

IFISHI ISABA KUGABANYAMO IBICE KIBANZA/ISAMBU

Umwirondoro

Njyewe, **NTIBARUHISHA JOSEPH**

Indagamuntu y'u Rwanda: **1195680042595088**

Aderesi

Akarere ka:

Bugesera

Umurenge wa:

Rweru

Akagari ka:

Batima

Umudugudu:

Kamudusi

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/
isambu (UPI):

5/07/14/01/5935

Intara:

Iburasirazuba

Akarere ka:

Bugesera

Umurenge:

Rweru

Akagari:

Batima

Umudugudu:

Kamudusi

Itariki y'ubusabe:

13/08/2025

Amazina y'usaba:

NTIBARUHISHA JOSEPH

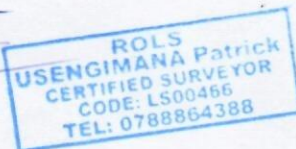
Umukono w'usaba (w'abasaba):

[Signature]

Amazina n'Umukono

w'ubarura ubutaka:

USENGIMANA Patrick



INYANDIKO YATANGIWEKI

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 **B250813094026F5UG** ku IremboGov mbere yo kuyikoresha.



REPUBLIC OF RWANDA



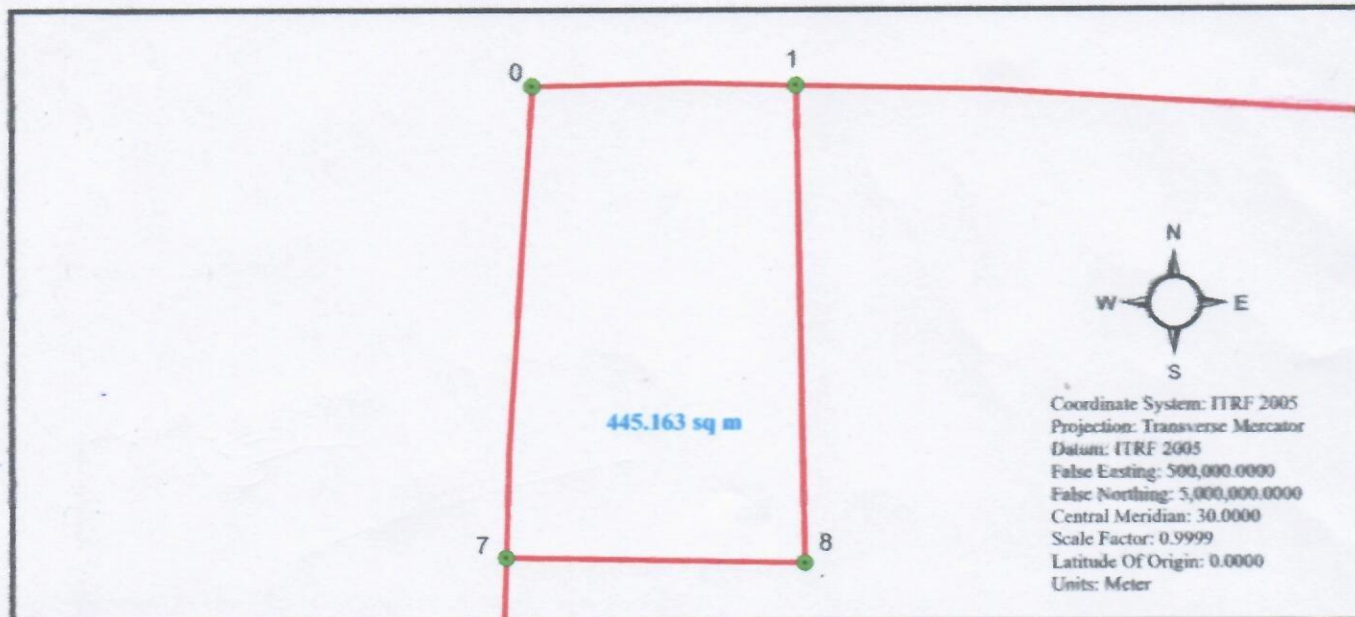
Deed Plan

Parcel Owner(s) <i>Mukankundiye Beatrice Ntibaruhisha Joseph</i>		Parcel Location	
UPI	<i>5/07/14/01/5935</i>	District	<i>BUGESERA</i>
Planned Land Use / Zoning	<i>Agricultural</i>	Sector	<i>RWERU</i>
Plot developed: Yes or No?		Cell	<i>BATIMA</i>
		Village	<i>KAMUDUSI</i>
Deed plan No	<i>1</i>	Area	<i>445.163 sq m</i>
		Surveyed Date	<i>13 / 08 / 2025</i>

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

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
0	530528.23	4746878.38	0	1	089° 51' 46"	15.19
1	530543.42	4746878.42	1	7	211° 35' 07"	31.92
7	530526.70	4746851.22	7	8	091° 03' 38"	17.14
8	530543.84	4746850.91	8	0	330° 24' 18"	31.60



SCALE: 1/400

0 3 6 12 18 24 Meters

Legend

- BEACON
- PLOT

Surveyed by: *USENGIMANA Patrick*

Approved by: *CMO/GIS and Land Surveyor*

Signature:

Name:

Post:

Date & Stamp:

Date & Signature:

ROLS
 USENGIMANA Patrick
 CERTIFIED SURVEYOR
 CODE: LS00466
 TEL: 0788864388



REPUBLIC OF RWANDA

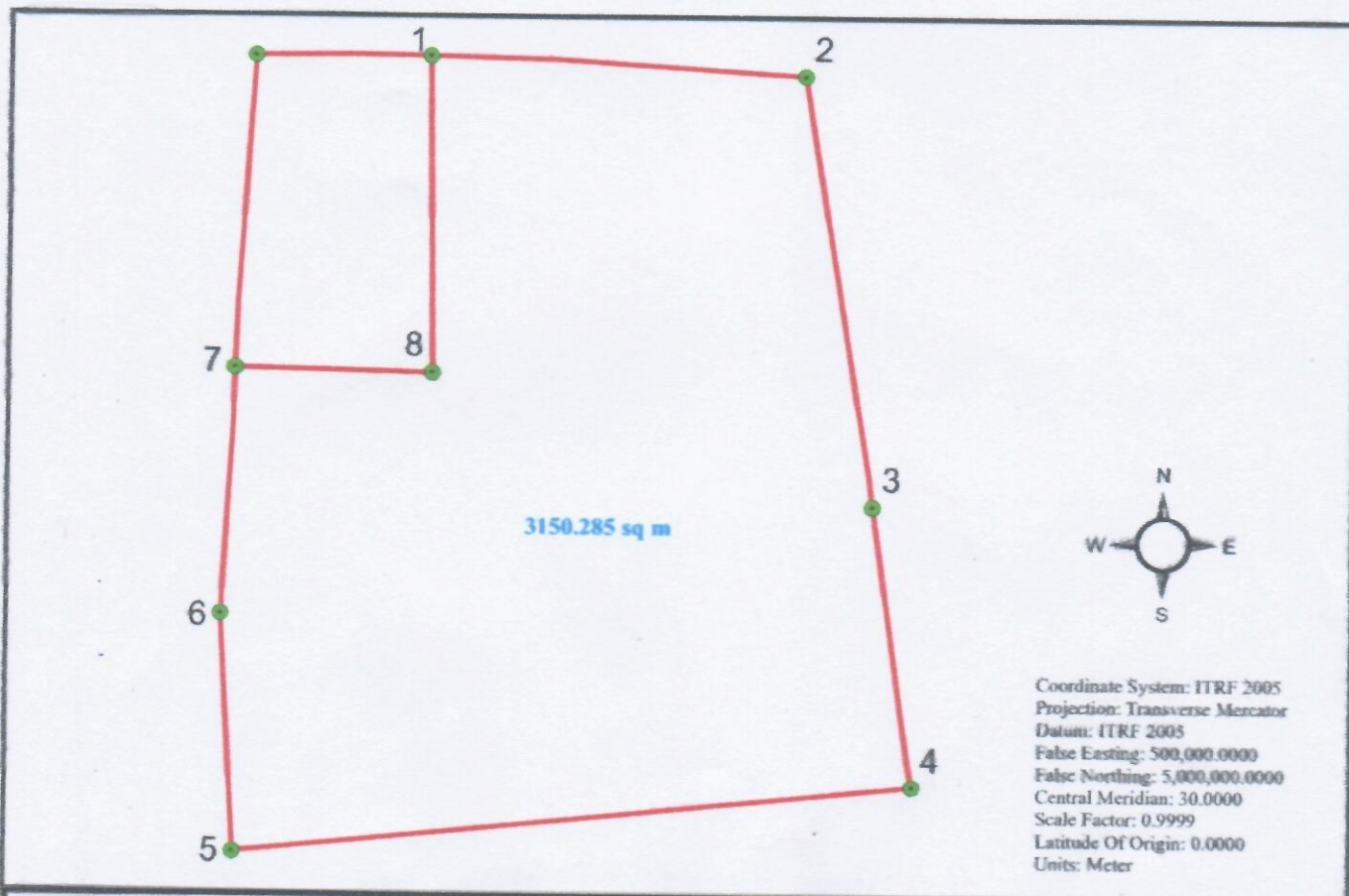


Deed Plan

Parcel Owner(s) <i>Mukankundiye Beatrice Ntibaruhisha Joseph</i>		Parcel Location	
UPI	<i>5/07/14/01/5935</i>	District	<i>BUGESERA</i>
Planned Land Use / Zoning	<i>Agricultural</i>	Sector	<i>RWERU</i>
Plot developed: Yes or No?		Cell	<i>BATIMA</i>
		Village	<i>KAMUDUSI</i>
Deed plan No	<i>2</i>	Area	<i>3150.285 sq m</i>
		Surveyed Date	<i>13 / 08 / 2025</i>

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



SCALE: 1/600

0 4.75 9.5 19 28.5 38 Meters

Legend

- BEACON
- PLOT

Surveyed by: *USENGIMANA Patrick*

Signature:

Date & Stamp:

13.08.2025

ROLS
USENGIMANA Patrick
CERTIFIED SURVEYOR
CODE: LS00466
TEL: 0788864388

Approved by:

Name:

Post:

Date & Signature :

CMO/GIS and Land Surveyor

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
1	530543.42	4746878.42	1	2	092° 44' 00"	32.63
2	530576.02	4746876.86	2	3	170° 33' 43"	37.90
3	530582.23	4746839.47	3	4	171° 34' 32"	24.64
4	530585.84	4746815.10	4	5	264° 07' 53"	59.28
5	530526.87	4746809.04	5	6	356° 32' 25"	20.75
6	530525.62	4746829.74	6	7	002° 53' 40"	21.51
7	530526.70	4746851.22	7	8	091° 03' 38"	17.14
8	530543.84	4746850.91	8	1	359° 08' 18"	27.51

ROLS
USENGIMANA Patrick
 CERTIFIED SURVEYOR
 CODE: LS00466
 TEL: 0788864388

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa 13 / 08 / 2025

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • NTIBARUHISHA Joseph 1195680042595088 • MUKANKUNAYE Beatrice 1197370070469089	AHO UBUTAKA BUHEREREYE Akarere: Bugesera Umurenge: Bwerve Akagali: Batima Umudugudu: Kamudusi
UPI: 5107114101/5935 Ibikorwa biri ku butaka: ubuhinzi Ubuso bw'ubutaka : 3,595 sqm Igishushanyo cy'imiterere y'ikibanza/isambu n'imbibi zacyo	SERIVISI ISABWA¹: - Kugabanya ubutaka mo ibice ☒ - Kubaruza ubutaka bwa mbere ☐ - Gukosora imbibi/Ubuso ☐ - Iyimirwa 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:

1. Ubwoko bwa GNSS rover: FOLF A70 mini
2. Serial No: F70011901014
3. RwandaGeonet User-ID: kalisachristopher0@gmail.com
4. Surveyor Code number: LS00466

• Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:

1. Network ☒
2. Single Base ☐ Mountpoint Name:
- Accuracy yakoreshejwe (cm) 0.2 cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): 13 - 08 - 25
- Gupima byatangiye saa 10h55 birangira saa 10:30h55
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka:

MTA 20

UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE : 2

Ibibanza	Ubuso	Ibibanza	Ubuso
1	445.163	8	
2	3150.285	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
3101	MUHINYUZA Esiri	-	Oya	
3087	TUYIZERE Laurence	-	Oya	
3098	MBUNABUCYA Gaudence	-	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

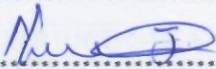
- | | |
|---------|-------|
| 1. | |
| 2. | |
| 3. | |
| 4. | |
| 5. | |

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 : NTIBA RUHISHA Joseph

Umukono : 

Telephone : 0788860382

UWAPIMYE UBUTAKA

Njyewe: USENGIMANA Patrick

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 : USENGIMANA Patrick

Umukono na Kashe : 



Telephone : +250 788864388



IFISHI ISABA GUHUZA IMIKORESHEREZE Y'UBUTAKA N'IGISHUSHANYO MBONERA

Umwirendoro

Nyewe/Twebwe: NTIBARUHISHA Joseph & Mukankundiye Beatrice
 Indangamuntu/Pasiporo: 1195680042595088x1197370070469089
 Aderesi: Akarere ka Bugesera Umurenge wa Kwerv Akagari ka Batima
 Umudugudu wa Kamudusi
 Telefoni: E-mail:

Ndasaba guhindura guhindura imikoreshereze y'ubutaka

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/isambu (UPI):

Umujyi wa Kigali/Intara:

Akarere:

Umurenge:

Akagari:

510711410115935
Eastern
Bugesera
Kwerv
Batima

Ibisobanuro k'ubusabe

Gysaba Guhuzza imikoreshereze
y'ubutaka n'igishushanyo mbonera

Ibisabwa

Ibyangombwa by'ubutaka busabirwa guhindurirwa imikoreshereze¹

31/08/2025

Itariki y'ubusabe

[Signature]

Umukono w'usaba (w'abasaba)

Byakiriwe kandi bisuzumwa na:

Icyo ashinzwe:

Itariki:

Kashe

Umukono:

¹ Ibi bireba ibyangombwa byatanzwe mbere y'itariki ya 9 Mutarama 2023.



UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

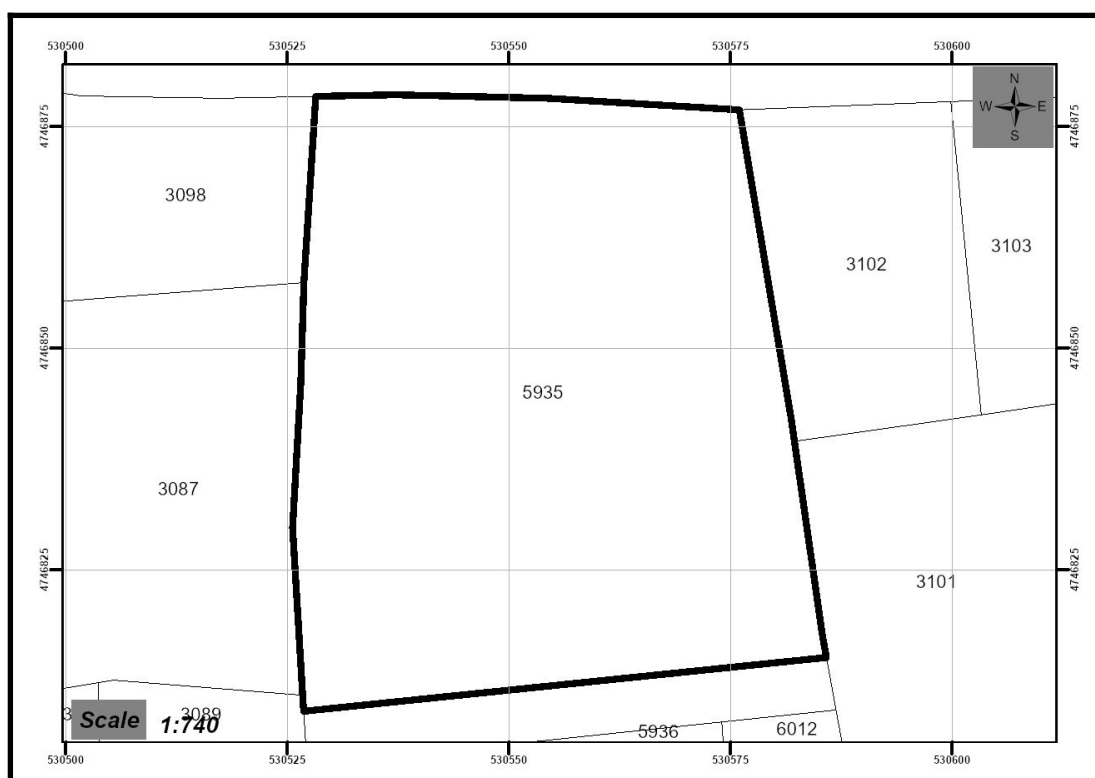
IBIRANGA UBUTAKA

UPI:5/07/14/01/5935	Ubuso: 3595 metero kare	Imikoreshereze y'ubutaka: Ubuhinzi
Intara : Uburasirazuba	Akagali : BATIMA	
Akarere : Bugesera	Umunyaga : Kamudusi	
Umurenge : RWERU	Imyaka y'ubukode : Imyaka 99 itangira kuwa 28/04/2024	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. NTIBARUHISHA JOSEPH	1195680042595088	50.00	NTIBARUHISHA JOSEPH (1195680042595088) Uburasirazuba,Bugesera,RWERU,BATIMA,Kamudusi
2. MUKANKUNDIYE BEATRICE	1197370070469089	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, 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 5/07/14/01/5935
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 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, kubugwaturiza, kubukodesha, kubwatura 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 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 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 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
NTIBARUHISHA JOSEPH

Ku ruhande rwa Leta y'u Rwanda



28/04/2024

Umubitsi w'Inyandikompamo z'Ubutaka