

IFISHI ISABA KUGABANYAMO IBICE IKIBANZA/ISAMBU

Umwirondoro

Njyewe, **MISAGO PIERRE CELESTIN**

Indangamuntu y'u Rwanda: **1196780056609075**

Aderesi

Akarere ka:
Ngoma

Umurenge wa:
Remera

Akagari ka:
Ndekwe

Umudugudu
Rwamutabazi

Ndasaba kugabanyamo ikibanza/isambu.

Amakuru ku kibanza/Isambu

Nimero y'ikibanza/
isambu (UPI):
5/06/09/03/4992

Intara:
Iburasirazuba

Akarere ka:
Ngoma

Umurenge:
Remera

Akagari:
Ndekwe

Umudugudu:
Rwamutabazi

Itariki y'ubusabe:

11/11/2024

Amazina y'usaba:

MISAGO PIERRE CELESTIN

Umukono w'usaba (w'abasaba):



Amazina n'Umukono
w'ubarura ubutaka:

Twagirimukiza Jean Paul



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 **B2411111022166X3Z** ku IremboGov mbere yo kuyikoresha.



UMUBITSI W'INYANDIKOMPAMO Z'UBUTAKA

Icyemezo cy'iyandikishwa ry'ubukode burambye ku butaka

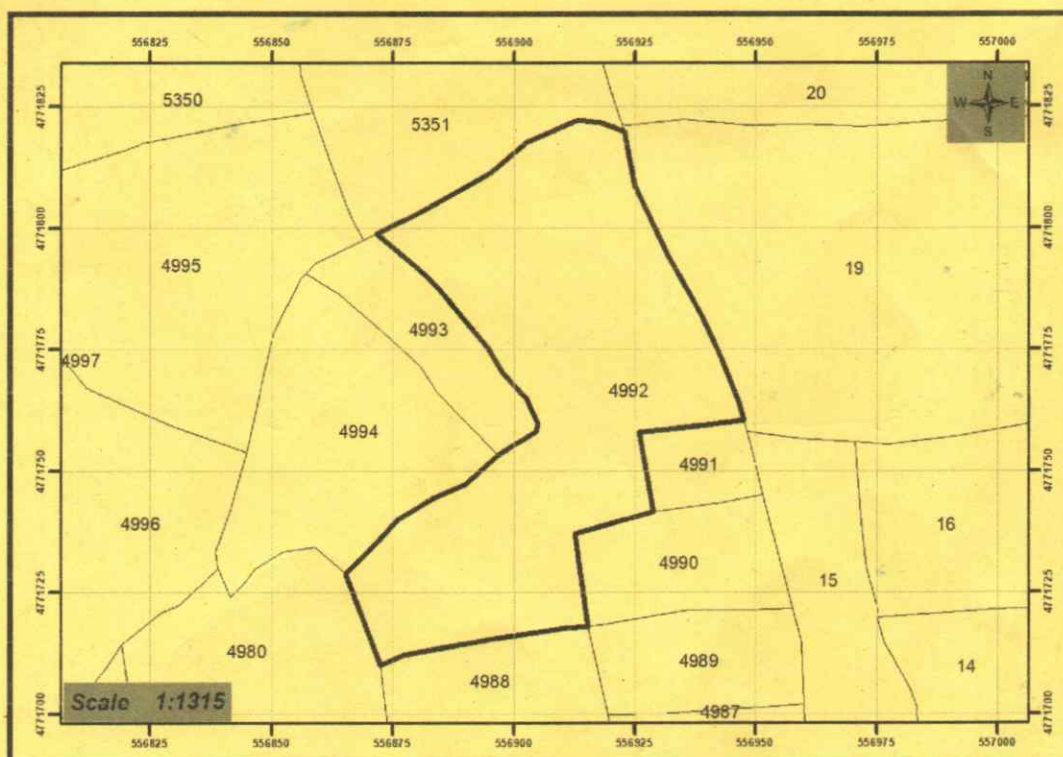
IBIRANGA UBUTAKA

UPI:5/06/09/03/4992	Ubuso: 4520 metero kare	Imikoreshereze y'ubutaka: Ubuhinzi
Intara : Uburasirazuba	Akagali : NDEKWE	
Akarere : Ngoma	Umudugudu : Rwamutabazi	
Umurenge : REMERA	Imyaka y'ubukode : Imyaka 99 itangira kuwa 01/07/2024	

IBIRANGA UKODESHA

Amazina y'ukodesha cyangwa ay'abakodesha	Inomero z'ikiranga ukodesha	Imigabane (%)	Amazina n'aho uhagarariye abandi abarizwa
1. MUSABYEMARIYA GODERENA	1196870067405031	50.00	MISAGO PIERRE CELESTIN (1196780056609075)
2. MISAGO PIERRE CELESTIN	1196780056609075	25.00	Uburasirazuba, Ngoma, REMERA, NDEKWE, Rugando
3. NIRERE FRANCINE	1197770091521082	25.00	

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 5/06/09/03/4992
 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 bukiye 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, kubugwaturiza, kubukodesha, kubwaturira cyangwa kububangikanyaho ubundi burenganzira bitejwe n'abanditse ku nyandikompamo z'ubutaka bese. 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 kubikora;
 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 bakuzuza inshingano zikubiye muri aya masezerano n'amategeko abigenga, bakoresha mu mudendeze 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
MISAGO PIERRE CELESTIN

Ku ruhande rwa Leta y'u Rwanda



01/07/2024

Umubitsi w'Inyandikompamo z'Ubutaka



REPUBLIC OF RWANDA



Deed Plan

Parcel Owner	MISAGO Pierre Celestin
UPI	5/06/09/03/4992
Planned Land Use	A1 – Agriculture Zone
Plot developed	NO

Parcel Location	
District	NGOMA
Sector	Remera
Cell	Ndekwe
Village	Rwamutabazi

Deed Plan No	1	Area	3594 Sq m	Surveyed Date	11/11/2024
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Flat No	
Floor No	
Floor Area	
Total Floor Area dSqm)	

Condominium Survey

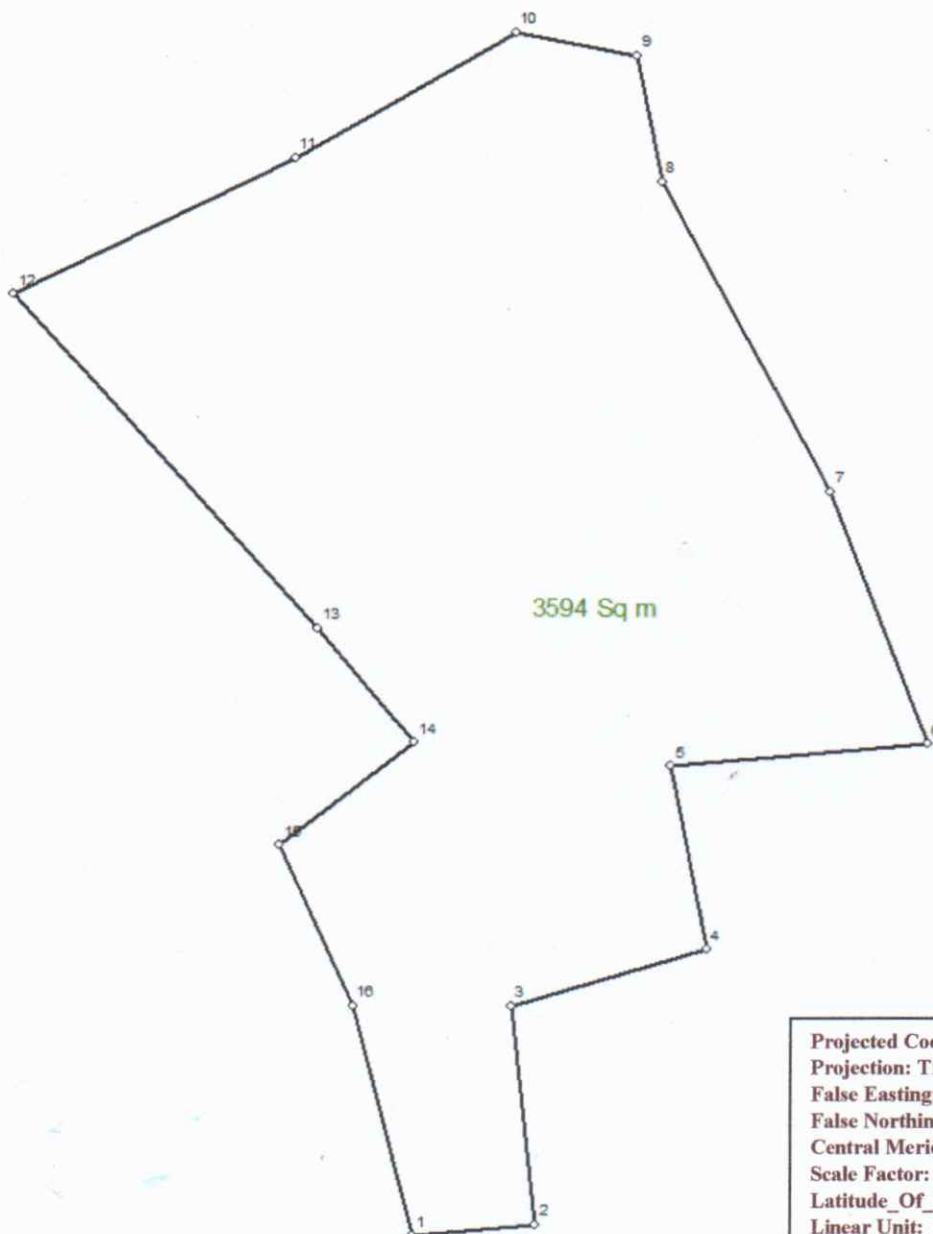
Unit No	
Unit Area dSqm)	
Unit Area Ratio d)	

Common Elements	
Area(Sqm)	
Total Building Area	

Boundary Details

Beacon	Easting(m)	Northing(m)		From	To	Bearing	Dist(m)
1	556905.00	4771717.00		1	2	084° 17' 22"	10.050
2	556915.00	4771718.00		2	3	353° 59' 28"	19.105
3	556913.00	4771737.00		3	4	072° 38' 46"	16.763
4	556929.00	4771742.00		4	5	349° 22' 49"	16.279
5	556926.00	4771758.00		5	6	084° 33' 35"	21.095
6	556947.00	4771760.00		6	7	340° 01' 01"	23.409
7	556939.00	4771782.00		7	8	332° 35' 33"	30.414
8	556925.00	4771809.00		8	9	349° 41' 43"	11.180
9	556923.00	4771820.00		9	10	281° 18' 36"	10.198
10	556913.00	4771822.00		10	11	238° 34' 14"	21.095
11	556895.00	4771811.00		11	12	242° 26' 50"	25.942
12	556872.00	4771799.00		12	13	139° 14' 11"	38.288
13	556897.00	4771770.00		13	14	141° 20' 25"	12.806
14	556905.00	4771760.00		14	15	230° 42' 38"	14.213
15	556894.00	4771751.00		15	16	156° 48' 05"	15.232
16	556900.00	4771737.00		16	1	165° 57' 50"	20.616

Twagirimukiza Jean Paul
TECHNICIAN SURVEYOR
CDE 1500074 TEL: 0783490928
FOR DEED PLAN ONLY



Projected Coordinate System: ITRF_2005
 Projection: Transverse Mercator
 False Easting: 500000.0000
 False Northing: 5000000.00
 Central Meridian: 30.00000
 Scale Factor: 0.9999000
 Latitude_Of_Origin: 0.0
 Linear Unit: Meter

Scale: 1/600



Legend

○ beacons — ROAD □ plots

Surveyed by:

Name: TWAGIRUMUKIZA Jean Paul

Signature:

Date & Stamp: 12/11/2022



Approved by: CMO/GIS and Land Surveyor

Name:

Post:

Date & Signature:



REPUBLIC OF RWANDA

Deed Plan

Parcel Owner	MISAGO Pierre Celestin
UPI	5/06/09/03/4992
Planned Land Use	A1 – Agriculture Zone
Plot developed	NO

Parcel Location	
District	NGOMA
Sector	Remera
Cell	Ndekwe
Village	Rwamutabazi

Deed Plan No	2	Area	989.5 Sq m	Surveyed Date	11/11/2024
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Flat No	
Floor No	
Floor Area	
Total Floor Area dSqm	

Condominium Survey

Unit No	
Unit Area dSqm	
Unit Area Ratio d	

Common Elements	
Area(Sqm)	
Total Building Area	

Boundary Details

Beacon	Easting(m)	Northing(m)		From	To	Bearing	Dist(m)
1	556865.00	4771729.00	—	1	2	045° 00' 00"	15.556
2	556876.00	4771740.00		2	3	060° 15' 18"	8.062
3	556883.00	4771744.00		3	4	066° 48' 05"	7.616
4	556890.00	4771747.00		4	5	045° 00' 00"	5.657
5	556894.00	4771751.00		5	6	156° 48' 05"	15.232
6	556900.00	4771737.00		6	7	165° 57' 50"	20.616
7	556905.00	4771717.00		7	8	259° 52' 31"	28.443
8	556877.00	4771712.00		8	9	248° 11' 55"	5.385
9	556872.00	4771710.00		9	1	339° 46' 31"	20.248



Projected Coordinate System: ITRF_2005
Projection: Transverse Mercator
False Easting: 500000.0000
False Northing: 5000000.00
Central Meridian: 30.00000
Scale Factor: 0.9999000
Latitude_Of_Origin: 0.0
Linear Unit: Meter

ROLS
TWAGIRUMUKIZA JEAN PAUL
TECHNICIAN SURVEYOR
CODE TS00074 TEL: 0783490325
FOR DEED PLAN ONLY

Scale: 1/600

0 4.75 9.5 19 28.5 38 Meters

Legend

○ beacons — ROAD □ plots

Surveyed by:

Name: TWAGIRUMUKIZA Jean Paul

Signature:

Date & Stamp: 12/11/2024



Approved by: CMO/GIS and Land Surveyor

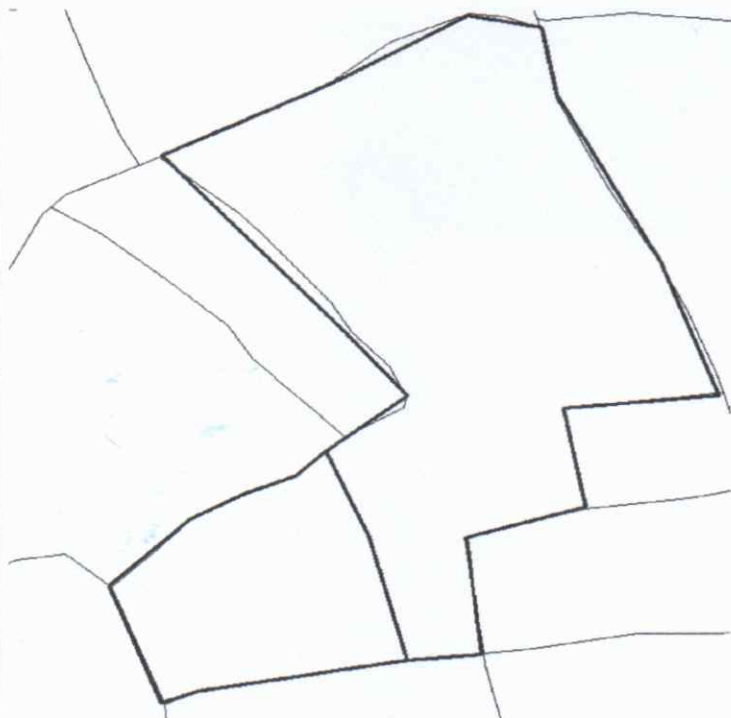
Name:

Post:

Date & Signature:

RAPORO Y'IPIMWA RY'UBUTAKA

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

1. AMAZINA YA BA NYIR'UBUTAKA NA ID: • MISAGO PIERRE CESTIN • 11.46.7800.5660.9075 • MUSAHEMARIYA GOMERENA • 1196.8700.6740.5031	AHO UBUTAKA BUHEREREYE Akarere: NGOMA Umurenge: REMERA Akagali: NDERWE Umudugudu: RWAMUKABAZI
UPI: 5/06/09/03/4992 Ibikorwa biri ku butaka: RWAMUKABAZI Ubuso bw'ubutaka: 1520 Sqm Igishushanyo cy'imiterere y'ikibanza/isambu n'imibizi zacyo 	SERIVISI ISABWA¹: - Kugabanya ubutaka mo ibice ☒ - Kubaruka ubutaka bwa mbere ☐ - Gukosora imibizi/Ubuso ☐ - Iyimirwa ku mpamvu z'inyungu rusange (expropriation) ☐ - icyangombwa cy'ubwubatsi (Auto-batir) ☐ - Isangirama utungo ku ny ubak ☐

¹ Hitamo ikigiye gukorwa; si ngombwa ko serivisi iba imwe

UBURYO IBIPIMO BYAFASHWEMO²

- Ibikoresho byakoreshejwe:
 - Ubwoko bwa GNSS rover: **South**
 - Serial No: **16CC0875123**
 - RwandaGeonet User-ID: **Dyla123**
 - Surveyor Code number: **TS00074**
- Uburyo bwakoreshejwe mu kwakira ibipimo biva kuri CORS:
 - Network ☒
 - Single Base ☐ Mountpoint Name: **Nearest**
- Accuracy yakoreshejwe (cm).....**0.2**.....cm
- Italiki ipimwa ryakoreweho (Umwaka-Ukwezi-Itariki): **11-11-2024**
- Gupima byatangiyeye saa....**0.8h04'** birangira saa....**0.8h34'**....
- Imbogamizi zaba zarabaye ziturutse ku bikoresho byakoreshejwe mu gihe cyo gupima ubutaka: **Atazo**

UMUBARE W'IBIBANZA BYAVUYEMO IYO ARI UKUGABANYAMO IBICE : **2**

Ibibanza	Ubuso	Ibibanza	Ubuso
1	989.5 Sgm	8	
2	3594 Sgm	9	
3		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	Telephone	Yagizweho ingaruka(Yego/Oya)	Umukono
4993	AKINGENIYE Diane		OYA	[Signature]
4994	MBAGITIMANA Vedaste		OYA	[Signature]
5351	GAKWIYA Felecieu		OYA	[Signature]

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

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 : MISA GO TIERRE CELESTIN

Umukono : ~~MISS GO~~

Telephone : 0784175950

UWAPIMYE UBUTAKA

Njyewe TMAGIRUMUKIZA Jean Paul

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 : TMAGIRUMUKIZA Jean Paul

Umukono na Kashe :  12

Telephone : 0783490928

