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TIN No: 2000485576-9

Reg No: 52922

## LAND / PROPERTY VALUATION CERTIFICATE

September 18<sup>th</sup> 2020

### TO WHOM IT MAY CONCERN

We do hereby certify that we were instructed by **Lebohang Phohleli** of Katlehong, to value property situated in Katlehong, Maseru Urban Area, and numbered 12292-263 for Transfer purposes with the Land Administration Authority (LAA).

1. Tenure:

<b>OWNERSHIP</b>	Nji Bahaleroe Leleka
<b>DEED</b>	No. 24833 dated 31 <sup>st</sup> Jan 1998
<b>REGISTRATION DATE</b>	24 <sup>th</sup> June 1987
<b>USE</b>	Residential
<b>TERM</b>	90 years from 01 <sup>st</sup> March 1987
<b>GROUND RENT</b>	M23-88 (initial)
<b>ENCUMBRANCES</b>	Nil

2. Improvements Description:

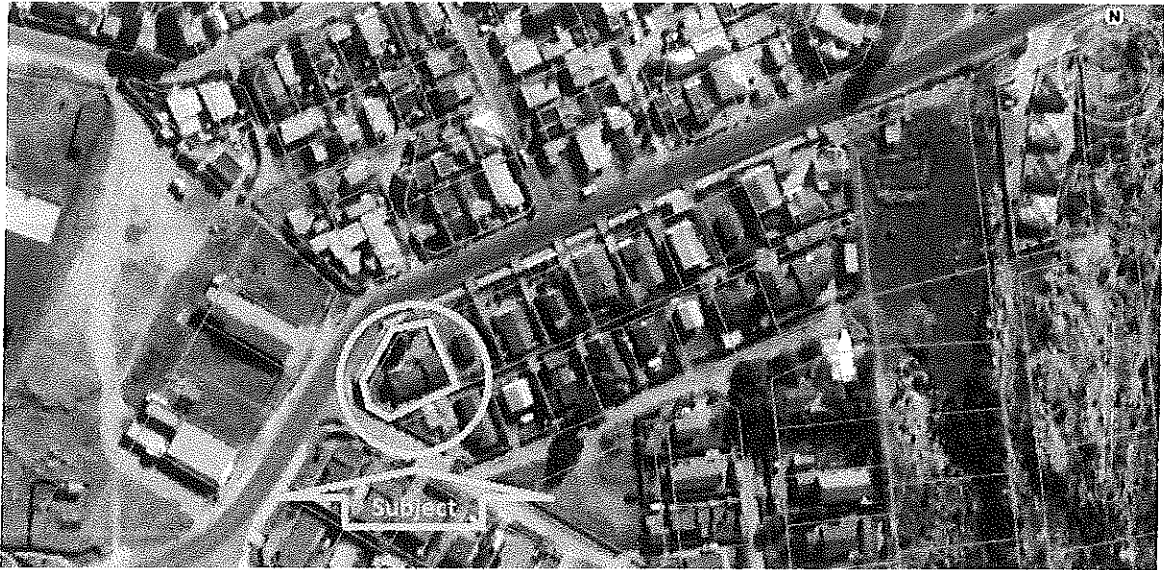
The building is constructed of plastered and painted external walls with a pitched sand stone external walls with a pitched hip and valley Harvey tile roof over. It measures 153.51m<sup>2</sup> and the land 597m<sup>2</sup>.



APPROVED  
18/09/2020

3. Location:

The property is located in Katlehong as depicted in yellow on the map below.



4. Value:

As per our assessment, the present value of this property, using DRC method and having taken all value affecting factors into account is M 536,000.00 (*Five hundred and thirty six 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,

