

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **MUKAGASANA CLEMANCE**

Indangamuntu y'u Rwanda: **1194270020416050**

Aderesi

Akarere ka:

Kayanza

Umurenge wa:

Mukarange

Akagari ka:

Nyagatovu

Umudugudu

Akamarara

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/isambu

Nimero y'ikibanza/
isambu (UPI):

5/04/04/04/6084

Intara:

Iburasirazuba

Akarere ka:

Kayanza

Umurenge:

Mukarange

Akagari:

Nyagatovu

Umudugudu:

Akamarara

Itariki y'ubusabe:

29/07/2025

Amazina y'usaba:

MUKAGASANA CLEMANCE

Umukono w'usaba (w'abasaba):

.....

Amazina n'Umukono

w'ubarura ubutaka:

Shyaka Elysee



INYANDIKO YATANGIWE KU

irembo Gov

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 **B250729145625KIK7** ku IremboGov mbere yo kuyikoresha.



UPI: 5/04/04/04/6084

AMASEZERANO Y' UBUKODE BURAMBYE No.

6084Kay/Muk

Hakurikijwe Itegeko N° 27/2021 ryo kuwa 10/06/2021 rigenga 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 ruhande rumwe:

NA: Umuntu cyangwa abantu bakurikira (Wiswe cyangwa biswe Ukodesha mu ngingo zikurikira) ku rundi ruhande:

Amazina y'Ukodesha cyangwa y' Abakodesha	Nomero z'ibibaranga	Imigabane
1. MUKAGASANA CLEMANCE	1194270020416050	100.00%
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Aderesi bahisemo kubarizwaho:

Ubahagarariye:	MUKAGASANA CLEMANCE (ID: 1194270020416050)	Umurenge:	Mukarange
Igihugu:	Rwanda	Akagali:	Nyagatovu
Intara:	Eastern	Umudugudu:	Akabeza
Akarere:	Kayonza		

BUMVIKANYE IBI BIKURIKIRA:**Ingingo ya 1:**

Ibyerekeye uburenganzira bw'ubukode burambye

Umukode ahaye Ukodesha uburenganzira bw'ubukode bw'igihe cy'imyaka 88 ku butaka burangwa n'ibi bikurikira:

Intara: Eastern
Akarere: Kayonza
Umurenge: Mukarange
Akagali: Nyagatovu
Umudugudu: Akabeza

Nomero y'ikibanza: 5/04/04/04/6084
Ubuso: 2568 sqm
Igihe buzatangirira: 1-8-12-2022
Igihe buzarangirira: 8-12-2110
Icyo ubutaka bukoreshywe: gashyamba



Icyemezo cy'iyandikisha ry'ubukode bw'igihe kirekire

UPI:

5/04/04/04/6084

A. IGICE KIGENWE IBIRANGA UBUTAKA											
Intara:		Akarere:		Umurunge:		Akagari:		Umudugudu:			
IBURASIRAZUBA		Kavonza		Mukaranga		Nyagatovu					
Numero y'iyandikisha:		6084Kay/Muk		Ubusobanuro/Icyo ubutaka bwagenewe gukoreshwa:				Numero y'ikarita yometse:			
								6084C			
Itariki y'iyandikisha rya mbere:				Ubuhinzi				Numero ya pariseli:			
								6084			
								Ubuso bugenekereje:			
								2,568 sqm			
Numero y'inyandiko		Itariki		Numero y'icyemezo		Ubwoko bw'inyungu ubutaka bufite ku bundi		Ibiranga inyungu ubutaka bufite ku bundi		Umukono na Kashe by'Umubitsi Mukuru/Umubitsi w'Impapururompamo z'ubutaka	

EXTRACT CADASTRAL PLAN

5/04/04/04/6084

PROVINCE:	DISTRICT:	SECTOR:	CELL:	Nyagatovu
Eastern	Kayanza	Mukarange		
MAP OF PARCEL				
Notes Parcel Map prepared based on General Boundaries Principle				
Date	18-Dec-2022	REGISTRAR	Signature	



REPUBLIC OF RWANDA

Deed Plan

PARCEL OWNER(S)	MUKAGASANA CLEMANCE	PARCEL LOCATION	
		DISTRICT	KAYONZA
UPI no	5/04/04/04/6084	SECTOR	MUKARANGE
PLANNED LAND USE/ ZONING	AGRICULTURAL	Cell	NYAGATOVU
PLOT DEVELOPED: YES/ NO	YES	VILLAGE	AKAMARARA

Deed Plan No : 01

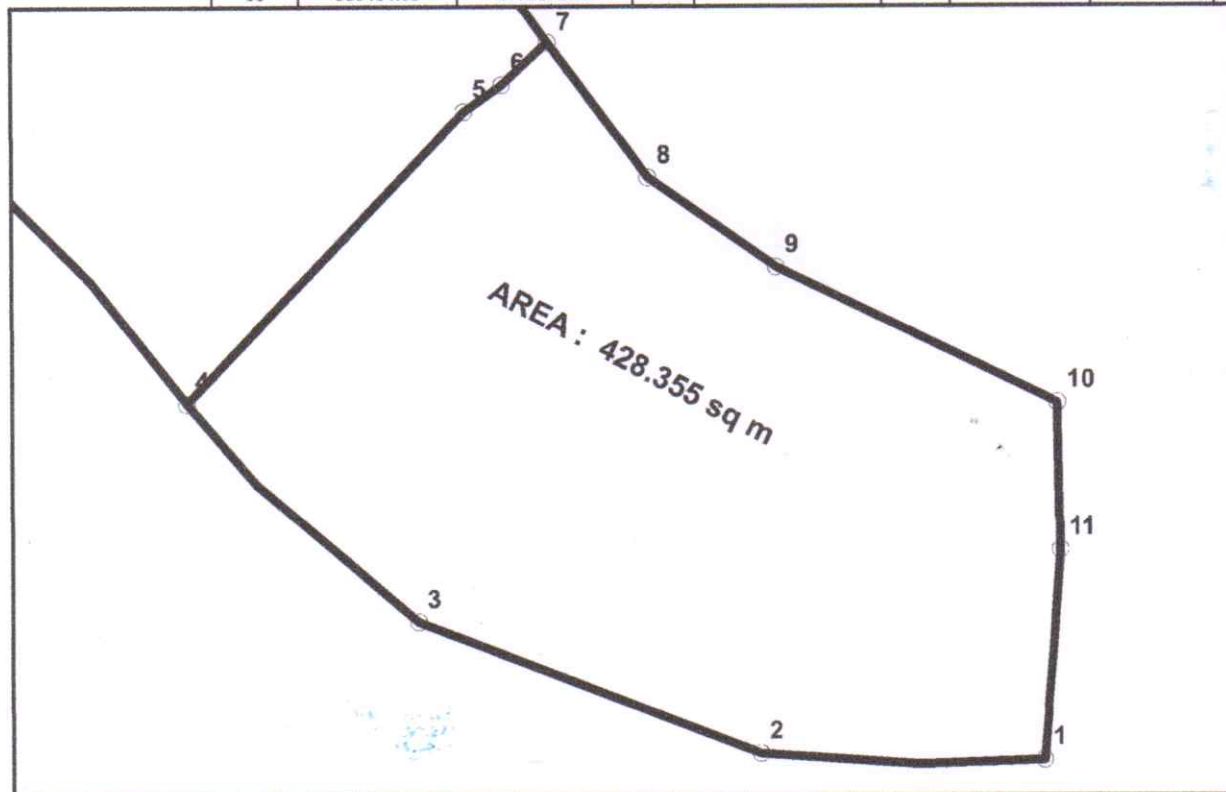
AREA: 428.355 sq m

Survey Date: 26/07/2025

Flat No		CONDOMNIUM SURVEY	Unit No		Common Elements Area(Sqm)	
Floor No			Unit Area(Sqm)			
Floor Area			Unit Area Ratio(%)		Total Building Area	
Total Floor area(Sqm)						

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(m)
1	555413.43	4790065.23	1	2	271° 28' 05"	9.67
2	555403.76	4790065.47	2	3	291° 07' 29"	12.48
3	555392.12	4790069.97	3	4	313° 18' 24"	10.85
4	555384.22	4790077.41	4	5	043° 47' 35"	13.73
5	555393.72	4790087.32	5	6	055° 07' 32"	1.60
6	555395.03	4790088.23	6	7	047° 11' 18"	2.14
7	555396.60	4790089.69	7	8	143° 41' 44"	5.72
8	555399.99	4790085.08	8	9	124° 52' 31"	5.32
9	555404.36	4790082.04	9	10	115° 55' 41"	10.64
10	555413.93	4790077.38	10	11	179° 01' 04"	5.00
11	555414.01	4790072.38	11	1	184° 40' 26"	7.18



Coordinate System: ITRF 2005
Projection: Transverse Mercator
Datum: ITRF 2005
False Easting: 500,000.0000
False Northing: 5,000,000.0000
Central Meridian: 30.0000
Scale Factor: 0.9999
Latitude Of Origin: 0.0000
Units: Meter

SCALE: 1:251



Legend



Prepared by:

Name: Shyaka Elysee

Signature

Verified by:

CMO/GIS And Land surveyor

ROLES
SHYAKA ELYSEE
CERTIFIED SURVEYOR
CODE: LS00341
TEL: 0786259018



REPUBLIC OF RWANDA

Deed Plan

PARCEL OWNER(S)	MUKAGASANA CLEMANCE	PARCEL LOCATION	
		DISTRICT	KAYONZA
UPI no	5/04/04/04/6084	SECTOR	MUKARANGE
PLANNED LAND USE/ ZONING	AGRICULTURAL	Cell	NYAGATOVU
PLOT DEVELOPED: YES/ NO	YES	VILLAGE	AKAMARARA

Deed Plan No : 02

AREA: 2138.559 sq m

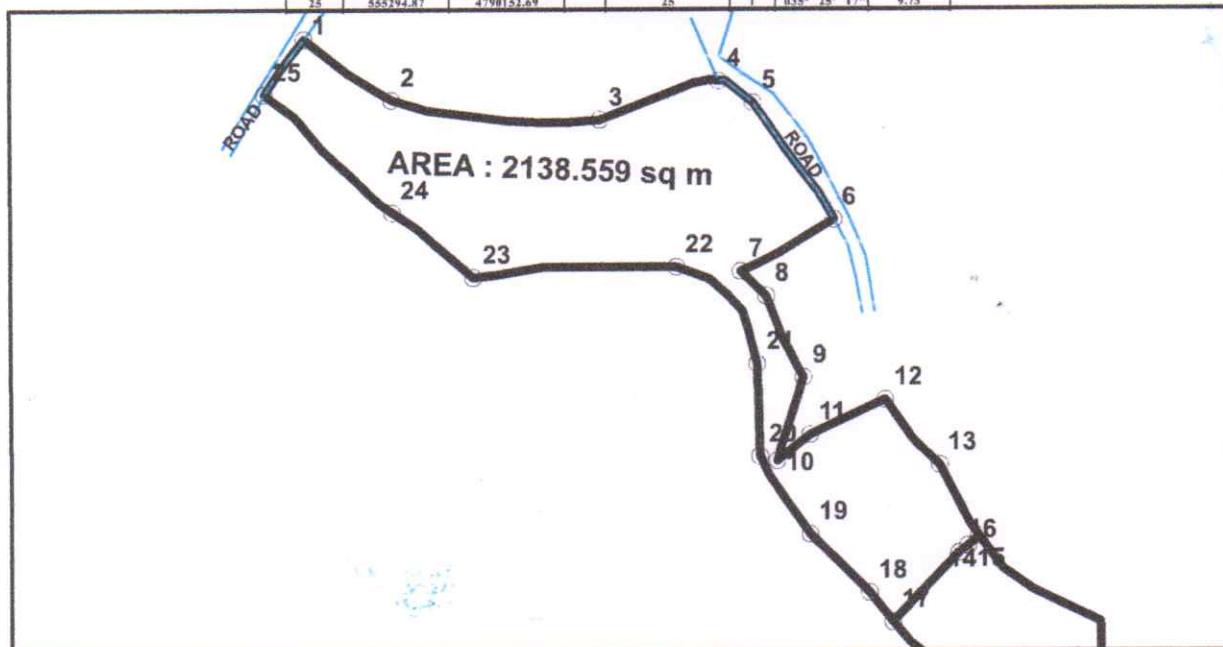
Survey Date: 26/07/2025

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

CONDOMNIUM SURVEY

Boundary Details

Reacon	Fasting(m)	Northing(m)	From	To	Bearing	Dist(m)
1	555300.51	4790160.62	1	2	124° 47' 20"	15.30
2	555313.08	4790151.89	2	3	095° 19' 56"	29.90
3	555342.84	4790149.11	3	4	071° 57' 15"	17.77
4	555359.74	4790154.61	4	5	122° 20' 08"	5.34
5	555364.67	4790151.49	5	6	145° 41' 49"	20.23
6	555376.07	4790134.78	6	7	241° 01' 47"	15.20
7	555362.77	4790127.42	7	8	133° 52' 59"	5.08
8	555366.43	4790123.90	8	9	155° 19' 31"	12.74
9	555371.75	4790112.32	9	10	198° 21' 45"	12.51
10	555367.81	4790100.45	10	11	051° 58' 54"	6.07
11	555372.59	4790104.19	11	12	065° 16' 04"	11.81
12	555383.32	4790109.13	12	13	140° 39' 01"	12.11
13	555391.00	4790099.76	13	14	150° 53' 35"	11.53
14	555396.60	4790089.69	14	15	127° 11' 18"	2.14
15	555395.03	4790088.23	15	16	235° 07' 32"	1.60
16	555393.72	4790087.32	16	17	123° 47' 35"	13.73
17	555384.22	4790077.41	17	18	322° 02' 46"	5.27
18	555380.98	4790081.57	18	19	314° 46' 56"	11.90
19	555372.54	4790089.95	19	20	327° 15' 53"	13.11
20	555365.40	4790101.06	20	21	358° 51' 15"	13.23
21	555365.13	4790114.29	21	22	320° 05' 10"	17.94
22	555353.62	4790128.05	22	23	267° 07' 28"	29.01
23	555324.65	4790126.59	23	24	308° 39' 29"	14.83
24	555313.07	4790135.86	24	25	312° 45' 14"	24.79
25	555294.87	4790152.69	25	1	035° 25' 17"	9.75



Coordinate System: ITRF 2005
Projection: Transverse Mercator
Datum: ITRF 2005
False Easting: 500,000.0000
False Northing: 5,000,000.0000
Central Meridian: 30.0000
Scale Factor: 0.9999
Latitude Of Origin: 0.0000
Units: Meter

SCALE: 1:1,051

0 5 10 20 30 40
Meters

Legend



Prepared by:

Name: *Shyaka Elyse*

Signature

[Signature]

ROL
SHYAKA ELYSE
CERTIFIED SURVEYOR
CODE LS0341
TEL 0798259018

Verified by:

CMO/GIS And Land surveyor

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa... 26 / 07 / 2025

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: - MUKACASANA CLEMENCE - M1427002046050	AHO UBUTAKA BUHEREREYE Akarere... KATONZA Umurenge... MUYARANGE Akagali... NYATATUNU Umudugudu... AKAMATARA
UPI: 3104/04/04/6064 Icyo ubutaka bukoreshwa: UBUTAKA Ubuso bw'ubutaka mu magambo no mu mibare: (256.84m) Two Thousand five Hundred and Sixty eight Igishushanyo cy'imiterere y'ikibanza/isambu n'imibiza cyo	SERIVISI ISABWA - Kugabanya ubutaka mo ibice ☒ - Kubaraza ubutaka bwa mbere ☐ - Gukosora imbibi/Ubuso ☐ - Iyimirwa kumpamvu z'inyungu rusange (expropriation) ☐ Icyangombwa cy'ubwubatsi (Autobatr) ☐
UBURYO IBIPIMO BYAFASHWEMO - Ibikoresheho bya koreshejwe: - Ubwokobwa GNSS rover: GPS Survey - Serial No: SN76CC00075124 - RwandaGeonet User-ID: Geeta - Surveyor Code number: LS00341 - Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS: - Network ☒ - Single Base ☐ Mountpoint Name: KATONZA - Accuracy yakoreshejwe (cm): 2 cm - Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): 26-07-2025 - Gupima byatangiye saa 15h20 Birangira saa 15h40 - Imbogamizi zabazarabaye ziturutse kubikoresheho byakoreshejwe mu gihe cyo gupima ubutaka: Ntawo ROLS SHYAKA ELYSEE CERTIFIED SURVEYOR CODE LS00341 TEL 0796259018	

UMUBARE W'IBIBANZA BYAVUYEMOIYO ARI UKUGABANYAMO IBICE: ...2.....

Ibibanza	Ubuso	Ibibanza	Ubuso
1	428.355	8	
2	2138.557	9	
3		10	
4		11	
5		12	
6		13	
7		14	

Icyitonderwa: Mu gihe ibibanza birenga umubare urimuri iyi mbonera hamwe shyiraho umugereka

IMYIRONDORO YA BA NYIR'UBUTAKA BUHANA IMBIBI N'UBUTAKA BWAPIMWE:

UPI	Amazina	Telepho ne	Yagizweho ingaruka (Yego/Oya)	Umukono
3657	IMWAGIRUMUKIZA			
	EMMANUEL		NO	
6085	BISIGARU EMMANUEL	0787375588	NO	
5658	NTIRAHUMBA			
	RASA/IE	0725261397	NO	

ROLS
SHYAKA ELYSEE
CERTIFIED SURVEYOR
CODE LS030341
TEL 0786259018

Icyitonderwa:

1. Mu gihe banyir'imbibibare nga umubare urimuri iyimbonera hamwe 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/imbibe z'ubutaka bufite UPI

...../...../...../...../.....

Dushingiye kukuba Bwana/Madamu yapimishije

ubutaka bweduha na imbibi duhari, akaba ataturengereye. Dutanze uburenganzira bwo gukosora

Imbibi muri rejisitiri y'ubutaka nk'uko bwapimwe.

Amazina

Umukono

1.
2.
3.

ABAGIZWEHO INGARUKA N'IKOSORA BATAGARUYE IBYANGOMBWA

S/N	AMAZINA	UPI	IMPAMVU	Izinarya Bank (mu gihekiri mu ngwate)
1				
2				
3				
4				
5				

NYIRI UBUTAKA

Amazina : MUKAGASANA ClemoniceTelephone: 0788880057Umukono : [Signature]

UWAPIMYE UBUTAKA

Njyewe:

Impuguke mu gufata ibipimo kubutaka, ndemeza ko ibipimo byafashwe hakurikijwe amahame y'umwuga wo gupima ubutaka. Ndemeza kandi ko abagizweho ingaruka n'iripimwa bagaragara mu mbonerahamwe iriharuguru aribo bashyize umukono kuri iyi raporo.

Mu gihe hagaragaye ko ibipimo n'amakuru natanze birimo amakosa, ngomba kubikosora ntakiguzi cyiyongereyeho.

Amazina : Shyaka ElyseeTelephone: 0788711690

Umukonona Kashe :

