

## LAND / PROPERTY VALUATION CERTIFICATE

June 03<sup>rd</sup> 2020

### TO WHOM IT MAY CONCERN

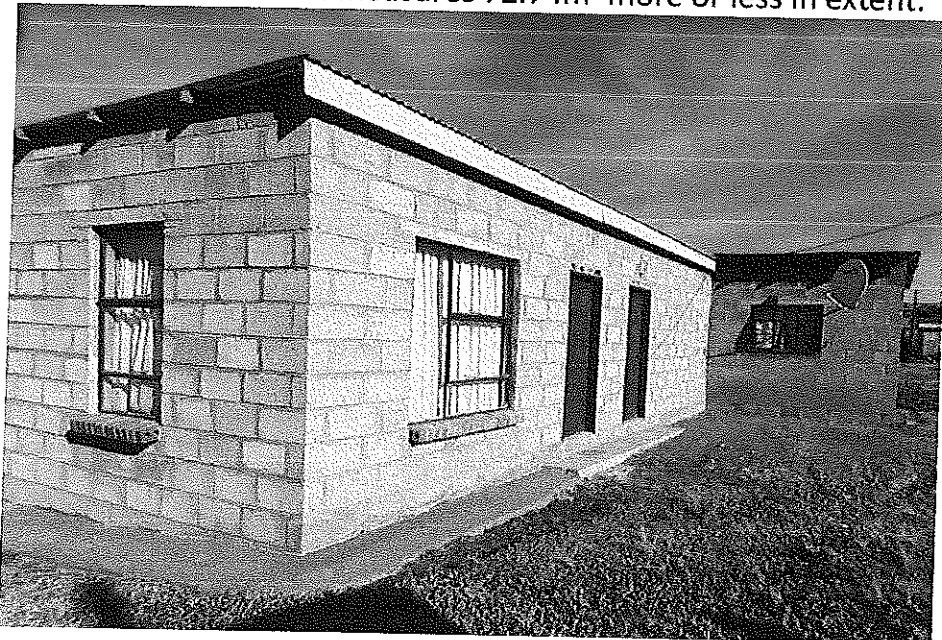
We do hereby certify that we were instructed by **Berlina 'Manthinya Makhetha** of Naleli, Maseru, to value a property situated Naleli, Maseru Urban Area, numbered **14281-1211** for transfer purposes with the Land Administration Authority Lesotho (LAA).

#### 1. Tenure:

The title to this property could not be obtained for inspection and we are therefore unable to report on tenure. We believe the applicant will be in a position to furnish such should it be required.

#### 2. Improvements Description:

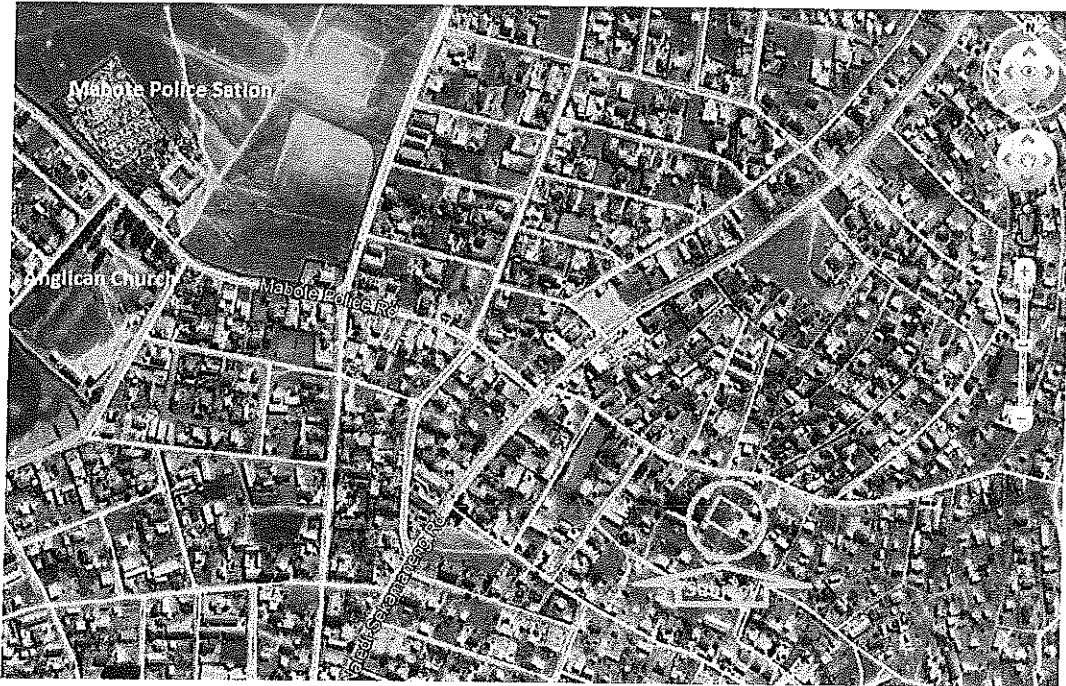
This is a single storey semi-detached concrete block house constructed of concrete block walls with a flat corrugated iron roof over. Plastered and painted internally, sand cement screed and RBC. Lit measures 72.74m<sup>2</sup> more or less in extent.



*Handwritten signature*  
9/06/2020

### 3. Location:

The property is located in Naleli, Maseru Urban Area, a low income residential neighbourhood. The site is barbed wire fenced, measures 1274m<sup>2</sup> more or less in extent, accessed by a dirt road, about 8km north east of the Maseru CBD 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 **M 280,000.00 (Two hundred and eighty thousand Maloti)**. We wish full safety of the property.

***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.***

Sincerely,

Thabiso Maboee  
Managing Director

