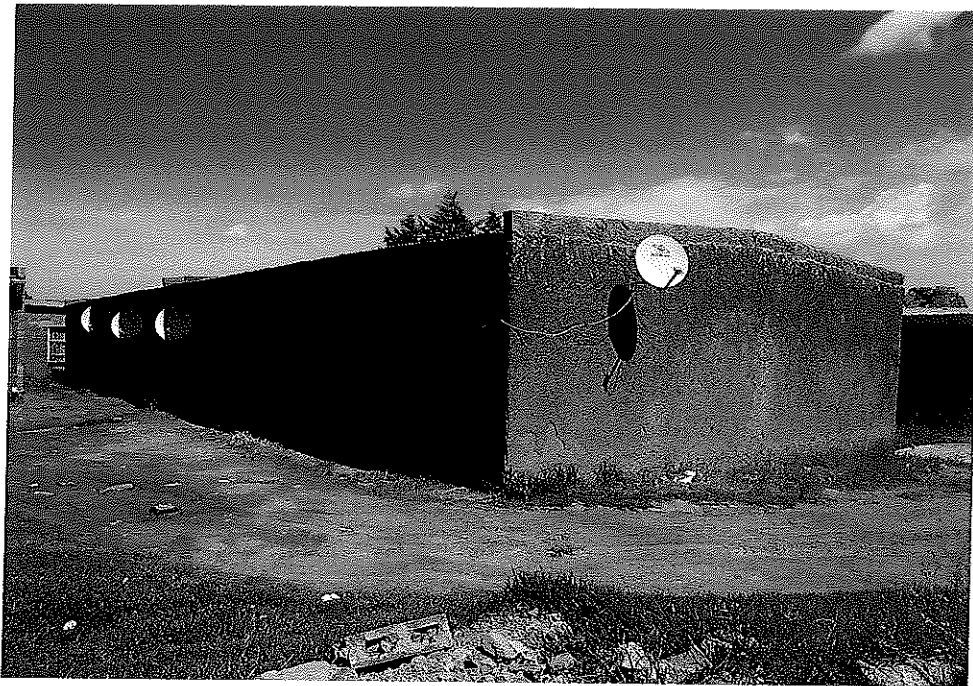




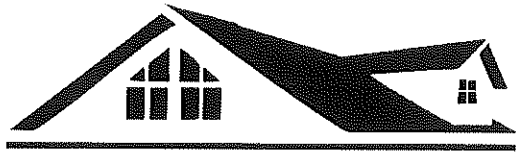
**VALUATION REPORT ON
A RESIDENTIAL PROPERTY No. 14301-757**



HA LEQELE, MASERU URBAN AREA

07/07/2020
Approved

[Handwritten signature]



MATH PROPERTIES

VALUATION REPORT ON

RESIDENTIAL PROPERTY

NUMBER 14301-757

Prepared for:

Khololikane Sebjoe

Maseru

Prepared by: Math Properties

May 12, 2020

**REPORT AND VALUATION ON
RESIDENTIAL PROPERTY**

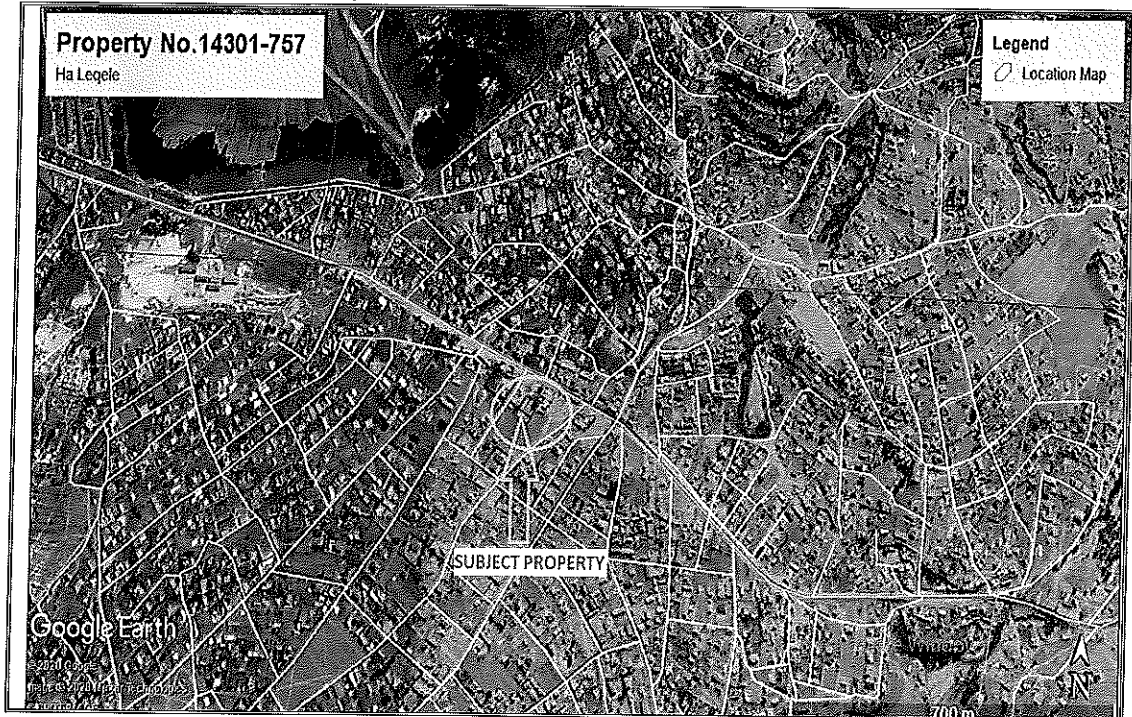
TO WHOM IT MAY CONCERN

*We do hereby certify that we were instructed by Khololikane Phillip Sebajoe of Ha Leqele Maseru, 100, Lesotho to inspect and value his property situated at Ha Leqele, Maseru within Maseru Urban Area numbered **14301-757** for Tax/Market Value Assessment.*

1. Location:

The property is located at Ha Leqele within the Maseru Urban Area. The location map is shown on figure 2 below: -

Figure 2: Location Map



Source: Google Maps

2. Description:

There is a residential site developed with 2 single storey detached residential 2 roomed rental blocks of the following construction details:

1st Block: dilapidated and constructed of concrete rough casted concrete block external walls with flat corrugated iron roof over. Internally the walls are rendered and decorated, ceiling is rhino board and floors are of sand cement screed vinyl tiled.

This is currently undergoing major internal repairs.

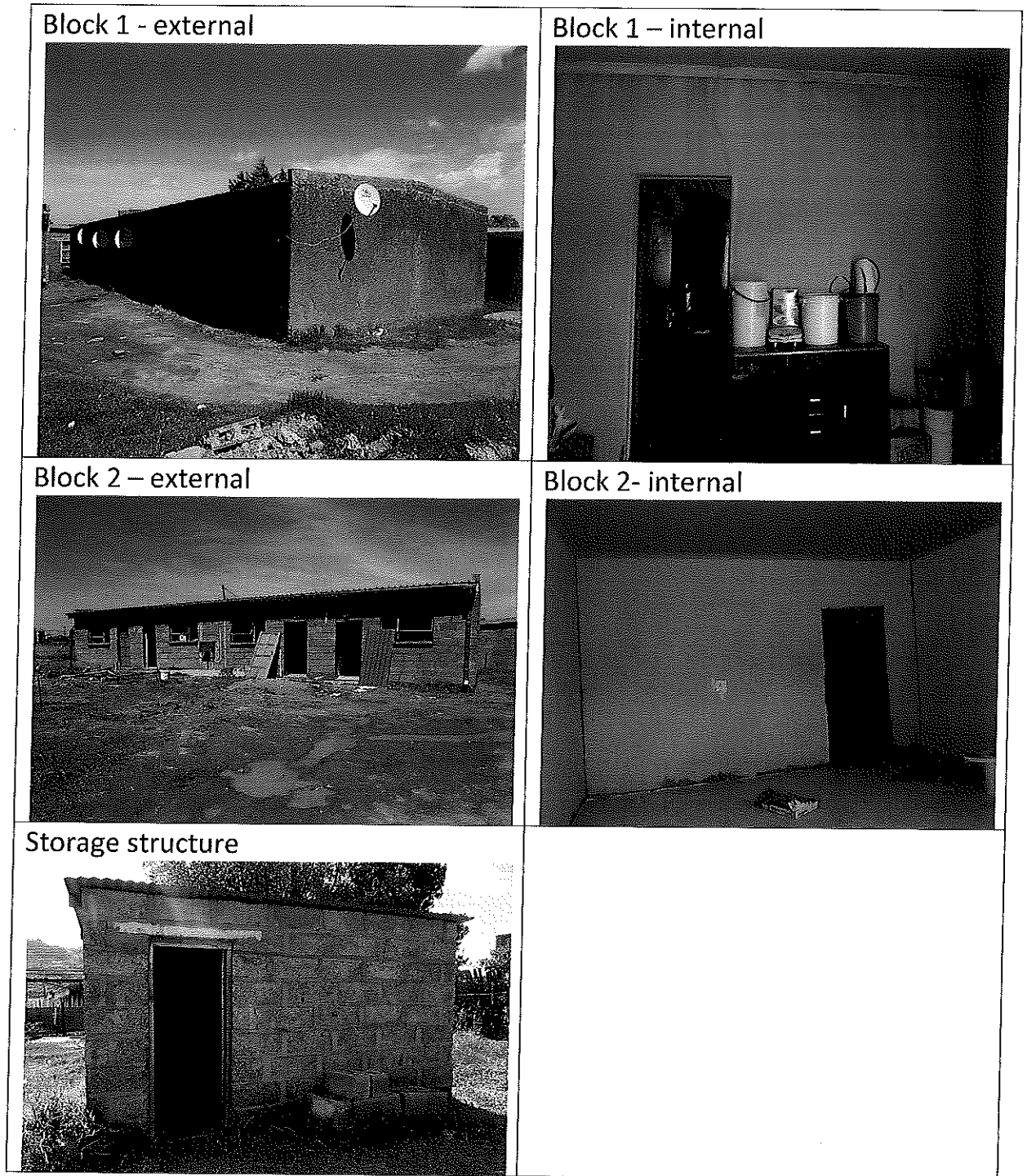
2nd Block: Newly constructed of concrete block external walls with a flat IBR roof over. Internally the walls are rendered and decorated, ceiling is rhino board, floors are sand cement screed vinyl tiled; doors and windows are casements on steel frames.

There is also a small storage building of single rooms of concrete block external walls with a flat corrugated iron roof.

This site is slightly sloping, accessed via a dirt road and **measures 974 square metres** more or less in extend.

The photographs of the subject property are shown on figure 1 below.

Figure 1: Photographs



3. Tenure:

REGISTERED OWNER	Khololikane Phillip Sebajoe and 'Matanki Alice Sebajoe
UNDER LEASE NO.	14301-757
Plot size	974 square metres
REGISTRATION DATE	15 th May 2013
Comments	None

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 **M490,000.00 (four hundred and ninety 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