



Kokobela Village
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Tin No 2000485576-9

Reg No 52922

LAND / PROPERTY VALUATION CERTIFICATE

19th February 2020

TO WHOM IT MAY CONCERN

*We do hereby certify that we were instructed by **Lekhapelo Phalana**, to value property situated in Ha 'Mathata, Maputsoe Urban Area numbered 23123-676 for Transfer purposes with the Land Administration Authority (LAA).*

1. Tenure:

REGISTERED OWNER	Flory 'Matiisetso Motia
REGISTRATION DATE	05 th December 2013
GROUND RENT (M)	124.74
USE	Residential
DURATION	90 years from 18 th November 2013
ENCUMBRANCES	Nil

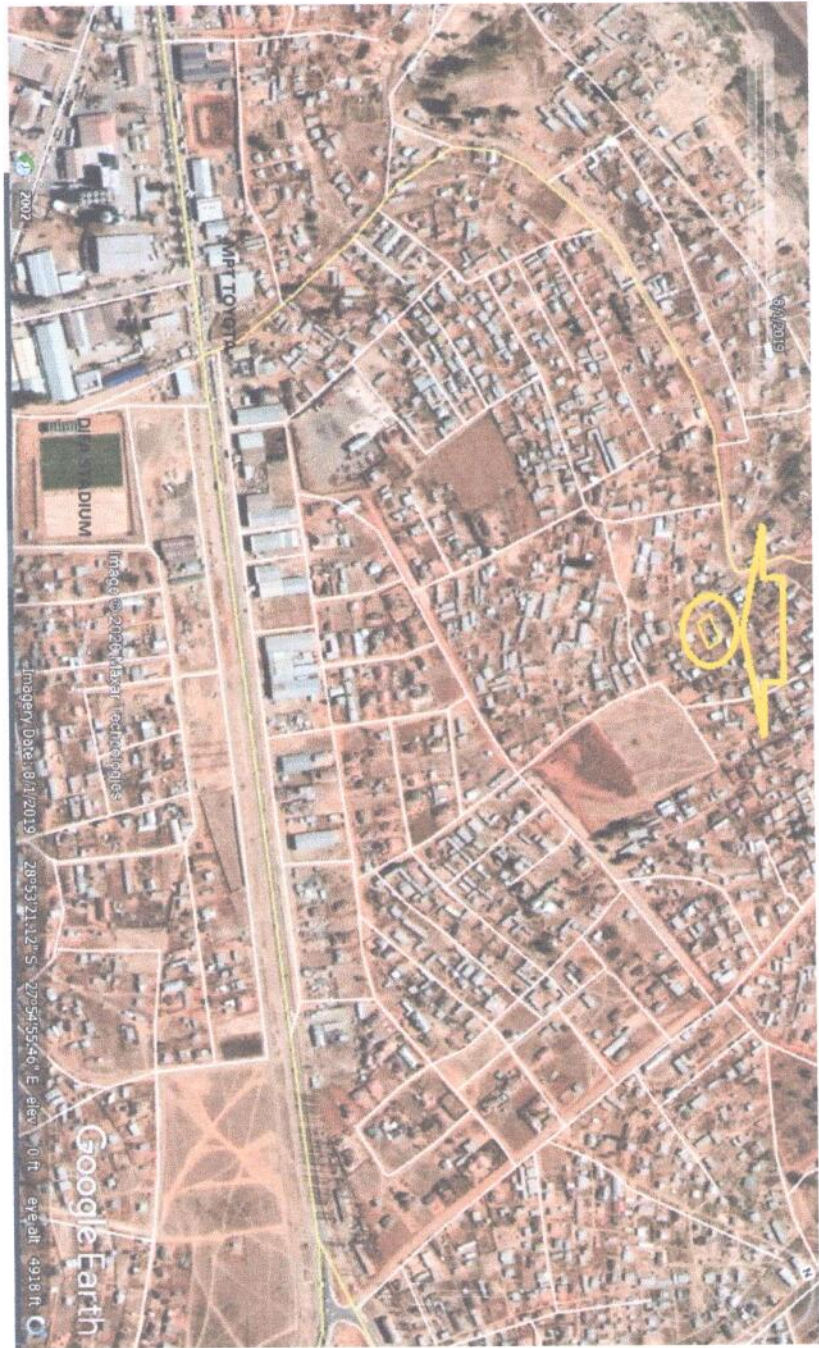
2. Description

This is a single storey structure constructed of concrete block with a flat corrugated iron roof over. Internally the walls are plastered and painted, sand cement screed floors. It consist of 4x rooms. The land is gently sloping. The structure is derelict as shown in the picture below.



3. Location:

The property is located in Ha Mathata, Maputsoe Urban Area, within a low to middle income residential neighbourhood, within a kilometre north east of the Maputsoe Toyota located at the beginning of the linear CBD. The site is on a gently sloping terrain, accessed by a gravel/dirt road, and measures 594 m² 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 63,000.00 (*sixty three 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,

