

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **SHYAKA EMMANUEL**

Indangamuntu y'u Rwanda: **1198580003427162**

Aderesi

Akarere ka:	Umurenge wa:	Akagari ka:	Umudugudu
Bugesera	Nyamata	Kanazi	Kagirazina

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/ isambu (UPI):	Intara:	Akarere ka:	Umurenge:	Akagari:	Umudugudu:
5/07/10/01/4079	Iburasirazuba	Bugesera	Nyamata	Kanazi	Kagirazina

Itariki y'ubusabe:

26/11/2025

Amazina y'usaba:

SHYAKA EMMANUEL

Umukono w'usaba (w'abasaba):

Amazina n'Umukono
w'ubarura ubutaka:

ROLS
SHYAKA EMMANUEL
CODE: 1198580072 - TEL: 0788928944
FOR DEED PLAN ONLY



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 **B251126160711UPSM** ku IremboGov mbere yo kuyikoresha.



IFISHI ISABA GUHUZA IMIKORESHEREZE Y'UBUTAKA N'IGISHUSHANYO MBONERA

Umwirondoro

Nyewe/Twebwe: SHYAKA Emmanuel na MUKAMUZA Marie Rose
 Indangamuntu/Pasiporo: 119358003427162 119370042361092
 Aderesi: Akarere ka Bugesera Umurenge wa Gitama Akagari ka KARAZI
 Umudugudu wa Kagitumba
 Telefoni : 0780077234 E-mail:

Ndasaba guhindura guhindura imikoreshereze y'ubutaka

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/isambu (UPI): 51071010114099
 Umujyi wa Kigali/Intara: UBURUNDI
 Akarere: Bugesera
 Umurenge: Gitama
 Akagari: KARAZI

Ibisobanuro k'ubusabe: GUHUZA IMIKORESHEREZE Y'UBUTAKA
N'IGISHUSHANYO MBONERA

Ibisabwa

Ibyangombwa by'ubutaka busabirwa guhindurirwa imikoreshereze¹

ON 27 NOV 2023

Itariki y'ubusabe

[Signature]
 Umukono w'usaba (w'abasaba)

Byakiriwe kandi bisuzumwa na: TABARO EMMANUEL

Icyo ashinzwe: Land Surveyor

Itariki: 24/11/2023

Umukono: [Signature]

Kashe

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



UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

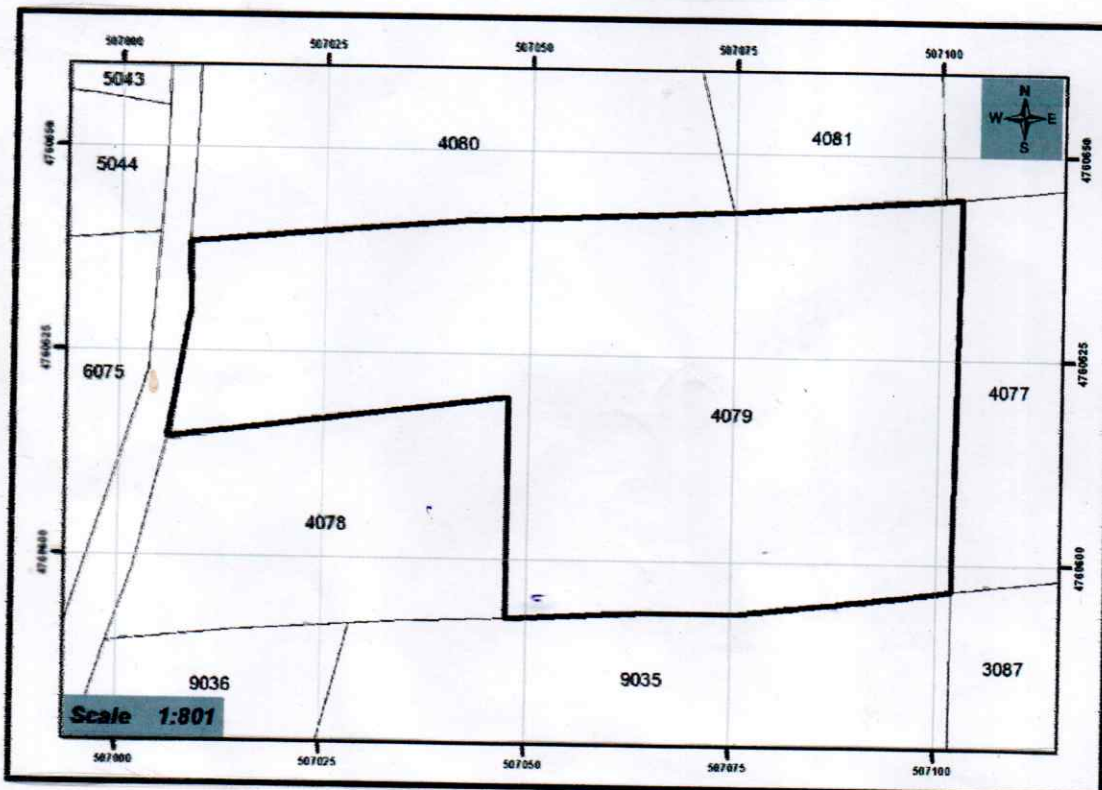
IBIRANGA UBUTAKA

UPI:5/07/10/01/4079	Ubuso: 3578 metero kare	Imikoreshereze y'ubutaka: Ubuhinzi
Intara : Eastern	Akagali : KANAZI	
Akarere : Bugesera	Umudugudu : Kagirazina	
Umurenge : NYAMATA	Imyaka y'ubukode : Imyaka 99 itangira kuwa 25/02/2023	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. SHYAKA EMMANUEL	1198580003427162	50.00	SHYAKA EMMANUEL (1198580003427162)
2. MUKANSABA MARIE ROSE	1198670042361092	50.00	Uburasirazuba,Bugesera,NYAMATA,KANAZI,Kagirazina

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 5/07/10/01/4079
 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;
 4. Ukodesha agomba gukoresha ubutaka mu buryo bukurikije kandi buboneye hakurikijwe ibikubiye muri aya masezerano n'ibiteganywa n'amategeko abigenga. Agomba kandi gufata ingamba za ngombwa zigamijwe 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 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 gukoresha;
 7. Iyo hari uburenganzira ku mutungo w'ubutaka busangiwe n'abantu benshi, ubahagarariye ntashobora gutanga ubwo burenganzira abugurishije, abutanze nk'impano, kubugurana ubundi, kubugwira, kubukodesha, kubwatira cyangwa kububangikanyaho ubundi burenganzira bitemejwe 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 kubikora;
 9. Ukodesha ntashobora kubuza abakozi b'inzeho 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 igamijwe 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
SHYAKA EMMANUEL

Ku ruhande rwa Leta y'u Rwanda





REPUBLIC OF RWANDA

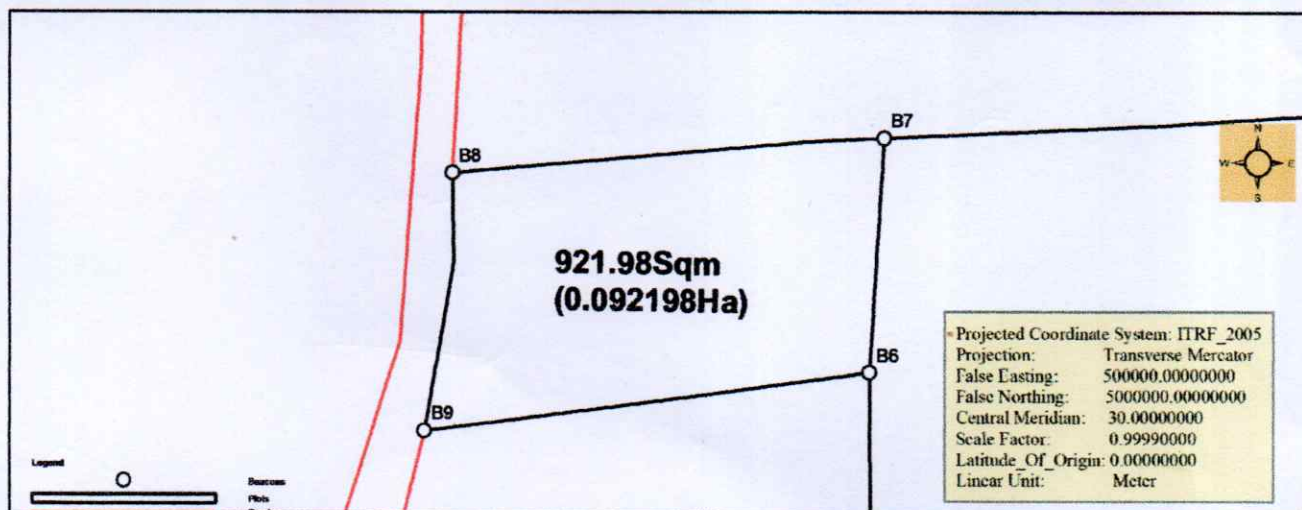


Deed Plan

OWNER(S):		SHYAKA EMMANUEL MUKANSABA MARIE ROSE		Parcel Location	
U.P.I No:		5/07/10/01/4079		District	BUGESERA
Planned Land Use/Zoning		Residential		Sector	NYAMATA
Plot developed: Yes/No?		NO		Cell	KANAZI
Deed plan No		1	Area	921.98Sqm	Surveyed Date
					25 / 11 / 2025
Flat No		Condominium Survey		Unit No	
Floor No				Unit Area (Sqm)	
Floor Area				Unit Area Ratio (%)	
Total Floor Area (Sqm)				Common Elements Area (Sqm)	
				Total Building Area	

Boundary Details

Beacon	Easting(m)	Northing(m)		From	To	Bearing	Dist(m)
B6	507047.48	507047.48		B6	B7	045° 00' 00"	1.97
B7	507048.87	507048.87		B7	B8	225° 00' 00"	57.08
B8	507008.51	507008.51		B8	B9	225° 00' 00"	3.65
B9	507005.93	507005.93		B9	B6	045° 00' 00"	58.76



SCALE: 1/600
01.53 6 9 12
Meters

Prepared by: **TABARO Emmanuel**

Signature:

TABARO EMMANUEL
TECHNICAL SURVEYOR
CODE: TS000000000000000000
FOR DEED PLAN ONLY

Verified by:

CMO/GIS and Land Surveyor



REPUBLIC OF RWANDA

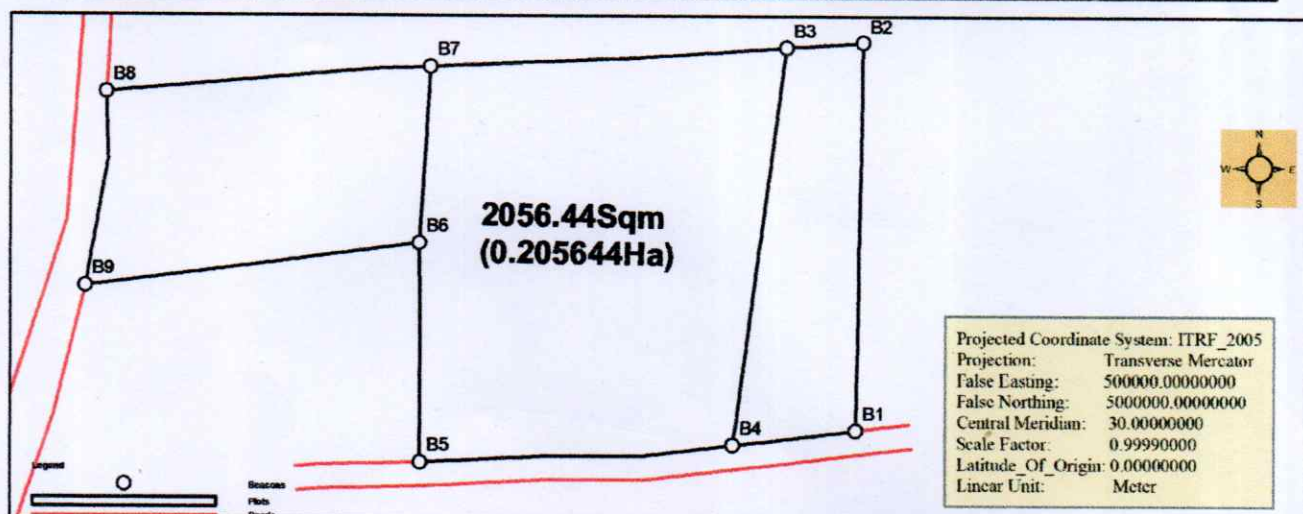


Deed Plan

OWNER(S):	SHYAKA EMMANUEL MUKANSABA MARIE ROSE	Parcel Location	
U.P.I No:	5/07/10/01/4079	District	BUGESERA
Planned Land Use/Zoning	Residential	Sector	NYAMATA
Plot developed: Yes/No?	NO	Cell	KANAZI
		Village	KAGIRAZINA
Deed plan No	1	Area	2056.44Sqm
		Surveyed Date	25 / 11 / 2025
Flat No		Condominium Survey	
Floor No		Unit No	
Floor Area		Unit Area (Sqm)	
Total Floor Area (Sqm)		Unit Area Ratio (%)	
		Common Elements Area (Sqm)	
		Total Building Area	

Boundary Details

Beacon	Easting(m)	Northing(m)		From	To	Bearing	Dist(m)
B3	507093.12	4760644.05		B3	B4	187° 36' 10"	49.65
B4	507086.56	4760594.84		B4	B5	266° 53' 21"	38.99
B5	507047.62	4760592.72		B5	B6	359° 42' 25"	27.14
B6	507047.48	4760619.86		B6	B7	003° 39' 17"	21.86
B7	507048.87	4760641.67		B7	B3	086° 55' 11"	44.32



SCALE: 1/800

0 2.5 5 10 15 20
Meters

Prepared by:

TABARO Emmanuel

Signature:

TABARO EMMANUEL
REGISTERED SURVEYOR
CODE: 151/0072 - TEL: 0788920111
FOR DEED PLAN ONLY

Verified by:

CMO/GIS and Land Surveyor



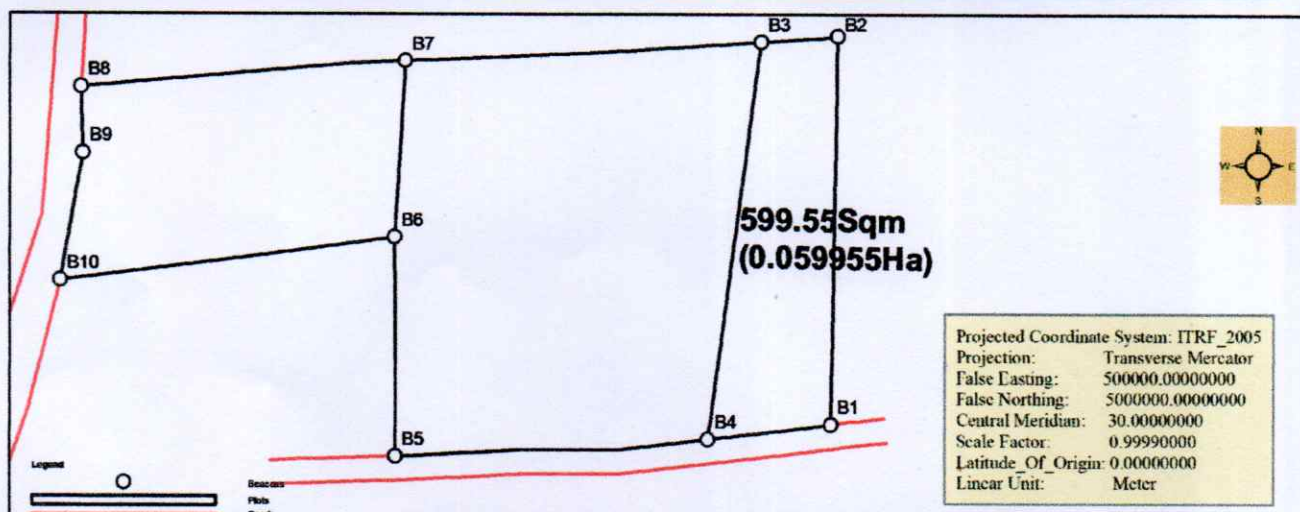
Deed Plan

OWNER(S):		SHYAKA EMMANUEL MUKANSABA MARIE ROSE		Parcel Location	
U.P.I No:		5/67/10/01/4079		District	BUGESERA
Planned Land Use/Zoning		Residential		Sector	NYAMATA
Plot development description?		NO		Cell	KANAZI
Village		KAGIRAZINA			

Deed plan No	1	Area	599.66Sqm	Surveyed Date	25 / 11 / 2025
---------------------	---	-------------	-----------	----------------------	----------------

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

Beacon	Easting(m)	Northing(m)		From	To	Bearing	Dist(m)
B1	507101.85	4760596.67		B1	B2	000° 58' 43"	48.11
B2	507102.67	4760644.77		B2	B3	265° 41' 54"	9.57
B3	507093.12	4760644.05		B3	B4	187° 36' 10"	49.65
B4	507086.56	4760594.84		B4	B1	083° 09' 47"	15.40



SCALE: 1/800
0 2.5 5 10 15 20
 Meters

Prepared by:

TABARO Emmanuel

TABARO EMMANUEF
TECHNICIAN SURVEYOR
CODE : TS0003 - TEL : 020228044
FOR THIS PLAN ONLY

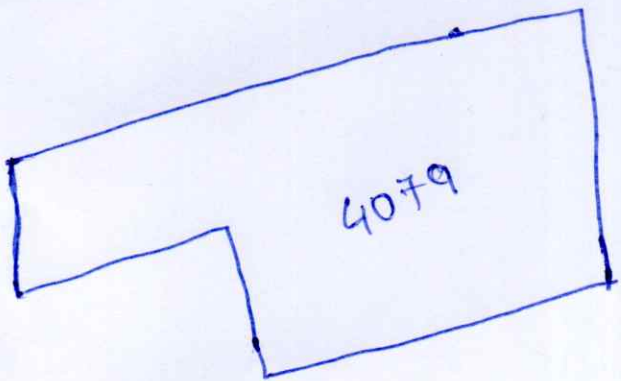
Signature:

Verified by:

CMO/GISand Land Surve yor

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa 26 / NOV / 2025

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • <u>SHAKA Emmanuel</u> • <u>ID n° : 11985800034 27162</u> • <u>MUKAMBARA MATIF 2018</u> • <u>ID n° : 119864004 2361092</u>	AHO UBUTAKA BUHEREREYE Akarere: <u>BUGESE RA</u> Umurenge: <u>NTAMATA</u> Akagali: <u>KANARI</u> Umudugudu: <u>KAGIRIMIRO</u>
UPI: <u>51071101014079</u> Ibikorwa biri ku butaka: <u>UBUHINZI</u> Ubuso bw'ubutaka : <u>3578 MSH</u> Igishushanyo cy'imiterere y'ikibanza/isambu n'imibi zacyo 	SERIVISI ISABWA ¹: - 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

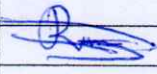
- Ibikoresho byakoreshejwe:
 - Ubwoko bwa GNSS rover: **DGNSS RECEIVER FOIF BRAND**
 - Serial No: **A90187310383**
 - RwandaGeonet User-ID: **Tabaro**
 - Surveyor Code number: **TS00072**
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: **imq**
- Accuracy yakoreshejwe (cm) **0.03 m** cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): **25 NOV 2025**
- Gupima byatangiye saa **10h30** birangira saa **11h20**
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka:

UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE : 3

Ibibanza	Ubuso	Ibibanza	Ubuso
1	921 S	8	
2	226 S	9	
3	599 S	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
4078	Shaka Emmanuel	0780072 234	2yo	
4090	Mutishana	0788845 711	2yo	

Icyitonderwa:

1. Mugihebanyir'imbibibarengaumubareurimuri iyimbonerahamweshyirahoumugereka.
2. Mu gihe umwe mu bagizweho ingaruka n'ipimwa ry'ubutaka atabashije kuboneka, Komitey'ubutaka y'Akagari ibikorera raporo ikemezwa n'umunyamabanga Nshingwabikorwaw'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 : SHYAKA EMMANUEL

Umukono : [Signature]

Telephone : 07 800 779 314

UWAPIMYE UBUTAKA

Njyewe Tabaro Emmanuel

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 : Tabaro Emmanuel

Umukono na Kashe : [Signature]



Telephone : +250 788928944