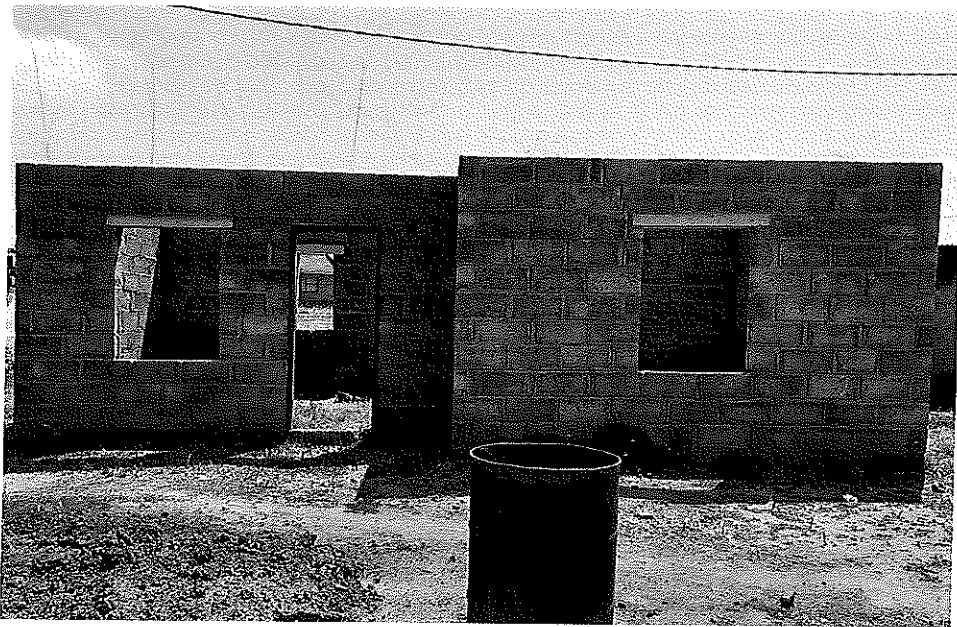





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**14304-806 VALUATION CERTIFICATE**



**HA MATALA, MASERU URBAN AREA**

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APPROVED 08/10/2020  




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## VALUATION CERIFICATE

1. **INSTRUCTIONS:** Valuation of property No. 14304-806 for transfer purposes.
2. **DESCRIPTION OF PROPERTY:** The property being valued a developed residential property consisting of a 2 roomed house under construction.
3. **LOCATION:** Ha Matala, Maseru Urban area.
4. **VALUATION DATE:** Material date of valuation is the 08<sup>th</sup> October 2020.
5. **MARKET VALUE:** M 110,000.00 on a comparable method of valuation basis.
6. **CAVEATS:**
  - 1.0 We have physically inspected the property;
  - 2.0 We have considered all available factors affecting value in forming an opinion of value;

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1 Company Expertise:  
MSc in Land and Property Development Management-UPS (RSA), BA Geography-NUU; MSc in Property Development and Management-WITS (RSA), BA URP-NUU, International Certificate in Property Valuation-Inspen Malaysia; BSc Land Management & Valuation-UCLAS-Tanzania; International Certificate in Valuation of Special Properties, Inspen Malaysia.

3.0 We have no present or contemplated interest in the property;

4.0 We have conducted the valuation in conformity with the ethics of the valuation profession.

**Signature of Valuer**.....

**Name:** Tankisang Mosito, MSc Property Science

**On behalf of:** Math Properties

**Dated:** 08<sup>th</sup> October 2020.

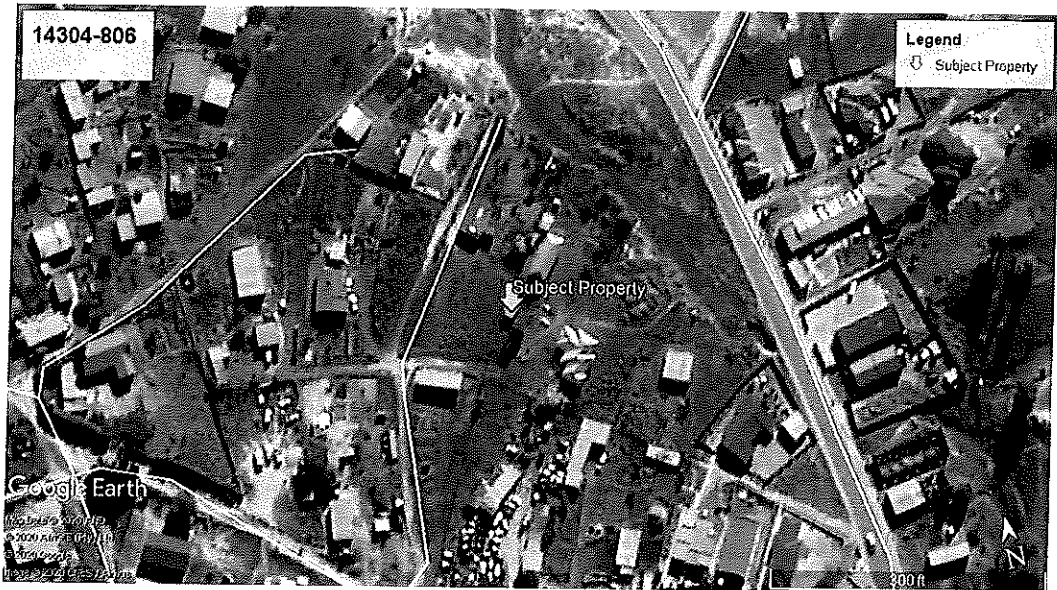
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2

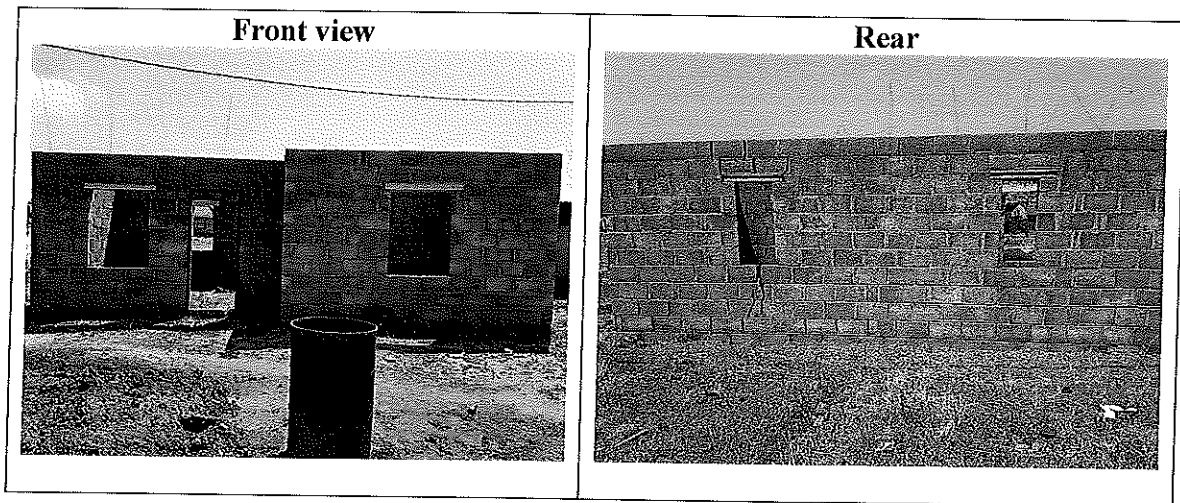
Company Expertise:

MSc in Land and Property Development Management-UTS (RSA), BA Geography-NUI; MSc in Property Development and Management-WITS (RSA), BA ERP-NUI, International Certificate in Property Valuation-Inspen Malaysia; BSc Land Management & Valuation-ECLAS-Tanzania; International Certificate in Valuation of Special Properties, Inspen Malaysia.

## Location Map



## Photographs



3

### Company Expertise:

MSc in Land and Property Development Management-UFS (RSA), BA Geography-NCL; MSc in Property Development and Management-WITS (RSA), BA ERP-NCL, International Certificate in Property Valuation-Inspen Malaysia; BSc Land Management & Valuation-UCLAS-Tanzania; International Certificate in Valuation of Special Properties, Inspen Malaysia.