


FILED

June 17, 2014

1 BUREAU OF REAL ESTATE
2 P. O. Box 137007
3 Sacramento, CA 95813-7007
4 Telephone: (916) 263-8670

BUREAU OF REAL ESTATE

By 

7 BEFORE THE BUREAU OF REAL ESTATE
8 STATE OF CALIFORNIA

9 * * *

10 In the Matter of the Accusation of:)	Case No. H-5974 SAC
)	
11 <u>RATTU INVESTMENTS CORP.,</u>)	<u>STIPULATION AND AGREEMENT</u>
12 <u>SAZIA INVESTMENT CORP.,</u>)	<u>IN SETTLEMENT AND ORDER</u>
13 <u>RODDY WONG AND JAGEET SINGH</u>)	
)	
14 Respondents.)	
)	

15 It is hereby stipulated by and between Respondents RATTU INVESTMENTS
16 CORP. ("RATTU"), SAZIA INVESTMENT CORP. ("SAZIA") and JAGEET SINGH
17 ("SINGH") (collectively "Respondents") acting by and through Robert F. Hahn, Esq., Counsel
18 for RATTU, SAZIA and SINGH, and the Complainant, acting by and through Jason D. Lazark,
19 Esq., Counsel for the Bureau of Real Estate ("Bureau"), as follows for the purpose of settling
20 and disposing of the Accusation filed on March 19, 2013, in this matter:

21 1. All issues which were to be contested and all evidence which was to be
22 presented by Complainant and Respondents at a formal hearing on the Accusation, which
23 hearing was to be held in accordance with the provisions of the Administrative Procedure Act
24 ("APA"), shall instead and in place thereof be submitted solely on the basis of the provisions
25 of this Stipulation and Agreement in Settlement and Order ("Stipulation").

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1 2. Respondents have received, read and understand the Statement to
2 Respondent, the Discovery Provisions of the APA and the Accusation filed by the Bureau in
3 this proceeding.

4 3. Respondents filed a Notice of Defense pursuant to Section 11505 of the
5 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
6 Respondents hereby freely and voluntarily withdraw said Notice of Defense. Respondents
7 acknowledge that Respondents understand that by withdrawing said Notice of Defense,
8 Respondents will thereby waive Respondents' right to require the Real Estate Commissioner
9 ("Commissioner") to prove the allegations in the Accusation at a contested hearing held in
10 accordance with the provisions of the APA and that Respondents will waive other rights afforded
11 to Respondents in connection with the hearing such as the right to present evidence in defense of
12 the allegations in the Accusation and the right to cross-examine witnesses.

13 4. Respondents, pursuant to the limitations set forth below, hereby admit that
14 the factual allegations or findings of fact as set forth in the Accusation filed in this proceeding
15 are true and correct and the Commissioner shall not be required to provide further evidence of
16 such allegations.

17 5. This Stipulation and Respondents' decision not to contest the Accusation
18 are made for the purpose of reaching an agreed disposition in this proceeding and are expressly
19 limited to this proceeding and any other proceeding or case in which the Bureau, the state or
20 federal government, an agency of this state, or an agency of another state is involved.

21 6. It is understood by the parties that the Commissioner may adopt the
22 Stipulation as his decision in this matter, thereby imposing the penalty and sanctions on
23 Respondents' real estate licenses and license rights as set forth in the "Order" below. In the
24 event that the Commissioner in his discretion does not adopt the Stipulation, it shall be void and
25 of no effect, and Respondents shall retain the right to a hearing and proceeding on the
26 Accusation under all of the provisions of the APA and shall not be bound by any admission or
27 waiver made herein.

1 7. The Order or any subsequent Order of the Commissioner made pursuant to
2 this Stipulation shall not constitute an estoppel, merger or bar to any further administrative or
3 civil proceedings by the Bureau with respect to any matters which were not specifically alleged
4 to be causes for accusation in this proceeding.

5 8. Respondent SINGH understands that by agreeing to this Stipulation,
6 Respondent SINGH agrees to pay, pursuant to Section 10148 of the California Business and
7 Professions Code (“the Code”), the costs of the audits which resulted in the determination that
8 Respondents RATTU and SAZIA committed the trust fund violation(s) found in the
9 Determination of Issues. The amount of such costs is \$4,099.00.

10 9. Respondent SINGH understands that by agreeing to this Stipulation,
11 Respondent SINGH agrees to pay, pursuant to Section 10106 of the Code, the costs of the
12 investigation and enforcement of this case which resulted in the determination that Respondents
13 committed the violation(s) found in the Determination of Issues. The amount of such cost is
14 \$6,200.70.

15 10. In lieu of proceeding in this matter in accordance with the provisions of
16 the APA, Respondent RATTU wishes to voluntarily surrender its corporate real estate broker
17 license issued by the Bureau, pursuant to Code Section 10100.2. Respondent SINGH is an
18 officer of Respondent RATTU, and is authorized to sign this declaration on behalf of
19 Respondent RATTU. Respondent SINGH is represented by attorney Robert F. Hahn, Esq., and
20 is acting on behalf of Respondent RATTU.

21 11. Respondent SINGH understands that by so voluntarily surrendering
22 Respondent RATTU’s license, Respondent RATTU may be re-licensed as a broker corporation
23 only by petitioning for reinstatement pursuant to Section 11522 of the Government Code.
24 Respondent SINGH also understands that by so voluntarily surrendering Respondent RATTU’s
25 license, Respondent SINGH agrees to the following:

26 a. The filing of this Stipulation shall be deemed as Respondent
27 RATTU’s declaration and petition for voluntary surrender.

1 b. It shall also be deemed to be an understanding and agreement by
2 Respondent RATTU that it waives all rights Respondent RATTU has to require the
3 Commissioner to prove the allegations contained in the Accusation filed in this matter at a
4 hearing held in accordance with the provisions of the APA, and that Respondent RATTU also
5 waives other rights afforded to Respondent RATTU in connection with the hearing such as the
6 right to discovery, the right to present evidence in defense of the allegations in the Accusation
7 and the right to cross-examine witnesses.

8 12. Respondent SINGH on behalf of Respondent RATTU further agrees that
9 upon acceptance by the Commissioner, as evidenced by an appropriate order, all affidavits and
10 all relevant evidence obtained by the Bureau in this matter prior to the Commissioner's
11 acceptance, and all allegations contained in the Accusation filed in the Bureau Case No. H-5974
12 SAC, may be considered by the Bureau to be true and correct for the purpose of deciding
13 whether to grant re-licensure or reinstatement to Respondent RATTU pursuant to Government
14 Code Section 11522.

15 13. Respondent SINGH on behalf of Respondent RATTU freely and
16 voluntarily surrenders all of Respondent RATTU's licenses and license rights under the Real
17 Estate Law.

18 14. In lieu of proceeding in this matter in accordance with the provisions of
19 the APA, Respondent SAZIA wishes to voluntarily surrender its corporate real estate broker
20 license issued by the Bureau, pursuant to Code Section 10100.2. Respondent SINGH is an
21 officer of Respondent SAZIA, and is authorized to sign this declaration on behalf of Respondent
22 SAZIA. Respondent SINGH is represented by attorney Robert F. Hahn, Esq., and is acting on
23 behalf of Respondent SAZIA.

24 15. Respondent SINGH understands that by so voluntarily surrendering
25 Respondent SAZIA's license, Respondent SAZIA may be relicensed as a broker corporation
26 only by petitioning for reinstatement pursuant to Section 11522 of the Government Code.
27

1 Respondent SINGH also understands that by so voluntarily surrendering Respondent SAZIA's
2 license, Respondent SINGH agree to the following:

3 a. The filing of this Stipulation shall be deemed as Respondent
4 SAZIA's declaration and petition for voluntary surrender.

5 b. It shall also be deemed to be an understanding and agreement by
6 Respondent SAZIA that it waives all rights Respondent SAZIA has to require the
7 Commissioner to prove the allegations contained in the Accusation filed in this matter at a
8 hearing held in accordance with the provisions of the APA, and that Respondent SAZIA also
9 waives other rights afforded to Respondent SAZIA in connection with the hearing such as the
10 right to discovery, the right to present evidence in defense of the allegations in the Accusation
11 and the right to cross-examine witnesses.

12 16. Respondent SINGH on behalf of Respondent SAZIA further agrees that
13 upon acceptance by the Commissioner, as evidenced by an appropriate order, all affidavits and
14 all relevant evidence obtained by the Bureau in this matter prior to the Commissioner's
15 acceptance, and all allegations contained in the Accusation filed in the Bureau Case No. H-5974
16 SAC, may be considered by the Bureau to be true and correct for the purpose of deciding
17 whether to grant re-licensure or reinstatement to Respondent SAZIA pursuant to Government
18 Code Section 11522.

19 17. Respondent SINGH on behalf of Respondent SAZIA freely and
20 voluntarily surrenders all of Respondent SAZIA's licenses and license rights under the Real
21 Estate Law.

22 DETERMINATION OF ISSUES

23 By reason of the foregoing stipulations, admissions and waivers and solely for the
24 purpose of settlement of the pending Accusation without hearing, it is stipulated and agreed that
25 the following determination of issues shall be made:

26 The acts and omissions of Respondent SINGH as described in the Accusation
27 are grounds for the suspension or revocation of the licenses and license rights of Respondent

1 SINGH under the provisions of sections 10130, 10145, 10176(i) 10177(d), 10177(g), 10177(h)
2 and 10177(j) of the Code;

3 The acts and omissions of Respondent RATTU as described in the Accusation
4 are grounds for the suspension or revocation of the licenses and license rights of RATTU under
5 the provisions of sections 10145, 10159.5, 10176(a), 10176(i) 10177(d), and 10177(g) of the
6 Code, and sections 2731, and 2831(a)(6), of title 10 of the California Code of Regulations (“the
7 Regulations”);

8 The acts and omissions of Respondent SAZIA as described in the Accusation
9 are grounds for the suspension or revocation of the licenses and license rights of BARTLETT
10 under the provisions of sections 10137, 10159.5, 10159.2, 10177(d), and 10177(g) of the Code,
11 and sections 2726, 2731, and 2753 of the Regulations.

12 As a result of the Stipulation and Agreement in Settlement and Order reached
13 between RODDY WONG and the Bureau in Bureau Case No. H-5902 SAC, all causes of
14 action in Bureau Case No. H-5974 SAC (this case) related to RODDY WONG are hereby
15 dismissed.

16 ORDER

17 I.

18 AS TO RESPONDENT SINGH

19 A. All licenses and licensing rights of Respondent SINGH under the Real Estate
20 Law are revoked; provided, however, a restricted real estate salesperson license shall be issued
21 to Respondent pursuant to Section 10156.5 of the Code if:

22 1. Within 90 days from the effective date of the Decision entered pursuant to
23 this Order, Respondent SINGH, prior to and as a condition of the issuance of said restricted
24 license, makes application for the restricted license and pays to the Bureau the appropriate fee
25 therefor;

26 2. Provides proof satisfactory to the Commissioner that Respondent SINGH has,
27 within one hundred twenty (120) days prior to the effective date of the Decision, herein

1 completed the continuing education course on trust fund accounting and handling specified in
2 subdivision (a) of Section 10170.5 of the Code; and

3 B. The restricted license issued to Respondent SINGH shall be subject to all of
4 the provisions of Section 10156.7 of the Code and to the following limitations, conditions, and
5 restrictions imposed under authority of Section 10156.6 of the Code:

6 1. The restricted license issued to Respondent SINGH may be suspended prior to
7 hearing by Order of the Commissioner in the event of Respondent SINGH's conviction or plea of
8 nolo contendere to a crime which is substantially related to Respondent SINGH's fitness or
9 capacity as a real estate licensee.

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

15 3. Respondent SINGH shall not be eligible to apply for the issuance of an
16 unrestricted real estate license or for the removal of any of the conditions, limitations, or
17 restrictions of a restricted license until two (2) years have elapsed from the effective date of this
18 Order.

19 4. With the application for license, or with the application for transfer to a new
20 employing broker, Respondent SINGH shall submit a statement signed by the prospective
21 employing real estate broker on a form RE 522 approved by the Bureau which shall certify as
22 follows:

23 a. That the employing broker has read the Decision which is the basis for
24 the issuance of the restricted license; and

25 b. That the employing broker will carefully review all transaction
26 documents prepared by the restricted licensee and otherwise exercise
27 close supervision over the licensee's performance of acts for which a

1 license is required.

2 5. Respondent SINGH shall, within nine (9) months from the effective date of
3 the Order, present evidence satisfactory to the Commissioner that Respondent SINGH has,
4 since the most recent issuance of an original or renewal real estate license, taken and
5 successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of
6 the Real Estate Law for renewal of a real estate license. If Respondent SINGH fails to satisfy
7 this condition, the Commissioner shall order the suspension of the restricted license until
8 Respondent SINGH presents such evidence. The Commissioner shall afford Respondent
9 SINGH the opportunity for a hearing pursuant to the APA to present such evidence.

10 6. Respondent SINGH understands that by agreeing to this Stipulation,
11 Respondent SINGH agrees to pay, pursuant to section 10148 of the Code, the cost of the audits
12 which resulted in the determination that Respondents SAZIA and RATTU committed the trust
13 fund violations found above in Paragraphs 2 and 3 of the Determination of Issues. The amount of
14 said costs is \$4,099.00. Respondent shall pay such cost within sixty (60) days of receiving an
15 invoice therefore from the Commissioner. If Respondent SINGH fails to satisfy this condition,
16 the Commissioner shall order the suspension of the restricted license until Respondent SINGH
17 pays the cost of the audits.

18 7. Respondent SINGH shall pay the sum of \$6,200.70 for the Commissioner's
19 cost of the investigation and enforcement which led to this disciplinary action pursuant to
20 Section 10106(a) of the Code. Said payments shall be in the form of a cashier's check or
21 certified check made payable to the Real Estate Fund. If Respondent SINGH fails to satisfy this
22 condition, the Commissioner shall suspend the restricted license issued to Respondent SINGH
23 pending a hearing held in accordance with Section 11500, et seq., of the Government Code, if
24 payment is not timely made as provided for herein. The suspension shall remain in effect until
25 payment is made in full or until Respondent SINGH enters into an agreement satisfactory to the
26 Commissioner to provide for payment, or until a decision providing otherwise is adopted
27 following a hearing held pursuant to this condition.

1 8. Respondent SINGH shall, within nine (9) months from the issuance of the
2 restricted license, take and pass the Professional Responsibility Examination administered by
3 the Bureau, including the payment of the appropriate examination fee. If Respondent SINGH
4 fails to satisfy this condition, the Commissioner shall order the suspension of the restricted
5 license until Respondent passes the examination.

6 II.

7 AS TO RESPONDENT RATTU

8 Respondent RATTU's petition for voluntary surrender of its corporate real estate broker
9 license and license rights is accepted as of the effective date of this Order as set forth below,
10 based upon the understanding and agreement expressed in Respondent SINGH's Declaration
11 incorporated herein as part of this Stipulation. Respondent RATTU's license
12 certificates, pocket cards, and any branch office license certificates shall be sent to the below
13 listed address so that they reach the Bureau on or before the effective date of this Order:

14 BUREAU OF REAL ESTATE
15 Attn: Licensing Flag Section
16 PO Box 137013
17 Sacramento, CA 95813-7013

18 III.

19 AS TO RESPONDENT SAZIA

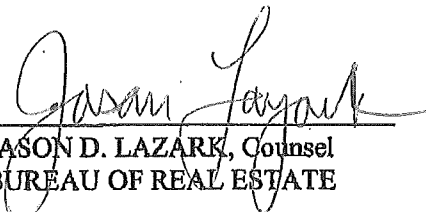
20 Respondent SAZIA's petition for voluntary surrender of its corporate real estate broker
21 license and license rights is accepted as of the effective date of this Order as set forth below,
22 based upon the understanding and agreement expressed in Respondent SINGH's Declaration
23 incorporated herein as part of this Stipulation. Respondent SAZIA's license
24 certificates, pocket cards, and any branch office license certificates shall be sent to the below
25 listed address so that they reach the Bureau on or before the effective date of this Order:

26 BUREAU OF REAL ESTATE
27 Attn: Licensing Flag Section
PO Box 137013
Sacramento, CA 95813-7013

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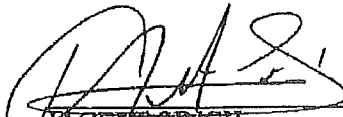
DATED


JASON D. LAZARK, Counsel
BUREAU OF REAL ESTATE

I have read the Stipulation and Agreement and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509, and 11513 of the Government Code), and I willingly, intelligently, and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges. Respondents can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by faxing a copy of the signature page, as actually signed by Respondents, to the Bureau at fax number 263-7460. Respondents agree, acknowledge and understand that by electronically sending to the Bureau a fax copy of Respondents' actual signatures as they appear on the Stipulation, that receipt of the faxed copy by the Bureau shall be as binding on Respondents as if the Bureau had received the original signed Stipulation.


3/7/14

DATED


JAGEET SINGH,
Respondent


3/7/14

DATED


JAGEET SINGH,
As an officer of Respondent
RATTU INVESTMENT CORP.

3/7/14

DATED

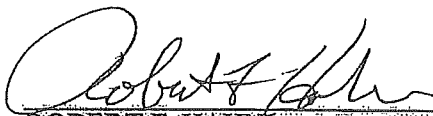

JAGEET SINGH,
As an officer of Respondent
SAZIA INVESTMENT CORP.

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I have reviewed this Stipulation and Order as to form and content and have advised my clients accordingly.

3-8-14

DATED



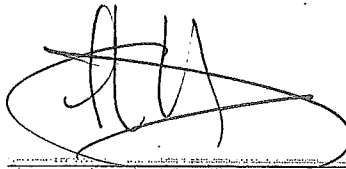
ROBERT F. HAHN,
Attorney for SINGH,
RATTU INVESTMENT CORP., and
SAZIA INVESTMENT CORP.

The foregoing Stipulation is hereby adopted by me as my Decision in this matter as to JAGEET SINGH, RATTU INVESTMENTS CORP. and SAZIA INVESTMENTS CORP. and shall become effective at 12 o'clock noon on JUL 07 2014.

IT IS SO ORDERED

JUN 03 2014

REAL ESTATE COMMISSIONER



By: JEFFREY MASON
Chief Deputy Commissioner