

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **HARERIMANA JEAN BOSCO**

Indangamuntu y'u Rwanda: **1194980001113089**

Aderesi

Akarere ka:	Umurenge wa:	Akagari ka:	Umudugudu
Kayonza	Mukarange	Kayonza	Gatebe

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/ isambu (UPI):	Intara:	Akarere ka:	Umurenge:	Akagari:	Umudugudu:
5/04/04/02/10886	Iburasirazuba	Kayonza	Mukarange	Kayonza	Gatebe

Itariki y'ubusabe:

25/08/2025

Amazina y'usaba:

HARERIMANA JEAN BOSCO

Umukono w'usaba (w'abasaba):

.....


Amazina n'Umukono
w'ubarura ubutaka:



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 **B250825170605JTXP** ku IremboGov mbere yo kuyikoresha.



UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

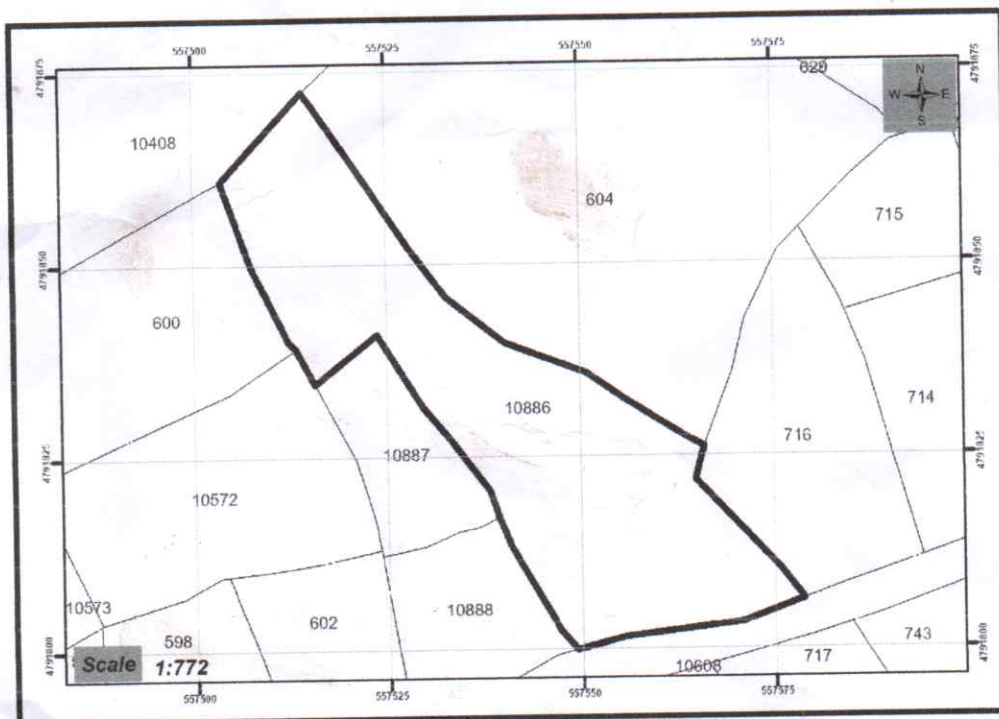
IBIRANGA UBUTAKA

UPI:5/04/04/02/10886	Ubuso: 1678 metero kare	Imikoreshereze y'ubutaka: Gutura
Intara : Uburasirazuba	Akagali : KAYONZA	
Akarere : Kayonza	Umudugudu : Gatebe	
Umurenge : MUKARANGE	Imyaka y'ubukode : Imyaka 49 itangira kuwa 21/01/2025	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. HARERIMANA JEAN BOSCO	1194980001113089	100.00	HARERIMANA JEAN BOSCO (1194980001113089) Umujyi wa Kigali, Gasabo, BUMBOGO, NYABIKENKE, Kayenzi

IGISHUSHANYO CY'UBUTAKA



Iki cyemezo koranabuhanga kigira agaciro gusa icyo amakuru akiriho ahura n'amakuru yanditse muri rejisitiri y'ubutaka aboneka ukanze *651# kuri telefoni ngendanwa cyangwa usuye urubuga <https://www.landinformation.lands.rw>

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 5/04/04/02/10886
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 aha hoze peyizana y'ibirunga nahandi hahegereye hagenewe guhingwa ibireti n'inzego za Leta zibishinze, yubahiriza gahunda yo guhinga ibireti byibura ku buso bungana na 40% kuri buri gihe cyihinga n'imibisikanire yigihingwa cy'ibireti n'ibindi bihingwa byagenwe n'inzego za Leta zibishinze. Agomba kandi kuba umunyamuryango wa Koperative y'abahinzi bakoresha ubwo butaka;
4. Ukodesha agomba gukoresha ubutaka mu buryo bukiye kandi bubonye 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 atabibonye 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 busangiye n'abantu benshi, ubahagarariye ntashobora gutanga ubwo burenganzira abugurishije, abutanze nk'impano, kubugurana ubundi, kubugwira, kubukodesha, kubwira cyangwa kububangikanyaho ubundi burenganzira bitejwe n'abanditse ku nyandikompamo z'ubutaka bese. 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 bakuzuza 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 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
HARERIMANA JEAN BOSCO

Ku ruhande rwa Leta y'u Rwanda



21/01/2025

Umubitsi w'Inyandikompamo z'Ubutaka



REPUBLIC OF RWANDA



Deed Plan

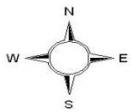
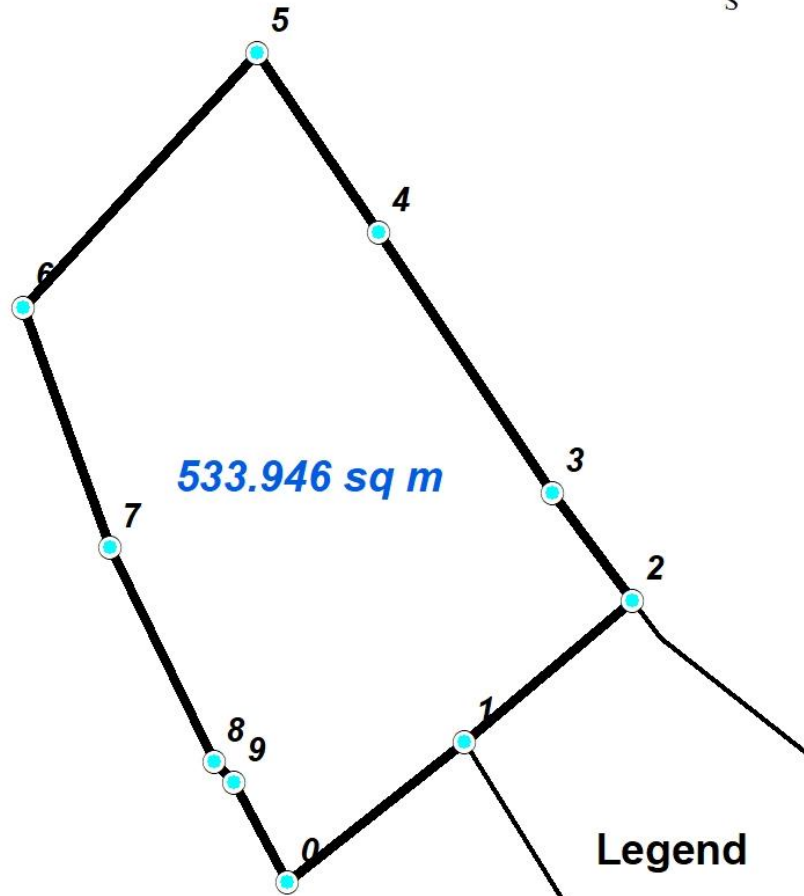
Parcel Owner(s)	HARERIMANA JEAN BOSCO	Parcel Location	
UPI	5/04/04/02/10886		
Planned Land Use/Zoning	R3-MEDIUM DENSITY RESIDENTIAL - EXPANSION ZONE		
Plot Developed: Yes or No?	yes		
		District	Kayonza
		Sector	Mukarange
		Cell	Kayonza
		Village	Gatebe

Deed Plan No	1	Area	533.945 Sqm	Surveyed Date	23/08/2025
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Flat No		Condomnium Survey		Unit No		Common Elements Area(Sm)	
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	557515.66	4791834.45	0	1	051° 20' 41"	10.33
1	557523.73	4791840.91	1	2	050° 06' 37"	10.05
2	557531.44	4791847.35	2	3	323° 17' 25"	6.14
3	557527.77	4791852.27	3	4	326° 18' 36"	14.31
4	557519.83	4791864.18	4	5	325° 53' 07"	9.91
5	557514.28	4791872.38	5	6	222° 37' 41"	15.82
6	557503.56	4791860.74	6	7	160° 07' 41"	11.68
7	557507.53	4791849.76	7	8	154° 03' 26"	10.89
8	557512.29	4791839.97	8	9	135° 00' 11"	1.31
9	557513.22	4791839.04	9	0	151° 58' 54"	5.20



0 5 10 20 30 Meters

Prepared by:	Name,Signature	Verified by:	CMO/GIS and Land Surveyor



REPUBLIC OF RWANDA



Deed Plan

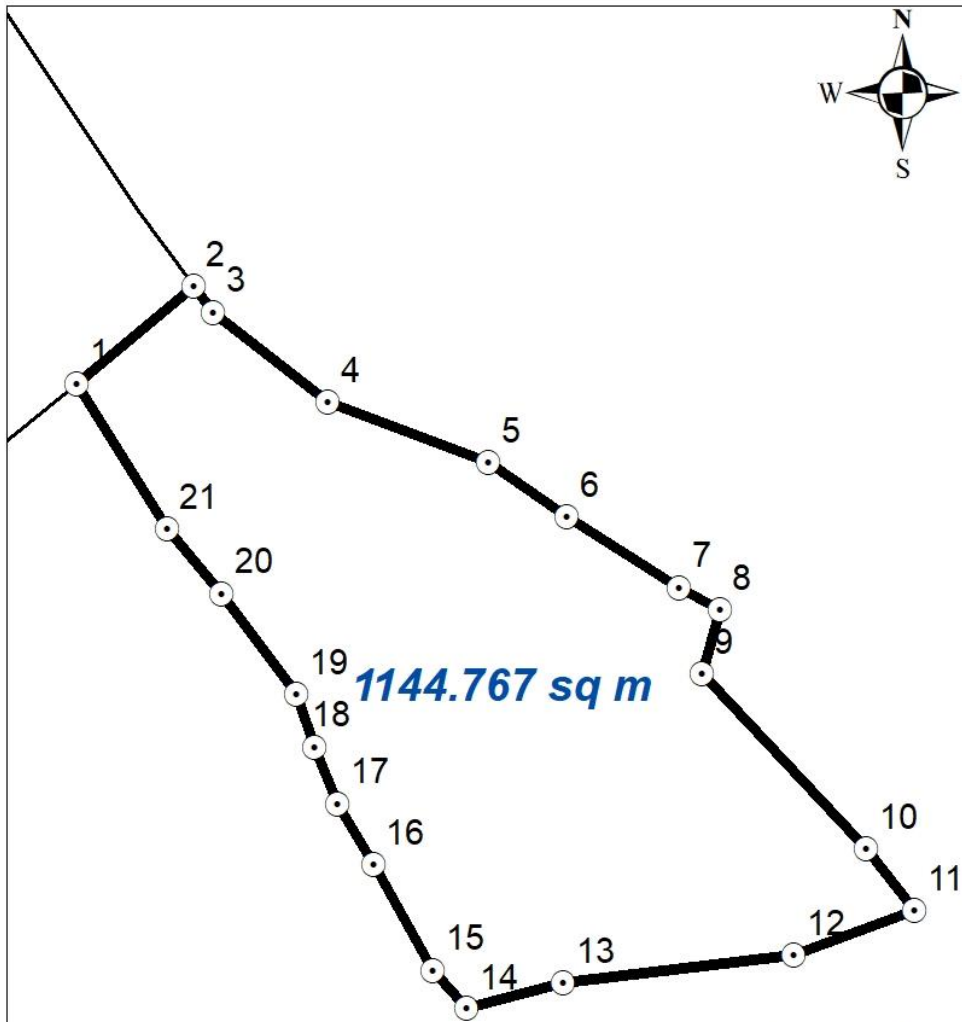
Parcel Owner(s)	HARERIMANA JEAN BOSCO	Parcel Location	
UPI	5/04/04/02/10886		
Planned Land Use/Zoning	R3-MEDIUM DENSITY RESIDENTIAL - EXPANSION ZONE		
Plot Developed: Yes or No?	yes		
		District	Kayonza
		Sector	Mukarange
		Cell	Kayonza
		Village	Gatebe

Deed Plan No	2	Area	1144.767 Sqm	Surveyed Date	23/08/2025
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Flat No		Condomnium Survey	Unit No		Common Elements Area(Sm)	
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	557515.66	4791834.45	0	1	051° 20' 41"	10.33
1	557523.73	4791840.91	1	2	050° 06' 37"	10.05
2	557531.44	4791847.35	2	3	144° 06' 32"	2.09
3	557532.67	4791845.66	3	4	128° 17' 23"	9.61
4	557540.21	4791839.70	4	5	110° 33' 23"	11.30
5	557550.79	4791835.73	5	6	124° 41' 40"	6.28
6	557555.95	4791832.16	6	7	122° 00' 22"	8.74
7	557563.36	4791827.53	7	8	118° 48' 36"	3.02
8	557566.00	4791826.08	8	9	195° 42' 30"	4.40
9	557564.81	4791821.84	9	10	136° 41' 41"	15.82
10	557575.66	4791810.33	10	11	141° 50' 34"	5.11
11	557578.82	4791806.32	11	12	249° 34' 40"	8.45
12	557570.90	4791803.37	12	13	263° 03' 32"	15.33
13	557555.69	4791801.51	13	14	255° 22' 46"	6.54
14	557549.35	4791799.86	14	15	318° 49' 10"	3.34
15	557547.16	4791802.38	15	16	330° 18' 15"	7.99
16	557543.20	4791809.32	16	17	329° 58' 13"	4.64
17	557540.88	4791813.33	17	18	337° 18' 04"	4.05
18	557539.31	4791817.07	18	19	341° 19' 48"	3.64
19	557538.15	4791820.52	19	20	323° 16' 49"	8.23
20	557533.22	4791827.12	20	21	319° 51' 55"	5.59
21	557529.62	4791831.40	21	0	282° 21' 27"	14.29

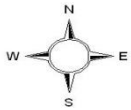


Legend

⊙ BCN2

▭ PLOT2

▭ PLOT1



0 5 10 20 30
Meters

Name,Signature

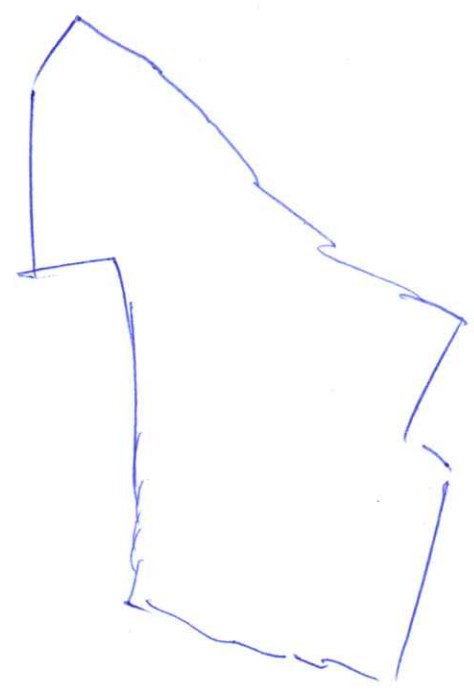
CMO/GIS and Land Surveyor

Prepared by:

Verified by:

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa... 23/08/2025

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • <u>HARERIMANA Jean Bosco</u> • • <u>119498000/1113089</u> •	AHO UBUTAKA BUHEREREYE Akarere: <u>Kayanza</u> Umurenge: <u>Mukarange</u> Akagali: <u>Kayanza</u> Umudugudu: <u>Gatete</u>
UPI: <u>5704/04/02/10886</u> Ibikorwa biri ku butaka: <u>1. ubuho, uruboko</u> Ubuso bw'ubutaka : <u>1678 Sg</u> Igishushanyo cy'imiterere y'ikibanza/isambu n'imbibi zacyo 	SERIVISI ISABWA ¹: - Kugabanya ubutaka mo ibice ☒ - Kubaruzza 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:
 - Ubwoko bwa GNSS rover: *FOIF AGO Pro*
 - Serial No: *A60032207002*
 - RwandaGeonet User-ID: *Isayanta 2024*
 - Surveyor Code number: *LS00277*
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: *Imax*
- Accuracy yakoreshejwe (cm): *0-3* cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): *2025.08.23*
- Gupima byatangiye saa *10h 48* birangira saa *10h 51*
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka:

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

Ibibanza	Ubuso	Ibibanza	Ubuso
1	<i>533.945</i>	8	
2		9	
<i>3</i>	<i>1144.767</i>	10	
4		11	
5		12	
6		13	
7		14	

Icyitonderwa: Mu gihe ibibanza birenga umubare uri muri iyi mbonerahamwe shyiraho umugereka**IMYIRONDO RO YA BA NYIR'UBUTAKA BUHANA IMBIBI N'UBUTAKA BWAPIMWE:**

UPI	Amazina	Telepho ne	Yagizweho ingaruka(Yego/Oya)	Umukono
<i>10887</i>	<i>NDAJISENGA</i>	<i>/</i>	<i>oya</i>	<i>[Signature]</i>
	<i>Theogene</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 : *HARERIMANA Jean Bosco*

Umukono : *[Signature]*

Telephone : *0783554075*

UWAPIMYE UBUTAKA

Njyewe *HARUGIMANA REMUS*

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 : *HARUGIMANA REMUS*

Umukono na Kashe :

Telephone : *0785784055*



Republic
Of
Rwanda

Acknowledgement Receipt

Rwanda
Revenue
Authority



TIN 111553948
Name : HARERIMANA JEAN BOSCO
Tax/Fee Type : Property Tax



RRA REF NO : 1316259410

District Name KAYONZA

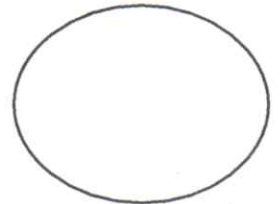
From Date	To Date	Submitted Date	Declaration Due	Payment Due Date
01/01/2025	31/12/2025	25/08/2025	31/12/2025	31/12/2025

UPI	Quarter	Tax To Pay	Tax Paid	Penalty To Pay	Penalty Paid	Interest To Pay	Interest Paid	Tax Due
5/04/04/02/10886	Annual	9000	9000	0	0	0	0	0

Total Amount : 0

Authorised RRA Officer: ONLINE

Signature



Mon Aug 25 17:01:44