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Dec 15 2025
SC Court of Appeals

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM LEXINGTON COUNTY
Court of Common Pleas

Jocelyn Newman, Circuit Court Judge

Case No. 2023-CP-32-03186

Roitoria Billie,

Appellant,

Charlie Punkaj a/k/a Charan Singh a/k/a Charlie Singh
And Khlasa Investments, LLC a/k/a Pond Branch Estates,

Respondents.

NOTICE OF APPEAL

Roitoria Billie appeals the Judgment of the Honorable Jocelyn Newman dated December 3, 2025 (with the Form 4 being filed on November 13, 2025). Appellant received written notice of entry of this judgment on December 3, 2025. The Form 4 was noticed on November 13, 2024.

Dated: December 15, 2025

(signature on following page)

Respectfully Submitted,

POULIN | WILLEY

/s/ J. Jacob Nixon

Jake Nixon

S.C. Bar No.: 105949

Poulin, Willey, Anastopoulos, LLC

32 Ann Street

Charleston, SC 29403

P: (803) 222-2222

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ATTORNEYS FOR THE APPELLANT

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Appellant,

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And Khlasa Investments, LLC a/k/a Pond Branch Estates,

Respondents.

PROOF OF SERVICE

Pursuant to Rule 262(c), SCACR, I certify that I have served Appellant's Notice of Appeal on Respondents by Electronic Mail on December 15, 2025. A copy via regular mail has also been sent.

Dated: December 15, 2025

Respectfully Submitted,

POULIN | WILLEY

/s/ J. Jacob Nixon

Jake Nixon

S.C. Bar No.: 105949

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ATTORNEYS FOR THE APPELLANT

Charleston, South Carolina
December 15, 2025

Counsel of Record:

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TRIAL LAWYERS

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* LICENSED: SC

SC LOCATIONS:

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December 15, 2025

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SC Court of Appeals

Sent via Regular Mail, Email

SC Court of Appeals
PO BOX 11629
Columbia SC 29211

RE: *Roitoria Billie v. Khlasa Investments, LLC a/k/a Pond Branch Estate*
Case No.: 2023-CP-32-03186

To Whom It May Concern:

Enclosed for filing with the Court of Appeals is the Notice of Appeal, Proof of Service for the Notice Appeal, a copy of the Order being challenged on this appeal, and a check for the filing fee in the amount of \$250.00.

If you should have any questions, please do not hesitate to contact our office.

Sincerely,

Jake Nixon

CC: Mary LaFave
2019 Park Street
Columbia, SC 29201
mary@lafavebagley.com

CENTRAL MAILING (SOUTHEAST REGION):
32 Ann Street, Charleston, SC 29403

Attorney Admissions

ALABAMA | CALIFORNIA | DC | FLORIDA | GEORGIA | KENTUCKY | MARYLAND | MINNESOTA | NEW JERSEY
NEW YORK | NORTH CAROLINA | PUERTO RICO | SOUTH CAROLINA | TENNESSEE