

**UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF FLORIDA**

**CASE NO.: 23-cv-24903-JB**

SECURITIES AND EXCHANGE  
COMMISSION,

Plaintiff,

v.

RISHI KAPOOR, *et al.*,

Defendants.

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**ORDER GRANTING IN PART RECEIVER'S MOTION TO APPROVE  
SETTLEMENT AGREEMENT WITH LOS PINOS ACQUISITION LLC  
REGARDING LOS PINOS PROPERTY AND TO MODIFY  
AGREED ORDER REGARDING MOTION TO STAY**

**THIS CAUSE** came before the Court on the Receiver's Motion to Approve Settlement Agreement with Los Pinos Acquisition LLC Regarding Los Pinos Property and to Modify Agreed Order Regarding Motion to Stay. ECF No. [325]. Defendant Rishi Kapoor filed a Response to the Motion, and the Receiver filed a Reply. ECF Nos. [329], [337]. On April 29, 2025, the Court held a hearing on the Motion. Upon due consideration of the parties' submissions, the pertinent portions of the record, and the relevant legal authorities, and noting the agreement of the interested parties to the entry of this Order,

it is hereby **ORDERED AND ADJUDGED** as follows:

1. The Motion, ECF No. [325], is **GRANTED IN PART AND DENIED IN PART**.

2. Defendant Rishi Kapoor has withdrawn his Response, ECF No. [329], and consents to the entry of this Order.

3. All interested parties listed in the service list for the Motion have had the opportunity to object to the relief granted by this Order and no other objections to the Motion were filed.

4. The Court finds and concludes that the settlement described in the Motion is well within the range of reasonableness and constitutes a fair resolution with respect to the Receivership estate's interest in the Los Pinos Property. Accordingly, the Settlement is approved, and Receiver is authorized and directed to perform in accordance with its terms, subject to the provisions of this Order.

5. The Agreed Order [DE 175] is modified, *nunc pro tunc* to January 10, 2025 (the date Lender funded the settlement payment to Receiver), to reflect the following:

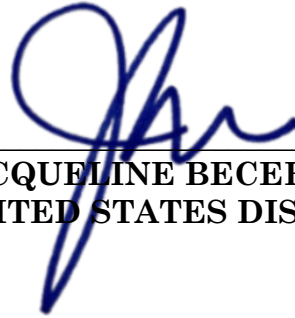
- Paragraph 2. The Los Pinos Property and any proceeds thereof are not subject to the Asset Freeze Order *nunc pro tunc* to January 10, 2025;
- Paragraph 4. The Receiver and SEC are not required to receive disclosure or approval of any sale of the Los Pinos Property.

6. In addition to the above-referenced amendments to the Agreed Order, the Court hereby accepts Receiver's waiver of all claims, rights, and interests in the Los Pinos Property pursuant to Paragraph (1) of the settlement between the Receiver and Lender, as described in ECF No. [325], and Rishi Kapoor's waiver of all claims, rights and interests in the Los Pinos Property .

7. Both the Receiver and Rishi Kapoor further waive their rights to appeal

this Order.

**DONE AND ORDERED** in Chambers at Miami, Florida, this 29th day of April, 2025.

A handwritten signature in blue ink, appearing to read 'JB', is written over a horizontal line.

**JACQUELINE BECERRA**  
**UNITED STATES DISTRICT JUDGE**