

LAND / PROPERTY VALUATION CERTIFICATE

August 12th 2020

TO WHOM IT MAY CONCERN

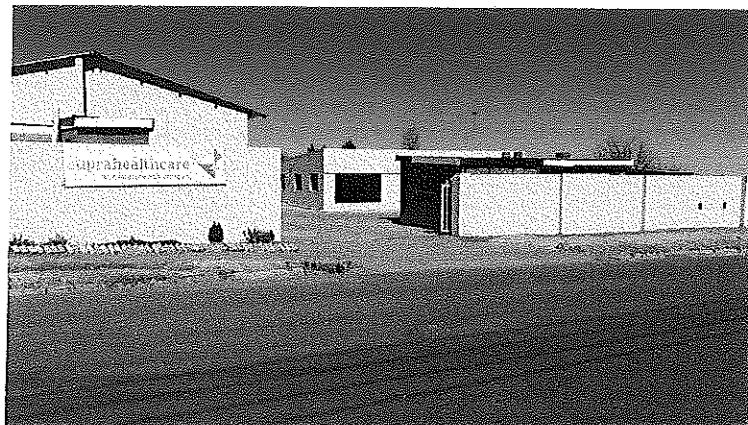
We do hereby certify that we were instructed by *Lisebo Mafereka* of *Khubetsoana* to value property situated *Khubetsoana, Maseru District* numbered *13272-232* for Transfer purposes with the Land Administration Authority (LAA).

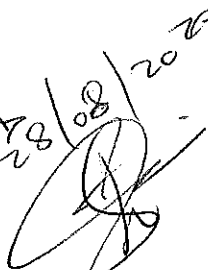
1. Tenure:

REGISTERED OWNER	Lisebo Mafereka
REGISTRATION DATE	23 rd March 2005
GROUND RENT (M)	1,259.70
USE	Commercial
DURATION	60 years from 01 st March 2005
ENCUMBRANCES	Nil

2. Improvements Description:

There exist buildings of concrete block with box gable and flat roofing. The buildings measure 455.31sqm and 194.73sqm. The site is wall fenced with a flat terrain, accessed by a tar road. Amenities in close proximity. The site measures 2210m² more or less in extent.



Approved 28/08/2020


3. Location:

The property is located in Khubetsoana, Maseru District as depicted in red in the map below.



4. Value:

As per our assessment, the present value of this property having taken all value affecting factors into account is **M 1 300 000.00** (*one million three hundred 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,

