

1 DEPARTMENT OF REAL ESTATE

2 P. O. Box 187000

3 Sacramento, CA 95818-7000

4 Telephone: (916) 227-0789

**FILED**

APR - 7 2011

DEPARTMENT OF REAL ESTATE  
By R. Mar

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of:

12 KANWARDEEP SINGH,

14 Respondent.

) NO. H-5576 SAC

) NOTICE OF INTENTION  
) TO ISSUE BAR ORDER

) (B&P Code § 10087)

16 TO: KANWARDEEP SINGH  
17 1222 Barrington Lane  
18 Lincoln, CA 95648

19 Pursuant to Section 10087(b) of the California Business and Professions Code  
20 (hereafter "the Code"), you, KANWARDEEP SINGH, (hereafter "Respondent"), are hereby  
21 notified of the intention of the California Real Estate Commissioner (hereafter "Commissioner")  
22 to issue a Bar Order pursuant to Section 10087(a) of the Code on the following grounds:

23 1. The Findings and Decision sustaining the allegations of the Accusation in  
24 Case No. H-5271 SAC, as set forth in the Decision dated April 28, 2010 (effective May 20,  
25 2010), revoking Respondent's real estate license for violations of Sections 10177(f) (grounds for  
26 revocation or suspension – acts if done by real estate licensee would constitute grounds for  
27 license revocation), and 10177(j) (grounds for revocation or suspension – engaging in conduct  
which constitutes fraud or dishonest dealing).

1                   2.     On or about February 22, 2007, Respondent stipulated to a surrender of  
2 his Trainee Real Estate Appraiser License (No. AT036850). Effective April 10, 2007, before  
3 the Office of Real Estate Appraisers of the State of California, in Case No. 060615-03, a Final  
4 Order on the Stipulated Surrender of License and Order was issued by the Director of the Office  
5 of Real Estate Appraisers, Office of Real Estate Appraisers. Said Order was based on  
6 Respondent's violation of California Code of Regulations Section 3712(a)(2) (acts involving  
7 dishonesty, fraud or deceit with intent to benefit), and the Uniform Standards of Professional  
8 Appraisal Practice (USPAP) Conduct Section of the Ethics Rule, S.R. 2-1(a) (requirement that  
9 appraisal be clearly and accurately set forth in non-misleading manner) and 2-3 (requirement of  
10 signed certification for each appraisal report).

11                                   CONCLUSIONS OF LAW

12                   Based on the findings set forth above, the Commissioner has determined that:

13                   (A) A Bar Order is in the public interest;

14                   (B) Respondent has knowingly committed violations of the Real Estate Law; and

15                   (C) Respondent's violations of the Real Estate Law have caused material damage  
16                   to the public.

17                   Please take notice that the Commissioner seeks to bar and prohibit you for a  
18 period of thirty-six (36) months from the effective date of the Bar Order from engaging in any of  
19 the following activities in the State of California:

20                   (A) Holding any position of employment, management, or control in a real estate  
21                   business;

22                   (B) Participating in any business activity of a real estate salesperson or a real  
23                   estate broker;

24                   (C) Engaging in any real estate related business activity on the premises where a  
25                   real estate salesperson or real estate broker is conducting business; and

26                   ///

27                   ///

1 (D) Participating in any real estate related business activity of a finance lender,  
2 residential mortgage lender, bank credit union, escrow company, title  
3 company, or underwritten title company.

4 NOTICE OF RIGHT AND OPPORTUNITY FOR A HEARING

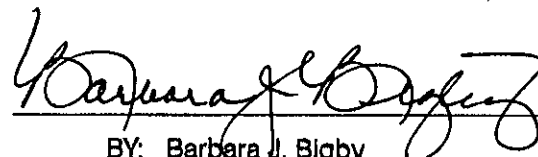
5 Pursuant to Section 10087 of the Code, you have the right to request a hearing  
6 under the California Administrative Procedure Act (Chapter 4.5 – commencing with Section  
7 11400 of the Government Code). If you desire a hearing, you must submit a written request  
8 within fifteen (15) days after the mailing or service of this "Notice of Intention to Issue Bar  
9 Order". The request may be in any form provided it is in writing, includes your current return  
10 address, and indicates that you want a hearing, is signed by you or your behalf, and is delivered  
11 or mailed to the Department of Real Estate, P. O. Box 187007, Sacramento, California, 95818-  
12 7007, Attention: Legal Section, or is delivered personally to the offices of the Department of  
13 Real Estate, 2201 Broadway, Sacramento, California.

14 If no hearing is requested within said fifteen (15) day time period, your failure to  
15 request a hearing shall constitute a waiver of the right to a hearing.

16 YOU ARE IMMEDIATELY PROHIBITED FROM ENGAGING IN ANY  
17 BUSINESS ACTIVITY INVOLVING REAL ESTATE THAT IS SUBJECT TO  
18 REGULATION UNDER THE REAL ESTATE LAW.

19 It is so ordered this 21<sup>st</sup> day of March, 2011.

20 JEFF DAVI  
21 Real Estate Commissioner

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23   
24 BY: Barbara J. Bigby  
25 Chief Deputy Commissioner  
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