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Reg No: 52922

## LAND / PROPERTY VALUATION CERTIFICATE

02<sup>nd</sup> February 2020

### TO WHOM IT MAY CONCERN

*We do hereby certify that we were instructed by 'Makabai Thakhisi of Maseru, to value property situated in Ha Chonapasi, Maputsoe Urban Area numbered 23131-1556 for Transfer purposes with the Land Administration Authority (LAA).*

#### 1. Tenure:

<b>REGISTERED OWNER</b>	John Kabeli & Makabai Tlale Thakhisi
<b>REGISTRATION DATE</b>	26 <sup>th</sup> November 2013
<b>GROUND RENT</b>	M230.35
<b>USE</b>	Residential
<b>DURATION</b>	90 years from 18 <sup>th</sup> November 2013
<b>ENCUMBRANCES</b>	Nil

#### 2. Improvements Description:

##### 2.1 Main Building:

This is single storey detached residential building constructed of old concrete block with a flat GCI roof. Internally the walls are plastered and painted, no ceilings and sand cement screed. It measures 40.05m<sup>2</sup> more or less in extent. It is fairly old though still habitable.



### 3. Location:

The property is located in Ha Ha Chonapasi, Maputsoe Urban Area, within a low income residential neighbourhood, within 1km south of Nyenye Industrial south west of the Maputsoe Central Business District (CBD), on a gentle sloping terrain. The site accessed by a dirt road, barbed wire fenced and measures 1355m<sup>2</sup> 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 93,000.00 (*ninety 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,

