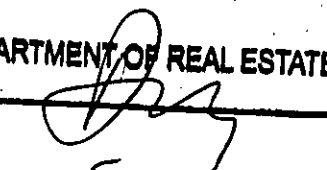


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DEPARTMENT OF REAL ESTATE
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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

No. H- 37437 LA

CONTINENTAL PROPERTY
MANAGEMENT; DINESH M MISTRY,
individually and as designated
officer of Continental Property
Management; and AMRIT G
BHANDARI,

A C C U S A T I O N

Respondents.

The Complainant, Robin Trujillo, a Deputy Real Estate
Commissioner of the State of California, for cause of Accusation
against CONTINENTAL PROPERTY MANAGEMENT, DINESH M MISTRY,
individually and as designated officer of Continental Property
Management, and AMRIT G BHANDARI, is informed and alleges as
follows:

1.

The Complainant, Robin Trujillo, a Deputy Real Estate
Commissioner of the State of California, makes this Accusation in
her official capacity.

1 2.

2 All references to the "Code" are to the California
3 Business and Professions Code and all references to "Regulations"
4 are to Title 10, Chapter 6, California Code of Regulations or to
5 the California Financial Code.

6 3.

7 Respondent CONTINENTAL PROPERTY MANAGEMENT ("CPM") is
8 licensed by the Department of Real Estate ("Department") as a
9 corporate real estate broker. Respondent CPM was originally
10 licensed as a corporate real estate broker on or about October
11 18, 2007, with DINESH M MISTRY ("MISTRY") as its designated
12 officer. To date the designated officer of CPM is MISTRY..

13 4.

14 Respondent MISTRY is licensed by the Department as a
15 real estate broker. Respondent MISTRY was originally licensed as
16 a real estate broker on July 20, 2006.

17 5.

18 Respondent AMRIT G BHANDARI ("BHANDARI") is licensed by
19 the Department as a restricted real estate salesperson.
20 Respondent BHANDARI was originally licensed as a real estate
21 salesperson on June 19, 1986, and as a real estate broker on July
22 18, 1994. Effective September 5, 2001, in Case No. H-28149 LA,
23 pursuant to an Order resulting from a Stipulated Settlement,
24 BHANDARI was granted the right to a restricted salesperson
25 license.

26 ///

27 ///

1 6.

2 At all times mentioned, in the City of Irvine, County
3 of Orange, Respondents engaged in the business of, acted in the
4 capacity of, advertised, or assumed to act as real estate brokers
5 within the meaning of Code Section 10131(a), including the
6 solicitation for listings of and the negotiation of the purchase
7 and sale of real property as the agent of others.

8 7.

9 On October 27, 2010, the Department completed an audit
10 examination of the books and records of CPM pertaining to the
11 real estate sales activities described in paragraph 6, above.
12 The audit examination covered the period of time from August 1,
13 2007, to August 31, 2010. The primary purpose of the examination
14 was to determine Respondents' compliance with the Real Estate
15 Law. The audit examination revealed numerous violations of the
16 Code and the Regulations as set forth in the following
17 paragraphs, and more fully discussed in Audit Report LA 090253
18 and the exhibits and work papers attached to said audit report.

19 8.

20 At all times herein relevant, in connection with the
21 activities described in Paragraph 6, above, CPM accepted or
22 received funds, and funds in trust (hereinafter "trust funds")
23 including, but not limited to, earnest money deposits, but
24 Respondent CPM did not maintain a trust account during the audit
25 period.

26 9.

27 With respect to the licensed activities referred to in

1 Paragraph 6, and the audit examination including the exhibits and
2 work papers referenced in Paragraph 7, it is alleged that
3 Respondents CPM and MISTRY:

4 (a) Misrepresented to sellers that CPM held earnest
5 money deposits for buyers Sadry, Shayam, Singh, and Maday, in
6 violation of Code Section 10176(a);

7 (b) Failed to timely notify the Department of the
8 employment of real estate salesperson Amrit G. Bhandari, in
9 violation of Code Section 10161.8, and Regulation 2752;

10 (c) Used the fictitious business names "Continental
11 Prop Mgmt Inc," "Continental Property Management Inc.," and
12 "Continental Prop" to conduct real estate activities without
13 obtaining a license from the Department to conduct real estate
14 activities under those fictitious business names, in violation of
15 Code Section 10159.5 and Regulation 2731.

16 (d) Failed to indicate Respondent BHANDARI's license
17 identification number on solicitation materials and, in some
18 cases, on real estate purchase agreements, in violation of Code
19 Section 10140.6 and Regulation 2773;

20 (e) Conducted real estate activities, as described
21 above, while CPM's corporate status with the Secretary of State
22 was forfeited, in violation of Regulation 2742(c). To date the
23 corporate status of CPM is still forfeited.

24 (f) As to Respondent MISTRY, failed to exercise
25 adequate supervision over the activities of CPM to ensure
26 compliance with the Real Estate Laws, in violation of Code
27 Sections 10159.2 and 10177(h), and Regulation 2725.

10.

The conduct of Respondents described in Paragraph 9, above, violated the Code and the Regulations as set forth below:

PARAGRAPH

PROVISIONS VIOLATED

9(a)

Code Sections 10176(a)

9(b)

Code Section 10161.8 and
Regulation 2752

9(c)

Code Section 10159.5 and
Regulation 2731

9(d)

Code Sections 10140.6 and
Regulation 2773

9(e)

Regulation 2742(c)

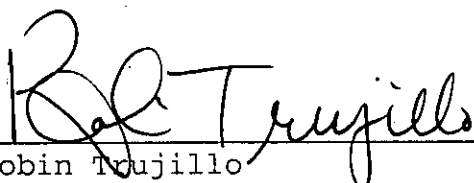
9(f)

Code Sections 10159.2, 10177(h) and
Regulation 2725

1 Each of the foregoing violations constitute cause for
2 the suspension or revocation of the real estate license and
3 license rights of Respondents under the provisions of Code
4 Sections 10176(a), 10177(d), 10177(g), and/or 10177(h).

5
6 WHEREFORE, Complainant prays that a hearing be
7 conducted on the allegations of this Accusation and that upon
8 proof thereof, a decision be rendered imposing disciplinary
9 action against the license and license rights of Respondents
10 CONTINENTAL PROPERTY MANAGEMENT, DINESH M MISTRY individually and
11 as designated officer of Continental Property Management, and
12 AMRIT G BHANDARI, under the Real Estate Law (Part 1 of Division 4
13 of the Business and Professions Code) and for such other and
14 further relief as may be proper under other applicable provisions
15 of law.

16
17 Dated at Los Angeles, California: August 2, 2011.

18
19
20 
21 Robin Trujillo
22 Deputy Real Estate Commissioner
23

24 cc: Continental Property Management
25 Dinesh M Mistry
26 Amrit G Bhandari
27 Robin Trujillo
Sacto
Audits - Gina King