



Jamhuri ya Muungano wa Tanzania

United Republic of Tanzania

Ministry of Lands, Housing and Human Settlements Development

Exchequer Receipt

Stakabadhi ya Malipo ya Serikali

Receipt No : 921043032750784

Received from : KNAUF GYPSUM LIMITED

Amount : 162,284.00 TZS

Amount in Words : One Hundred Sixty Two Thousand
Two Hundred Eighty Four Tanzanian
Shilling Only

In respect of : 140256 - Receipts from Valuation
Charges

Bill Reference : PLOT NO. 25

Payment Control Number : 991173907889

Payment Date : 2021-02-12 00:00:00.0

Issued by : BERNADETHA PASKAL MAKIGO

Date Issued : 12-02-2021 09:20:00

Signature


Government Payment Gateway © 2017 All Rights Reserved (GePG)
LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT
P.O. Box 9122
DAR ES SALAAM

Certified True Copy of the Original
Sign: Peter Date: 02/03/2021
ESTHER PETER
Advocate, Notary
Public & Commissioner for Oaths

VALUATION REPORT OF LAND ON PLOT NO. 25, 26 & 27 BLOCK "B"
KISEMVULE AREA IN MKURANGA DISTRICT FOR TRANSFER OF RIGHT OF
OCCUPANCY PURPOSES



TRANSFEROR:

LODHIA STEEL INDUSTRIES LIMITED
P. O. BOX 12167
ARUSHA

TRANSFeree:

KNAUF GYPSUM LIMITED
P. O. BOX 31573
DAR ES SALAAM

PREPARED BY:

VALUATION SECTION
MKURANGA DISTRICT COUNCIL
P.O BOX 10
MKURANGA, PWANI

FEBRUARY, 2021

Certified True Copy of the Original
Sign: *Peter* Date: 02/02/2021
ESTHER PETER
Advocate, Notary
Public & Commissioner for Oaths

VALUATION REPORT OF LAND ON PLOT NO. 25, 26 & 27 BLOCK "B"
KISEMVULE AREA IN MKURANGA DISTRICT FOR TRANSFER OF RIGHT OF
OCCUPANCY PURPOSES

INSTRUCTION: We have been requested by **LODHIA STEEL INDUSTRIES LIMITED** of P. O. Box 12167 Arusha, to carry out valuation inspection of the subject land parcel and thereafter to determine the current market value for **transfer of right of occupancy purposes.**

DATE OF INSPECTION: The subject land parcel was inspected on 8th February 2021, hence the same is adopted as valuation date.

TRANSFEROR: The transferor is **LODHIA STEEL INDUSTRIES LIMITED** of P. O. Box 12167 Arusha.

TRANSFeree: The transferee is **KNAUF GYPSUM LIMITED** of P. O. Box 31573 Dar es Salaam.

LOCATION: The subject land known as Plot No. 25, 26 & 27 Block "B" is situated at Kisemvule area in Mkuranga District. Accessibility to the subject land is via Kilwa road to the right-hand side as one moves from Dar es Salaam to Mkuranga.

TENURE: The land is held on a long term right of occupancy of 99 years with effect from 1st October, 2020 via CT No. 4534

Certified True Copy of the Original
Sign: *Esther Peter* Date: *02/02/2021*
ESTHER PETER
Advocate, Notary
Public & Commissioner for Oaths

BASIS OF VALUATION

The basis of valuation adopted is the current open market value be defined as the best price which might reasonably be obtained for an interest in a property at the date of valuation with various assumptions being taken into consideration.

- Both the buyer and seller are economically motivated and are both acting prudently.
- The sale price is not affected by any undue influence.
- Both parties are well informed and well advised and are acting in what they consider to be their own best interest.
- A reasonable time is allowed for exposure in the open market.

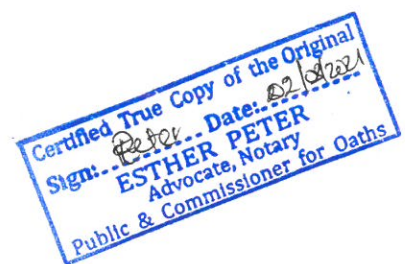
MARKET VALUE

The market value of the property is defined as the highest and the best price which might reasonably be obtained for an interest in a property at the date of valuation with various assumptions being taken into consideration whereby.

- Both the buyer and the seller are economically motivated and are both acting prudently.
- The sale price is not affected by any undue influence.
- Both parties are well informed and well advised and are acting in what they consider to be their own best interest.

The market value approach is therefore the most appropriate method when valuing properties.

TYPE OF PROPERTY: The subject property is un developed land measuring 40,571 square metres.




OPINION OF VALUE: Having considered the size of the land, its location together with other factors affecting the value of land we are of the opinion that, the Market Value of the land on Plot No. 25, 26 & 27 Block "B" located at Kisemvule area in Mkuranga District for Transfer of Right of Occupancy is in the tune of **Tanzanian Shillings Eighty Hundred Eleven Million Four Hundred Twenty Thousand Only (811,420,000/=)**.

CERTIFICATION


This valuation report has been prepared for the afore mentioned purpose and submitted by Mkuranga District Council by;


DISTRICT VALUER
MKURANGA DISTRICT

Kitabuka W. Kitenana
Provisionally Registered Valuer
VRE/PRV/642/2020
BSc. Land Management and Valuation, UDSM-2009

THE UNITED REPUBLIC OF TANZANIA
FROM THE DESK OF COAST
REGIONAL AUTHORISED VALUER
VALUATION APPROVED
12/02/2021 
COAST REGION

CC: To Government Chief Valuer for Approval

Certified True Copy of the Original
Sign:  Date: 02/02/2021
ESTHER PETER
Advocate, Notary
Public & Commissioner for Oaths

VALUATION WORKSHEET

VALUATION ANALYSIS

Land Value based on comparable land sales and transactions conducted in the locations at a rate of Tshs. 25,000/m²

Area of the Plot		40571m ²
Multiply by Land value rate per square metre	Tshs	20,000/=
Current Market Value	Tshs.	811,420,000/=

Certified True Copy of the Original
Sign: *Peter* Date: *01/02/2021*
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