters



Legend

- BCN
- RD
- ▭ PLOT

Prepared by:

Names, Signature

HAVUGIMANA Eraste



Verified by:

CMO/GIS and Land Surveyor



REPUBLIC OF RWANDA



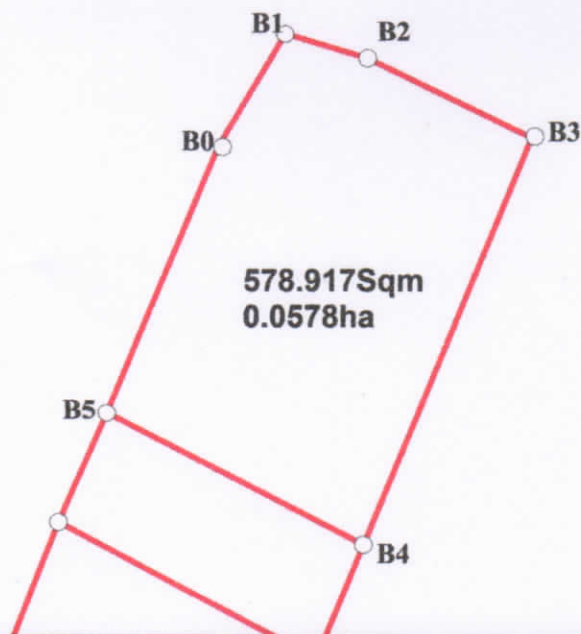
Deed Plan

Parcel Owner(s)	Mukabagorora Dancille Niyikora Obed	Parcel Location	
UPI	1/02/11/01/549	District	Gasabo
Planned Land Use / Zoning	Residential	Sector	Ndera
Plot developed: Yes or No?	Yes	Cell	Bwiza
		Village	Gasharu
Deed plan No	001	Area	578.917Sqm
		Surveyed date: 06/05/2025	
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	

Condomnium Survey

Boundary Details

Beacon	Easting	Northing	From	To	Bearing	Dist(M)
B0	524401.98	4784026.38	B0	B1	028° 56' 33"	8.84
B1	524406.26	4784034.11	B1	B2	106° 37' 46"	5.87
B2	524411.88	4784032.43	B2	B3	115° 11' 10"	12.65
B3	524423.33	4784027.05	B3	B4	202° 28' 02"	30.35
B4	524411.73	4783999.01	B4	B5	297° 14' 03"	19.78
B5	524394.14	4784008.06	B5	B0	023° 09' 34"	19.92



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: 1/505

0 4 8 16 24 32
Meters



Legend

○ BCN

— RD

■ PLOT

Prepared by:

Names, Signature

Verified by:

CMO/GIS and Land Surveyor

HAVUGIMANA Eraste

ROLS
HAVUGIMANA ERASTE
CERTIFIED SURVEYOR
CODE: L800044
TEL: 0781284945

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa 11 / 09 / 2024

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • <u>NYIKORA</u> <u>OBEA</u> • • □	AHO UBUTAKA BUHEREREYE Akarere: <u>Gasabo</u> Umurenge: <u>Xidera</u> Akagali: <u>Bwiza</u> Umudugudu: <u>Gasharu</u>
UPI: <u>1102/11/01/SPS</u> Ibikorwa biri ku butaka: <u>Gushuza</u> Ubuso bw'ubutaka : Igishushanyo cy'imiterere y'ikibanza/isambu n'imibizi zacyo 	SERIVISI ISABWA ¹: - Kugabanya ubutaka mo ibice ☒ - Kubaruza ubutaka bwa mbere ☐ - Gukosora imbibi/Ubuso ☐ - Iyimirwa ku mpamvu z'inyungu rusange (expropriation) ☐ - icyangombwa cy'ubwubatsi (Autobatr) ☐ - Isangiramutungo ku nyubako ☐

¹ Hitamo ikigiye gukorwa; si ngombwa ko serivisi iba imwe

UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe:
 - Ubwoko bwa GNSS rover: **Unstrong G9**
 - Serial No: **G97560075**
 - RwandaGeonet User-ID: **CCSE LTD** *MPANDI*
 - Surveyor Code number: **L5000044**
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: ...**IMAX**.....
- Accuracy yakoreshejwe (cm):**1**.... cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): *11/09/2024*
- Gupima byatangiyeye saa.....*9h00* birangira saa.....*10h12*
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka: **NTAZO**

UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE :*4*.....

Ibibanza	Ubuso	Ibibanza	Ubuso
1	<i>399,284m²</i>	8	
2	<i>183,202m²</i>	9	
3	<i>165,593m²</i>	10	
4	<i>578,917m²</i>	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/O y a)	Umukono
<i>3334</i>	<i>Nyiransengimana Marie Rose</i>	<i>07869396 03</i>	<i>NO</i>	<i>[Signature]</i>
			<i>NO</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				

NYIRI UBUTAKA

Amazina : NIMIKORA obed

Umukono : 

Telephone :

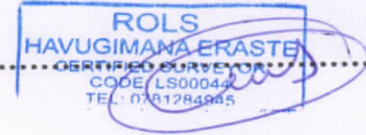
UWAPIMYE UBUTAKA

Njyewe : **HAVUGIMANA ERASTE**.....

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 : **HAVUGIMANA ERASTE**.....

Umukono na Kashe : 



Telephone : **0781284945**.....



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 Rwandanda with respect to regulations and standards;

This is to certify that **HAVUGIMANA Eraste** is registered as **Certified Surveyor** under the code **LS00044** on **1st January 2024** and valid until **31st December 2024**



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



HONNESTY CONSISTENCY ACCURACY

Rwanda Organization of Land Surveyors

Eng. Athanase GASIRABO
Chairperson

