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**SALE DEED**

THIS DEED OF SALE made and executed at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ month, \_\_\_\_\_ years by:

Sri. \_\_\_\_\_ aged about \_\_\_\_\_ years, S/o. \_\_\_\_\_ residing at \_\_\_\_\_ hereinafter called the SELLER.

**IN FAVOUR OF**

Sri. \_\_\_\_\_ aged about \_\_\_\_\_ years, S/o. \_\_\_\_\_ residing at \_\_\_\_\_ hereinafter called the PURCHASER.

The term SELLER and PURCHASER, unless repugnant to the context, shall mean and include their respective heirs, successors, executors, administrators, trustees, legal representatives and assigns WITNESSTH:

WHEREAS the SELLER herein is the sole and absolute owner of immovable property being Flat / Apartment No. \_\_\_\_\_ on the \_\_\_\_\_ Floor of the building known as " \_\_\_\_\_ " situated at \_\_\_\_\_ and bearing Corporation No. \_\_\_\_\_, Road, Division No. \_\_\_\_\_, with a super built-up area of \_\_\_\_\_ sq.ft. together with \_\_\_\_\_ % share of undivided interest in the land equivalent to \_\_\_\_\_ sq.ft. along with common areas and facilities including car parking lot in the basement, which Flat / Apartment is morefully described in the schedule hereunder and hereinafter called the Schedule.

WHEREAS the SELLER of the Flat / Apartment, he having purchased the same from Sri. \_\_\_\_\_ in terms of Sale Deed dated \_\_\_\_\_ duly registered as Document No. \_\_\_\_\_ Book - I, Volume \_\_\_\_\_ at Pages \_\_\_\_\_ on date \_\_\_\_\_ at the Office of the Sub-Registrar, \_\_\_\_\_ since then the SELLER has been in possession and enjoyment of the Schedule Flat / Apartment on getting the bifurcated khata from the Corporation of the City of \_\_\_\_\_ duly transferred in his name bearing No. \_\_\_\_\_ vide Khata No. \_\_\_\_\_ dated \_\_\_\_\_ and on payment of taxes and levies thereon as sole and absolute owner thereof.

WHEREAS the SELLER herein being desirous of selling the Schedule Flat / Apartment, offered the same to the Purchaser and the Purchaser has agreed to purchase the Schedule Flat / Apartment in terms of an oral agreement for a total sale consideration of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) and the

# CONDITIONAL SENTENCES 1

1 If you _____ (have) your hair dyed, you _____ (look) much better.	2 I _____ (learn) flamenco if I _____ (go) to Spain this summer.	3 Tom _____ (go) sailing if the weather _____ (be) nice this weekend.	4 If you _____ (not/brush) your teeth after meals, you _____ (have) cavities.
5 John _____ (be) healthier if he _____ (lose) a few pounds and _____ (eat) less.	6 The baby _____ (cry) if you _____ (not/want) to play with him.	7 If Alice _____ (do) her homework before 6, her mum _____ (let) her go out to play.	8 We _____ (not/visit) Paris if we _____ (not/save) enough money.
9 It _____ (take) her three hours to get to Rome if Mrs. Dawson _____ (fly) by plane.	10 Pete's parents _____ (be) very proud of him if he _____ (get) good marks.	11 _____ (you/be) thrilled if you _____ (try) bungee jumping?	12 If you _____ (go) to bed early, you _____ (not/be) tired tomorrow.
13 If you _____ (have) toothache, you _____ (must) go to the dentist immediately.	14 If it _____ (be) sunny, dad _____ (take) a nap in the garden.	15 I _____ (make) a snowman if it _____ (snow) today.	16 My boss _____ (be) furious if I _____ (be) late for work again.
17 The blue whale _____ (die) out if we _____ (not/protect) it.	18 I _____ (wash) up the dishes if you _____ (help) me with dinner.	19 If it _____ (rain) on Saturday, we _____ (not/have) a picnic at the beach.	20 If my parents _____ (allow) me to have a pet, I _____ (buy) a dwarf rabbit.
21 _____ (welcome) to my birthday party if I _____ (invite) him?	22 If you _____ (wait) patiently, you _____ (see) rare birds in their natural habitat.	23 _____ (Liz/visit) The Opera House if she _____ (go) to Australia this summer?	24 If Sue _____ (post) the letter today, they _____ (receive) it this week.

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First name: \_\_\_\_\_ Surname: \_\_\_\_\_ No: \_\_\_\_\_  
Date: \_\_\_\_\_

**First Conditional**

**L - Complete the sentences with the correct form of the verbs in brackets.**

a. We will pass (pass) the examination if we study hard.  
b. If you \_\_\_\_\_ (go) to see this film, you will have a good time.  
c. If he \_\_\_\_\_ (play) sport, he will live longer.  
d. She \_\_\_\_\_ (not be) an architect if she doesn't go to university.  
e. They \_\_\_\_\_ (ring) us if we give them our phone number.  
f. If we \_\_\_\_\_ (not solve) the problem, we won't get the prize.

**E - Complete the sentences with the correct form of the verbs in brackets.**

a. If we (not go) now, we (miss) the bus.  
If we don't go now, we will miss the bus.  
b. You (be) tired if you (not sleep).  
c. If the Spanish team (get) to the final match, they (be) the World Champions.  
d. If you (help) me, I (give) you a lot of money.  
e. If we (sing) some carols, they (be) happy.  
f. They (read) the whole essay if they (like) it.

If your assistant forgot to organize the <b>storage closet</b> over and over, would you organize it yourself?
If a famous athlete asked to write in the medical report that he has a <b>broken wrist</b> but it was not true, what would you do?
If your friend's son suffered <b>minor head trauma</b> and had a <b>concussion</b> but asked you not to tell his parents, would you tell them?
If a person was suffering from serious <b>breathing trouble</b> and <b>dehydration</b> , would you <b>admit</b> her to hospital?
What would you do if you knew your colleague <b>prescribed</b> one of the patients the wrong <b>antibiotic pills</b> ?
What would you do if your patient was terrified and refused to get <b>injections</b> ?
What would you do if your patient told you that you <b>prescribed</b> the wrong <b>medication</b> ?
Would you be embarrassed to remind your staff about their personal <b>hygiene</b> ?

### MIXED CONDITIONALS (exercises)

Mixed conditionals are a mixture of **type 2** and **type 3 conditionals** and refer to **imaginary situations**. **Type 2 conditionals** refer to the **present or future**, **type 3 conditionals** refer to the **past**. **Mixed conditionals** occur when the time reference in the **if** clause is different from the main clause.

- 1) past (3<sup>rd</sup>) present (2<sup>nd</sup>) If we **had known** you were coming, the house **would be** tidy.  
 2) present (2<sup>nd</sup>) past (3<sup>rd</sup>) If John **lived** in the city, he **would have gone** to the match.

#### 1) Read each sentence. Decide if each explanation, A and B, is true (T) or false (F).

- Jack could have been a famous swimmer if he was more prepared to train hard.  
 A) Jack isn't a famous swimmer. \_\_\_\_\_ B) Jack doesn't like training hard. \_\_\_\_\_
- If Ned's parents had moved to France, he might speak French now.  
 A) Ned's parents moved to France \_\_\_\_\_ B) Ned doesn't speak French. \_\_\_\_\_
- If John and Adam had talked to each other more, they could still be friends today.  
 A) They didn't talk to each other enough. \_\_\_\_\_ B) They are still friends. \_\_\_\_\_
- If Mary didn't believe her son's story, she might have called the police.  
 A) Mary doesn't believe her son's story. \_\_\_\_\_ B) Mary called the police. \_\_\_\_\_
- Sarah would have found a husband years ago if she wanted to get married.  
 A) Sarah wants to get married. \_\_\_\_\_ B) Sarah has found a husband. \_\_\_\_\_
- If the Smiths had missed the train, they wouldn't be here to enjoy their cousin's wedding.  
 A) The Smiths missed the train. \_\_\_\_\_ B) They come to their cousin's wedding. \_\_\_\_\_

#### 2) Match the two halves of the mixed conditional sentences. Complete the second part with the correct verbs.

- |  |  |
|--|--|
| 1. If she had done the work properly,  | A. I _____ (call) for a taxi.                  |
| 2. If you weren't my best friend,      | B. if he _____ (not like) children.            |
| 3. If I'd saved enough money,          | C. the garden _____ (not look) so beautiful.   |
| 4. He wouldn't have become a teacher   | D. if he _____ (fail) his exams.               |
| 5. If it hadn't rained so much,        | E. I _____ (not tell) you what I really think. |
| 6. Ted wouldn't be going to university | F. if he _____ (not have) his exam tomorrow.   |
| 7. If I hadn't left my phone at home,  | G. I _____ (buy) you the dress.                |
| 8. Frank would have gone to the club   | H. her boss _____ (be) pleased.                |

A few of the most common uses include: A request: Pack enough clothing for the cruise. An invitation: Come by at 8, please. A command: Raise your hands and turn around. An instruction: Turn left at the intersection. This is sometimes done in Type Three conditional sentences if the, if part is at the beginning of the sentence, or in Type Two sentences if the verb were, is used: Were I rich, I would buy a house by the sea. I would buy a new board if I had more money. (= if she had come earlier) I hope that my explanation of conditional sentences in English was clear and understandable. 5 Types of Conditional Sentences Before we get started, here's a brief chart summarizing the 5 types of conditional sentences and how they're used: Conditional sentence type When to use Main clause If-clause Type Zero Describing known facts Simple present Simple present Type 1 A possible situation and the result Will + infinitive Simple present Type 2 A hypothetical condition and its possible result Would + infinitive Simple past Type 3 An impossible past situation and its result in the past Would + perfect infinitive Past perfect Mixed Conditionals An impossible past situation and its result in the present Past perfect Present conditional Type Zero Conditional Sentences (zero condition) This type of conditional sentence is used to describe scientific facts, generally known truths, events and other things that are always true. The phrases If I were you or If I were in your place are usually used to give advice. Imperative sentences also can be modified to single out a particular person or to address a group. If we get the money for this job, we will buy a new car. The order of these two parts of the sentence isn't important. Directives can take one of several forms in everyday speech and writing. In other words, the speaker or the author assumes they have (or will have) their subject's attention. Meet Preply tutors Type Three Conditional Sentences (closed condition) Type three conditional sentences are used to express situations that cannot exist, such as actions or events that happened in the past. Examples: If I were you I would accept the offer. Important Grammatical Notes If the modal verbs can/could, may/might or should are used in the main part of the sentence, they take the place of will: We can go to the seaside if you have time tomorrow. Would you have helped me if I had asked you? (He's not at all likely to come, but perhaps...) In negative sentences, if...not can be substituted with unless. Will you help Amanda if she asks you? You won't pass the exam unless you study very hard. If you leave now, you may catch the last bus. These types of sentences are used to express possible or imaginary situations. If not, let me know! If he were in your place he would do it. Positive imperatives use affirmative verbs in addressing the subject; negatives do the opposite. Positive: Keep both hands on the steering wheel while you're driving. Negative: Don't operate the lawnmower without wearing safety goggles. Examples: I would be grateful if you helped me. Imperative sentences can be confused with other kinds of sentences. As with other forms of grammar, imperative sentences can be modified to address a particular subject, follow a proprietary written style, or simply add variety and emphasis to your writing. If you want to pass the exam, you should study much harder. Interrogative sentence: Would you please open the door for me, John? Imperative sentence: Please open the door, would you? Just sit here, won't you? The difference between a question (also called an interrogative statement) and an imperative sentence is the subject and whether it's implied. As a rule, conditional sentences in English consist of two parts - the main part and the if part (or the conditional part). If you left now, you'd catch the last bus. Example: Jim, close the door before the cat gets out! - The subject is (you), not Jim. The structure of Type Three conditional sentences: Main part: would + perfect infinitive; if part: Past Perfect Examples: If you hadn't been late for work, the boss wouldn't have gotten furious. Find out your English level. Take this 5-min test to see how close you are to achieving your language learning goals Begin test Let's get you talking Start learning English and make fast progress with a Preply tutor. When written, if the if part of the sentence comes first, a comma should be used to separate it from the second part. Conditional sentences are one of the trickier parts of learning English. Softened imperatives: Do your chores, please. Type Two Conditional Sentences (half-open condition) This type of conditional sentence describes an unreal situation with regard to the present or future; a hypothetical condition that can only be fulfilled in theory. The trick is to look at how the sentence is constructed. She will get angry if I'm late for the party. These kinds of sentences are also known as directives because they provide direction to whoever is being addressed. In English grammar, an imperative sentence gives advice or instructions; it can also express a request or command. Type One Conditional Sentences (open condition) This type of sentence expresses real and possible situations in the future; it is possible for the condition to be met. Tag question: Shut the door, would you, please? Exclamative: Someone, call a doctor! Doing so in both instances adds emphasis and drama to speech and writing. Mixed Conditionals This type of conditional sentence uses (mixes) different parts of the above-mentioned conditional sentence types. The subject is implied or elliptical, meaning that the verb refers directly back to the subject. A red light comes on if you press the main button. There are a few combinations: the condition emphasizes the result of the action in the present in the past tense, or the present-day condition emphasizes the result of the action in the past. If he were rich, he'd buy an island. In Type Zero sentences, if can be replaced by when. (= if I were rich) Had your cousin come earlier, I would have shown her around the house. He would be so pleased if you came to the birthday party. I think it's the simplest type of conditional sentence in English. If I had won the lottery, I would have bought a house by the sea. (very polite request) The word should in the if part can mean "if perhaps" or "by any chance." I would be very happy if he should turn up at the party. Even when a proper name is mentioned in an imperative sentence, the subject still is you understood. (= if you don't study very hard) If can be omitted from the sentence if the word order is changed. Unlike a declarative sentence, where the subject and verb are clearly articulated, imperative sentences do not have a readily identifiable subject when written out. There are 5 types of conditional sentences, and you need to be able to use and identify all of them. Imperative sentences may seem to have no subject, but the implied subject is you, or, as it is properly called, you understood. Examples: We would stay at home if it snowed. I would buy a house by the sea (now or in the future) if I had won the lottery last week. Examples: When you heat ice, it melts. Their team would have scored more in the match yesterday if they were good players. The structure of Type Zero conditional sentences: Main part: Present Simple; if part: Present Simple Examples: Water boils if you heat it to 100 degrees Celsius. Adding the words "do" or "just" to the beginning of the sentence, or the word "please" to the conclusion - called softening the imperative - makes imperative sentences more polite or conversational. The proper way to write the subject is (you) in parenthesis, especially when diagramming an imperative sentence. They would have finished earlier if the meeting hadn't been held so late. This can be accomplished in one of two ways: by following the interrogative with a tag question or by closing with an exclamation point. The structure of Type One conditional sentences: Main part: will + infinitive; if part: Present Simple Examples: We will stay at home if it snows. The structure of Type Two conditional sentences: Main part: would + infinitive; if part: Past Simple In conditional sentences, the past tense form of the verb to be is were for all persons; was is also used, although only in spoken or conversational English. They are often used to indicate a missed opportunity. However, it can also end with a question mark in some instances. The words will and would are not usually used in the if part, except when they express willingness, for example, in requests (that is, when they carry a modal meaning): If you will phone the manager now, he will surely make an appointment with you. It gets dark when the sun goes down. Declarative sentence: John does his chores. Imperative sentence: Do your chores! An imperative sentence typically begins with the base form of a verb and ends with a period or an exclamation point. At their most basic, imperative sentences are neutral, which is to say they must be either positive or negative. Type two conditional sentences are also used when making polite requests. Examples: If you had taught me how to make waffles (in the past), I wouldn't have to buy them in a shop (now). (willingness) I would be very thankful if you would help me with my homework.

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