

**FILED**  
OCT 17 2001  
DEPARTMENT OF REAL ESTATE

1 Department of Real Estate  
2 320 West 4th Street, Ste. 350  
3 Los Angeles, California 90013-1105  
4 Telephone: (213) 576-6911 (direct)  
5 -or- (213) 576-6982 (office)

By Laura B. Stone

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

10	TO:	)	No. H-29256 LA
11		)	
12	NAHEED AFRIDI, dba	)	<u>ORDER TO DESIST</u>
13	VR Business Brokers	)	<u>AND REFRAIN</u>
14		)	

15 The Real Estate Commissioner of the State of California  
16 (Commissioner) has caused an investigation to be conducted of  
17 your activities, as described herein, and based upon the findings  
18 of that investigation, is of the opinion that you, NAHEED AFRIDI  
19 dba VR Business Brokers, have violated Section 10130 of the  
20 California Business and Professions Code (Code).

21 1

22 On September 9, 1997, your real estate salesperson  
23 license expired. It has not been renewed.

24 2

25 From 1997 to date, you held yourself out as a real  
26 estate broker doing business under the fictitious business name  
27

1 of VR Business Brokers. In or about March 3, 1999, you solicited  
2 Waseem Pirzada, a prospective purchaser of real property or a  
3 business opportunity. On or about March 3, 1999, you negotiated  
4 and subsequently executed an "Offer For Purchase and Sale,  
5 Earnest Money Receipt and Purchase Agreement" on behalf of Waseem  
6 Pirzada, the purchaser of the business opportunity known as "Food  
7 Town", in Sacramento, California. Thereafter you negotiated the  
8 terms of the purchase and sale of Food Town and including the  
9 purchase price of \$850,000, the terms of deposit and seller  
10 carryback financing of \$150,000 for five (5) years at seven  
11 percent (7%) interest per anum.

12 3

13 Your conduct, as described in Paragraph 2, is that of a  
14 real estate broker as set forth in Sections 10131(a) and 10131(d)  
15 of the Code.

16 4

17 You violated Section 10130 of the Code by acting in  
18 the capacity of a licensee when your license had expired without  
19 renewal.

20 /

21 /

22 /

23 /

24 /

25 /

26 /

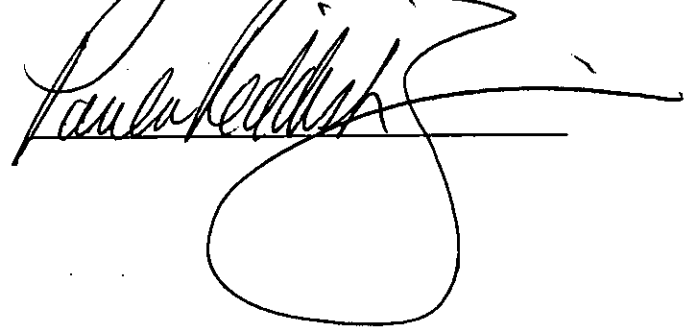
27 /

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

NOW, THEREFORE, YOU, NAHEED AFRIDI, ARE ORDERED TO  
DESIST AND REFRAIN from performing any and all acts requiring a  
real estate license in California unless and until you obtain the  
required license from the Department.

DATED October 9, 2001.

PAULA REDDISH ZINNEMANN  
Real Estate Commissioner

A handwritten signature in cursive script, appearing to read "Paula Reddish Zinnemann", is written over a horizontal line. The signature is large and stylized, with a prominent loop at the end.

cc: Naheed Afridi  
22065 Bellcroft Drive  
Lake Forrest, CA 92630

EM:jn