

LAND / PROPERTY VALUATION CERTIFICATE

May 26th 2020

TO WHOM IT MAY CONCERN

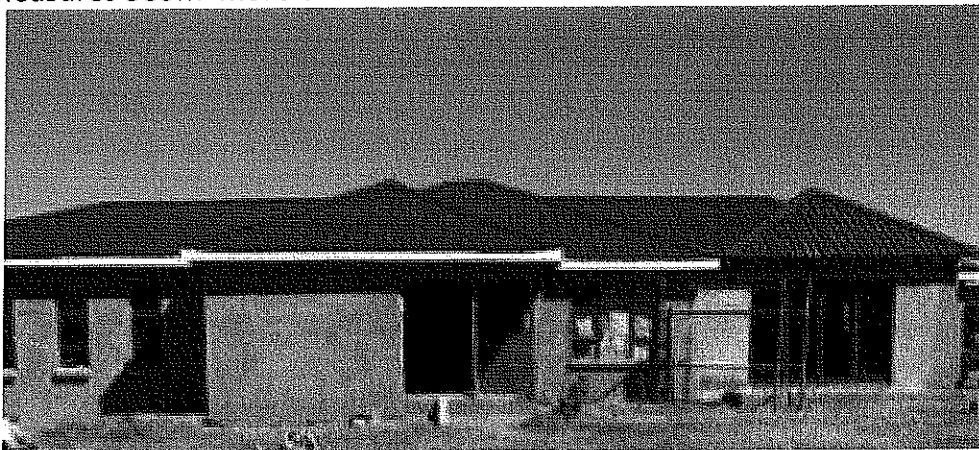
We do hereby certify that we were instructed by Lineo Palime of Ha Matala, Maseru, to value property situated Ha Matala, Maseru Urban Area numbered 14303-1923 for Transfer purposes with the Land Administration Authority (LAA).

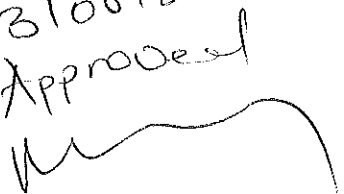
1. Tenure:

REGISTERED OWNER	Likolobe Clement Tsietsi
REGISTRATION DATE	19 th June 2017
GROUND RENT	M 122.85
USE	Residential
DURATION	90 years from 19 th May 2017
ENCUMBRANCES	Nil

2. Improvements Description:

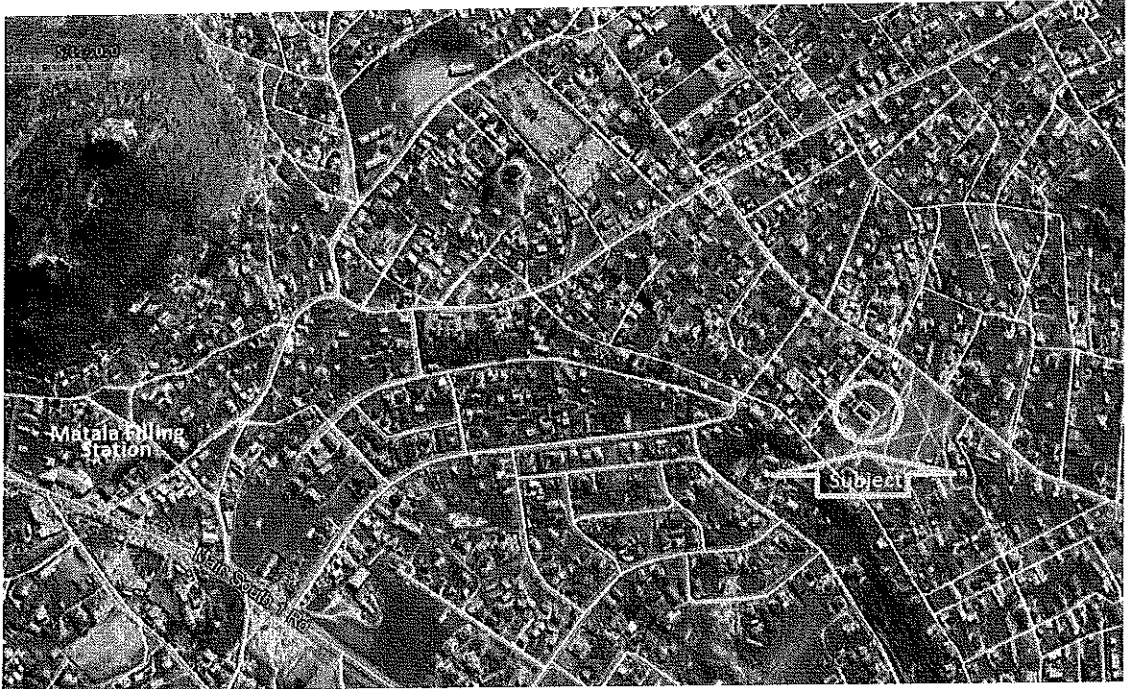
This is a single storey detached building constructed of plastered walls with a pitched gable IBR roof over. It measures 230.51m². The site is barely fenced, fairly flat terrain, accessed by a small dirt road and amenities in close proximity. It measures 585m² more or less in extent.



13/08/2020
 Approved


3. Location:

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



4. Value:

As per our assessment, the present value of this property having taken all value affecting factors into account is M 541,000.00 (*Five hundred and forty one 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,

Kingdom of Lesotho
NATIONAL IDENTITY CARD



ID Number 052106207322
Surname ELIAS
First Name MAHLAPHO JOSEPHINE D
Nationality Mosotho
Date of Birth 11/04/1977 Sex Female
Place of Issue Maseru
Date of Issue 05/04/2016
Date of Expiry 05/04/2026

Signature
of Holder