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VALUATION FOR LAND, BUILDING, AND CROPS TO BE AFFECTED DUE TO MINING ACTIVITIES

CLIENT: TRINITY NYAKABINGO MINE

LOCATION: NOTHERN PROVINCE, RULINDO SECTOR, SHYORONGI
DISTRICT, RUTONDE CELL

JANUARY 2025

1. INTRODUCTION

We received instructions from **TRINITY NYAKABINGO** to carry out an assessment on the value on people's land, buildings, and crops to be affected due to mining activities on behalf of Nyakabingo Mine.

The site for valuation is located at Mwagiro Village, Rutonde Cell, Shyorongi Sector, Rulindo District, in the Northern Province. The Map for valuation is showed on the annex.

2. VALUATION METHODOLOGY

Basis of Value: The basis or bases of value on which the valuation was conducted by considering the International Valuation Standards (IVS) and the local IRPV Standards.

2.1. STEPS TO VALUATION

The following the steps was used to achieve the objective of this valuation works:

- Data inventory
- Data entry; calculations and production of value for each affected property owner,
- Submission of draft report to Client, ensuring that the report meets the required standards, guidelines.
- Submission of final report after confirmation of client and local authorities.

2.2. DATA COLLECTION

Data collection was done in presence of property owners, client and local representatives. The coordinates points for each land plot were taken using a GPS. Each crop and trees in the owner 'parcel were measured or counted to know its quantity. The building dimensions were taken and the type of materials used for structure were checked. Additionally, some photos of the buildings and crops farm were taken.

2.3. DATA ENTRY AND CALCULATIONS

- i. **Land Rate Assessment:** According to the comparable information of the recent sales and asking prices of land in the area (village), the land rate is in the range of 1,000 – 3,000 Rwf per square meter.

Thus, we opted to consider an average range of 2,300frw per square meter according where the land under consideration is located in the village, its accessibility to infrastructures, etc.

- ii. **Value of the building structure:** This value is estimated basing on the Market Value by taking into account the construction materials during construction phase and quality of workmanship.
- iii. **Crops and trees:** The unit price of crops and trees is based on the type and age of production The prices value for crops and trees was referred to the prices published by The Institute of Real Property Valuer in Rwanda (IRPV) on its website (www.irpv.rw).

2.4. DISTURBANCE ALLOWANCE

The expropriation laws for public interest determined that the compensation fees of the valued land and other properties need to be paid with a disruption caused by the expropriation equivalent to 5% of total value of his/her property expropriated as stated in the **article 28** of the [Law No N° 32/2015 of 11/06/2015](#) “Law relating to expropriation in the public interest” published in Official Gazette n° 35 of 31/08/2015.

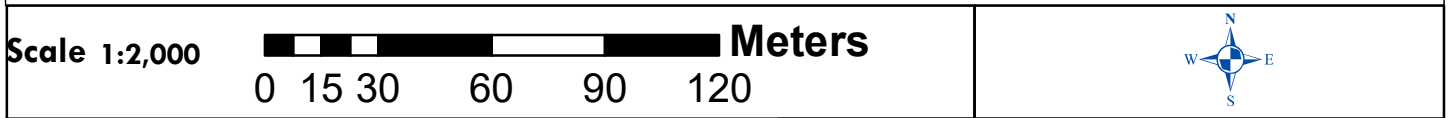
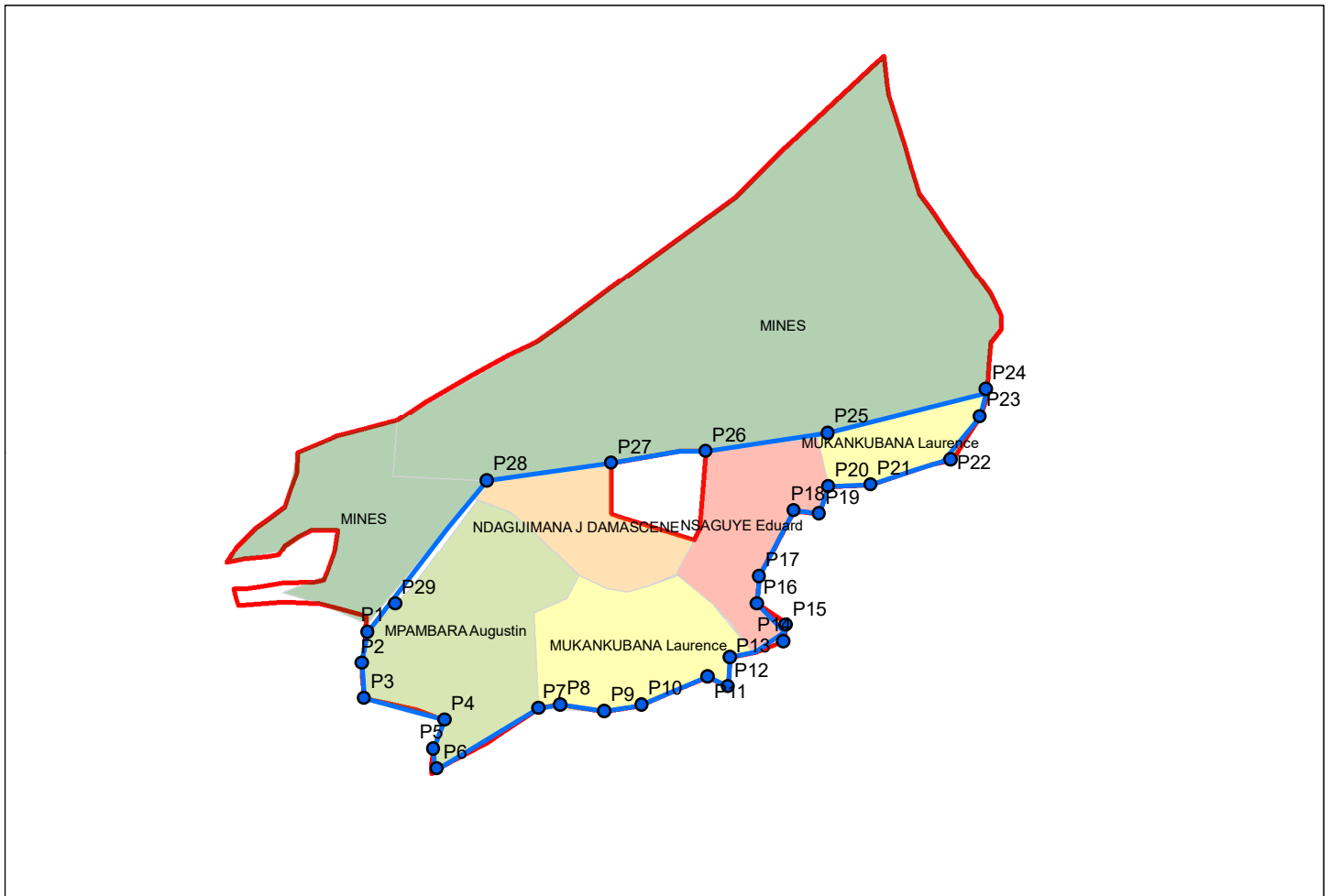
2.5. LIMITING CONDITIONS IN THIS VALUATION

- a) This valuation report carried out in accordance with Valuer’s handbook published by the Institute of Real Property Valuers in Rwanda as stipulated by the Law N°17/2010 of 12/05/2010 establishing and organizing the profession of real property valuation in Rwanda.
- b) All measurements are carried out in accordance with standard methods of measurement of building works.

3. THE VALUATION REPORT OUTPUT IS SHOWN BELOW

Site boundary Coordinates

ID	X	Y	ID	X	Y	ID	X	Y
P1	496945	4793463	P11	497043	4793450	P21	497090	4793506
P2	496943	4793454	P12	497049	4793448	P22	497113	4793513
P3	496944	4793444	P13	497050	4793456	P23	497122	4793526
P4	496967	4793438	P14	497065	4793461	P24	497123	4793533
P5	496964	4793430	P15	497066	4793465	P25	497078	4793521
P6	496965	4793424	P16	497057	4793472	P26	497043	4793516
P7	496994	4793441	P17	497058	4793480	P27	497015	4793512
P8	497001	4793442	P18	497068	4793498	P28	496980	4793507
P9	497013	4793441	P19	497075	4793498	P29	496953	4793471
P10	497024	4793442	P20	497078	4793505			



Legend

- Coordinates_Boundary
- VALUATION SITE BOUNDARY
- parcels_4258



REPUBLIC OF RWANDA



NORTHERN PROVINCE

FARM CADASTRAL PLAN

OUWNER(s): NDAGIJIMANA Jean Damascene / UWAMARIYA Monique

RULINDO DISTRICT

SHYORONGI SECTOR

RUTONDE CELL

MWAGIRO VILLAGE

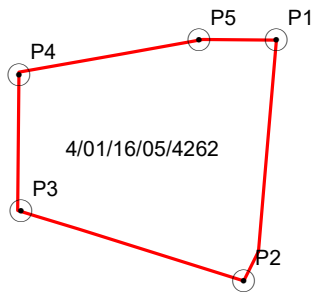
UPI: 4/01/16/05/4262

Area : 544 Sqm

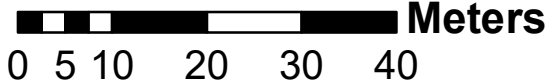
Survey Date: January/2025

Boundary Coordinates

Beacon	Easting (X)	Northing (Y)
P1	497042.58	4793515.50
P2	497039.14	4793490.09
P3	497015.56	4793497.41
P4	497015.40	4793511.81
P5	497034.39	4793515.49



Scale 1:800



Legend

- Parcels_4262
- BEACON



REPUBLIC OF RWANDA



NORTHERN PROVINCE

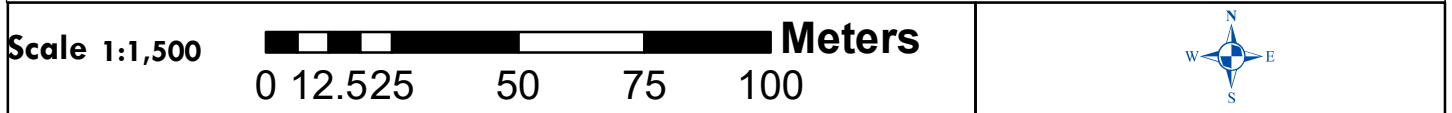
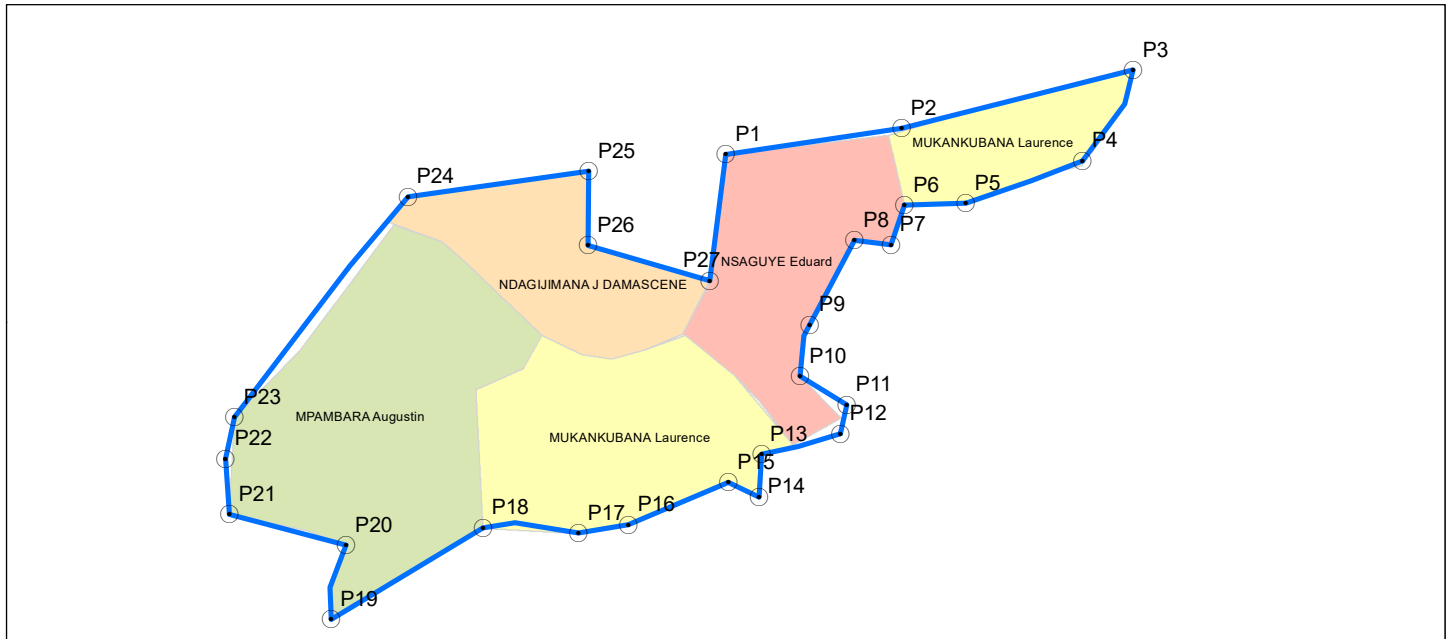
FARM CADASTRAL PLAN

OWNER(s): MUKANKUBANA Laurence

RULINDO DISTRICT	SHYORONGI SECTOR	RUTONDE CELL	MWAGIRO VILLAGE
UPI: 4/01/16/05/4258		Area for Valuation: 7696Sqm	Survey Date: January/2025

Boundary Coordinates

Beacon	Easting (X)	Northing (Y)	Beacon	Easting (X)	Northing (Y)	Beacon	Easting (X)	Northing (Y)
P1	497043	4793516	P10	497057	4793472	P19	496964	4793423
P2	497077	4793521	P11	497066	4793466	P20	496967	4793438
P3	497123	4793532	P12	497065	4793460	P21	496944	4793444
P4	497113	4793514	P13	497050	4793456	P22	496943	4793455
P5	497090	4793506	P14	497049	4793448	P23	496945	4793463
P6	497078	4793505	P15	497043	4793450	P24	496980	4793507
P7	497075	4793498	P16	497023	4793442	P25	497015	4793512
P8	497068	4793498	P17	497013	4793441	P26	497015	4793497
P9	497059	4793482	P18	496994	4793441	P27	497039	4793491



Legend

- VALUATION AREA_Parcel_4258
- BEACON

MAIN SUMMARY OF VALUATION WORKS

No	PROPERTY OWNER	ID CARD	VILLAGE	CELL	SECTOR	UPI	LAND AMOUNT (RWF)	CROPS AMOUNT (RWF)	BUILDING AMOUNT (RWF)	SUB TOTAL AMOUNT (RWF)	5% FOR DISTURBANCE ALLOWANCE (RWF)	TOTAL AMOUNT (RWF)
1	NDAGIJIMANA Jean Damascene / UWAMARIYA Monique	1196780046953069 / 1197770000554270	MWAGIRO	RUTONDE	SHYORONGI	4/01/16/05/4262	1,251,200	593,900	3,875,986	5,721,086	286,054	6,007,140
2	MUKANKUBANA Laurence	1194470012821038	MWAGIRO	RUTONDE	SHYORONGI	4/01/16/05/4258	17,700,800	16,794,200	9,052,209	43,547,209	2,177,360	45,724,569
							18,952,000	17,388,100	12,928,195	49,268,295	2,463,415	51,731,710
TOTAL AMOUNT											51,731,710	



**Expropriation of Land, Crops and buildings issued due to mining activities at RUTONDE Cell,
SHYORONGI Sector, RULINDO District**

Ifishi n° / Sheet n°:

<p>Amazina ya nyir'ibintu / Names of owner: NDAGIJIMANA Jean Damascene / UWAMARIYA Monique Nimero y'indangamuntu / Identity card n° : 1196780046953069 / 1197770000554270 Akarere / District : RULINDO Umurenge / Sector : SHYORONGI Akagari / Cell : RUTONDE Umudugudu / Village : MWAGIRO Phone Number: 0784727240 N° y'isambu / UPI : 4/01/16/05/4262</p> <p>Izina rya Banki / Bank name : SACCO SHYORONGI Konti n°: / Account number: 04464</p>	<p>Umukono wemeza wa Nyir'ibintu Signature of owner</p> <p>Itariki / Date:</p>	<p>Amazina n'umukono by' umubaruzi Names and signature of inventorier agent</p> <p>Itariki / Date:</p>
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N°	Ubwoko bw'ibintu byakuweho Damaged or removed item	Ikintu/Ubuso Unit	Umubare Quantity	Ingano Age (years)		Igiciro cyose Rwf Total price Rwf
1	Ubutaka/ Land	SM	544		2,300	1,251,200
	SUB-TOTAL					1,251,200
1	INSINA/BANANA	PCS	30	AGED	5,000	150,000
2	INSINA/BANANA	PCS	120	MEDIUM	2,500	300,000
3	AVOKA	PCS	10	YOUNG	2,000	20,000
4	IPAPAYI	PCS	2	AGED	10,000	20,000
5	ISOMBE	PCS	11	AGED	1,500	16,500
6	UMURAVUMBA	PCS	9		5,000	45,000
7	GEREVERIYA	PCS	2	Aged	5,500	11,000
8	IMBOGA	SM	30		500	15,000
9	IBITUNGURU/ Oignons	SM	16	Aged	400	6,400
10	PASSPARUM	SM	10		1,000	10,000
	SUB-TOTAL					593,900
	INZU NA TOILET/MAIN HOUSE					3,318,542
	IGIKONI/ KITCHEN					293,037
	IKIRARO/ SHELTER					264,407
	SUB-TOTAL					3,875,986
	TOTAL					5,721,086
	5% for disturbance allowance					286,054

GENERAL TOTAL	6,007,140
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<p>Amazina n'umukono by'Umuyobozi w'umudugudu Names of Village Leader Stamp and signature Italiki / Date : / /</p>	<p>Amazina n'umukono by'Umunyamabanga Nshingwabikorwa w'Akagali/Names of Cell Executive Secretary for confirmation Stamp and signature Italiki / Date : / /</p>	<p>Amazina n'umukono by'Umunyamabanga Nshingwabikorwa w'Umurenge/ Names of Sector Executive Secretary for Stamp and signature Italiki / Date : / /</p>
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**Expropriation of Land, Crops and buildings issued due to mining activities at RUTONDE Cell,
SHYORONGI Sector, RULINDO District**

Ifishi n° / Sheet n°:

Amazina ya nyir'ibintu / **Names of owner:** MUKANKUBANA Laurence
 Nimeroy'indangamuntu / **Identity card n°:** 1194470012821038
 Akarere / **District:** RULINDO
 Umurenge / **Sector:** SHYORONGI
 Akagari / **Cell:** RUTONDE
 Umudugudu / **Village:** MWAGIRO
 Phone Number:
 N° y'isambu / **UPI:** 4/01/16/05/4258

Umukono wemeza wa
Nyir'ibintu
Signature of owner

Amazina n'umukono
by' umubaruzi
**Names and signature
of inventorier agent**

Izina rya Banki / **Bank name:**
Konti n°: / **Account number:**

Itariki / **Date:**

Itariki / **Date:**

N°	Ubwoko bw'ibintu byakuweho Damaged or removed item	Ikintu/Ubuso Unit	Umubare Quantity	Ingano Age (years)		Igicro cyose Rwf Total price Rwf
1	Ubutaka/ Land	SM	7696		2,300	17,700,800
	SUB-TOTAL					17,700,800
1	INSINA/BANANA	PCS	953	AGED	5,000	4,765,000
2	INSINA/BANANA	PCS	3119	MEDIUM	2,500	7,797,500
3	AVOKA	PCS	7	YOUNG	2,000	14,000
4	AVOKA	PCS	15	MEDIUM	3,000	45,000
5	AVOKA	PCS	1	AGED	20,000	20,000
6	AMASHU	SM	40	AGED	900	36,000
7	UMWEMBE	PCS	3	AGED	10,000	30,000
8	UMWEMBE	PCS	1	YOUNG	2,000	2,000
9	IKAWA	PCS	79	AGED	10,000	790,000
10	IPERA	PCS	8	AGED	10,000	80,000
11	IPERA	PCS	9	YOUNG	3,000	27,000
12	IMYUMBATI	SM	876	AGED	400	350,400
13	IBIGORI	SM	940	AGED	150	141,000
14	ISOMBE	PCS	161	AGED	1,500	241,500
15	IGIKAKARUBAMBA	PCS	17	AGED	5,000	85,000
16	GEREVERIYA	PCS	11	AGED	5,500	60,500
17	GEREVERIYA	PCS	5	YOUNG	2,000	10,000
18	INYANYA	SM	117	AGED	800	93,600
19	AMATEKE	SM	630	AGED	150	94,500
20	UMUREHE	PCS	3	YOUNG	2,000	6,000

21	SIPURE	PCS	5	YOUNG	2,000	10,000
22	IBITUNGURU/ Oignons	SM	18	AGED	400	7,200
23	INTURUSU	PCS	150	MEDIUM	4,000	600,000
24	URUBINGO	SM	668	MEDIUM	1,000	668,000
25	IBIJUMBA	SM	468	AGED	250	117,000
26	UMUVUMU	PCS	12	MEDIUM	10,000	120,000
27	UMURAVUMBA	PCS	101	MEDIUM	5,000	505,000
28	UMUSAVE	PCS	2	YOUNG	2,000	4,000
29	IRONGI	PCS	2	YOUNG	3,000	6,000
30	INANASI	SM	9	AGED	2,000	18,000
31	UMUCYAYICYAYI	SM	25	MEDIUM	2,000	50,000
	SUB-TOTAL					16,794,200
	INZU NA TOILET/MAIN HOUSE					5,408,842
	ANNEX HOUSE					2,224,316
	IGIKONI/ KITCHEN					620,830
	IBIRARO/ SHELTERS					798,220
	SUB-TOTAL					9,052,209
	TOTAL					43,547,209
	5% for disturbance allowance					2,177,360
GENERAL TOTAL						45,724,569
Amazina n'umukono by'Umuyobozi w'umudugudu Names of Village Leader Stamp and signature Italiki / Date : ... / / ...		Amazina n'umukono by'Umunyamabanga Nshingwabikorwa w'Akagali/ Names of Cell Executive Secretary for confirmation Stamp and signature Italiki / Date : ... / / ...		Amazina n'umukono by'Umunyamabanga Nshingwabikorwa w'Umurenge / Names of Sector Executive Secretary for Stamp and signature Italiki / Date : ... / / ...		

PHOTOS FOR VALUATION WORKS

MUKANKUBANA LAURENCE

BUILDINGS



NDAGIJIMANA JEAN DAMASCENE

BUILDING



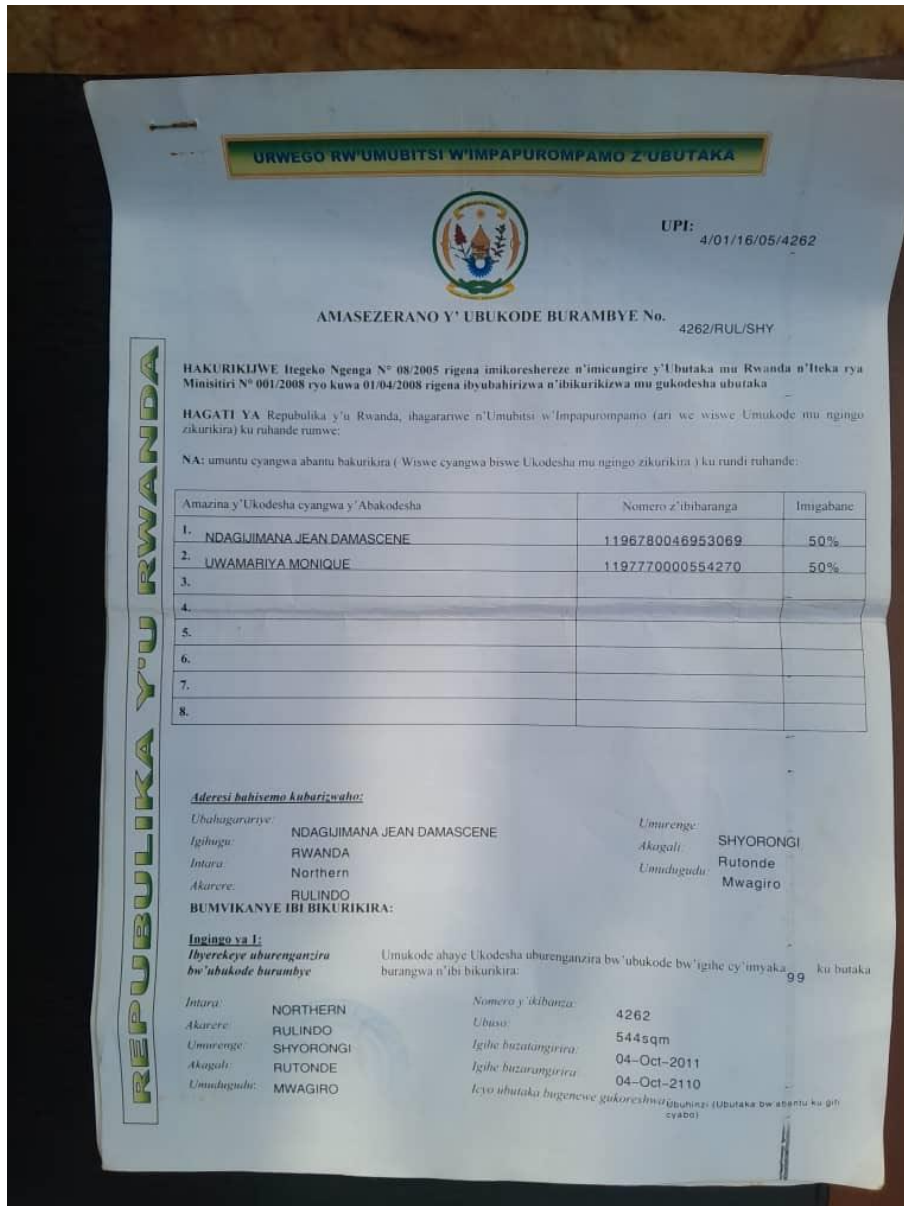
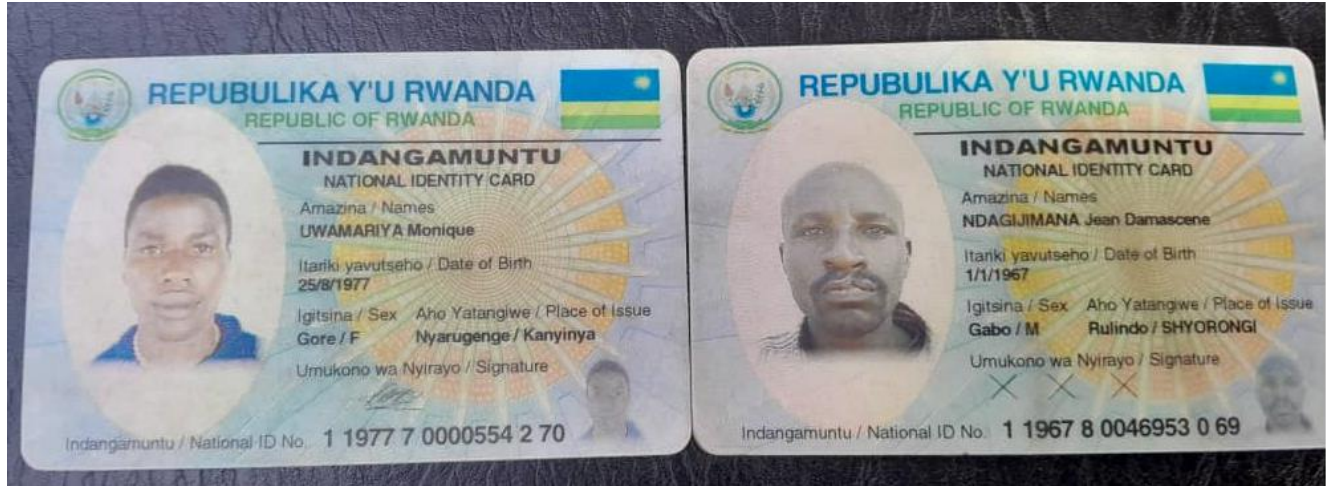
ADDITIONAL PHOTOS FOR VALUATION WORKS

CROPS





VALUATION DOCUMENTS



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

EXTRACT CADASTRAL PLAN 4262C

PROVINCE: NORTHERN	DISTRICT: RULINDO	SECTOR: SHYORONGI	CELL: RUTONDE
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UPI: 4/01/16/05/4262

MAP OF PARCEL



Note
Parcel Map prepared based on General Boundaries Principle

DEPUTY REGISTRAR

MUNYANGAJU DAMASCENE

Signature



Konti N°:

Agatabo N°: 01464

Amazina ya nyiri agatabo

NDAGISIMANA S. DAMASCENE

N° y'irangamuntu: 119678004603069

Aho abarizwa/Aho Itsinda ribarizwa

Akagari: RUTONDE

Umurenge: SHYORONGI

Akarere: RULINDO

Umukono w'abahagarariye Itsinda/Nyiri agatabo

- 1.
- 2.
- 3.

ABAMUHAGARIYI

1. Amazina: UWAMARIRYI

N° C.I.: 119770005

Intara/Akarere/ Umurenge aturukamo

Amajishyamba

Umukono kabiri

1)..... 2).....



Photo

1. Amazina:

N° C.I.

Intara/Akarere/ Umurenge aturukamo

Umukono kabiri

1)..... 2).....



Photo

1. Amazina:

N° C.I.

Intara/Akarere/ Umurenge aturukamo

Umukono kabiri

1)..... 2).....



