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DEPARTMENT OF REAL ESTATE

B. 

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Application of) No. H-29611 LA
MAHMOOD IFTIKHAR AHMAD,) L-2002090115
Respondent.)

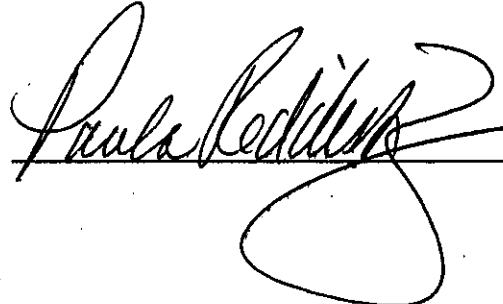
DISMISSAL

On October 23, 2002, Respondent MAHMOOD IFTIKHAR AHMAD
withdrew his application for a real estate salesperson license
and his notice of defense requesting a hearing.


The Statement of Issues herein filed on July 22, 2002,
against Respondent MAHMOOD IFTIKHAR AHMAD is DISMISSED.

IT IS SO ORDERED this 6th day of November,
2002.

PAULA REDDISH ZINNEMANN
Real Estate Commissioner



SACTO.

FILED
OCT - 2 2002
DEPARTMENT OF REAL ESTATE
By 

**BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA**

In the Matter of the Application of

MAHMOOD IFTIKHAR AHMAD

Respondent

}

Case No. H-29611 LA

OAH No. L-2002090115

**CONTINUED
NOTICE OF HEARING ON APPLICATION**

To the above named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at **Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, California, on Wednesday, October 23, 2002, at the hour of 11:00 a.m.,** or as soon thereafter as the matter can be heard, upon the Statement of Issues served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

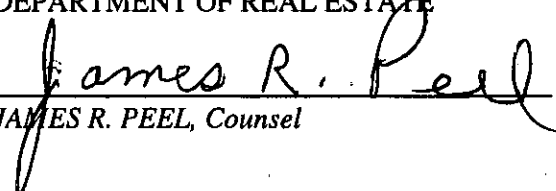
You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

The burden of proof is upon you to establish that you are entitled to the license or other action sought. If you not present nor represented at the hearing, the Department may act upon your application without taking evidence.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

Dated: October 2, 2002.

DEPARTMENT OF REAL ESTATE
By 
JAMES R. PEEL, Counsel

cc: Mahmood Iftikhar Ahmad
Troystar Invtmts/Sacto./OAH

SAVED
File

1 JAMES R. PEEL, Counsel (SBN 47055)
2 Department of Real Estate
3 320 West Fourth Street, Ste. 350
4 Los Angeles, California 90013-1105
5
6 Telephone: (213) 576-6982
7 -or- (213) 576-6913 (Direct)
8

FILED
JUL 22 2002
DEPARTMENT OF REAL ESTATE
By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

11 In the Matter of the Application of)	No. H-29611 LA
12 MAHMOOD IFTIKHAR AHMAD,)	<u>STATEMENT OF ISSUES</u>
13 Respondent.)	
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16 The Complainant, Maria Suarez, a Deputy Real Estate
17 Commissioner of the State of California, for Statement of Issues
18 against MAHMOOD IFTIKHAR AHMAD (Respondent) is informed and
19 alleges in her official capacity as follows:

20 I

21 On or about May 23, 2001, Respondent applied to the
22 Department of Real Estate of the State of California for a real
23 estate salesperson license with the knowledge and understanding
24 that any license issued as a result of that application would be
25 subject to the conditions of Section 10153.4 of the Business and
26 Professions Code.

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1 II

2 In response to Question 25 of said application, to wit,
3 "Have you ever been convicted of any violation of law?",
4 Respondent answered "Yes" and disclosed the conviction set forth
5 in Paragraph III.

6 III

7 On or about November 20, 1995, in the Municipal Court
8 for the County of Orange, State of California, Respondent was
9 convicted of violating Penal Code Section 484-488 (Petty Theft),
10 a crime involving moral turpitude and substantially related to
11 the qualifications, functions or duties of a real estate
12 licensee.

13 IV

14 On or about February 26, 1996, in the Municipal Court
15 for the County of Los Angeles, State of California, Respondent
16 was convicted of violating Penal Code Section 484 (Petty Theft),
17 a crime involving moral turpitude and substantially related to
18 the qualifications, functions or duties of a real estate
19 licensee.

20 V

21 On or about April 16, 1992, in the Municipal Court for
22 the County of Los Angeles, State of California, Respondent was
23 convicted of violating Penal Code Section 484 (Petty Theft), a
24 crime involving moral turpitude and substantially related to the
25 qualifications, functions or duties of a real estate licensee.

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1 VI

2 Respondent's convictions in the matters referred to in
3 Paragraphs III, IV and V are cause under Sections 480(a)(1) and
4 10177(b) of the Business and Professions Code for denying
5 Respondent's application for a real estate license.

6 VII

7 Respondent's failure to reveal the matters set forth in
8 Paragraphs IV and V in said application constitutes the attempted
9 procurement of a real estate licensee by fraud, misrepresentation
10 or deceit, or by making a material misstatement of fact in said
11 application, which failure is cause for denying Respondent's
12 application for a real estate license under Sections 480(c) and
13 10177(a) of the Business and Professions Code of the State of
14 California.

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1 The Statement of Issues is brought under the provisions
2 of Section 10100, Division 4 of the Business and Professions Code
3 of the State of California and Sections 11500 through 11528 of
4 the Government Code.

5 WHEREFORE, the Complainant prays that the above-
6 entitled matter be set for hearing and, upon proof of the charges
7 contained herein, that the Commissioner refuse to authorize the
8 issuance of, and deny the issuance of, a real estate salesperson
9 license to Respondent MAHMOOD IFTIKHAR AHMAD and for such other
10 and further relief as may be proper in the premises.

11 Dated at Los Angeles, California,

12 this 15th day of July, 2002.

13
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15 
16 Deputy Real Estate Commissioner
17
18
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22

23 cc: Mahmood Iftikhar Ahmad
24 Troystar Investments Inc.
25 Maria Suarez
26 Sacto.
27 CW