

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **NDIKURYAYO XXX**

Indangamuntu y'u Rwanda: **1198880041488060**

Aderesi

Akarere ka:	Umurenge wa:	Akagari ka:	Umudugudu
Huye	Mukura	Rango a	Agakombe

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/ isambu (UPI):	Intara:	Akarere ka:	Umurenge:	Akagari:	Umudugudu:
2/04/08/04/5575	Amajyepfo	Huye	Mukura	Rango a	Agakombe

Itariki y'ubusabe:

20/04/2025

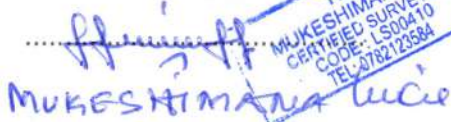
Amazina y'usaba:

NDIKURYAYO XXX

Umukono w'usaba (w'abasaba):



Amazina n'Umukono
w'ubarura ubutaka:


MUKESHIMANA Lucia

ROLS
MUKESHIMANA Lucia
CERTIFIED SURVEYOR
CODE: LS00410
TEL: 0782123584



INYANDIKO YATANGIWEKU

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 **B2504201917546MAA** ku IremboGov mbere yo kuyikoresha.



UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

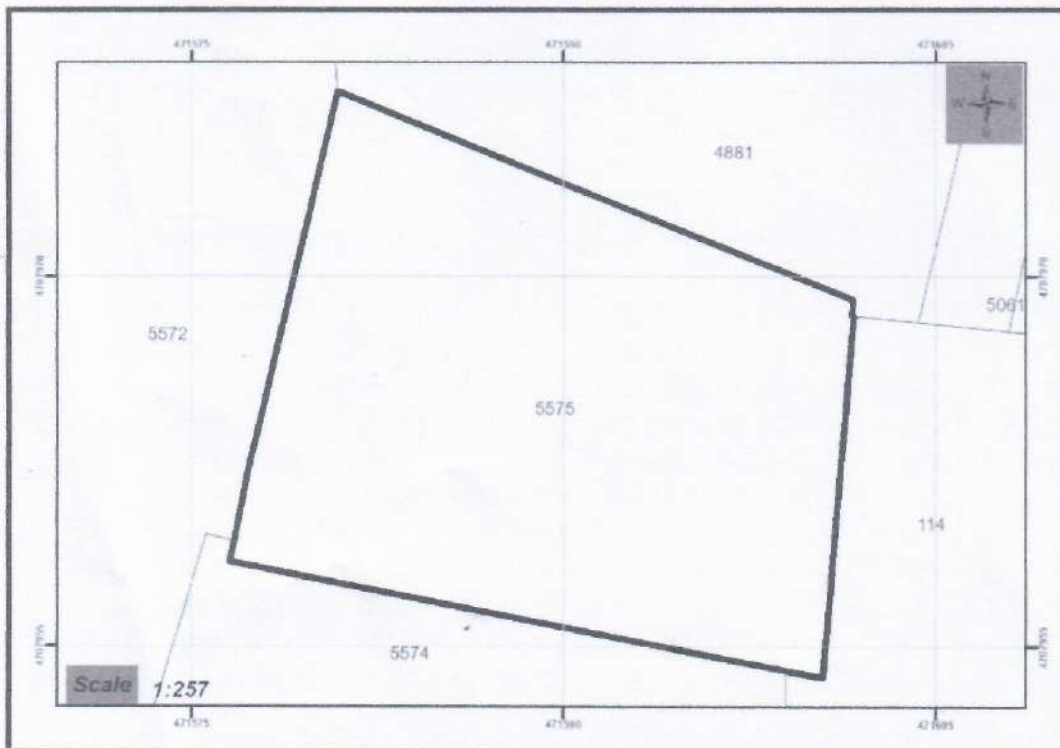
IBIRANGA UBUTAKA

UPI:2/04/08/04/5575	Ubuso: 404 metero kare	Imikoreshereze y'ubutaka: Gutura
Intara : Amajyepfo	Akagali : RANGO A	
Akarere : Huye	Umudugudu : Agakombe	
Umurenge : MUKURA	Imyaka y'ubukode : Imyaka 49 itangira kuwa 24/01/2024	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. MUSANABANDI NADIA	1199370048117047	50.00	NDIKURYAYO XXX (1198880041488060)
2. NDIKURYAYO XXX	1198880041488060	50.00	Amajyepfo, Huye, MUKURA, RANGO A, Agakombe

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 2/04/08/04/5575
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 bukwiriye 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, kubugwatiriza, kubukodesha, kubwatira 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 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 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 ntagomba kubangamira imirimo ikorerwa munsu 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
NDIKURYAYO XXX

Ku ruhande rwa Leta y'u Rwanda



24/01/2024

Umubitsi w'Inyandikompamo z'Ubutaka



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	MUSANABANDI NADIA &NDIKURYAYO	Parcel location	
UPI	2/04/08/04/5575	District	HUYE
Planned Land Use/Zoning	R2-MEDIUM DENSITY RESIDENTIAL	Sector	Mukura
Plot developed: Yes or No?	YES	Cell	Rango A
		Village	Agakombe

Deed plan No

1

Area

82 Sqm

Surveyed Date

15/03/2025

Flat No

Floor No

Floor Area

Total Floor Area(Sm

Condominium Survey

Unity No

Unity Area(Sqm)

Unity Area Ratio (%)

Common Elements

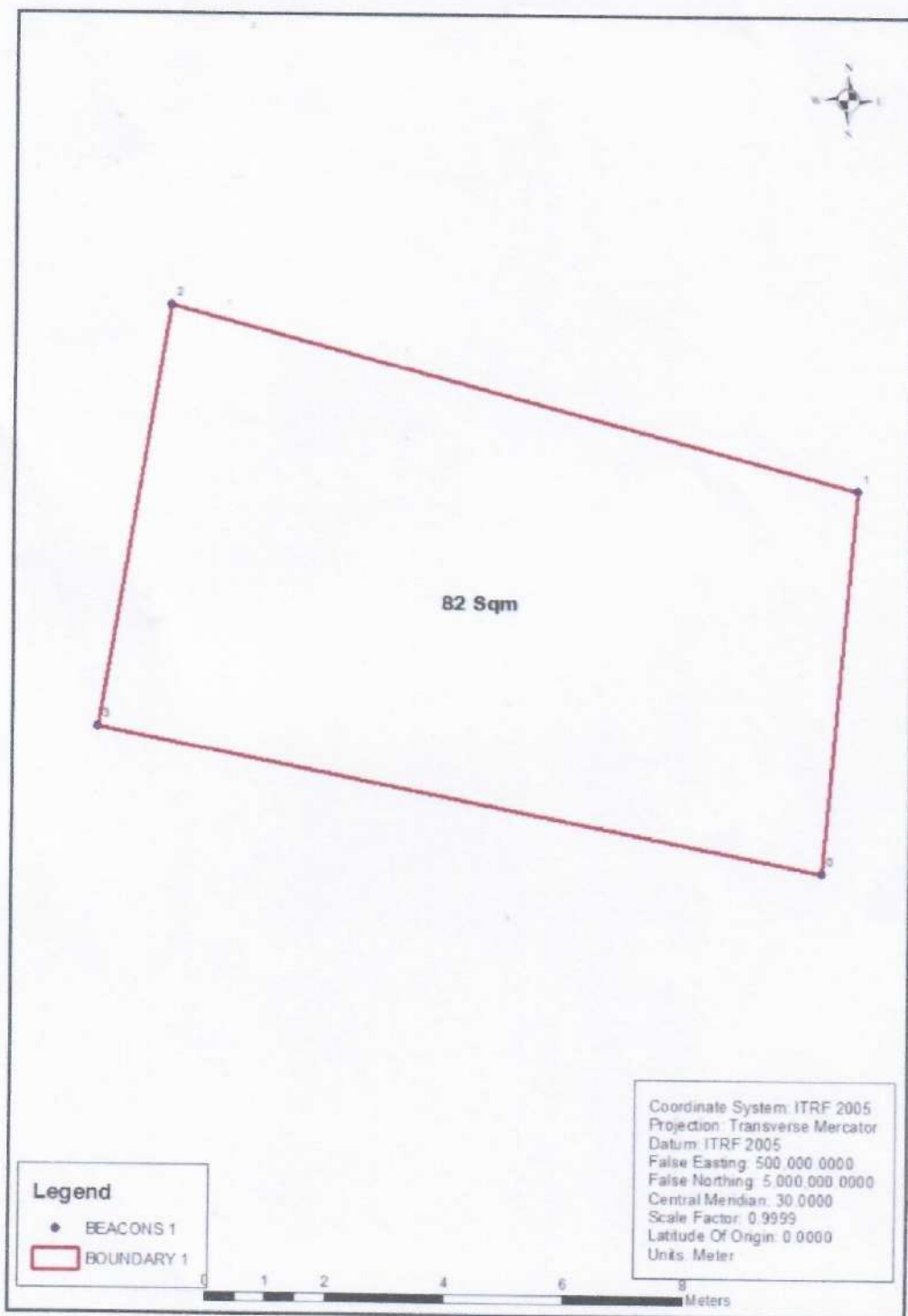
Area(Sqm)

Total Building Area

Boundary Details

Beacons	Easting(E)	Northing(N)	from	to	Bearing	distance
1	471600.45	4707953.73	1	2	004° 50' 19"	6.446
2	471601.00	4707960.15	2	3	284° 42' 50"	11.927
3	471589.46	4707963.18	3	4	189° 26' 34"	7.162
4	471588.28	4707956.12	4	1	101° 06' 01"	12.399

ROLS
MUKESHIMANA Lucie
CERTIFIED SURVEYOR
CODE: LS00410
TEL: 0782123584



Surveyed by
 Name: MUKESHIMANA Lucie

Signature.....

Date & Stamp.....



Approved by: CMO/GIS and Land Surveyor



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	MUSANABANDI NADIA &NDIKURYAYO	Parcel location	
UPI	2/04/08/04/5575	District	HUYE
Planned Land Use/Zoning	R2-MEDIUM DENSITY RESIDENTIAL	Sector	Mukura
Plot developed: Yes or No?	YES	Cell	Rango A
		Village	Agakombe

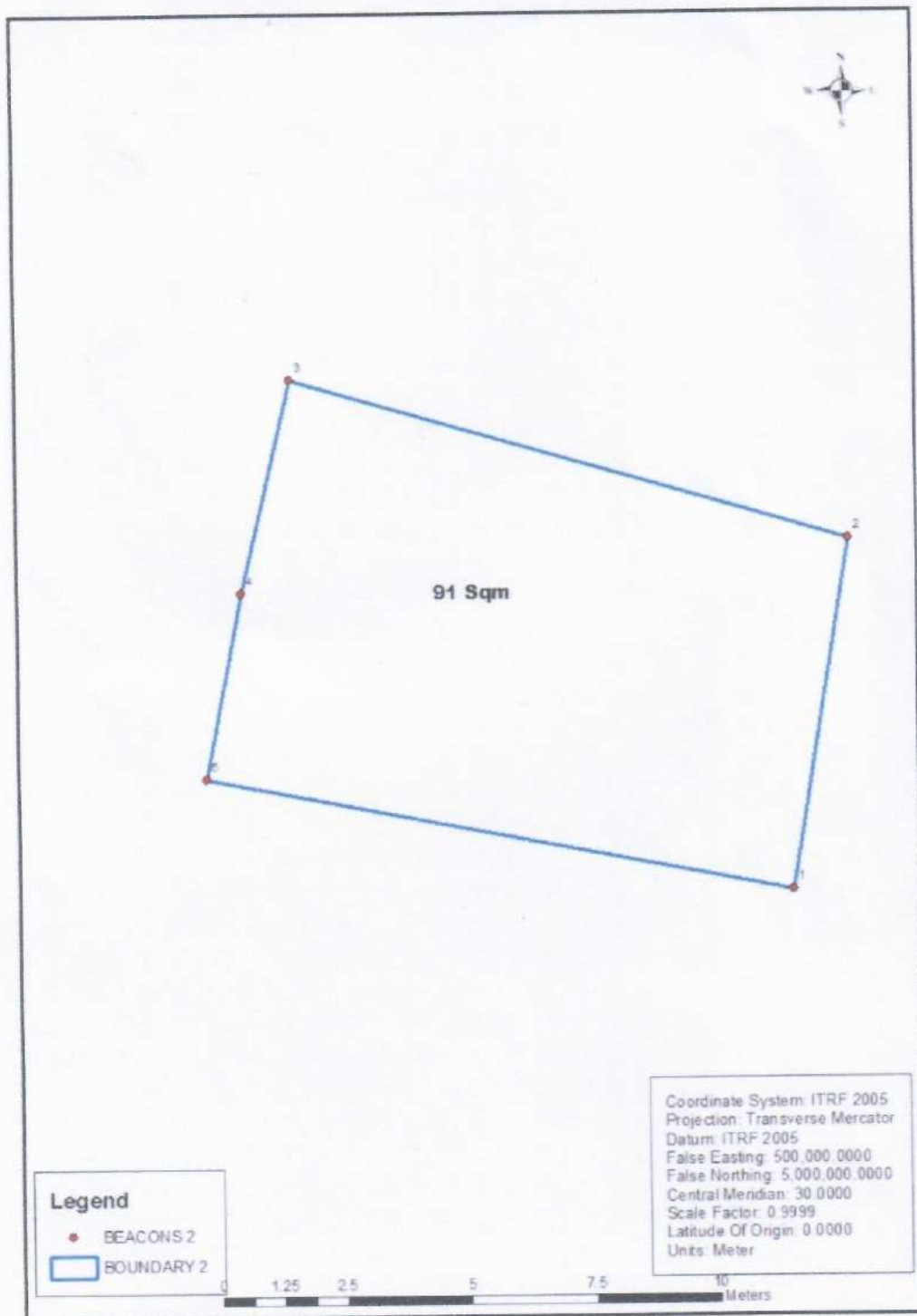
Deed plan No	2	Area	91 Sqm	Surveyed Date	15/03/2025
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Flat No		Condominium Survey	Unity No		Common Elements	
Floor No			Unity Area(Sqm)		Area(Sqm)	
Floor Area			Unity Area Ratio (%)		Total Building Area	
Total Floor Area(Sm)						

Boundary Details

Beacons	Easting(E)	Northing(N)	from	to	Bearing	distance
1	471588.28	4707956.12	1	2	009° 26' 34"	7.162
2	471589.46	4707963.18	2	3	286° 08' 45"	11.638
3	471578.28	4707966.42	3	4	193° 14' 01"	4.394
4	471577.28	4707962.14	4	5	191° 24' 28"	3.792
5	471576.53	4707958.42	5	1	101° 06' 02"	11.983

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Surveyed by
 Name: MUKESHIMANA Lucie

Signature.....

Date & Stamp... 17.03/2025



Approved by: CMO/GIS and Land Surveyor



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	MUSANABANDI NADIA &NDIKURYAYO	Parcel location	
UPI	2/04/08/04/5575	District	HUYE
Planned Land Use/Zoning	R2-MEDIUM DENSITY RESIDENTIAL	Sector	Mukura
Plot developed: Yes or No?	YES	Cell	Rango A
		Village	Agakombe

Deed plan No

3

Area

231 Sqm

Surveyed Date

15/03/2025

Flat No

Floor No

Floor Area

Total Floor Area(Sm

Condomnium Survey

Unity No

Unity Area(Sqm)

Unity Area Ratio (%)

Common Elements

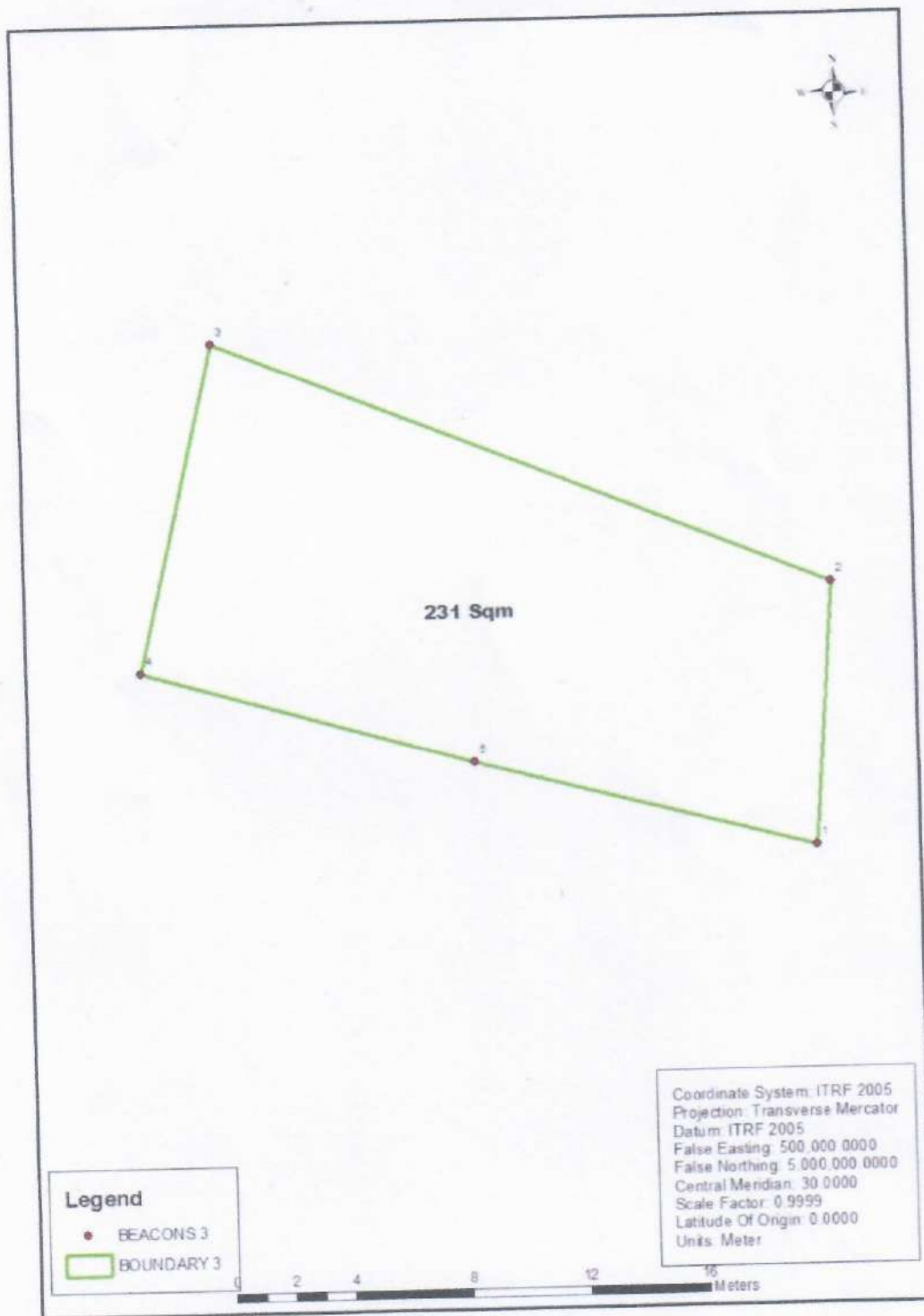
Area(Sqm)

Total Building Area

Boundary Details

Beacons	Easting(E)	Northing(N)	from	to	Bearing	distance
1	471601.00	4707960.15	1	2	004° 17' 52"	8.934
2	471601.67	4707969.06	2	3	292° 08' 02"	22.428
3	471580.89	4707977.51	3	4	193° 14' 01"	11.396
4	471578.28	4707966.42	4	5	106° 08' 45"	11.638
5	471589.46	4707963.18	5	1	104° 42' 50"	11.927

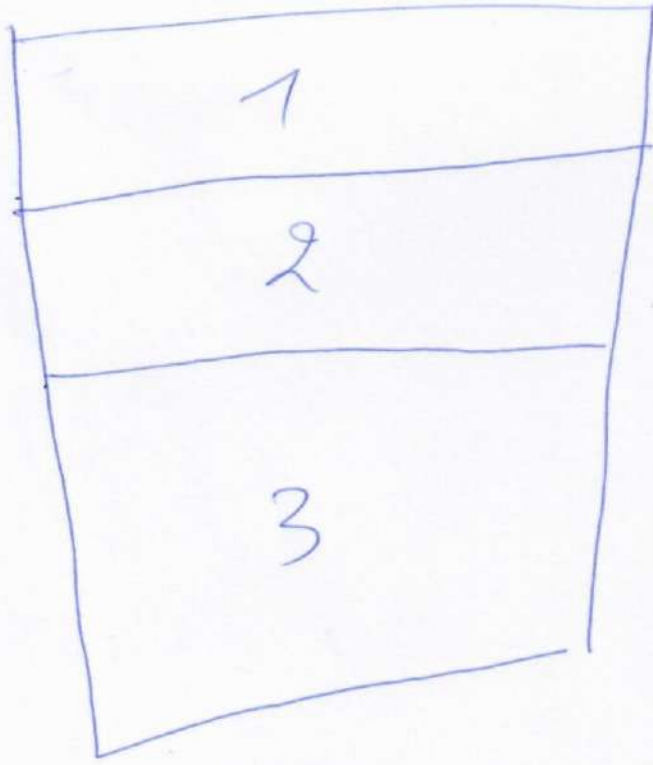
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RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa. 15 / 03 / 2025

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: - MUSAMABANA.1. Nadia 1199370048117047 - NAIKURUYA 119888004148806	AHO UBUTAKA BUHEREREYE Akarere: HUYE Umurenge: MUKURA Akagali: RANGA Umudugudu: AGAKOMBE
UPI: 2/04/08/04/5575 Ibikorwa biri ku butaka: muzaka Ubuso bw'ubutaka: (404m²) Magonane n'enyi 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 (Auto-batir) ☐ - Isangiramatungo ku nyubako ☐

¹ Hitamo ikigiyeye gukorwa; si ngombwa ko serivisi iba imwe

UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe:
 - Ubwoko bwa GNSS rover: *Unistrong G970II*
 - Serial No: *G9702351803707*
 - RwandaGeonet User-ID: *Zangisuu*
 - Surveyor Code number: *L500410*
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: *blK-RTC M3.2*
- Accuracy yakoreshejwe (cm): *0.014* cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): *2025-03-15*
- Gupima byatangiyeye saa *12h40* birangira saa *1h10*
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka: *Ntazo*

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

Ibibanza	Ubuso (m ²)	Ibibanza	Ubuso
1	<i>82</i>	8	
2	<i>91</i>	9	
3	<i>231</i>	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
<i>114</i>	<i>MDIMUKYAYO</i>		<i>070</i>	<i>[Signature]</i>
<i>4881</i>	<i>HABIMANA Jean</i>	<i>0729977842</i>	<i>070</i>	<i>[Signature]</i>
<i>5574</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 : NMURAYAYO

Umukono : [Signature]

Telephone : 0783617233

UWAPIMYE UBUTAKA

Njyewe MUKESHIMANA Lucie

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 : MUKESHIMANA Lucie

Umukono na Kashe : [Signature]

Telephone : 0782123584





Republic
Of
Rwanda

Acknowledgement Receipt

Rwanda
Revenue
Authority



TIN 120952744
Name : NDIKURYAYO XXX
Tax/Fee Type : Property Tax



RRA REF NO : 1298636036

District Name HUYE

From Date	To Date	Submitted Date	Declaration Due	Payment Due Date
01/01/2023	31/12/2023	31/03/2025	29/02/2024	29/02/2024

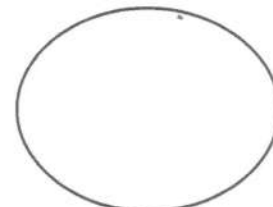
UPI	Quarter	Tax To Pay	Tax Paid	Penalty To Pay	Penalty Paid	Interest To Pay	Interest Paid	Tax Due
2/04/08/04/5575	Annual	21000	21000	0	10500	4410	4095	-10185

Total Amount : -10185

Authorised RRA Officer:

ONLINE

Signature



Fri Apr 04 19:12:27



Republic
Of
Rwanda

Acknowledgement Receipt

Rwanda
Revenue
Authority



TIN 120952744

Name : NDIKURYAYO XXX

RRA REF NO : 1297957286

Tax/Fee Type : Property Tax

District Name HUYE

From Date	To Date	Submitted Date	Declaration Due	Payment Due Date
01/01/2024	31/12/2024	31/03/2025	31/12/2024	31/12/2024

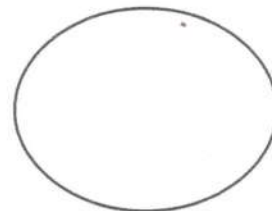
UPI	Quarter	Tax To Pay	Tax Paid	Penalty To Pay	Penalty Paid	Interest To Pay	Interest Paid	Tax Due
2/04/08/04/5575	Annual	21000	21000	0	10500	945	945	-10500

Total Amount : -10500

Authorised RRA Officer:

ONLINE

Signature



Fri Apr 04 19:00:05



Republic
Of
Rwanda

Acknowledgement Receipt

Rwanda
Revenue
Authority



TIN 120952744

RRA REF NO : 1298636036

Name : NDIKURYAYO XXX

District Name HUYE

Tax/Fee Type : Property Tax

From Date	To Date	Submitted Date	Declaration Due	Payment Due Date
01/01/2023	31/12/2023	31/03/2025	29/02/2024	29/02/2024

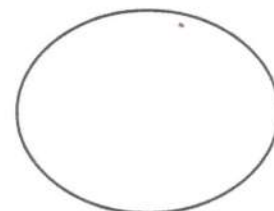
UPI	Quarter	Tax To Pay	Tax Paid	Penalty To Pay	Penalty Paid	Interest To Pay	Interest Paid	Tax Due
2/04/08/04/5575	Annual	21000	21000	0	10500	4410	4095	-10185

Total Amount : -10185

Authorised RRA Officer:

ONLINE

Signature



Fri Apr 04 19:12:27