

PROPERTY VALUATION CERTIFICATE

September 15th 2020

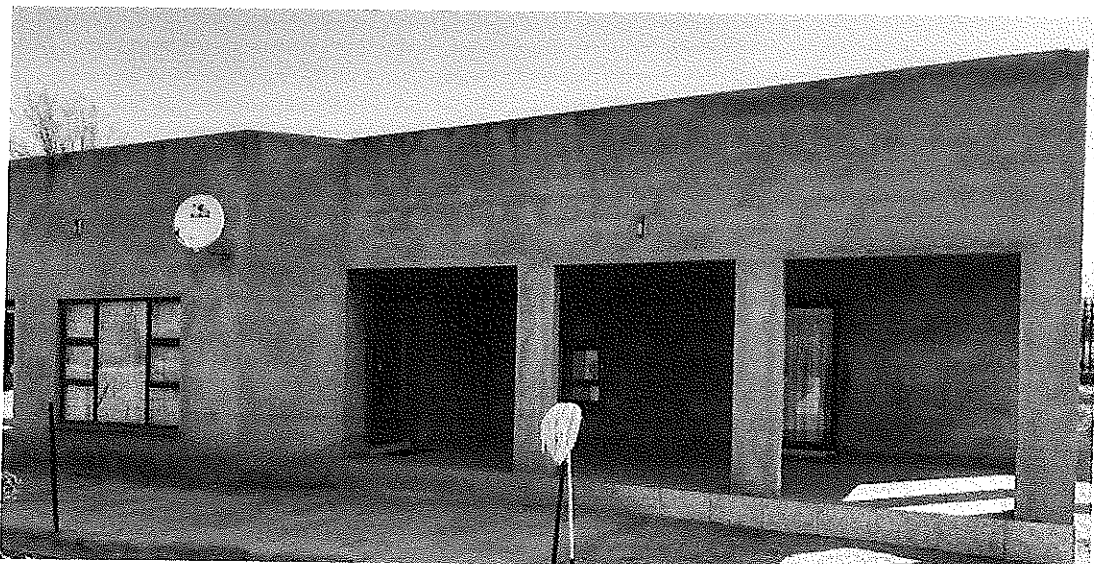
We do hereby certify that we were instructed by **Libuseng Majoro** to value improvements on a property situated in Naleli, Maseru Urban Area numbered 14273-1439 for Transfer Purposes with the Land Administration Authority (LAA).

1. Tenure:

REGISTERED OWNER	Nteleng and 'Maneo Lebea-Majoro
REGISTRATION DATE	07 th November 2013
GROUND RENT (M)	0.00
USE/DURATION	Residential for 90 years from 01 st November 2013
ENCUMBRANCES	Nil

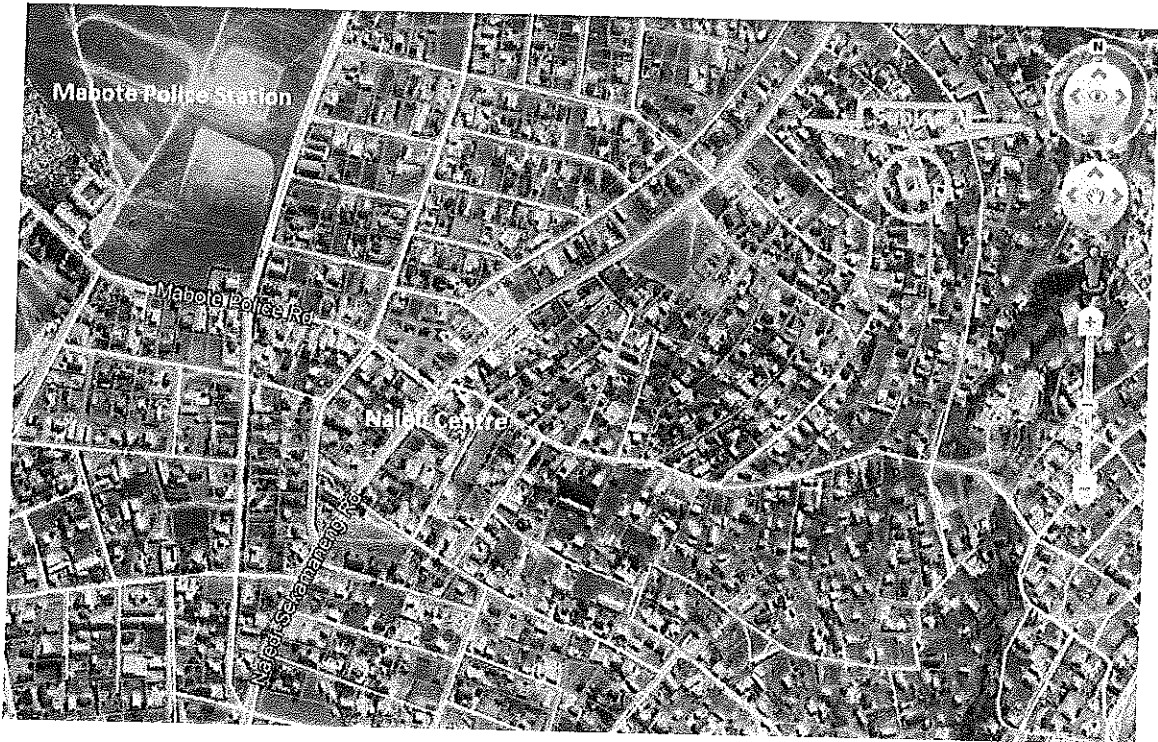
2. Improvements Description:

Residential building constructed of plastered walls with a flat corrugated iron steel roof over. It measures 133.21m² and the site is 757m² more or less in extent.



3. Location:

The property is located in Naleli, Maseru Urban Area, about 1.6km north east of the Mabote Police Station as 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 **M293,000.00 (Two hundred and ninety three 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,





Kokobela Village
House No 11
Maseru West

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+266 5990 7566
maboee@gmail.com

Tin No 2000485876-9

Reg No 52922

LAND / PROPERTY VALUATION CERTIFICATE

September 22nd 2019

TO WHOM IT MAY CONCERN

We do hereby certify that we were instructed by **Libuseng Majoro** of Maseru to value property situated Naleli, Maseru Urban Area numbered **14273-1439** for transfer purposes with the Land Administration Authority (LAA).

1. Tenure:

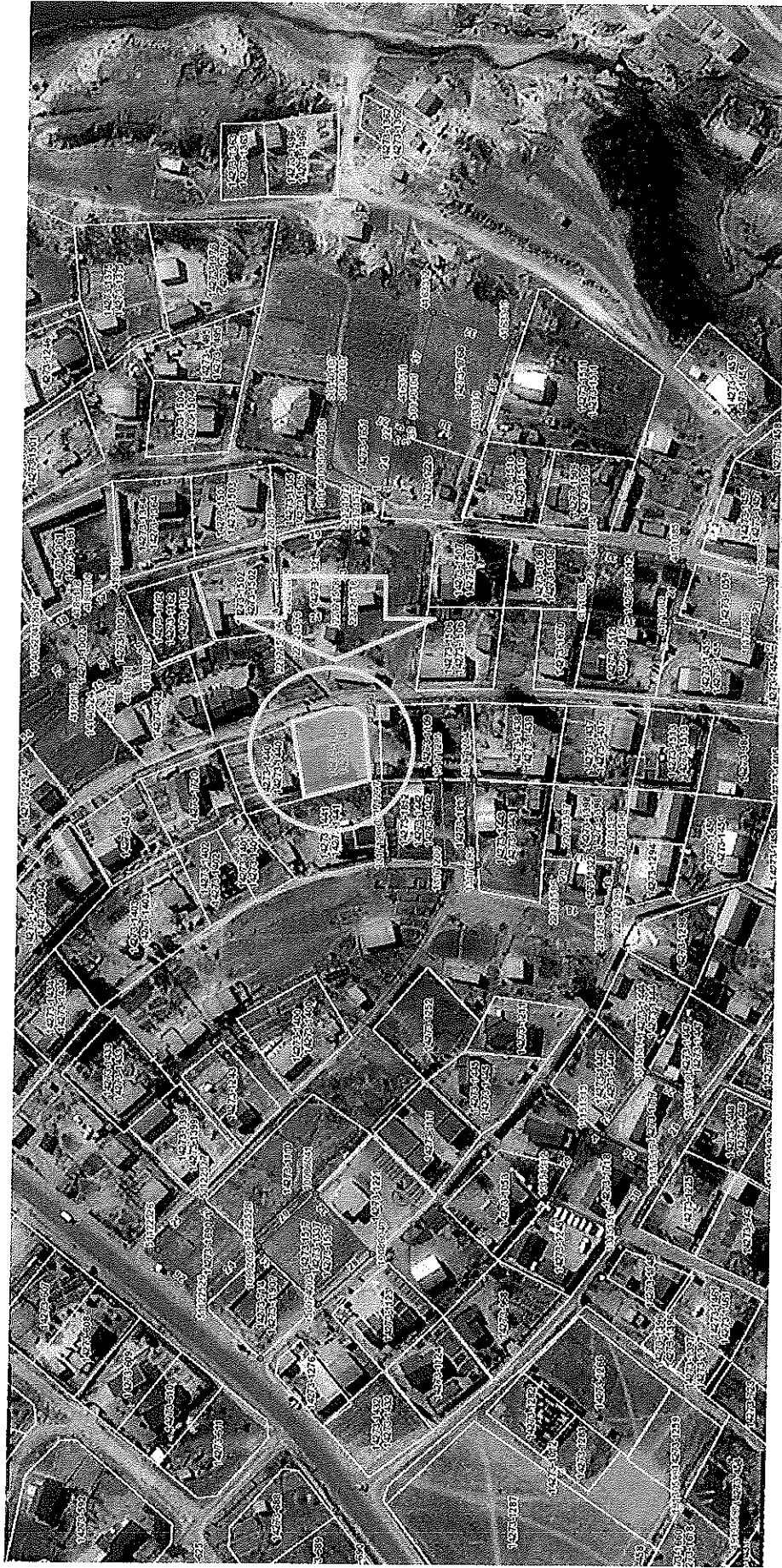
REGISTERED OWNER	Nteleng & Maneo Majoro
REGISTRATION DATE	07 th November 2013
GROUND RENT (M)	Nil
USE	Residential
DURATION	90 years from 01 st November 2013
ENCUMBRANCES	Nil

2. Improvements Description:

This is taken as vacant possession as the newly built house was developed by the transferee.

3. Location:

The property is located in Naleli, within a fully developed residential neighbourhood of low-middle income, Maseru Urban Area, a kilometre north east of the Naleli Centre. The site is on a gently sloping terrain, fenced and measures 757m² more or less in extent. It is highlighted in yellow in 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 49,000.00** (*forty nine 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,

A handwritten signature in black ink, appearing to read 'Thabiso Maboe', written over a horizontal line.

Thabiso Maboe
Managing Director