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TIN No: 2000485576-9

Reg No: 52922

LAND/PROPERTY VALUATION CERTIFICATE

August 10th 2020

TO WHOM IT MAY CONCERN

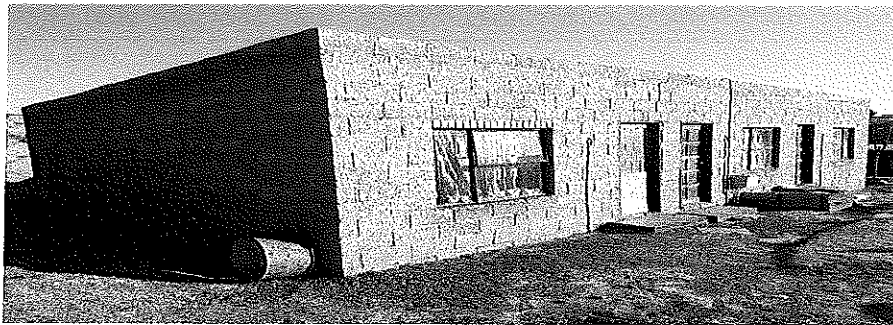
We do hereby certify that we were instructed by **Thabo Phakisi** of Maseru 5/Ha Matala, to value the property situated in Ha Matala, Maseru Urban Area, numbered **14303-1894** for Transfer purposes with the Land Administration Authority (LAA).

1. Tenure:

REGISTERED OWNER	Thabo Joseph Ramakhosi and Mpho Emely Mots'ohi
REGISTRATION DATE	25 th October 2013
GROUND RENT	M96-60
USE	Residential
DURATION	90 years from 21 st September 2020
ENCUMBRANCES	Nil

2. Improvements Description:

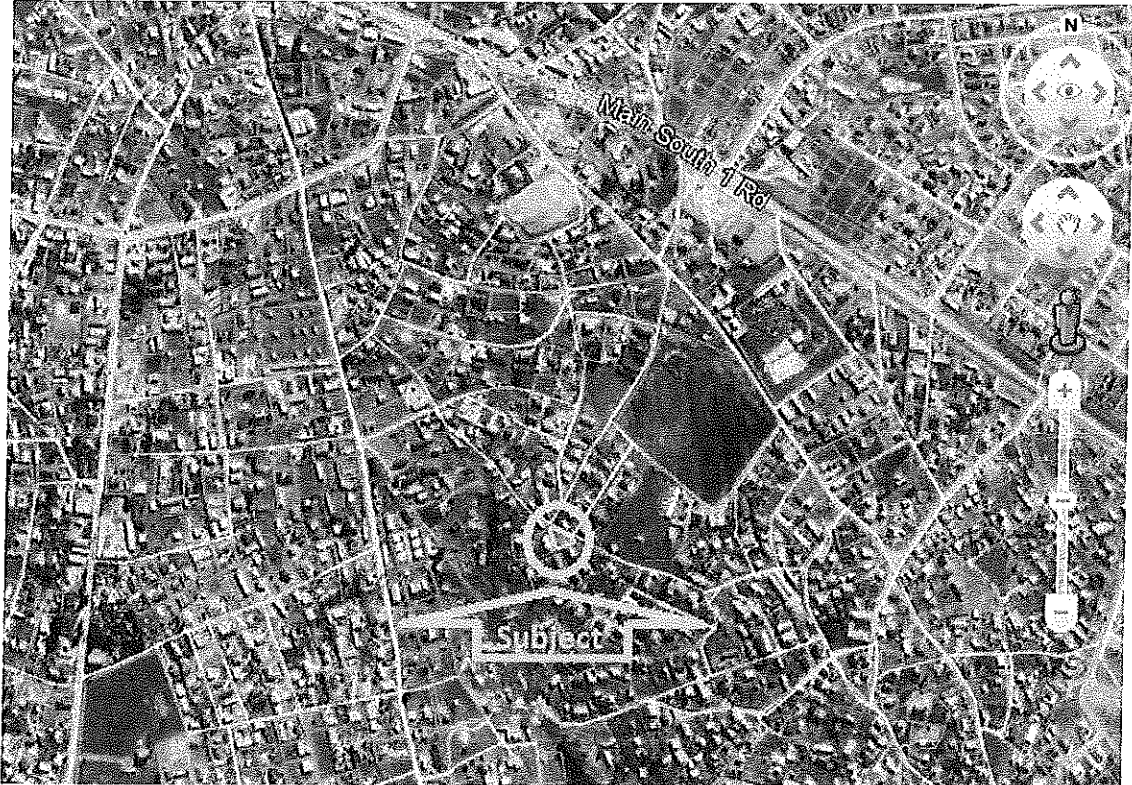
There exists an old building of concrete block walls with a flat corrugated iron roof measuring 83.80m². The site is unfenced, sloping terrain, accessed by an unprepared dirt road and amenities connected. It measures 460m² more or less in extent.



APPROVED
29/09/2020

3. Location:

The property is located in Matala, Maseru Urban Area as depicted in yellow in the map below. It is within a developing an old residential area of low income in an unplanned neighbourhood.



4. Value:

As per our assessment, the present value of this property having taken all value affecting factors into account is M 74,000.00 (*Seventy four 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,

