



IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe/Twebwe: NDABARIMBA G. G. G. G.
 Indangamuntu/Pasiporo: 11968003942660
 Aderesi: Akarere ka RUBAKU Umurenge wa RUBAKU Akagari ka MURARA
 Umudugudu wa GARABA Telefoni: _____ E-mail: _____

Ndasaba kugabanyamo ikibanza/isambu:

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/isambu (UPI): 3/03/11/02/639
 Umujiyiwa Kigali/Intara: Western
 Akarere: RUBAKU
 Umurenge: RUBAKU
 Akagari: MURARA
 Ibisobanuro k'ubusabe Gusaba Gusaba Police Line (4)

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 kugabanywamo 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 ntibubahirizwa iyo hari kopi y'iteka rya Perezida ryemeza itangwa ry'inkondabutaka

07/01/2023
 Itariki y'ubusabe

Umukono w'usaba (w'abasaba)

Byakiriwe kandi bisuzumwa na:

Icyo ashinzwe:

Itariki:

Umukono:

Kashe



¹ Ibi bireba ibyangombwa byatanze mbere y'itariki ya 09 Mutarama 2023.



UPI: 3/03/11/06/639

AMASEZERANO Y' UBUKODE BURAMBYE No. 639/RUB/RUB

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, ihagarariye 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. NZABARINDA GREGOIRE	1196880039421060	100%
2.		
3.		
4.		
5.		
6.		
7.		
8.		

Aderesi bahisemo kubahirizwaho:

Ubahagarariye: NZABARINDA GREGOIRE

Igihugu: RWANDA

Intara: Western

Akarere: RUBAVU

Umurenge: Rubavu

Akagali: Murara

Umudugudu: Gasayo

BUMVIKANYE IBI BIKURIKIRA: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: WESTERN

Akarere: RUBAVU

Umurenge: RUBAVU

Akagali: MURARA

Umudugudu: GASAYO

Nomero y'ikibanza: 639

Ubuso: 1,918sqm

Igihe buzatangirira: 12-Jul-2012

Igihe buzarangirira: 12-Jul-2111

Icyo ubutaka bugenewe gukoreshwa: Ubuhinzi (Ubutaka bw'abantu ku giti cyabo)



UPI:
3/03/11/06/539

A. IGICE KIGENewe IBIRANGA UBUTAKA

A. IGICE KIGENewe IBIRANGA UBUTAKA						
Intara: WESTERN	Akarege: RUBAVU	Umurenge: RUBAVU	Akagari: MURARA	Umudugundu: Gasabo		
Nomero y'iyandikisha: 639/RT/13/RT/12	Ubusobanuro/Icyo ubutaka bugenewe gukoreshewa:			Nomero y'ikarita yometse: 550		
Itariki y'iyandikisha rya mbere:	Ubulinzi (Ubutaka bw'acantu ku giti cyabwo)			Nomero ya parisihi: 639		
				Ubuso bugenekereje: 1 913 sqm		
Nomero y'iyandikiko	Itariki	Nomero y'icyemezo	Ubwoko bw'inyungu ubutaka bufitse ku bundi	Ibiranga inyungu ubutaka bufitse ku bundi	Umukono na kashe by'Umubisi wungirije w'impapururamwo z'ubutaka	

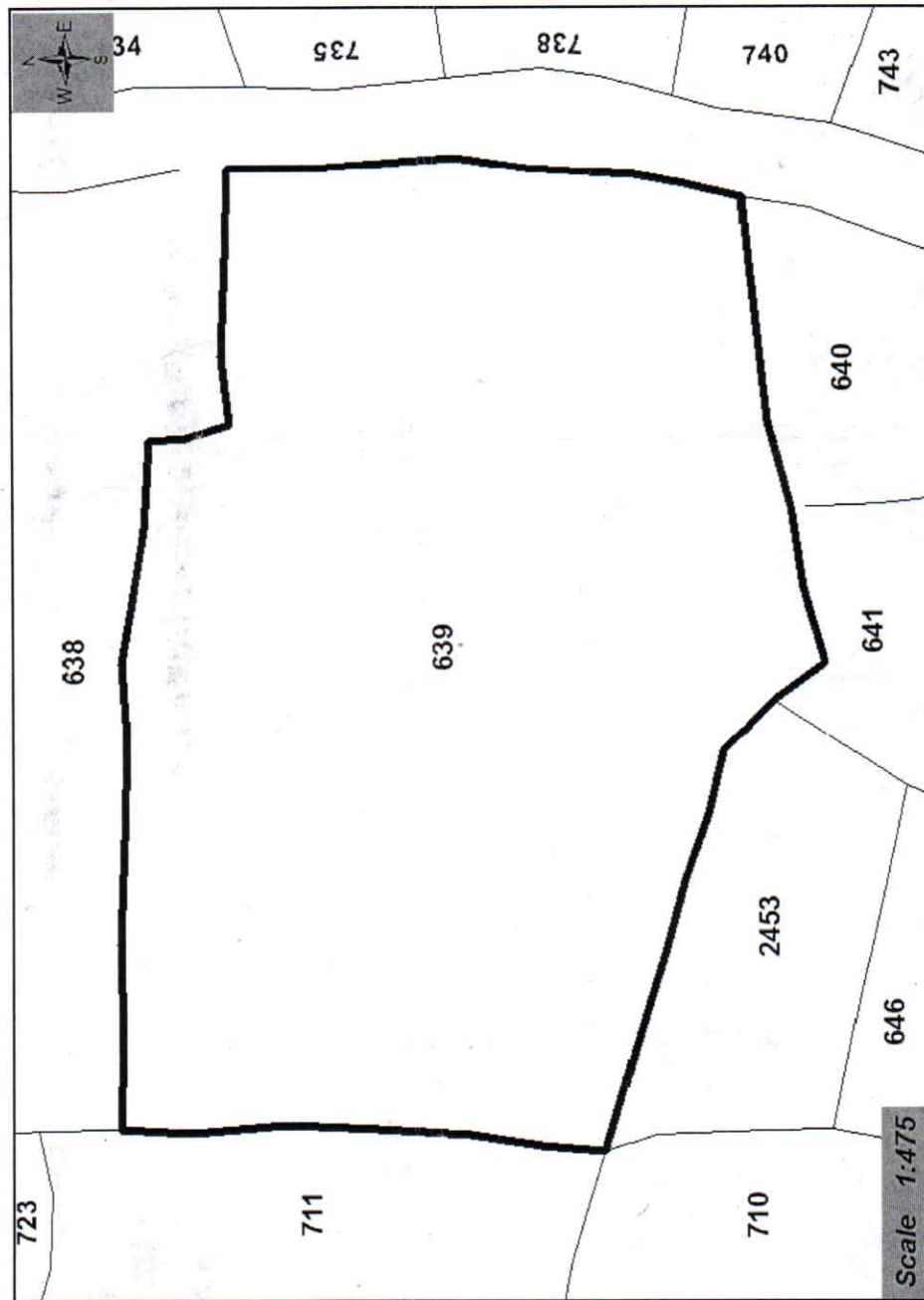
ANNEX to Certificate of Registration of Emphyteutic Lease Title Page 3 of 3

EXTRACT CADASTRAL PLAN 639C

UPI: 3/03/11/06/639

PROVINCE:	WESTERN	DISTRICT:	RUBAVU	SECTOR:	RUBAVU	CELL:	MURARA
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MAP OF PARCEL



Note

Parcel Map prepared based on General Boundaries Principle



[Handwritten Signature]

Date:	12-Jul-2012	MUVARA POTHIN	DEPUTY REGISTRAR	Signature
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REPUBLIC OF RWANDA

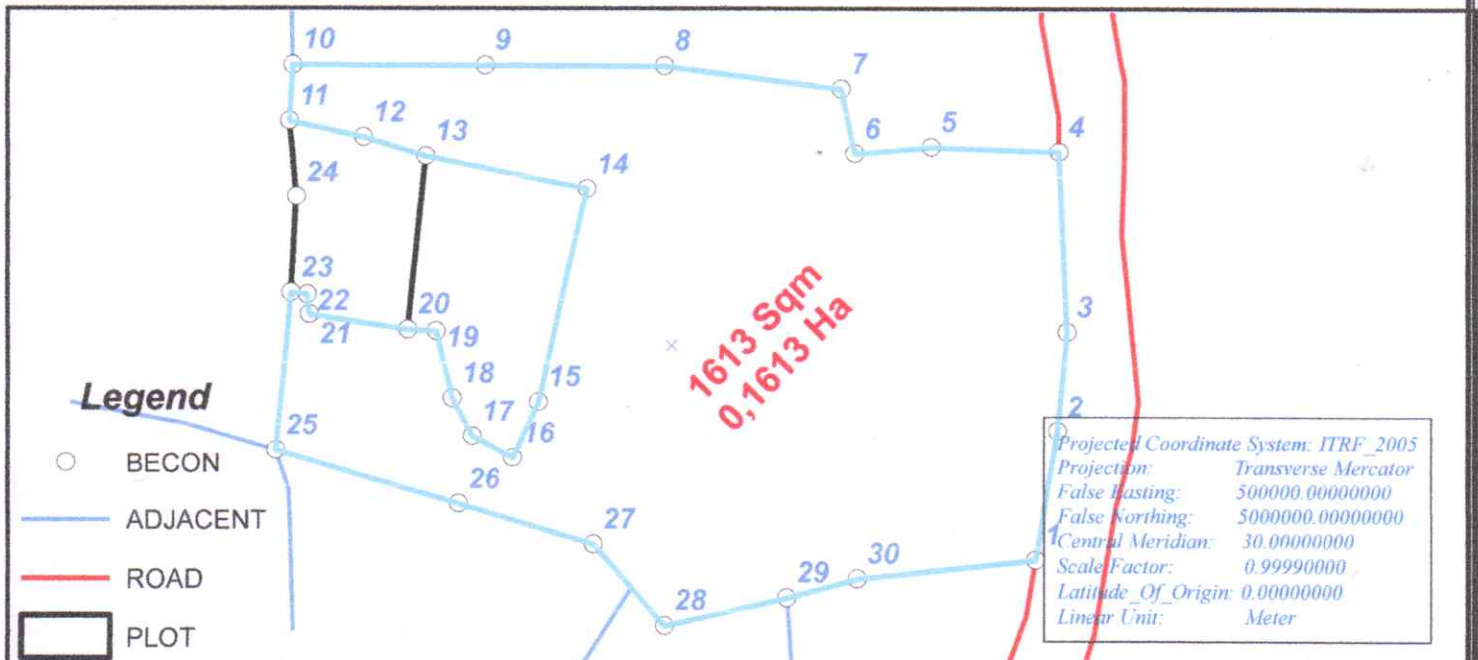


Deed Plan

Parcel Owner(s)	NZABARINDA Gregoire		Parcel Location			
UPI	3/03/11/06/639		District	RUBAVU		
Planned Land Use / Zoning	COMMERCIAL		Sector	RUBAVU		
Plot developed: Yes or No?	YES		Cell	MURARA		
			Village	GASAYO		
Deed plan No	I	Area	1613 Sqm /0,1613 Ha	Surveyed Date	23 / 04 / 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	Latitude	Longitude	From	To	Bearing	Dist(M)	Beacon	Latitude	Longitude	From	To	Bearing	Dist(M)
1	420418.890	4815197.310	1	2	009° 46' 04"	9.70	15	420381.959	4815209.025	15	16	204° 14' 37"	4.57
2	420420.336	4815206.873	2	3	005° 38' 09"	7.28	16	420380.082	4815204.857	16	17	298° 03' 38"	3.43
3	420421.051	4815214.113	3	4	357° 24' 48"	13.38	17	420377.058	4815206.469	17	18	332° 27' 50"	3.19
4	420420.447	4815227.483	4	5	272° 02' 26"	9.46	18	420375.582	4815209.300	18	19	346° 16' 37"	5.01
5	420410.989	4815227.820	5	6	265° 09' 45"	5.68	19	420374.393	4815214.169	19	20	273° 22' 22"	2.09
6	420405.327	4815227.341	6	7	348° 22' 02"	4.82	20	420372.306	4815214.292	20	21	278° 29' 06"	7.35
7	420404.355	4815232.062	7	8	277° 16' 30"	13.16	21	420365.033	4815215.377	21	22	353° 19' 20"	1.46
8	420391.302	4815233.729	8	9	270° 05' 33"	13.28	22	420364.863	4815216.829	22	23	276° 02' 09"	1.20
9	420378.023	4815233.750	9	10	270° 11' 37"	14.22	23	420363.667	4815216.955	23	25	185° 37' 06"	11.59
10	420363.806	4815233.798	10	11	183° 15' 05"	4.08	25	420362.533	4815205.423	25	26	106° 32' 34"	14.10
11	420363.575	4815229.725	11	12	102° 12' 36"	5.59	26	420376.048	4815201.409	26	27	106° 45' 53"	10.40
12	420369.035	4815228.543	12	13	106° 47' 44"	4.79	27	420386.002	4815198.410	27	28	138° 11' 58"	7.92
13	420373.617	4815227.160	13	14	101° 42' 51"	12.18	28	420391.279	4815192.508	28	29	077° 21' 58"	9.27
14	420385.539	4815224.688	14	15	192° 52' 29"	16.07	29	420400.328	4815194.536	29	30	075° 09' 29"	5.36
							30	420405.513	4815195.910	30	1	083° 56' 16"	13.25



SCALE: 1/559

0 4.25 8.5 17 25.5 34 Meters

Surveyed by: GASOMINARI Emmanuel

Signature:



Approved by:

CMO/GIS and Land Surveyor

Name:

Post:



REPUBLIC OF RWANDA

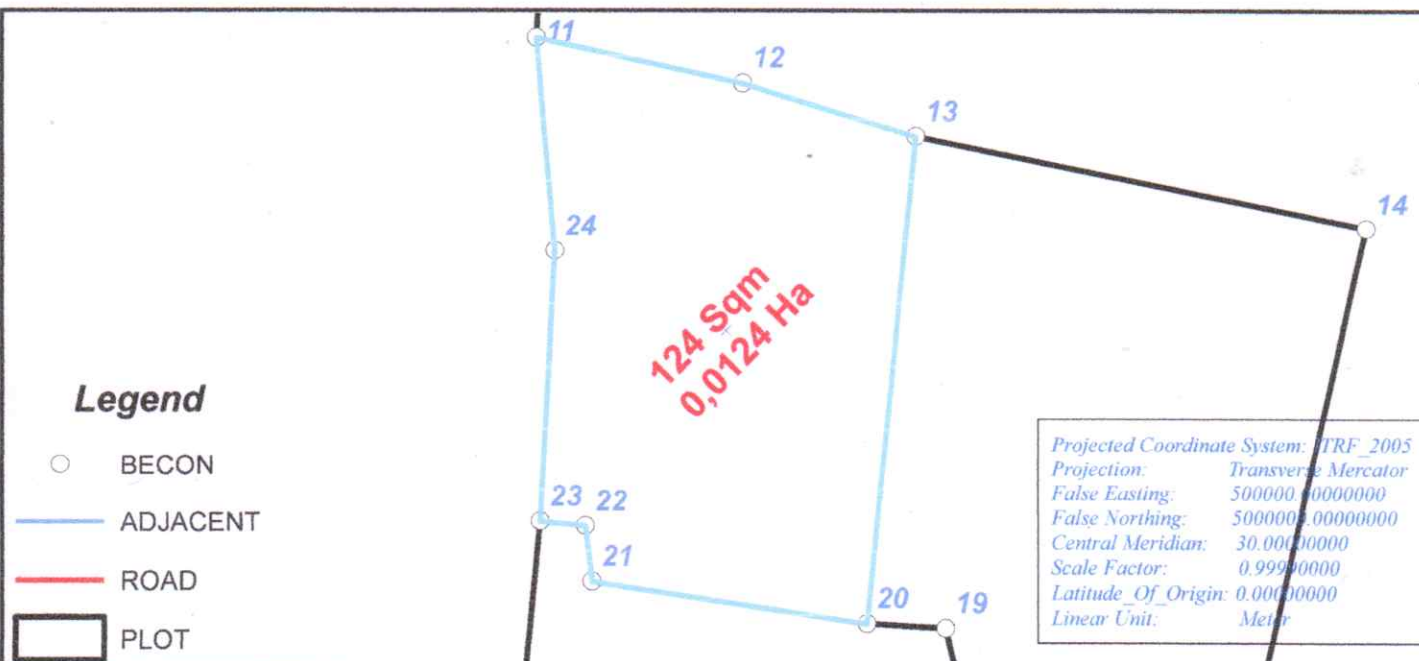


Deed Plan

Parcel Owner(s)		<i>NZABARINDA Gregoire</i>		Parcel Location			
UPI		<i>3/03/11/06/639</i>		District	<i>RUBAVU</i>		
Planned Land Use / Zoning		<i>COMMERCIAL</i>		Sector	<i>RUBAVU</i>		
Plot developed: Yes or No?		<i>YES</i>		Cell	<i>MURARA</i>		
Deed plan No		<i>2</i>	Area	<i>124 Sqm / 0,0124 Ha</i>	Surveyed Date	<i>23 / 04 / 2025</i>	
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	Latitude	Longitude	From	To	Bearing	Dist(M)
11	420363.575	4815229.725	11	12	102° 12' 36"	5.59
12	420369.035	4815228.543	12	13	106° 47' 44"	4.79
13	420373.617	4815227.160	13	20	185° 49' 02"	12.93
20	420372.306	4815214.292	20	21	278° 29' 06"	7.35
21	420365.033	4815215.377	21	22	353° 19' 20"	1.46
22	420364.863	4815216.829	22	23	276° 02' 09"	1.20
23	420363.667	4815216.955	23	24	003° 08' 54"	7.16
24	420364.061	4815224.101	24	11	355° 03' 40"	5.65



SCALE: 1/200

0 1.5 3 6 9 12 Meters

Surveyed by: **GASOMINARI Emmanuel**

Signature:



Approved by:

CMO/GIS and Land Surveyor

Name:

Post:



REPUBLIC OF RWANDA

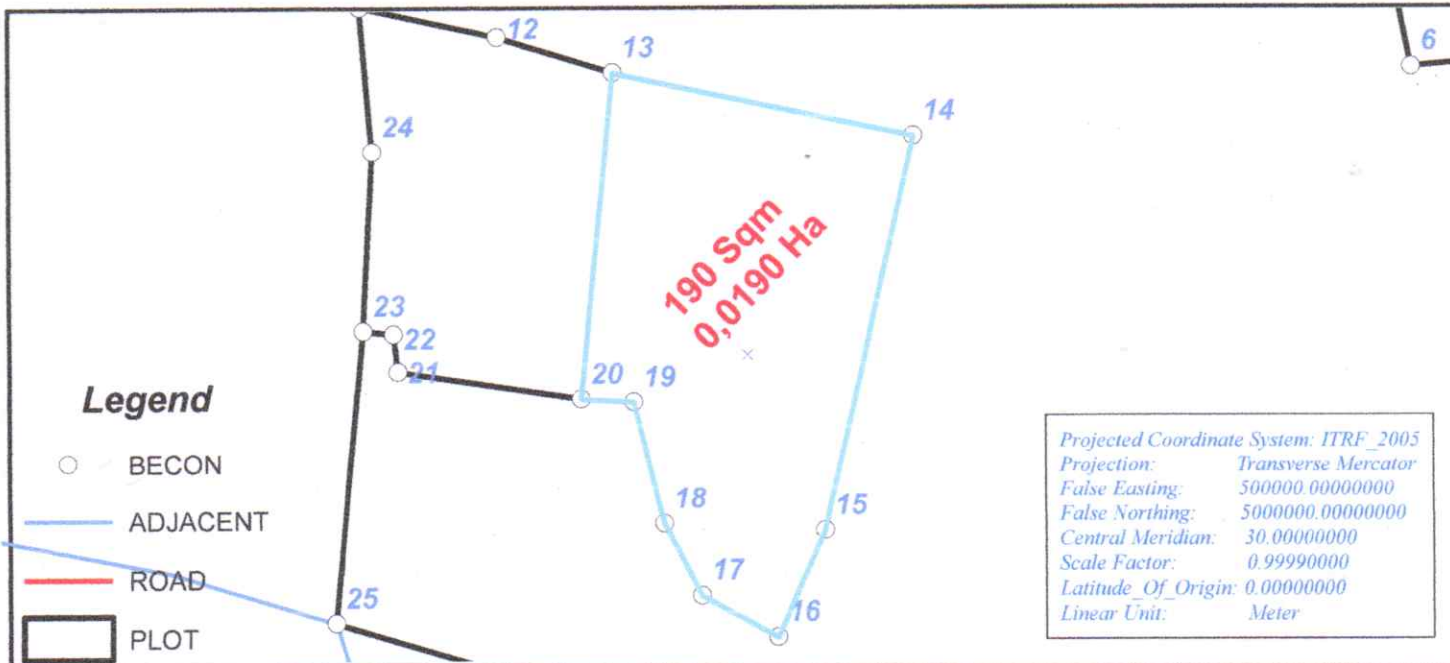


Deed Plan

Parcel Owner(s) <i>NZABARINDA Gregoire</i>		Parcel Location	
UPI <i>3/03/11/06/639</i>		District <i>RUBAVU</i>	Sector <i>RUBAVU</i>
Planned Land Use / Zoning <i>COMMERCIAL</i>		Cell <i>MURARA</i>	Village <i>GASAYO</i>
Plot developed: Yes or No? <i>YES</i>		Surveyed Date <i>23 / 04 / 2025</i>	
Deed plan No <i>3</i>	Area <i>190 Sqm / 0,0190 Ha</i>		
Flat No	Floor No	Unit No	Common Elements Area (Sqm)
Floor Area	Total Floor Area (Sqm)	Unit Area (Sqm)	Total Building Area
		Unit Area Ratio (%)	

Boundary Details

Beacon	Latitude	Longitude	From	To	Bearing	Dist(M)
13	420373.617	4815227.160	13	14	101° 42' 51"	12.18
14	420385.539	4815224.688	14	15	192° 52' 29"	16.07
15	420381.959	4815209.025	15	16	204° 14' 37"	4.57
16	420380.082	4815204.857	16	17	298° 03' 38"	3.43
17	420377.058	4815206.469	17	18	332° 27' 50"	3.19
18	420375.582	4815209.300	18	19	346° 16' 37"	5.01
19	420374.393	4815214.169	19	20	273° 22' 22"	2.09
20	420372.306	4815214.292	20	13	005° 49' 02"	12.93



SCALE: 1/300

0 2.25 4.5 9 13.5 18 Meters

Surveyed by: *GASOMINARI Emmanuel*

Signature:



Approved by:

CMO/GIS and Land Surveyor

Name:

Post:

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa...09.../02.../2025

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • <u>MUBARINKA GREGOIRE</u> • <u>1196880039421060</u> • •	AHO UBUTAKA BUHEREREYE Akarere: <u>RUBA</u> Umurenge: <u>RUBA</u> Akagali: <u>MURARA</u> Umudugudu:
UPI: <u>3/03/11/06/639</u> Ibikorwa biri ku butaka: Ubuso bw'ubutaka : Igishushanyo cy'imiterere y'ikibanza/isambu n'imbibi 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 (Auto-batir) ☐ - Isangiramutungo ku nyubako ☐

¹ Hitamo ikigiye gukorwa; si ngombwa ko serivisi iba imwe

UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe:
 - Ubwoko bwa GNSS rover: **GNSS Receiver FOIF A90**
 - Serial No: **A90177211039**
 - RwandaGeonet User-ID: **Land Survey Profession**
 - Surveyor Code number: **LS00303**
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name:
- Accuracy yakoreshejwe (cm).....1.....cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): 2025-07-09
- Gupima byatangiye saa...8h30..... birangira saa...8h40.....
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka:

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

Ibibanza	Ubuso (Sym)	Ibibanza	Ubuso
1	<u>1613</u>	8	
2	<u>124</u>	9	
3	<u>190</u>	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	Telepho ne	Yagizweho ingaruka(Yego/Oya)	Umukono
<u>2453</u>	<u>HABUMUGISHA Hussein</u>	<u>—</u>	<u>No</u>	<u>[Signature]</u>
<u>638</u>	<u>NTAMUTURANKO Claudine</u>	<u>—</u>	<u>No</u>	<u>[Signature]</u>
<u>741</u>	<u>TUSIBENGGE Frodoval</u>	<u>—</u>	<u>No</u>	<u>[Signature]</u>
<u>640</u>	<u>MUSABYIMANA-DANIEL</u>	<u>0782691203</u>	<u>No</u>	<u>[Signature]</u>
<u>644</u>	<u>NZAKABAGORI</u>	<u>0787717344</u>	<u>No</u>	<u>[Signature]</u>

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 : NZABARINAA Gregoire

Umukono : 

Telephone : 0789200900

UWAPIMYE UBUTAKA

Njyewe GASOMINARI Emmanuel

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 cyiyongereye.

Amazina : GASOMINARI Emmanuel

Umukono na Kashe : 

Telephone : 0783650733