

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **NZEYIMANA AMURAN**

Indagamuntu y'u Rwanda: **1196180046334076**

Aderesi

Akarere ka:

Ngoma

Umurenge wa:

Kibungo

Akagari ka:

Karenge

Umudugudu

Amahoro

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/
isambu (UPI):

5/06/05/04/312

Intara:

Iburasirazuba

Akarere ka:

Ngoma

Umurenge:

Kibungo

Akagari:

Karenge

Umudugudu:

Amahoro

Itariki y'ubusabe:

18/03/2025

Amazina y'usaba:

NZEYIMANA AMURAN

Umukono w'usaba (w'abasaba):

.....

Amazina n'Umukono

w'ubarura ubutaka:

.....
.....
.....



INYANDIKO YATANGWE 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 **B250318095538905K** ku IremboGov mbere yo kuyikoresha.



UPI: 5/06/05/04/312

AMASEZERANO Y' UBUKODE BURAMBYE No. 312/NGO/KIB

HAKURIKIJE Itegeko Ngenga N° 08/2005 rigena imikoreshereze n'imirungire y'Ubutaka mu Rwanda n'Iteka rya Minisitiri N° 001/2008 ryo kuwa 01/04/2008 rigena ibyubahirizwa n'ibikurikizwa mu gukodesha ubutaka

HAGATI YA Repubulika y'u Rwanda, ihagarariwe n'Umubitsi w'Impapurompamo (ari we wiswe Umukode mu ngingo zikurikira) ku ruhanda rumwe:

NA: umuntu cyangwa abantu bakurikira (Wiswe cyangwa biswe Ukodesha mu ngingo zikurikira) ku rundi ruhanda:

Amazina y'Ukodesha cyangwa y'Abakodesha	Nomero z'ibibaranga	Imigabane
1. NZEYIMANA AMURAN	1196180046334076	50%
2. MUKANKWAYA RAMURA	1196470059803022	50%
3.		
4.		
5.		
6.		
7.		
8.		

Aderesi bahisemo kubarizwaho:

Ubahagarariye: NZEYIMANA AMURAN

Igihugu: RWANDA

Intara: Eastern

Akarere: NGOMA

Umurenge: Kibungo

Akagali: Karenge

Umudugudu: Amahoro

BUMVIKANYE IBI BIKURIKIRA:Ingingo ya 1:

Ibyerekeye uburenganzira
bw'ubukode burambye

Umukode ahaye Ukodesha uburenganzira bw'ubukode bw'igihe cy'imyaka 20 ku butaka burangwa n'ibi bikurikira:

Intara: EASTERN

Akarere: NGOMA

Umurenge: KIBUNGO

Akagali: KARENGE

Umudugudu: AMAHORO

Nomero y'ikibanza: 312

Ubuso: 1,792sqm

Igihe buzatangirira: 12-May-2012

Igihe buzarangirira: 12-May-2032

Icyo ubutaka bugenewe gukoreshwa
(Guturira (ubutaka bw'abantu ku giti cyabo)

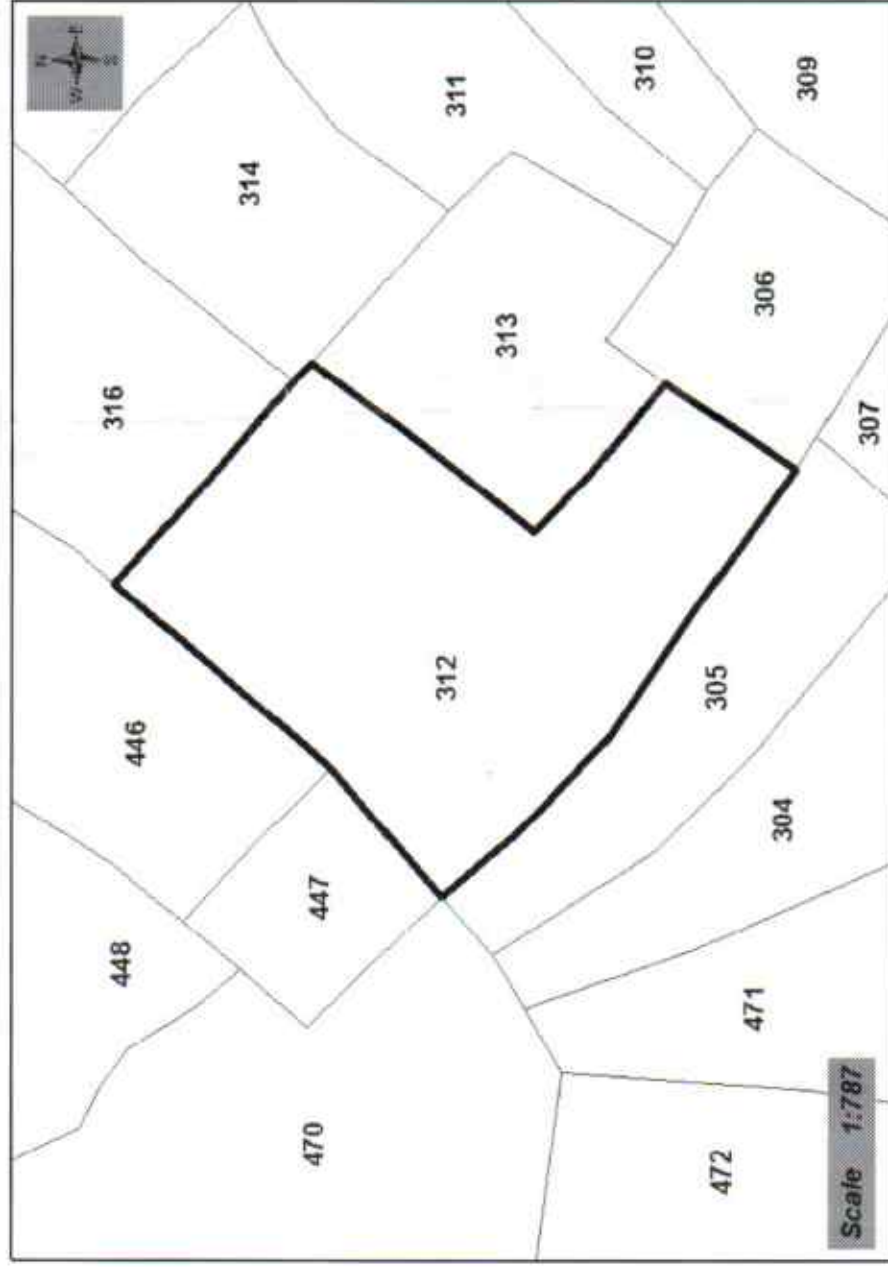
ANNEX to Certificate of Registration of Emphyteutic Lease Title Page 3 of 3

EXTRACT CADASTRAL PLAN 312C

UPI: 5/06/05/04/312

PROVINCE:	EASTERN	DISTRICT:	NGOMA	SECTOR:	KIBUNGO	CELL:	KARENGE
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MAP OF PARCEL



Note

Parcel Map prepared based on General Boundaries Principle



Date:	27-Mar-2012	MUKUNZI AUGUSTIN EMMANUEL	DEPUTY REGISTRAR	Signature
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UPI: 5/06/05/04/312

Ibuka rya Minisitiri Nt. 00222008 yavuye kuwa 01/04/2018. Iyandikishwe ry'ubuzuka rikomeye. Ingengo za 15 & 16

A. IGICE KIGENEWE IBIRANGA URUTAKA

A. IGICE KIGENEWE IBIRANGA UBUTAKA						
Intara:	EASTERN	Akarere:	NGOMA	Umurunge:	KIBUNGO	Akagari: KAPENGE
Nomero y'iyandikisha:	312/NGO/KIB	Ubusabanuro/icyo ubutaka bugenewe gukoreshwa:				
Itariki y'iyandikisha rya mbere:		Gutura (Ubutaka bw'abantu ku giti cyabo)				
						Umudugudu: Amahoro
						Nomero y'ikarita yometse: 312C
						Nomero ya pariseli: 312
						Ubuso bugenekereje: 1,792 sqm

Nomero y'inyandiko	Ifariki	Nomero y'icyemezo	Ubwoko bw'inyunga ubutaka bufite ku bundi	Ibiranga inyunga ubutaka bufite ku bundi	Umukono na kashe by'Umubitsi wungirije w'impapurompamo z'ubutaka



REPUBLIC OF RWANDA



DEED PLAN

			PARCEL LOCATION	
PARCEL OWNER(S)	NZEYIMANA Amuran		DISTRICT	NGOMA
UPI	5/06/05/04/312		SECTOR	Kibungo
PLANNED LAND USE/ZONING	R2- Medium density residential improvement zone		CELL	Karenge
PLOT DEVELOPED: YES/NO ?			VILLAGE	Amahoro
DEED PLAN No:	Area = 1387.49 Sqm		SURVEY DATE	18/03/2025

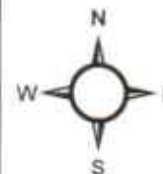
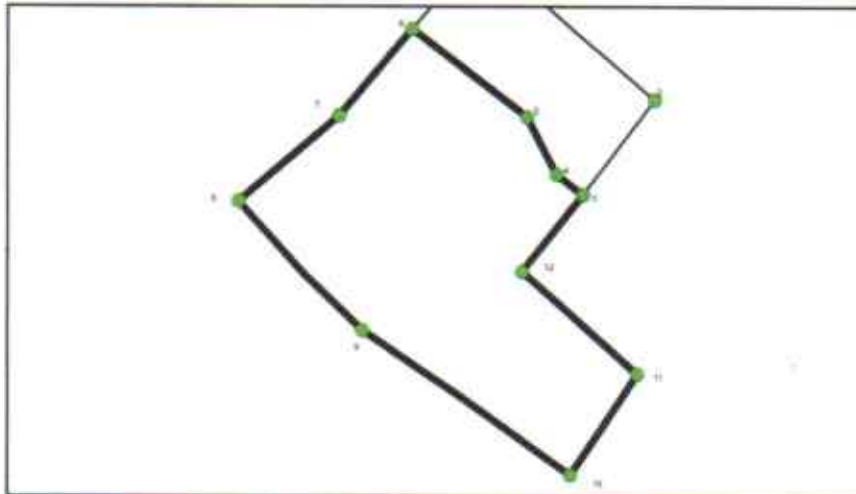
Flat No	
Floor No	
Floor Area	
Total Floor Area (Sqm)	

Condominium Survey

Boundary Details

Unit No		Common Elements Area (Sqm)	
Unit Area (Sqm)		Total Building Area	
Unit Area Ratio (%)			

Beacon	Easting(m)	Northing(m)	From	to	Bearing	Dist(m)
3	560526.92	4761364.87	3	4	307° 18' 09"	4
4	560523.55	4761367.44	4	5	332° 19' 03"	8
5	560519.68	4761374.82	5	6	307° 09' 46"	19
6	560504.82	4761386.08	6	7	220° 29' 32"	15
7	560495.34	4761374.98	7	8	229° 43' 28"	17
8	560482.35	4761363.96	8	9	136° 02' 30"	23
9	560498.42	4761347.29	9	10	124° 36' 25"	33
10	560525.31	4761328.74	10	11	033° 29' 27"	16
11	560533.93	4761341.77	11	12	311° 18' 52"	20
12	560519.06	4761354.84	12	3	038° 03' 26"	13



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: 1/896



Legend	
	BEACON
	PLOT 2
	PLOT

Surveyed by: **NDAYAVUGWA Zachee**

Signature:

Date & Stamp: 18/03/2025

Approved by: CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature :



REPUBLIC OF RWANDA



DEED PLAN

PARCEL OWNER(S)	NZEYIMANA Amuran	PARCEL LOCATION	
UPI	5/06/05/04/312	DISTRICT	NGOMA
PLANNED LAND USE/ZONING	R2- Medium density residential improvement zone	SECTOR	Kibungo
PLOT DEVELOPED: YES/NO ?		CELL	Karege
		VILLAGE	Amahoro

DEED PLAN No:	Area = 407.83 Sqm	SURVEY DATE	18/03/2025
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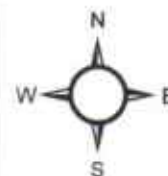
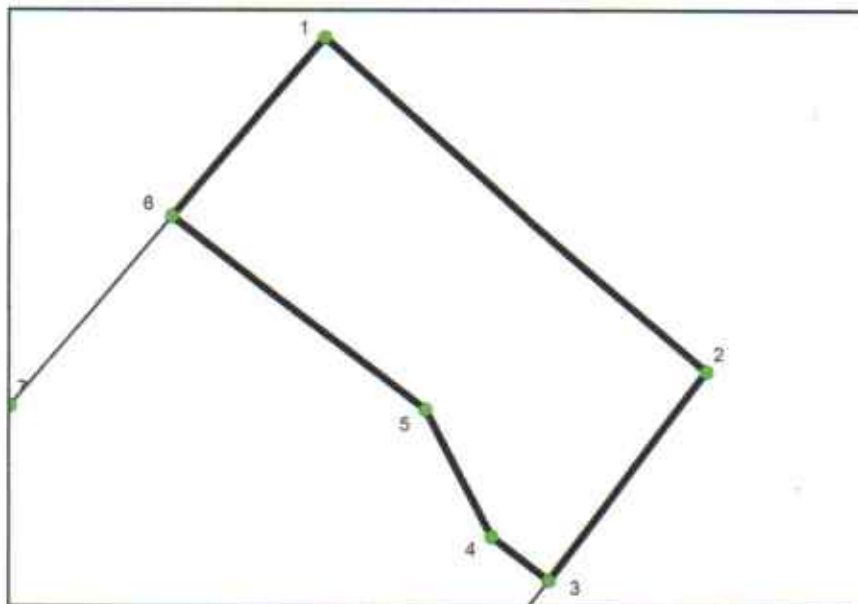
Flat No	
Floor No	
Floor Area	
Total Floor Area (Sqm)	

Condomnium Survey

Boundary Details

Unit No		Common Elements Area (Sqm)	
Unit Area (Sqm)		Total Building Area	
Unit Area Ratio (%)			

Beacon	Easting(m)	Northing(m)	From	to	Bearing	Dist(m)
1	560513.77	4761396.56	1	2	131° 06' 53"	30
2	560536.12	4761377.05	2	3	217° 05' 51"	15
3	560526.92	4761364.87	3	4	307° 18' 09"	4
4	560523.55	4761367.44	4	5	332° 19' 03"	8
5	560519.68	4761374.82	5	6	307° 09' 46"	19
6	560504.82	4761386.08	6	1	040° 29' 32"	14



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: 1/406

0 3.75 7.5 15 22.5 30 Meters

Legend	
	BEACON
	PLOT 2
	PLOT

Surveyed by: NDAYAVUGWA Zachee

Signature:

Date & Stamp: 18/03/2025

Approved by: CMO/GIS and Land Surveyor

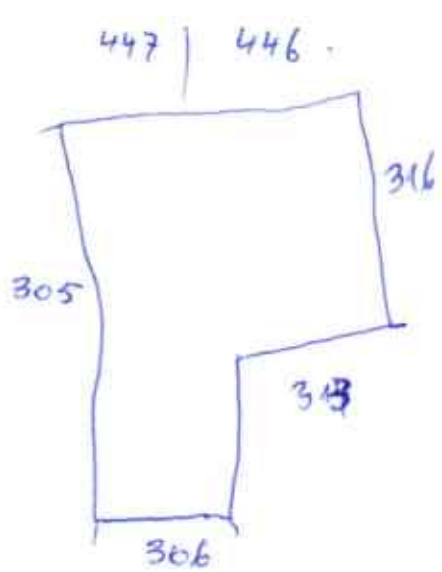
Name:

Post:

Date & Signature :

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa: 17/03/2025

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • NZEYIMANA Amuzam • 1196 1800 46 33 40 76 • MURANKWANA RAMUKA • 1196 47 00 59 80 3022	AHO UBUTAKA BUHEREREYE Akarere: Ngoma Umurenge: Kibungo Akagali: Kibungo Umudugudu: Amashoro
UPI: 57061057041312 Ibikorwa biri ku butaka: Inyuma Ubuso bw'ubutaka: 1792 Sqm Igishushanyo cy'imiterere y'ikibanza/isambu n'imbibi zacyo 	SERIVISI ISABWA¹: - Kugabanya ubutaka mo ibice ☒ - Kubaruka ubutaka bwa mbere ☐ - Gukosora imbibi/Ubuso ☐ - Iyimirwa ku mpamvu z'inyungu rusange (expropriation) ☐ - icyangombwa cy'ubwubatsi (Auto-batir) ☐ - Isangiramutungo ku nyubako ☐

¹ Hitamo ikigiyeye gukorwa; si ngombwa ko serivisi iba imwe

UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe:
 - Ubwoko bwa GNSS rover: *4N15trung*
 - Serial No: *697A24 A24 20036*
 - RwandaGeonet User-ID: *RNRA-19*
 - Surveyor Code number: *LS00220*
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: *Wasege*
- Accuracy yakoreshejwe (cm): *0.007* cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): *17-03-2025*
- Gupima byatangiye saa... *17h30* birangira saa... *18h00*
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka: *Ntaz*

UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE : 2

Ibibanza	Ubuso	Ibibanza	Ubuso
1	<i>1387.49</i>	8	
2	<i>407.83</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	Telepho ne	Yagizweho ingaruka(Yego/Oya)	Umukono
<i>316</i>	<i>MAKARA DEO</i>	<i>073777 913</i>	<i>No</i>	<i>[Signature]</i>
<i>313</i>	<i>EUGENIO SIMON</i>	<i>07257 174</i>	<i>AO</i>	<i>[Signature]</i>
<i>305</i>	<i>IVAMURENZA ESELO</i>	<i>-</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

1.
2.
3.
4.
5.

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 : ... *NZeyimata AMULAH* ...

Umukono : ... *[Signature]* ...

Telephone : ... *0792100578* ...

UWAPIMYE UBUTAKA

Njyewe ... *HAGAYUGWA Zachée* ...

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 : ... *HAGAYUGWA Zachée* ...

Umukono na Kashe : ... *[Signature]* ...

Telephone : ... *0783122579* ...



Republic
Of
Rwanda

Acknowledgement Receipt

Rwanda
Revenue
Authority



TIN 106154216

Name : NZEYIMANA AMURAN

Tax/Fee Type : Property Tax



RRA REF NO : 1065673813

District Name NGOMA

From Date	To Date	Submitted Date	Declaration Due	Payment Due Date
01/01/2020	31/12/2020	22/04/2021	30/04/2021	30/04/2021

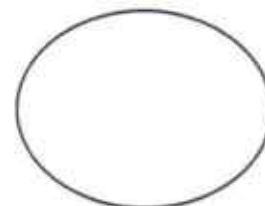
UPI	Quarter	Tax To Pay	Tax Paid	Penalty To Pay	Penalty Paid	Interest To Pay	Interest Paid	Tax Due
5/06/05/04/312	Annual	54000	54000	5400	5400	23438	23438	0

Total Amount : 0

Authorised RRA Officer:

ONLINE

Signature



Tue Mar 18 14:08:20



Republic
Of
Rwanda

Acknowledgement Receipt

Rwanda
Revenue
Authority



TIN 106154216

Name : NZEYIMANA AMURAN

Tax/Fee Type : Property Tax



RRA REF NO : 1185227313

District Name NGOMA

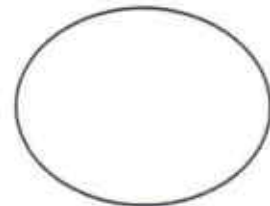
From Date	To Date	Submitted Date	Declaration Due	Payment Due Date
01/01/2021	31/12/2021	31/01/2023	15/02/2022	15/02/2022

UPI	Quarter	Tax To Pay	Tax Paid	Penalty To Pay	Penalty Paid	Interest To Pay	Interest Paid	Tax Due
5/06/05/04/312	Annual	54000	54000	27000	27000	30780	30780	0

Total Amount : 0

Authorised RRA Officer: ONLINE

Signature



Tue Mar 18 14:05:14



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Of
Rwanda

Acknowledgement Receipt

Rwanda
Revenue
Authority



TIN 106154216
Name : NZEYIMANA AMURAN
Tax/Fee Type : Property Tax



RRA REF NO : 1185225034

District Name NGOMA

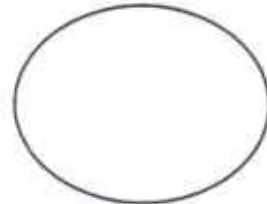
From Date	To Date	Submitted Date	Dedclaration Due	Payment Due Date
01/01/2022	31/12/2022	31/01/2023	31/01/2023	31/01/2023

UPI	Quarter	Tax To Pay	Tax Paid	Penalty To Pay	Penalty Paid	Interest To Pay	Interest Paid	Tax Due
5/06/05/04/312	Annual	54000	54000	5400	5400	21060	21060	0

Total Amount : 0

Authorised RRA Officer: ONLINE

Signature



Tue Mar 18 14:03:32



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Acknowledgement Receipt

Rwanda
Revenue
Authority



TIN 106154216



Name: NZEYIMANA AMURAN

RRA REF NO: 1297610061

Tax/Fee Type: Property Tax

District Name: NGOMA

From Date	To Date	Submitted Date	Declaration Due	Payment Due Date
01/01/2023	31/12/2023	17/03/2025	29/02/2024	29/02/2024

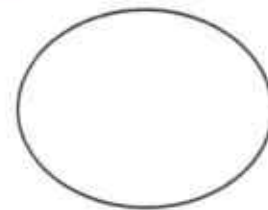
UPI	Quarter -	Tax To Pay	Tax Paid	Penalty To Pay	Penalty Paid	Interest To Pay	Interest Paid	Tax Due
5/06/05/04/312	Annual	27000	27000	13500	13500	5265	5265	0

Total Amount : 0

Authorised RRA Officer:

ONLINE

Signature



Tue Mar 18 14:01:38



Republic
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Rwanda

Acknowledgement Receipt

Rwanda
Revenue
Authority



TIN 106154216
Name : NZEYIMANA AMURAN
Tax/Fee Type : Property Tax



RRA REF NO : 1284779163

District Name NGOMA

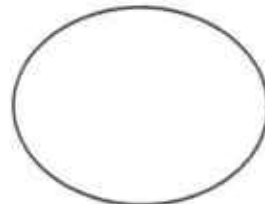
From Date	To Date	Submitted Date	Declaration Due	Payment Due Date
01/01/2024	31/12/2024	17/03/2025	31/12/2024	31/12/2024

UPI	Quarter	Tax To Pay	Tax Paid	Penalty To Pay	Penalty Paid	Interest To Pay	Interest Paid	Tax Due
5/06/05/04/312	Annual	27000	27000	2700	2700	1215	1215	0

Total Amount : 0

Authorised RRA Officer: ONLINE

Signature



Tue Mar 18 13:58:03