

IFISHI YA DOSIYE ISABA KUVUGURURA IMBIBI NO GUKOSORA UBUSO

Umwirondoro

Njyewe, NDAYISENGA FULGENCE

Aderesi

Akarere Ngororero	Umurenge wa MATYAZO	Akagari RWAMIKO	Umudugudu wa Butare
-----------------------------	-------------------------------	---------------------------	-------------------------------

Ndasaba kuvugurura/gukosora ubuso.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/ isambu (UPI)	Akarere	Umurenge	Akagari	Umudugudu
2/08/10/05/16270	Kamonyi	Rugarika	Sheli	Kigarama

Itariki y'ubusabe:

23/01/2026

Umukono w'usaba (w'abasaba):

.....

Umukono w'ubarura ubutaka:

.....

MUYANWEZA Jean Pierre



ITANZWE NA
irembo

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 B260123151440EG9R ku IremboGov mbere yo kuyikoresha.



UMURAMBO W'INYANDIKOSHYAMU Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

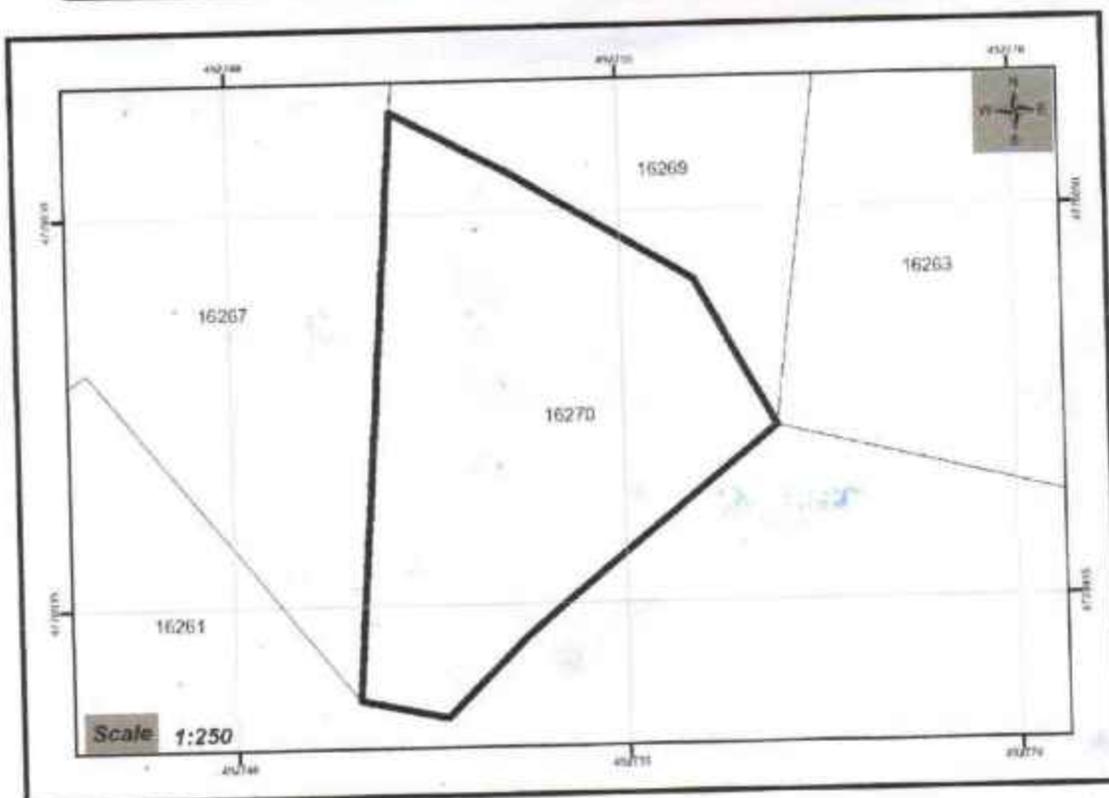
IBIRANGA UBUTAKA

UPI:2/08/10/05/16270	Ubuso: 217 metero kare	Imikoreshereze y'ubutaka: Ubuhinzi
Intara : Amajyepfo	Akagali : SHEL I	
Akarere : Kamonyi	Umudugudu : Kigarama	
Umurenge : RUGARIKA	Imyaka y'ubukode : Imyaka 99 itangira kuwa 25/06/2025	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. NDAYISENGA FULGENCE	1198880104694076	100.00	NDAYISENGA FULGENCE (1198880104694076) Uburengerazuba, Ngororero, MATYAZO, RWAMIKO, Butare

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, 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 2/08/10/05/16270
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 bukwiyeye 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 gukoresha 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 gukoresha;
7. Iyo hari uburenganzira ku mutungo w'ubutaka busangiwe n'abantu benshi, ubahagarariye ntashobora gutanga ubwo burenganzira abugurishije, abutanze nk'impano, kubugurana ubundi, kubugwiriza, kubukodesha, kubwiriza 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 kubaza 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 bakuzuzwa inshingano zikubiye muri aya masezerano n'amategeko abigenga, bakoresha mu mudendezo ubutaka buvugwa muri aya masezerano n'ibiburiho batabangamiye 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
NDAYISENGA FULGENCE

Ku ruhande rwa Leta y'u Rwanda



Umubitsi w'Inyandikompamo z'Ubutaka



UMUBITSI W'INYANDIKOMPASIO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

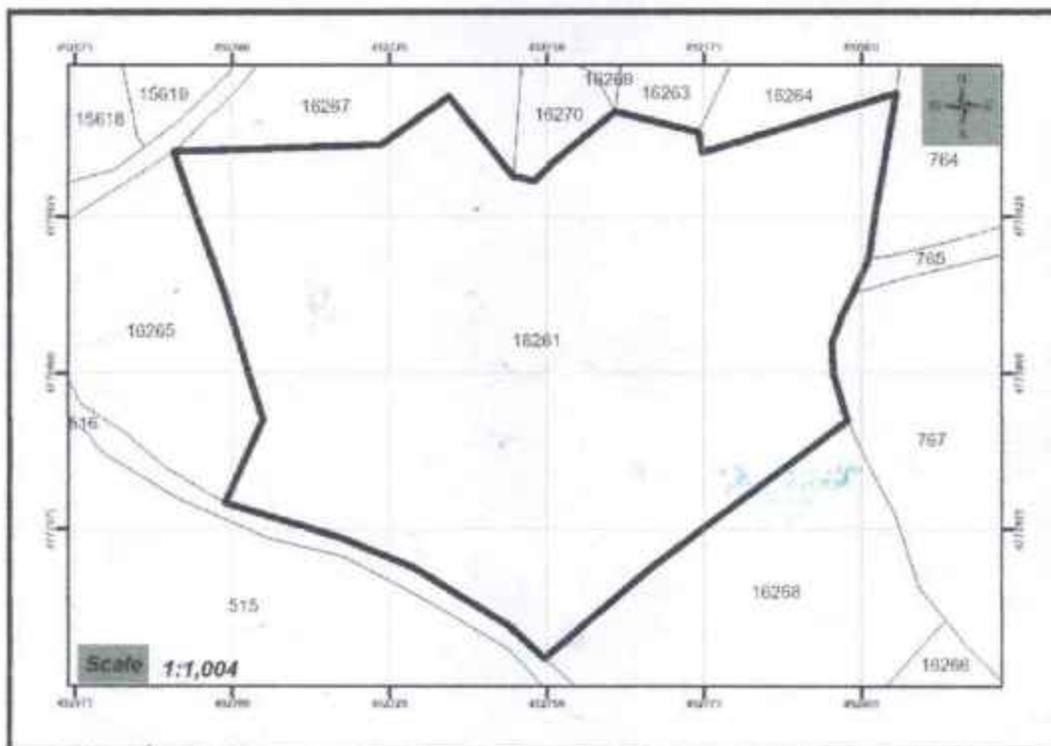
IBIRANGA UBUTAKA

UPI:2/08/10/05/16261	Ubuso: 6650 metero kare	Imikoreshereze y'ubutaka: Ubuhinzi
Intara : Amajyepfo	Akagali : SHELI	
Akarere : Kamonyi	Umudugudu : Kigarama	
Umurenge : RUGARIKA	Imyaka y'ubukode : imyaka 99 itangira kuwa 09/02/2025	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. NDAHAYO	1195980006643044	50.00	NDAHAYO (1195980006643044)
2. KALISA CALLIXTE	1197180009735021	50.00	Amajyepfo, Kamonyi, RUGARIKA, SHELI, Kigarama

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, ihagarariye n'Umubitsi w'Nyandikompamo 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 2/08/10/05/16261
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 bukurikijwe 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 imibiri 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 imibiri n'ubwo akodesha. Abujijwe kandi kubangamira abo bahana imibiri 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, kubugwatariza, kubukodesha, kubwatarira 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'yo 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 bakuzuzwa 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
NDAHAYO

Ku rufande rwa Leta y'u Rwanda





REPUBLIC OF RWANDA



NLA
National Land Authority

Deed Plan

Parcel Owner(s)	NDAYISENGA FLUGENCE	Parcel Location	
UPI	2/08/10/05/16270	District	KAMONYI
Planned Land Use / Zoning	A1	Sector	RUGARIKA
Plot developed: Yes or No?	NO	Cell	SHELI
Deed plan No	1	Area	584Sqm
		Surveyed Date	21/ 01 / 2026

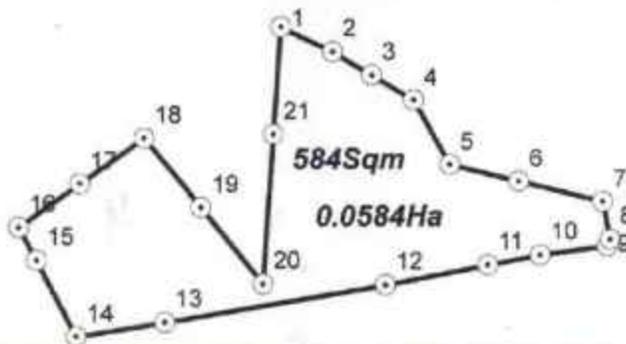
Flat No	
Floor No	
Floor Area	
Total Floor Area (Sqm)	

Condominium Survey

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

Boundary Details

Beacon	Easting(M)	Northing(M)	From	To	Bearing	Dist(M)
1	492746.32	4778053.66	1	2	115° 27' 55"	4.96
2	492750.80	4778051.53	2	3	121° 13' 01"	3.95
3	492754.18	4778049.48	3	4	121° 13' 01"	4.24
4	492757.80	4778047.28	4	5	151° 20' 53"	6.41
5	492760.88	4778041.66	5	6	103° 49' 32"	6.20
6	492766.89	4778040.17	6	7	103° 49' 32"	7.45
7	492774.13	4778038.40	7	8	168° 59' 27"	3.29
8	492774.75	4778035.17	8	9	204° 14' 26"	0.61
9	492774.51	4778034.61	9	10	262° 27' 45"	5.82
10	492768.73	4778033.85	10	11	259° 22' 19"	4.63
11	492764.18	4778033.00	11	12	259° 11' 13"	9.02
12	492755.32	4778031.30	12	13	260° 42' 06"	19.41
13	492736.16	4778028.17	13	14	260° 43' 50"	7.77
14	492728.50	4778026.52	14	15	332° 46' 36"	7.40
15	492725.11	4778033.49	15	16	331° 52' 04"	3.22
16	492723.60	4778036.33	16	17	054° 30' 44"	6.48
17	492728.87	4778040.10	17	18	054° 40' 13"	6.85
18	492734.46	4778044.05	18	19	140° 57' 36"	7.81
19	492739.38	4778037.99	19	20	140° 57' 36"	8.47
20	492744.71	4778031.41	20	21	004° 03' 19"	13.00
21	492745.63	4778044.37	21	1	004° 12' 39"	9.31



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: 1/600



Legend

○ BEACONS □ PARCEL

Surveyed by: **MUNYANEZA JEAN PIERRE LS00076**

Approved by: **CMO/GIS and Land Surveyor**

Signature:

Date & Stamp: **21/01/2026**

ROES
MUNYANEZA JEAN PIERRE
CERTIFIED SURVEYOR
2008 & 2014

Name: _____
 Post: _____
 Date & Signature: _____

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa 21/01/2026

<p>1. AMAZINA YA BA NYIR'UBUTAKA NA ID:</p> <ul style="list-style-type: none">• <u>MAYISEWA Fulgence</u>• <u>1198880104694076</u>••	<p>AHO UBUTAKA BUHEREREYE</p> <p>Akarere: <u>Kamungu</u></p> <p>Umurenge: <u>Kyapanta</u></p> <p>Akagali: <u>S. J. J. J.</u></p> <p>Umudugudu: <u>Kijerang</u></p>
<p>UPI: <u>2/08/10/05/06270</u></p> <p>Ibikorwa biri ku butaka: <u>ubuhungu</u></p> <p>Ubuso bw'ubutaka: <u>27 m²</u></p> <p>Igishushanyo cy'imiterere y'ikibanza/isambu n'imibizi zacyo</p>	<p>SERIVISI ISABWA ¹:</p> <ul style="list-style-type: none">- Kugabanya ubutaka mo ibice <input type="checkbox"/>- Kubaruza ubutaka bwa mbere <input type="checkbox"/>- Gukosora imibizi/Ubuso <input checked="" type="checkbox"/>- Iyimirwa ku mpamvu z'inyungu rusange (expropriation) <input type="checkbox"/>- icyangombwa cy'ubwubatsi (Auto-batir) <input type="checkbox"/>- Isangiramutungo ku nyubako <input type="checkbox"/>

¹ Hitamo ikigiyeye gukorwa; si ngombwa ko serivisi iba imwe

UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe:
 1. Ubwoko bwa GNSS rover: *E57P A90*
 2. Serial No: *A90 1873 10400*
 3. RwandaGeonet User-ID: *Mukyanejapp*
 4. Surveyor Code number: *500076*
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 1. Network
 2. Single Base Mountpoint Name: *I max*
- Accuracy yakoreshejwe (cm): *2* cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): *2026-01-21*
- Gupima byatangiyeye saa *sh 12* birangira saa *sh 19*
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka:

Ntacyo

UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE :

Ibibanza	Ubuso	Ibibanza	Ubuso
1		8	
2		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>16269</i>	<i>Mukyanejapp</i>	<i>0786015337</i>	<i>Oya</i>	<i>[Signature]</i>
<i>16263</i>	<i>Mukyanejapp</i>	<i>0786015337</i>	<i>Oya</i>	<i>[Signature]</i>

Icyitonderwa:

1. Mu gihe ba nyir'imbibi barenga umubare uri muri iyi mbonerahanwe 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 2.108.10.105.1627

Dushingiye ku kuba Bwana/Madamu WATYI SEVUKA FULGAC yapimishije ubutaka bwe duhana imbibi duhari, akaba ataturengereye. Dutanze uburenganzira bwo gukosora imbibi muri rejisitiri y'ubutaka nk'uko bwapimwe.

Amazina

Umukono

- | | |
|---------------------------|---|
| 1. <u>Valisa Callixte</u> |  |
| 2. <u>WATYI</u> |  |
| 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 : Nday Senga Fulgence

Umukono : [Signature]

Telephone : 078 78 27933

UWAPIMYE UBUTAKA

Njyewe MUYANZA Jean Pierre

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 : MUYANZA Jean Pierre

Umukono na Kashe : [Signature] 

Telephone : 078876 6478