

LAND / PROPERTY VALUATION CERTIFICATE

May 29th 2020

TO WHOM IT MAY CONCERN

We do hereby certify that we were instructed by **Motsóanyane Thaele** of Butha-Buthe, to value property situated in Butha-Buthe Urban Area, numbered **30082-591** for Transfer purposes with the Land Administration Authority (LAA).

1. Tenure:

REGISTERED OWNER	Marefiloe Matsabalira Setene
REGISTRATION DATE	29 th July 2014
GROUND RENT	M309-12
USE	Residential
DURATION	90 years from 23 rd June 2014
ENCUMBRANCES	Nil

2. Description

2x residential structures; main constructed of concrete block with a flat corrugated iron roof and the other of sandstone and mud with a flat corrugated iron. The buildings measure 66.04m² and 74.40m² more or less in extent. The site measures 1288m².



3. Location:

The property is located in Butha-Buthe Urban Area, north of and adjacent to Likileng village as per the map below, within 2km north of Butha-Buthe Central Business District (CBD). The site is on a gently sloping terrain, accessed by a gravel road.



4. Value:

As per our assessment the present value of this property having taken all value affecting factors into account is **M201,000.00** (*Two hundred and one 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

