

## LAND / PROPERTY VALUATION CERTIFICATE

July 30<sup>th</sup> 2020

### TO WHOM IT MAY CONCERN

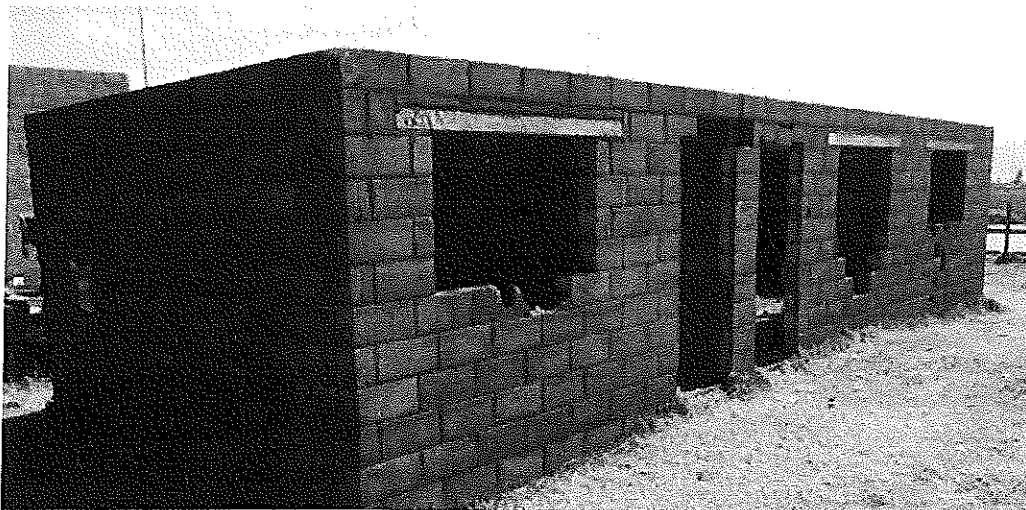
We do hereby certify that we were instructed by **Makhala Lehloenya** of Ha Mabote, Maseru, to value property situated Ha Mabote, Maseru Urban Area numbered **13282-10019** for Transfer purposes with the Land Administration Authority (LAA).

#### 1. Tenure:

<b>REGISTERED OWNER</b>	Matumo & Mphatsoane Lehloenya
<b>REGISTRATION DATE</b>	01 <sup>st</sup> August 2019
<b>GROUND RENT</b>	M 65-48
<b>USE</b>	Residential
<b>DURATION</b>	90 years from 26 <sup>th</sup> June 2019
<b>ENCUMBRANCES</b>	Nil

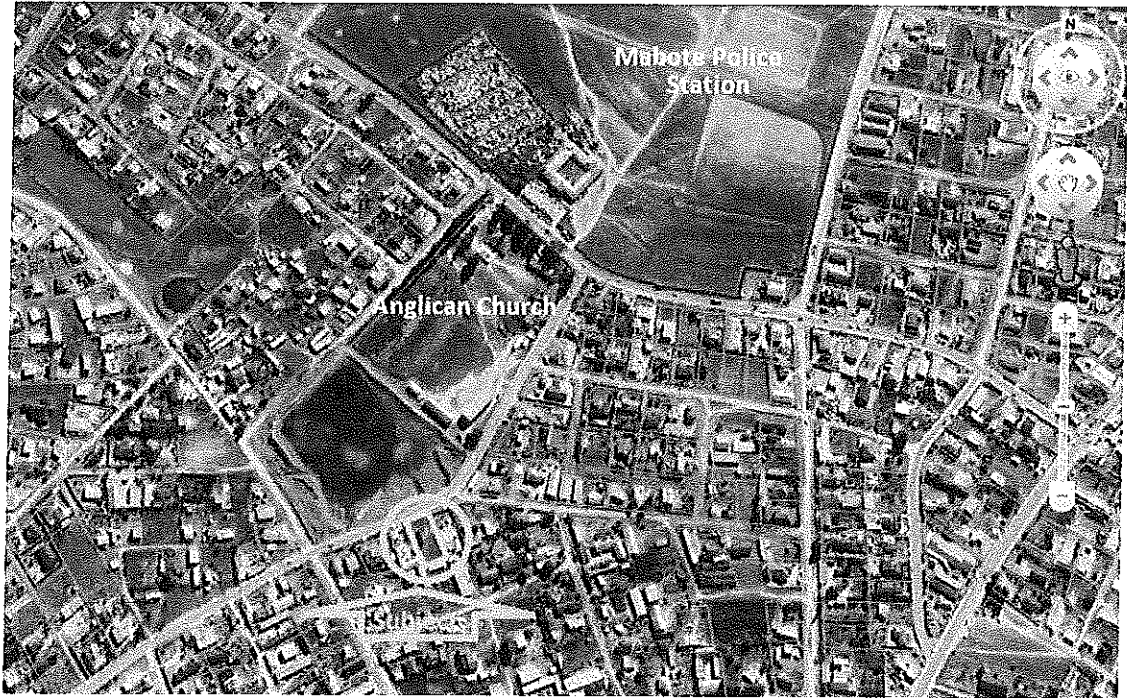
#### 2. Improvements Description:

There are incomplete concrete block walls; measuring 52.64m<sup>2</sup>. The site is on a relatively flat terrain, dilapidated barbed wire fence and measures 788m<sup>2</sup> more or less in extent.



**3. Location:**

The property is located in Ha Mabote, Maseru Urban Area, within a low to middle-income residential neighbourhood. It is within 100m south of Maria-Mabasothe Catholic Church as depicted in yellow on the map below. The site accessed by a dirt road.



**4. Value:**

As per our assessment, the present value of this property, having taken all value affecting factors into account, is **M 113,00.00 (One hundred and thirteen 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,

