

PROPERTY IMPROVEMENT VALUATION CERTIFICATE

March 05th 2020

TO WHOM IT MAY CONCERN

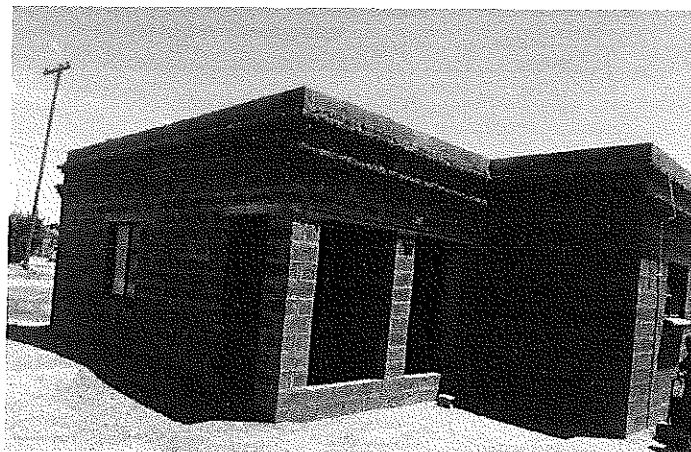
We do hereby certify that we were instructed by *Maretsélisitsoe Julia Leshoathi*, of P.O. Box 1746, Maseru 100 to value improvements on a property situated in Ha Legele, Maseru Urban Area numbered 14302-1461 for Transfer Purposes with the Land Administration Authority (LAA).

1. Tenure:

REGISTERED OWNER	Maretsélisitsoe Julia Leshoathi
REGISTRATION DATE	31 st July 2017
GROUND RENT	M 79-38
USE	Residential
DURATION	90 years from 21 st June 2017
ENCUMBRANCES	Nil

2. Improvements Description:

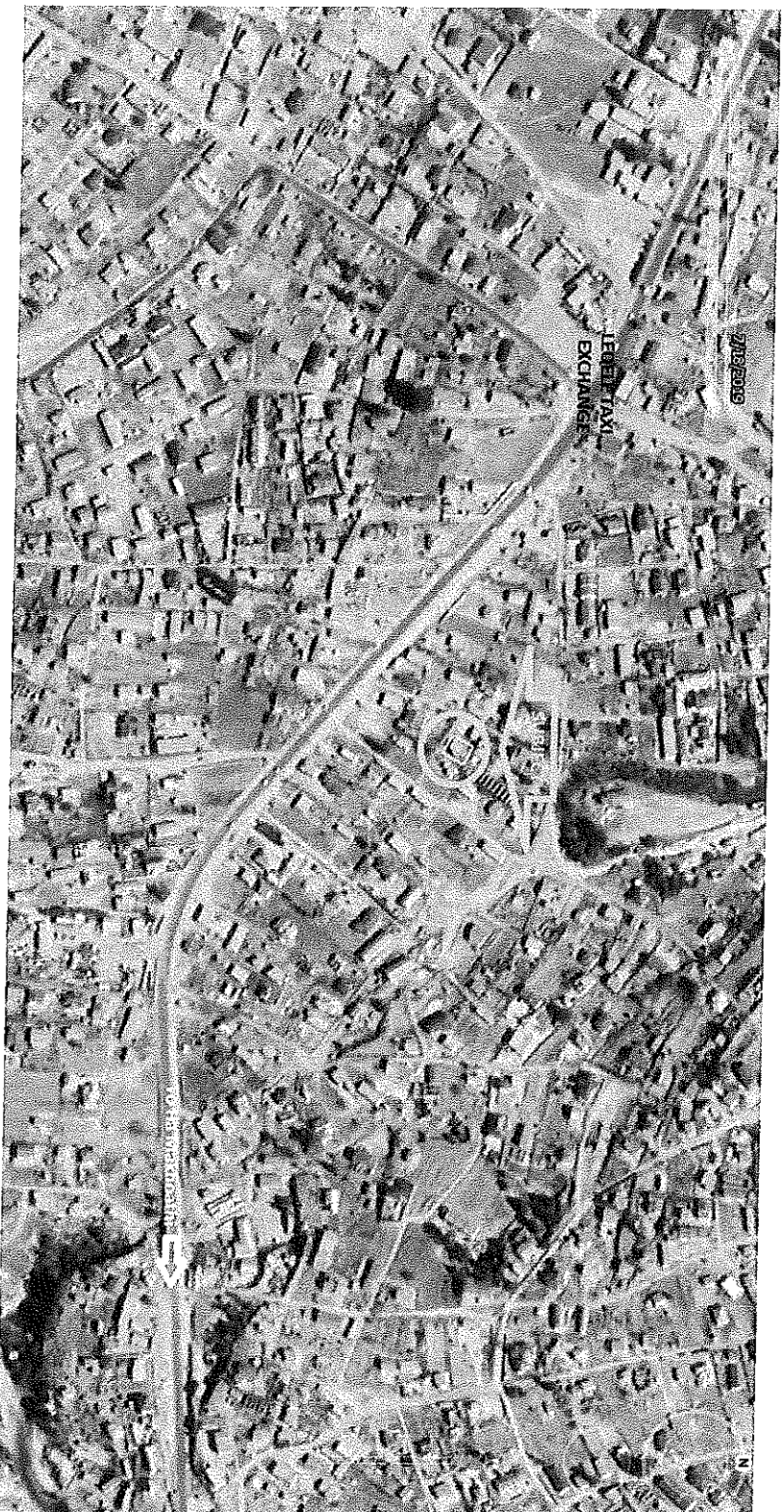
This is an incomplete single storey detached building constructed of concrete block external walls with a flat GCI roof over. It measures 97.12m².



APPROVED 06/03/2020
[Handwritten Signature]

3. Location:

The property is located in Ha Legele, Maseru Urban Area, within a low income residential neighbourhood, 2km south east of the Makoanyane barracks with the Makhoathi road, and inside a kilometre from Legele taxi exchange/rank, about 8km south east of the Maseru Central Business District (CBD). The site is on a fairly flat terrain, unfenced and accessed by an undone dirt road as depicted in yellow in the map below. It measures 378m² more or less in extent.



4. Value:

As per our assessment the present value of this property having taken all value affecting factors into account is M 207,000.00 (*Two 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,

