**NSENGUMUKIZA Jean de Dieu**
**UMUJYI WA KIGALI**
**AKARERE KA GASABO**
**UMURENGE WA GISOZI**
**AKAGARI KA RUHANGO**
**UMUDUGUDU WA NTORA**
**Tel (+250)784626605/784333691**
**Email : jdnsenga2009@gmail.com**

Kigali, ku ya 17/08/2025

**Kuri Bwana Meya w'Umujyi wa KIGALI**
**Email:** info@kigalicity.gov.rw

**Impamvu:** Gusaba igisubizo cy'ibaruwa yanjye yo ku ya 19/02/2025

**Bwana Meya,**

Nshingiye ku ibaruwa yanjye yo ku ya 19/02/2025, yakiriwe ku ya 20/02/2025, nongeye kubasaba ko mwankemurira ikibazo nabagejejeho, kuko ubwo mwazaga ku ya 29/02/2025 mwasize mwanzuye ko ubutaha muzagaruka namaze kubagezaho uko RIB yakiriye ikirego cyanjye cyijyanye na Fiche cadastrale y'impimbano naregeshejwe mu rukiko nyuma ikaza gukoreshwa no mu irangizarubanza, ndetse no gushaka abagabo bazagaragaza buri umwe mu barebwa n'ikibazo aho yagurishijwe (NKURUNZIZA Theoneste na NSENGUMUKIZA Jean de Dieu).

Bwana Meya, ku mugereka w'iyi baruwa murahabona Raporo y'ubugenzacyaha ndetse n'amafoto agaragaza uko ahantu nahaguze hameze bijyanye n'amasezerano y'ubugure, nkuko nanabyeretse Ubugenzacyaha.

Mu gihe ngitegereje igisubizo cyanyu, mbaye mbashimiye Bwana Meya w'Umujyi wa Kigali, uburyo mwabonye akarengane nakorewe n'Urukiko rwisumbuye, ndetse mukaba mwaranyijeje ko muzagaragaza ukuri kandi nkakurirwa Borune mu butaka bwanjye.

**NSENGUMUKIZA Jean de Dieu**

17/08/2025

**REPUBULIKA Y' URWANDA**
**MINISITERI Y'UBUTABERA**
**URWEGO RW'IGIHUGU RUSHINZWE UBUGENZACYAHA**

**DOSIYE N° CMP ............./FM/RIB HQ/KIGA/GASA/2025**

Dosiye yohererejwe Ubushinjacyaha bwo ku rwego rwisumbuye GASABO Tariki ya 12 Ukwezi kwa Werurwe, Umwaka wa 2025. ihawe nimero : .......................

**INYANDIKOMVUGO Y'IMENYESHA**

Umwaka wa 2025 Itariki ya 12 Ukwezi kwa Werurwe, Twebwe, **Faustin MUGWANEZA** umugenzacyaha wo kuri Sitasiyo y'urwego rw'Ubugenzacyaha rwa Anti-forgery Unit; Dushingiye ku ngingo za 9 na 10 z'itegeko no 12/2017 ryo kuwa 07/04/2017 rishyiraho Urwego rw'Igihugu Rushinzwe Ubugenzacyaha, Dushingiye ku ngingo ya 21 na 22 y'itegeko N° 027/2019 ryo kuwa 19/09/2019; ryerekeye imiburanishirize y'imanza nshinjabyaha, dushyikirije Ubushinjacyaha bwo ku rwego rw'isumbuye GASABO IL.

## I. UMWIRONDORO W'UREGA

**NSENGUMUKIZA Jean de Dieu** Mwene SINABAJIJE Themistocles na MUKAGATARE Odette wavutse 06/06/1986, avukira mu mujyi wa Kigali, akarere ka Gasabo, umurenge wa Kinyinya, Akagari ka Gacuriro, umudugudu wa Kabuhunde II., Atuye mu mujyi wa Kigali, akarere ka Gasabo, Umurenge wa Gisozi, akagari ka Ruhango, umudugudu wa Ntara, akoresha Tel 0784333691 na ID1197680007515234.

## II. UMWIRONDORO W'UREGWA

**NYIRABIGEGA Clementine** Mwene Karubera Leoncie na Kanamugire Donathi, wavutse tariki 21/04/1985 avukira mu ntara y'amajyepfo, akarere ka Huye, umurenge wa TUMBA, Akagari ka MPARE, Umudugudu wa Agasharu, atuye mu mujyi wa Kigali, akarere ka Gasabo, umurenge wa Jabana, akagari ka Kabuye, umudugudu wa Nyagasozi, akoresha Tel 0788566674 na ID1198570047375083, **akurikiranwe ari hanze (L).**

**NKURUNZIZA Theoneste** Mwene Habimana Francois na Kanziga Asterie, wavutse tariki ya 08/08/1975 avukira Huye/Rwanda, Atuye mu mujyi wa Kigali, akarere ka Gasabo, umurenge wa Jabana, akagari ka Kabuye, Umudugudu wa Nyagasozi, akoresha Tel 0788487155 na ID 1197580027049016, **Akurikiranwe nk'uwatorotse ubutabera(In search).**

**Benimana Sadate** Mwene Karamage na Mukandori, wavutse tariki ya 27/12/1979 avukira mu ntara y'amajyaruguru, akarere ka Gicumbi, umurenge wa Cyumba, akagari ka Rwankonjo, Umudugudu wa Keyebe, atuye Umujyi wa Kigali, akarere ka Gasabo, Umurenge wa Gatsata, akagari ka Karuruma, Umudugudu wa Nyagasozi, akoresha Tel 0788485637 na ID1197980092721120, **Akurikiranwe ari hanze(L).**

## III.UMWIRONDORO W'ABATANGABUHAMYA

**UWAMAHORO Jeannette** Mwene Kalisa Vincent na Mukadisi Apolinariya wavutse tariki ya 01/01/1987 avukira mu mujyi wa Kigali, Akarere ka Gasabo, Umurenge wa Gisozi, akagari ka Ruhango, Umurenge wa Ntora, atuye mu karere ka Bugesera, Umurenge wa Nyamata, Akagari ka Murama, Umudugudu wa Kiyovu, akoresha Tel 0783037472 na ID1198770006719095 na Tel 0783037472.

**SIBOMANA Abdou** Mwene Kalisa Vincent na Mukadisi Apolinariya wavutse tariki ya 01/01/1989 avukira mu mujyi wa Kigali, akarere ka Gasabo, Umurenge Gisozi, Akagari ka Ruhango, Umudugudu wa Ntora, atuye mu Karere ka Kicukiro, Umurenge wa Gahanga, akagari ka Kagaza, Umudugudu wa Nyagafunzo, akoresha Tel 0790051269 na ID 1198980005518024.

## IV. ICYAHA AREGWA N'INGINGO Z'AMATEGEKO ABITEGANYA

Guhimba,Guhindura inyandiko cyangwa gukoresha inyandikompimbano, icyaha giteganywa kandi kigahanwa n'ingingo ya 276 igika cya 02 cy'itegeko no 68/2018 ryo kuwa 30/08/2018 itegeko riteganya ibyaha n'ibihano muri rusange.

## V. ITARIKI N'AHO ICYAHA CYAKOREWE

| Itariki | Igihugu | Intara | Akarere | Umurenge | Akagari | Village |
|---|---|---|---|---|---|---|
| 10/03/2020 | Rwanda | Umujyi wa Kigali | GASABO | Gisozi | Ruhango | - |

## VI. IBYAFATIRIWE

Ntawe

## VII. IMIKORERE Y'ICYAHA N'IBIKORWA B'IGIZE ICYAHA

- Uwitwa Kalisa Vincent n'umudamu we Mukadisi Apolinariya bari afite isambu yubatsemo amazu abiri iherereye mu karere ka Gasabo, Umurenge wa Gisozi, akagari ka Ruhango, umudugudu wa Ntora, nyuma Mukadisi Apolinariya yaje gupfa, maze Kalisa Vincent ashaka undi mugore witwa Nyirabasindi Therese barasezerana muburyo bwemewe n'amategeko, Kalisa Vincent amaze gushaka undi mugore yafashe isambu twavuze hejuru ayigabanyamo kabiri, igihande kimwe kirimo inzu imwe cyahawe UPI 1/02/04/02/1095 agiha abana be batandatu bavuka k'umugore wambere, ikindi gice gisigaye cyahawe UPI 1/02/04/02/1094 nacyo kirimo inzu aba aricyo asigarana hamwe n'umugore we wa kabiri.

- Mu mwaka wa 2016, abo bana batandatu babyumvikanyeho bagurishije umugabane wabo ugizwe ninzu ibaruye kuri UPI 1/02/04/02/1095 bawugurisha Nsengumukiza Jean de Dieu. Tariki ya 10/12/2019 Kalisa Vincent n'umugore we Nyirabasindi Therese nabo bagurishije igice cy'ubutaka bwabo bari barasigaranye kibaruye kuri UPI 1/02/04/02/1094 bakigurisha uwitwa Nkurunziza Theoneste na Nyirabigega Clementine.

- Nkurunziza Theoneste mugihe yashakaga kubaka ikibanza yari amaze kugura yashatse umutekinisiye(surveyor) ngo amukorere fiche cadestral, ashaka umutekinisiye(surveyor) witwa Benimana Sadate, maze Tariki ya 10/03/2020 akora fiche cadestral irimo amakuru atavugisha ukuri hashingiweko mugukora iyo fiche cadestral yateye borne azitera no mubutaka bwa Nsengumukiza Jean de Dieu nkuko igishushanyo yakoze kibigaragaza(fiche cadestral), aho bigaragarako kuricyo gishushanyo Borne No 2,3,4 zatewe mubutaka bwa Nsengumukiza Jean de Dieu. Nkurinziza Theoneste ashingiye kuricyo gushushanyo kigaragaza ubuso bunini ugereranyije n'ubwo yari yaraguze na Kalisa Vincent yabishingiyeho atanga ikirego mu rukiko agamije

kwigarurira muburyo bw'uburiganya ubwo butaka burengaho.

- Iperereza ryagaragajeko ingano y'ubutaka (kuri terrain), Nkurunziza Theoneste n'umugore we bagurishijwe na Kalisa Vincent butandukanye n'ingano y'ubutaka yagaragajwe n'umutekinisiye wakoze fiche cadestral kuko umutekinisiye atera borne yashingiye kuri nimero y'icyangombwa cy'ubutaka(UPI), aho byagaragayeko mugihe cy'ibarura ry'ubutaka habayeho kwibeshya k'ubuso abo bireba nabo barabyihorera ntibakosoza ubwo buso cyaneko bari n'abavandimwe babona ntakibazo kirimo. Uregwa nyuma yo kubonako umutekinisiye agaragaje ubutaka bunini ugereranyije nubwo yaguze yabishingiyeho atangira imanza zigamije kwigarura ubwo butaka burengaho bwagaragajwe n'umutekinisiye(surveyor) kandi nawe abizinezako ubwo butaka atari ubwe.

## VIII. IBIKORWA BIGIZE ICYAHA

### Igikorwa cyakozwe (Element material)

Kuba hari inyandiko yitwa **"Parcel Cadestral Plan"** yakozwe kuwa 10/03/2020 ikubiyemo amakuru atavugisha ukuri, iyo raporo ikaba yarakoreshejwe na Nkurunziza Theoneste murubanza rufite No RPA 00422/2023/TGI/GSBO.

Kuba Benimana Sadate ariwe wakoze inyandiko yitwa"Parcel Cadestral Plan" yo kuwa 10/03/2020 ikubiyemo amakuru atavugisha ukuri.

### Ubushake bwo gukora icyaha (Element moral)

Abaregwa bazinezako raporo yitwa**"Parcel Cadestral Plan"**yakozwe kuwa 10/03/2020 ikubiyemo amakuru atavugisha ukuri, babirengaho bayikoresha murubanza No RPA 00422/2023/TGI/GSBO bagamije kuriganya cyangwa kwihesha ubutaka butari ubwabo.

Kuba Benimana Sadate nk'umutekinisiye wakoze fiche cadastral(surveyor) yarateye borne mubutaka bwabandi yirengagijeko impande zombi zitemeranya kubijyanye n'imbibi ariko akabirengaho agatera borne ashingiye gusa kumakuru y'uwamuhaye akazi.

### Impamvu zishingiye ku mategeko (Element legal)

Guhimba, Guhindura inyandiko cyangwa gukoresha inyandikompimbano, icyaha giteganywa kandi kigahanwa n'ingingo ya 276, igika cya 02 cy'itegeko no 68/2018 ryo kuwa 30/08/2018 itegeko riteganya ibyaha n'ibihano muri rusange.

## 9. IBIMENYETSO BIGARAGAZA IMIKORERE Y'ICYAHA NDETSE N' URUHARE RW'UREGWA.

### <u>NKURUNZIZA Theoneste na NYIRABIGEGA Clementine</u>

Inyandikomvugo y'uregwa Nyirabigega Clementine wiyemererako ingano y'ubutaka baguze na Kalisa Vincent itandukanye n'ingano y'ubutaka bwagaragajwe numutekinisiye wakoze Fiche cadastral.

Parcel Cadestral plan yakozwe na Surveyor Benimana Sadate tariki ya 10/03/2020, aho iyo raporo igaragaza ingano y'ubutaka itandukanye n'ubutaka bwaguzwe n'abaregwa.

Inyandikomvugo y'umutangabuhamya Sibomana Abdou, umwe mubana batandatu bagurishije ubutaka cyangwa inzu Nsengumukiza Jean de Dieu , akaba asobanurako ntakibazo bigeze bagirana na papa

wabo Kalisa Vincent gifitanye isano n'imbibi, ahubwo ikibazo impande zombi zipfa gikomoka kukuba mugihe cy'ibarura ry'ubutaka, abatekinisiye bapimye ubutaka bwagurishijwe Kalisa Vincent baribeshye kubijyanye n'ubuso, rero umuntu waguriye ubutaka Kalisa Vincent akaba ashaka kungukira murayo makosa yabaye, aburana ubwo butaka burengaho agamije kubwigarurira kandi nawe abizi nezako butari mubutaka yaguze na Kalisa Vincent.

PV de constat, aho Sibomana Abdou nyuma yo kugera kuri terrain yagaragajeko borne No 2,3,4 zashinzwe mubutaka bwa Nsengumukiza Jean de Dieu.

Amasezerano y'ubugure bw'ubutaka aho bigaragarako mugihe urega yaguraga ubutaka atuyemo, hakozwe igishushanyo kigaragaza ubutaka aguze, iyo usuzumye icyo gishushanyo kigaragaza ingano y'ubutaka yaguze, wagihuza na borne zatewe n'umutekinisiye(surveyor) w'uregwa, usanga Borne No 2,3,4 zarashinzwe mubutaka bw'urega.

**BENIMANA Sadate**

Parcel Cadestral plan yakozwe na Surveyor Benimana Sadate tariki ya 10/03/2020, aho iyo raporo igaragaza ingano y'ubutaka itandukanye n'ubutaka bwaguzwe n'abaregwa.

PV de constat, aho Sibomana Abdou(uhagarariye abagurishije urega) nyuma yo kugera ku kiburanwa yagaragajeko borne No 2,3,4 zashinzwe mubutaka bwa Nsengumukiza Jean de Dieu.

## 10. UMWANZURO W'UMUGENZACYAHA

Mwiperereza twageze aho ikiburanwa kiri, tuhagera turikumwe na SIBOMANA Abdou uhagarariye abana bagurishije ubutaka Nsengumukiza Jean de Dieu ndetse hari uwitwa Nyirabasindi Therese wari uhagarariye abagurishije Nkurunziza Theoneste kugirango badufashe kumenya ukuri, Tumaze kugera ku kiburanwa twasabye urega kugaragaza amasezerano y'ubugure yakozwe mugihe yaguraga uwo mutungo, mugusuzuma igushushanyo kigaragaza ingano y'ubutaka yaguze, tukabihuza nibyari kuri terrain twasanze Borne No 2,3,4 ziteye mubutaka bwa Nsengumukiza Jean de Dieu ndetse na Sibomana Abdou yemezako koko izo borne zatewe mubutaka bagurishije Nsengumukiza Jean de Dieu.

Nanone turi kuri Terrain, twabajije Nyirabasindi Therese niba hari amasezerano y'ubugure yakozwe agaragaramo igishushanyo kigaragaza ingano y'ubutaka bagurishije Nkurunziza Theoneste kugirango bidufashe kubihuza n'ibigaragara kuri Terrain, agaragazako ayo masezerano ntayigeze akorwa, ibi byatumye bigorana kumenya ingano y'ubutaka nyakuri bwaguzwe na Nkurunziza Theoneste. Nyirabasindi Therese abajijwe kugaragaza kuri terrain ingano y'ubutaka bagurishije uregwa yagaragaje imbibi zigaragazwa na Borne zatewe na surveyor Benimana Sadate ariko izo mbibi ntiyazemeranyaho na Sibomana Abdou uhagarariye abagurishije ubutaka Nsengumukiza Jean de Dieu.

Iperereza ryagaragajeko ingano y'ubutaka (kuri terrain), Nkurunziza Theoneste n'umugore we bagurishijwe na Kalisa Vincent butandukanye n'ingano y'ubutaka yagaragajwe n'umutekinisiye wakoze fiche cadestral kuko umutekinisiye atera borne yashingiye kuri nimero y'icyangombwa cy'ubutaka(UPI), aho byagaragayeko mugihe cy'ibarura ry'ubutaka habayeho kwibeshya k'ubuso abo bireba nabo barabyihorera ntibakosoza ubuso cyaneko bari n'abavandimwe babona ntakibazo kirimo. Uregwa nyuma yo kubonako umutekinisiye agaragaje ubutaka bunini ugereranyije nubwo yaguze yabishingiyeho atangira imanza zigamije kwigarura ubwo butaka burengaho bwagaragajwe n'umutekinisiye(surveyor) kandi nawe abizinezako ubwo butaka atari ubwe.

Ntitwabashije kubaza Nkurunziza Theoneste kugirango yisobanure kubyo aregwa, umudamu we yagaragajeko adahari kubera impamvu z'akazi kuko akorera hanze y'igihugu muri Mali.

Bwana/Madamu Mushinjacyaha, tuboherereje iyi dosiye ngo muyifatire umwanzuro uyikwiye.

## 11. Ibigize Dossier

1. Inyandikomvuga y'imyenyesha
2. Inyandiko itanga ikirego yatanzwe na Nsengumukiza Jean de Dieu
3. Inyandikomvugo y'urega Nsengumukiza Jean de Dieu
4. Inyandikomvugo y'uregwa Nyirabigega Clementine
5. Inyandikomvugo y'umutangabuhamya Sibomana Abdou
6. Inyandikomvugo y'umutangabuhamya Uwamahoro Jeannette
7. Inyandikomvugo ya Benimana Sadate
8. Urubanza RPA00422/2023/TGI/GSBO
9. Fiche cadastral yo kuwa 10/03/2020
10. PV de constat

Ndahiye ko iyi nyandikomvugo imenyesha ari ukuri.

**UMUGENZACYAHA**

**MUGWANEZA Faustin**
**0781220428**

AKARERE: GASABO -1- NTORA LE 09/04/2017
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 KAYIREBWA Rosa ufite I.D: 1197970127843084 ubaye mu mudugudu wa MAREMBO, akagali ka MUSEZERO, Akarere ka GASABO, UMURENGE wa GISOZI, UMUJYI wa KAGALI.

INGINGO 3: Iyo nzu ifite ubuso bwa M² 223 hakaba haguzwe amafaranga miliyoni eshashatu z'amanyarwanda (6.000.000 frw), akaba yishyuwe Cash.

INGINGO 4: Ibyo babyumvikanyeho ~~byo~~ bombi nguze n'ugurishije.

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

Suite.



- RUGWIRO Théodate [signature]
- SIBOMANA Aboudou [signature]
- NYIRABASINDI Thérèse [signature]
- NTEGERETIMANA Claude [signature]
- BIZIMANA NYILINKWAYA Canisius [signature] le 09/04/2017

ISHUSHO Y'IKIBANZA

UGUZE: NSENGIYUMUKIZA Jean de Dieu.
1197680007515148 [signature] 09/04/17
na
KAYIREBWA Rosa
I.D: 1197970127843084 [signature]

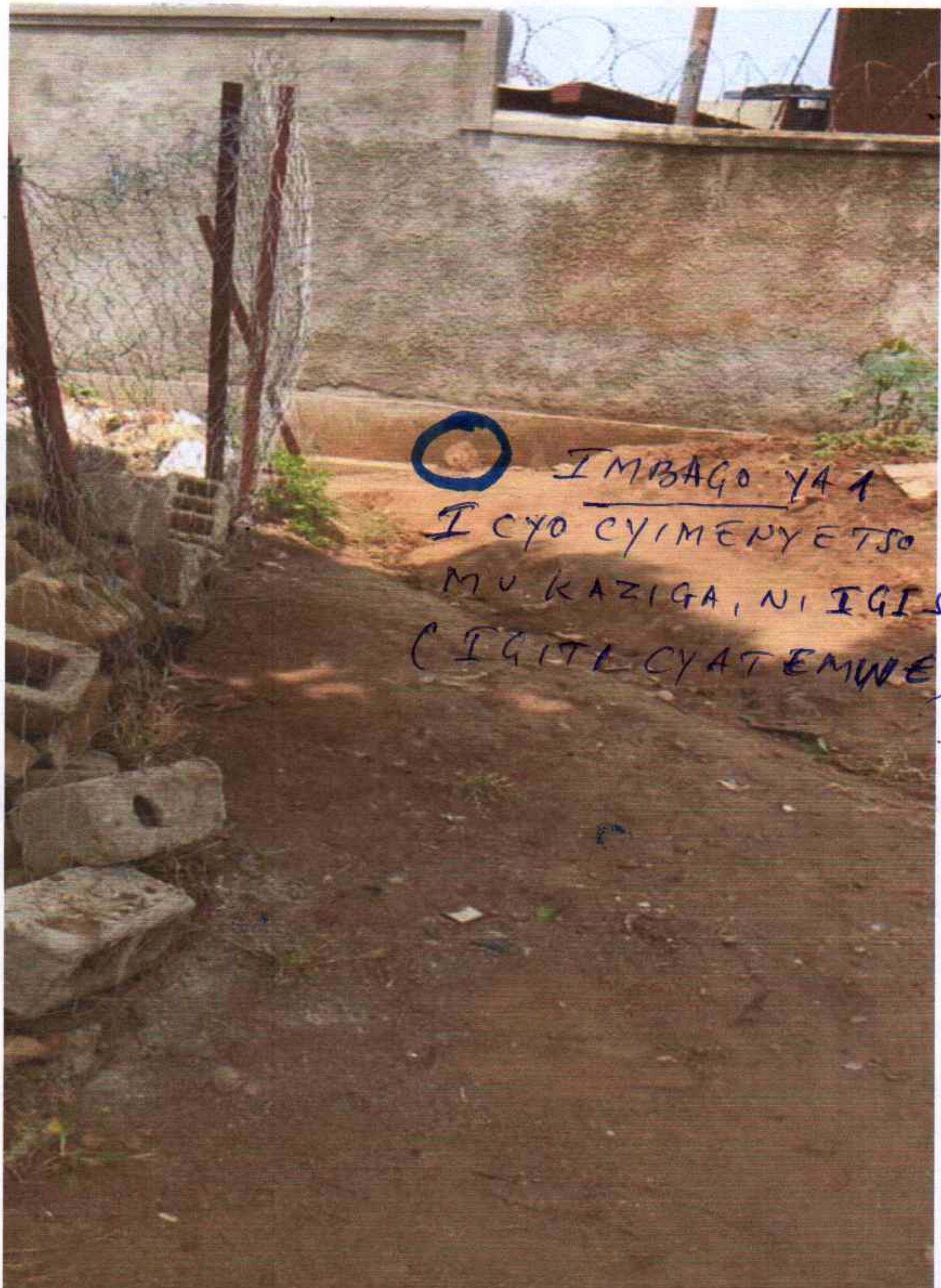
UGURISHIJE:
KALISA Vincent ufite: I.D
1195380000900088 [signature]

ICYITONDERWA:

Bikorewe mu maso ya Komite nyobozi y'umudugudu ariblo:

- Umukuru w'umudugudu
  NDAHIMANA Jean Bosco [signature]
- SINDIKUBWABO Elie [signature]
- MUKASHYAKA Olive [signature]

N.B: KALISA Vincent akaba asabye ominezi abiri yo kwitegura kugirango atange inzu agurishije uhereye kuri iki itariki bubeye le 09/04/2017. Akaba abyemereye.


IMBAGO YA 1
ICYO CYIMENYETSO KIRI
MU KAZIGA, NI IGISHYITSI
(IGITI CYATEMWE)

IMBAGO YA 1 na iya 2 bikoze
Umurongo ugororotse (Ligne droite)