Kigali.ku ya 19 Gashyantare 2025

NSENGUMUKIZA Jean de Dieu
UMURENGE WA GISOZI
AKARERE KA GASABO
UMUJYI WA KIGALI
TEL (+250)784626605/784333691
Email: jdnsenga2009@gmail.com

Kuri Bwana Meya w'Umujyi wa KIGALI

Impamvu: Gusaba kurenganurwa

Bwana Meya,

Mbandikiye iyi baruwa ngira ngo mbasabe ko mwandenganura mukankiranura n'umugore witwa NYIRABIGEGA Clementine wubatse fondation muri UPI yanjye (UPI 1/02/04/02/1095). Nagerageje kubigeza kuri Gitifu w'Umurenge wa Gisozi binyuze ku rwego rushinzwe Umutekano (RIB- Police station Gisozi), ariko ntibyashobotse gushyira mu bikorwa ibyo bari biyemeje, kuko ibi bikorwa byagombaga gusenywa ku ya 14/02/2025, ariko kugeza nubu ntibirakorwa.

Bwana Meya, Umuhesha w'Inkiko yaje kurangiza urubanza n° RPA00422/2023/TGI/GSBO maze ashyira mu bikorwa Fiche cadastrale naregeshejwe mu rukiko itagize aho ihuriye n'icyangombwa cy'ubutaka kiri muri UPI 1/02/04/1094 y'abitwa NKURUNZIZA Theoneste na NYIRABIGEGA Clementine, ndetse idahuye n'ibyo baregeye birimo cyane cyane ikirego cyo Kurandura amaborune.

Ku mugereka w'iyi baruwa harimo iyi fiche cadastrale yanditse ko iri muri UPI 1/02/04/02/1094. Iyi fiche cadastrale ikaba ifite inenge zikurikira:

- Borune n°2, 3 na 4 ziri muri UPI 1/02/04/02/1095 ari yo yanjye na Madamu (NSENGUMUKIZA Jean de Dieu & KAYIREBWA Rose). Muri izi Borune ziri ku gishushanyo usibye iya 2, izindi ntizahuraga n'igishushanyo. Fondation bubatse ihuza borne n°3 bateye bundi bushya, ariko ntihura na n°4 na yo bateye bushyashya. Bbanze kubihuza kugira ngo badasenya inkingi 2 z'ibaraza,

kuko iyo baza kuzisenya byabasabaga ko basenya n'inzu iri mu gikari ya NKURUNZIZA kuko borune n°5 byiswe ko iteye muri iyo nzu.

- Borune n°6 na yo iri imbere muri cloture y'amabati, inyuma ya cloture yanjye ya bloc ciment.
- Borune n07 na yo ikaba iri muri UPI 1/02/04/02/1096 y'umuturanyi witwa KAMANA Ignace.
- Borune n°8 itari mu rugabano rwanjye na NKURUNZIZA Theoneste, nayo bakaba bakaba barayisanze mu gipangu cy'umuturanyi cyo hepfo ye, cy'uwitwa HISHAMUNDA Jean Nepo ubarizwa muri UPI 1/02/04/02/1301.
- Ubwo borune n° 1,11,9 na 10 zo ku gishushanyo byo ntago twigeze tumenya aho ziherereye kuko twari turangije kumenya ibitureba.
- Iyi Fiche cadastrale ikaba yarakozwe na GATANAZI KAMALI Innocent (Tel 0782016249) hamwe na BENIMANA Sadate (Tel 0788485637), ariko bifashishije abakozi ba Company yabo nkuko byagaragajwe mu rubanza rw'abunzi b'Akagali, abo bakozi akaba ari surveyor UWINGABIYE Marie (Tel 0786531888/0784947099), surveyor UWIHANGANYE Philbert na surveyor NTAGANZWA Emmanuel ntafite aho babarizwa.

Murumva rero Borune n°4 banze kuyimurira mu nguni ya fondation bubatse, kuko bari kuba bahinduye igishushanyo mu gice cy'imbere, ariko nubundi igishushanyo cyarahindutse mu gice cy'inyuma kireba borune n° 5,6,7 na 8, kuko batigeze basenya inzu ya NKURUNZIZA Theoneste, igipangu cya HISHAMUNDA Jean Nepo, ndetse na cloture y'amabati yashyizweho nyuma na NKURUNZIZA Theoneste.

Bwana Meya, rero Umuheshawinkiko w'umwuga akaba yaransenyeye urugo rwanjye rwose, harimo na ho borune yasabwaga gutera zitagera, nkaba ntaramenya impamvu yabikoze atyo.

Mu gihe ngitegereje igisubizo cyanyu,mbaye mbashimiye Bwana Meya w'umujyi wa Kigali, uburyo mudahwema kudukemurira neza ibibazo tubagejejeho.

NSENGUMUKIZA Jean de Dieu

INYANDIKOMVUGO YO KURANGIZA URUBANZA.

None kuwa 13 Ukwakira kuri 2 Umwaka 2025

Njyewe Me UMULISA Josephine umuhesha w'inkiko w'umwuga
Nshingiye ku itegeko N° 22/2018 ryo kuwa 29/04/2018 ryerekeye imiburanishirize y'imanza z'imbonezamubano, iz'ubucuruzi, iz'umurimo n'izubutegetsi;
Hashingiwe ku ngingo ya 48 n'iya 49 n'iya 60 y'itegeko no: 12/2013 ryo kuwa 22/03/2013 rigenga umurimo w'abahesha b'inkiko;
Nshingiye ku rubanza RP0135/2022/TB/GSBO rwo kuwa 10/10/2023 na RPA 00422/2023/TGI/GSBO rwo kuwa 17/10/2024 izo manza NKURUNZIZA Theoneste akaba yaratsinzemo NSENGUMUKIZA Jean de Dieu ubu zikaba zambaye itegeko.
Nshingiye ku nyandiko ya 37 aho umukiko mu itegeko ko NSENGUMUKIZA Jean de Dieu akora ibikorwa bye mu rubanza rya NKURUNZIZA Theoneste ...
Kugira ngo harebwe ...
akaba yaranze kubikora ...
muri izo manza akaba yarangirijwe kunozwa.

None kuwa 13 Ukwakira kuwa 02 Umwaka 2025 ndi mu murenge wa Ntora, akagari ka Rutongo, umurenge wa Gisozi akarere ka Gasabo, ndi kumwe n'inzego z'umutekano (Police) n'ikipe y'abantu ... urubanza rya NKURUNZIZA Theoneste ... ... nkuko urukiko rwabitegetse. ... saloon ... n'umukeniya wanjye.
ibi mbikoze ndi kumwe na:

1. NYIRABIGEGA Clementine (umugore wa Theoneste) N. [signature] (078866674)
2. INZEGO Z'UMUTEKANO (Police)
3. GATANAZI KAMARI Innocent (Survey) [signature] (0782016249)
4. BENIMANA Sadate (Survey) [signature] (0788485637)
5. MUTESAYIRE Francoise (Mukuru w'umugore wa Jean de Dieu ari we Twasanze mu rugo) yanze gusinya

NB: Nahamagaye NSENGIYUMVA Jean de Dieu kuri Phone N°: 0784333631 ambwira ... nkuko urukiko rwabitegetse ... mu ... ambwira ko ari kuri RIB.

Me UMULISA Josephine (umuhesha w'inkiko) [signature] [stamp]

IBIRO BY'UMUHESHA W'INKIKO W'UMWUGA
ME NGENDAHAYO Jean d'Amour
TEL : 0785830457
E-mail : ktngendahayo12@gmail.com

INYANDIKOMVUGO YEMEZA UKO IBINTU BIMEZE
(PROCES VERBAL DE CONSTAT)

Umwaka w'ibihumbi bibiri na makumyabiri na makumyabiri na gatanu **(2025)** umunsi wa cumi na kane **(14)** w'Ukwezi kwa mutarama **(01)**, ndi mu Karere ka Gasabo, Umurenge wa Gisozi, Akagari ka Ntora, , nshingiye ku ngingo ya 225 y'itegeko numero 22/2018 ryo kuwa 29/04/2018 ryerekeye imiburanishirize y'imanza z'imbonezamubano, iz'ubucuruzi, iz'umurimo n'iz'ubutegetsi.

Ingingo ya 225 y'itegeko ryavuzwe haruguru igira iti : « Umuhesha w'Inkiko afite ububasha bwo guhamya ibyabaye yiboneye abisabwe n'uwifuza ko bikorerwa inyanndiko mvugo ». Njyewe NGENDAHAYO Jean d'Amour ndemeza ko
Dukurikije Fiche cadastrale bivugwa ko iri muri UPI 1/02/04/02/1094 yatanzwe na NKURUNZIZA Theoneste mu rukiko rw'ibanze rwa KIBAGABAG, dusanze :

- Ibikorwa bya NSENGUMUKIZA Jean de Dieu agomba gukura mu kibanza cya NKURUNZIZA Theoneste bitaragaragajwe n'umucamanza kandi ubutaka bombi batuyemo za UPI zabo zinjiranamo.
- Dusanze kandi Bornes NKURUNZIZA Theoneste yateje uko ari 3, imwe yonyine ni yo yateye mu butaka bwe, nubwo na yo icyuma gipima kitayifata, ubwo ntiri ku gishushanyo
- Bornes ziteye imwe yonyine ni yo iri ku gishushanyo
- Bornes zidateye zigaragazwa n'igishushanyo, imwe yonyine ni yo ihura n'igishushanyo, aho batugaragarije ko yarihari ikarandurwa na WASAC bimura itiyo y'amazi.
- Ahantu igishushanyo kigaragaza ko hari bornes, hatatu ni muri UPI ya NSENGUMUKIZA
- Bornes imwe yonyine ni yo igishushanyo gifata, ariko na ho NSENGUMUKIZA yahatanze nk'inzira, aho ni imbere y'irembo rye.
- Fiche cadastrale ya NKURUNZIZA Theoneste igera mu nzu ye iri mu gikari cya NSENGUMUKIZA,Jean de Dieu ikagaragaza bornes muri iyo nzu ye.
- Iyi Fiche cadastrale kandi yinjira muri cloture y'umuturanyi utuye muri UPI 1/02/04/02/1301, ikanafata ubutaka bw'umuturanyi we buri muri UPI 1/02/04/02/1096, ndetse n'ubwa NSENGUMUKIZA buri muri UPI 1/02/04/02/1095.

Tukanzura rero tuvuga ko Bornes zatewe na NKURUNZIZATheoneste ndetse n'igishushanyo yahaye urukiko kitavugisha ukuri. , bityo irangiza rubanza Ntirishoboka. Bikazaba byiza rero ubushinjacyaha busubiyemo dosiye bwahaye urukiko, y'uru rubanza kugira ngo ikirego NKURUNZIZA Theoneste aregamo NSENGUMUKIZAJean de Dieu gikemurwe mu rwego rwo gukosoza imbibi z'ubutaka, aho kuba ikirego cy'imanza mpanabyaha

Bikoze none ku munsi, ukwezi, umwaka byavuzwe haruguru n'Umuhesha w'Inkiko w'umwuga

NGENDAHAYO Jean d'Amour
Umuhesha w'inkiko w'umwuga

REPUBLIC OF RWANDA

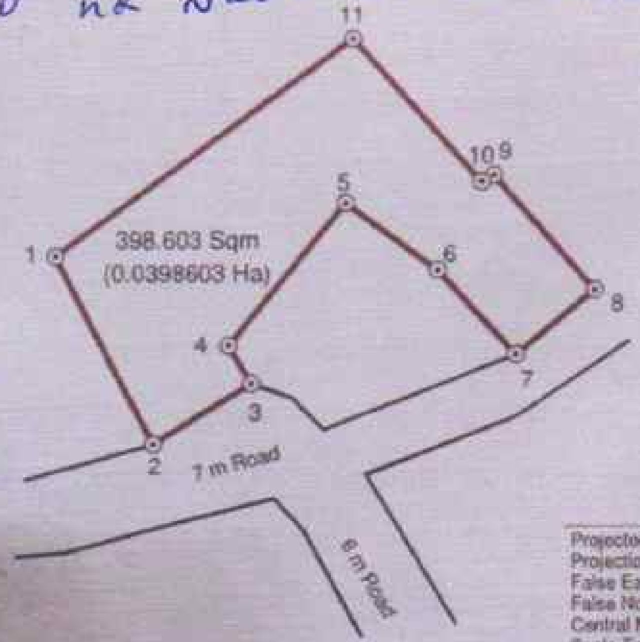
OFFICE OF THE REGISTRAR OF LAND TITTLES
KIGALI CITY
Parcel Cadastral Plan

UPI: *1/02/04/02/1094*	**Owner:** *NKURUNZIZA Theoneste*	**Landuse:** *Residential*	
	District: *Gasabo*	**Sector:** *Gisozi*	**Cell:** *Ruhango*
Area= *398.603 Sqm*	**Plan:** As Per Abbutals	**Survey Date:** *10/03/2020*	
Plan No:			

Boundary Details

Beacon	Latitude	Longitude	From	To	Bearing			Dist(m)
1	506342.29	4787893.52	1	2	152°	21'	40''	14.350
2	506348.92	4787880.86	2	3	056°	33'	16''	7.814
3	506355.55	4787884.93	3	4	326°	40'	26''	2.981
4	506354.04	4787887.48	4	5	039°	25'	58''	12.536
5	506362.03	4787897.16	5	6	126°	35'	47''	7.708
6	506368.23	4787893.62	6	7	137°	04'	14''	7.843
7	506373.59	4787886.56	7	8	150°	40'	38''	6.908
8	506378.93	4787891.23	8	9	318°	45'	14''	13.421
9	506372.06	4787855.58	9	10	241°	53'	32''	0.939
10	506371.24	4787856.64	10	11	317°	51'	36''	13.726
11	506362.50	4787908.30	11	1	233°	50'	12''	25.036

Fiche cadastral y'impimbano naregeshejwe
mu rukiko na NKURUNZIZA Théoneste



Projected Coordinate System: ITRF_2005
Projection: Transverse Mercator
False Easting: 500000.000
False Northing: 5000000.000
Central Meridian: 30.000
Scale Factor: 0.9999
Latitude_of_Origin: 0.000000
Linear Unit: Meter

Scale : 1: 250 — 0 3 6 9 12 15 Meters

Surveyed by:	OFFICIAL STAMP	*Approved by :*	*District*
Name:		Name:	
Signature:		Post:	
Date & Stamp: 10/03/2020		Date & signature	

URWEGO RW'UMUBITSI W'IMPAPUROMPAMO Z'UBUTAKA

UPI: 1/02/04/02/1095

AMASEZERANO Y' UBUKODE BURAMBYE No. 1095GAS/GIS

Bakurikijwe 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'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. NSENGUMUKIZA JEAN DE DIEU	1197680007515148	50%
2. KAYIREBWA ROSE	1197970127843084	50%
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Aderesi bahisemo kubarizwaho:

Ubahagarariye: KAYIREBWA ROSE
Igihugu: RWANDA
Intara: KIGALI CITY
Akarere: GASABO
Umurenge: GISOZI
Akagali: MUSEZERO
Umudugudu: AMAREMBO

BUMVIKANYE IBI BIKURIKIRA:

Ingingo ya 1:
Ibyerekeye uburenganzira bw'ubukode burambye

Umukode ahaye Ukodesha uburenganzira bw'ubukode bw'igihe cy'imyaka 15 ku butaka burangwa n'ibi bikurikira:

Intara: KIGALI CITY
Akarere: GASABO
Umurenge: GISOZI
Akagali: RUHANGO
Umudugudu: NTORA

Nomero y'ikibanza: 1095
Ubuso: 223sqm
Igihe buzatangirira: 05-Jun-2017
Igihe buzarangirira: 07-Jun-2032
Icyo ubutaka bukoreshwa :

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

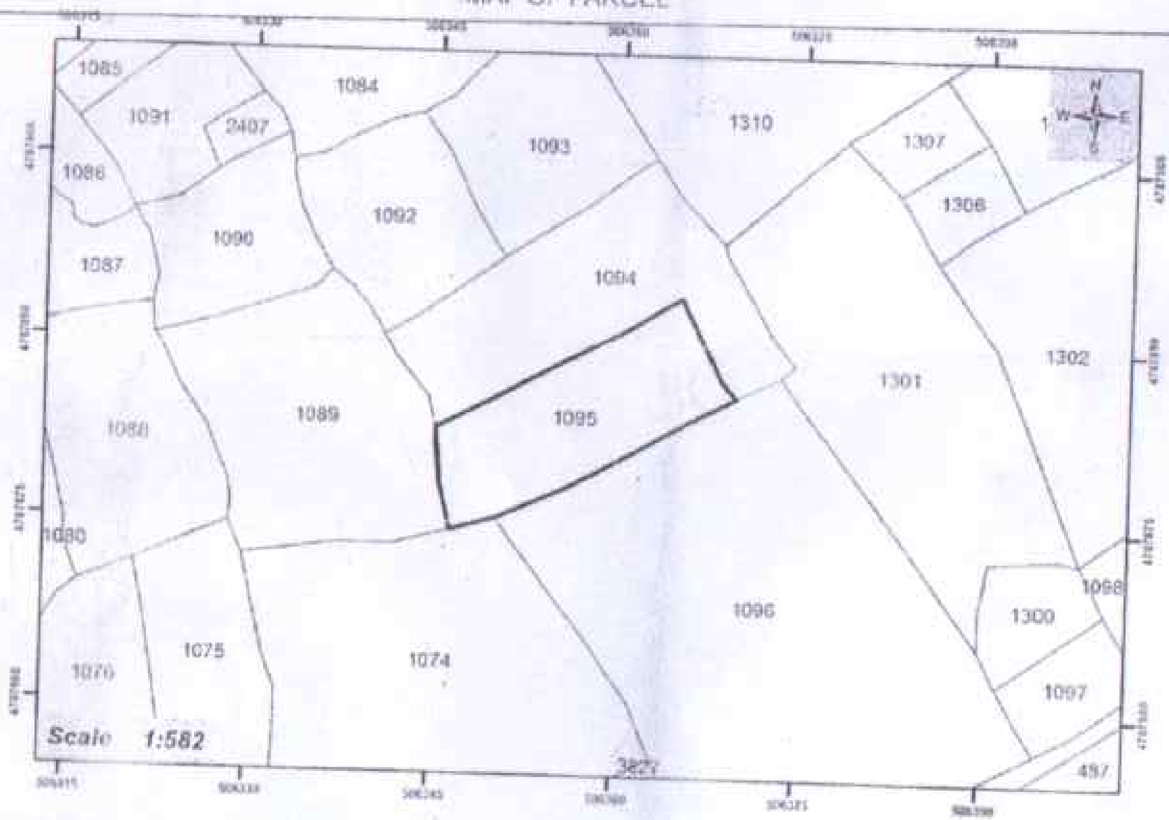
1095C

EXTRACT CADASTRAL PLAN

UPI: 1/02/04/02/1095

PROVINCE:	KIGALI CITY	DISTRICT:	GASABO	SECTOR:	GISOZI	CELL:	RUHANGO

MAP OF PARCEL



Notes

Parcel Map prepared based on General Boundaries Principle

Date	05-Jun-2017	REGISTRAR	POTHIN MUVARA	Signature	

Fiche cadastral ijyanye n' icyangombwa cy' ubutaka

REPUBLIC OF RWANDA

GASABO DISTRICT
KIGALI CITY

Parcel Cadastral Plan

UPI NO: 1095

Owner(s): NSENGUMUKIZA Jean de Dieu and KAYIREBWA Rose

EXISTING LAND USE: Residential

District: Gasabo **Sector:** Gisozi **Cell:** Ruhango

AREA: 223.636M²

Plan : As Per Abbutals

Survey Date :

Deed plan No:

Boundary details

Beacon	Easting(m)	Northing(m)		From	To	Bearing			Dist(m)
K.1	506345.15	4787882.84		K.1	K.2	175°	08'	07''	4.680
K.2	506345.54	4787878.17		K.2	K.3	166°	40'	35''	3.875
K.3	506346.44	4787874.40		K.3	K.4	074°	52'	33''	3.803
K.4	506350.11	4787875.40		K.4	K.5	066°	13'	04''	6.397
K.5	506355.96	4787877.98		K.5	K.6	060°	42'	04''	15.815
K.6	506369.75	4787885.71		K.6	K.7	317°	17'	25''	1.755
K.7	506368.56	4787887.00		K.7	K.8	333°	26'	05''	7.765
K.8	506365.09	4787893.95		K.8	K.9	238°	19'	30''	5.480
K.9	506360.43	4787891.07		K.9	K.1	241°	40'	37''	17.358

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 : 1:300 7 0 7 14 21 Meters

N

Name of Surveyor Hermain

Signature

Date and Stamp(with surveyor name) 21/04/2021

Official Seal

Approved by : .... District

Name: ....

Post: ....

Date &Signature:

AKARERE: GASABO -1- N'IOKA LE 08/04/2017
UMURENGE: GISOZI
AKAGALI : RUHANGO
UMUDUGUDU: NTORA

AMASEZERANO Y'UBUGURE BW'UBUN'INZU.

AYO MASEZERANO ATEYE ATYA:

INGINGO 1: Njyewe KALISA Vincent ufite I:D 1195380000900088 ngurishije inzu yanjye ifite n° 1095, iherereye mu Mudugudu wa NTORA, Akagali ka RUHANGO, Umurenge wa GISOZI, Akarere ka GASABO, Umujyi wa KIGALI.

INGINGO 1: Iyo nzu inguzwe na NSENGUMUKIZA Jean de Dieu ufite I:D: 1197680007515148 na MAYIREBWA Rosa ufite I:D: 1197970127843084, ubyye mu mudugudu wa MAREMBO, akagali ka MUSEZERO, Akarere ka GASABO, UMURENGE wa GISOZI, UMUJYI wa KIGALI.

INGINGO 3: Iyo nzu ifite ubuso bwa m² 223 hakaba haguzwe amafaranga miliyoni eshatatu z'amanyarwanda (6.000.000 frw), akaba yishyuwe cash.

INGINGO 4: Ibyo babyumvikanyeho bombi nyuze n'ugurishije.

INGINGO 5: ABAGABO:
- BAMPIRE Béatrice
- HABIYAREMYE Vianney
- ISAKAREMYE Emmanuel
- NIYONZIMA Fidèle
- UWAMAHORO Jeannette

Suite. -2-

- RUGWIRO Théodata
- SIBOMANA Aboudou
- NYIRABASINDI Thérèse
- NTEGERETIMANA Claude.
- BIZIMANA NYILINKWAYA Carilius
Conseiller Le 09/04/2017

ISHUSHO Y'IKIBANZA

UGUZE: NSENGUMUKIZA Jean de Dieu.
1197680007515148 09/04/17
na
KAYIREBWA Rosa
I.D: 1197970127843084

UGURISHIJE:
KALISA vincent ufite I.D
1195380000900088

ICYITONDERWA:

Bikorewe imbere ya Komite nyobozi y' umudugudu aribo:

- Umukuru w'umudugudu NDAHIMANA Jean Bosko
- SINDIKUBWABO Elia
- MUKASHYAKA Olive

N.B: KALISA vincent akaba asabye amezi abiri yo kwitegura kugirango atange inzu yagurishije uhereye kuri itariki ubugure bubereye ye (le 09/04/2017). Akaba abyemeranye.

Fiche cadastral yanjye ijyanye n'amasezerano y'ubugure

REPUBLIC OF RWANDA

NLA

Deed Plan

Parcel Owner(s)	NSENGUMUKIZA JEA DE DIEU KAYIREBWA ROSE
UPI	1/02/04/02/1095
Planned Land Use / Zoning	Residential
Plot developed: Yes or No?	YES
Deed plan No	1
Area	245 Sqm

Parcel Location

District	Gasabo
Sector	Gisozi
Cell	Ruhango
Village	Ntora
Surveyed Date	27 / 12 / 2024

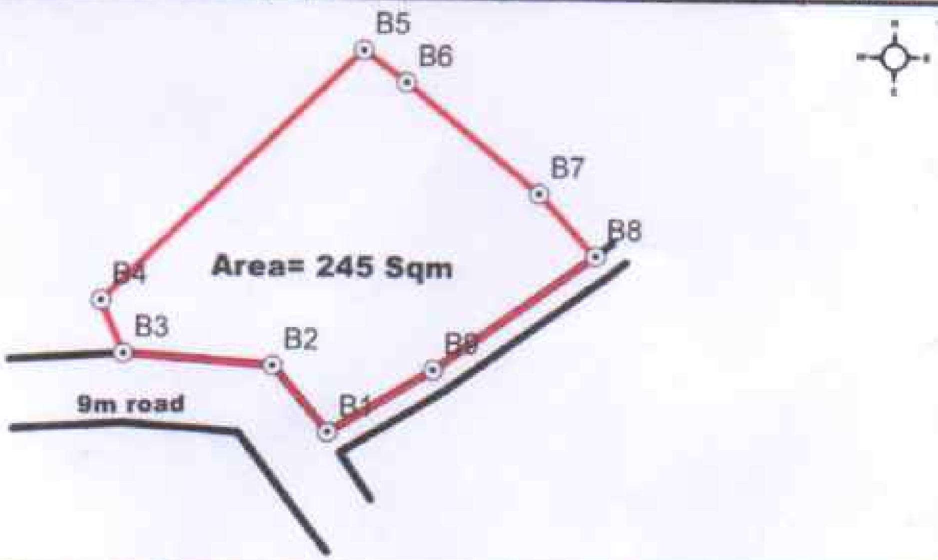
Flat No	
Floor No	
Floor Area	
Total Floor Area (Sqm)	

Condomnium Survey

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

Boundary Details

BEACON	Easting (X IN METERS)	Northing (Y IN METERS)	FROM	TO	Bearing	DIST(M)
B1	506360.44	4787877.34	B1	B2	319° 26' 39''	4.380
B2	506357.59	4787880.67	B2	B3	274° 02' 53''	7.607
B3	506350.01	4787881.21	B3	B4	336° 14' 25''	2.896
B4	506348.84	4787883.86	B4	B5	045° 46' 22''	18.248
B5	506361.92	4787896.58	B5	B6	126° 21' 21''	2.719
B6	506364.11	4787894.97	B6	B7	129° 07' 23''	8.791
B7	506370.93	4787889.43	B7	B8	136° 57' 43''	4.276
B8	506373.84	4787886.30	B8	B9	234° 32' 42''	9.978
B9	506365.72	4787880.51	B9	B1	238° 58' 15''	6.154



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:** 1/350*

0 2.75 5.5 11 16.5 22 Meters

Legend
⊙ BEACONS
PLOT

Surveyed by: NSHIMIYIMANA Jean Marie Vianney

Signature: ROLS NSHIMIYIMANA JEAN MARIE VIANNEY CERTIFIED SURVEYOR

Date &Stamp: 27. 12. 2024

Approved by: *CMO/GISand Land Surve yor*

Name:

Post: ....

Date&Signature :