



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 : 923256201801485
Received from : GLORIA GEORGE MENGI
Amount : 92,800.00
Amount in Words : Ninety-two Thousand Eight Hundred TZS And Zero Cent(s) Only
Outstanding Balance : 0.00

In respect of	Item Description(s)	Item Amount
: 142201110001 - Receipts from Valuation Charges - VALN APPR FEE FOR TRANSFER PURPOSES		92,800.00

Total Billed Amount : 92,800.00 (TZS)

Bill Reference : 11709256230452649362

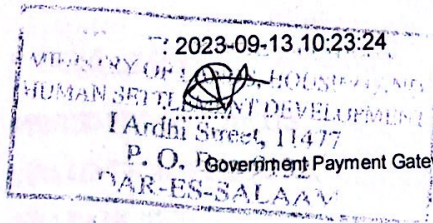
Payment Control Number : 991178307535

Payment Date : 2023-09-13 09:42:09

Issued by : Elizabeth Machibya

Date Issued : 2023-09-13 10:23:24

Signature



Government Payment Gateway © 2017 All Rights Reserved (GePG)

**VALUATION REPORT FOR TRANSFER PURPOSE OF A PROPERTY ON PLOT NO. 611
BLOCK "A" KUNDUCHI MTONGANI AREA WITHIN KINONDONI MUNICIPALITY
IN DAR ES SALAAM CITY.**



PREPARED FOR:

**GLORIA GEORGE MSENGI,
P.O.BOX 20797,
DAR ES SALAAM.**

PREPARED BY:

**MINISTRY OF LANDS,
VALUATION SECTION,
P.O.BOX 9231,
DAR ES SALAAM.**

SEPTEMBER 2023

8.2 Double Storey 1 (Main Building):

The roof is of multi-pitched type with IT5 aluminium sheets laid on timber members with fascia boards and gutters along eaves. Ceiling is of concrete slab fitted with well decorated gypsum boards. Walls are constructed of concrete columns in-filled sand cement blocks plastered and painted on both sides except wet area which claded with tiles. Doors are of timber framed fitted panels shutters, externally further supplemented with metal grilles for security purposes. Windows are made of sliding aluminium profile with glass casements, welded iron bars and mosquito wire gauze. Floor is finished with tiles throughout. Access to the upper floor is via internal stair cases.



8.2.1 Accommodation:

The property accommodates the following

Ground Floor

- Two self-contained bed rooms, sitting room, dining room, kitchen, common toilet and one ordinary bed room.

Upper Floor

- Two self contained bed rooms, lounge and balcony

Double Storey 2:

The building has similar building materials to those of termed as main building.

Accommodation Arrangements

- Each floor contained two self-contained bed room, common toilet, kitchen and sitting room.



Accommodation: the property accommodates the following

Out Building 1

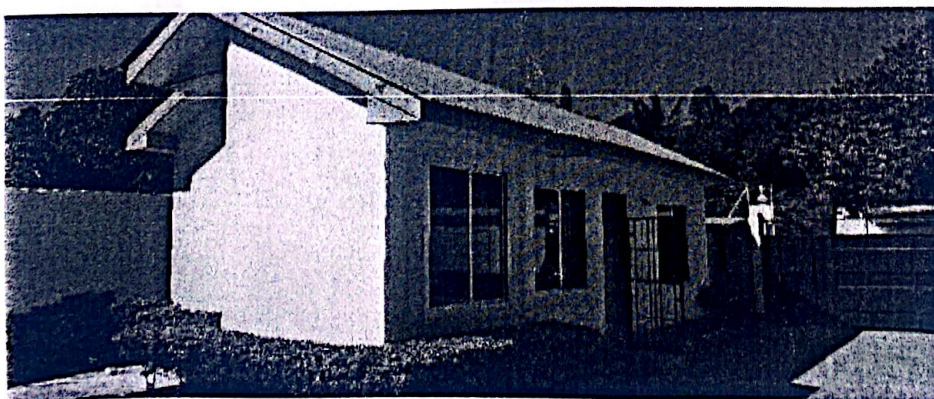
- 6 bedroom, 1 Kitchen, 1 Public toilet

8.2.2. Condition

The building in good condition structural and maintenance

Out Building 1:

It is a single storey building whose roof is gable type covered IT5 sheets on timber members with facial boards along eaves. **Walls** are constructed of sand cement blocks plastered and painted on both sides Windows are glazed glasses into sliding aluminium profile incorporated welded metal gate and mosquito wire gauze. **Doors** are made of panels shutters into timber frames, externally supplemented with welded metal gate. **Floor** finish is of tiles throughout.



Accommodation: the property accommodates the following

- Sitting room, two bed rooms of which one is self and common washroom

8.2.3. Condition

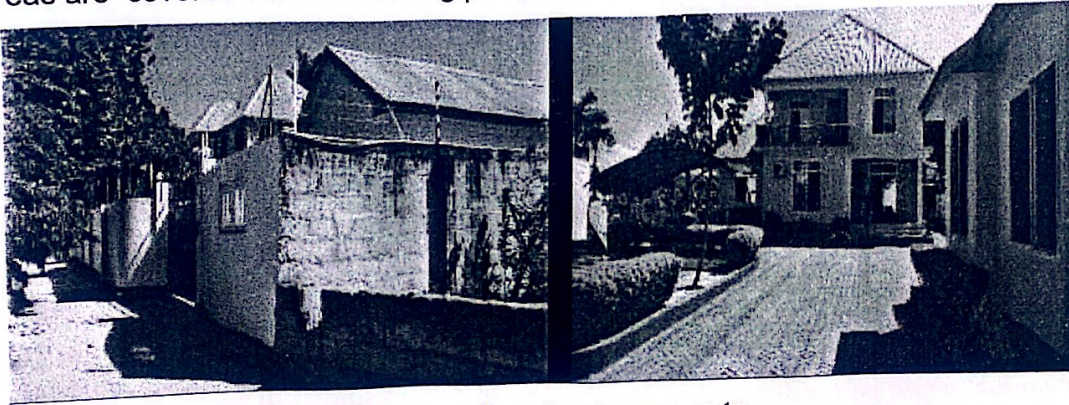
The building in good condition structural and maintenance

10.0 Services.

Both Water and Electricity are connected from the public mains.

10.0 Plot Size and Site Works

It is a flat irregular plot approximately measuring 1568 as defined in the registered survey plan No.43008 deposited in the office of the Director of Survey and Mapping. The same is enclosed within a sand cement block fence wall plastered and painted on both sides. Access to the property is via a metallic vehicular double leaf gate. Unbuilt areas are covered with interlocking pavements blocks and well maintained gardens. .



Fence wall and entrance gate

11.0 CONFIDENTIALITY:

This valuation report is confidential to the **Ministry of Lands, Housing and Human Settlements Development, Valuation Unit Of P.O. Box 9132 Dar Es Salaam** and the transferee **Hazon Vision Limited of P.O.Box 60029 Dar Es Salaam.**

for specific purposes to which it refers. The valuer accepts no responsibility in case the report is used in any other way except for the purpose intended.

12.0 STANDARD LIMITING AND CONDITION;

12.1 Statutory Notices:

We have not been informed of the existence of any statutory notices and have therefore assumed that the properties are un-affected by any such notices and that neither the properties nor their uses give rise to contravention of any statutory requirements.

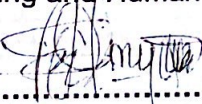
13.0 OPINION OF VALUE:

Taking into account the size and use of the property, location, together with other factors affecting value of the subject properties, we are of the opinion that the current market value for **Transfer purpose** of property on Plot No. 611 Block "A" Kunduchi Mtongani area within Kinondoni Municipality in Dar es Salaam City, as of September 2023 is Tshs as narrated in the table below; -

S/N	ITEM	AMOUNT	AMOUNT IN WORDS
1	Value of Improvement	339,000,000	Three Hundred Thirty-Nine Million Only.
2	Value of Land	125,000,000	One Hundred Twenty-Five Million Only.
3	Total Market Value	464,000,000	Four Hundred Sixty-Four Million Only.

13.1 CERTIFICATION:

This valuation report has been prepared for and on behalf of the transferee **HAZON VISION LIMITED P.O. BOX 60029 DAR ES SALAAM** by Valuation Section of Ministry of Lands, Housing and Human Settlement Development of P.O. BOX 9132 DAR ES SALAAM;



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Omary S. Saidi
Fully Registered Valuer
REG: VRB/FRV/292/2022

13/09/2023
.....

Date

Approved by
CHIEF GOVERNMENT VALUER

THE UNITED REPUBLIC OF TANZANIA FROM THE DESK OF DAR ES SALAAM REGIONAL AUTHORISED VALUER	
VALUATION APPROVED	
13/09/2023	
P. O. BOX 9132, DAR ES SALAAM	