



PROPERTIES (Pty) Ltd

Property Valuation Certificate

Client: Mr. M. A. Mapetja

Address: Plot 14271-10148, 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 Mrs. Maliteboho Christinah Mapetja and Mr. Motlatsi Ananias Mapetja (married in community of property).

2.0 PROPERTY INFORMATION

Registrar	Maseru
Plot No.	14271-10148
Plot area (m2)	370
Building area (m2)	20
Locality	Khubetsoana (Bochabela), Maseru Urban Area
Registered owner	Land Administration Authority (LAA)
Registration date	20 January 2020
Lease term	90 years
Purchase price	Unavailable
Permitted use	Residential
Municipal valuation	Unavailable
Endorsements	None noted
Comments	The lease term expires on 10 December 2109

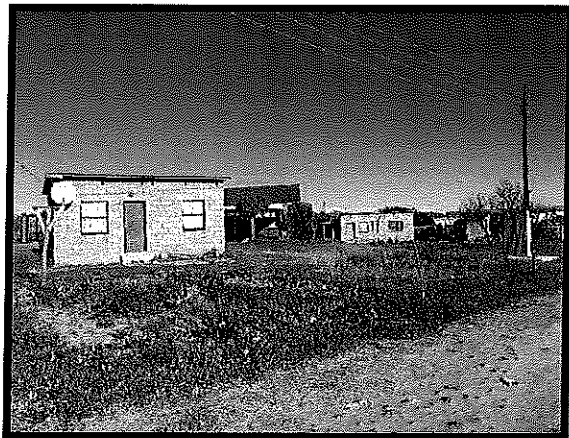
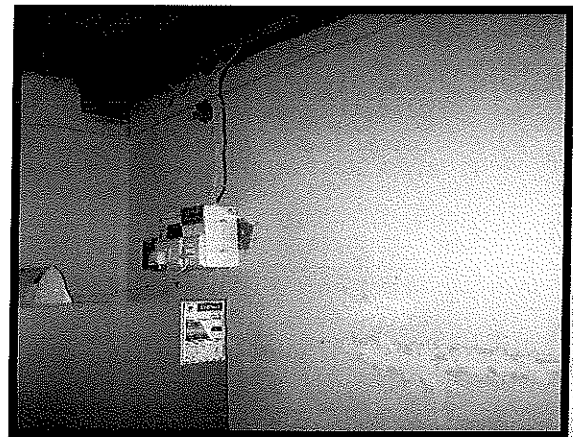
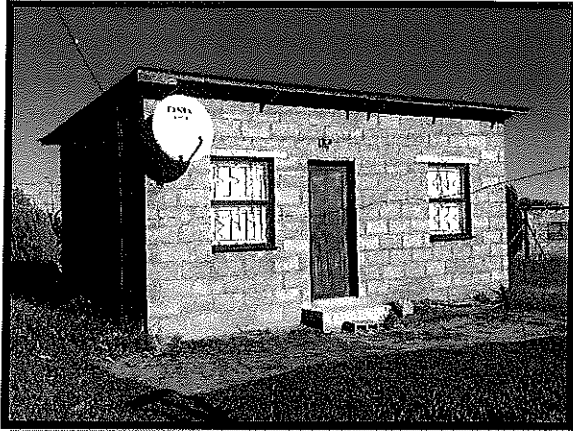
3.0 IMPROVEMENTS

The subject property is a 2 roomed, single dwelling structure with detached pit latrine toilet built with corrugated iron sheeting. The house is newly 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 still in a good condition. There are no ceilings in the house. The flooring is covered with vinyl tiles.

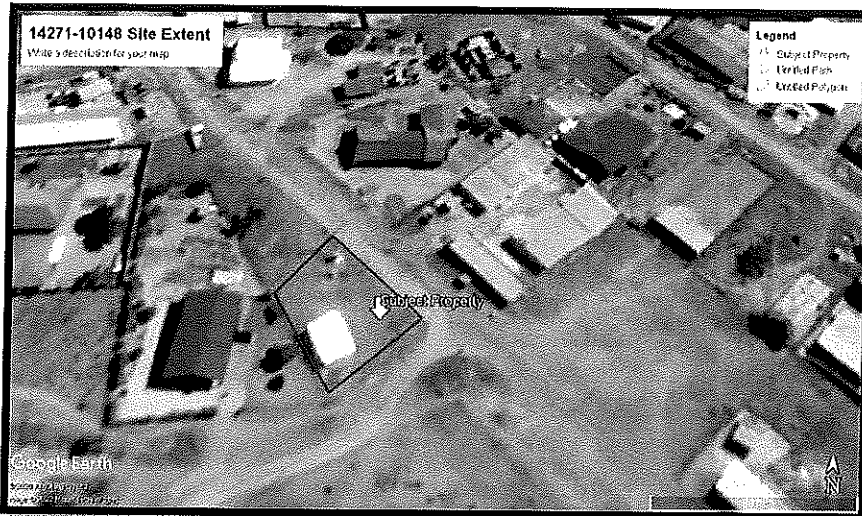
The house has electricity and surface mounted wiring but no plumbing installation, water connection is by way of outside standpipe. The property is partially fenced.

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Photos of the property



Site Extent



Source: Google Earth

4.0 LOCATION

The subject property is located about 10 km's north east of Maseru's CBD, in a residential area. The Khubetsoana (Bochabela) area is accessed from the Main North 1 (A1) road that leads to the northern districts of Lesotho, it is 1.5km's away from subject property. The subject property is directly accessed from a fair quality gravel road and is 200m's from the closest bitumen-surfaced secondary road. The surrounding area is predominantly residential and borders other mainly residential areas of Ha Mabote and Sekamaneng.

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 **M130, 000.00 (One Hundred and Thirty 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

13/05/2020
Date