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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

+ **CS(OS) 413/2020**

SHRI KAILASH NATH KHANNA

.....Plaintiff

Through: Mr. Amiet Andlay, Adv.

versus

M/S APPLE BUILD HOMES LLP & ORS.

.....Defendants

Through: Mr. Sudarshan Bansal and Mr. Arpit Dudeja, Advs. for D-9C
Mr. Rajender Agarwal & Mr. Anoop Kumar, Advs. for D-1 to 7
Ms. Kritika Sachdeva and Ms. Jahnvi Sharma, Advs. for D-9(a) and 9(b)
Mr. Rahul Negi and Mr. Karan Mehra, Advocates for D-8A to 8C
Mr. Shyam Sunder Sharma, Mr. Sanjeev Kr. Baliyan and Mr. Yash Yadav, Advs. for D-10

CORAM:

HON'BLE MR. JUSTICE SUBRAMONIUM PRASAD

ORDER

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11.12.2025

I.A. 27184/2025

1. The present application has been filed with the following prayers:-

“a) Direct the registry to list all three consolidated cases i.e., (i) CS (OS) No. 606/2019 titled M/s Apple Build Homes LLP & Ors vs. Shri Kailash Nath Khanna & Ors. (ii) C.S. (OS.) 413 OF 2020 titled Kailash Nath Khanna vs. Apple Buildhomes Pvt Ltd. and (iii) CS(OS) No. 3369/2015 titled Kailosh Nath Khanna vs. Ishwar Nath Khanna & Ors. together and;



b) To pass any such other or further orders as this Hon'ble Court may deem fit and proper in the facts and circumstances of the case and in the interest of justice."

2. Learned Counsels for the Parties are present in Court today and state unanimously and fairly that since the parties are common and the property is also common in the present Suit, CS (OS) No. 606/2019 and CS(OS) No. 3369/2015, therefore, in order to avoid conflicting decisions as well as conflicting findings, it would be in the interest of justice to consolidate the said Suits.
3. The abovementioned Suits stand consolidated.
4. It is stated that the present Suit is coming up for hearing before the learned Joint Registrar on 05.02.2026.
5. This Court is inclined to prepone the date of hearing before the learned Joint Registrar from 05.02.2026 to 09.01.2026.
6. List on 09.01.2026 before the learned Joint Registrar for Admission/Denial of documents.
7. Learned Counsel for the Parties are directed to draft issues.
8. List on 09.02.2026 before this Court for framing of issues.

SUBRAMONIUM PRASAD, J

DECEMBER 11, 2025

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