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## LAND / PROPERTY VALUATION CERTIFICATE

09<sup>th</sup> September 2020

### TO WHOM IT MAY CONCERN

We do hereby certify that we were instructed by **Seilatsatsi Hlalele** of **Khubetsoana, Maseru**, to value a property situated **Ha Tsosane, Maseru Urban Area**, numbered **14283-738** for transfer purposes with the **Land Administration Authority Lesotho (LAA)**.

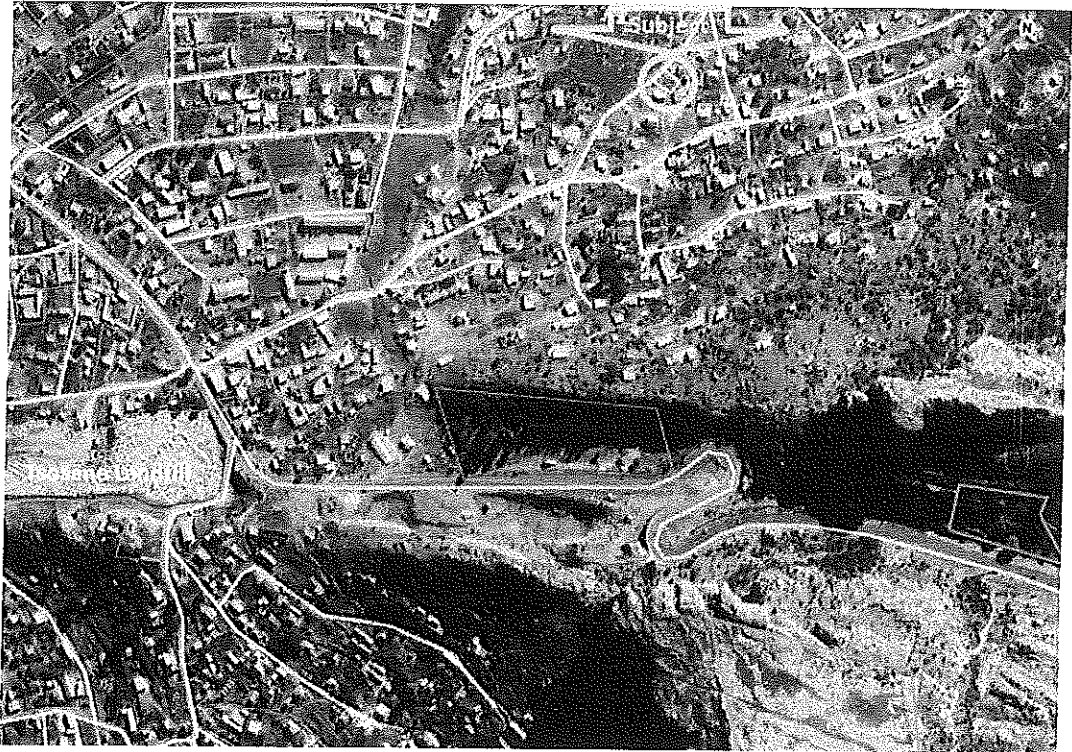
#### 1. Tenure:

The residential property belongs to **Abisi Emmanuel** and **'Mamontoeli Alotsi** under lease no. **14283-738** registered on the **30<sup>th</sup> August 2012**, for a term of **90 years** commencing on the **15<sup>th</sup> August 2012**, with an annual ground rent of **M22.70**.

#### 2. Improvements Description:

This is vacant possession. It is on a gently sloping terrain, barbed wire fenced and utilities in close proximity. The property is located in **Ha Tsosane, Maseru Urban Area**, a low-income residential neighbourhood. The site measures **227m<sup>2</sup>** more or less in extent, accessed by a gravel road, about **7km north east** of the **Maseru CBD**. See yellow highlight in the map below.

APPROVED  
09/09/2020



3. Value:

As per our assessment, the present value of this property, having taken all value affecting factors into account is M 14,000.00 (*Fourteen 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,

