

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **MUKAMUSONI BEATRICE**

Indangamuntu y'u Rwanda: **1196670051055094**

Aderesi

Akarere ka:	Umurenge wa:	Akagari ka:	Umudugudu
Bugesera	Rilima	Nyabagendwa	Mukoma

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/ isambu (UPI):	Intara:	Akarere ka:	Umurenge:	Akagari:	Umudugudu:
5/07/12/05/8225	Iburasirazuba	Bugesera	Rilima	Nyabagendwa	Mukoma

Itariki y'ubusabe:

07/10/2024

Amazina y'usaba:

MUKAMUSONI BEATRICE

Umukono w'usaba (w'abasaba):



Amazina n'Umukono
w'ubarura ubutaka:


NSHIMIYIMANA JEAN CLAUDE
CERTIFIED SURVEYOR
CODE : LS00130
TEL : 0788987017



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 **B241007094816YAOJ** ku IremboGov mbere yo kuyikoresha.



THE REGISTRAR OF LAND TITLES

Certificate of registration of emphyteutic lease

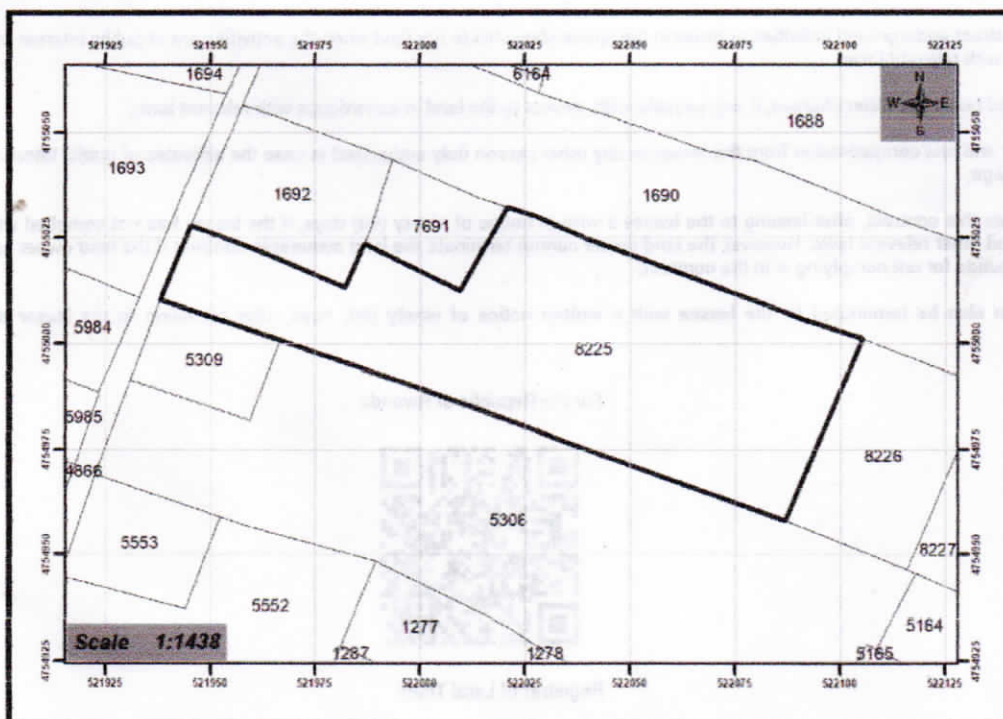
INFORMATION ON THE LAND

UPI:5/07/12/05/8225	Surface area: 5697 sqm	Land use: Agricultural
Province : Eastern	Cell : NYABAGENDWA	
District : Bugesera	Village : Mukoma	
Sector : RILIMA	Lease period : 99 years starting from 11/07/2024	

INFORMATION ON THE LESSEE

Names of the lessee (s)	Number of identification document	Shares (%)	Names and address of the representative
1. MUKAMUSONI BEATRICE	1196670051055094	100.00	MUKAMUSONI BEATRICE (1196670051055094) Eastern,Bugesera,RILIMA,NYABAGENDWA,Mukoma

EXTRACT OF CADASTRAL PLAN





REPUBLIC OF RWANDA



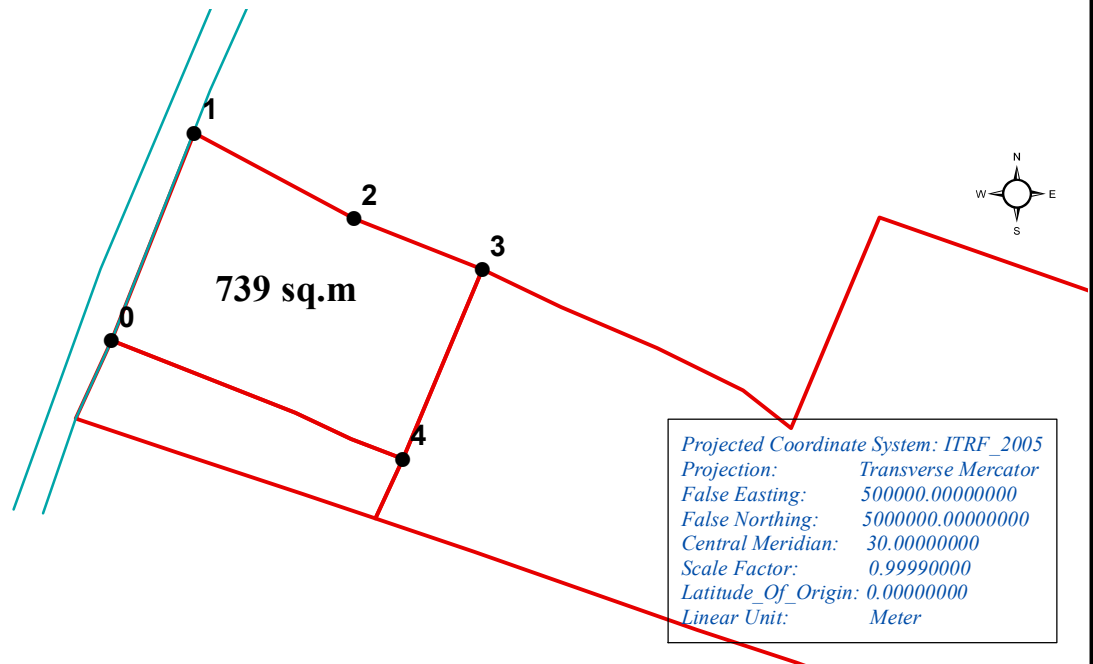
Deed Plan

Parcel Owner(s)		Parcel Location	
MUKAMUSONI BEATRICE		District	BUGESERA
UPI	5/07/12/05/8225	Sector	RILIMA
Planned Land Use / Zoning	AGRICULTURE	Cell	NYABAGENDWA
Plot developed: Yes or No?	No	Village	MUKOMA
Deed plan No	2	Area	739 sq.m
		Surveyed Date	10 / 10/ 2024

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)
0	521939.746	4755019.193		0	1	021° 44' 27"	23.66
1	521948.511	4755041.173		1	2	118° 18' 54"	19.17
2	521965.388	4755032.080		2	3	111° 38' 28"	14.55
3	521978.910	4755026.715		3	4	202° 42' 36"	21.69
4	521970.538	4755006.711		4	0	292° 03' 57"	33.23



SCALE: 1/800

0 5 10 20 30 40 Meters

Surveyed by: NSHIMIYIMANA JEAN CLAUDE

Signature:

Date & Stamp: ..



Legend

● BEACONS2 — Existing road parcel

Approved by: CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature :



REPUBLIC OF RWANDA



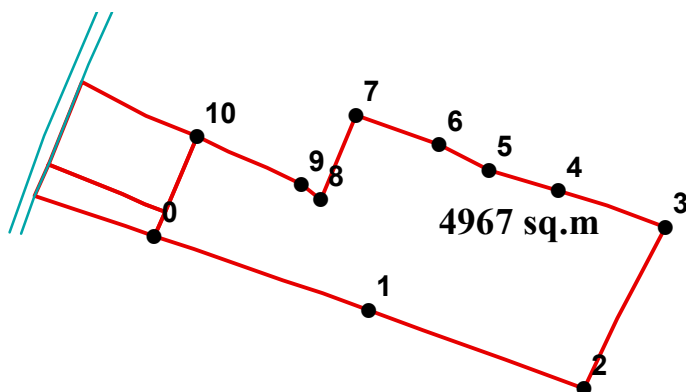
Deed Plan

Parcel Owner(s)		Parcel Location	
MUKAMUSONI BEATRICE		District	BUGESERA
UPI	5/07/12/05/8225	Sector	RILIMA
Planned Land Use / Zoning	AGRICULTURE	Cell	NYABAGENDWA
Plot developed: Yes or No?	No	Village	MUKOMA
Deed plan No	3	Area	4967 sq.m
		Surveyed Date	10 / 10 / 2024

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)
0	521967.623	4755000.389		0	1	108° 57' 23"	59.94
1	522024.314	4754980.917		1	2	110° 09' 41"	60.51
2	522081.119	4754960.060		2	3	026° 47' 17"	47.74
3	522102.635	4755002.676		3	4	289° 01' 54"	29.84
4	522074.425	4755012.407		4	5	286° 22' 09"	19.19
5	522056.017	4755017.814		5	6	297° 04' 59"	14.65
6	522042.977	4755024.482		6	7	289° 18' 59"	23.37
7	522020.918	4755032.214		7	8	202° 52' 35"	24.13
8	522011.538	4755009.983		8	9	307° 57' 02"	6.45
9	522006.454	4755013.948		9	10	294° 52' 06"	30.36
10	521978.910	4755026.715		10	0	203° 12' 25"	28.64



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: 1/2,000

0 15 30 60 90 120 Meters

Surveyed by: NSHIMIYIMANA JEAN CLAUDE

Signature:

Date & Stamp: ..



Legend

● BEACONS3 — Existing road □ parcel

Approved by: CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature :



REPUBLIC OF RWANDA



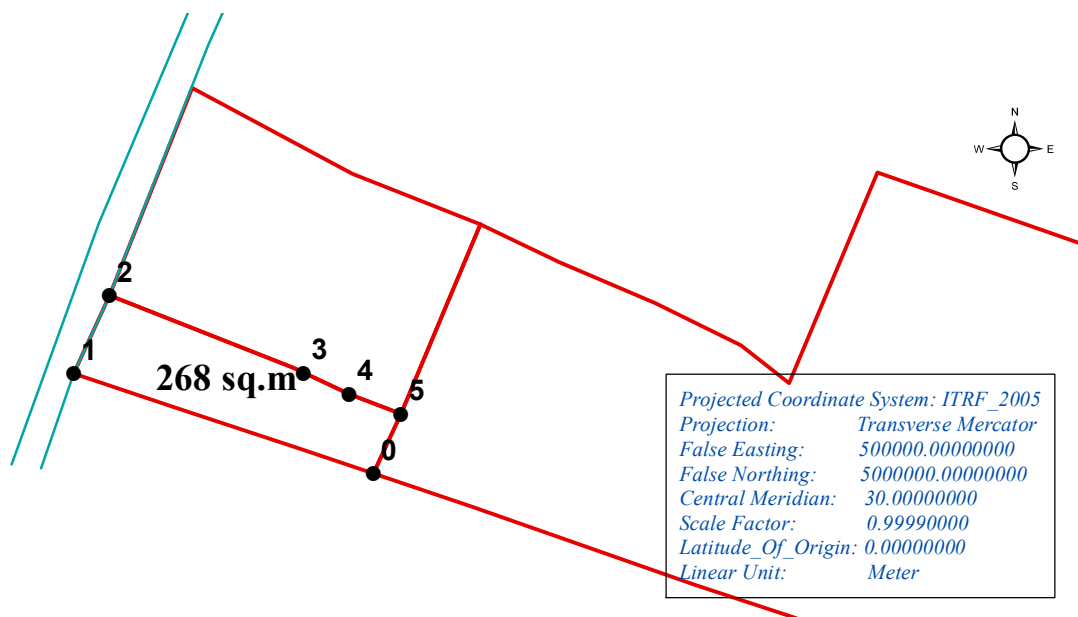
Deed Plan

Parcel Owner(s)		Parcel Location	
MUKAMUSONI BEATRICE		District	BUGESERA
UPI	5/07/12/05/8225	Sector	RILIMA
Planned Land Use / Zoning	AGRICULTURE	Cell	NYABAGENDWA
Plot developed: Yes or No?	No	Village	MUKOMA
Deed plan No	1	Area	268 sq.m
		Surveyed Date	10 / 10 / 2024

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)
0	521967.623	4755000.389		0	1	288° 26' 33"	33.39
1	521935.951	4755010.951		1	2	024° 43' 25"	9.07
2	521939.746	4755019.193		2	3	111° 38' 57"	22.10
3	521960.290	4755011.039		3	4	114° 55' 28"	5.29
4	521965.088	4755008.809		4	5	111° 03' 16"	5.84
5	521970.538	4755006.711		5	0	204° 45' 17"	6.96



SCALE: 1/800

0 5 10 20 30 40
Meters

Surveyed by: NSHIMIYIMANA JEAN CLAUDE

Signature:

Date & Stamp: ..



Legend

● BEACONS1 — Existing road □ parcel

Approved by: CMO/GIS and Land Surveyor

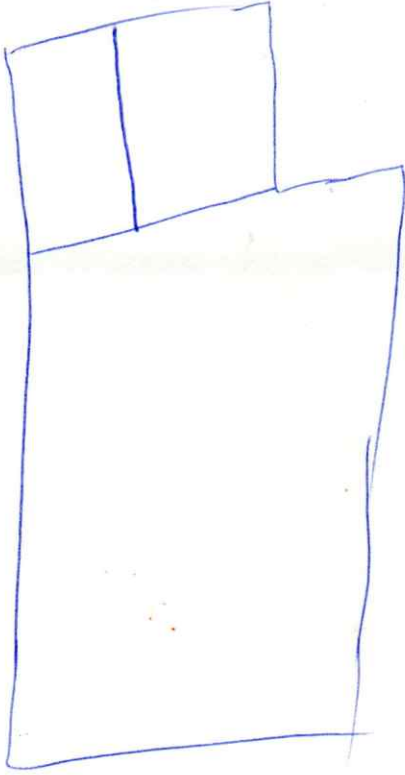
Name:

Post:

Date & Signature :

RAPORO Y'IPIMWA RY'UBUTAKA

Kuwa...../...../.....

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • MUKAMUSONI BEATRICE • 116670011055094 • •	AHO UBUTAKA BUHEREREYE Akarere: BUGESERA Umurenge: RILIMA Akagali: NYABA GENDWA Umudugudu: MUKOMA
UPI: 116711210511225 Ibikorwa biri ku butaka: UBUTAKA Ubuso bw'ubutaka : Igishushanyo cy'imiterere y'ikibanza/isambu n'imibizi zacyo 	SERIVISI ISABWA ¹: - Kugabanya ubutaka mo ibice ☒ - Kubaraza ubutaka bwa mbere ☐ - Gukosora imibizi/Ubuso ☒ - Iyimirwa ku mpamvu z'inyungu rusange (expropriation) ☐ - icyangombwa cy'ubwubatsi (Auto-batir) ☐ - Isangiramatungo ku nyubako ☐

¹ Hitamo ikigiye gukorwa; si ngombwa ko serivisi iba imwe

UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe:
 - Ubwoko bwa GNSS rover: *F01F N 90*
 - Serial No: *N 900 46 00 50 79*
 - RwandaGeonet User-ID: *Smwelolo4*
 - Surveyor Code number: *LS 00 130*
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: *Imax*
- Accuracy yakoreshejwe (cm) *0.002* cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): *2024/10/05*
- Gupima byatangiye saa *17h00* birangira saa *18h18'*
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka:

*NTA70***UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE : *3***

Ibibanza	Ubuso	Ibibanza	Ubuso
1	<i>268</i>	8	
2	<i>739</i>	9	
3	<i>4989</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)	Umupkono
<i>1692</i>	<i>SINDIKU BWANA</i> <i>NYIRANDIKU BWIMANA</i>	<i>0781943108</i>	<i>yego</i>	<i>lnt</i>
<i>8266</i>	<i>MUKAMU BANI</i> <i>Bestwice</i>	<i>073384813</i>	<i>oyo</i>	<i>ooy</i>
<i>1690</i>	<i>KAMUKA</i> <i>Josephine</i>		<i>yego</i>	<i>ooy</i>

ROLS
 NSHIMYIMANA JEAN CLAUDE
 CERTIFIED SURVEYOR
 CODE: LS00130
 TEL: 0788987017

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 J.../PH/42/01/2025

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

Amazina

1. MYIRANDIKUBWIMANA ANTONCIATA
SINDIKUBWABO AUGUSTIN
2.
3.
4.
5.

Umukono

.....

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 : MUKAMUSONI BEATRICE

Umukono : BA

Telephone : 0733848183

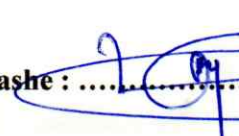
UWAPIMYE UBUTAKA

Njyewe NSAMIMANA Jean Claude

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 : NSAMIMANA Jean Claude

Umukono na Kashe : 



Telephone : 0788987017



IFISHI ISABA GUKOSORA IMBIBI CYANGWA UBUSO BW'UBUTAKA

Umwirondoro

Niyewe/Twebwe: MUKAMUJUNI BEATRICE
 Indangamuntu/Pasiporo: 11966700510509X
 Aderesi: Akarere ka BUGESERA Umurenge wa RILIMA Akagari ka NYABAGENDWA
 Umudugudu wa MOKOMA Telefoni: 0733848483 E-mail: _____

Ndasaba gukosorerwa imbibi n'ubuso bw'ikibanza/isambu:

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/isambu (UPI): 51071210518225
 Umujyi wa Kigali/Intara: EAST
 Akarere: BUGESERA
 Umurenge: RILIMA
 Akagari: NYABAGENDWA

Ibisobanuro k'ubusabe YURA SABA GUKOSORA IMBIBI
N'UBUSO

Ibisabwa

Ibyangombwa by'ubutaka ¹ busabirwa gukosorerwa imbibi cyangwa ubuso	
Ifishi y'ibipimo by'ubutaka (Fiche Cadastrale) yemejwe n'umuyobozi w'ishami rifite ubutaka mu nshingano mu Karere na raporo y'ipimwa ry'ubutaka yashyizweho umukono na nyir'ubutaka, abo bahana imbibi n'umukozi wapimye ubutaka	
Ibyangombwa by'ubutaka by'abaturanyi bagizweho ingaruka n'ikosora hamwe n'inyandiko yashyizweho umukono n'abagizweho ingaruka n'ikosora	
Mu gihe ubutaka bwasabiwe gukosorwa bwatanze ingwate ya banki: Ibaruwa ya banki ishyikiriza ibyangombwa by'ubutaka bwasabiwe gukosorwa inemeza ko imbibi cyangwa ubuso bw'ubutaka byakosorwa.	

Ahagenewe gusaba guhuza imikoreshereze y'ubutaka n'igishushanyo mbonera

Ndasaba ko icyo ubutaka bwagenewe gukoreshwa gihuzwa n'igishushanyo mbonera cy'imikoreshereze y'ubutaka(uzuzwa ahabugenewe)

Icyitonderwa: icyakora, iyo umwe cyangwa bamwe mu bahana imbibi bagizweho ingaruka n'ikosora badashobora kuboneka, umubitsi w'inyandikompamo z'ubutaka akosora ashingiye kuri raporo ya komite y'ubutaka.

Itariki y'ubusabe

Umukono w'usaba (w'abasaba)

Byakiriwe kandi bisuzumwa na:

NSHIMIYIMANA Jean Claude

Icyo

ashinzwe:

Surveyor

Itariki:

Kashe

ROLS
 NSHIMIYIMANA JEAN CLAUDE
 CERTIFIED SURVEYOR
 CODE: LS00130
 TEL: 0788987017

¹ Ibi bireba ibyangombwa byatanze mbere y'itariki ya 09 Mutarama 2023.



IFISHI YUZUZWA N'UWATANZE ICYANGOMBWA CY'UBUTAKA¹ CYAGIZWEHO INGARUKA N'IKOSORWA RY'IMBIBI Z'UMUTURANYI

Umwirondoro w'uwagizweho ingaruka n'ikosora ry'imbibi

Nyewe/Twebwe: NYIRANDIKUBWIMANA / SINDIKUBWABO AUGUSTIN
 Irangamimerere: MARIE
 Indangamuntu/Pasiporo: 1197880132460083
 Aderesi: BUGESERA / RILIMA / NYABAGENDWA
 Telefoni: 0787943108 E-mail: _____

Nshingiye ku kuba Bwana/Madamu MUKAMUSONI BEATRICE
 yapimishije ubutaka bwe duhana imbibi mpari, akaba atarandengereye, bikaba bibaye
 ngombwa ko ibyangombwa byacu bikosorwa;

Ntanze ibyangombwa by'ubutaka bwanjye bufite numero/UPI : 5107121051692
 buherereye mu Karere ka BUGESERA, Umurenge wa RILIMA Akagari ka
NYABAGENDWA kugira ngo hakosorwe ubuso bw'ubutaka nk'uko bwapimwe.

Ahuzuzwa n'uwagizweho ingaruka n'ikosorwa ry'imbibi mu gihe atabashije gutanga icyangombwa ngo gikosorwe

Nyewe..... maze kubona ko Bwana/Madamu
 yapimishije ubutaka bwe atandengereye bikagira
 ingaruka ku bipimo by'ubutaka bwanjye bufite UPI.....nk'uko bwanditse muri
 rejisitiri y'ubutaka, nkaba ntabashije gutanga ibyangombwa by'ubutaka bwanjye ngo nabyo bikosorwe
 kubera ko nagitanze muri banki/ahandi hantu.....

Ntanze uburenganzira bwo gukosora imbibi z'ubwo butaka, nkazaba nkosoza ibyangombwa
 by'ubutaka bwanjye nyuma.

Ndasaba ko icyo ubutaka bwagenewe gukoreshwa gihuzwa n'igishushanyo mbonera
 cy'imikoreshereze y'ubutaka(uzuza ahabugenewe)

Amazina n'umukono : SINDIKUBWABO AUGUSTIN

Amakuru ku kibanza cyateje ikosorwa ry'imbibi

Nimero y'ikibanza (UPI): 51071210518225
 Umujyi wa Kigali/Intara: EAST
 Akarere: BUGESERA
 Umurenge: RILIMA
 Akagari: NYABAGENDWA

Byakiriwe kandi bisuzumwa na: NSHIMIYIMANA Jean Claude

Icyo ashinzwe: Surveyor

Itariki: 16/10/2024

Umukono:

Kashe

ROLS
 NSHIMIYIMANA JEAN CLAUDE
 CERTIFIED SURVEYOR
 CODE: LS00130
 TEL: 0788987017

Icyitonderwa : Iyi nyandiko ishyirirwaho umukono imbere y'Ubuyobozi bw'Akagari cyangwa
 umukozi ushinze ubutaka ku murenge cyangwa Noteri mu by'ubutaka.

¹ Ibi bireba ibyangombwa byatanze mbere y'itariki ya 09 Mutarama 2023.

URWEGO RWUMUBITSI W'IMPAPUROMPAMO Z'UBUTAKA



UPI: 5/07/12/05/1692

AMASEZERANO Y' UBUKODE BURAMBYE No.

1692/BUG/RIL

Hakurikijwe Itegeko N° 43/2013 ryo kuwa 16/6/2013 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'Impapururompamo (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. NYIRANDIKUBWIMANA ANNONCIATHA	1198170118563028	50%
2. SINDIKUBWABO AUGUSTIN	1197880132460083	50%
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Aderesi bahisemo kubarizwaho:

Ubahagarariye: SINDIKUBWABO AUGUSTIN

Iguhugu: RWANDA

Intara: Eastern

Akarere: BUGESERA

Umurenge: Rilima

Akagali: Nyabagendwa

Umudugudu: Mukoma

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

Ibyerekeye uburenganzira bw'ubukode burambye Umukode ahaye Ukodesha uburenganzira bw'ubukode bw'igihe cy'imyaka 20 ku butaka burangwa n'ibi bikurikira:

Intara: EASTERN

Akarere: BUGESERA

Umurenge: RILIMA

Akagali: NYABAGENDWA

Umudugudu: MUKOMA

Nomero y'ikibanza: 1692

Ubuso: 1,239sqm

Igihe buzatangirira: 17-Mar-2014

Igihe buzarangirira: 17-Mar-2034

Icyo ubutaka bugenewe gukoreshwa:

Guturira - Ubutaka bwite bw'Akarere

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

EXTRACT CADASTRAL PLAN

1692C

UPL:

5/07/12/05/1692

PROVINCE:

EASTERN

DISTRICT:

BUGESERA

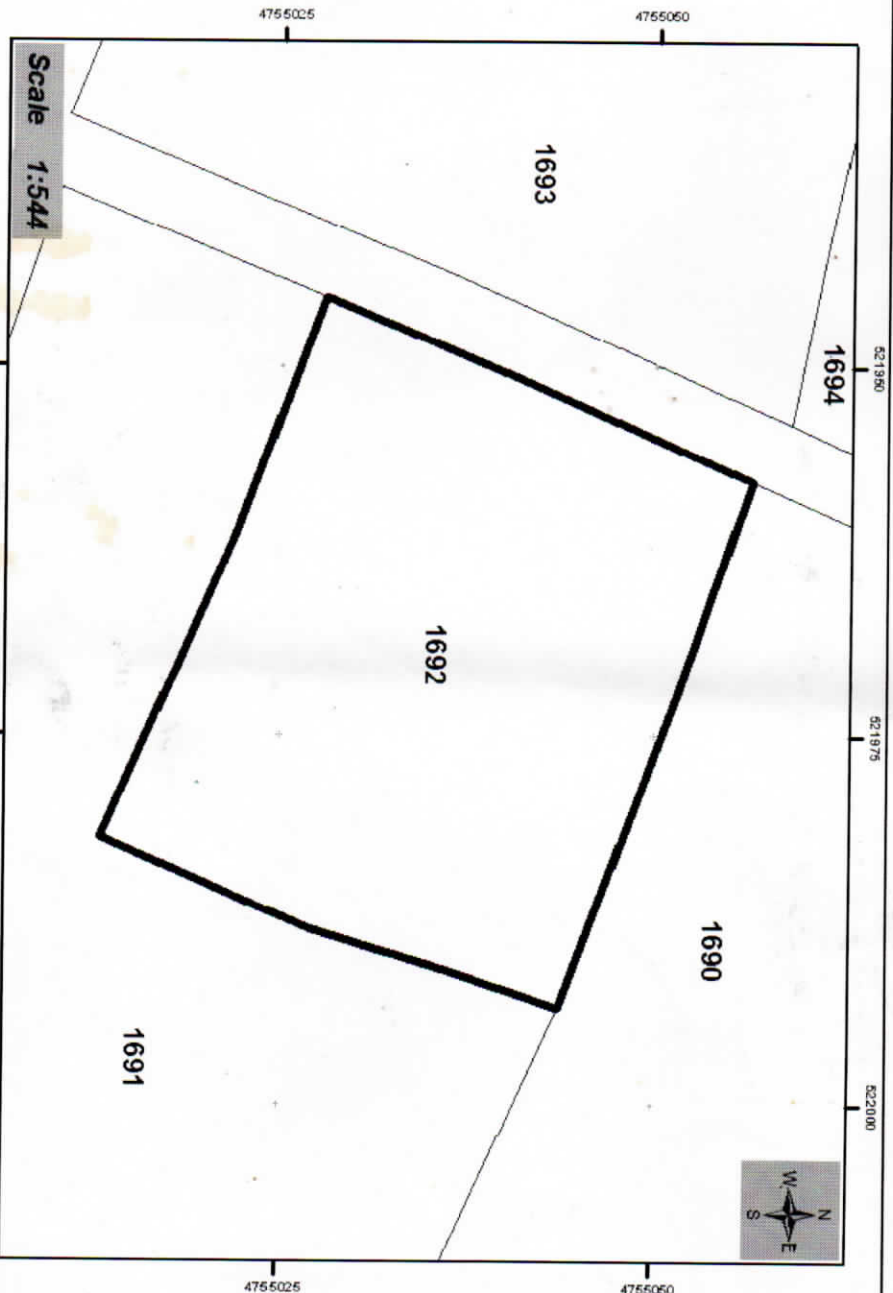
SECTOR:

RILIMA

CELL:

NYABAGENDWA

MAP OF PARCEL



Note

Parcel Map prepared based on General Boundaries Princip

Date:

11-Mar-2014

MUKUNZI A. EMMANUEL

DEPUTY REGISTRAR

Signature

