



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

04<sup>th</sup> 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 **14291-10019** for transfer purposes with the Land Administration Authority Lesotho (LAA).

#### 1. Tenure:

REGISTERED OWNER	'Mangaka Connie Poosa
REGISTRATION DATE	21 <sup>st</sup> January 2020
GROUND RENT	M 137.97
USE	Residential
DURATION	90 years form 18 <sup>th</sup> December 2019
ENCUMBRANCES	Nil

#### 2. Improvements Description:

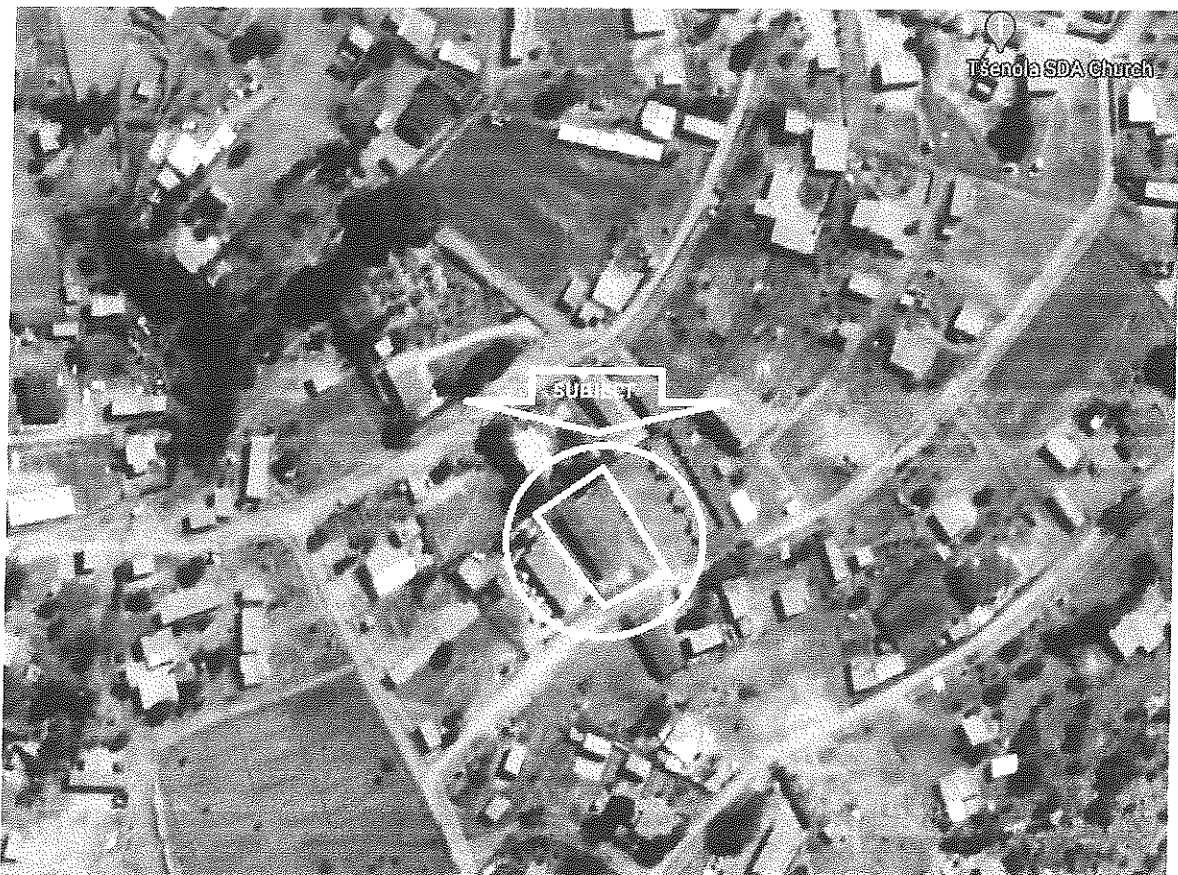
A block of flats on a sloping site security wire fenced. The construction is of concrete blocks with pitched IBR roof over. All the mains are connected to the site except sewer line. The building measures 186m<sup>2</sup> more or less in extent.

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 657m<sup>2</sup> 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 307,000.00 (*three hundred and seven 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,