

BEFORE THE REAL ESTATE COMMISSION  
STATE OF NEVADA

SHARATH CHANDRA, Administrator,  
REAL ESTATE DIVISION, DEPARTMENT  
OF BUSINESS & INDUSTRY,  
STATE OF NEVADA,

Petitioner,

vs.

MANISH (TOM) PATEL,

Respondent.

Case No. 2015-566

FILED

FEB 22 2019

REAL ESTATE COMMISSION  
BY *Emily Patten*

**COMPLAINT AND NOTICE OF HEARING**

The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY OF THE STATE OF NEVADA ("Division") hereby notifies RESPONDENT MANISH (TOM) PATEL ("RESPONDENT") of an administrative hearing before the STATE OF NEVADA REAL ESTATE COMMISSION ("Commission"). The hearing will be held pursuant to Chapters 233B and Chapter 645 of the Nevada Revised Statutes ("NRS") and Chapter 645 of the Nevada Administrative Code ("NAC"). The purpose of the hearing is to consider the allegations stated below and to determine if the RESPONDENT should be subject to an administrative penalty as set forth in NRS 645.235 and/or NRS 622.400, and the discipline to be imposed, if violations of law are proven.

**JURISDICTION**

RESPONDENT acted as a broker as defined in NRS 645.030 at all relevant times mentioned in this Complaint, and is therefore subject to the jurisdiction of the Division and the Commission, and the provisions of NRS chapter 645 and NAC chapter 645.

**FACTUAL ALLEGATIONS**

1. RESPONDENT MANISH (TOM) PATEL owns and operates Mehul Realty LLC, a Nevada limited liability company (currently revoked) and 1111 Investment Holdings LLC, a Nevada limited liability company.
2. RESPONDENT does not hold a license from the Division.
3. In March 2015, the Division received a complaint against RESPONDENT and his

1 entities alleging he was paid \$32,000 through 1111 Investment Holdings LLC for procuring the sale of  
2 residential property located at 5120 Jamaica Coast Ct, North Las Vegas (the "Property").

3 4. The complainant/buyer knew RESPONDENT was involved in real estate transactions  
4 before he was approached about the Property.

5 5. The buyer believed the Property was being sold at a discount because the seller wanted  
6 to reduce his inventory.

7 6. RESPONDENT said the purchase price was \$58,000, with \$26,000 to the seller and  
8 \$32,000 directly to 1111 Investment Holding, LLC as a finder's fee.

9 7. RESPONDENT did not disclose his ownership interest in 1111 Investment Holding,  
10 LLC.

11 8. The buyer believed RESPONDENT was knowledgeable about real estate transactions  
12 and trusted him.

13 9. The Property had been purchased by the seller at an association foreclosure sale on or  
14 about January 20, 2015 for \$4,001.00.

15 10. On January 29, 2015 the following events transpired:

16 a. RESPONDENT was present when the seller gave the purchase agreement to the buyer  
17 for signature. The purchase agreement states the purchase price is \$26,000.

18 b. RESPONDENT then traveled with the buyer to the recorder's office where  
19 RESPONDENT gave the buyer a document labeled assignment of contract to sign.

20 c. Once the buyer signed the assignment, RESPONDENT gave him the deed executed by  
21 the seller, and the buyer filed the deed for recording.

22 d. Buyer met seller outside the recorder's office and paid seller with a cashier's check for  
23 \$26,000.

24 e. RESPONDENT and buyer then went to Wells Fargo where buyer paid \$32,000 to the  
25 account of 1111 Investment Holding, LLC.

26 11. The assignment of contract references a contract between the buyer and "1111  
27 Investment" concerning the Property, but no such contract existed.

28 12. RESPONDENT is the manager of 1111 Investment Holdings LLC, but had his business

1 associate Cole Contorelli sign the assignment of contract on behalf of 1111 Investment Holdings, LLC.

2 13. A disclaimer and disclosure was attached to the purchase agreement that informed the  
3 buyer that the prior owner's lender paid the super priority lien prior to the association's foreclosure  
4 sale.

5 14. The buyer initialed the page, but did not understand the legal significance.

6 15. The Property was sold at a public auction by the lender on March 24, 2015.

7 16. RESPONDENT claims the \$32,000 was "a finder's fee for nothing more than putting  
8 him, the Buyer, in touch with Operture, the Seller."

9 **VIOLATIONS OF LAW**

10 17. RESPONDENT violated NRS 645.230(a) as he acted as a real estate broker as defined  
11 by NRS 645.030 without an appropriate license when he solicited the buyer for the Property and  
12 received compensation through his company 1111 Investment Holding, LLC.

13 **DISCIPLINE AUTHORIZED**

14 Pursuant to NRS 645.235, the Commission is empowered to impose an administrative fine up to  
15 the amount of any gain or economic benefit that RESPONDENT derived or \$5,000 per violation,  
16 whichever is greater.

17 Additionally, under NRS Chapter 622, the Commission is authorized to impose costs of the  
18 proceeding upon RESPONDENT, including investigative costs and attorney's fees, if the Commission  
19 otherwise imposes discipline on RESPONDENT.

20 Therefore, the Division requests that the Commission take such disciplinary action as it deems  
21 appropriate under the circumstances.

22 **NOTICE OF HEARING**

23 **PLEASE TAKE NOTICE**, that a disciplinary hearing has been set to consider the  
24 Administrative Complaint against the above-named Respondent in accordance with Chapters 233B and  
25 645 of the Nevada Revised Statutes and Chapter 645 of the Nevada Administrative Code.

26 **THE HEARING WILL TAKE PLACE** on March 26, 2019, commencing at 9:00 a.m., or  
27 as soon thereafter as the Commission is able to hear the matter, and each day thereafter  
28 commencing at 9:00 a.m. through March 28, 2019, or earlier if the business of the Commission is

1 concluded. The Commission meeting will be held on March 26, 2019, at the Nevada State  
2 Business Center, 3300 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada  
3 89102. The meeting will continue on March 27, 2019 at the Nevada State Business Center, 3300  
4 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada 89102, commencing at 9:00  
5 a.m., and on March 28, 2019, should business not be concluded, starting at 9:00 a.m. at the  
6 Nevada Department of Employment, Training and Rehabilitation, 2800 W. St. Louis Avenue,  
7 Conference Room, Las Vegas, Nevada 89104.

8 **STACKED CALENDAR:** Your hearing is one of several hearings scheduled at the same  
9 time as part of a regular meeting of the Commission that is expected to last from March 26, 2019  
10 through March 28, 2019, or earlier if the business of the Commission is concluded. Thus, your  
11 hearing may be continued until later in the day or from day to day. It is your responsibility to be  
12 present when your case is called. If you are not present when your hearing is called, a default  
13 may be entered against you and the Commission may decide the case as if all allegations in the  
14 complaint were true. If you have any questions please call Evelyn Pattee, Commission  
15 Coordinator (702) 486-4074.

16 **YOUR RIGHTS AT THE HEARING:** except as mentioned below, the hearing is an open  
17 meeting under Nevada's open meeting law, and may be attended by the public. After the evidence and  
18 arguments, the commission may conduct a closed meeting to discuss your alleged misconduct or  
19 professional competence. A verbatim record will be made by a certified court reporter. You are  
20 entitled to a copy of the transcript of the open and closed portions of the meeting, although you must  
21 pay for the transcription.

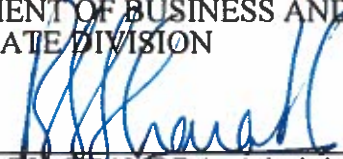
22 As the Respondent, you are specifically informed that you have the right to appear and be heard  
23 in your defense, either personally or through your counsel of choice. At the hearing, the Division has  
24 the burden of proving the allegations in the complaint and will call witnesses and present evidence  
25 against you. You have the right to respond and to present relevant evidence and argument on all issues  
26 involved. You have the right to call and examine witnesses, introduce exhibits, and cross-examine  
27 opposing witnesses on any matter relevant to the issues involved.

1 You have the right to request that the Commission issue subpoenas to compel witnesses to  
2 testify and/or evidence to be offered on your behalf. In making the request, you may be required to  
3 demonstrate the relevance of the witness' testimony and/or evidence. Other important rights you have  
4 are listed in NRS 645.680 through 645.990, NRS Chapter 233B, and NAC 645.810 through 645.875.


5 The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or NAC  
6 645 and if the allegations contained herein are substantially proven by the evidence presented and to  
7 further determine what administrative penalty is to be assessed against the RESPONDENT, if any,  
8 pursuant to NRS 645.235, 645.633 and or 645.630.

9 DATED this 21 day of February, 2019.

10 STATE OF NEVADA  
11 DEPARTMENT OF BUSINESS AND INDUSTRY  
12 REAL ESTATE DIVISION

13 By:   
14 SHARATH CHANDRA, Administrator  
15 SHARON JACKSON, Deputy Administrator  
16 3300 West Sahara Avenue, Suite 350  
17 Las Vegas, Nevada 89102

18 AARON D. FORD  
19 Attorney General

20 By:   
21 MICHELLE D. BRIGGS (Bar No. 7617)  
22 Senior Deputy Attorney General  
23 555 E. Washington Ave., Ste. 3900  
24 Las Vegas, Nevada 89101  
25 (702) 486-3240  
26 Attorneys for Real Estate Division  
27  
28