

PROPERTY VALUATION CERTIFICATE

July 13th 2020

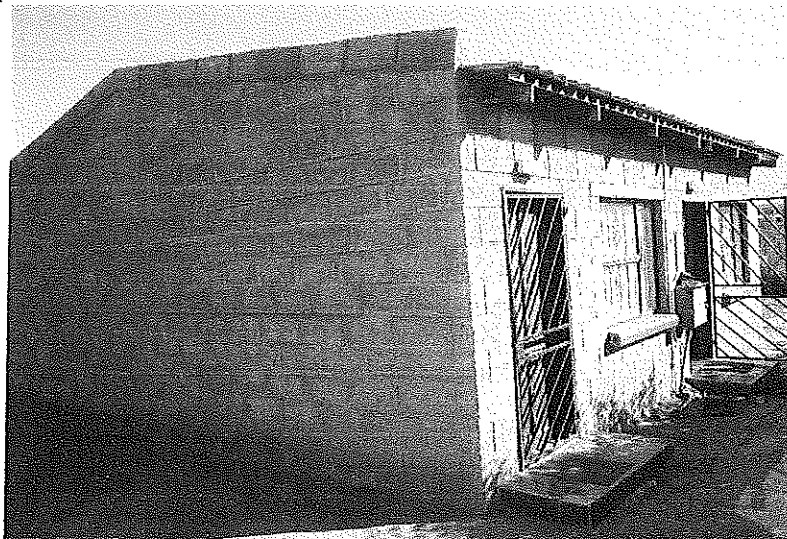
We do hereby certify that we were instructed by **Mamotebang Sello of Semphetenyane, Maseru**, to value improvements on a property situated in Semphetenyane, Maseru Urban Area numbered **13303-2287** for Transfer Purposes with the Land Administration Authority (LAA).

1. Tenure:

REGISTERED OWNER	Mamotebang Elizabeth Sello (DD # 38311 dd 01 st Aug '16)
REGISTRATION DATE	02 nd December 2014
GROUND RENT (M)	64.77
USE	Residential
DURATION	90 years from 03 rd November 2014
ENCUMBRANCES	Nil

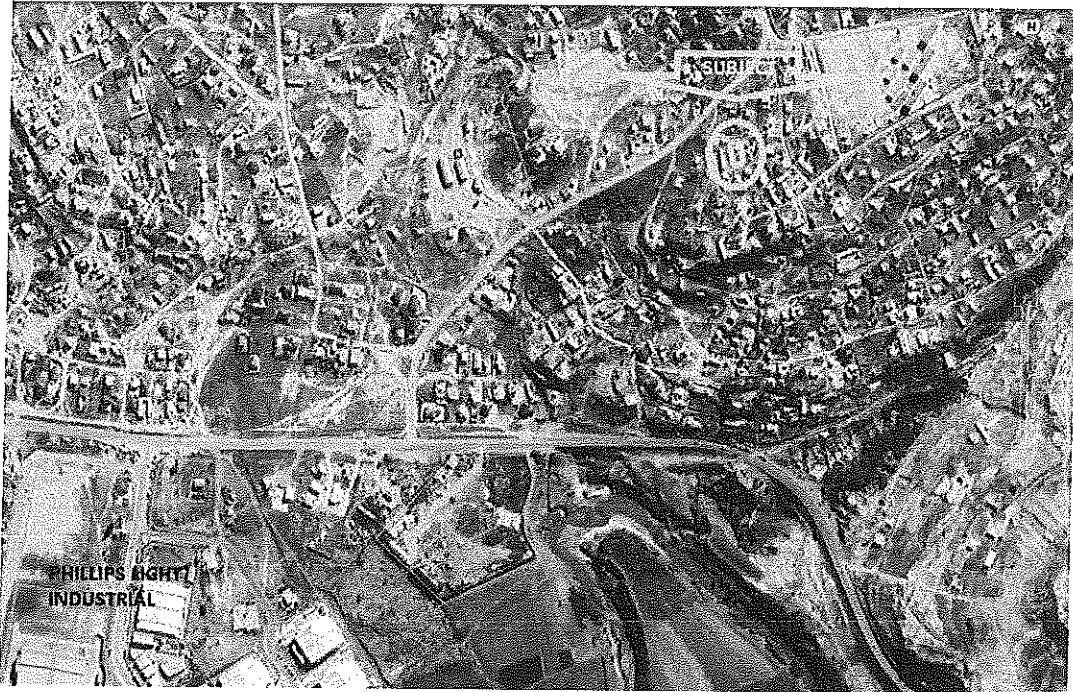
2. Improvements Description:

2x2 roomed house of concrete block with a pitched IBR roof over. It measures 60.24 m² and the land 381m² more or less in extent, on a sloping rocky terrain with no proper access road.



3. Location:

The property is located in Semphetenyane, Maseru Urban Area, within a low income neighbourhood, 4km south of the Semphetenyane traffic circle, about 9km south of the Maseru Central Business District (CBD).



4. Value:

As per our assessment the present value of this property having taken all value affecting factors into account is M 81,000.00 (*Eighty one 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,

