

FILED

AUG - 1 2019

DEPT. OF REAL ESTATE
Cal Sabin

STEVE CHU, Counsel (SBN 238155)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 620-6430
Fax: (213) 576-6917

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of	)	No. H-41450 LA
	)	
TOP TEAM REALTY INC and	)	<u>A C C U S A T I O N</u>
SIRAJ HASSANALLY,	)	
individually and as designated officer of	)	
Top Team Realty Inc,	)	
	)	
Respondents.	)	
	)	

The Complainant, María Suárez, a Supervising Special Investigator of the State of California, for cause of Accusation against TOP TEAM REALTY INC and SIRAJ HASSANALLY, individually and as designated officer of Top Team Realty Inc ("Respondents"), is informed and alleges as follows:

1.

The Complainant, María Suárez, acting in her official capacity as a Supervising Special Investigator of the State of California, makes this Accusation against Respondents TOP TEAM REALTY INC and SIRAJ HASSANALLY.

///

///

Accusation of Top Team Realty Inc and Siraj Hassanally

1
2.

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

4 LICENSE HISTORY

5 3.

6 Respondent TOP TEAM REALTY INC ("TOP TEAM") presently has license
7 rights under the Real Estate Law, Part 1 of Division 4 of the Code as a restricted corporate real
8 estate broker.

9 4.

10 Respondent SIRAJ HASSANALLY ("HASSANALLY") presently has license
11 rights as a restricted real estate broker.

12 5.

13 Respondent TOP TEAM is licensed by the Department of Real Estate
14 ("Department") as a corporate real estate broker by and through Respondent HASSANALLY,
15 as the restricted designated officer and restricted broker responsible, pursuant to Code
16 section 10159.2, for supervising the activities requiring a real estate license conducted on behalf
17 of TOP TEAM, or by TOP TEAM'S officers, agents and employees.

18 ///

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

Accusation of Top Team Realty Inc and Siraj Hassanally

1 PRIOR LICENSE DISCIPLINE

2 6.

3 On or about February 1, 2016, the Real Estate Commissioner in Case
4 No. H-39690 LA adopted as his Decision effective on or about February 25, 2016, a Stipulation
5 and Agreement entered on or about January 3, 2016, by Respondents TOP TEAM and
6 HASSANALLY and the Bureau of Real Estate where TOP TEAM and HASSANALLY
7 stipulated to the acts and omissions in the Accusation as grounds for disciplinary action in that:
8 TOP TEAM and HASSANALLY violated Code sections 10145, 10177(d), and 10177(g). The
9 Decision provided that TOP TEAM'S and HASSANALLY'S real estate broker licenses were
10 revoked and that TOP TEAM and HASSANALLY would be issued restricted real estate broker
11 licenses if TOP TEAM and HASSANALLY complied with certain conditions such as
12 submitting an application within 90 days of the effective date.

13 BROKERAGE

14 TOP TEAM REALTY INC

15 7.

16 At all times mentioned, in the City of Hawthorne, County of Los Angeles,
17 Respondent TOP TEAM acted as a real estate broker, conducting licensed activities within the
18 meaning of Code section 10131(b) (leases or rents real property for others).

19 AUDIT

20 TOP TEAM REALTY INC

21 8.

22 On September 26, 2018, the Department completed audit examinations of the
23 books and records of Respondent TOP TEAM pertaining to the activities described in
24 Paragraph 7 which require a real estate license. The audit examinations covered a period of
25 time from July 1, 2016, to May 31, 2018. The audit examinations revealed violations of the
26 Code and the Regulations as set forth in the following paragraphs, and as more fully discussed
27 in Audit Report LA180005 and the exhibits and workpapers attached to said audit report.

Accusation of Top Team Realty Inc and Siraj Hassanally

- 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

In the course of activities described in Paragraph 7 above and during the examination periods described in Paragraph 8 above, Respondent TOP TEAM acted in violation of the Code and the Regulations in that:

10.

12
13
14
15
16
17

PROVISIONS VIOLATED

Code section 10145 and Regulations section 2832

18

19

20

SUPERVISION AND COMPLIANCE

21.
22
23
24
25
26
27

///

- 4 -

12.

Code section 10148(b) provides, in pertinent part, that the Real Estate Commissioner shall charge a real estate broker for the cost of any audit if the Commissioner has found in a final decision, following a disciplinary hearing, that the broker has violated Code section 10145 or a Regulation or rule of the Commissioner interpreting said Code section.

13.

Code Section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department of Real Estate, 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 the licenses, license endorsements, and license rights of Respondents TOP TEAM REALTY INC and SIRAJ HASSANALLY under the Real Estate Law, for the cost of audit, 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 Los Angeles, California

this 25 day of July, 2019



María Suárez
Supervising Special Investigator

cc: TOP TEAM REALTY INC
SIRAJ HASSANALLY
María Suárez
Sacto.
Audits

Accusation of Top Team Realty Inc and Siraj Hassanally