



LNDC Centre  
Level 1  
Room 104  
TIN No: 2000485576-9

+266 6200 1450  
+266 5897 4540  
maboee@gmail.com  
Reg No: 52922

## LAND / PROPERTY VALUATION CERTIFICATE

September 17<sup>th</sup> 2020

### TO WHOM IT MAY CONCERN

We do hereby certify that we were instructed by **Mats'eliso Mary Mokuoane**, to value a property situated America, Hlotse Urban Area, numbered **26121-012** for transfer purposes with the Land Administration Authority Lesotho (LAA).

#### 1. Tenure:

REGISTERED OWNER	Mats'eliso Mary Mokuoane
UNDER DEED NO.	32822 dated 25 <sup>th</sup> February 2014
REGISTRATION DATE	21 <sup>st</sup> September 1982
GROUND RENT	M40.00 (initial)
USE/DURATION	Residential for 90 Years from 16 <sup>th</sup> June 1980
ENCUMBRANCES	Nil

#### 2. Improvements Description:

This is a single storey residential building constructed of plastered and painted walls with a pitched IBR roof over. The building measures 125.58m<sup>2</sup> and the land measuring 1000m<sup>2</sup> more or less in extent. The land is on a sloping terrain, barbed wire fencing, and accessed by a tarred road.



APPROVED  
10/09/2020

### 3. Location:

The property is located in Lisemeng 2, Hlotse Urban Area, within the middle-income neighbourhood.



### 4. Value:

As per our assessment, the present value of this property, having taken all value affecting factors into account is M276,000.00 (*Two hundred and seventy-six 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 (MD)