

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **UWAYISENGA GABRIEL**

Indangamuntu y'u Rwanda: **1199680089248106**

Aderesi

Akarere ka:	Umurenge wa:	Akagari ka:	Umudugudu
Muhanga	Cyeza	Makera	Binunga

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/ isambu (UPI):	Intara:	Akarere ka:	Umurenge:	Akagari:	Umudugudu:
2/07/01/04/5896	Amajyepfo	Muhanga	Cyeza	Makera	Binunga

Itariki y'ubusabe:

21/01/2025

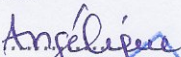
Amazina y'usaba:

UWAYISENGA GABRIEL

Umukono w'usaba (w'abasaba):

.....

Amazina n'Umukono
w'ubarura ubutaka:

MUGENI.....



INYANDIKO YATANGIWE KU

irembo Gov

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 **B250121163515X1CN** ku IremboGov mbere yo kuyikoresha.



UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

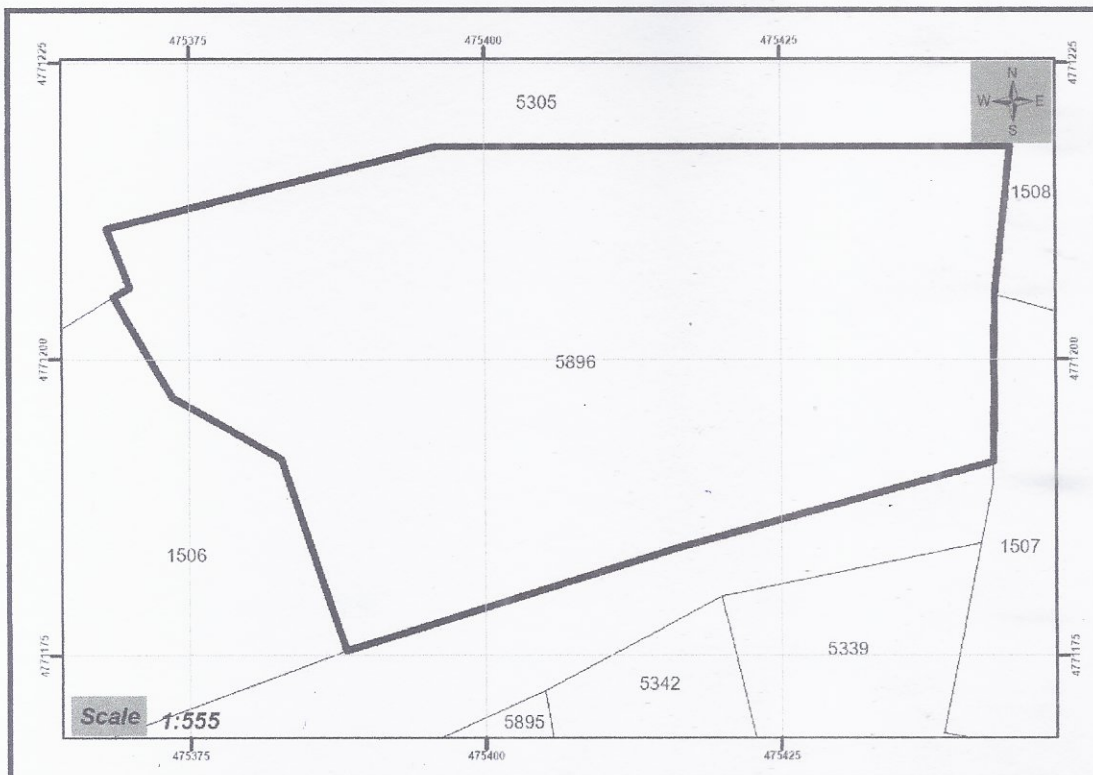
IBIRANGA UBUTAKA

UPI:2/07/01/04/5896	Ubuso: 2289 metero kare	Imikoreshereze y'ubutaka: Gutura
Intara : Amajyepfo	Akagali : MAKERA	
Akarere : Muhanga	Umudugudu : Binunga	
Umurenge : CYEZA	Imyaka y'ubukode : Imyaka 49 itangira kuwa 15/01/2025	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. UWAYISENGA GABRIEL	1199680089248106	100.00	UWAYISENGA GABRIEL (1199680089248106) Amajyepfo, Muhanga, SHYOGWE, RULI, Murambi

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, 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 2/07/01/04/5896
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 ahaheze 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 ntagomba guhindura icyo ubutaka bwagenewe gukoreshwa atabiboneye uruhushya rwanditse nk'uko biteganywa n'amategeko abigenga;
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, kubugwira, kubukodesha, kubwira 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 abakozzi 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 bakuzuzwa inshingano zikubiye muri aya masezerano n'amategeko abigenga, bakoresha mu mudendeze 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 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
UWAYISENGA GABRIEL

Ku ruhande rwa Leta y'u Rwanda





REPUBLIC OF RWANDA

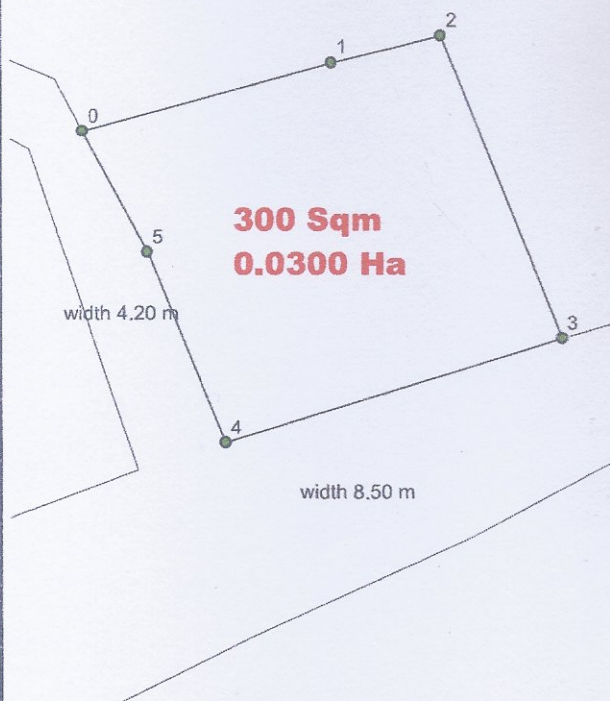


Deed Plan

Parcel Owner(s)	UWAYISENGA Gabriel	Parcel Location	
UPI	2/07/01/04/5896	District	MUHANGA
Planned Land Use / Zoning	R1A: Low Density Residential Densification Zone	Sector	CYEZA
Plot developed: Yes or No?	NO	Cell	MAKERA
		Village	BINUNGA
Deed plan No	1	Area	300 sqm
		Surveyed Date	21 / 01 / 2025
Flat No		Condomnium Survey	
Floor No		Unit No	
Floor Area		Unit Area (Sqm)	
Total Floor Area (Sqm)		Unit Area Ratio (%)	
		Common Elements Area (Sqm)	
		Total Building Area	

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
0	475385.46	4771192.45	0	1	074° 43' 34"	12.97
1	475397.97	4771195.87	1	2	076° 25' 15"	5.67
2	475403.48	4771197.20	2	3	158° 18' 20"	16.36
3	475409.53	4771181.99	3	4	252° 45' 45"	17.69
4	475392.63	4771176.75	4	5	337° 44' 39"	10.37
5	475388.70	4771186.35	5	0	331° 59' 28"	6.91



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: 1/350

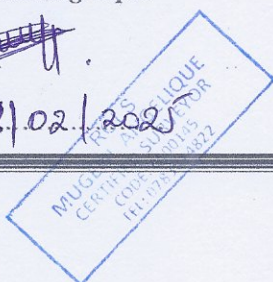
Legend

- BCN 1
- PLOT_1
- roads

Prepared by: MUGENI Angelique

Signature:

Date & Stamp: 21/02/2025



verified by: CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature :



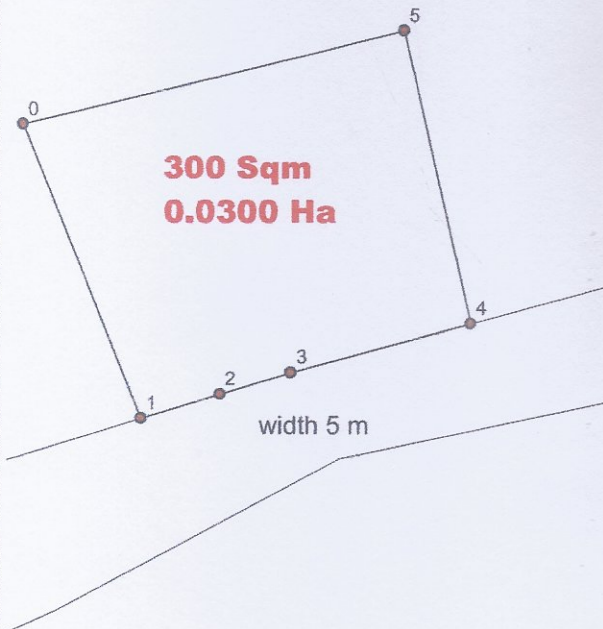
REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)		UWAYISENGA Gabriel		Parcel Location	
UPI		2/07/01/04/5896		District	MUHANGA
Planned Land Use / Zoning		R1A: Low Density Residential Densification Zone		Sector	CYEZA
Plot developed: Yes or No?		NO		Cell	MAKERA
				Village	BINUNGA
Deed plan No	2	Area	300 sqm	Surveyed Date	21 / 01 / 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	Easting(m)	Northing(m)		From	To	Bearing	Dist(m)
0	475403.48	4771197.20		0	1	158° 18' 19"	16.40
1	475409.54	4771181.96		1	2	072° 51' 31"	4.27
2	475413.62	4771183.22		2	3	072° 51' 30"	3.85
3	475417.29	4771184.35		3	4	074° 46' 26"	9.63
4	475426.59	4771186.88		4	5	347° 20' 04"	15.50
5	475423.19	4771202.01		5	0	256° 16' 49"	20.29



Projected Coordinate System: ITRF_2005
Projection: Transverse Mercator
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False Northing: 500000.00000000
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Scale Factor: 0.99990000
Latitude_Of_Origin: 0.00000000
Linear Unit: Meter

SCALE: 1/360

Legend

- BCN 2
- PLOT_2
- roads

Prepared by: MUGENI Angelique

Signature:

Date & Stamp: 21/02/2025

verified by: CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature :

MUGENI ANGELIQUE
CERTIFIED SURVEYOR
CODE: 150101010
TEL: 078401010



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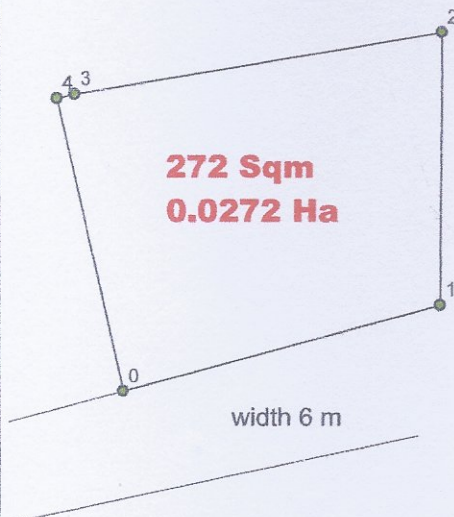


Deed Plan

Parcel Owner(s)	UWAYISENGA Gabriel	Parcel Location	
UPI	2/07/01/04/5896	District	MUHANGA
Planned Land Use / Zoning	R1A: Low Density Residential Densification Zone	Sector	CYEZA
Plot developed: Yes or No?	NO	Cell	MAKERA
		Village	BINUNGA
Deed plan No	3	Area	272 sqm
		Surveyed Date	21 / 01 / 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	

Condomnium Survey

Boundary Details



Beacon	Easting(m)	Northing(m)		From	To	Bearing	Dist(m)
0	475426.59	4771186.88		0	1	074° 46' 26"	16.96
1	475442.96	4771191.34		1	2	000° 35' 40"	14.09
2	475443.10	4771205.43		2	3	260° 27' 59"	19.27
3	475424.10	4771202.24		3	4	255° 48' 18"	0.94
4	475423.19	4771202.01		4	0	167° 20' 04"	15.50



Projected Coordinate System: ITRF_2005
Projection: Transverse Mercator
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False Northing: 5000000.00000000
Central Meridian: 30.00000000
Scale Factor: 0.99990000
Latitude_Of_Origin: 0.00000000
Linear Unit: Meter

SCALE: 1/360

Legend

- BCN 3
- PLOT_3
- roads

Prepared by: MUGENI Angelique

Signature:

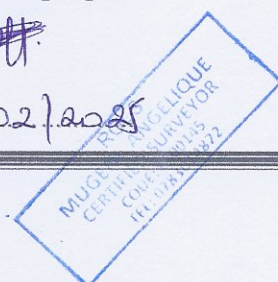
Date & Stamp: ..21/02/2025

verified by: CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature :





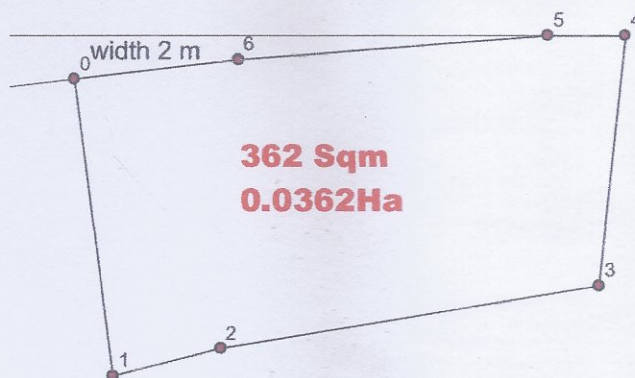
REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	UWAYISENGA Gabriel	Parcel Location	
UPI	2/07/01/04/5896	District	MUHANGA
Planned Land Use / Zoning	R1A: Low Density Residential Densification Zone	Sector	CYEZA
Plot developed: Yes or No?	NO	Cell	MAKERA
		Village	BINUNGA
Deed plan No	4	Area	362 sqm
		Surveyed Date	21 / 01 / 2025
Flat No		Unit No	
Floor No		Unit Area (Sqm)	
Floor Area		Unit Area Ratio (%)	
Total Floor Area (Sqm)			

Condomnium Survey	Common Elements Area (Sqm)



Boundary Details

Beacon	Easting(m)	Northing(m)		From	To	Bearing	Dist(m)
0	475416.77	4771215.82		0	1	172° 39' 40"	15.07
1	475418.70	4771200.87		1	2	075° 48' 18"	5.58
2	475424.10	4771202.24		2	3	080° 27' 59"	19.27
3	475443.10	4771205.43		3	4	006° 13' 45"	12.65
4	475444.48	4771218.00		4	5	269° 59' 54"	3.89
5	475440.59	4771218.00		5	6	265° 36' 28"	15.60
6	475425.03	4771216.81		6	0	263° 09' 30"	8.32



Projected Coordinate System: ITRF_2005
Projection: Transverse Mercator
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False Northing: 5000000.00000000
Central Meridian: 30.00000000
Scale Factor: 0.99990000
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Linear Unit: Meter

SCALE: 1/350

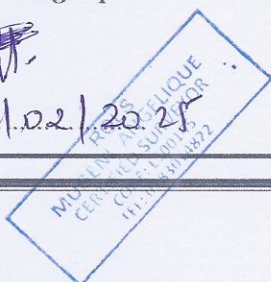
Legend

- BCN 4
- PLOT_4
- roads

Prepared by: MUGENI Angelique

Signature:

Date & Stamp: 21/02/2025



verified by: CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature :

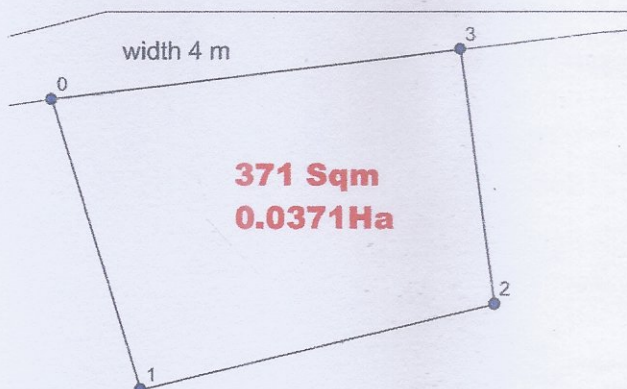


REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	UWAYISENGA Gabriel	Parcel Location	
UPI	2/07/01/04/5896	District	MUHANGA
Planned Land Use / Zoning	R1A: Low Density Residential Densification Zone	Sector	CYEZA
Plot developed: Yes or No?	NO	Cell	MAKERA
		Village	BINUNGA
Deed plan No	5	Area	371 sqm
		Surveyed Date	21 / 01 / 2025
Flat No		Unit No	
Floor No		Unit Area (Sq m)	
Floor Area		Unit Area Ratio (%)	
Total Floor Area (Sq m)		Common Elements Area (Sq m)	
		Total Building Area	



Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
0	475392.79	4771212.90	0	1	163° 04' 50"	17.80
1	475397.97	4771195.87	1	2	076° 25' 15"	21.32
2	475418.70	4771200.87	2	3	352° 39' 40"	15.07
3	475416.77	4771215.82	3	0	263° 04' 06"	24.16



Projected Coordinate System: ITRF_2005
Projection: Transverse Mercator
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False Northing: 5000000.00000000
Central Meridian: 30.00000000
Scale Factor: 0.99990000
Latitude_Of_Origin: 0.00000000
Linear Unit: Meter

SCALE: 1/400

Legend

- BCN 5
- PLOT_5
- roads

Prepared by: MUGENI Angelique

Signature:

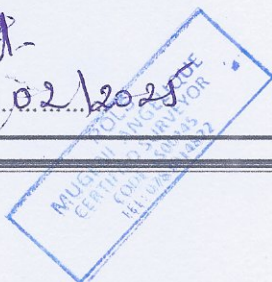
Date & Stamp: 21/02/2025

verified by: CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature:





REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)		UWAYISENGA Gabriel		Parcel Location	
UPI		2/07/01/04/5896		District	MUHANGA
Planned Land Use / Zoning		R1A: Low Density Residential Densification Zone		Sector	CYEZA
Plot developed: Yes or No?		NO		Cell	MAKERA
Deed plan No		6	Area	353 sqm	Surveyed Date
					21 / 01 / 2025
Flat No		Condomnium Survey		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

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
0	475392.79	4771212.90	0	1	163° 04' 50"	17.80
1	475397.97	4771195.87	1	2	254° 43' 34"	12.97
2	475385.46	4771192.45	2	3	332° 04' 33"	2.98
3	475384.06	4771195.09	3	4	293° 01' 09"	8.32
4	475376.40	4771198.34	4	5	329° 54' 49"	5.78
5	475373.50	4771203.34	5	6	325° 11' 54"	2.48
6	475372.09	4771205.37	6	7	346° 36' 19"	2.50
7	475371.51	4771207.80	7	8	046° 28' 26"	1.86
8	475372.86	4771209.09	8	9	076° 03' 37"	9.51
9	475382.09	4771211.38	9	0	081° 54' 17"	10.81



Projected Coordinate System: ITRF_2005
 Projection: Transverse Mercator
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 False Northing: 5000000.00000000
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 Scale Factor: 0.99990000
 Latitude_Of_Origin: 0.00000000
 Linear Unit: Meter

SCALE: 1/400

Legend

- BCN 6
- PLOT_6
- roads

Prepared by: MUGENI Angelique

Signature: _____

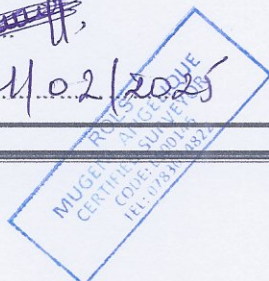
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Post: _____

Date & Signature: _____

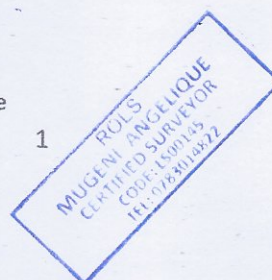


FRAPORO Y'IPIMWA RY'UBUTAKA

Kuwa 21 / 01 / 2025

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • UWAYISENGA Gabriel • M.99685089248106 • •	AHO UBUTAKA BUHEREREYE Akarere: MUTANGA Umurenge: CYELA Akagali: MAKERA Umudugudu: BIRVUGA
UPI: 2104/02/04/5896 Ibikorwa biri ku butaka: NTABYO Ubuso bw'ubutaka : 2289 m ² Igishushanyo cy'imiterere y'ikibanza/isambu n'imbibi zacyo 	SERIVISI ISABWA ¹: - Kugabanya ubutaka mo ibice ☒ - Kubaruka ubutaka bwa mbere ☐ - Gukosora imbibi/Ubuso ☐ - Iyimirwa ku mpamvu z'inyungu rusange (expropriation) ☐ - Icyangombwa cy'ubwubatsi (Autobatr) ☐ - Isangiramutungo ku nyubako ☐

¹ Hitamo ikigiye gukorwa; si ngombwa ko serivisi iba imwe



UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe:
 - Ubwoko bwa GNSS rover: FOIF A600
 - Serial No: A60012203403
 - RwandaGeonet User-ID: Bizimana
 - Surveyor Code number: LS00145
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: I MAX
- Accuracy yakoreshejwe (cm): ...0.0.5..... cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): 2025-01-21
- Gupima byatangiye saa...15h.09..... birangira saa...15h.30.....
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka:

NTA20

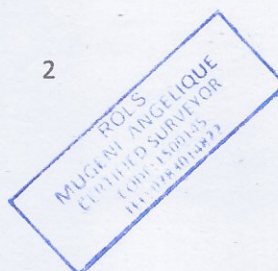
UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE: ...6.....

Ibibanza	Ubuso	Ibibanza	Ubuso
1	300 m ²	8	
2	300 m ²	9	
3	272 m ²	10	
4	362 m ²	11	
5	371 m ²	12	
6	353 m ²	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
5305	MUTHIMPUKUNDU Lemille	0789797650	oya	
1506	KANKINDI Libera/the	-	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 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.

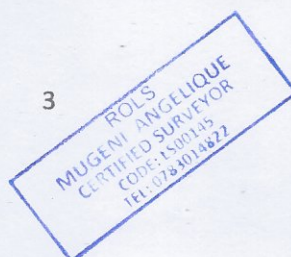
Amazina

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: Uwaseya Gahid

Umukono: [Signature]

Telephone: 0788581253

UWAPIMYE UBUTAKA

Njyewe **MUGENI ANGELIQUE**

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 : **MUGENI ANGELIQUE**

Umukono na Kashe: [Signature]

Telephone : 0783014822

