



ARTHOCK PROPERTY SERVICES (Pty) Ltd.

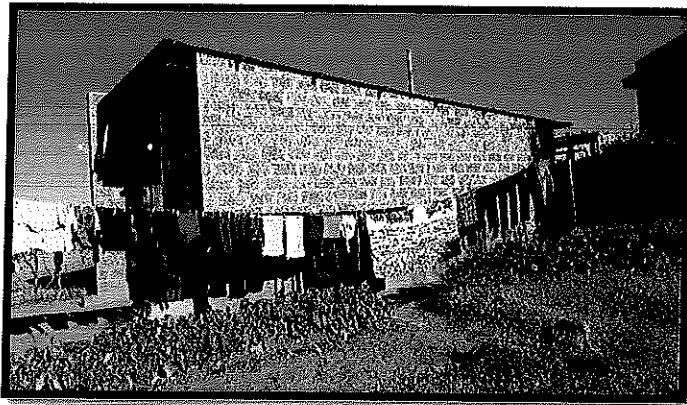
P.O. BOX 7495 Maseru 100 Lesotho. Freeway Office Complex, Sebaboleng, Maseru.

Contact: 62841111/56051534

Email: letelemosae@gmail.com

Reg. NO: 2014/1460

REDEFINING PROPERTY SOLUTIONS



VALUATION REPORT- (TRANSFER DUTY ACT 1966)-PLOT No.
19223-881 LITHABANENG, TEYATEYANENG URBAN AREA.

OWNER: ESTHER MAMONYANE MOKHOTHU.

08/07/2020
Approved
[Signature]

We are pleased to submit the fair market certificate of valuation report on plot No. 19223-881, situated at Lithabaneng, Teyateyaneng Urban area.

The general information of the said property is presented below:


1. Date of Inspection: 30 th June 2020
2. Date of Valuation: 30 th June 2020
3. Year of Transaction: 2020
4. Lease No.: 19223-881, situated at Lithabaneng, Teyateyaneng urban area.
5. Registered on: 21 st January 2013.
6. Lessee: Esther Mamonyane Mokhothu, per Deed of Transfer No. 31735 dated 15 th May 2013.
7. Plot size: 1010m ²
8. Type of property: Residential
9. Annual Ground Rent: M101.00
10. Issue Date: 24 th December 2012
11. Site Attributes: Fenced with barbed wire, gentle slope to the north, almost square shape, red loam soil, standard size.
12. Occupation Status: Occupied.
13. Description of Improvements: A single storey building comprising two rooms plus an outbuilding of a VIP toilet.
13.1 Accommodation: Two rooms.
13.2 External building materials: Concrete blocks, flat CIS roof, steel casement windows and timber doors.
13.3 Interior finishes: Concrete floors, painted walls, rhinoboard ceiling.
13.4 Gross built area: 21m ² .
13.5 Year of construction/age: Six years
13.6 Built status: Complete
13.7 Condition: Fair.
13.8 Improvements made by: Transferor.
14. Access: Dirt, unpaved and narrow road.
15. Location: Lithabaneng, Teyateyaneng urban area.
16. Neighbourhood: Mostly owner-occupied houses, large stands, mostly owner-occupied houses, not densely built-up. The area is mostly low income earners.
17. Social Amenities: Small corner shops.
18. Utility Services: Water and electricity on site.
19. Area Classification: D
20. Marketability: Poor to low. Area is of appeal to low income earners only.
21. Valuation method: DRC and comparison.
22. Opinion of Value amount: Land= NINETY-SIX THOUSAND MALOTI (M96,000.00). BUILDING= TWENTY-SIX THOUSAND MALOTI (M26,000.00). TOTAL= ONE HUNDRED AND TWENTY-TWO THOUSAND MALOTI (M122,000.00)

DECLARATION:

I, Letele Mosae, declare that I personally inspected the property on 30th June 2020 and have no direct or indirect interest in the said property and all the information furnished here is true and correct to the best of my knowledge and belief; which is based on the documents and information provided by the Lessee.

Letele Mosae

Estate Valuer

Signed.....

Date...30/06/2020.....

Estate Valuer- B.A. (N.U.L.), M.A. (Carleton), Mphil-Housing U.C.T.), DIAPP (CPMD), CEA (EAABSA), Facilities Management (UFS), Commercial Property Management(UCT), Certified Property Manager (CPMD), Sectional Titles Management (UCT), Sectional Titles Transactions (UCT), Sectional Titles Specialist Estate Agent (UCT), Sectional Titles Trustee (UCT), Land Admin (ITC), Member - Lesotho Institute of Valuers.

ARTHOCK PROPERTY SERVICES
(Pty) Ltd
P.o. Box 7495, Maseru 100
THOLA-TUU COMPLEX, KINGSWAY
(+266) 6284 1111 / 6363 3507

1. The first part of the document
is a list of names
of the members of the
committee. The names are
listed in alphabetical order.

LOCATIONAL MAP

