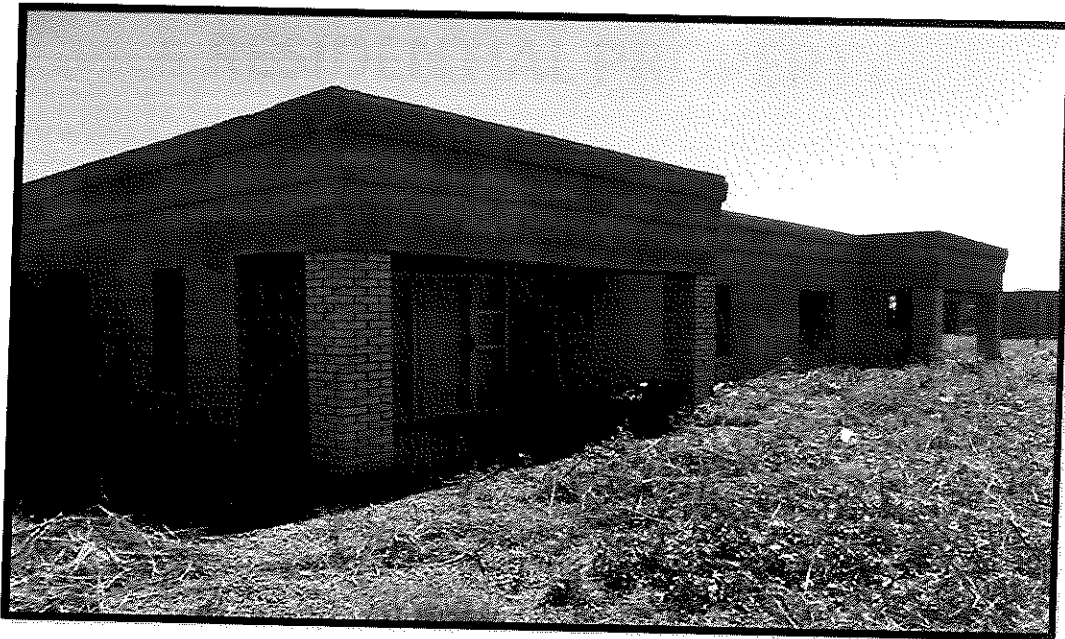




**VALUATION REPORT ON
A RESIDENTIAL PROPERTY No. 13312-962**



HA LESIA, MASERU URBAN AREA

APPROVED
23/06/2020

REPORT AND VALUATION ON
RESIDENTIAL PROPERTY

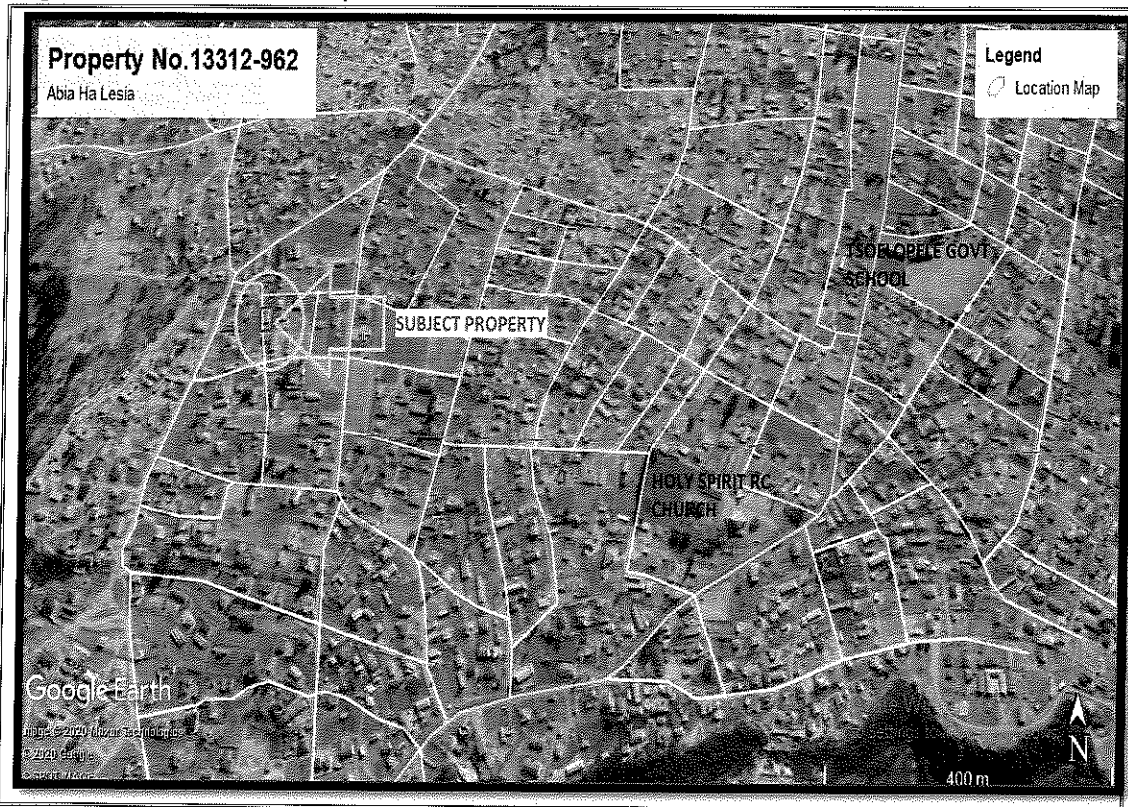
TO WHOM IT MAY CONCERN

We do hereby certify that we were instructed by Francis Moshoeshe Dube of Lithoteng Ha Lesia Maseru, 100, Lesotho to inspect and value his property situated at Ha Lesia, Maseru within Maseru Urban Area numbered **13312-962** for Tax/Market Value Assessment.

1. Location:

The property is located at Ha Lesia within the Maseru Urban Area. The location map is shown on figure 2 below: -

Figure 2: Location Map



Source: Google Maps

2. Description:

There is a residential site developed with an incomplete but roofed single storey detached duplex of the following construction details:

A single storey detached structure constructed of plastered but not painted face brick external walls with a flat IBR roof over. Internally the walls are not yet rendered and decorated.

There is also 2 No. Outbuildings of single room each (one is built of loti face brick with flat GCI roof over and the other one is of concrete block external walls with a flat GCI roof over).

This site is slightly sloping, accessed via a dirt road and **measures 744 square metres** more or less in extend.

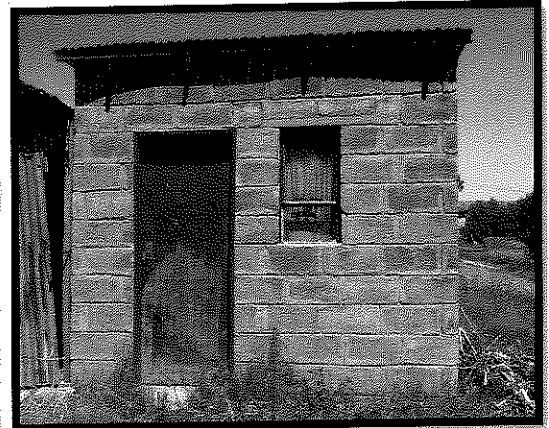
The photograph of the subject property is shown on figure 1 below.

Figure 1: Photograph





Outbuildings



3. Tenure:

REGISTERED OWNER	Francis Moshoeshoe Dube and' Matšepo Dube
UNDER LEASE NO.	13312-962
Plot size	744 square metres
REGISTRATION DATE	08 th July 2013
Comments	None

4. Value:

As per our assessment; having taken location and other relevant facts into account, it is our carefully considered professional opinion, that the present market value of the subject property is **M680,000.00 (six hundred and eighty thousand maloti)** as at the date of valuation.

Sincerely,

Signed by



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Theoli Makhele (Bsc Land Management and Valuation
Uclas Tanzania, International Certificate on Valuation
Of special Properties Inspen Malaysia)
For and on behalf of Math Properties
Premium House, 224 Kingsway Road
Maseru, Lesotho