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10 Attorneys for Plaintiffs

ORIGINAL FILED

FEB 16 2011

**LOS ANGELES
SUPERIOR COURT**

11
12 SUPERIOR COURT OF THE STATE OF CALIFORNIA

13 FOR THE COUNTY OF LOS ANGELES

14
15 DEO SINGH AND KUSAM SING,)
16 Plaintiffs,)
17 vs.)

CASE NO.: BC 411424 [Lead Case]
Consolidated with Case No. BC 419507
Honorable Victor Chavez
Dept. 96

18 MUBARAK RAJPOOT; MAR)
19 DEVELOPERS, INC., a California)
20 Corporation; and DOE DEFENDANTS 1)
Through 100, Inclusive,)
21 Defendants.)

**JUDGMENT ON GENERAL VERDICT
IN JURY TRIAL**

22 HD CAPITAL, LLC a Nevada Limited)
23 Liability Company,)
24 Plaintiff,)
25 vs.)

26 DEO SINGH, an individual; KUSAM)
27 SINGH, an individual; and DOES 1 Through)
100, Inclusive,)
28 Defendants.)

1 The above captioned matter came on regularly for trial on January 12, 2011, in Department 96
2 of the Los Angeles Superior Court, Central District, Victor Chavez, Judge, presiding. Dennis P. Wilson and
3 Anthony N. Luti appeared as the attorneys of record for Plaintiffs in the lead case and Defendants in the
4 consolidated case Deo Singh and Kusam Singh, and Scott A. Sheikh appeared for the Defendants Mar
5 Developers, Inc. and Mubarak Rajpoot in the lead case and for HD Capital, LLC in the consolidated case.
6 The subject matter of the trial was Plaintiffs' Complaint in the lead case BC 411424, Causes of Action (1)
7 through (4), and the Defendants Mar Developers, Inc.'s and Mubarak Rajpoot's Answer thereto; and HD
8 Capital, LLC's Complaint in the consolidated action BC 419507, Causes of Action (1) through(4).

9 A jury of 12 persons was impaneled and sworn. Witnesses were sworn and testified. After hearing
10 the evidence and argument of both sides, the jury was instructed by the court and retired to consider its
11 General Verdict.

12 After returning into court and being called, the jurors rendered their General Verdict in writing in
13 words and figures as follows:

14 -1.

15 We, the jury, find in favor of Plaintiffs Deo Singh and Kusam Singh and against

16 Mar Developers, Inc. Yes 11

17 No 1

18 Mubarak Rajpoot Yes 10

19 No 2

20 And award damages in the amount of \$ 162,700

21 2.

22 We, the jury, find in favor of Plaintiff HD Capital, LLC and against Deo Singh and Kusam Singh

23 in the above captioned case find on the following questions submitted to us as follows:

24 And award damages in the amount of \$ 0

25 Or

26 2

1 Find in favor of Deo Singh and Kusam Singh and against HD Capital, LLC

2 Yes 12

3 No 0

4 ///

5 Signed:

6 _____
(signature)

7 Punam Kalra

8 Dated: 1/20/2011 "

9 ///

10 IT IS ADJUDGED that the plaintiffs in the lead case, BC 411424, Deo Singh and Kusam Singh,
11 recover judgment on the merits on all of their causes of action against defendants in the lead case, Mar
12 Developers, Inc. and Mubarak Rajpoot, in the amount of \$162,700.00, with interest at an annual rate of 10
13 percent from the date the verdict was rendered on January 20, 2011, until this Judgment is paid, plus recover
14 costs pursuant to Memorandum of Costs in the amount of \$ _____, plus recover attorney fees pursuant
15 to motion in the amount of \$ _____ against defendants in the lead case, Mar Developers, Inc.
16 and Mubarak Rajpoot; and that Plaintiff in the consolidated case, BC 419507, HD Capital, LLC, take nothing
17 by way of its complaint on all of its causes of action, and that the California Mechanic's Lien filed with the
18 Los Angeles County Recorder's office on May 12, 2009, by Mar Developers Inc. as against the Defendants
19 Deo Singh and Kusam Singh on their real property identified in the California Mechanic's Lien as 6057
20 Comey Avenue, Los Angeles, California 90034, further described herein as [Lot #278, Track #6256, MB #
21 71-19][APN 5065-017-023] be cancelled and extinguished forthwith and removed from the records at the
22 Los Angeles County Recorder's office, and that Defendants Deo Singh and Kusam Singh recover costs
23 against HD Capital, LLC pursuant to Memorandum of Costs in the amount of \$ _____ plus recover
24 attorney fees pursuant to motion in the amount of \$ _____ from HD Capital, LLC.

25 ///

26 **FEB 16 2011**

27 DATED: **VICTOR E. CHAVEZ**

28 **FEB 16 2011 VICTOR E. CHAVEZ**
VICTOR CHAVEZ
JUDGE OF THE SUPERIOR COURT

PROOF OF SERVICE

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES:

I am a resident of the United States and employed in the County of Los Angeles, State of California, over the age of 18 and not a party to the within action or proceedings; my business address is 3322 W. Victory Boulevard, Burbank, CA 91505. On January 25, 2011 I served the following document(s) described as:

JUDGMENT ON GENERAL VERDICT IN JURY TRIAL

on the interested parties and/or through their attorneys of record by depositing the original or true copy thereof as designated below, at Burbank, California, addressed to the following as follows:

SCOTT A. SHEIKH, ESQ. THE SHEIKH LAW FIRM 10940 WILSHIRE BLVD., SUITE 1600 LOS ANGELES, CALIFORNIA 90024 FACSIMILE: 310-606-2647	
--	--

- () **HAND DELIVERY/PERSONAL SERVICE (C.C.P. §§1011, et seq.):** I caused said document(s) to be personally served on the addressee listed above.
- (X) **MAIL (C.C.P. §1013(a)):** I caused said document(s) to be deposited in the United States Mail in a sealed envelope with postage fully prepaid at Burbank, California, following the ordinary practice at my place of business of collection and processing mail.
- (X) **FACSIMILE (C.C.P. §§1012.5, et seq.):** I caused said document(s) to be transmitted to the party or parties listed above at the facsimile number listed above.
- () **EXPRESS MAIL (C.C.P. §§1013(c)(d), et seq.):** I caused said document(s) to be deposited with an express service carrier in a sealed envelope designed by the carrier as an express mail envelope, with fees and postage prepaid.
- (X) **ELECTRONIC MAIL (C.C.P. §§1010.6(a)(6)):** I caused said document(s) to be mailed electronically to the party or parties listed as: sheikh@sheikhlaw.com
- (X) **(STATE)** I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on January 25, 2011 at Burbank, California.


Dennis P. Wilson

ATTORNEY FOR (Name): SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES		<p style="text-align: center;">ORIGINAL FILED</p> <p style="text-align: center;">FEB 16 2011</p> <p style="text-align: center;">LOS ANGELES SUPERIOR COURT</p>
COURTHOUSE ADDRESS: 111 N. HILL ST. L.A. 90012		
PLAINTIFF:	DEO SINGH, ET AL	
DEFENDANT:	MUBARBAK RAJPOOT, ET AL	
NOTICE OF ENTRY OF:	<input checked="" type="checkbox"/> JUDGMENT <input type="checkbox"/> DISMISSAL <input type="checkbox"/> OTHER ORDER	CASE NUMBER: BC411424

To the above named parties and to their attorneys of record, you are hereby given notice of entry of:

- Judgment in the above-entitled matter, entered on (date): **February 16, 2011**
- Order of Dismissal in the above-entitled matter, filed on (date): _____
- Order _____, filed on (date): _____

DECLARATION OF MAILING

I, (typed or printed name) **Connie Rodriguez**, do hereby (check one):

- declare under penalty of perjury under the laws of the State of California that I am an active member of the State Bar of California;
- declare under penalty of perjury under the laws of the State of California that I am _____ County, (check one) employed in / a resident of **LOS ANGELES** _____ (where mailing occurred) _____ business/ residence over the age of 18 years, and not a party to the cause within; that my (check one) business/ residence address is as shown above;

and that on the date shown below I served the notice of entry of the above-named document filed and entered herein, by depositing true copies thereof in sealed envelope(s), with postage fully prepaid, in the United States Mail Service located at **LOS ANGELES** _____ (city) _____ (state)

addressed to the parties named below:

<p><input checked="" type="checkbox"/> LAW OFFICE OF DENNIS P. WILSON 3322 Victory Blvd. Burbank, Ca. 91505</p>	<p><input checked="" type="checkbox"/> Scott A. Sheikh, Esq. THE SHEIKH LAW FIRM 10940 Wilshire Blvd., Suite 1600 Los Angeles, Ca. 90024</p>
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Additional names and addresses on attached sheet.

Dated: **February 16, 2011** Signed:  (Signature of declarant) **Connie Rodriguez**

Typed or printed name of declarant: