

URWEGO RW'UMUBITSI W'IMPAPUROMPAMO Z'UBUTAKA

UPI: 1/02/05/03/4572

AMASEZERANO Y' UBUKODE BURAMBYE No. 4572/GAS/JAB

HAKURIKIJWE Itegeko Ngenga N° 08/2005 rigena imikoreshereze n'imirungire y'Ubutaka mu Rwanda n'Itaka 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 ruhanda rumwe:

NA: umuntu cyangwa abantu bakurikira (Wiswe cyangwa biswe Ukodesha mu ngingo zikurikira) ku rundi ruhanda:

Amazina y'Ukodesha cyangwa y'Abakodesha	Nomero z'ibibaranga	Imigabane
1. BIMENYIMANA SETH	1197380001099044	50%
2. MUKAMURANGWA ALICE	1198170002297136	50%
3.		
4.		
5.		
6.		
7.		
8.		

Aderesi bahisemo kubarizwaho:

Ubahagarariye: BIMENYIMANA SETH

Iguhugu: RWANDA

Intara: Kigali City

Akarere: GASABO

Umurenge: Kinyinya
Akagali: Kagugu
Umudugudu: Kagarama

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: KIGALI CITY

Akarere: GASABO

Umurenge: JABANA

Akagali: KABUYE

Umudugudu: KABEZA

Nomero y'ikibanza: 4572

Ubuso: 980sqm

Igihe buzatangirira: 20-May-2013

Igihe buzarangirira: 21-May-2033

Icyo ubutaka bugenewe gukoreshwa: Gutura - Ubutaka bwite bw' Akarere

Ingingo ya 2:

Ibyerekeye ingingo rusange Uburenganzira bw'ubukode burambye butangwa hashingiwe ku ngingo rusange ziteganywa n'Iteka rya Minisitiri No 001/2008 ryo kuwa 01/04/2008 rigena ibyubahirizwa n'ibikurikizwa mu gukodesha ubutaka n'ingingo z'umwihariko zikurikira.

Icyiciro cya 1 : Ibyerekeye inshingano z'ibanze z'Ukodesha

Ingingo ya 3:

Ibyerekeye ubwishyu bw'ubukode ku mwaka

1. Ubukode ku mwaka ni 29.400FRW Ako gaciro k'ubukode gashobora guhinduka buri mwaka. Ariko agaciro kongerewe kishyurwa aruko habanje kujyaho Iteka rya Minisitiri rihindura agaciro ka mbere.
2. Ubukode bw'umwaka bwishyurwa mu Kigega cy'Akarere aho ubutaka buherereye mbere y'itariki ya 1 Mutarama, Umubitsi w'Impapurompamo z'Ubutaka atarinze kubisaba.
3. Iyo ubukode butishyurwe ku itariki yagenwe, ukodesha agomba kwishyura inyungu yiyongereye ku bwishyu harimo n'ibitarane, hashingiwe ku bwishyu bw'umusoro bwite n'umusoro ku nyongeragaciro kandi hasegurirwe ubundi burenganzira.

Ingingo ya 4:

Ibyerekeye ubwishyu bw'imisoro ku butaka

Ukodesha agomba kuraha imisoro n'andi mafaranga asabwa ku butaka no ku mitungo iburiho kuri buri tariki ngarukamwaka y'igihe yaboneyeho ubukode.

Ingingo ya 5:

Ibyerekeye gukoresha neza ubutaka n'ibihingwa

Mu gihe cyose ubukode buzamara, ukodesha ubutaka agomba kubukoresha kandi agomba guhora abufata neza hakurikijwe amategeko n'imigenderere isanzwe ikoresheya. Ukodesha agomba kubahiriza amategeko n'amabwiriza yerekeye ubutaka, gukora ibishoboka byose kugira ngo imbibi yadikaniye nazo zigagarane neza, kwica udukoko twakwangiza imyaka, kurwanya indwara z'ibihingwa no kurandura ibihingwa bitagenewe aho ahantu, gufata ingamba za ngombwa zo kurwanya isuri, ibihumanya ibidukikije cyangwa ibituma ubutaka budakoresheya cyangwa bukoreshwa nabi; agomba kutabangamira imitembere y'amazi y'imigezi kandi agakosora icyangiritse cyose k'ubutaka.

Ingingo ya 6:

Ibyerekeye imikoresheze y'ubutaka

Ukodesha ntagomba guhindura icyo ubutaka bwagenewe gukoresheya atabibonye uruhushya rwanditse nk'uko biteganywa n'Iteka rya Minisitiri No 001/2008 ryo kuwa 01/04/2008 rigena ibyubahirizwa n'ibikurikizwa mu gukodesha ubutaka. Iyi ngingo itubahirijwe, ukodesha agomba kwishyura Umukode indishyi zingana n'inshuro ebyiri ubwishyu bw'ubukode bw'umwaka buteganyijwe muri aya masezerano, hasegurirwe ubundi burenganzira bwose kandi Umukode atarinze kugaragaza ibyangiritse.

Ingingo ya 7:

Ibyerekeye kwemera iherekanywa

Iyo hari uburenganzira ku mutungo w'ubutaka bufitwe n'abandi bagize umuryango, uwuhagarariye ntashobora gutanga ubwo burenganzira abugurishije, abutanze nk'impano cyangwa kubugurana ubundi, kubugwatariza, kubukodesha cyangwa kubwatura, cyangwa kububangikanyaho ubundi, bitabanje kwemezwa mu buryo bwanditse n'abagize umuryango bose nk'uko biteganyijwe mu ngingo ya 35 y'Itegeko Ngenga no 08/2005 ryo kuwa 14/07/2005 rigena imikoresheze n'imicungire y'ubutaka mu Rwanda.

Ingingo ya 8:

Ibyerekeye impushya zisabwa mbere yo kubaka

Impushya za ngombwa zisabwa mbere y'uko inyubako zitangira kubakwa zigomba kubanza kuboneka, nta nyubako n'imwe izemererwa kubakwa izo mpushya zitaraboneka.

Ingingo ya 9:

Ibyerekeye kugenzura imikoresheze y'ubutaka

Ukodesha ntashobora kubuza umukozi w'ibiro by'ubutaka cyangwa undi muntu wese wabihereye ububashya n'ikigo cy'Igihugu gishinzwe imikoresheze n'imicungire y'ubutaka kwinjira ku butaka buri mu bukode mu gihe cyabugenewe kugirango agenzure niba imikoresheze yabwo ijyanye n'inshingano zashingiweho mu itangwa ry'ubukode.

Icyiciro cya 2: Ibyerekeye uburenganzira bw'ibanze bw'ukodesha

Ingingo ya 10:

Ibyerekeye kutabangamirwa n'umukode cyangwa uwo ariwe wese

Igihe cyose ukodesha ariha ubukode, imisoro, mu gihe byateganyijwe, akubahiriza kandi akuzaza inshingano zikubiye mu bukode, atunga ubutaka bwe mu mudendezo n'ibiburiho (keretse amabuye y'agaciro) igihe cyose cy'ubukode atabangamiwe n'umukode cyangwa se undi wese waba afite icyo asaba umukode kuri ubwo butaka.

Ingingo ya 11:

Ibyerekeye iherekanywa ry'ubutaka

1. Hasegurirwe iyandikishwa ry'iherekanywa ry'ubutaka hakurikijwe ibiteganywa n'Iteka rya Minisitiri No 002/2008 ryo kuwa 01/04/2008 rigena ibikurikizwa mu iyandikishwa ry'ubutaka, Ukodesha ashobora:

- 1) gutanga uburenganzira bukomoka ku bukode burambye afite ku butaka haba mu kubugurisha, kubugurana cyangwa mu bundi buryo bwose bwemewe n'amategeko;
 - 2) kuranga uburenganzira bw'ubukode burambye mu gihe yitabye imana yaraburaze cyangwa ataraburaze hakurikijwe ibiteganywa n'itegeko ry'izungura;
 - 3) kugwatariza ubutaka mu gihe giteganyijwe ku bukode burambye; cyangwa
 - 4) guteganya uburenganzira abandi bafite kuri ubwo butaka mu gihe cy'ubukode burambye; kandi
2. Ashobora gukodesha uburenganzira bwose afite ku bukode, cyangwa bumwe muri bwo, hatagize igihinduka mu mikoresheze y'ubutaka. Uhawe ubutaka muri ubwo buryo ategatswe kubufata neza kandi akabukoresha abubayaza umusaruro hakurikijwe icyo bugenewe gukoresheya.

Ingingo ya 12:

Ibyerekeye uburenganzira bwo kongera igihe cy'ubukode

Iyo amasezerano y'ubukode atasheshwe nk'uko biteganywa mu ngingo ya 17 iri hasi cyangwa n'amategeko yanditse, Ukodesha amaze kubimenyesha Umukode imbere y'amezi atatu ashobora kongera amasezerano mu gihe cy'inyongera cy'imyaka 20 hakurikijwe ibisabwa mu bukode buherutse kandi hasegurirwe ibivugwa muri iyi ngingo.

Ingingo ya 13:

Ibyerekeye ubutaka burimo amabuye y'agaciro

Nta burenganzira ku mabuye y'agaciro ubukode bugenera ukodesha, kandi ukodesha ntiyemerewe kubangamira umuntu wahawe ububashya bwo kwinjira ku butaka cyangwa igice cyabwo kugirango akore ubushakashatsi cyangwa kugira ngo acukure amabuye y'agaciro, gusa ukodesha agomba guhabwa indishyi hakurikijwe amategeko, ku bikorwa bye byakwangizwa.

Icyiciro cya 3 Ibyerekeye uburenganzira bw'ibanze bw'umukode

Ingingo ya 14:

Ibyerekeye kutabangamirwa n'ubundi butaka

Umukode ntiyemerewe gukoresha cyangwa ngo yemere ko ubutaka bwe cyangwa ubwo agenzura bwegeranye n'ubukodesha bukoreshwa mu buryo bububangamira cyangwa se bubangamira inyubako ziburiho cyangwa se ko butabyazwa umusaruro hakurikijwe icyo bugenewe gukoresheya, hashingiwe ku nshingano z'ubukode.

Ingingo ya 15:

Ibyerekeye indishyi

Nk'uko biteganywa n'Itegeko Ngenga cyangwa Itegeko rigena uburyo indishyi itangwa ku butaka bukoreshwe cyangwa bwataye agaciro, leta igomba guha Ukodesha indishyi ikwiye mu gihe cya vuba. Ukodesha ntabwo ahabwa indishyi igihe ubutaka bufatirwe hakurikijwe ibiteganywa n'Umutwe wa VI w'Itegeko Ngenga.

Icyiciro cya 4 Ibyerekeye uburenganzira bw'Umukode mu gufatira ubutaka

Ingingo ya 16:

Ibyerekeye gufatira ubutaka mu nyunga rusange

Umukode afite uburenganzira bwo gufatira kugeza kuri 5% by'ubutaka bukoreshwe kugira ngo hubakwe umuhanda, uruganda rw'amashyamba, umuyoboro w'insinga z'amashyamba, ibyuma by'itumanaho cyangwa ku bw'indi ipamvu y'inyungu rusange, atarinze kwishyura indishyi kuri ubwo butaka bufatirwe. Iyo igice cyangwa ibice by'ubutaka bukoreshwe bihererekanywe cyangwa bifatirwe, amasezerano y'ubukode ahita asubirwamo kugira ngo agaragaze ibyahindutse n'ubukode bukabanywa muri ubwo buryo nyine.

Icyiciro cya 5 Ibyerekeye gusesa amasezerano

Ingingo ya 17:

Ibyerekeye iseswa ry'amasezerano y'ubukode rikozwe n'Umukode

Nk'uko biteganywa n'Urwunge rw'Amategeko Mbenezamubano, umukode ashobora gusesa amasezerano y'ubukode akishyura indishyi iyo hari ipamvu yumvikana:

- 1) Iyo ukodesha amaze imyaka itatu ikurikirana atishyura ubukode, cyangwa mu gihe cyose ubukode
- 2) butishyurwe, cyangwa iyo ukodesha yahombye cyangwa nta bushobozi bwo kwishyura afite;
- 3) Iyo ukodesha yarangaye bikabije mu kuzaza inshingano zo kubyaza ubutaka umusaruro;
- 4) Iyo hagaragaye kwangiza ubutaka mu buryo bukabije.

Kandi, umukode ashobora gusesa aya masezerano igihe Ukodesha atubahirije ibiteganywa n'aya masezerano amaze kumwihanangiriza rimwe mu nyandiko akanamuhaha integuza. Igihe bibaye ngombwa ko ubutaka bufatirwa, hakurikizwa ibiteganywa n'amategeko, kandi Ukodesha arabimenyeshwa kugira ngo ajuririre icyo cyemezo kandi ubujurire byose bugasuzumwa mu gihe kitaranze amezi atandatu mbere y'uko icyemezo gishirwa mu bikorwa. Iyo ari byo byose, abo Ukodesha abereyemo umwenda bashobora kugoboka bagirango barangere inyungu zabo bakiyemeza kwishyura ubukode cyangwa ibindi birarane, kwishyura indishyi zijyanye n'ibyangijwe ndetse bakanamwishingira mu gihe kizaza.

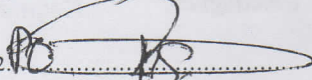
Ingingo ya 18:

Ibyerekeye iseswa ry'amasezerano y'ubukode rikozwe n'Ukodesha

Amasezerano y'ubukode na none ashobora guseswa n'Ukodesha amaze guha Umukode integuza y'amezi atatu. Gutakaza uburenganzira buvugwa muri aya masezerano bitewe n'integuza yahawe Umukode bituma ubutaka bushobora gutangwa bundi bushya nyuma ya ya nteguza y'amezi atatu

Umukono

Ukodesha wa 1.  24/05/2013

Ukodesha wa 2. 

Ukodesha wa 3.

Ukodesha wa 4.

Ukodesha wa 5.

Ukodesha wa 6.

NISHIMWE M. GRACE
Umubitsi/ Umubitsi Wungirije

20-May-2013
Itariki


Umukono


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

UPI: 1/02/05/03/4572

Iteka rya Minisitiri N0. 002/2008 ryo kuwa 01/04/2008 rigena uburyo iyandikishwa ry'ubutaka rikorwa, ingingo za 15 & 16

A. IGICE KIGENEWE IBIRANGA UBUTAKA						
Intara: KIGALI CITY		Akarere: GASABO		Umurenge: JABANA	Akagari: KABUYE	Umudugudu: Kabeza
Numero y'iyandikisha: 4572/GAS/JAB			Ubusobanuro/Icyo ubutaka bugenewe gukoreshwa: Gutura - Ubutaka bwite bw' Akarere		Numero y'ikarita yometse: 4572C	
Itariki y'iyandikisha rya mbere:					Numero ya pariseli: 4572	
					Ubuso bugenekereje: 980 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 wungirije w'impapurompamo z'ubutaka	

B. IGICE KIGENEWE IBIRANGA BA NYIRUBUTAKA

Nomero y'inyandiko	Itariki	Nomero y'icyemezo	Amazina ya ba nyir'ubutaka cyangwa ubahagarariye n'aho batuye	Umukono na kashe by'Umubitsi wungirije w'impapurompamo z'ubutaka
1	20-May-2013	4572	BIMENYIMANA SETH (Uhagarariye abandi) MUKAMURANGWA ALICE Aho uwatoranijwe guhagararira abandi abarizwa Kagarama, Kagugu, Kinyinya, GASABO, Kigali City	 NISHIMWE M. GRACE

C. IGICE KIGENEWE UBUNDI BURENGANZIRA

Nomero y'inyandiko	Itariki	Nomero y'icyemezo	Ubwoko bw'ubundi burenganzira	Amakuru ajyanye n'ubundi burenganzira	Umukono na kashe by'Umubitsi wungirije w'impapurompamo z'ubutaka

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

EXTRACT CADASTRAL PLAN 4572C

UPI: 1/02/05/03/4572


PROVINCE:	KIGALI CITY	DISTRICT:	GASABO	SECTOR:	JABANA	CELL:	KABUYE
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MAP OF PARCEL



Note

Parcel Map prepared based on General Boundaries Principle

Date:	20-May-2013	NISHIMWE M. GRACE	DEPUTY REGISTRAR	Signature	
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