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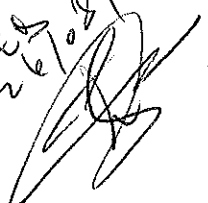
**VALUATION REPORT ON**  
**A RESIDENTIAL PROPERTY No. 14271-729**

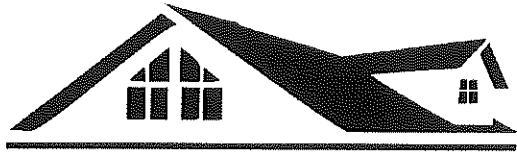


**SEKAMANENG, MASERU URBAN AREA**

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APPROVED  
26/08/2020





**MATH** PROPERTIES

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**VALUATION REPORT ON**

**RESIDENTIAL PROPERTY**

**NUMBER 14271-729**

**Prepared for:**

May Kane

Maseru

**Prepared by:** Math Properties

**March 20, 2020**

**REPORT AND VALUATION ON  
RESIDENTIAL PROPERTY**

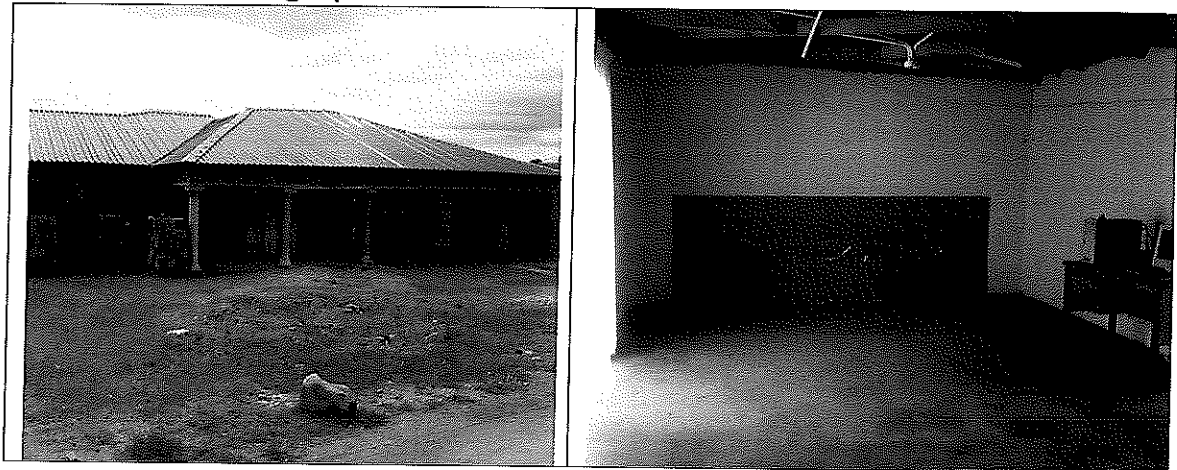
**TO WHOM IT MAY CONCERN**

*We do hereby certify that we were instructed by May Kane of P.O. Box 1655 Maseru, 100, Lesotho to inspect and value her property situated at Sekamaneng, Maseru numbered **14271-729** for Tax/Market Value Assessment.*

**1. Description:**

There is a residential site developed with a single storey detached residential 3 bedroom house with a double garage constructed of concrete block external walls with a pitched IBR roof over. Internally the walls are rendered and decorated though some rooms are yet decorated; ceiling is not fitted except in two rooms where there is rhino board. The photograph of the house is as shown on figure 1 below:

**Figure 1: Photographs**



This house was built by the transferor on his sister's site.

This site is relatively flat, unfenced and accessed via a dirt road and measures 902 square metres more or less in extend.

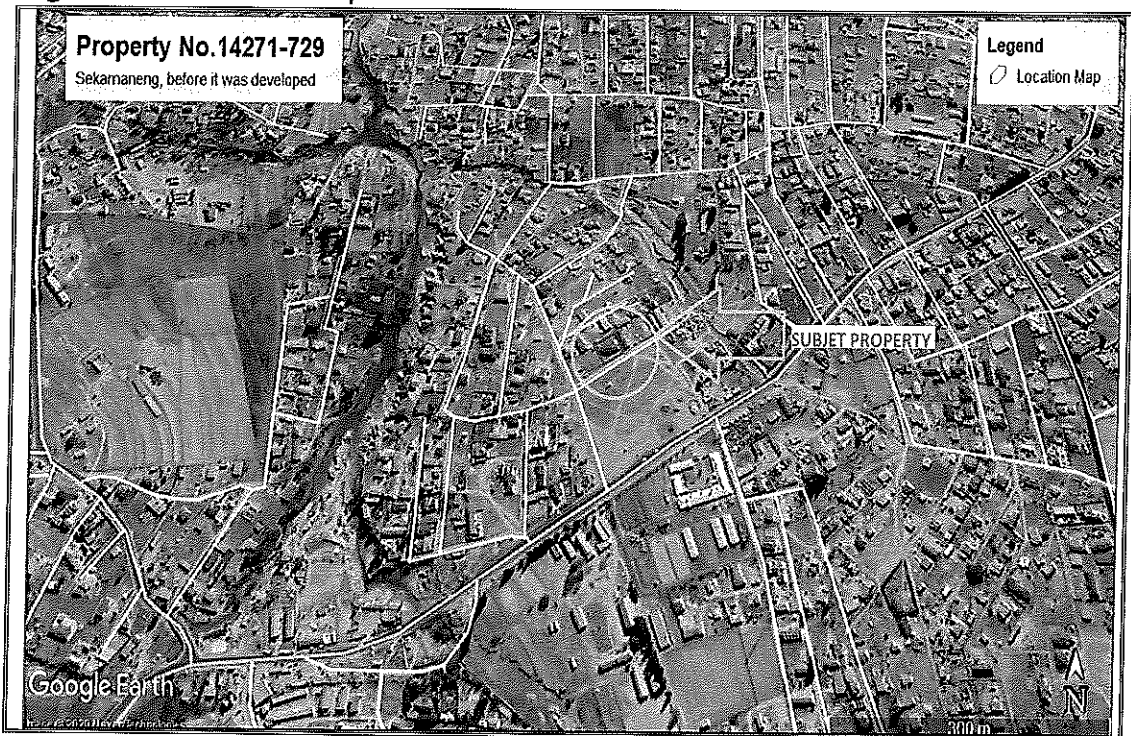
**2. Tenure:**

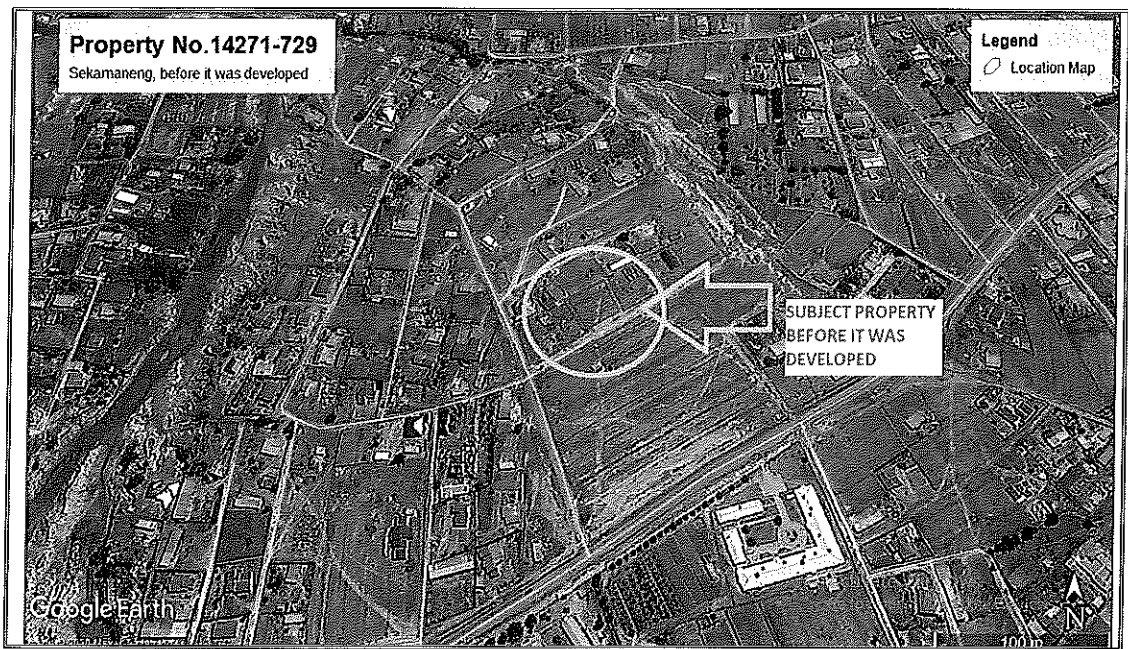
<b>REGISTERED OWNER</b>	May Kane
<b>UNDER LEASE NO.</b>	14271-729
<b>Plot size</b>	902 square metres
<b>REGISTRATION DATE</b>	14 <sup>th</sup> October 1993
<b>Comments</b>	None

**3. Location:**

The property is located at Sekamaneng within the Maseru Urban Area. The location map is shown on figure 1 below: -

**Figure 1: Location Map**





Source: Google Maps

#### 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 **M940,000.00 (nine hundred and forty thousand maloti)** as at the date of valuation.

Sincerely,

**Signed by**



.....  
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