

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

CASE NO. 23-24903-CIV-ALTONAGA/Reid

**SECURITIES AND EXCHANGE
COMMISSION,**

Plaintiff,

v.

RISHI KAPOOR; et al.,

Defendants.

ORDER

THIS CAUSE came before the Court upon the Receiver, Bernice C. Lee's Motion for Authority to Close on Pending Sale and to Approve Sale [ECF No. 58]. Being fully advised, it is

ORDERED AND ADJUDGED as follows:


1. The Motion [ECF No. 58] is **GRANTED**.
2. The Receiver is authorized to execute the Warranty Deed, and Certification of Non-Foreign Status, as described in the Motion, as the Receiver over Urbin Coral Gables Partners, LLC, which is the sole member of Urbin CG RESI SPE LLC, the owner of the Property (as defined below).
3. The Receiver, as the Receiver over Urbin, LLC and Urbin Founders Group, LLC, consents to the sale of the Property as described herein.
4. The sale of real property with a legal description of Lots 39 and 40, Block 17, less the North 12 feet thereof, Coral Gables Section "K", according to the plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida, having folio no. 03-4108-006-1200 (the "Property"), to The Boschetti

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Group, LLC and/or its assigns, including Minorca Ventures LLC and TBG Minorca LLC (collectively, the “Buyer”), free and clear of any liens that may be asserted between January 12, 2024 and the closing of the sale, is approved on an as-is, where-is basis, without representations or warranties from the Receiver.

5. The Receiver is authorized to pay the seller’s fees and costs consisting of recording costs and tax proration for 2023 real estate taxes at closing.
6. All net proceeds shall be wired to the receivership estate’s account pursuant to the wire instructions to be provided by the Receiver.
7. Any licensed title insurer and the Buyer are authorized to rely on this Order as authorizing the transfer of legal title to the Property.
8. The Receiver is authorized to take any and all actions reasonably necessary to consummate the sale of the Property.

DONE AND ORDERED in Miami, Florida, this 30th day of January, 2024.



CECILIA M. ALTONAGA
CHIEF UNITED STATES DISTRICT JUDGE

cc: counsel of record