



VALUATION REPORT ON
A RESIDENTIAL PROPERTY No. 14264-830



HA FOSO, MASERU URBAN AREA

17/08/2020
Approved
[Signature]



MATH PROPERTIES

VALUATION REPORT ON

RESIDENTIAL PROPERTY

NUMBER 14264-830

Prepared for:

Thulane Kapoko

Ha foso

Prepared by: Math Properties

August 14, 2020

REPORT AND VALUATION ON
RESIDENTIAL PROPERTY

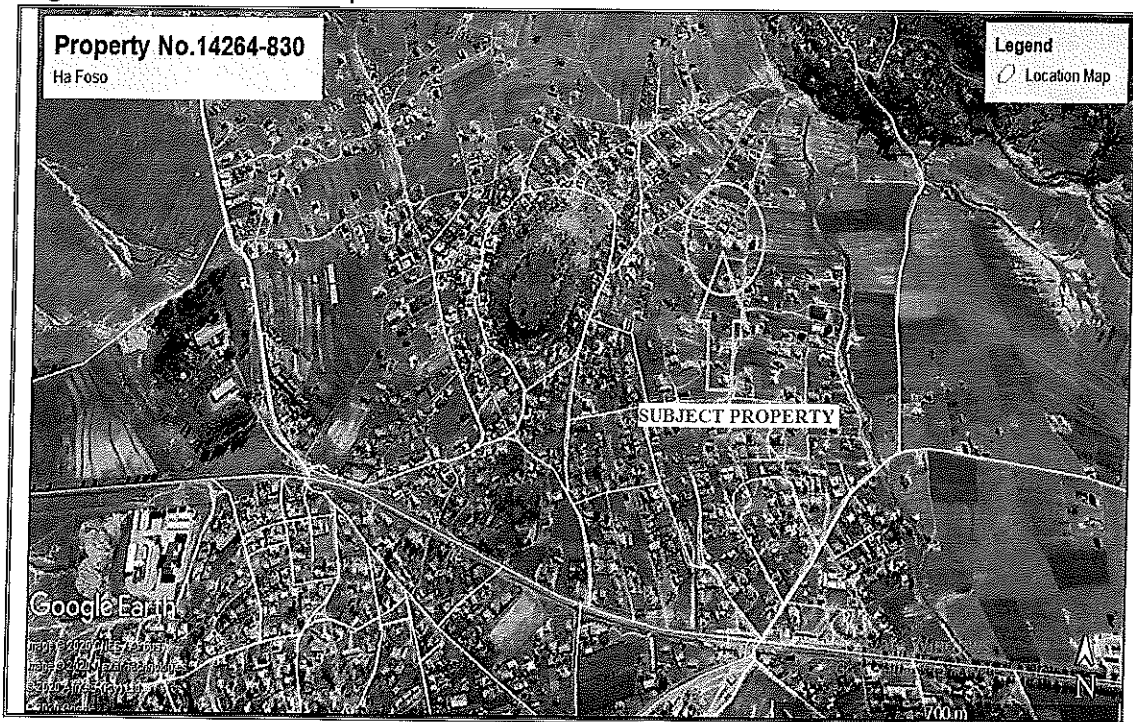
TO WHOM IT MAY CONCERN

*We do hereby certify that we were instructed by Thulane Kapoko of Ha foso P.O. Box 899, Teyateyaneng 200, Lesotho to inspect and value his property situated at Ha Foso, Maseru within Maseru Urban Area numbered **14264-830** for Tax/Market Value Assessment.*

1. Location:

The property is located at Ha Foso about 9 km northeast of the city centre. The location map is shown on figure 2 below: -

Figure 2: Location Map



Source: Google Maps

2. Tenure

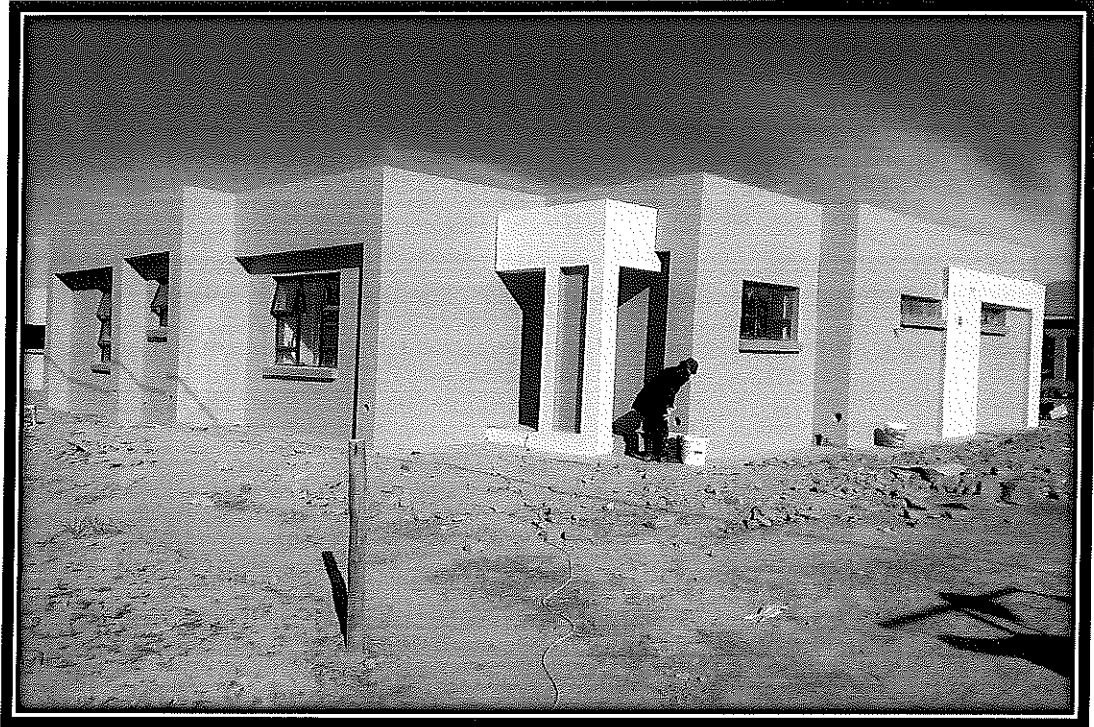
REGISTERED OWNER	'Mamorapeli Joyce Kapoko and Thulane Motipi Kapoko
UNDER LEASE NO.	14264-830
Plot size	557 square metres
REGISTRATION DATE	29 th January 2019
Comments	

3. Description:

There is a residential site developed with a residential house of the following construction details:

This is a single storey detached residence constructed of plastered and painted concrete block walls with a flat IBR roof over. Internally the walls are rendered and decorated, ceiling is rhinolite plastered board throughout, floors are of sand cement screed ceramic tiled: doors and windows are bronze anodizes aluminium while internally the doors are wooden type.

Accommodation comprises kitchen, 3 bedrooms, bathroom, 2 water closets and a single garage. For further information on the house please refer to the photographs below:



This house has a GBL of 147.87

This site is on a flat terrain, unfenced, accessed via a dirt road and **measures 557square metres** more or less in extend.

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 **M700,000.00 (Seven hundred 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