

## LAND / PROPERTY VALUATION CERTIFICATE

September 11<sup>th</sup>, 2020

### TO WHOM IT MAY CONCERN

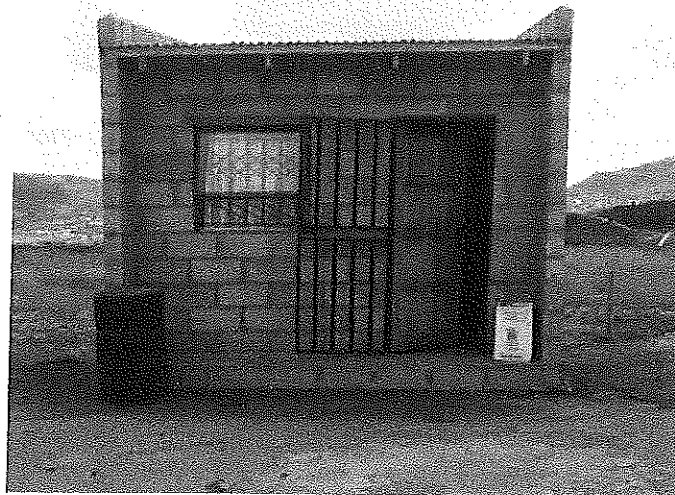
We do hereby certify that we were instructed by Mr Teboha Mathaha of Khubelu, Maseru, to value property situated at Khubelu, Maseru Urban Area numbered 13311-624 for Transfer purposes with the Land Administration Authority (LAA).

1. Tenure:

<b>REGISTERED OWNER</b>	<b>Lethato Jeremia Mohale</b>
<b>REGISTRATION DATE</b>	<b>07<sup>th</sup> April 2016</b>
<b>GROUND RENT</b>	<b>M67-66</b>
<b>USE</b>	<b>Residential</b>
<b>DURATION</b>	<b>90 years as of 24<sup>th</sup> February 2016</b>
<b>ENCUMBRANCES</b>	<b>Nil</b>

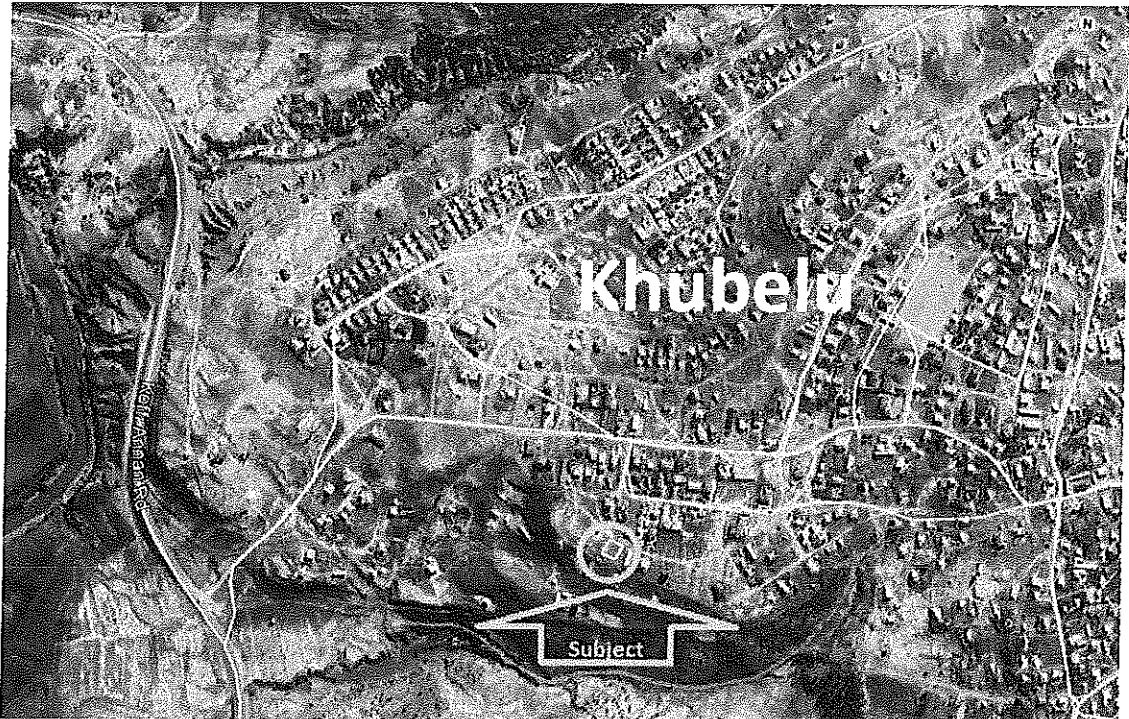
2. Description

There exists a single storey single room building on site of concrete block walls with a flat corrugated iron roof over. It measures 14.32m<sup>2</sup> more or less in extent.



### 3. Location:

The property is located in Khubelu-see map below, within a low to middle income residential neighbourhood, accessed by a winding dirt road, Maseru Urban Area. The site is unfenced gently sloping, rectangular in shape and all the major utility services in close proximity to the site. It measures 398 m<sup>2</sup> more or less in extent.



### 4. Value:

As per our assessment the present value of the land, having taken all value affecting factors into account is M 64,000.00 (*Sixty four 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,

