



Property Valuation Certificate

Client: **Mr. M. A. Mapetja**

Address: **Plot 13274-1102, Khubetsoana, Maseru Urban Area**

Date of Valuation: **13th May 2020**

Approved 14 / 05 / 2020
[Signature]

P.O. Box 15019 - Maseru 100 - Lesotho. No. 247 Qoqolosing Road - Maseru West - Maseru - Lesotho.

Cell: (+266) 58843040. e-mail: lefeela85@me.com. Reg no: 2013/1055.

1.0 INSTRUCTION

We were instructed by Mr. Motlatsi A. Mapetja to assess the value of the subject property for transfer purpose with the Land Administration Authority (LAA) as at 13th May 2020. The property is owned by Ms. Agnes Manaha Nalenyane (major spinster).

2.0 PROPERTY INFORMATION

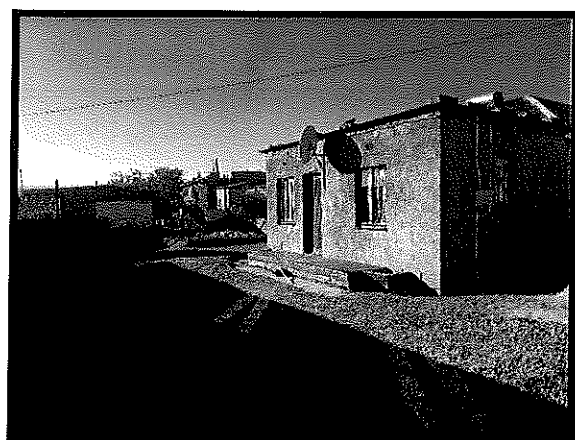
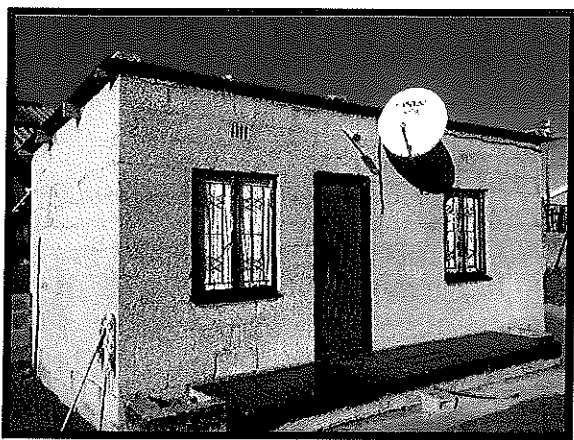
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|---------------------|---|
| Registrar | Maseru |
| Plot No. | 13274-1102 |
| Plot area (m2) | 250 |
| Building area (m2) | 20 |
| Locality | Khubetsoana (Lecoop), Maseru Urban Area |
| Registered owner | Land Administration Authority (LAA) |
| Registration date | 16 April 1993 |
| Lease term | 90 years |
| Purchase price | M2, 316.95 per Consent date of 30 April 1993 |
| Permitted use | Residential |
| Municipal valuation | Unavailable |
| Endorsements | Deed of Transfer registered 16 September 1993, per Deed No. 23831 |
| Comments | The lease term commenced on 1 February 1993 |

3.0 IMPROVEMENTS

The subject property is a 2 roomed, single dwelling structure with detached pit latrine toilet of similar construction as the main house. The house is built with hollow concrete block and unplastered. The roof is single pitch flat roof with unpainted corrugated iron roof sheeting. The window frames are steel.

The interior is plastered and painted and in fair condition, there are visible cracks and unevenness caused by re-plastering after electrical wiring. The floor is covered with vinyl tiles, there are visible settlement cracks in some areas. There are no ceilings throughout the house. The house has electricity but no plumbing installation, water connection is by way of outside standpipe. The property is substantially fenced.

Photos of the property



Site Extent

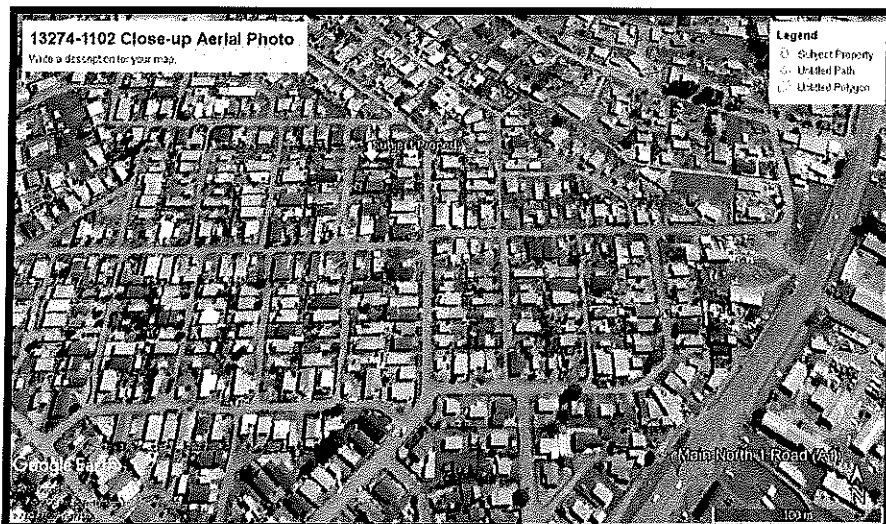


Source: Google Earth

4.0 LOCATION

The subject property is located about 7 km's north east of Maseru's CBD, in a residential area. The Khubetsoana (Lecoop) area is accessed from the Main North 1 (A1) road that leads to the northern districts of Lesotho, it is 500m's away from subject property. The area consists of fair quality gravels roads. The surrounding area is predominantly residential and borders other mainly residential areas of Ha Mabote and Bochabela.

Aerial Photo



Source: Google Earth

5.0 OPINION OF VALUE

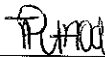
After due consideration of the preceding information, we are of the opinion that the present value of the subject property as at the date of valuation is **M82, 500.00 (Eighty-Two Thousand, and Five Hundred Maloti Only)**.

The valuation is subject to the following conditions;

- (i) The type and quality of accommodation offered;
- (ii) The general location and accessibility of the subject property.

6.0 DECLARATION

After taking due consideration of all relevant factors, the undersigned considers the above valuation to be a true and fair assessment of the present value of the subject property. I further confirm that neither this firm nor the undersigned have any vested interest in the subject property. The certification was therefore undertaken on a completely independent basis.



Tsepo L. Putsoa
Property Valuer

13/05/2020
Date