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Reg No: 52922

PROPERTY IMPROVEMENT VALUATION CERTIFICATE

February 04th 2020

TO WHOM IT MAY CONCERN

We do hereby certify that we were instructed by Tlali Marake of Makoanyane, Maseru, to value improvements on a property situated in Sekamaneng, Maseru Urban Area numbered 14264-692 for Transfer Purposes with the Land Administration Authority (LAA).

1. Tenure:

REGISTERED OWNER	Matsana Masiphole
REGISTRATION DATE	25 th July 2017
GROUND RENT	M127-47
USE	Residential
DURATION	90 years from 15 th June 2017
ENCUMBRANCES	Nil

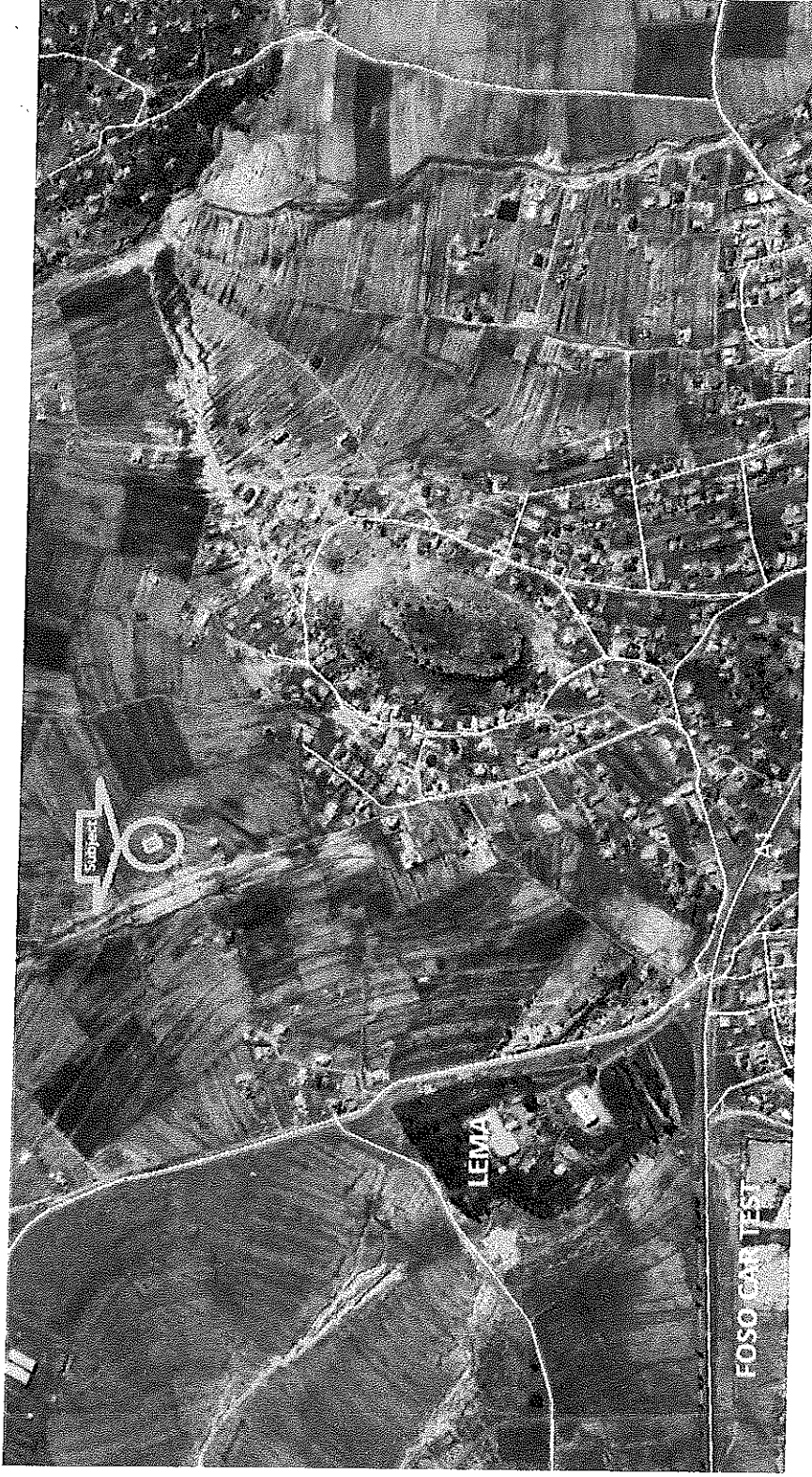
2. Improvements Description:

This is taken as vacant possession. The land was previously used as agricultural and therefore fair condition.

Approved
18/02/2020

1. Location:

The property is located in Ha Foso, Maseru Urban Area, within a low income residential neighbourhood, within 1km north of the LEMA, about 12km north east of the Maseru Central Business District (CBD). The site is on a gently sloping terrain, unfenced and accessed by an undone dirt road. It measures 607m² more or less in extent.



2. Value:

As per our assessment the present value of this property having taken all value affecting factors into account is M 31,000.00 (*thirty 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,

