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FILED

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BUREAU OF REAL ESTATE
By *[Signature]*

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12)
13)
14 BASKARAN PANCHADSARAM,)
15)
16 Respondent,)
17)

No. H-40131 LA

A C C U S A T I O N

18 The Complainant, Brenda Smith, a Supervising Special
19 Investigator of the State of California, for cause of Accusation
20 against BASKARAN PANCHADSARAM, alleges as follows:
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22 1. The Complainant, Brenda Smith, acting in her
23 official capacity as a Supervising Special Investigator of the
24 State of California, makes this Accusation against BASKARAN
25 PANCHADSARAM.

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27 Accusation of Baskaran Panchadsaram

1 2. BASKARAN PANCHADSARAM (hereinafter referred to as
2 "Respondent") is presently licensed and/or has license rights
3 under the Real Estate Law (Part 1 of Division 4 of the Business
4 and Professions Code, hereinafter Code).

5 3. At all times herein mentioned, Respondent was
6 licensed as a real estate broker.

7 4. At all times material herein, Respondent engaged in
8 the business of, acted in the capacity of, advertised or assumed
9 to act as a real estate broker in the State of California within
10 the meaning of Section 10131(b) of the Code including soliciting
11 owners and renters, negotiating rental agreements, and collecting
12 rents from real property.

13 5. On or about May 7, 2015, the Bureau completed an
14 examination of Respondent's books and records, pertaining to
15 the activities described in Paragraph 4 above, covering a period
16 from December 1, 2013, through November 30, 2014, which
17 examination revealed violations of the Code and of Title 10,
18 Chapter 6, California Code of Regulations (hereinafter
19 Regulations) as set forth below.

20 6. The examination described in Paragraph 5, above,
21 determined that, in connection with the activities described in
22 Paragraph 4 above, Respondent accepted or received funds,
23 including funds in trust (hereinafter "trust funds") from or on
24 behalf of principals, and thereafter made deposit or disbursement
25 of such funds.

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27 Accusation of Baskaran Panchadsaram

1 7. In the course of activities described in Paragraphs
2 4 through 6 and during the examination period described in
3 Paragraph 5, Respondent acted in violation of the Code and the
4 Regulations as follows, and as more specifically set forth in
5 Audit Report No. FR 14-0023 and related exhibits:

6 a. Violated Code Section 10176(e) by commingling trust
7 funds with Respondent's own funds.

8 b. Violated Code Section 10145 and Regulation 2832 by
9 failing to designate the trust account as a trust account with
10 the broker as trustee.

11 c. Violated Code Section 10145 and Regulation 2831.1
12 by maintaining separate records that were not accurate and
13 complete. The records did not set forth the balance after
14 posting transactions each day.

15 d. Violated Code Section 10145 and Regulation 2831.2
16 by failing to perform the reconciliation of the trust records
17 comparing the balance of all trust funds received and disbursed
18 to the sum of the balances of the separate beneficiary records on
19 at least a monthly basis.

20
21 8. The conduct, acts and/or omissions of Respondent,
22 as alleged above, subjects his real estate licenses and license
23 rights to suspension or revocation pursuant to Sections 10176(e),
24 10177(d) and 10177(g) of the Code.

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26 The Accusation of Baskaran Panchadsaram
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FAILURE TO SUPERVISE

9. The conduct, acts and/or omissions of Respondent in failing to ensure full compliance with the Real Estate Law is in violation of Code Sections 10177(g) and 10177(h) of the Code.

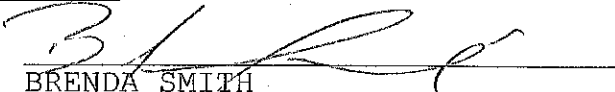
COST RECOVERY

Code Section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Bureau, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and license rights of Respondent under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code), for the cost of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Fresno, California

this 1 day of February, 2016.


BRENDA SMITH
Supervising Special Investigator

cc: Baskaran Panchadsaram
Brenda Smith
Sacto

The Accusation of Baskaran Panchadsaram