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TIN No: 2000485576-9

Reg No: 52922

## LAND / PROPERTY VALUATION CERTIFICATE

August 13<sup>th</sup> 2020

### TO WHOM IT MAY CONCERN

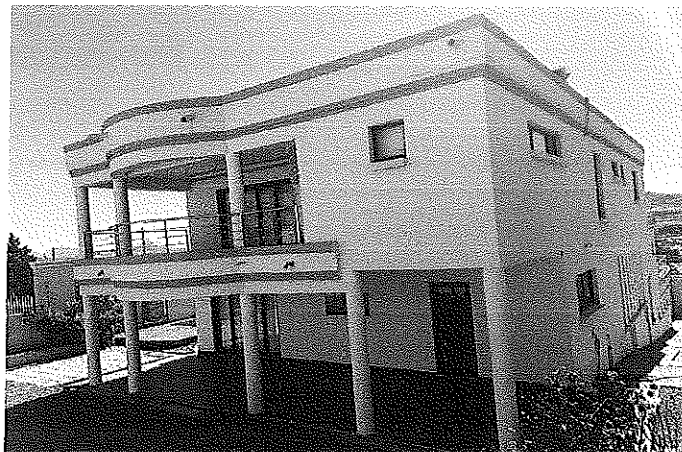
We do hereby certify that we were instructed by **Mazvivamba Guni** of Thetsane West to value property situated Thetsane West, Maseru District numbered 11294-057 for Transfer purposes with the Land Administration Authority (LAA).

#### 1. Tenure:

<b>REGISTERED OWNER</b>	Mazvivamba Guni
<b>REGISTRATION DATE</b>	02 May 2007
<b>GROUND RENT (M)</b>	172.55
<b>USE</b>	Residential
<b>DURATION</b>	90 years from 01 <sup>st</sup> May 2007
<b>ENCUMBRANCES</b>	Nil

#### 2. Improvements Description:

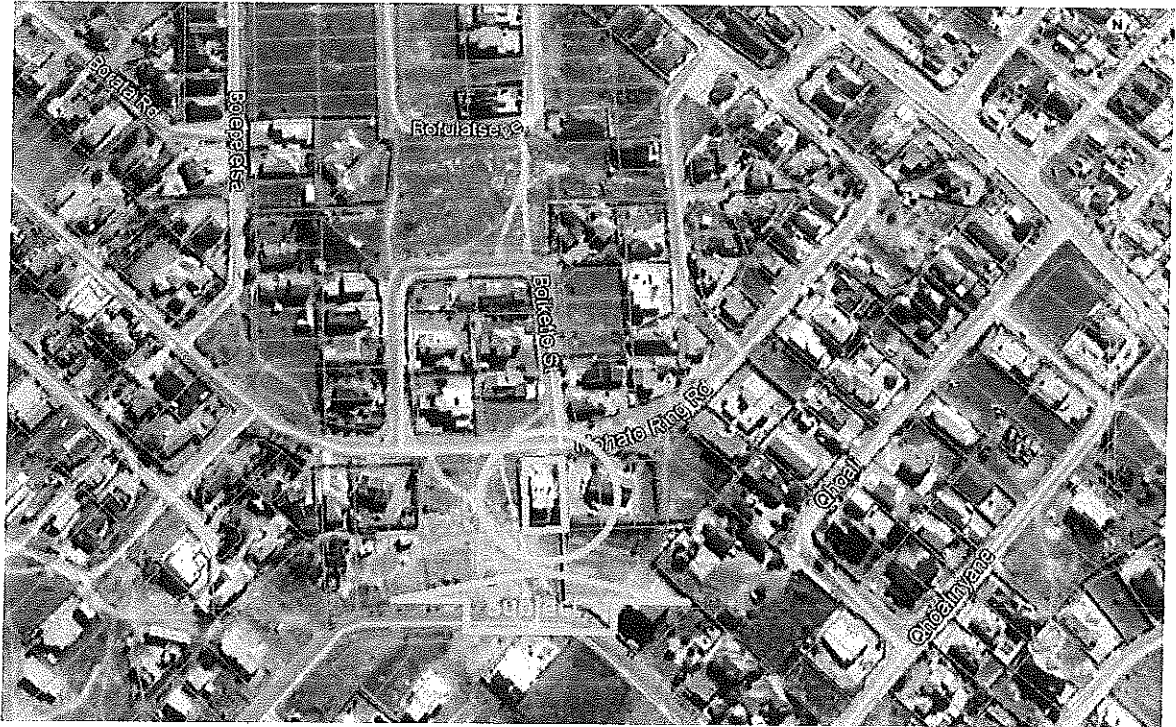
There exists a 3 storey plastered building. The building area measures 356m<sup>2</sup>. The site is wall-devil fork fenced with a sloping rocky terrain, accessed by a tar road. All amenities are connected to the property. The site measures 595m<sup>2</sup> more or less in extent.



APPROVED 28/08/2020

**3. Location:**

The property is located in Thetsane West, Maseru District as depicted in red in the map below.



**4. Value:**

As per our assessment, the present value of this property having taken all value affecting factors into account is **M3,079,000.00 (Three million and seventy nine thousand Maloti)**.

*We hereby declare that neither any surveyor nor any Valuer or Director of our company has any interest other than inspection, survey and valuation of the property directly or indirectly in any manner whatsoever in the subject matter of this certificate.*

We wish full safety of the property.

Sincerely,

