

## LAND / PROPERTY VALUATION CERTIFICATE

August 31<sup>st</sup> 2020

### TO WHOM IT MAY CONCERN

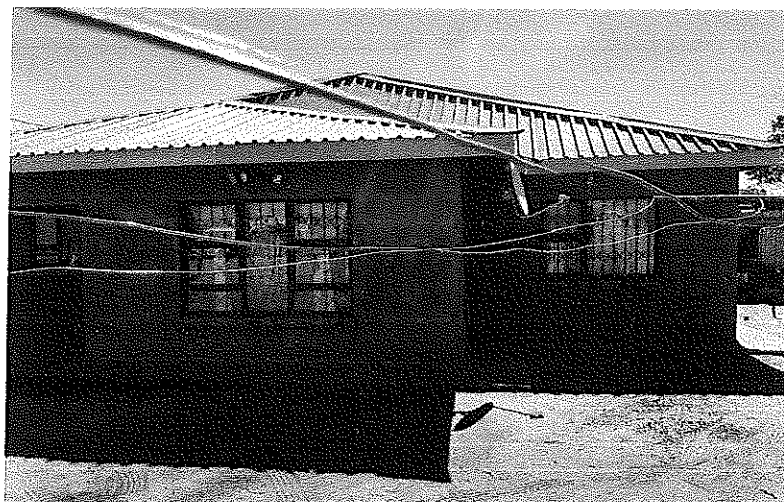
We do hereby certify that we were instructed by *Toka Mohaesa*, to value property situated Borokhoaneng, Maseru Urban Area numbered 13293-3029 for Transfer purposes with the Land Administration Authority (LAA).

#### 1. Tenure:

<b>REGISTERED OWNER</b>	Napo Victor Ralitsoele and Moliehi Ida Mokoloko
<b>REGISTRATION DATE</b>	31 <sup>st</sup> July 2017
<b>GROUND RENT</b>	M82.74
<b>USE</b>	Residential
<b>DURATION</b>	90 Years from 28 <sup>th</sup> October 2016
<b>ENCUMBRANCES</b>	Nil

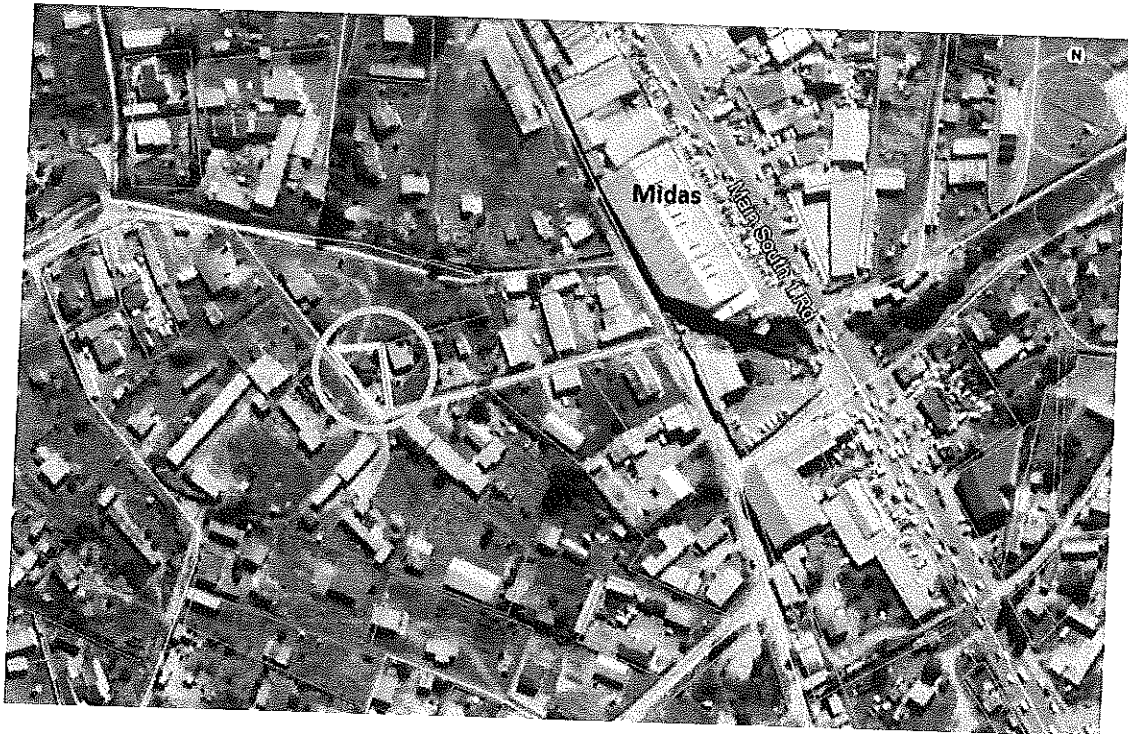
#### 2. Improvements Description

This is a single storey detached residential building of plastered walls with a hip and valley IBR roof over. The building measures 97.41m<sup>2</sup> and the land 394m<sup>2</sup> more or less in extent.



**3. Location:**

The property is located in Borokhoaneng, 2 minutes from the Main South 2 road, on the western side of Midas car accessories store and it is accessed by a fairly moderate gravel road.



**4. Value:**

As per our assessment the present value of this property having taken all value affecting factors into account is M214,000.00 (*Two hundred and fourteen 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,



*Real Estate Consultants(REC)*