

LAND / PROPERTY VALUATION CERTIFICATE

August 21st 2020

TO WHOM IT MAY CONCERN

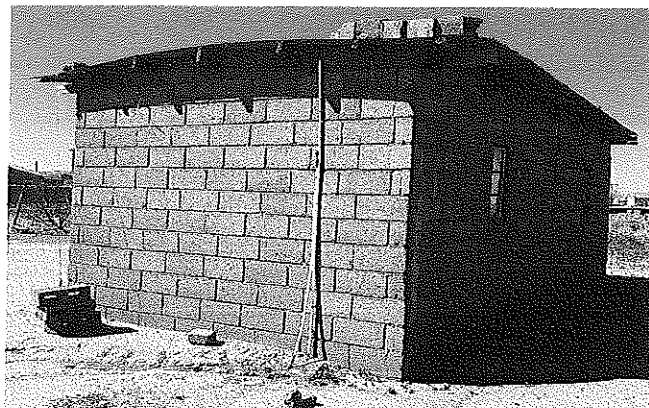
We do hereby certify that we were instructed by *'Mapoloko Mohaesa of Masowe 2, to value property situated Masowe 2, Maseru Urban Area numbered 12303-2204 for Transfer purposes with the Land Administration Authority (LAA).*

1. Tenure:

REGISTERED OWNER	Mamohanoe Motiki (Widowed)
REGISTRATION DATE	11 th May 2018
GROUND RENT	M350.49
USE	Residential
DURATION	09 th April 2018
ENCUMBRANCES	Nil

2. Improvements Description

This is a 2 roomed single storey detached residential building constructed of concrete block with a flat CIS roofing over. The building measures 33.33m² and the land measures 1669m² more or less in extent. From our observation, the property cannot be accessed by car.



3. Location:

The property is located in Masowe II, Maseru Urban Area, about 8km south west of the Maseru CBD.



4. Value:

As per our assessment the present value of this property having taken all value affecting factors into account is M 138,000.00 (One hundred and thirty-eight thousand Maluti).

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,

