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DEPT. OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	No. H-40911 LA
	)	
GOLD TEAM REAL ESTATE INC,	)	<u>STIPULATION AND AGREEMENT</u>
SHAHID JALAL, individually and as	)	
designated officer of Gold Team Real	)	
Estate Inc, FARUKH AKHTAR BASHIR,	)	
doing business as Gold Team Realty,	)	
individually and as designated officer of	)	
Gold Team Real Estate Inc,	)	
KHALID M. BAQUAI, and	)	
AZHAR SYED RIAZ,	)	
	)	
Respondents.	)	

It is hereby stipulated by and between Respondent GOLD TEAM REAL ESTATE INC, Respondent SHAHID JALAL, individually and as designated officer of Gold Team Real Estate Inc, Respondent FARUKH AKHTAR BASHIR, Respondent KHALID M. BAQUAI, and Respondent AZHAR SYED RIAZ ("Respondents"), represented by Jozef G. Magyar, and the Complainant, acting by and through Steve Chu, Counsel for the Department of Real Estate ("Department"), as follows for the purpose of settling and disposing of the Accusation filed on January 16, 2018, in this matter:

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1           1.       All issues which were to be contested and all evidence which was to be  
2 presented by Complainant and Respondents at a formal hearing on the Accusation, which  
3 hearing was to be held in accordance with the provisions of the Administrative Procedure Act  
4 (“APA”), shall instead and in place thereof be submitted solely on the basis of the provisions of  
5 this Stipulation and Agreement (“Stipulation”).

6           2.       Respondents have received, read, and understand the Statement to  
7 Respondent, the Discovery Provisions of the APA, and the Accusation filed by the Department  
8 of Real Estate in this proceeding.

9           3.       On January 29, 2018, Respondents GOLD TEAM REAL ESTATE INC,  
10 FARUKH AKHTAR BASHIR, and AZHAR SYED RIAZ filed a Notice of Defense, on  
11 February 1, 2018, Respondent SHAHID JALAL filed a Notice of Defense, and on  
12 February 9, 2018, Respondent KHALID M. BAQUAI filed a Notice of Defense pursuant to  
13 section 11506 of the Government Code for the purpose of requesting a hearing on the  
14 allegations in the Accusation. Respondents hereby freely and voluntarily withdraw said Notices  
15 of Defense. Respondents acknowledge that Respondents understand that by withdrawing said  
16 Notices of Defense, Respondents will thereby waive Respondents’ right to require the Real  
17 Estate Commissioner (“Commissioner”) to prove the allegations in the Accusation at a  
18 contested hearing held in accordance with the provisions of the APA and that Respondents will  
19 waive other rights afforded to Respondents in connection with the hearing such as the right to  
20 present evidence in defense of the allegations in the Accusation and the right to cross-examine  
21 witnesses.

22           4.       Respondents, pursuant to the limitations set forth below, hereby admit  
23 that the factual allegations in the Accusation filed in this proceeding are true and correct and the  
24 Commissioner shall not be required to provide further evidence to prove such allegations.

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1 II.

2 The conduct, acts, and/or omissions of Respondent SHAHID JALAL, as  
3 described in the Accusation, are in violation of Code sections 10159.2, 10176(a), 10176(i),  
4 10177(d), 10177(g), and 10177(j), and constitute cause for the suspension or revocation of all  
5 real estate licenses and license rights of Respondent SHAHID JALAL under Code sections  
6 10176(a), 10176(i), 10177(d), 10177(g), 10177(h), and 10177(j).

7 III.

8 The conduct, acts, and/or omissions of Respondent FARUKH AKHTAR  
9 BASHIR, as described in the Accusation, are in violation of Code section 10159.2, and  
10 constitute cause for the suspension or revocation of all real estate licenses and license rights of  
11 Respondent FARUKH AKHTAR BASHIR under Code sections 10177(d), 10177(g),  
12 and 10177(h).

13 IV.

14 The conduct, acts, and/or omissions of Respondent KHALID M. BAQUAI, as  
15 described in the Accusation, are in violation of Code sections 10176(a), 10176(i), 10177(d),  
16 10177(g), and 10177(j), and constitute cause for the suspension or revocation of all real estate  
17 licenses and license rights of Respondent KHALID M. BAQUAI under Code  
18 sections 10176(a), 10176(i), 10177(d), 10177(g), and 10177(j).

19 V.

20 The conduct, acts, and/or omissions of Respondent AZHAR SYED RIAZ, as  
21 described in the Accusation, are in violation of Code section 10137, and constitute cause for the  
22 suspension or revocation of all real estate licenses and license rights of Respondent AZHAR  
23 SYED RIAZ under Code sections 10137 and 10177(g).

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1 ORDER

2 I.

3 All licenses and licensing rights of Respondent GOLD TEAM REAL  
4 ESTATE INC under the Real Estate Law are revoked; provided, however, a restricted corporate  
5 real estate broker license shall be issued to Respondent pursuant to Section 10156.5 of the Code  
6 if Respondent makes application therefor and pays to the Department the appropriate fee for the  
7 restricted license within ninety (90) days from the effective date of this Decision. The restricted  
8 license issued to Respondent shall be subject to all of the provisions of Section 10156.7 of the  
9 Code and to the following limitations, conditions, and restrictions imposed under  
10 Section 10156.6 of the Code:

11 1. The restricted license issued to Respondent may be suspended prior to  
12 hearing by Order of the Real Estate Commissioner in the event of Respondent's conviction,  
13 plea of guilty, or plea of nolo contendere to a crime which is substantially related to  
14 Respondent's fitness or capacity as a real estate licensee.

15 2. The restricted license issued to Respondent may be suspended prior to  
16 hearing by Order of the Real Estate Commissioner on evidence satisfactory to the  
17 Commissioner that Respondent has violated provisions of the California Real Estate Law, the  
18 Subdivided Lands Law, Regulations of the Real Estate Commissioner, or the conditions  
19 attaching to this restricted license.

20 3. Respondent shall not be eligible to apply for the issuance of an  
21 unrestricted real estate license, including designated officer or mortgage loan originator  
22 endorsement, nor for the removal of any of the conditions, limitations or restrictions of a  
23 restricted license until two (2) years have elapsed from the effective date of this Decision and  
24 Order. Respondent withdraws all pending license applications.

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1                   4. All licenses and licensing rights of Respondent GOLD TEAM REAL  
2 ESTATE INC are indefinitely suspended unless or until Respondent GOLD TEAM REAL  
3 ESTATE INC pays, jointly and severally with Respondents SHAHID JALAL, FARUKH  
4 AKHTAR BASHIR, KHALID M. BAQUAI, and AZHAR SYED RIAZ, the sum of \$5,463.45  
5 for the Commissioner's reasonable cost of the investigation and enforcement which led to this  
6 disciplinary action. Said payment shall be in the form of a cashier's check made payable to the  
7 Department of Real Estate. The investigative and enforcement costs must be delivered to the  
8 Department of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013,  
9 prior to the effective date of this Decision and Order.

10                   5. All licenses and licensing rights of Respondent GOLD TEAM REAL  
11 ESTATE INC are indefinitely suspended unless or until Alice DeKoven receives the full  
12 payment of \$300,000.00 from the settlement of the civil action between Alice DeKoven and  
13 Respondent KHALID M. BAQUAI. Proof of said payment must be delivered to the Steve Chu,  
14 Department of Real Estate, 320 West 4th Street, Suite 350, Los Angeles,  
15 California 90013-1105, before the effective date of this Decision and Order.

16                   II.

17                   All licenses and licensing rights of Respondent SHAHID JALAL under the Real  
18 Estate Law are revoked; provided, however, a restricted real estate broker license and restricted  
19 real estate designated officer license shall be issued to Respondent pursuant to Section 10156.5  
20 of the Code if Respondent makes application therefor and pays to the Department the  
21 appropriate fee for the restricted license within ninety (90) days from the effective date of this  
22 Decision. The restricted license issued to Respondent shall be subject to all of the provisions of  
23 Section 10156.7 of the Code and to the following limitations, conditions, and restrictions  
24 imposed under Section 10156.6 of the Code:

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1                   1.     The restricted license issued to Respondent may be suspended prior to  
2 hearing by Order of the Real Estate Commissioner in the event of Respondent's conviction,  
3 plea of guilty, or plea of nolo contendere to a crime which is substantially related to  
4 Respondent's fitness or capacity as a real estate licensee.

5                   2.     The restricted license issued to Respondent may be suspended prior to  
6 hearing by Order of the Real Estate Commissioner on evidence satisfactory to the  
7 Commissioner that Respondent has violated provisions of the California Real Estate Law, the  
8 Subdivided Lands Law, Regulations of the Real Estate Commissioner, or the conditions  
9 attaching to this restricted license.

10                  3.     Respondent shall not be eligible to apply for the issuance of an  
11 unrestricted real estate license, including designated officer or mortgage loan originator  
12 endorsement, nor for the removal of any of the conditions, limitations or restrictions of a  
13 restricted license until two (2) years have elapsed from the effective date of this Decision and  
14 Order. Respondent withdraws all pending license applications.

15                  4.     Respondent shall, within six (6) months from the effective date of this  
16 Decision and Order, take and pass the Professional Responsibility Examination administered by  
17 the Department including the payment of the appropriate examination fee. If Respondent fails  
18 to satisfy this condition, all of Respondent's real estate licenses and license rights shall  
19 automatically be suspended until Respondent passes the examination.

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1                    5. Respondent shall, within nine (9) months from the effective date of this  
2 Decision and Order, present evidence satisfactory to the Commissioner that Respondent has,  
3 since the most recent issuance of an original or renewal real estate license, taken and  
4 successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the  
5 Real Estate Law for renewal of a real estate license. If Respondent fails to satisfy this  
6 condition, all of Respondent's real estate licenses and license rights shall automatically be  
7 suspended until Respondent presents evidence satisfactory to the Commissioner of having taken  
8 and successfully completed the continuing education requirements. Proof of completion of the  
9 continuing education courses must be delivered to the Department of Real Estate, Flag Section  
10 at P.O. Box 137013, Sacramento, CA 95813-7013.

11                    6. All licenses and licensing rights of Respondent SHAHID JALAL are  
12 indefinitely suspended unless or until Respondent SHAHID JALAL pays, jointly and severally  
13 with Respondent GOLD TEAM REAL ESTATE INC, FARUKH AKHTAR BASHIR,  
14 KHALID M. BAQUAI, and AZHAR SYED RIAZ, the sum of \$5,463.45 for the  
15 Commissioner's reasonable cost of the investigation and enforcement which led to this  
16 disciplinary action. Said payment shall be in the form of a cashier's check made payable to the  
17 Department of Real Estate. The investigative and enforcement costs must be delivered to the  
18 Department of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013,  
19 prior to the effective date of this Decision and Order.

20                    7. All licenses and licensing rights of Respondent SHAHID JALAL are  
21 indefinitely suspended unless or until Alice DeKoven receives the full payment of \$300,000.00  
22 from the settlement of the civil action between Alice DeKoven and Respondent KHALID M.  
23 BAQUAI. Proof of said payment must be delivered to the Steve Chu, Department of Real  
24 Estate, 320 West 4th Street, Suite 350, Los Angeles, California 90013-1105, before the  
25 effective date of this Decision and Order.

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1 III.

2 1. Respondent FARUKH AKHTAR BASHIR is publicly reprovded.

3 2. Respendent shall, within nine (9) months from the effective date of this  
4 Decision and Order, present evidence satisfactory to the Commissioner that Respondent has,  
5 since the most recent issuance of an original or renewal real estate license, taken and  
6 successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the  
7 Real Estate Law for renewal of a real estate license. If Respondent fails to satisfy this  
8 condition, all of Respondent's real estate licenses and license rights shall automatically be  
9 suspended until Respondent presents evidence satisfactory to the Commissioner of having taken  
10 and successfully completed the continuing education requirements. Proof of completion of the  
11 continuing education courses must be delivered to the Department of Real Estate, Flag Section  
12 at P.O. Box 137013, Sacramento, CA 95813-7013.

13 3. All licenses and licensing rights of Respondent FARUKH AKHTAR  
14 BASHIR are indefinitely suspended unless or until Respondent FARUKH AKHTAR BASHIR  
15 pays, jointly and severally with Respondent GOLD TEAM REAL ESTATE INC, SHAHID  
16 JALAL, KHALID M. BAQUAI, and AZHAR SYED RIAZ, the sum of \$5,463.45 for the  
17 Commissioner's reasonable cost of the investigation and enforcement which led to this  
18 disciplinary action. Said payment shall be in the form of a cashier's check made payable to the  
19 Department of Real Estate. The investigative and enforcement costs must be delivered to the  
20 Department of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013,  
21 prior to the effective date of this Decision and Order.

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1 IV.

2 All licenses and licensing rights of Respondent KHALID M. BAQUAI under the  
3 Real Estate Law are revoked; provided, however, a restricted real estate salesperson license  
4 shall be issued to Respondent pursuant to Section 10156.5 of the Code if Respondent makes  
5 application therefor and pays to the Department the appropriate fee for the restricted license  
6 within ninety (90) days from the effective date of this Decision. The restricted license issued to  
7 Respondent shall be subject to all of the provisions of Section 10156.7 of the Code and to the  
8 following limitations, conditions, and restrictions imposed under Section 10156.6 of the Code:

9 1. The restricted license issued to Respondent may be suspended prior to  
10 hearing by Order of the Real Estate Commissioner in the event of Respondent's conviction,  
11 plea of guilty, or plea of nolo contendere to a crime which is substantially related to  
12 Respondent's fitness or capacity as a real estate licensee.

13 2. The restricted license issued to Respondent may be suspended prior to  
14 hearing by Order of the Real Estate Commissioner on evidence satisfactory to the  
15 Commissioner that Respondent has violated provisions of the California Real Estate Law, the  
16 Subdivided Lands Law, Regulations of the Real Estate Commissioner, or the conditions  
17 attaching to this restricted license.

18 3. Respondent shall not be eligible to apply for the issuance of an  
19 unrestricted real estate license, including designated officer or mortgage loan originator  
20 endorsement, nor for the removal of any of the conditions, limitations or restrictions of a  
21 restricted license until two (2) years have elapsed from the effective date of this Decision and  
22 Order. Respondent withdraws all pending license applications.

23 4. Respondent shall submit with any application for license under an  
24 employing broker, or any application for transfer to a new employing broker, a statement signed  
25 by the prospective employing real estate broker, on a form approved by the Department of Real  
26 Estate, which shall certify:

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1 (a) That the employing broker has read the Decision of the  
2 Commissioner which granted the right to a restricted license; and

3 (b) That the employing broker will exercise close supervision over  
4 the performance by the restricted licensee relating to activities for  
5 which a real estate license is required.

6 5. Respondent shall, within six (6) months from the effective date of this  
7 Decision and Order, take and pass the Professional Responsibility Examination administered by  
8 the Department including the payment of the appropriate examination fee. If Respondent fails  
9 to satisfy this condition, all of Respondent's real estate licenses and license rights shall  
10 automatically be suspended until Respondent passes the examination.

11 6. Respondent shall, within nine (9) months from the effective date of this  
12 Decision and Order, present evidence satisfactory to the Commissioner that Respondent has,  
13 since the most recent issuance of an original or renewal real estate license, taken and  
14 successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the  
15 Real Estate Law for renewal of a real estate license. If Respondent fails to satisfy this  
16 condition, Respondent's real estate license shall automatically be suspended until Respondent  
17 presents evidence satisfactory to the Commissioner of having taken and successfully completed  
18 the continuing education requirements. Proof of completion of the continuing education  
19 courses must be delivered to the Department of Real Estate, Flag Section at P.O. Box 137013,  
20 Sacramento, CA 95813-7013.

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1                    3.     All licenses and licensing rights of Respondent AZHAR SYED RIAZ are  
2 indefinitely suspended unless or until Respondent AZHAR SYED RIAZ pays, jointly and  
3 severally with Respondent GOLD TEAM REAL ESTATE INC, SHAHID JALAL, FARUKH  
4 AKHTAR BASHIR, and KHALID M. BAQUAI, the sum of \$5,463.45 for the Commissioner's  
5 reasonable cost of the investigation and enforcement which led to this disciplinary action. Said  
6 payment shall be in the form of a cashier's check made payable to the Department of Real  
7 Estate. The investigative and enforcement costs must be delivered to the Department of Real  
8 Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective  
9 date of this Decision and Order.

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11 DATED: 10-23-2019

  
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Steve Chu, Counsel  
Department of Real Estate

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2 We have read the Stipulation and Agreement. We understand that we are  
3 waiving rights given to us by the California Administrative Procedure Act, (including but not  
4 limited to sections 11521 and 11523 of the Government Code), and we willingly, intelligently,  
5 and voluntarily waive those rights, including the right to seek reconsideration and the right to  
6 seek judicial review of the Commissioner's Decision and Order by way of a writ of mandate.

7 We agree, acknowledge, and understand that we cannot rescind or amend this  
8 Stipulation and Agreement.

9 We can signify acceptance and approval of the terms and conditions of this  
10 Stipulation and Agreement by mailing the original signed Stipulation and Agreement to:  
11 Steve Chu, Department of Real Estate, 320 West 4th Street, Suite 350, Los Angeles,  
12 California 90013-1105. Steve Chu must receive the original signed Stipulation and Agreement  
13 or a copy faxed to (213) 576-6917 by October 22, 2019, at 5:00 p.m.; if not, this Stipulation and  
14 Agreement is invalid and void because the sum for the Commissioner's reasonable cost of the  
15 investigation and enforcement which led to this disciplinary action will increase.


16  
17 DATED: 10/23/19

  
GOLD TEAM REAL ESTATE INC  
Respondent  
By SHAHID JALAL, as designated  
officer of Gold Team Real Estate Inc

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21 DATED: 10/23/19

  
SHAHID JALAL  
Respondent

22  
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24 DATED: 10-23-19

  
FARUKH AKHTAR BASHIR  
Respondent



1 DATED: 10/23/2019

Khalid Baquai

KHALID M. BAQUAI  
Respondent

2  
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4 DATED: 10/23/2019

She

AZHAR SYED RIAZ  
Respondent

5  
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7 DATED: 10/23/19

Jozef G. Magyar

Jozef G. Magyar  
Counsel for Respondents  
Approved as to Form

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12 The foregoing Stipulation and Agreement is hereby adopted by me as my  
13 Decision in this matter as to Respondent GOLD TEAM REAL ESTATE INC,  
14 Respondent SHAHID JALAL, Respondent FARUKH AKHTAR BASHIR, Respondent  
15 KHALID M. BAQUAI, and Respondent AZHAR SYED RIAZ, and shall become effective at  
16 12 o'clock noon on December 12, 2019.

17 IT IS SO ORDERED November 13, 2019

18 DANIEL J. SANDRI  
19 ACTING REAL ESTATE COMMISSIONER

20 Daniel J. Sandri  
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