

ARTHOCK PROPERTY SERVICES (Pty) Ltd.

P.O. BOX 7495 Maseru 100 Lesotho. Freeway Office Complex, Sebaboleng, Maseru.

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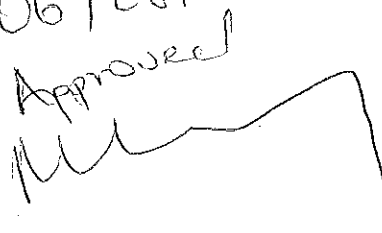
Reg. NO: 2014/1460

REDEFINING PROPERTY SOLUTIONS



**VALUATION CERTIFICATE- (TRANSFER DUTY ACT 1966)-PLOT No.
13284-415 MOTIMPOSO, MASERU URBAN AREA.**

OWNER: MALESHOANE AGNES RAMATLAPENG.

06/08/2020
Approved


We are pleased to submit the fair market certificate of valuation report on plot No. 13284-415, situated at Motimposo, Maseru Urban area.

The general information pertaining to the said property is presented below:


1. Date of Inspection: 6 th August 2020
2. Date of Valuation: 6 th August 2020
3. Date of Transaction: 2010
4. Lease No.: 13284-415, situated at Motimposo, Maseru urban area.
5. Registered on: 16 th December 2013.
6. Lessee: Maleshoane Agnes Ramatlapeng (widowed).
7. Plot size: 907m ²
8. Type of property: Residential
9. Annual Ground Rent: M190.47
10. Issue Date: 15 th October 2013
11. Site Attributes: Fenced with 1.8m high diamond mesh wire and barbed wire, hilly and sloppy ground, clay soil, rectangular shape, average size.
12. Occupation Status: Occupied by transferee.
13. Description of Improvements: One building plus a double VIP toilet.
13.1 Accommodation: 2 bed rooms, kitchen and lounge.
13.2 External building materials: Concrete blocks, flat CIS roof cover, steel casement windows and timber doors.
13.3 Interior finishes: Ceramic floor tiles, vinyl tiles and lamination, painted walls, no ceilings.
13.4 Gross built area: 40m ²
13.5 Year of construction/age: 2010
13.6 Built status: Incomplete
13.7 Condition: Fair.
13.8 Improvements made by: Transferee.
14. Access: Dirt road.
15. Location: Poorly located where on a hill where ground had to be excavated to make way for buildings.
16. Neighbourhood: Mixer of old, owner-occupied houses and small malaene, unplanned area, no access roads, fully-built-up area, no privacy, unpleasant smells, prone to burglaries. The area is of appeal to local residents only.
17. Utility Services: Water and electricity connected on site.
18. Social Amenities: Found further away from subject property.
19. Area Classification: D
20. Marketability: Not appealing to potential buyers.
21. Valuation method: Comparison method.
22. Opinion of Value amount: ONE HUNDRED AND TEN THOUSAND MALOTI (M110,000.00).

DECLARATION:

I, Letele Mosae, declare that I personally inspected the property on 6th August 2020 and that I have no direct or indirect interest in the said property and all the information furnished here is true and correct to the best of my knowledge and belief; which is based on the documents and information provided by the Lessee and data collected from the field.

Letele Mosae

Estate Valuer

Signed..........

Date.....06/08/2020.....

Estate Valuer- B.A. (N.U.L.), M.A. (Carleton), Mphil-Housing U.C.T.), DIAPP (CPMD), CEA (EAABSA), Facilities Management (UFS), Commercial Property Management(UCT), Certified Property Manager (CPMD), Sectional Titles Management (UCT), Sectional Titles Transactions (UCT), Sectional Titles Specialist Estate Agent (UCT), Sectional Titles Trustee (UCT), Land Admin (ITC), Member - Lesotho Institute of Valuers.

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LOCATIONAL MAP

