

FILED

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BUREAU OF REAL ESTATE

By 

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9 BEFORE THE BUREAU OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H- 40911 LA
13)
14 GOLD TEAM REAL ESTATE INC,) ACCUSATION
15 SHAHID JALAL, individually and as)
16 designated officer of Gold Team Real)
17 Estate Inc, FARUKH AKHTAR BASHIR,)
18 doing business as Gold Team Realty,)
19 individually and as designated officer of)
20 Gold Team Real Estate Inc,)
KHALID M. BAQUAI, and)
AZHAR SYED RIAZ,)
Respondents.)

21 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
22 State of California, for cause of Accusation against GOLD TEAM REAL ESTATE INC,
23 SHAHID JALAL, individually and as designated officer of Gold Team Real Estate Inc,
24 FARUKH AKHTAR BASHIR, doing business as Gold Team Realty, individually and as
25 designated officer of Gold Team Real Estate Inc, KHALID M. BAQUAI, a.k.a. KHALID
26 BAQAI, a.k.a. KHALID BAGAI, a.k.a. KAL M. BAQUAI, and AZHAR SYED RIAZ
27 ("Respondents"), is informed and alleges as follows:

Accusation of Gold Team Real Estate Inc et al.

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1.

The Complainant, Veronica Kilpatrick, acting in her official capacity as a Supervising Special Investigator of the State of California, makes this Accusation against GOLD TEAM REAL ESTATE INC, SHAHID JALAL, FARUKH AKHTAR BASHIR, KHALID M. BAQUAI, and AZHAR SYED RIAZ.

2.

All references to the "Code" are to the California Business and Professions Code and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

LICENSE HISTORY

3.

3(a) At all times mentioned, Respondent GOLD TEAM REAL ESTATE INC ("GOLD TEAM") was licensed and/or had license rights issued by the Bureau of Real Estate ("Bureau") as a corporate real estate broker. GOLD TEAM was originally licensed as a corporate real estate broker on July 19, 2005.

3(b) At all times mentioned, Respondent SHAHID JALAL ("JALAL") was licensed and/or had license rights issued by the Bureau as a real estate broker. JALAL was originally licensed as a real estate broker on June 7, 2012.

3(c) At all times mentioned, Respondent FARUKH AKHTAR BASHIR ("BASHIR") was licensed and/or had license rights issued by the Bureau as a real estate broker. BASHIR was originally licensed as a real estate broker on April 23, 1997.

3(d) From July 19, 2005, through April 11, 2013, GOLD TEAM was licensed by the Bureau as a corporate real estate broker by and through BASHIR, as the designated officer and broker responsible, pursuant to Code Section 10159.2, for supervising the activities requiring a real estate license conducted on behalf of GOLD TEAM, or by GOLD TEAM's officers, agents and employees. From April 11, 2013, through the present, GOLD TEAM has been licensed by the Bureau as a corporate real estate broker by and through JALAL as the designated officer and broker responsible, pursuant to Code Section 10159.2.

1 3(e) At all times mentioned, Respondent KHALID M. BAQUAI
2 (“BAQUAI”) was licensed and/or had license rights issued by the Bureau as a real estate
3 salesperson. BAQUAI was originally licensed as a real estate salesperson on May 8, 2006.

4 3(f) From October 12, 2009, through the present, Respondent BAQUAI was
5 affiliated with employing broker Respondent GOLD TEAM.

6 3(g) At all times mentioned, Respondent AZHAR SYED RIAZ (“RIAZ”) was
7 licensed and/or had license rights issued by the Bureau as a real estate salesperson. RIAZ was
8 originally licensed as a real estate salesperson on February 11, 2004.

9 3(h) From February 11, 2004, through December 3, 2017, Respondent RIAZ
10 was affiliated with employing broker Respondent BASHIR. From December 4, 2017, through
11 the present, RIAZ has no broker affiliation.

12 2014 PURCHASE OF 1050 RAQUEL ROAD

13 4.

14 On or about June 10, 2014, Respondent BAQUAI, as principal buyer,
15 represented by broker Respondent GOLD TEAM through agent Respondent JALAL, submitted
16 an offer to purchase real property at 1050 Raquel Rd, Norco, CA 92860 (“Raquel house”). On
17 or about June 25, 2014, JALAL received a Real Estate Transfer Disclosure Statement from the
18 seller of the Raquel house M. Diaz. In response to Question II.C.4., to wit, “Are you (Seller)
19 aware of any of the following: Room additions, structural modifications, or other alterations or
20 repairs made without necessary permits”, seller Diaz answered “Yes” and wrote, “A
21 BEDROOM AND A BATHROOM WERE ADDED.” Seller Diaz also provided to JALAL a
22 Seller Property Questionnaire. In response to Question V.B.2., to wit, “Are you (Seller) aware
23 of [a]ny alterations, modifications, remodeling, replacements or material repairs on the
24 Property,” seller Diaz answered “Yes” and wrote, “ADDITIONAL BATHROOM IS
25 UNPERMITTED”. On or about July 1, 2014, the transaction closed and BAQUAI became the
26 owner of the Raquel house.

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2015 SALE OF 1050 RAQUEL ROAD

5.

On or about February 11, 2015, Respondent BAQUAI, as principal seller, entered into a Residential Listing Agreement with broker Respondent GOLD TEAM through agent Respondent JALAL to sell the Raquel house, and the Listing Period was September 11, 2014, through June 30, 2015. On or about February 5, 2015, buyer A. DeKoven submitted an offer to purchase the Raquel house to BAQUAI and JALAL. On or about February 11, 2015, BAQUAI and JALAL submitted a Real Estate Transfer Disclosure Statement to DeKoven. In response to Question II.C.4., to wit, "Are you (Seller) aware of any of the following: Room additions, structural modifications, or other alterations or repairs made without necessary permits", BAQUAI and JALAL answered "No". On or about March 18, 2015, the transaction closed and DeKoven became the owner of the Raquel house.

FIRST CAUSE OF ACTION

(SUBSTANTIAL MISREPRESENTATION, FAILURE TO DISCLOSE MATERIAL FACTS)

6.

Respondents BAQUAI, JALAL, and GOLD TEAM knew that an additional bedroom and bathroom had been added to the Raquel house without permits. BAQUAI, JALAL, and GOLD TEAM failed to disclose to buyer DeKoven that an additional bedroom and bathroom had been added to the Raquel house without permits. BAQUAI, JALAL, and GOLD TEAM made a substantial misrepresentation to DeKoven regarding the Raquel house that they were not aware of room additions made without necessary permits.

7.

The conduct, acts, or omissions of Respondents BAQUAI, JALAL, and GOLD TEAM as described in Paragraphs 4 through 6 above, constitute cause for the suspension or revocation of all real estate licenses and license rights of Respondents under the provisions of Code Sections 10176(a), 10176(i), 10177(d), 10177(g), and/or 10177(j).

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1 SECOND CAUSE OF ACTION

2 (EMPLOYMENT OF SALESPERSON BY BROKERS OTHER THAN BROKER OF RECORD)

3 8.

4 On or about January 17, 2015, Respondent RIAZ conducted an open house of
5 the Raquel property for Respondents JALAL and GOLD TEAM, and DeKoven came to the
6 open house. On or about January 24, 2015, Respondent RIAZ conducted an open house of the
7 Raquel property for JALAL and GOLD TEAM, and DeKoven again came to the open house.

8 9.

9 Respondents JALAL and GOLD TEAM have never been the employing broker
10 of Respondent RIAZ.

11 10.

12 The conduct, acts, or omissions of Respondents JALAL, GOLD TEAM, and
13 RIAZ as described in Paragraphs 8 and 9 above, are in violation of in violation of Code
14 Sections 10137 and 10161.8 and Regulations Section 2726, which constitute cause for the
15 suspension or revocation of all real estate licenses and license rights of Respondents under the
16 provisions of Code Sections 10137 and/or 10177(g).

17 THIRD CAUSE OF ACTION

18 (FAILURE TO SUPERVISE)

19 11.

20 The conduct, acts, or omissions of Respondent JALAL, as described in
21 Paragraphs 4 through 10 above, in failing to ensure compliance of the Real Estate Law by
22 Respondents GOLD TEAM and RIAZ, is in violation of Code Section 10159.2, and subjects all
23 the licenses and license rights of Respondent JALAL to suspension or revocation pursuant to
24 Code Sections 10177(d), 10177(g), and/or 10177(h).

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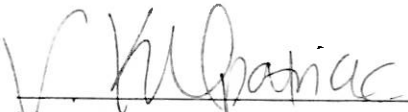
The conduct, acts, or omissions of Respondent BASHIR, as described in Paragraphs 8 through 10 above, in failing to ensure compliance of the Real Estate Law by Respondent RIAZ, is in violation of Code Section 10159.2, and subjects all the licenses and license rights of Respondent BASHIR to suspension or revocation pursuant to Code Sections 10177(d), 10177(g), and/or 10177(h).

13.

Code Section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Bureau of Real Estate, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses and license rights of Respondents GOLD TEAM REAL ESTATE INC, SHAHID JALAL, FARUKH AKHTAR BASHIR, KHALID M. BAQUAI, and AZHAR SYED RIAZ under the Real Estate Law, for the cost of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at San Diego, California
this 12 day of January, 2018


Veronica Kilpatrick
Supervising Special Investigator

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cc: GOLD TEAM REAL ESTATE INC
SHAHID JALAL
FARUKH AKHTAR BASHIR
KHALID M. BAQUAI
AZHAR SYED RIAZ
Veronica Kilpatrick
Sacto.