

IN THE IN THE CRIMINAL COURT FOR UNICOI COUNTY, TENNESSEE
AT ERWIN

**STATE OF TENNESSEE, ex rel.
KENNETH C. BALDWIN
DISTRICT ATTORNEY GENERAL,
Petitioner,**

VS.

NO. 7468

**ROHIT MAJETHIA
116 CHESNUT RIDGE DRIVE
JONESBOROUGH, TENNESSEE 37659,**

AND

**JAI JALARAM KRUPA
TENNESSEE INC.
100 COUNTRY CLUB DRIVE
UNICOI, TENNESSEE 37692
Respondents.**

Case No. 7468
CRIMINAL COURT OF UNICOI COUNTY, TN
Filed at 2:00 O'Clock P M
the 7 day of Jan, 2020
DARREN C. SHELTON, CLERK
ds

TEMPORARY INJUNCTION/RESTRAINING ORDER

The District Attorney for the First Judicial District has filed a Verified Petition alleging that a nuisance exists at 185 Golf Course Road, Unicoi, Unicoi County, Tennessee. It appearing to the satisfaction of the Court by evidence in the form of the Verified Petition, which is incorporated herein by reference, that there is sufficient evidence to believe that the averments of the petition are true, that the aforementioned property constitutes a PUBLIC NUISANCE pursuant to the provisions of Tenn. Code Ann. § 29-3-101, and that probable cause exists to believe evidence of criminal activity will be found on the said premises, a temporary injunction/restraining order shall be GRANTED.

It is therefore ORDERED, ADJUDGED, AND DECREED that any peace officer in this County may make entry into the premises, may search and secure the premises, may lock the premises so as to disallow entry, and may post visible signage and notice that the property is closed in all respects. The property listed above shall cease its operation in all respects, and no person, without the approval of this Court or peace officers seeking to enforce this Order, shall go onto the premises.

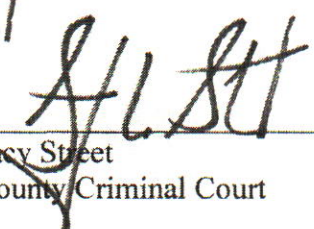
This Order shall be posted at all entrances and any person violating the provisions of this Order shall be subject to punishment for Contempt of this Court to include imprisonment in the county jail or workhouse for a period of not more than thirty (30) days and a fine not to exceed fifty dollars (\$50) pursuant to the provisions of Tenn. Code Ann. § 29-3-111 for each violation.

This Order follows the State's first application for injunctive relief.

The Respondent and its owners are hereby ORDERED to appear before this Court on the 13TH day of January, 2020, at 9:00 a.m. to show cause why a permanent injunction should not be issued.

This injunction shall remain in effect pending further Orders of this Court.

Entered this the 7TH day of JANUARY, 2020.



Judge Stacy Street
Unicoi County Criminal Court

IN THE CRIMINAL COURT FOR UNICOI COUNTY
AT ERWIN, TENNESSEE

STATE OF TENNESSEE
KENNETH C. BALDWIN
DISTRICT ATTORNEY GENERAL,
Petitioner,

Case No. 7468
CRIMINAL COURT OF UNICOI COUNTY, TN
Filed at 10:30 o'clock 4 M.
the 23 day of July, 2021
DARREN C. SHERIDON, CLERK 82

VS.

CASE NO. 7468

ROHIT MAJETHIA
116 CHESNUT RIDGE DRIVE
JONESBOROUGH, TENNESSEE 37659

AND

JAI JALARAM KRUPA
TENNESSEE INC.
100 COUNTRY CLUB DRIVE
UNICOI, TN 37692,
Respondents

AGREED ORDER

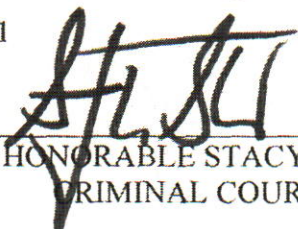
Comes now the State of Tennessee, by and through the District Attorney General's Office and would respectfully move this Honorable Court to accept an agreement between State and Respondent, Rohit Majethia under the following conditions:

1. That the Respondent agrees not to use the name Budget inn or any name that implies it is a hotel/motel.
2. That the Respondent shall fix all structural defects of building.
3. That the Respondent agrees to pay the costs incurred by the State for the execution of the Injunction, which totals \$1,002.87 for signage, locks, hasps, and plywood. Said costs are to be paid to the Economic Crime Fund maintained by the Clerk's Office.
4. That the State will not oppose Respondent's intent to rezone the property to apartments in order to facilitate the sale of the property.

5. That if the Respondent does sell the property, the State will agree the Injunction is moot, and said Injunction is terminated, upon all above conditions being satisfied.
6. That if Respondent does not sell the property, that Respondent shall operate as apartments only, shall abide by all building codes, inspections and shall make all reasonable efforts to maintain a nuisance free property, including, but not limited to No trespassing signage, keeping property free of trash / debris and abandoned vehicles, keeping grounds maintained, shall have a security camera system, and shall have a designated property manager.
7. That Respondent agrees to indemnify and hold harmless the Unicoi Police Department, the Unicoi County Sheriff's Office, the State of Tennessee, The County of Unicoi, The Town of Unicoi and the District Attorneys Office for the First Judicial District and their agents for any and all damages or causes of action resulting from the issuance and service of the Injunction.

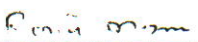
- CASE WILL BE RECALLED ON 12/1/2021 FOR COMPLIANCE.

IT IS THEREFORE ORDERED AND ADJUDGED, that the Agreed Order be entered, this 23rd day of July, 2021


HONORABLE STACY STREET
CRIMINAL COURT JUDGE

APPROVED FOR ENTRY:


Attorney for the State of Tennessee

 07/23/21
Respondent