

If Ali can prove that he was deceived or misled, and that the municipal approvals were essential to the contract, he may succeed in having the contract declared void or voidable.

- o Lack of Legal Purpose: If a property cannot legally be used for the purpose for which it was purchased (i.e., retail), the object of the contract is invalid, potentially rendering the contract void under civil law principles. Ali could have:
  - o Conducted independent due diligence: He should have personally or through a lawyer verified the municipal approvals and permits from the relevant authority.
  - o Inserted contingency clauses: Included a clause in the contract making the agreement subject to verification of all legal approvals.
  - o Damages: If he suffered financial losses (e.g., expenses or lost opportunities) due to XYZ's misrepresentation, he may claim compensatory damages.