

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **ZIHABARAMYE SAMUEL**

Indagamuntu y'u Rwanda: **1196280068985094**

Aderesi

Akarere ka:

Gatsibo

Umurenge wa:

Gitoki

Akagari ka:

Rubira

Umudugudu

Nyakagarama

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/
isambu (UPI):

5/03/03/06/700

Intara:

Iburasirazuba

Akarere ka:

Gatsibo

Umurenge:

Gitoki

Akagari:

Rubira

Umudugudu:

Nyakagarama

Itariki y'ubusabe:

12/07/2025

Amazina y'usaba:

ZIHABARAMYE SAMUEL

Umukono w'usaba (w'abasaba):

.....

Amazina n'Umukono

w'ubarura ubutaka:

..... **NIYONZIMA JMV**

.....



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 **B250712121507MVVP** ku IremboGov mbere yo kuyikoresha.

URWEGO RW'UMUBITSI W'IMPAPUROMPAMO Z'UBUTAKA



UPI: 5/03/03/06/700

AMASEZERANO Y' UBUKODE BURAMBYE No. 700Gat/Git

HAGATI YA Repubulika y'u Rwanda, ihagarariye 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. ZIHABARAMYE SAMUEL	1196280068985094	100.0%
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Aderesi bahisemo kubarizwaho:

Ubahagarariye:	ZIHABARAMYE SAMUEL (ID:1196280068985094)	Umurenge:	GITOKI
Igihugu:	RWANDA	Akagali:	KARUBUNGO
Intara:	IBURASIRAZUBA	Umudugudu:	Kinyange
Akarere:	Gatsibo		

BUMVIKANYE IBI BIKURIKIRA:

Ingingo ya 1:

Ibyerekeye uburenganzira bw'ubukode burambye Umukode ahaye Ukodesha uburenganzira bw'ubukode bw'igihe cy'inyaka 92 ku butaka burangwa n'ibi bikurikira:

Intara:	IBURASIRAZUBA	Nomero y'ikibanza:	700
Akarere:	Gatsibo	Ubuso:	9,306sqm
Umurenge:	Gitoki	Igihe buzatangirira:	23-Oct-2019
Akagali:	Rubira	Igihe buzatangirira:	28-Oct-2111
Umudugudu:	Nvakaarama	Icyo ubutaka bukoreshwa:	Ubutaka bw'abantu ku giti cyaho

**UMUBITSI W'IMPAPUROMPAMO Z'UBUTAKA****Icyemezo cy'iyandikisha ry'ubukode bw'igihe kirekire**

UPI:

5/03/03/05/700

A. IGICE KIGENEWE IBIRANGA UBUTAKA					
Intara:	Akarere:	Umurenge:	Akagari:	Umudugudu:	
IBURASIRAZUBA	Gatsibo	Gitoki	Rubira		
Numero y'iyandikisha:		Ubusobanuro/Icyo ubutaka bwagenewe gukoreshwa:		Numero y'ikarita yometse:	
700Gat/Git		Ubuhinzi (Ubutaka bw'abantu ku giti cyabo)		Numero ya pariseli:	
Itariki y'iyandikisha rya mbere:				Ubuso bugenekereje:	
				9,306 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

ANNEX to Certificate of Registration of Emphyteutic Lease Title Page 3 of 3

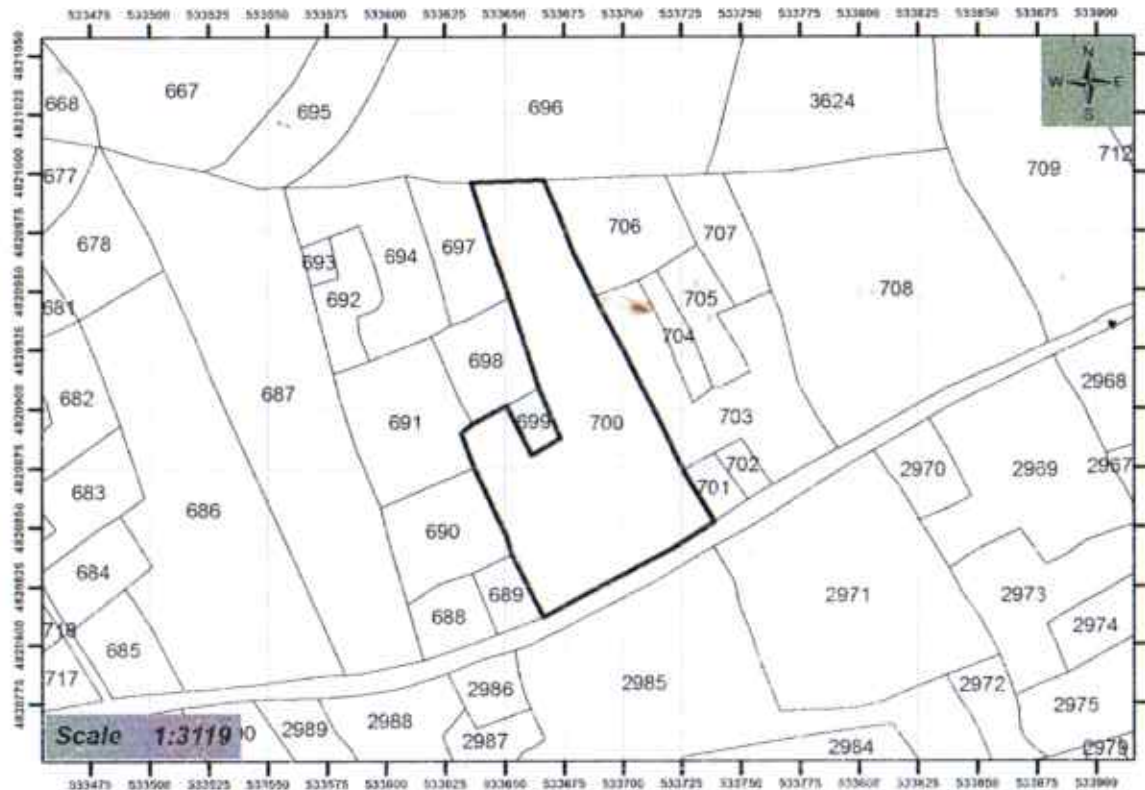
EXTRACT CADASTRAL PLAN

700C

UPI: 5/03/03/06/700

PROVINCE:	Eastern	DISTRICT:	Gatsibo	SECTOR:	Gitoki	CELL:	Rubira
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MAP OF PARCEL



Notes

Parcel Map prepared based on General Boundaries Principle



Date	23-Oct-2019	REGISTRAR	Signature
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REPUBLIC OF RWANDA

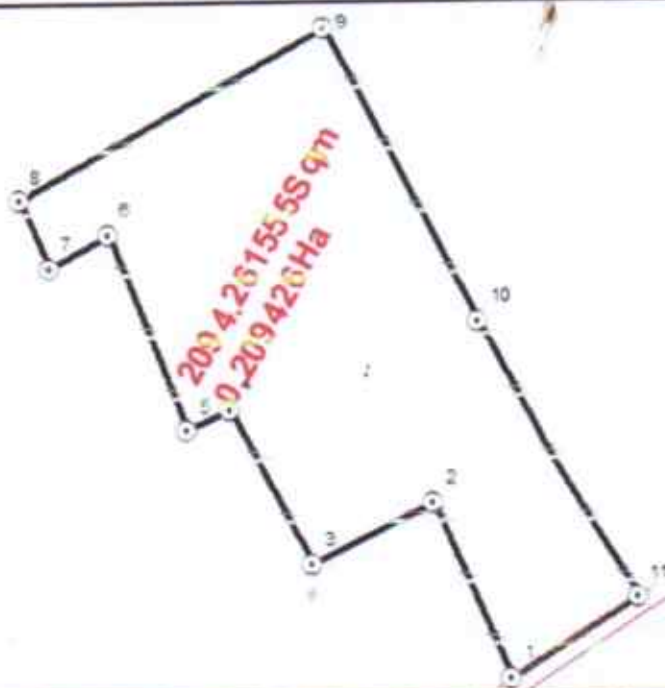


Deed Plan

Parcel Owner(s)		Parcel Location	
Zihabaramye Samuel		District	Gatsibo
UPI	5/03/03/06/700	Sector	Gitoki
Planned Land Use / Zoning	Ubuhinzi	Cell	Rubira
Plot developed: Yes or No?		Village	Myakagerama
Deed plan No		Area	2094.261555
		Surveyed Date	14/08/2025

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						
Beacon	Easting(M)	Northing(M)	From	To	Bearing	Dist(M)
1	533724.6472	4820842.965		1	2 336° 31' 50"	21.863
2	533715.94	4820863.02		2	3 243° 38' 57"	15.545
3	533702.01	4820856.12		3	4 332° 19' 38"	19.896
4	533692.77	4820873.74		4	5 244° 55' 06"	5.355
5	533687.92	4820871.47		5	6 338° 35' 16"	24.050
6	533679.14	4820893.86		6	7 240° 40' 14"	7.697
7	533672.43	4820890.09		7	8 336° 49' 03"	8.462
8	533660.0907	4820897.809		8	9 061° 12' 50"	39.029
9	533704.0122	4820917.038		9	10 152° 40' 02"	37.601
10	533721.2772	4820883.634		10	11 150° 44' 24"	36.201
11	533738.9715	4820852.052		11	1 237° 36' 42"	16.963



Projected Coordinate System: ITRF_2003
Projection: Transverse Mercator
False Easting: 1000000.00000000
False Northing: 1000000.00000000
Central Meridian: 30.00000000
Scale Factor: 0.99999600
Latitude Of Origin: 0.00000000
Datum: WGS 1984

SCALE: 1/845

0 5 10 20 30 40 Meters

Surveyed by:

NYONZIMA JMU

Signature

Date & Stamp:



Legend

beacon hakomana — Line parcel hakomana

Approved by:

CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature:



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	Zihabaramye Samuel	Parcel Location	
UPI	5/03/03/06/700	District	Gatsibo
Planned Land Use / Zoning	Ubuhinzi	Sector	Gitoki
Plot developed: Yes or No?		Cell	Rubira
		Village	Nyakagarama
Deed plan No		Area	2005.059122
		Surveyed Date	14/08/2025

Flat No		Condominium Survey	Unit No		Common Elements Area
Floor No			Unit Area (Sq.m)		(None)
Floor Area			Unit Area Ratio (%)		Contributing to
Total Floor Area (Sq.m)					

Boundary Details

Beacon	Easting(M)	Northing(M)	From	To	Bearing	Dist(M)
1	533632.0454	4820889.918		1	2 059° 06' 49"	22.144
2	533651.0495	4820901.285		2	3 153° 19' 26"	23.381
3	533661.5465	4820880.393		3	4 157° 08' 25"	62.994
4	533686.0181	4820822.347		4	5 241° 36' 25"	22.257
5	533666.4389	4820811.763		5	6 333° 31' 38"	29.672
6	533653.2121	4820838.324		6	1 337° 41' 30"	55.767



Projected Coordinate System: ITRF_2003
Projection: Transverse Mercator
False Easting: 1000000.00000000
False Northing: 1000000.00000000
Central Meridian: 30.00000000
Scale Factor: 0.99960000
Latitude_Of_Origin: 0.00000000
Datum: UTM
Units: Meter

SCALE: 1/1,181

0 5 10 20 30 40

Meters

Legend

⊙ beacon kampire — Road □ parcel kampire

Surveyed by:

NIYONZIMA JMY

Signature

Date & Stamp



Approved by:

CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature



REPUBLIC OF RWANDA



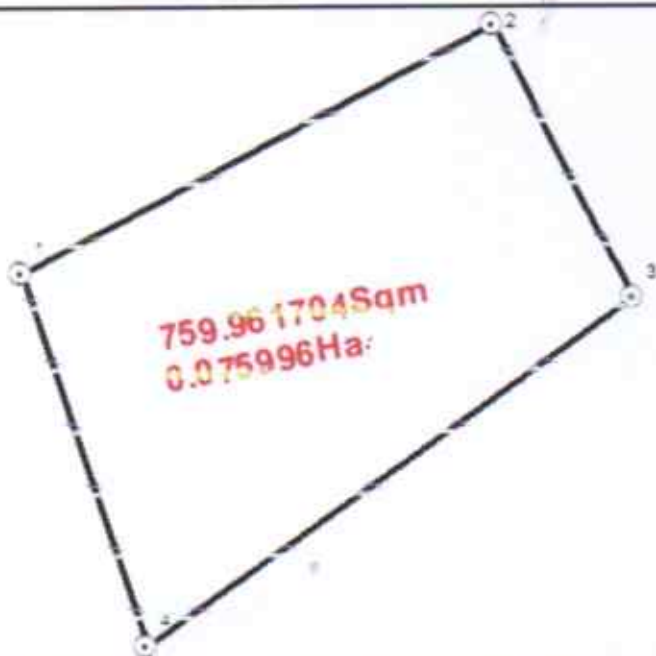
Deed Plan

Parcel Owner(s)	Zihabaramye Samuel	Parcel Location	
UPI	5/03/03/06/700	District	Gatsibo
Planned Land Use / Zoning	Ubuhinzi	Sector	Gitoki
Plot developed: Yes or No?		Cell	Rubira
		Village	Mukagarama
Deed plan No		Area	759.961704
		Surveyed Date	14/08/2025

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

Boundary Details

Beacon	Easting(M)	Northing(M)	From	To	Bearing	Dist(M)
1	533653.56	4820941.89	1	2	2 062° 33' 09"	33.398
2	533683.1988	4820957.284	2	3	3 152° 58' 06"	19.101
3	533691.88	4820940.27	3	4	4 234° 29' 11"	37.508
4	533661.3491	4820918.482	4	1	1 341° 35' 43"	24.670



Projected Coordinate System: ITRF_2000	
Projection:	Transverse Mercator
False Easting:	1000000.000000000
False Northing:	1000000.000000000
Central Meridian:	30.000000000
Scale Factor:	0.999900000
Latitude Of Origin:	0.000000000
Linear Unit:	Meter

SCALE: 1/464

0 3.5 7 14 21 28 Meters

Legend

⊙ beacon manirafasha 2 parcel manirafasha 2

Surveyed by:

NIYONZIMA JAK
 Signature:
 Date & Stamp:

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

Name:

Post:

Date & Signature:



REPUBLIC OF RWANDA



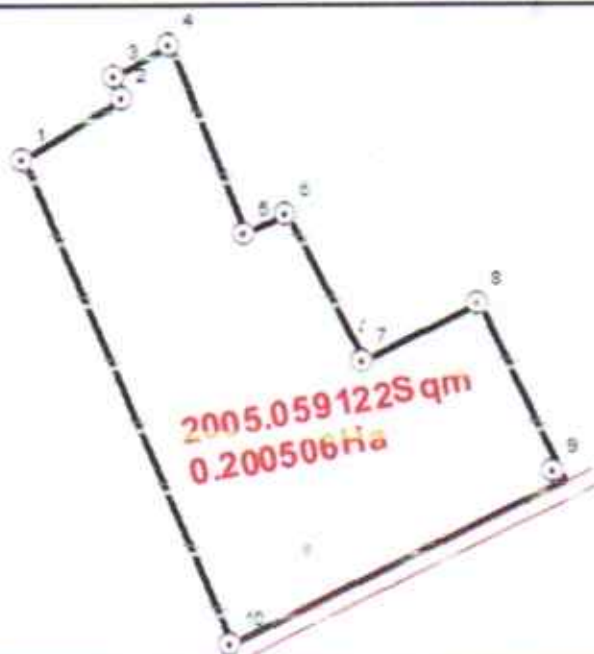
Deed Plan

Parcel Owner(s)	Zihabaramye Samuel	Parcel Location	
UPI	5/03/03/06/700	District	Gatsibo
Planned Land Use / Zoning	Ubuhinzi	Sector	Gitoki
Plot developed: Yes or No?		Cell	Rubira
		Village	Nyakagarama
Deed plan No		Area	2005.059122
		Surveyed Date	14/08/2025

Flat No		Condominium Survey	Unit No		Common Elements Area	
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	533661.5465	4820880.393		1	2 05° 02' 09"	13.885
2	533673.4527	4820887.536		2	3 33° 10' 27"	2.751
3	533672.43	4820890.09		3	4 06° 40' 14"	7.697
4	533679.14	4820893.86		4	5 15° 35' 16"	24.050
5	533687.92	4820871.47		5	6 06° 55' 06"	5.355
6	533692.77	4820873.74		6	7 15° 19' 38"	19.896
7	533702.01	4820856.12		7	8 06° 38' 57"	15.545
8	533715.94	4820853.02		8	9 15° 31' 50"	21.863
9	533724.6472	4820842.965		9	10 24° 54' 31"	43.787
10	533686.0181	4820822.347		10	1 33° 08' 25"	62.994



Projected Coordinate System: ITRF_2003
Projection: Transverse Mercator
False Easting: 500000.00000000
False Northing: 1000000.00000000
Central Meridian: 30.00000000
Scale Factor: 0.99990000
Latitude Of Origin: 0.00000000
Datum: NAD83

SCALE: 1/886

0 5 10 20 30 40 Meters

Legend

Beacon markatasha — line — parcel markatasha

Surveyed by:

NIYONZIMA 7MU

Signature

ROLS
NIYONZIMA Jean Marie Vianney
CERTIFIED SURVEYOR
CODE 130012
REG. 00000000

Date & Stamp:

Approved by:

CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner/s	Zihabaramye Samuel	District	Gatsibo
UPI	5/03/03/06/700	Sector	Gitoki
Planned Land Use / Zoning	Ubuhinzi	Cell	Rubira
Plot developed: Yes or No?		Village	Mwakarama
Deed plan No		Area	925.934739
		Surveyed Date	14/08/2025

Flat No		Condominium Survey	Unit No		Common Elements Area	
Floor No			Unit Area (Sqm)		None	
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	533661.3491	4820918.482		1	2 054° 29' 11"	37.508
2	533691.88	4820940.27		2	3 152° 25' 34"	26.210
3	533704.0122	4820917.038		3	4 241° 13' 55"	39.829
4	533609.0987	4820897.809		4	5 337° 09' 01"	11.013
5	533664.5892	4820908.571		5	1 341° 53' 46"	10.427



Projected Coordinate System: ITRF_2001
 Projection: Transverse Mercator
 False Easting: 1000000.00000000
 False Northing: 1000000.00000000
 Central Meridian: 10.00000000
 Scale Factor: 0.99999000
 Latitude Of Origin: 0.00000000
 Linear Unit: Meter

SCALE: 1/449

0 3 5 7 14 21 28 Meters

Legend

beacon mutuyimana parcel mutuyimana

Surveyed by:

NYONZIMA JMV

Signature

Date & Stamp



Approved by:

CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature:



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner(s)	Zihabaramye Samuel	Parcel Location	
UPI	5/03/03/06/700	District	Gatsibo
Planned Land Use / Zoning	Ubuhinzi	Sector	Gitoki
Plot developed: Yes or No?		Cell	Rubira
		Village	Nyakagarama
Deed plan No		Area	1543.397538
		Surveyed Date	14/08/2025

Flat No		Condemnium Survey	Unit No		Common Elements Area	
Floor No			Unit Area (Sqm)		(Sqmt)	
Floor Area			Unit Area Ratio (%)		Contributing Area	
Total Floor Area (Sqm)						

Boundary Details

Beacon	Easting(m)	Northing(m)	From	To	Bearing	Dist(M)
1	533653.56	4820941.89		1	2 062° 33' 09"	33.398
2	533683.1988	4820957.284		2	3 336° 43' 22"	42.739
3	533666.309	4820996.545		3	4 268° 14' 57"	30.309
4	533636.0141	4820995.619		4	5 162° 38' 46"	26.611
5	533643.9516	4820970.219		5	1 161° 15' 52"	29.914



Projected Coordinate System: ITRF_2001
 Projection: Transverse Mercator
 False Easting: 1000000.00000000
 False Northing: 1000000.00000000
 Central Meridian: 30.00000000
 Scale Factor: 0.99999600
 Latitude Of Origin: 0.00000000
 Linear Unit: Meter

SCALE: 1/711

0 5 10 20 30 40 Meters

Legend

⊙ beacon ndahimana parcel ndahimana

Surveyed by:

NIPONZIMA JMV

Signature

[Handwritten Signature]



Date & Stamp

Approved by:

CMO GIS and Land Surveyor

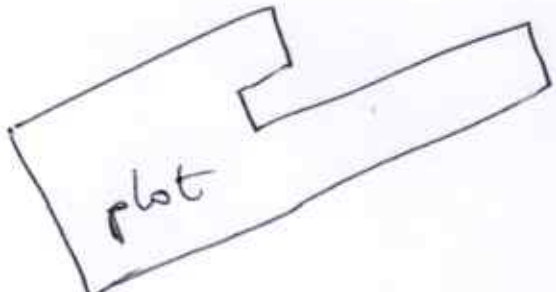
Name:

Post:

Date & Signature :

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa...14.../08.../2025

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • Zihabaramba Samuel • 1196280068 935094 • •	AHO UBUTAKA BUHEREREYE Akarere: Gatsiko Umurenge: Gikozi Akagali: Rubira Umudugudu: Nyakagarama
UPI: 51031031061700 Ibikorwa biri ku butaka: Ubuhinzi Ubuso bw'ubutaka : Igishushanyo cy'imiterere y'ikibanza/isambu n'imbibi 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 ikigiyeye gukorwa; si ngombwa ko serivisi iba imwe

UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoreshe byakoreshejwe:
 - Ubwoko bwa GNSS rover: S17N
 - Serial No: S17N 31506529
 - RwandaGeonet User-ID:
 - Surveyor Code number: 00014
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: (imax)
- Accuracy yakoreshejwe (cm): 13 mm cm
- Itariki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): 2025-07-12
- Gupima byatangiyeye saa 15h21 birangira saa 15h27
- Imbogamizi zaba zarabaye ziturutse ku bikoreshe byakoreshejwe mu gihe cyo gupima ubutaka:

UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE : 5.....

Ibibanza	Ubuso	Ibibanza	Ubuso
1	<u>2005</u> Sqm	8	
2	<u>2094</u> Sqm	9	
3	<u>759</u> Sqm	10	
4	<u>2005</u> Sqm	11	
5	<u>925</u> Sqm	12	
6	<u>1543</u> Sqm	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/Oy a)	Umukono

NYIRI UBUTAKA

Amazina : Zihabaramye Samuel

Umukono : [Signature]

Telephone : 0783472395

UWAPIMYE UBUTAKA

Njyewe Niyonzima JMV

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 : Niyonzima JMV

Umukono na Kashe : [Signature]

Telephone : 078807242

