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TIN No: 2000485576-9

Reg No: 52922

LAND / PROPERTY VALUATION CERTIFICATE

August 17th 2020

TO WHOM IT MAY CONCERN

We do hereby certify that we were instructed by *Mathealira Chabana/Seutloali Geoffrey Monaheng* of Masianokeng, Maseru, to value property situated in Masianokeng, Maseru, and numbered **14312-087** for Transfer purposes with the Land Administration Authority (LAA).

1. Tenure:

REGISTERED OWNER	Seutloali Geoffrey Monaheng
REGISTRATION DATE	08 th September 2010
GROUND RENT (M)	67.52
USE	Residential
DURATION	90 years from 22 nd April 1997
ENCUMBRANCES	Nil

2. Improvements Description:

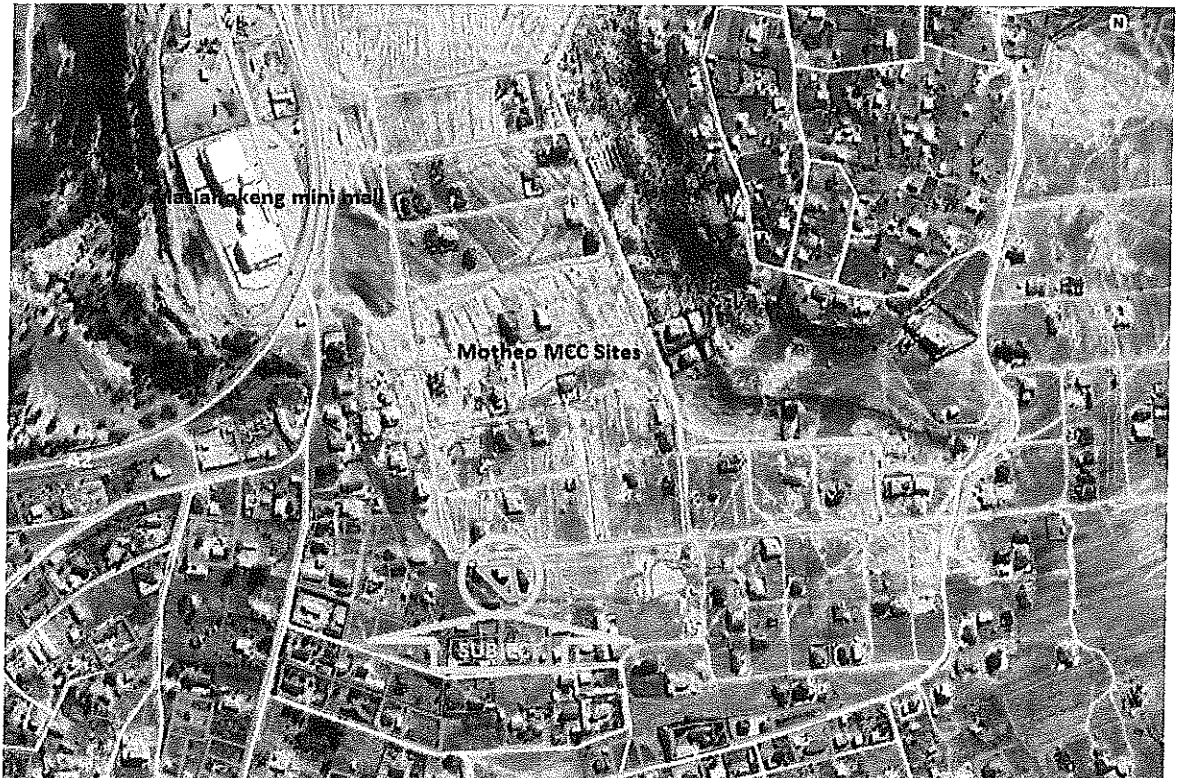
This is a double storey detached building constructed of plastered concrete block walls to the external walls with a flat GCI roof. It measures 341.76m². As is evident, the workmanship of the house is mediocre, and there is no first floor slab. The land is on a gently sloping terrain and measures 844m² more or less in extent.

APPROVED
03/09/2020



3. Location:

The property is located in Masianokeng as per the map below.



4. Value:

As per our assessment, the present value of this property having taken all value affecting factors into account is M 611,000.00 (*Six hundred and eleven 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,

Thabiso Maboe (Managing Director)

