

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

CASE NO.: 23-24903-CIV-JB

SECURITIES AND EXCHANGE
COMMISSION,

Plaintiff,

v.

RISHI KAPOOR; *et al.*,

Defendants.

_____ /

**ORDER GRANTING RECEIVER'S MOTION FOR AUTHORIZATION
TO EMPLOY REAL ESTATE APPRAISER**

THIS CAUSE came before the Court upon Bernice C. Lee, Receiver's Motion for Authorization of Employment of Integra Realty Resources as Real Estate Appraiser for the Commodore Properties. ECF No. [328]. A Response in Opposition was filed by CWL-CH, LLC, Asjaia, LLC, and Vieden Grove Oz, LLC, and the Receiver filed a Reply. ECF Nos. [343, 346]. Upon due consideration of the Motion, the pertinent portions of the record, and the relevant legal authorities, as explained at the Status Conference held on May 19, 2025, the Court finds that good cause exists for the relief requested.

Accordingly, it is hereby **ORDERED AND ADJUDGED** that the Receiver's Motion, ECF No. [328], is **GRANTED**. The Receiver is authorized to employ Charles E. Badell, MAI and Integra Realty Resources as a disinterested appraiser for the

Commodore Properties,¹ to provide a retainer of \$18,000 upon entry of this Order, and to pay the Fee for services provided upon completion of all appraisal services. The Halpern Parties will provide funds to the Receivership Estate to provide the retainer and pay the Fee upon entry of this Order.

DONE AND ORDERED in Miami, Florida this 21st day of May, 2025.



JACQUELINE BECERRA
UNITED STATES DISTRICT JUDGE

¹ Capitalized terms not defined herein shall have the defined terms provided for in the Motion