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TIN No: 2000485576-9

Reg No: 52922

LAND / PROPERTY VALUATION CERTIFICATE

18th February 2020

TO WHOM IT MAY CONCERN

We do hereby certify that we were instructed by **Leloko Ntobo** of Ha Sea-Point, Maseru to value property situated in Sea-Point Ha Maqele, Maputsoe Urban Area numbered **12282-733** for Transfer purposes with the Land Administration Authority (LAA).

1. Tenure:

REGISTERED OWNER	Maseabata Elizabeth Kou
REGISTRATION DATE	18 th September 2017
GROUND RENT (M)	112.14
USE	Residential
DURATION	90 years from 28 th June 2017
ENCUMBRANCES	Nil

2. Improvements Description:

There are several buildings on site, inclusive is a pig sty. The main building is of concrete block with a flat corrugated iron roof over. Internal wall are rendered, sand cement screed and no ceilings.

APPROVED
25/02/2020



3. Location:

The property is located in Sea-Point Maseru Urban Area, within a low income and old residential neighbourhood, within 40m south of IBC College as depicted in yellow in the map below. The access road has not yet been made, but planned (currently an undulated dirt road), derelict barbed wire fencing and measures 534m² more or less in extent.



4. Value:

As per our assessment the present value of this property having taken all value affecting factors into account is **M 184,000.00 (one hundred and eighty four 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,

