



LND Centre
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TIN No: 2000485576-9

Reg No: 52922

LAND / PROPERTY VALUATION CERTIFICATE

March 19th 2020

TO WHOM IT MAY CONCERN

We do hereby certify that we were instructed by 'Matebello Mapola of Khubetsoana, to value property situated in Thetsane West, Maseru Urban Area, and numbered 11294-925 for Transfer purposes with the Land Administration Authority (LAA).

1. Tenure:

REGISTERED OWNER	Matebello Mapola
REGISTRATION DATE	14 th November 2001
GROUND RENT (M)	25-40
USE	Residential
DURATION	90 years from 03 rd August 2001
ENCUMBRANCES	Nil

2. Improvements Description:

These are 2x rental buildings of single storey detached buildings constructed of concrete block walls to the external walls with a flat corrugated roof over. Internally the walls are plastered and painted, part vinyl tiles and sand cement screed floors, and RBC ceilings to internal roof covered rooms. The main building measures 81.26m² and the ancillary measures 29.19m² more or less in extent. The land is on a gently sloping terrain, security wire fenced, observed to be in good condition and easily accessed with services connected. It measures 250m² more or less in extent.

APPROVED
30/07/2020



3. Location:

The property is located in Thetsane West as per the map below.



4. Value:

As per our assessment, the present value of this property having taken all value affecting factors into account is M 301,000.00 (*Three hundred and one 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,

