

**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.

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**ORDER GRANTING RECEIVER’S MOTION FOR AUTHORIZATION  
TO EMPLOY ALEJANDRO C. PUENTE AND ACP APPRAISALS, LLC AS  
REAL ESTATE APPRAISERS FOR VILLA VALENCIA UNITS**

**THIS CAUSE** came before the Court upon Bernice C. Lee, Receiver’s Motion for Authorization of Employment of Alejandro C. Puente and ACP Appraisals, LLC as Real Estate Appraisers for Villa Valencia Units. ECF No. [486]. No objections to the Motion have been filed and the time to do so has passed.<sup>1</sup> Upon due consideration of the Motion, the pertinent portions of the record, and the relevant legal authorities, the Court finds that good cause exists for the relief requested.

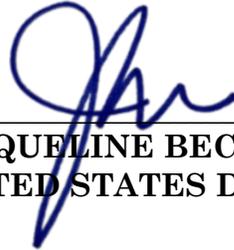
Accordingly, it is hereby **ORDERED AND ADJUDGED** that the Receiver’s Motion, ECF No. [486], is **GRANTED**. The Receiver is authorized to employ Alejandro C. Puente and ACP Appraisals, LLC as a disinterested appraiser for the

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<sup>1</sup> Non-party Mironest CG, LLC initially indicated that it intended to file objections to the Motion, but subsequently advised the Court in its Response to Order to Show Cause that “it would not be proceeding with its potential objection [to the Motion] at this time.” ECF No. [505] at 1.

Units,<sup>2</sup> and to pay the Fee for services provided upon completion of all appraisal services.

**DONE AND ORDERED** in Miami, Florida this 31st day of January, 2026.



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

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<sup>2</sup> Capitalized terms not defined herein shall have the defined terms provided for in the Motion.