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8 **UNITED STATES DISTRICT COURT**
9 **NORTHERN DISTRICT OF CALIFORNIA**

10
11 SECURITIES AND EXCHANGE
COMMISSION,
12
Plaintiff,
13
v.
14 SILICONSAGE BUILDERS, LLC aka
15 SILICON SAGE BUILDERS and
SANJEEV ACHARYA,
16
Defendants.

Case No. 3:20-cv-09247-SI

~~PROPOSED~~ ORDER GRANTING
MOTION OF RECEIVER, DAVID
STAPLETON, FOR ORDER REJECTING
CERTAIN PURCHASE AND SALE
AGREEMENTS

Date: July 14, 2023
Time: 10:00 a.m.
Crtrm.: 1 – 17th Floor (hearing via Zoom)
Judge: Susan Illston

18
19 The Court having considered the *Motion of Receiver, David Stapleton, for Order*
20 *Rejecting Certain Purchase and Sale Agreements* (the “Motion”), the evidence submitted
21 in support of the Motion, and having found that cause exists to grant the relief for the
22 reasons set forth in the Motion,

23 **IT IS HEREBY ORDERED AS FOLLOWS:**

- 24 (1) The Motion is granted;
- 25 (2) Upon entry of this Order, the purchase and sale agreements entered into
26 between Osgood, LLC, and the buyers for the units identified below that are part of the
27 condominium project owned by Osgood, LLC located at 42111 Osgood Road, Fremont,
28

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California 94539 ("Units") are deemed terminated and the Units may thereafter be sold to third parties free and clear of any vendee's lien in favor of the buyers:

Unit Number	Name of Buyer(s)
225	Joe Khazzun
231	Sandeep Singh
301	Sunita Lodha & Kshama Lodha
312	Hemanga Nath & Moushumi Goswami
331	Lalith Kumar Maddali & Prasanna Laxmi Alamuri
411	Jie Li & Guohua Chen
412	Aarti N. Jadhav
417	Amit G. Mehta & Nisha A. Mehta
424	Shankar Narayan Venkatesan & Roopa Naniundan
427	Venkat Ramana Naini & Swetha Reddy Nalla
501	Jenny T. Flores
515	Kevin R. Li
517	Chetan K. Tamballa & Muneppagari Vanaia

(3) Upon entry of this Order, the foregoing buyers' sole remedy shall be to file a claim against the Receivership Estate for any damages alleged, within the time periods previously authorized by the Court, or, if applicable, to assert a lien against any net proceeds remaining after Acres Loan Origination is paid in full from the sale of the units at the Osgood project as required by prior orders of the Court. Any such net proceeds will be held by David Stapleton, the Receiver, in a segregated account pending a further Court order regarding the validity and priority of the liens, claims, and encumbrances and the disposition of the net proceeds.

Dated: July 14, 2023



 SUSAN ILLSTON
 United States District Judge

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