

TRANSFER PROPERTY VALUATION CERTIFICATE

21st July 2020

TO WHOM IT MAY CONCERN

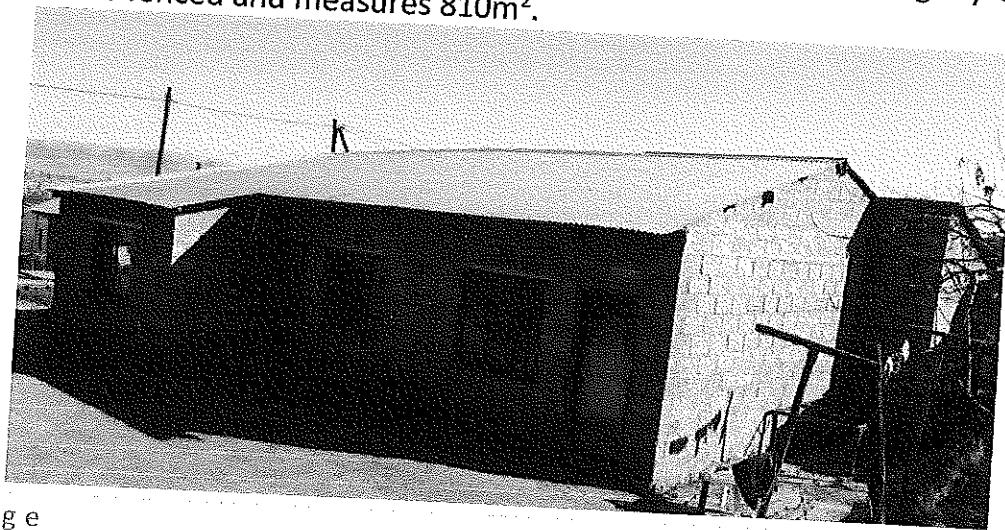
We do hereby certify that we were instructed by **Lira Sydney Moima of Ntsírele Maseru** to value property situated in Ntsírele, Maseru Urban Area numbered **13303-2034** for Transfer purposes with the Land Administration Authority (LAA).

1. Tenure:

REGISTERED OWNER	Malira Lehtole Idlet Mohapi
REGISTRATION DATE	14 th May 2014
GROUND RENT	M 204-12
USE	Residential
DURATION	90 years as of 04 th April 2014
ENCUMBRANCES	Nil

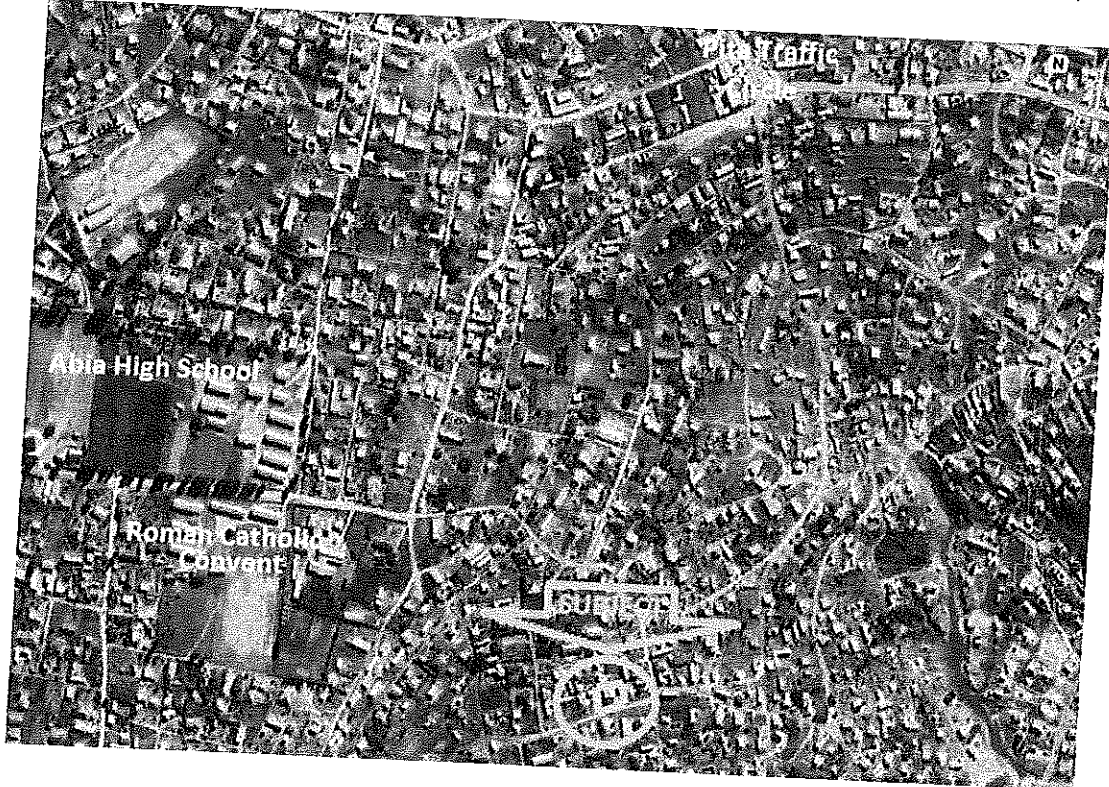
2. Improvements Description:

These are a single storey building constructed of concrete block walls with a pitched GCI roof and an ancillary constructed of concrete block with a flat GCI. They measure 144.44m² and 37.17m² respectively. The land is slightly sloping, barbed wire fenced and measures 810m².



3. Location:

The property is located in Liraoeleng, Ntsirele, Maseru Urban Area, within a low residential neighbourhood. It is within 300 east of Abia High School and Roman Catholic Convent, 8 km south of the Maseru Central Business District (CBD). The site is barbed wire fenced and accessed via a gravel/dirt road; shown in yellow on 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 358,000.00 (Three hundred and fifty eight 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,

