

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **TWAHIRWA JEAN**

Indangamuntu y'u Rwanda: **1195880054077188**

Aderesi

Akarere ka:
Rwamagana

Umurenge wa:
Muyumbu

Akagari ka:
Bujyujyu

Umudugudu:
Gishaka

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/
isambu (UPI):
5/01/10/02/8569

Intara:
Iburasirazuba

Akarere ka:
Rwamagana

Umurenge:
Muyumbu

Akagari:
Bujyujyu

Umudugudu:
Gishaka

Itariki y'ubusabe:

25/08/2025

Amazina y'usaba:

TWAHIRWA JEAN

Umukono w'usaba (w'abasaba):



Amazina n'Umukono
w'ubarura ubutaka:

ISHIMINE BANGWA Olivier



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 **B250825181537THTE** ku IremboGov mbere yo kuyikoresha.



UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

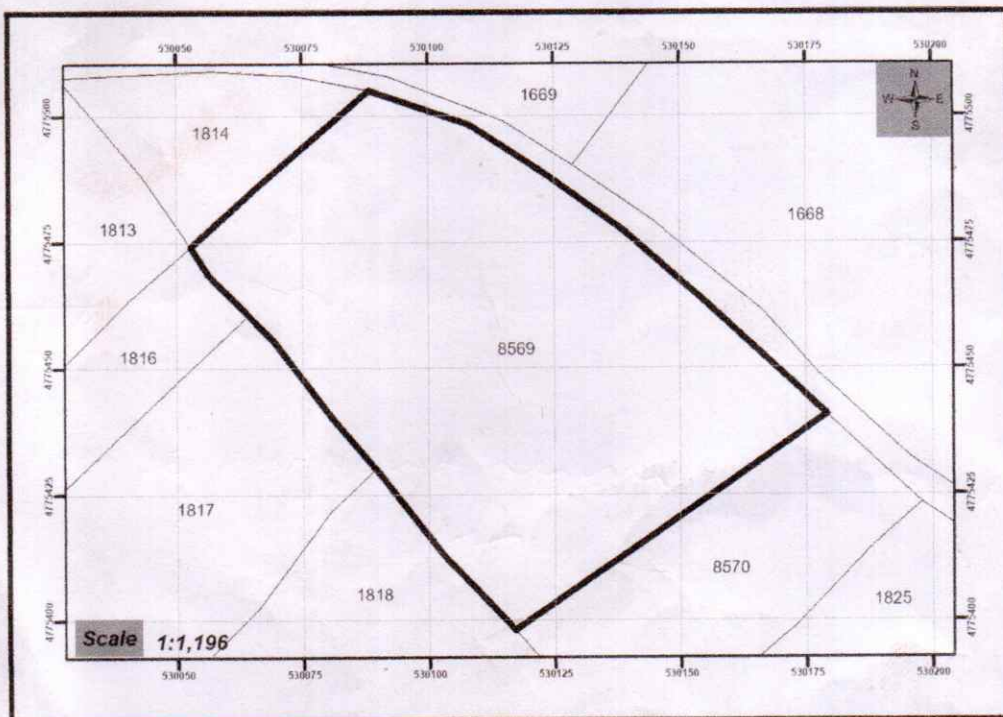
IBIRANGA UBUTAKA

UPI:5/01/10/02/8569	Ubuso: 6810 metero kare	Imikoreshereze y'ubutaka: Ubuhinzi
Intara : Uburasirazuba	Akagali : BUJYUJYU	
Akarere : Rwamagana	Umudugudu : Gishaka	
Umurenge : MUYUMBU	Imyaka y'ubukode : Imyaka 99 itangira kuwa 20/12/2024	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. NYIRANTORE TIRIPHONIE	1197670088277021	50.00	TWAHIRWA JEAN (1195880054077002) Uburasirazuba, Rwamagana, MUYUMBU, BUJYUJYU, Gishaka
2. TWAHIRWA JEAN	1195880054077002	50.00	

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 bufite UPI 5/01/10/02/8569
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 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 buboneye 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 imbibi z'ubutaka bwe no kwirinda kuzihindura. Ukodesha kandi ntashobora guhindura icyo ubutaka bwagenewe gukoresha atabiboneye uruhushya rwanditse nk'uko biteganywa n'amategeko abigenga;
6. Ukodesha agomba gukoresha ubutaka mu buryo butabangamira ubutaka buhanga imbibi n'ubwo akodesha. Abujijwe kandi kubangamira abo bahanga imbibi 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, kubugwiriza, kubukodesha, kubwiriza 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 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 abigenga;
12. Ukodesha ntashobora 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 imisiro 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
TWAHIRWA JEAN

Ku ruhande rwa Leta y'u Rwanda



20/12/2024

Umubitsi w'Inyandikompamo z'Ubutaka



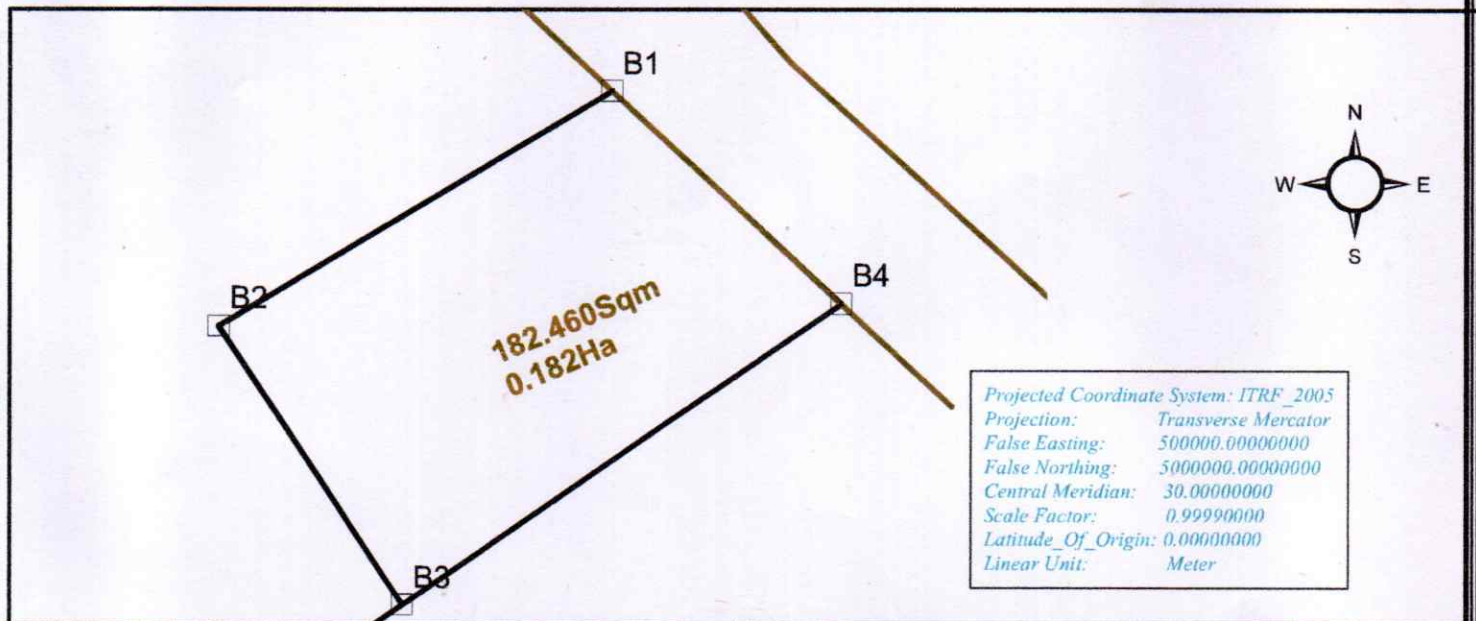
REPUBLIC OF RWANDA

Deed Plan

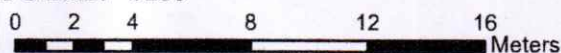
Parcel Owner(s)		TWAHIRWA JEAN NYIRANTORE TIRIPHONIE		Parcel Location			
UPI		5/01/10/02/8569		District	Rwamagana		
Planned Land Use / Zoning		- A1-Agriculture zone		Sector	Muyumbu		
Plot developed: Yes or No?		NO		Cell	Bujyujyu		
				Village	Gishaka		
Deed plan No	1	Area	182.460Sqm	Surveyed Date	28 / 08 / 2025		
Flat No		Condominium Survey		Unit No			
Floor No				Unit Area (Sqm)		Common Elements Area (Sqm)	
Floor Area				Unit Area Ratio (%)		Total Building Area	
Total Floor Area (Sqm)							

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
B1	530171.36	4775447.91	B1	B2	239° 10' 59"	15.582
B2	530157.98	4775439.93	B2	B3	146° 32' 45"	11.372
B3	530164.25	4775430.44	B3	B4	055° 30' 26"	18.094
B4	530179.16	4775440.68	B4	B1	312° 48' 21"	10.631



SCALE: 1/250



Legend

□ Beacons — Existing_road □ Parcels

Surveyed by: ISHIMWE BISANGWA Olivier

Signature:

ISHIMWE BISANGWA OLIVIER
TECHNICIAN SURVEYOR
CODE: 1500041 TEL: 0786336433
FOR DEED PLAN ONLY

Date & Stamp: ...28/08/2025

Approved by: CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature :



REPUBLIC OF RWANDA



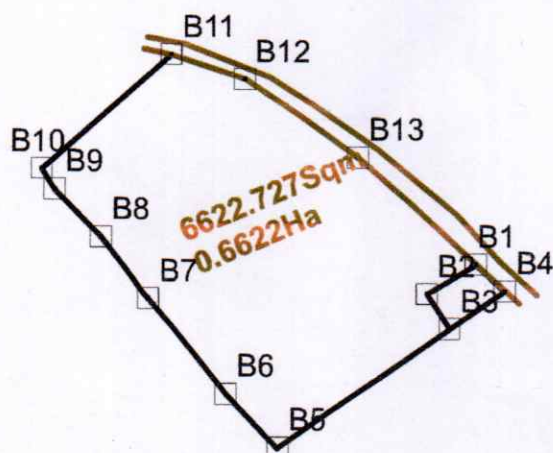
Deed Plan

Parcel Owner(s)	TWAHIRWA JEAN NYIRANTORE TIRIPHONIE	Parcel Location	
UPI	5/01/10/02/8569	District	Rwamagana
Planned Land Use / Zoning	- A1-Agriculture zone	Sector	Muyumbu
Plot developed: Yes or No?	NO	Cell	Bujyujyu
		Village	Gishaka
Deed plan No	2	Area	6622.727Sqm
		Surveyed Date	28 / 08 / 2025

Flat No		Condominium Survey	Unit No		Common Elements Area (Sqm)	
Floor No			Unit Area (Sqm)		Total Building Area	
Floor Area			Unit Area Ratio (%)			
Total Floor Area (Sqm)						

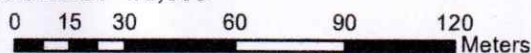
Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
B1	530171.36	4775447.91	B1	B2	239° 10' 59"	15.582
B2	530157.98	4775439.93	B2	B3	146° 32' 45"	11.372
B3	530164.25	4775430.44	B3	B5	235° 30' 26"	56.937
B5	530117.32	4775398.19	B5	B6	315° 39' 29"	20.296
B6	530103.14	4775412.71	B6	B7	320° 56' 28"	33.458
B7	530082.05	4775438.69	B7	B8	322° 36' 46"	21.259
B8	530069.14	4775455.58	B8	B9	315° 30' 37"	18.244
B9	530056.36	4775468.60	B9	B10	327° 25' 32"	6.541
B10	530052.84	4775474.11	B10	B11	048° 53' 35"	47.042
B11	530088.28	4775505.04	B11	B12	108° 57' 52"	20.966
B12	530108.11	4775498.22	B12	B13	124° 22' 13"	37.563
B13	530139.12	4775477.02	B13	B1	132° 04' 22"	43.440



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



Legend

Beacons — Existing_road Parcels

Surveyed by: ISHIMWE BISANGWA Olivier

Signature:

ISHIMWE BISANGWA OLIVIER
 TECHNICAL SURVEYOR
 COIN: 1500041 TEL: 0786335673
 FOR DEED PLAN ONLY

Date & Stamp: 28/08/2025

Approved by: CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature :

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa. 28 / 08 / 2025

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • Twahirwa Jean • NYIRANTORE Triphonie • •	AHO UBUTAKA BUHEREREYE Akarere: Zwamagaya Umurenge: Muyemba Akagali: Buryamba Umudugudu: Ashaka
UPI: 51011010218569 Ibikorwa biri ku butaka: Ubuhinzi Ubuso bw'ubutaka : 6805.187 sqm Igishushanyo cy'imiterere y'ikibanza/isambu n'imbibi zacyo 	SERIVISI ISABWA¹: - Kugabanya ubutaka mo ibice ☒ - Kubaruza ubutaka bwa mbere ☐ - Gukosora imbibi/Ubuso ☐ - Iyimurwa 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: *unistation 697011*
 - Serial No: *6971231212/1512*
 - RwandaGeonet User-ID: *SGT250*
 - Surveyor Code number: *TS 02041*
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: *Nearest*
- Accuracy yakoreshejwe (cm) *2* cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): *2025-08-2*
- Gupima byatangiye saa *9h:00* birangira saa *9h:30*
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka: *Kitayo*

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

Ibibanza	Ubuso	Ibibanza	Ubuso
1	<i>182.460</i>	8	
2	<i>0622.727</i>	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 (Yego/Oya)	Umukono
<i>8570</i>	<i>MUSABYIMANA Marie Louise</i>	<i>0786353830</i>	<i>No</i>	<i>[Signature]</i>
<i>1813</i>	<i>Riot Registered</i>	<i>—</i>	<i>No</i>	<i>—</i>
<i>1816</i>	<i>UWIREJIMANA Telisphore</i>	<i>—</i>	<i>No</i>	<i>[Signature]</i>
<i>1818</i>	<i>NYIRANTAMBARA Cecile</i>	<i>0786534034</i>	<i>No</i>	<i>[Signature]</i>
<i>1894</i>	<i>HABUMUGISHA Justine</i>	<i>0783588009</i>	<i>No</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/.../...../.../....

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 : *TWAHIRWA Jean*

Umukono : *[Signature]*

Telephone : *0786353830*

UWAPIMYE UBUTAKA

Njyewe **ISHIMWE BISANGWA Olivier**

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 : ISHIMWE BISANGWA Olivier

Umukono na Kashe :

[Signature]
ROLS
ISHIMWE BISANGWA OLIVIER
PROFESSIONAL SURVEYOR
CODR 1504051 Tel: 078635643
FOR DEED PLAN ONLY

Telephone : 0786335633