

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **BENDANTUNGUKA JEAN MARIE VIANNEY**

Indangamuntu y'u Rwanda: **1198080125155078**

Aderesi

Akarere ka:

Bugesera

Umurenge wa:

Rilima

Akagari ka:

Ntarama

Umudugudu

Kagugu

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/isambu

Nimero y'ikibanza/
isambu (UPI):

5/07/12/04/607

Intara:

Iburasirazuba

Akarere ka:

Bugesera

Umurenge:

Rilima

Akagari:

Ntarama

Umudugudu:

Kagugu

Itariki y'ubusabe:

13/09/2025

Amazina y'usaba:

BENDANTUNGUKA JEAN MARIE VIANNEY

Umukono w'usaba (w'abasaba):

Amazina n'Umukono
w'ubaturya ubutaka:

NSHIMIYIMANA Jean Claude



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 **B250913173228ZO9K** ku **iremboGov** mbere yo kuyikoresha.



UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

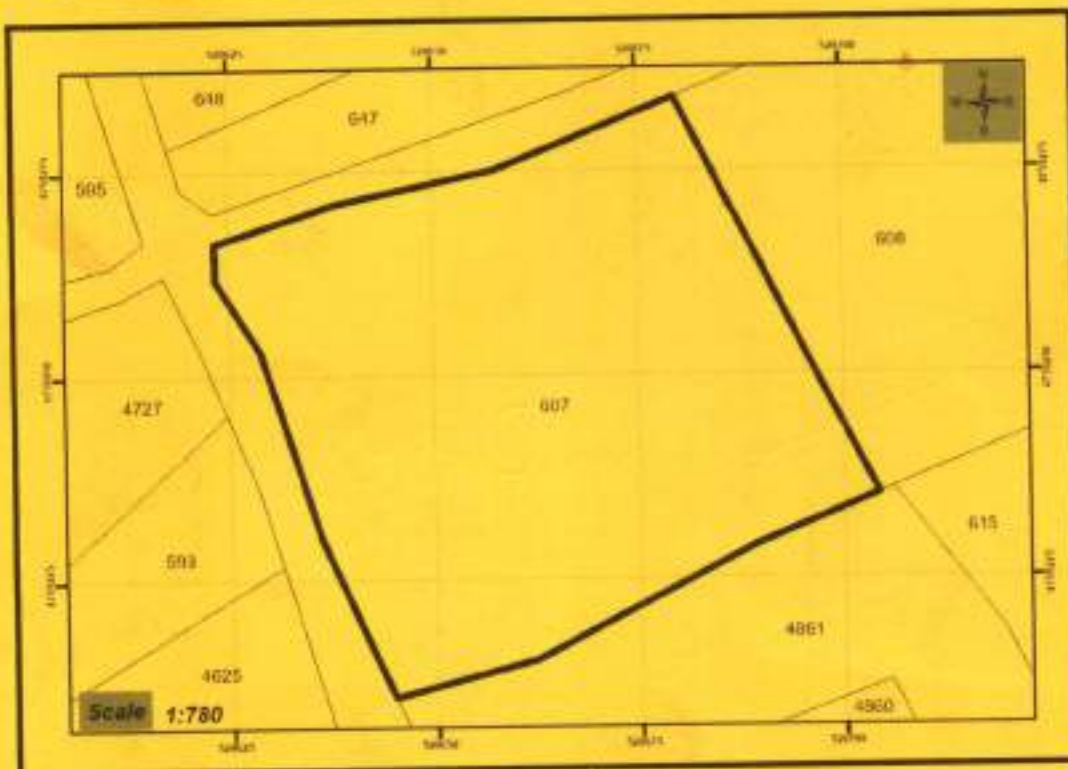
IBIRANGA UBUTAKA

UPI:5/07/12/04/607	Ubuso: 3562 metero kare	Imikoreshereze y'ubutaka: Ubuhinzi
Intara : Uburasirazuba	Akagali : NTARAMA	
Akarere : Bugesera	Umudugudu : Kagugu	
Umurenge : RILIMA	Imyaka y'ubukode : Imyaka 99 itangira kuwa 19/09/2012	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. BENDANTUNGUKA JEAN MARIE VIANNEY	1198080125155078	50.00	BENDANTUNGUKA JEAN MARIE VIANNEY (1198080125155078)
2. MUKASHEMA MAKURATA	1198070125153010	50.00	Uburasirazuba,Kirehe,KIGARAMA,NYAKERERA,Gasenyi

IGISHUSHANYO CY'UBUTAKA



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 bufitte UPI 5/07/12/04/607

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 ahahozze peyizana y'ibirunga nahandi hahegereye hagenewe guhingwa ibiret n'inzego za Leta zibishinzwe, yubahiriza gahunda yo guhinga ibiret byibura ku buso bungana na 40% kuri buri gihe cy'ibiret n'imibisikanire yigihingwa cy'ibiret 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 ukodesha. Abujijwe kandi kubangamira abo bahanga imibiri mu gihe babyaza umusaruro ubutaka bwabo hakurikijwe icyo bwagenewe gukoresha;

7. Iyo hari uburenganzira ku mutungo w'ubutaka busangiwe n'abantu benshi, ubahagarariye ntashobora gutanga ubwo burenganzira abugurishije, abutanze nk'impano, kubugurana ubundi, kubugwaturiza, kubukodesha, kubwaturiza cyangwa kububanganyaho ubundi burenganzira bitemejwe n'abanditse ku nyandikompamo z'ubutaka bose. Icyakora, iherekanya 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 kubikorera;

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 mudendeko 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 abigenga;

12. Ukodesha ntagomba kubangamira imirimo ikorerwa muni y'ubutaka cyangwa mu kirere kiri hejuru y'ubutaka buvugwa muri aya masezerano mu gihe icyo mirimo igamije inyungu rusange kandi ikorerwa 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 abanyije guha integuza y'iminsi mirongo icyenda (90) ukodesha mu gihe bigaragara ko atubahirije inshingano zikubiye muri aya masezerano cyangwa bituritse ku zindi mpamvu ziteganywa n'amategeko;

Icyakora, umukode ntashobora gusesa amasezerano yo gutunga ubutaka icyo hari impamvu yumvikana yagaragajwe n'ukodesha ituma atubahiriza amasezerano;

16. Ukodesha nawe ashobora gusaba mu nyandiko ko amasezerano aseswa icyo atagikeneye ubutaka nyuma yo gutunga integuza y'iminsi mirongo icyenda (90) umukode, agaragaza impamvu yo gusesa amasezerano.

Uhagarariye abakodesha

BENDANTUNGUKA JEAN MARIE VIANNEY

Ku ruhande rwa Leta y'u Rwanda



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

Nyewe/Twebwe BENDANTUNGUKA J.M.V ufite indangamuntu
No 1198080125155078 na MUKASHEMA MAKURATA ufite indangamuntu
No 1198070125155010 ndemeza/turemeza twahawe icyemezo cy'iyandikisha
ry'ubutaka bufite UPI/nomero 51031121041607 buherereye mu Kagari ka NTARAMA
Umurenge wa 2.ILIMA Akarere ka BUGESERA mbere y'uko hatangira
gukoreshwa ibyemezo koranabuhanga by'iyandikisha ry'ubutaka (e-title):

Nyuma yo kugishakisha ntikiboneke

1. ndemeza/turemeza ko cyatakaye ☒
2. Ndemeza/turemeza ko kibwe ☐
3. cyatwawe n'ibiza/cyangiritse ☐



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



Bikorewe i Nyamata kuwa 13/09/2025

Amazina y'ukoze indahiro: BENDANTUNGUKA J.M.V umukono: [Signature]

Amazina y'ukoze indahiro: MUKASHEMA MAKURATA umukono: [Signature]



Amazina, umukono na kashe by'uwakiriye iyi ndahiro:

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



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	BENDANTUNGUKA JEAN MARIE VIANNEY MUKASHEMA MAKURATA
UPI	5/07/12/04/607
Planned Land Use / Zoning	AGRICULTURE
Plot developed: Yes or No?	No
Deed plan No	01
Area	540.699 sq m

Parcel Location

District	BUGESERA
Sector	RILIMA
Cell	NTARAMA
Village	KAGUGU
Surveyed Date	13 / 09 / 2025

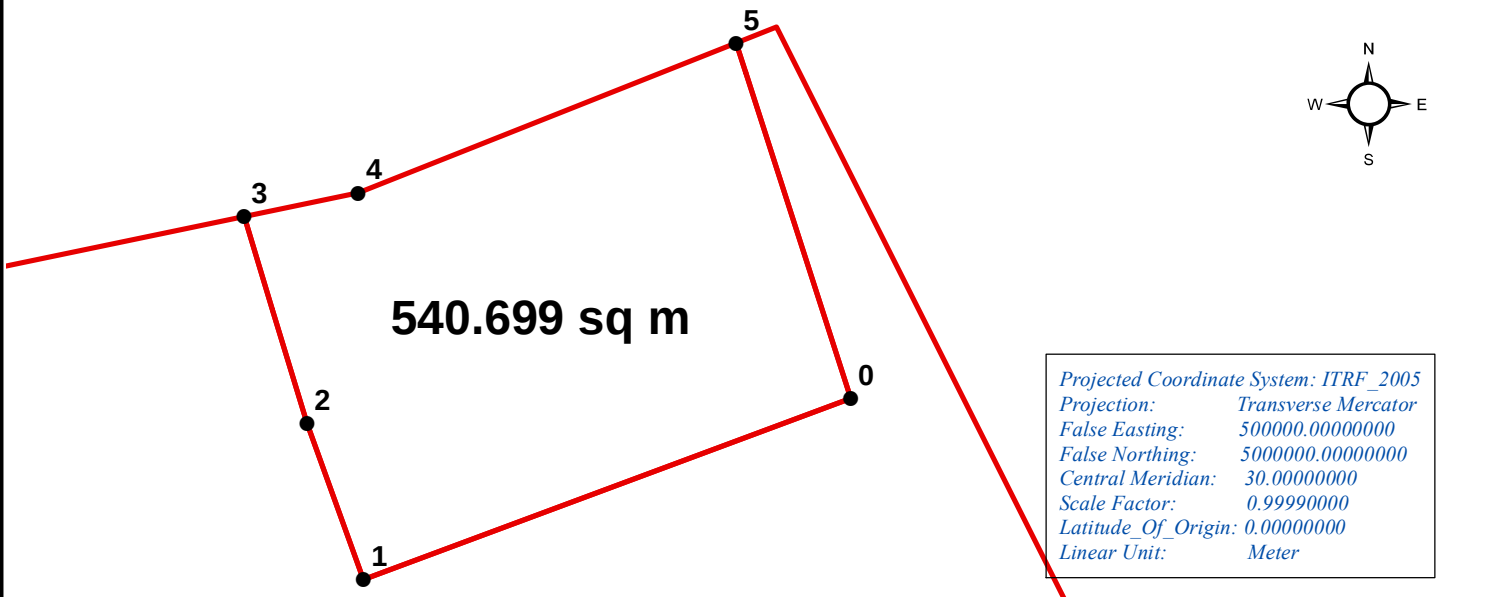
Flat No	
Floor No	
Floor Area	
Total Floor Area (Sqm)	

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	520683.628	4759264.239		0	1	249° 34' 43"	27.47
1	520657.887	4759254.655		1	2	340° 02' 03"	8.79
2	520654.884	4759262.921		2	3	343° 11' 30"	11.43
3	520651.580	4759273.860		3	4	078° 14' 49"	6.17
4	520657.618	4759275.116		4	5	068° 22' 23"	21.46
5	520677.569	4759283.026		5	0	162° 07' 25"	19.74



SCALE: 1/400

0 3 6 12 18 24 Meters

Legend

- BEACONS1
- PARCEL

Surveyed by: **NSHIMIYIMANA Jean Claude**

Signature:

Date & Stamp:



Approved by: **CMO/GIS and Land Surveyor**

Name:

Post:

Date & Signature :



REPUBLIC OF RWANDA

Deed Plan

Parcel Owner(s)	BENDANTUNGUKA JEAN MARIE VIANNEY MUKASHEMA MAKURATA
UPI	5/07/12/04/607
Planned Land Use / Zoning	AGRICULTURE
Plot developed: Yes or No?	No
Deed plan No	02
Area	3020.860 sq m

Parcel Location

District	BUGESERA
Sector	RILIMA
Cell	NTARAMA
Village	KAGUGU
Surveyed Date	13 / 09 / 2025

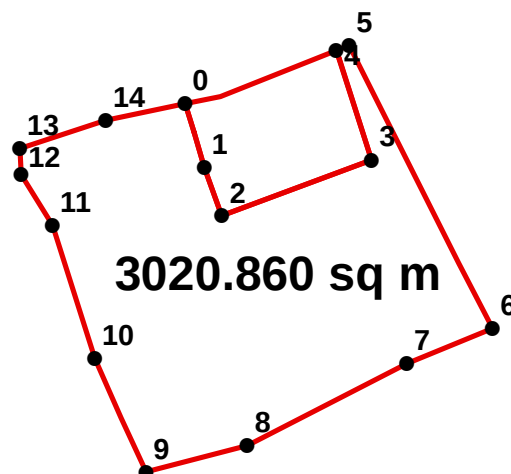
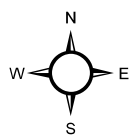
Flat No	
Floor No	
Floor Area	
Total Floor Area (Sqm)	

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	520651.580	4759273.860		0	1	163° 11' 30"	11.43
1	520654.884	4759262.921		1	2	160° 02' 03"	8.79
2	520657.887	4759254.655		2	3	069° 34' 43"	27.47
3	520683.628	4759264.239		3	4	342° 07' 25"	19.74
4	520677.569	4759283.026		4	5	068° 22' 23"	2.30
5	520679.704	4759283.873		5	6	153° 04' 04"	54.54
6	520704.406	4759235.250		6	7	247° 46' 02"	15.96
7	520689.632	4759229.211		7	8	242° 53' 02"	30.77
8	520662.248	4759215.188		8	9	255° 20' 55"	18.00
9	520644.832	4759210.635		9	10	335° 46' 01"	21.39
10	520636.054	4759230.137		10	11	342° 21' 48"	24.02
11	520628.778	4759253.023		11	12	328° 09' 05"	10.28
12	520623.354	4759261.754		12	13	358° 18' 55"	4.50
13	520623.222	4759266.252		13	14	072° 01' 51"	15.44
14	520637.906	4759271.015		14	0	078° 14' 49"	13.97



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: 1/1,300

0 10 20 40 60 80
Meters

Legend

- BEACONS2
- PARCEL

Surveyed by: **NSHIMIYIMANA Jean Claude**

Signature:

Date & Stamp:



Approved by: **CMO/GIS and Land Surveyor**

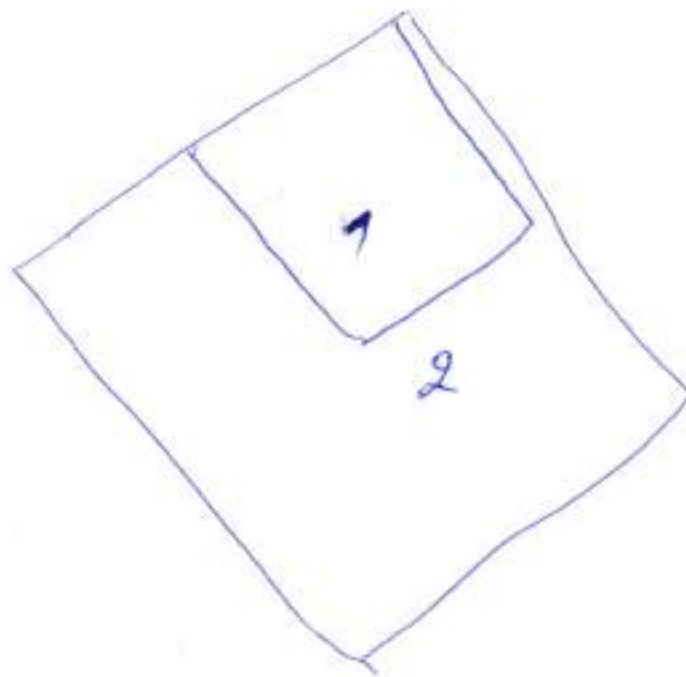
Name:

Post:

Date & Signature :

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa 13.09.2025

I. AMAZINA YA BA NYIR'UBUTAKA NA ID: - BENDANTUNGUKA Jean Marie - VANNEY : 119808012515078 - MUKASHEMA MAKURATA 1198070125153010	AHO UBUTAKA BUHEREREYE Akarere: <u>BUGESERA</u> Umurenge: <u>RILIMA</u> Akagali: <u>MTARAMA</u> Umudugudu: <u>KAGUGU</u>
UPI: <u>5/07/12/04/607</u> Ibikorwa biri ku butaka: <u>Ubuhungu</u> Ubuso bw'ubutaka : <u>3562</u>	SERIVISI ISABWA¹: - Kugabanya ubutaka mo ibice ☒ - Kubarura ubutaka bwa mbere ☐ - Gukosora imbibi/Ubuso ☐
Igishushanyo cy'imiterere y'ikibanza/isambu n'imbibi zacyo 	- Iyimirwa ku mpamvu z'inyungu rusange (expropriation) ☐ - icyangombwa cy'ubwubatsi (Autobatr) ☐ - Isangiramutungo ku nyubako ☐

¹ Hitamo ikigaye gukorwa; si ngombwa ko serivisi iba imwe

UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe:
 - Ubwoko bwa GNSS rover: **FOIF N90**
 - Serial No: **N90046005005**
 - RwandaGeonet User-ID: **Smacatd**
 - Surveyor Code number: **LS00130**
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: **iMAX**
- Accuracy yakoreshejwe (cm): **0.002** cm
- Itariki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): **2025-09-13**
- Gupima byatangiyeye saa **16h31** birangira saa **16h39**
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka:

MTA20

UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE : **2**

Ibibanza	Ubuso sqm	Ibibanza	Ubuso
1	3020.880	8	
2	540.699	9	
3		10	
4		11	
5		12	
6		13	
7		14	

Icyitonderwa: Mu gihe ibibanza birenga umubare uri muri iyi mbonerahanwe shyiraho umugereka

IMYIRONDO RO YA BA NYIR'UBUTAKA BUHANA IMBIBI N'UBUTAKA BWAPIMWE:

UPI	Amazina	Telepho ne	Yagizweho ingaruka (Yego/Oya)	Umukono
608	MUTABARUKA DEO	072231874	Oya	
4861	HABIMANA J. Claude	079887410	Oya	

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 ikomezwa 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. Dufatanye 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 : BENDANTUNGUKA JEAN MARIE VIANNEY

Umukono : Mug

Telephone : 0788677739

UWAPIMYE UBUTAKA

Njyewe NSHIMIYIMANA 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 pinwa 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 : NSHIMIYIMANA Jean Claude

Umukono na Kashe :

Telephone :

0788 287017



Untitled Map

Write a description for your map.

Legend

sq m



Google Earth

Image © 2025 Airbus



100 ft