



PROPERTIES (Pty) Ltd

Property Valuation Certificate

Client: Mrs. M. Maime

Address: Plot 14271-370, Khubetsoana, Maseru Urban Area

Date of Valuation: 17th August 2020

APPROVED
03/09/2020

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 Mrs. Maneo Maima to assess the value of the subject property for transfer purpose with the Land Administration Authority (LAA) as at 17th August 2020. The property is owned by Mr. Khothatso Ralitsie.

2.0 PROPERTY INFORMATION

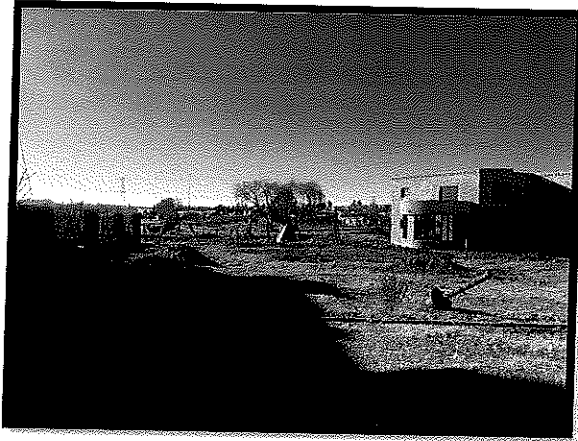
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|---------------------|---|
| Registrar | Maseru |
| Plot No. | 14271-370 |
| Plot area (m2) | 615 |
| Building area (m2) | Undeveloped |
| Locality | Khubetsoana, Maseru Urban Area |
| Registered owner | Land Administration Authority (LAA) |
| Registration date | 30 July 1996 |
| Lease term | 90 years |
| Purchase price | Unavailable |
| Permitted use | Residential |
| Municipal valuation | Unavailable |
| Endorsements | None noted |
| Comments | The lease term commenced on 1 July 1996 |

3.0 IMPROVEMENTS

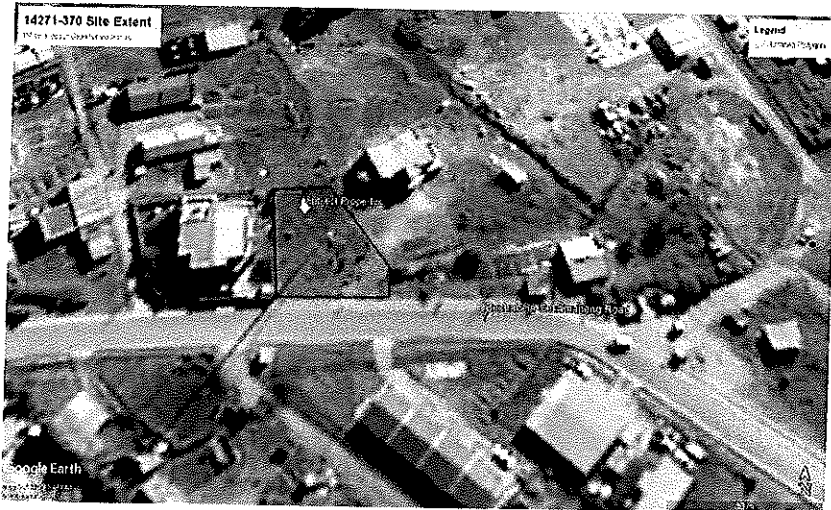
The property is undeveloped and has a slight fall but is generally flat. It has no electricity or water connected to it and is unfenced.

There is a high mast light on the property which may interfere with the owner's development of the site.

Photos of the property



Site Extent



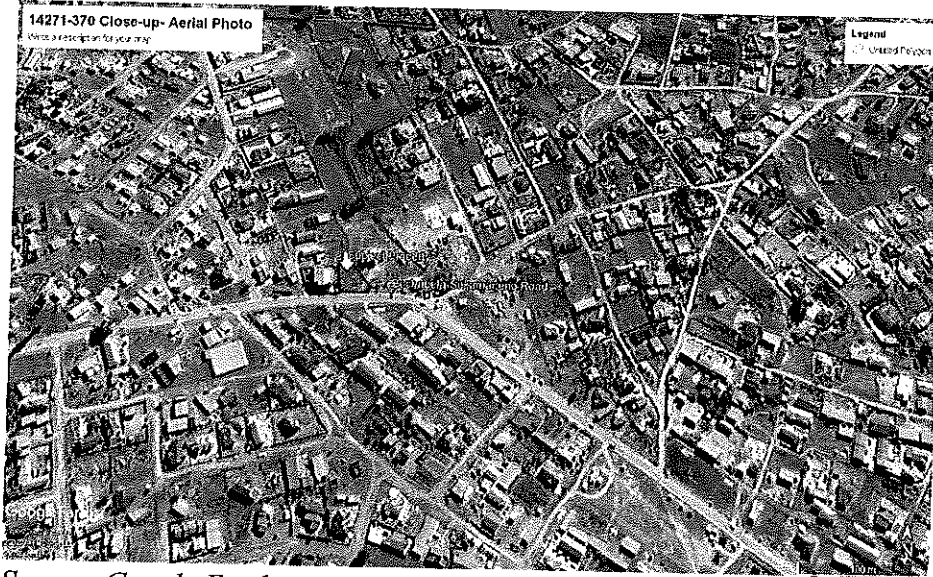
Source: Google Earth

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4.0 LOCATION

The subject property is situated at Khubetsoana, locally known as Bochabela 3, within the greater Maseru Urban caption area, approximately 10km's north of the CBD of Maseru. The subject property is directly off the bitumen-surfaced Bochabela to Sekamaneng Road. It is 1km from the Main North 1 (A1) 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 **M86, 100.00 (Eighty-Six Thousand One Hundred 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

17/08/2020

Date