




Property Valuation Certificate

Client: **Mr. R. R. Mothebe**

Address: **Plot 14264-594, Ha Foso, Maseru Urban Area**

Date of Valuation: **29th September 2020**

APPROVED
07/10/2020



1.0 INSTRUCTION

We were instructed by Mr. Relebohile Richard Mothebe to assess the value of the subject property for transfer purpose with the Land Administration Authority (LAA) as at 29th September 2020. The property is owned by Mr. Masilo Thinyane Phafane and Mrs. Manapo Mamoroke Phafane (married in community of property).

2.0 PROPERTY INFORMATION

Registrar	Maseru
Plot No.	14264-594
Plot area (m2)	1,155
Building area (m2)	
Locality	Ha Foso, Maseru Urban Area
Registered owner	Land Administration Authority (LAA)
Registration date	27 September 2016
Lease term	90 years
Purchase price	Unavailable
Permitted use	Residential
Municipal valuation	Unavailable
Endorsements	None noted
Comments	The lease term commenced on 08 April 2016

3.0 IMPROVEMENTS

The subject property is under construction, it is a 3 bedroomed house, with a living room, kitchen, bathroom and a single garage. The master bedroom has an ensuite bathroom. There is also a detached pit latrine toilet built with corrugated iron sheeting on the property.

The house is built with hollow concrete block and is unplastered. The roof is heap and valley type that is covered with factory-painted IBR sheeting. There are gutters installed and no concrete apron around the house. The window frames and main door are aluminium.

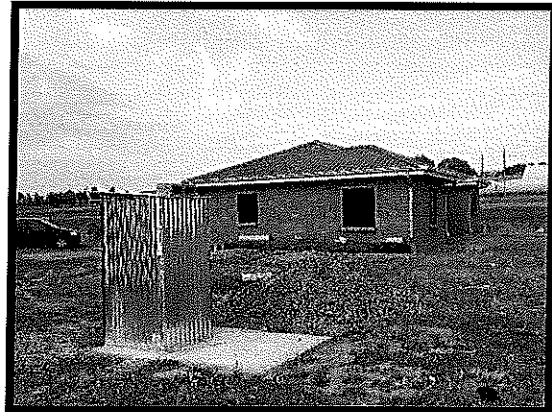
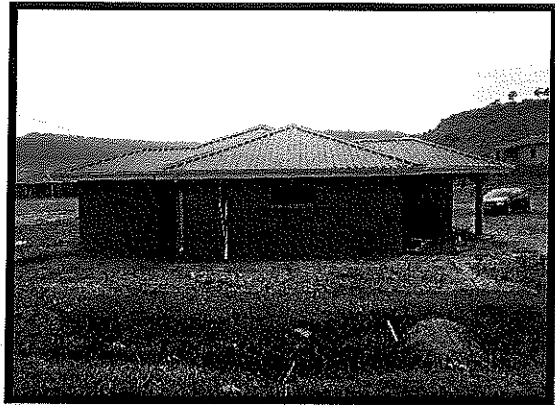
The interior is plastered and not yet painted. There are no ceilings installed yet in the house. The flooring is still uncovered, floor screed is yet to be poured in the living room.

The house has electricity, no plumbing piping or fittings have been installed yet. The property is unfenced.

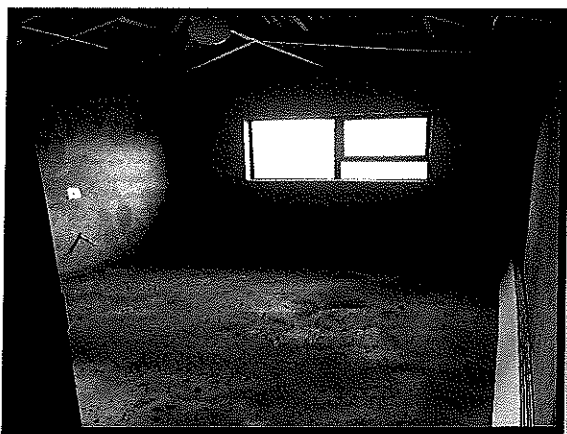
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Photos of the property

External faces of the house

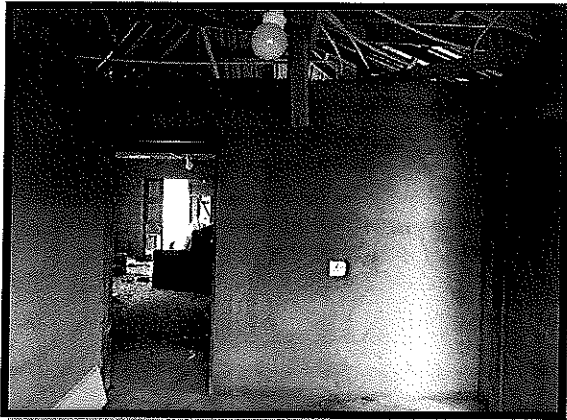


House interior- bedroom and passageway



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House interior- kitchen and living room



Site Extent

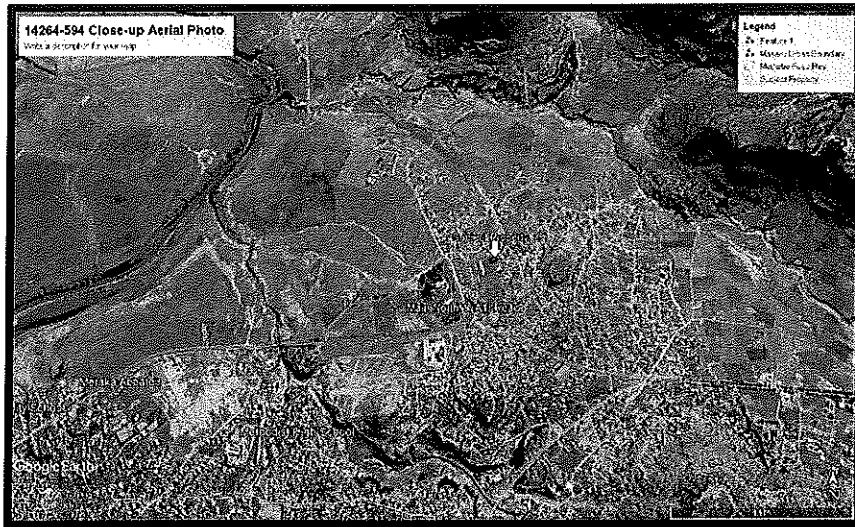


Source: Google Earth

4.0 LOCATION

The subject property is situated at Ha Foso, within the greater Maseru Urban caption area, approximately 14km's north east of the CBD of Maseru. The subject property is directly accessed from a fair quality gravel road. It is 900m's from the Main North 1 (A1) Road. The area was previously agricultural land which has recently been developed for residential use. Services such as electricity and water are available while the road infrastructure is poor.

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 **M256, 000.00 (Two Hundred and Fifty-Six Thousand 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

29/09/2020
Date