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TIN No: 2000485576-9

Reg No: 52922

## LAND / PROPERTY VALUATION CERTIFICATE

January 21<sup>st</sup> 2020

### TO WHOM IT MAY CONCERN

*We do hereby certify that we were instructed by Leboea Mohlakoana of Sebothoane to value property situated in Sebothoane, Hlotse Urban Area numbered 26121-470 for Transfer purposes with the Land Administration Authority (LAA).*

#### 1. Tenure:

<b>REGISTERED OWNER</b>	Kekeletso Makane
<b>REGISTRATION DATE</b>	2 <sup>nd</sup> December 2013
<b>GROUND RENT</b>	M137.13
<b>USE</b>	Residential
<b>DURATION</b>	90 years from 16 <sup>th</sup> October 2013
<b>ENCUMBRANCES</b>	Nil

#### 2. Improvements Description:

This is a single storey detached building constructed of rendered sandstone and concrete block with a flat corrugated iron roof over. It consists of 2x rooms with painted walls, no ceilings and sand cement screed floors. It measures 33.21m<sup>2</sup> with a Vr of 3.85m<sup>2</sup> more or less in extent. The site is gently sloping, accessed by a dirt and muddy road. It measures 653m<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 99,000.00 (*Ninety nine 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**