



LNDC Centre
Level 1
Room 104

+266 6200 1450
+266 5897 4540
maboee@gmail.com

TIN No: 2000485576-9

Reg No: 52922

LAND / PROPERTY VALUATION CERTIFICATE

04th May 2020

TO WHOM IT MAY CONCERN


*We do hereby certify that we were instructed by **Moletsane Makhate** of Tsenola, Maseru, to value a property situated Ha Tsenola, Maseru Urban Area, numbered **14283-10024** for transfer purposes with the Land Administration Authority Lesotho (LAA).*

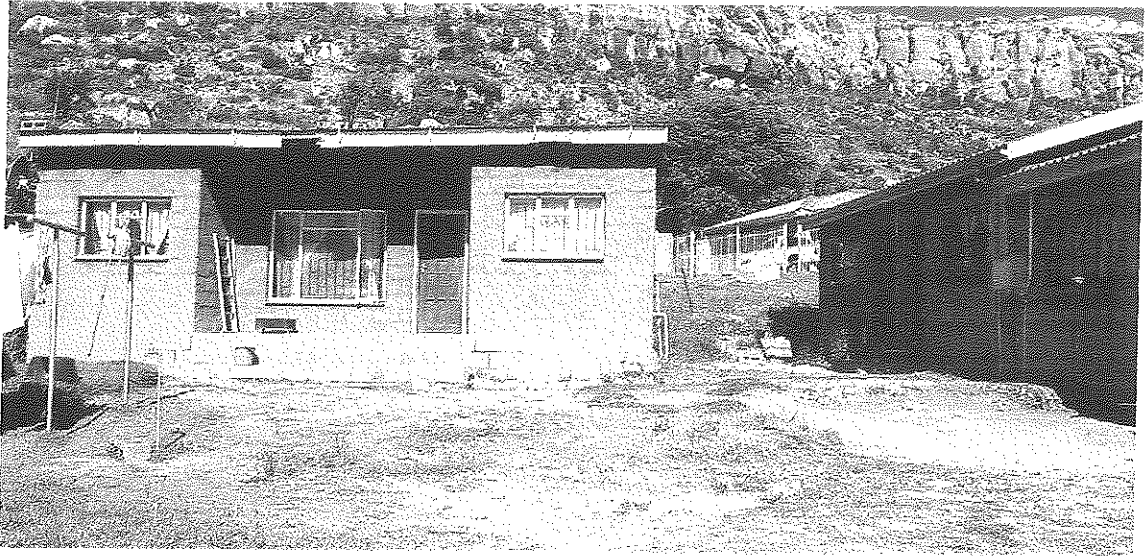
1. Tenure:

REGISTERED OWNER	'Mangaka Connie Poosa
REGISTRATION DATE	21 st January 2020
GROUND RENT	M 144.90
USE	Residential
DURATION	90 years form 16 th December 2019
ENCUMBRANCES	Nil

2. Improvements Description:

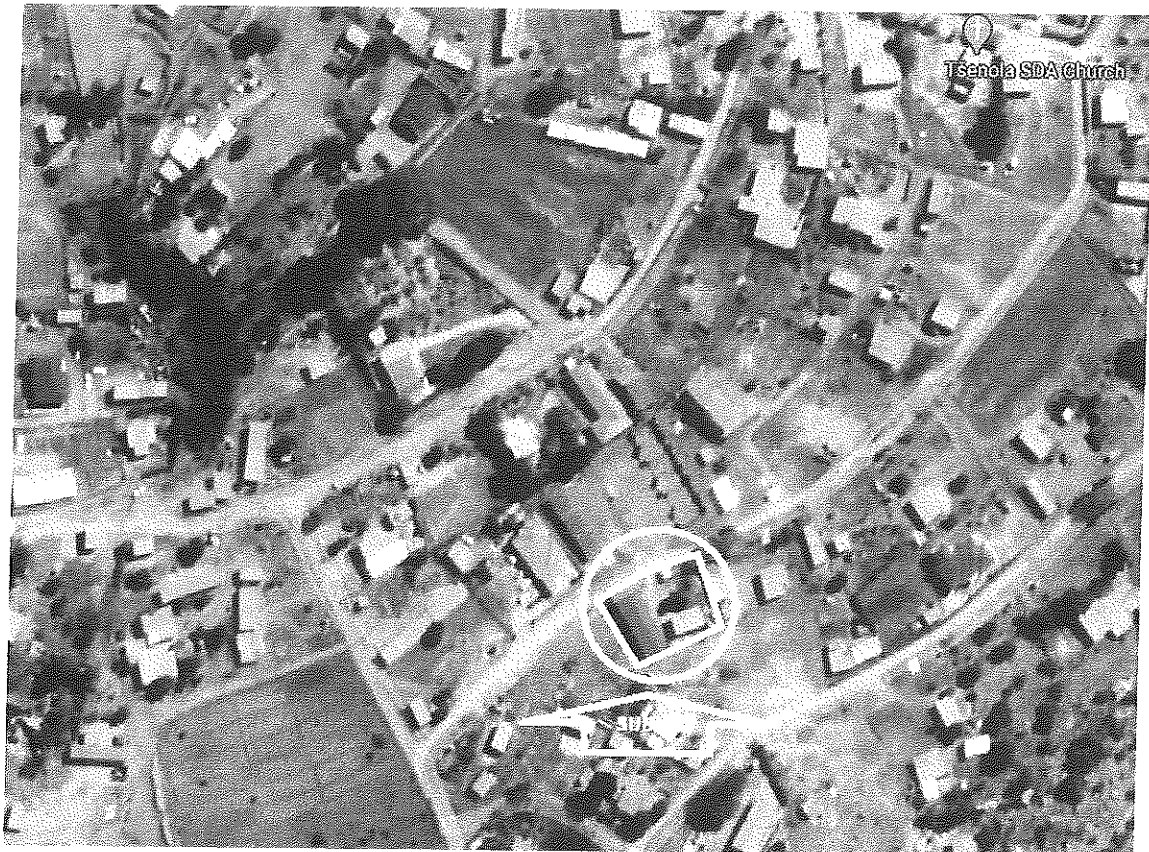
A block of flats on a sloping site barbed wire fenced. The construction is of concrete blocks with pitched IBR roof over. All the mains are connected to the site except sewer line. The buildings respectively measure 185 m² and 67m² more or less in extent.

06/08/2020
Approved




3. Location:

The property is located in Tsenola, Maseru Urban Area, a low income residential neighbourhood, within 200m south of Tsenola SDA Church as shown in yellow in the map below The site measures 690m² more or less in extent, accessed dirt road, about 6km north east of the Maseru CBD.



4. Value:

As per our assessment, the present value of this property, having taken all value affecting factors into account is **M 369,000.00** (*three hundred and sixty 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,