

PROPERTY IMPROVEMENT VALUATION CERTIFICATE

March 05th 2020

TO WHOM IT MAY CONCERN

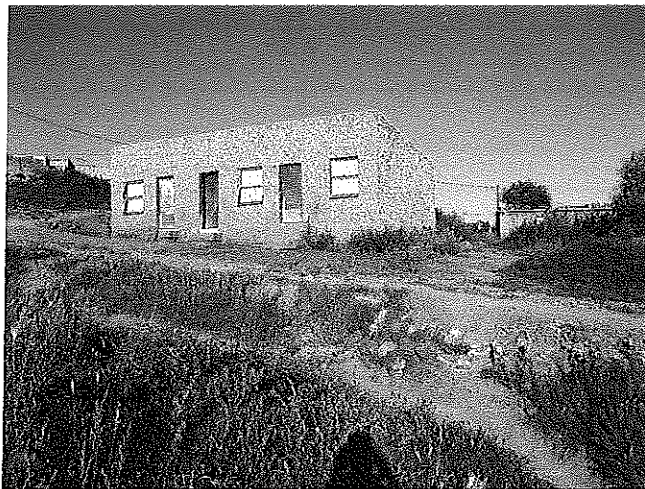
We do hereby certify that we were instructed by **Mapaulina & Thabiso Mopeli**, to value improvements on a property situated in Semphetenyane, Maseru Urban Area numbered 12304-1309 for Transfer Purposes with the Land Administration Authority (LAA).

1. Tenure:

REGISTERED OWNER	Mapaulina Exinia Thabiso Addition Mopeli
REGISTRATION DATE	27 th September 2013
GROUND RENT	M 75.31
USE	Residential
DURATION	90 years from 15 th August 2013
ENCUMBRANCES	Nil

2. Improvements Description:

This is a single storey detached building constructed of plastered wall with a flat GCI roof over. It measures 97.68m².



3. Location:

The property is located in Semphetenyane, Maseru Urban Area, within a low income residential neighbourhood, within 3km west of the Semphetenyane traffic circle, on the escarpment opposite Tikoe Light Industrial about 8km south of the Maseru Central Business District (CBD). The site is on a sloping terrain, unfenced and accessed by an undone dirt road as depicted in yellow in the map below. It measures 443m² 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 82,000.00 (Eighty two 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,

