

## IFISHI YA DOSIYE ISABA KUVUGURURA IMBIBI NO GUKOSORA UBUSO

Umwirondoro

**Njyewe, MASENGESHO JUVENAL**

Aderesi

Akarere  
**Musanze**

Umurenge wa  
**CYUVE**

Akagari  
**KABEZA**

Umudugudu wa  
**Karinzi**

Ndasaba kuvuguruza/gukosora ubuso.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/  
isambu (UPI)

**4/03/02/04/7383**

Akarere

**Musanze**

Umurenge

**Cyuve**

Akagari

**Kabeza**

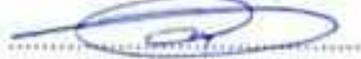
Umudugudu

**Kareba**

Itariki y'ubusabe:

**16/10/2025**

Umukono w'usaba (w'abasaba):



Umukono w'ubarura ubutaka:

**Njyewe, Masengesho Juvenal** *Jean Claude*  




IBANDE NA  
**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 B251016161053FDSU ku iremboGov mbere yo kuyikoresha.



UPI: 4/03/02/04/7383

## AMASEZERANO Y' UBUKODE BURAMBYE No. 7383/MUS/CYU

HAKURIKIJE Itegeko Nenga N° 08/2005 rigena imikoreshereze n'amicungire 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. MASENGESHO JUVENAL	1198280115806047	50%
2. MANIZABAYO FRANCOISE	1198270115795069	50%
3.		
4.		
5.		
6.		
7.		
8.		

Aderesi bahisemo kubarizwaho:

Ushagariye: MASENGESHO JUVENAL  
 Igihugu: RWANDA  
 Intara: Northern  
 Akarere: MUSANZE  
**BUMVIKANYE IBI BIKURIKIRA:**

Umurenge: Cyuve  
 Akagali: Kabeza  
 Umudugudu: Karinzi

Ingingo ya 1:

Ibyerekeye uburenganzira bw'ubukode burambye

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

Intara: NORTHERN  
 Akarere: MUSANZE  
 Umurenge: CYUVE  
 Akagali: KABEZA  
 Umudugudu: KAREBA

Nomero y'ikibanza: 7383  
 Ubuso: 367sqm  
 Igihe buzatangirira: 16-Dec-2011  
 Igihe buzarangirira: 16-Dec-2110  
 icyo ubutaka bugenewe gukoreshwa: Ubuhinzi (Ubutaka bw'abantu ku giti cyabo)

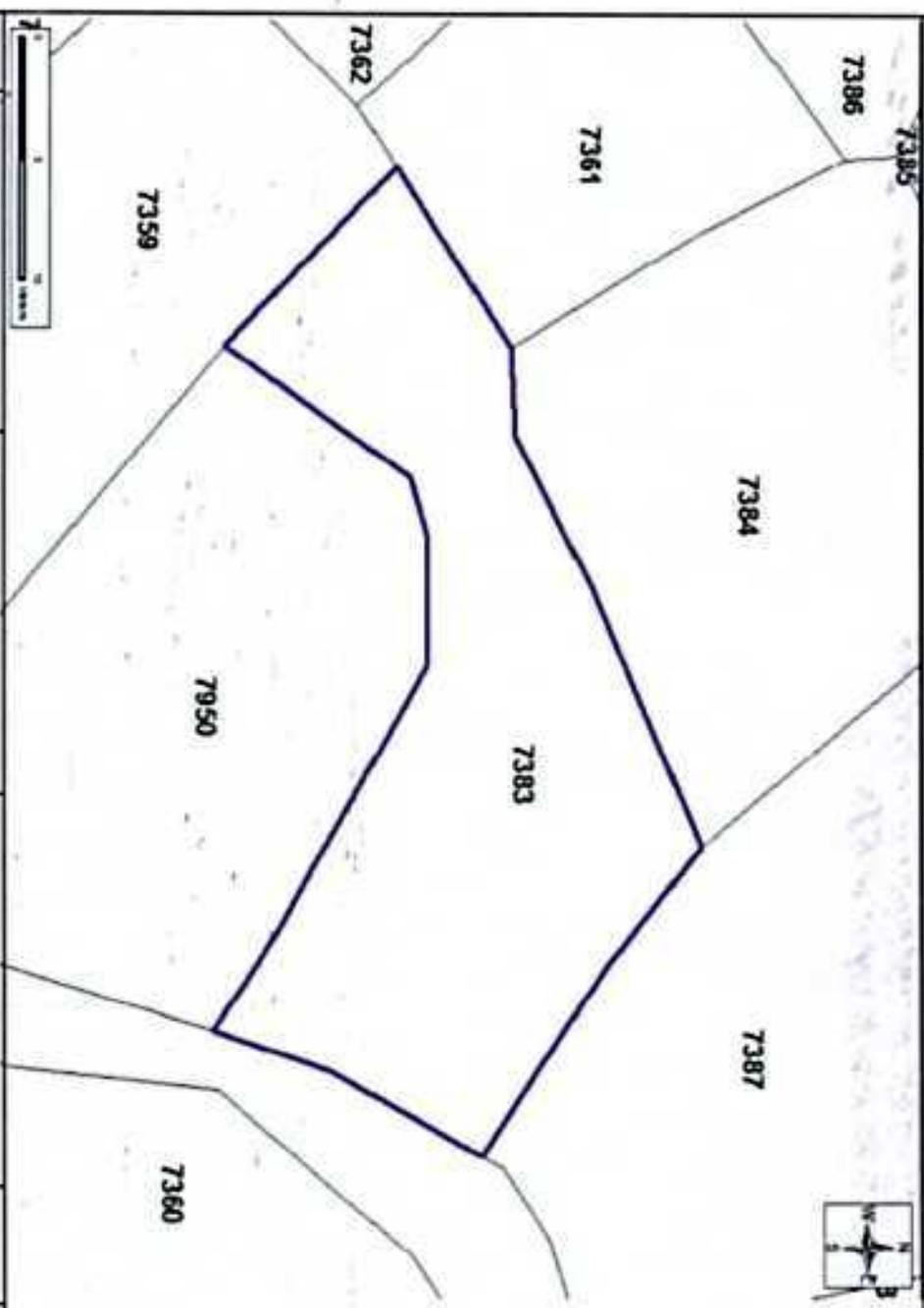


EXTRACT CADASTRAL PLAN 7383C

UPI: 4/03/02/04/7383

PROVINCE:	NORTHERN	DISTRICT:	MUSANZE	SECTOR:	CUVE	CELL:	KABEZA
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MAP OF PARCEL



Note

Parcel Map prepared based on General Boundaries Principle

Date	16-Dec-2011	DEPUTY REGISTRAR	DAMASCENE MUNYANGAJU	Signature		Stamp	
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REPUBLIC OF RWANDA



Deed Plan

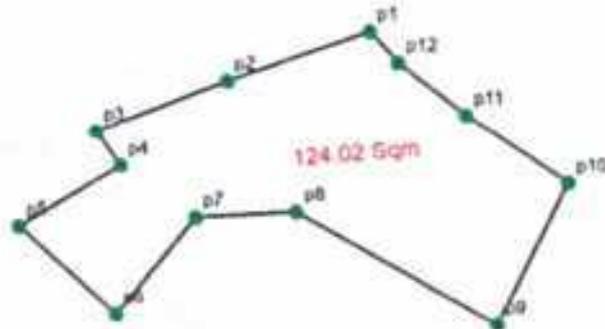
Parcel Owner(s)	<b>MASENGESHO JUVENAL &amp; MANIZABAYO FRANCOISE</b>	Parcel Location	
UPI	<b>4/03/02/04/7383</b>	District	<b>MUSANZE</b>
Planned Land Use / Zoning	<b>R1B-Rural residential zone</b>	Sector	<b>CYUVE</b>
Plot developed. Yes or No?	<b>NO</b>	Cell	<b>KABEZA</b>
		Village	<b>KARINZI</b>

Deed plan No	<b>1</b>	Area	<b>124.025qm</b>	Surveyed date	<b>16/10/2025</b>
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Flat No		Condominium Survey	Unit No		Common Elements Area	
Floor No			Unit Area (Sqsm)		Share	
Floor Area			Unit Area Ratio (%)		Total Building Area	
Total Floor Area (Sqsm)						

Boundary Details

Beacon	Easting (m)	Northing(m)	From	To	BEARING	DIST(M)
p1	458784.39	4836857.86	p1	p2	250° 42' 37"	11.212
p2	458773.81	4836854.16	p2	p3	248° 37' 48"	10.456
p3	458764.07	4836850.35	p3	p4	145° 47' 18"	3.200
p4	458765.87	4836847.70	p4	p5	238° 12' 37"	8.840
p5	458758.36	4836843.04	p5	p6	132° 21' 12"	9.739
p6	458765.55	4836836.48	p6	p7	039° 03' 41"	9.404
p7	458771.48	4836843.78	p7	p8	086° 46' 41"	7.526
p8	458778.99	4836844.21	p8	p9	119° 34' 00"	17.157
p9	458793.92	4836835.74	p9	p10	026° 20' 22"	11.927
p10	458799.21	4836846.43	p10	p11	304° 14' 18"	9.217
p11	458791.59	4836851.62	p11	p12	307° 37' 39"	6.414
p12	458786.51	4836855.53	p12	p1	317° 43' 04"	3.147



Projected Coordinate System: <i>ITRF_2003</i>	
Projection	Transverse Mercator
False Easting	500000.00000000
False Northing	500000.00000000
Central Meridian	30.00000000
Scale Factor	0.99990000
Latitude Of Origin	0.00000000
Linear Unit	Meter

SCALE: 1/500



Legend
● PLOT_BEACONS
□ PLOT BOUNDARY

Surveyed by:  
**NDAYISENGA JEAN CLAUDE**  
 Signature:

Approved by: *CMO GIS and Land Surveyor*  
 Name: \_\_\_\_\_  
 Post: \_\_\_\_\_  
 Date & Signature: \_\_\_\_\_

Date & Stamp: *16/10/2025*

## RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa 16...../...../.....2025

<p><b>I. AMAZINA YA BA NYIR'UBUTAKA NA ID:</b></p> <ul style="list-style-type: none"> <li>• <u>Mubengezho</u>.....<u>Juvenal</u>.....</li> <li>• <u>id: 1198 250 1158 060 47</u>.....</li> <li>• <u>Mantabaho</u>.....<u>francal</u>.....</li> <li>• <u>11.98.27.01157.950.69</u>.....</li> </ul> <p>UPI: <u>41031021.041.73.83</u>.....</p> <p>Ibikorwa biri ku butaka: <u>Rural..residential..zone</u></p> <p>Ubuso bw'ubutaka : .....<u>184.02.59M</u>.....</p> <p>Igishushanyo cy'imiterere y'ikibanza/isambu n'imibi zacyo</p>	<p><b>AHO UBUTAKA BUHEREREYE</b></p> <p>Akarere: <u>Mukonanze</u>.....</p> <p>Umurenge: <u>Cyuzi</u>.....</p> <p>Akagali: <u>Kabéza</u>.....</p> <p>Umudugudu: <u>Karizi</u>.....</p> <p><b>SERIVISI ISABWA <sup>1</sup>:</b></p> <ul style="list-style-type: none"> <li>- Kugabanya ubutaka mo ibice <input type="checkbox"/></li> <li>- Kubariza ubutaka bwa mbere <input checked="" type="checkbox"/></li> <li>- Gukosora imbibi/Ubuso <input type="checkbox"/></li> <li>- Iyimirwa ku mpamvu z'inyungu rusange (expropriation) <input type="checkbox"/></li> <li>- icyangombwa cy'ubwubatsi (Auto-batir) <input type="checkbox"/></li> <li>- Isangiramutungo ku nyubako <input type="checkbox"/></li> </ul>
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<sup>1</sup> Hitamo ikigiye gukorwa; si ngombwa ko serivisi iba imwe



**UBURYO IBIPIMO BYAFASHWEMO<sup>2</sup>**

- Ibikoresho byakoreshejwe:
  1. Ubwoko bwa GNSS rover: *SINO GNSS VENUS*
  2. Serial No: *V11003053*
  3. RwandaGeonet User-ID: *TERRY*
  4. Surveyor Code number: *TS00057*
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
  1. Network
  2. Single Base  Mountpoint Name: *NEAREST G-4*
- Accuracy yakoreshejwe (cm) *0.016*.....cm
- Itariki ipimwa ryakorwaho (Umwaka-Ukwezi-Itariki): *2025-10-16*....
- Gupima byatangiyeye saa... *14:30*.... birangira saa... *16:40*....
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka:  
→ *ntazwo*

**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 birenga umubare uri muri iyi mbonerahamwe shyiraho umugereka

**IMYIRONDORO YA BA NYIR'UBUTAKA BUHANA IMBIBI N'UBUTAKA BWAPIMWE:**

UPI	Amazina	Telephone	Yagizweho ingaruka (Ye go/Oya)	Umukono
<i>H103102/04/7384</i>	<i>Munyankiko Joel</i>		<i>yego</i>	<i>[Signature]</i>
<i>H103102/04/7384</i>	<i>Muyehere Yemantie</i>		<i>yego</i>	<i>[Signature]</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 4-10102104/7383

Dushingiye ku kuba Bwana/Madamu MASENGESHO JUVENAL.....yapimishije ubutaka bwe duhana imbibi duhari, akaba ataturengereye. Dutanze uburenganzira bwo gukosora imbibi muri rejisitiri y'ubutaka nk'uko bwapimwe.

**Amazina**

1. MASENGESHO JUVENAL.....
2. MANIZABAYO francoise.....
3. ....
4. ....
5. ....

**Umukono**

- [Signature].....
- Francis.....
- .....
- .....
- .....

**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 : MASENGE SHT. Journal

Umukono : 

Telephone : .....

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**UWAPIMYE UBUTAKA**

Njyewe **NDAYISENGA Jean Claude**

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 : **NDAYISENGA Jean Claude**

Umukono na Kashe : .....

   
ROLS  
NDAYISENGA JEAN CLAUDE  
EGR. PROST. RL. 01/01/11  
FOR DEED PLAN ONLY

Telephone : 0783582317

INDAHIRO IKORWA N'UTAGARUYE ICYANGOMBWA CY'UBUTAKA CYATANZWE  
MBERE Y'UKO HATANGIRA GUKORESHWA ICYEMEZO KORANABUHANGA  
CY'YANDIKISHA RY'UBUTAKA

Njyewe MUNYANKIKO Joel ufite indangamuntu Numero 1195280028495077  
..... Ndemezako nahawe icyemezo cy'iyandikisha ry'ubutaka bufite  
UPI/nomero 4/03/02/04/2384 buherereye mu Kagari ka KABEZA Umurenge wa  
GJURU Akarere ka MUNYANZE mbere y'uko hatangira gukoreshwa ibyemezo  
koranabuhanga by'iyandikisha ry'ubutaka (e-title):

1. Nyuma yo kugishakisha ntikiboneke ndemeza/turemeza ko cyatakaye

2. Ndemeza/turemeza ko kibwe

3) cyatwawe n'ibiza/cyangiritse

Ndemeza/Turemeza ko amakuru ntanze/dutanze ari ukuri nkaba/tukaba  
nirengerwa/twirengerwa ingaruka zose zaba ku bandi bantu ziturutse ku makuru  
ntanze/dutanze.

Bikorewe Kabeza kuwa 10/10/2021

Amazina y'ukoze indahiro: MUNYANKIKO Joel umukono: [Signature]

Amazina, umukono na kashe by'uwakiriye iyi ndahiro: NYONZIGA [Signature]

Icyitonderwa: Iyi nyandiko ikorerwa imbere y'umwe muri aba bakozi: Ubuyobozi  
bw'Akagari, Ubuyobozi bw'Umurenge, mu biro by'ubutaka mu Karemukama  
cyangwa imbere ya noteri mu by'ubutaka





Hakurikijwe itegeko n° 27/2021 ryo ku wa 10/06/2021 rigenga ubutaka, cyane cyane mu ngingo yaryo ya 9;

Repuburika 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 4/03/02/04/7384
2. Igihe cy'ubukode ni imyaka 99 ishobora kongerwa hakurikijwe amategeko abigena;
3. Mu gihe cyose ubukode buzamara, ukodesha ubutaka agomba kubufata neza no kubukoresha yubahiriza igishushanyombonera cy'imikoreshereze y'ubutaka n'andi mategeko abigena;

Icyakora, Ukodesha ubutaka ahahoze peyizana y'ibirunga nahandi hahegereye hagenewe guhingwa ibireti n'inzego za Leta zibishinzwe, yubahiriza gahunda yo guhingwa 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'abashinzi bakoresha ubwo butaka;

4. Ukodesha agomba gukoresha ubutaka mu buryo bukwiye kandi buboneye hakurikijwe ibikubiye muri aya masezerano n'ibiteganywa n'amategeko abigena. 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 abigena;
  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, kubwira cyangwa kububangikanyaho ubundi burenganzira biterewe n'abanditse ku nyandikompamo z'ubutaka bose. icyakora, iherekeranya 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 kubikora;
  9. Ukodesha ntashobora kubaza 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 ryubahirizwa 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 abigena, 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 abigena;
  12. Ukodesha ntagomba kubangamira imirimo ikorerwa muna y'ubutaka cyangwa mu kirere kiri hejuru y'ubutaka buvugwa muri aya masezerano mu gihe iyo mirimo igamije inyungu rusange kandi ikorwa hakurikijwe amategeko abigena;
  13. Ukodesha afite inshingano yo kwishyura imisoro n'andi mafaranga asabwa ku butaka agenwa hakurikijwe amategeko abigena;
  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 asewe iyo atagikeneye ubutaka nyuma yo gutanga integuza y'iminsi mirongo icyenda (90) umukode, agaragaza impamvu yo gusesa amasezerano.

Uhagarariye abakodesha  
MUNYANKIKO JOEL

Ku ruhande rwa Leta y'u Rwanda



15/12/2011

Umubitsi w'inyandikompamo z'ubutaka