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TIN No: 2000485576-9

Reg No: 52922

LAND / PROPERTY VALUATION CERTIFICATE

30th July 2020

TO WHOM IT MAY CONCERN

We do hereby certify that we were instructed by Tseliso Morebotsane of Masowe, Maseru, to value a property situated Masowe, Maseru Urban Area, numbered 12303-047 for transfer purposes with the Land Administration Authority Lesotho (LAA).

1. Tenure:

REGISTERED OWNER	'Mathabo Morebotsane
REGISTRATION DATE	09th July 2014
GROUND RENT	M62-90
USE	Residential
DURATION	90 years from 18 th Jan 2014
ENCUMBRANCES	Nil

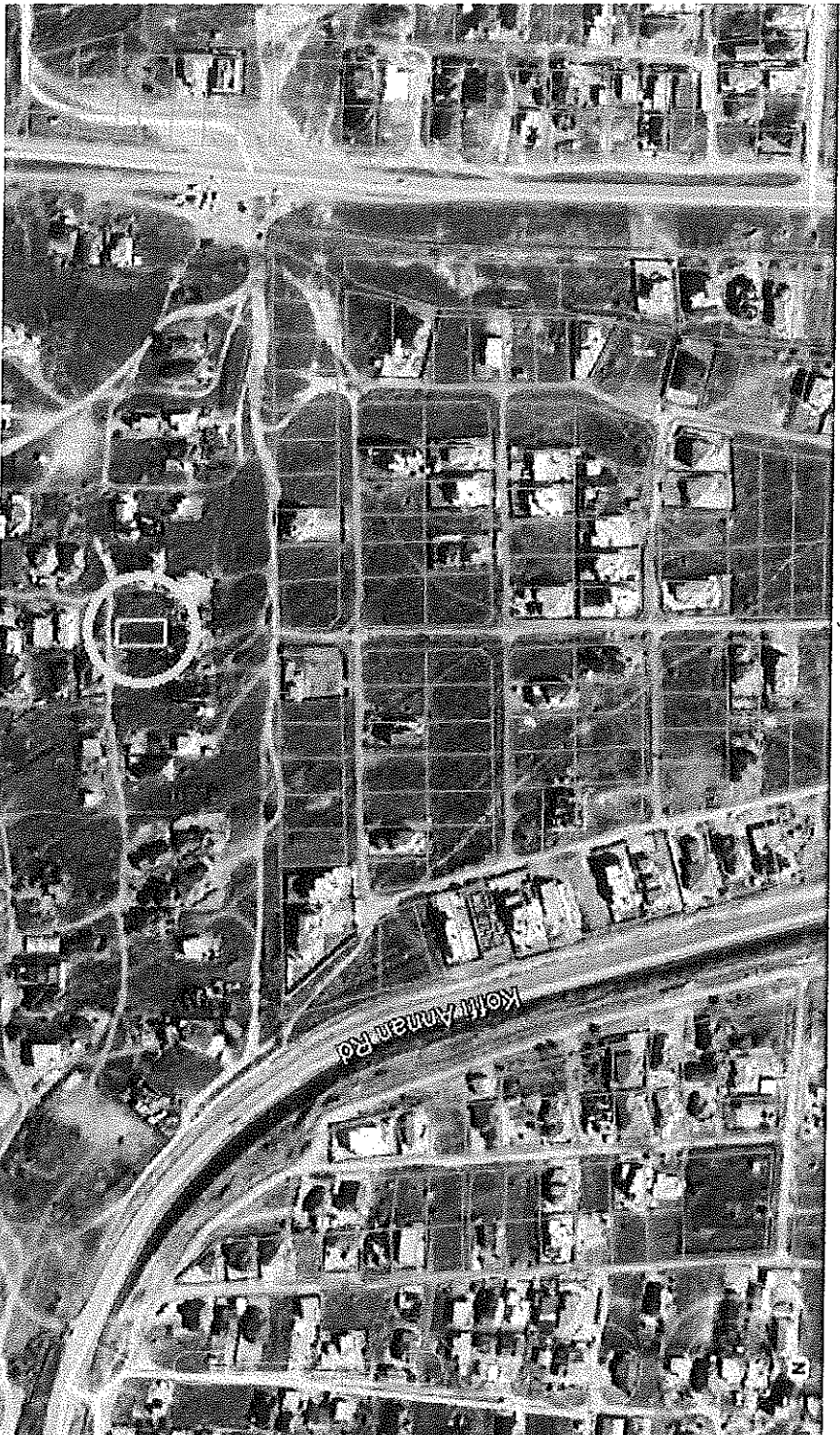
2. Improvements Description:

This is taken as vacant possession.

03/08/2020
Approved

3. Location:

The property is located in Masowe 4, Maseru Urban Area, within the middle-income neighbourhood. It is unfenced, mains in close proximity, accessed via a dirt road and measures 370m² more or less in extent, about 8km south west of the Maseru CBD. It is depicted in yellow on the map below.



4. Value:

As per our assessment, the present value of this property, using the Depreciated Replacement Method, and having taken all value affecting factors into account is M 74,000.00 (*Seventy 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,

