

MORAI-MASEELA & CO.

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MASERU

Thursday, July 12, 2018

'ME Sellane Maphetha

Qoaling

Maseru

'Me Maphetha

Re: Valuation of Property on Plot 13293-3063 Qoaling

I refer to your instructions to determine our opinion of the current market value of the subject property for transfer purposes and would report as follows

Generally

Situated along a gravelled road within an established village of Qoaling . The site measures 494 sqm more or less and has been fenced with security fence .Mains services of water and electricity are available . The site is designated for residential use . social amenities are within a walking distance .

Valuation

Having regard to factors which affect values of property such as location , services availability, demand and supply it is our view that the subject property could fetch in the open market a price ranging from M 40 to M 60 per sqm. On the basis of the foregoing , it is our considered opinion that the subject property has a current market value of **M 30,000 (Thirty Thousand Maloti)**

Signed

Alina M Maseela

Chartered Valuation Surveyor