

LAND / PROPERTY VALUATION CERTIFICATE

29th June 2020

TO WHOM IT MAY CONCERN

We do hereby certify that we were instructed by **Selebalo Motsoene** of Ha Nyenye, Maputsoe, Leribe to value property situated in Ha Nyenye, Maputsoe Urban Area numbered **23133-1115** for Transfer purposes with the Land Administration Authority (LAA).

1. Tenure:

REGISTERED OWNER	Motsoene & Mantsese Ntsoereng-Molapo
REGISTRATION DATE	25 th November 2013
GROUND RENT	M142-12
USE	Residential
DURATION	90 years from 01 st November 2013
ENCUMBRANCES	Nil

2. Improvements Description:

A block of flats on a relatively flat terrain, constructed of concrete block walls with a flat GCI roof over-fairly old with penetrating cracks on the walls. It measures 81.37m² and the land with a dilapidated barbed wire measuring 836m² more or less in extent.



3. Location:

The property is located in Ha Nyenye, Maputsoe Urban Area, within an old village, about 500m north of the new Puma Filling Station on the Principal A1 Highway as depicted in yellow on 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 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,

Thabiso Maboe
Managing Director