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TIN No: 2000485576-9

Reg No: 52922

LAND / PROPERTY VALUATION CERTIFICATE

August 12th 2020

TO WHOM IT MAY CONCERN

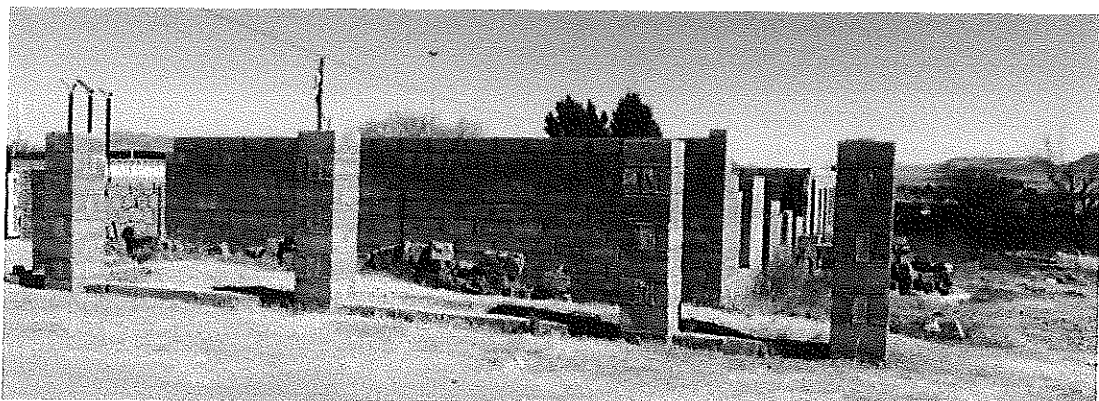
We do hereby certify that we were instructed by *Lisebo Mafereka* of *Khubetsoana* to value property situated *Khubetsoana, Maseru District* numbered *13272-233* for Transfer purposes with the Land Administration Authority (LAA).

1. Tenure:

REGISTERED OWNER	Lisebo Mafereka
REGISTRATION DATE	23 March 2005
GROUND RENT (M)	442.32
USE	Commercial
DURATION	60 years from 01 st March 2005
ENCUMBRANCES	Nil

2. Improvements Description:

There exists unfinished building of concrete block. The buildings measure 199sqm. The site is wall fenced with a flat terrain, accessed by a dirt road. Amenities in close proximity. The site measures 776m² more or less in extent.



APPROVED
28/08/2020
[Signature]

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 **M203 000.00 (two hundred and three 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,

