

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **NYIRANDIKUBWIMANA MADELEINE**

Indagamuntu y'u Rwanda: **1194070015241070**

Aderesi

Akarere ka:	Umurenge wa:	Akagari ka:	Umudugudu
Musanze	Cyuve	Bukinanyana	Murambi

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/ isambu (UPI):	Intara:	Akarere ka:	Umurenge:	Akagari:	Umudugudu:
4/03/02/01/4980	Amajyaruguru	Musanze	Cyuve	Bukinanyana	Murambi

Itariki y'ubusabe:

06/08/2025

Amazina y'usaba:

NYIRANDIKUBWIMANA MADELEINE

Umukono w'usaba (w'abasaba):

Amazina n'Umukono
w'ubarura ubutaka:

RUKUNDA



INYANDIKO YATANGIWE KU

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 **B250806135014RHVO** ku IremboGov mbere yo kuyikoresha.



UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

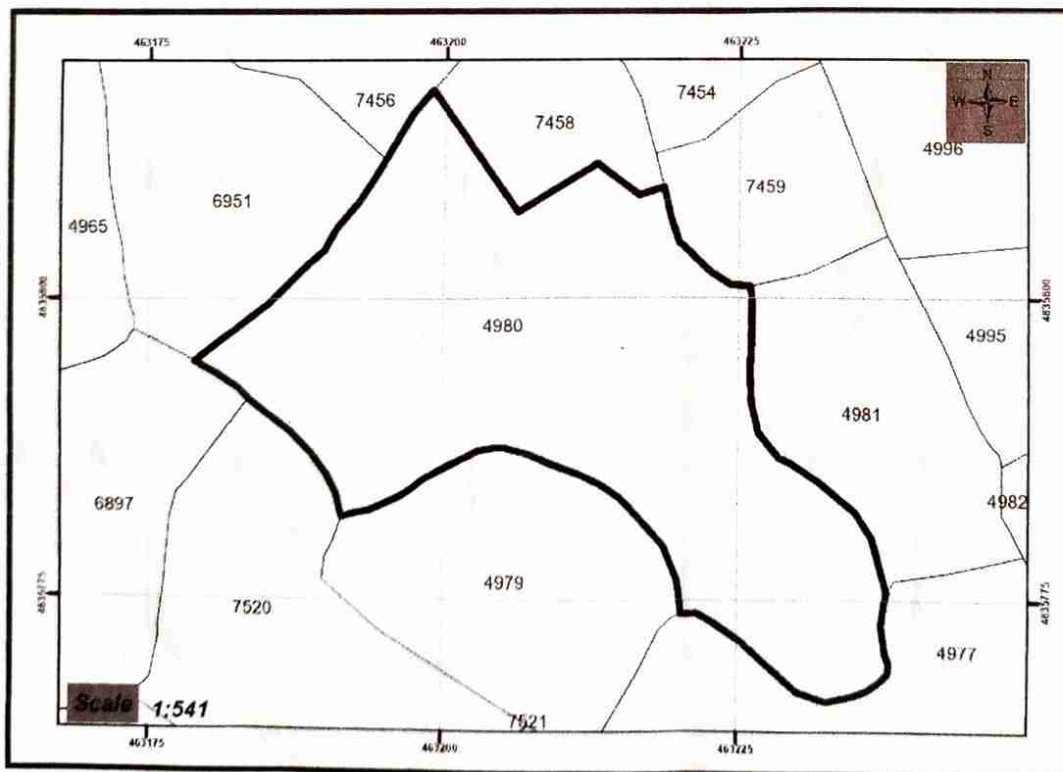
IBIRANGA UBUTAKA

UPI:4/03/02/01/4980	Ubuso: 1236 metero kare	Imikoreshereze y'ubutaka: Gutura
Intara : Amajyaruguru	Akagali : BUKINANYANA	
Akarere : Musanze	Umudugudu : Murambi	
Umurenge : CYUVE	Imyaka y'ubukode : Imyaka 49 itangira kuwa 26/04/2025	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. NYIRANDIKUBWIMANA MADELEINE	1194070015241070	100.00	NYIRANDIKUBWIMANA MADELEINE (1194070015241070) Amajyaruguru,Musanze,CYUVE,BUKINANYANA,Murambi

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>

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 4/03/02/01/4980
2. Igihe cy'ubukode ni imyaka 49 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 ahahozze 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 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 gukoresha 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 gukoresha;
7. Iyo hari uburenganzira ku mutungo w'ubutaka busangiye n'abantu benshi, ubahagarariye ntashobora gutanga ubwo burenganzira abugurishije, abutanze nk'impano, kubugurana ubundi, kubugwaturiza, kubukodesha, kubwatura cyangwa kububangikanyaho ubundi burenganzira bitemejwe n'abanditse ku nyandikompamo z'ubutaka bose. 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'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 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
NYIRANDIKUBWIMANA MADELEINE

Ku ruhande rwa Leta y'u Rwanda



26/04/2025

Umubitsi w'Inyandikompamo z'Ubutaka



REPUBLIC OF RWANDA

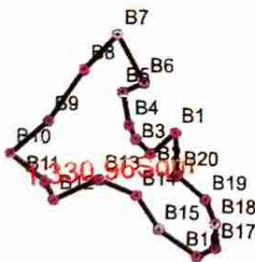


Deed Plan

Parcel Owner(s) Nyirandikubwimana Madeleine		Parcel Location	
UPI 4/03/02/01/4980		District	MUSANZE
Planned Land Use / Zoning Agriculture		Sector	CYUVE
Plot developed: YES		Cell	BUKINANYANA
Deed plan No		Village	MURAMBI
Area 1,330.96SQM		Surveyed date 23/07/2025	
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			

Boundary Details

BEACONS	EASTING(X IN METERS)	NORTHING(Y IN METERS)	FROM	TO	BEARING	DISTANCE
B1	463225.965	4835800.971	B1	B2	228° 35' 47"	9.161
B2	463219.094	4835794.912	B2	B3	313° 20' 25"	6.121
B3	463214.642	4835799.113	B3	B4	333° 56' 28"	4.307
B4	463212.75	4835802.983	B4	B5	349° 48' 12"	9.436
B5	463211.079	4835812.27	B5	B6	065° 34' 35"	6.436
B6	463216.939	4835814.931	B6	B7	330° 53' 12"	15.399
B7	463209.447	4835828.385	B7	B8	223° 59' 37"	13.732
B8	463199.909	4835818.505	B8	B9	214° 41' 03"	17.619
B9	463189.882	4835804.017	B9	B10	229° 47' 28"	14.267
B10	463178.987	4835794.807	B10	B11	127° 33' 56"	12.563
B11	463188.945	4835787.147	B11	B12	153° 54' 56"	5.854
B12	463191.519	4835781.889	B12	B13	066° 02' 48"	14.105
B13	463204.409	4835787.616	B13	B14	111° 35' 02"	11.465
B14	463215.07	4835783.398	B14	B15	145° 49' 24"	11.470
B15	463221.513	4835773.909	B15	B16	123° 49' 49"	13.257
B16	463232.526	4835766.528	B16	B17	065° 33' 23"	5.662
B17	463237.68	4835768.871	B17	B18	359° 00' 43"	6.796
B18	463237.563	4835775.666	B18	B19	338° 01' 32"	7.201
B19	463234.869	4835782.344	B19	B20	308° 39' 36"	10.502
B20	463226.668	4835788.904	B20	B1	356° 39' 58"	12.087

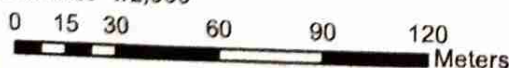


Legend

- Beacons_2
- Boundary_2

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

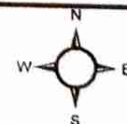
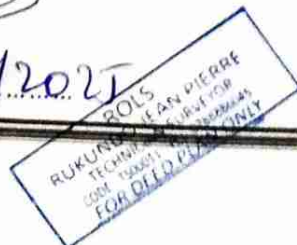
SCALE: 1/2,000



Surveyed by: **RUKUNDO JEAN PIERRE**

Signature:

Date & Stamp: **8/08/2025**



Approved by: CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature :



REPUBLIC OF RWANDA

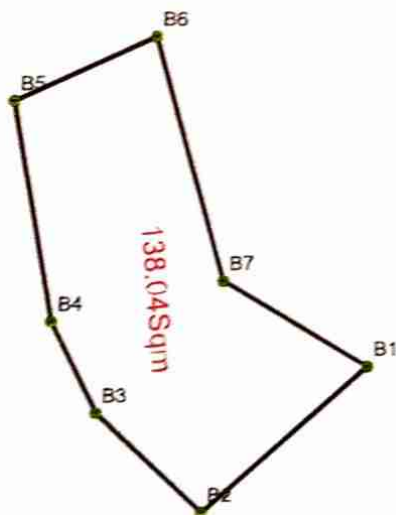


Deed Plan

Parcel Owner(s)	Nyirandikubwimana Madeleine	Parcel Location	
UPI	4/03/02/01/4980	District	MUSANZE
Planned Land Use / Zoning	Agriculture	Sector	CYUVE
Plot developed: Yes or No?	YES	Cell	BUKINANYANA
		Village	MURAMBI
Deed plan No		Area	138.04SQM
		Surveyed date 23/07/2025	
Flat No		Unit No	
Floor No		Unit Area (Sqm)	
Floor Area		Unit Area Ratio (%)	
Total Floor Area (Sqm)		Condominium Survey	
		Condominium Elements Area (Sqm)	
		Total Building Area	

Boundary Details

BEACONS	EASTING (X IN METERS)	NORTHING (Y IN METERS)	FROM	TO	BEARING	DISTANCE
B1	463225.9651	4835800.971	B1	B2	228° 35' 47"	9.161
B2	463219.0936	4835794.912	B2	B3	313° 20' 25"	6.121
B3	463214.6421	4835799.113	B3	B4	333° 56' 28"	4.307
B4	463212.7499	4835802.983	B4	B5	349° 48' 12"	9.436
B5	463211.0794	4835812.27	B5	B6	065° 34' 35"	6.436
B6	463216.939	4835814.931	B6	B7	164° 08' 26"	10.737
B7	463219.8732	4835804.603	B7	B1	120° 48' 05"	7.092



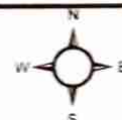
Legend

- Beacons_1
- Boundary_1

Projected Coordinate System: ITRF_2015
Projection: Transverse Mercator
False Easting: 500000.00000000
False Northing: 1000000.00000000
Central Meridian: 30.00000000
Scale Factor: 0.99999900
Latitude of Origin: 0.00000000
Linear Unit: Meter

SCALE: 1/300

0 2.25 4.5 9 13.5 18 Meters



Surveyed by: RUKUNDO JEAN PIERRE

Signature:

Date & Stamp:

Approved by: CMO/GIS and Land Surveyor

Name:

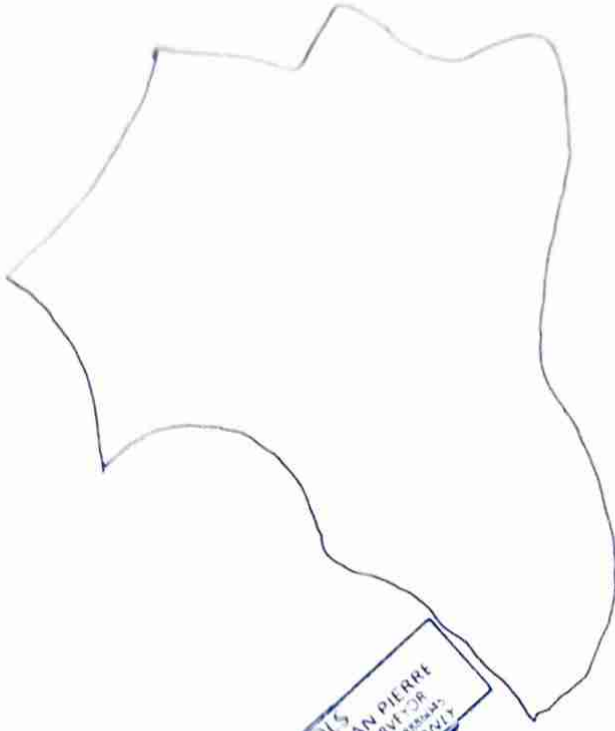
Post:

Date & Signature:



RAPOROY'IPIMWARY'UBUTAKA

Kuwa... 23/07/2025

1. AMAZINAYABANYIR'UBUTAKANAID: • NYIRANDIKURWIMWA • 11940 700 152 410 70 • •	AHOUBUTAKABUHEREREYE Akarere: <i>MUSANZE</i> Umurenge: <i>Cyane</i> Akagali: <i>Imukinanyira</i> Umudugudu: <i>Muramba</i>
UPL: <i>41031021011 49.80</i> Ibikorwa birikubutaka: <i>Agriculture</i> Ubuso bw'ubutaka: Igishushanyocy'imitererey'ikibanza/isambun'imbibizacyo  ROIS RUKUNDO JEAN PIERRE 11-11-2024 FOR DEED ONLY	SERIVISIISABWA¹: - Kugabanya ubutakamo ibice ☒ - Kubaruzabutaka bwa mbere ☐ - Gukosora imbibi/Ubuso ☐ - Iyimirwakumpamvuz'inyungu rusange (expropriation) ☐ - icyangombwacy'ubwubatsi (Auto-batir) ☐ - Isangiramu tungokunyubako ☐ UKWITEGEJE <i>Joseph</i>

¹Hitamo iki giye gukorwa; singombwako serivisi ibimwe

UBURYOIBIPIMO BYAFASHWEMO²

- Ibikoreshebyakoreshejwe:
 - Ubwokobwa GNSS rover: TERSUS AX3702
 - SerialNo: 015005190900000475
 - RwandaGeonetUser-ID: NDUWAMUKIZA
 - SurveyorCode number: TS00011
- Uburyobwakoreshejwemukwakira ibipimobivakuri CORS:
 - Network ☒ ✓
 - SingleBase ☐ MountpointName: Nearest.....
- Accuracyyakoreshejwe(cm)..... 2.0 cm
- Italikiipimwaryakoreweho(Umwaka-Ukwezi-Itariki)..... 23 - 07 - 2025
- Gupimabyatangiyesaa..... ntao birangirasaa..... 24h43'
- Imbogamizizabazarabayeziturutsekubikoreshebyakoreshejwemu gihecyo gupimaubutaka: ntao

UMUBAREW'IBIBANZABYAVUYEMO IYOARIUKUGABANYAMOIBICE :

Ibibanza	Ubuso	Ibibanza	Ubuso
1		8	
2		9	
3		10	
4		11	
5		12	
6		13	
7		14	

Icyitonderwa: Mugihe ibibanza birenga umubare urimuri yimbonerahamweshyirahou mugereka

IMYIRONDO ROYABANYIR'UBUTAKABUHANAIMBIBIN'UBUTAKABWAPIMWE:

UPI	Amazina	Telephone	Yagizweho ingaruka (Ye go/Oy a)	Umukono
41031021014881	UKWITEGE ETSE	—	Oya	
4977	HAKIZIMANA	028	Oya	
6951	HAKIZIMANA Cyrien		Oya	



NYIRIUBUTAKA

Amazina: NYIRANDIKUMURANA Madeleine

Umukono : [Signature]

Telephone : 078

UWAPIMYEUBUTAKA

Njyewe: **RUKUNDO JEAN PIERRE**

Impuguke mu gufata ibipimo ku butaka, ndemeza ko ibipimo byafashwe hakurikijwe amahame y'umwugawogupimaubutaka. Ndemeza kandi ko abagizweho ingaruka n'iripimwabagararamu mbonerahamwe iri haruguru aribo bashyize umukono kuri iyi raporo.

Mugihe hagaragaye ko ibipimo n'amakurunatanze birimo amakosa, ngombakubikosorantaguzi cyiyongereyeho.

Amazina: **RUKUNDO JEAN PIERRE**

Umukonona Kashe: [Signature]

Telephone : **0788886045**

