

# Vastu a deciding factor in real estate?



SOMA BANERJEE

*Most self-proclaimed Vastu experts are creating a hysteria among buyers, which in turn, is affecting the real estate market*

we happen to miss the corrections at the first level or the second level, we can still make the changes at the third level and these corrections will give us the same success rate at any level," explained the *Maha Vastu* expert.

He further elaborates, "The first level of *Vastu* correction is made at the time of purchasing of land. As uneven lands are trimmed and pruned to get a shape – it could be rectangular, square or even L-shaped. The second level is where an amalgamation of modern architecture and ancient *Vastu-shastra* work hand-in-hand to create a *Vastu* friendly construction with an attractive project design. Here again, the designs always depend on various factors like construction ROIs, facilities to be provided in the projects, to name a few. Hence, it is not always possible to keep the *Vastu* compliance as per the desire of the end users. Still, corrections can be made at the third level with colours and placement of various *Vastu* tools. Therefore, when people say "Is building ka *Vastu* thik nahi hai (the *Vastu* of this building is not good)", then we should not forget that corrective measures are also available, with our *Vedic* science of *Vastu-shastra*."



In fact, there are other important details to be seen while choosing a property than to just be a *Vastu* fanatic. The material used for constructions, the foundation of the building, local infrastructural development and many other things needs to be considered before investing in a property.

There are shopping malls, commercial complexes residential buildings that are vacant. Is it because the *Vastu* is not correct? Or is it just our inner fear created by external forces in

the form of *Vastu* experts? If that's the case, then what did the *Vastu* expert do at the first and second level? To all of these questions, Nilangshu replied, "An experienced and knowledgeable *Vastu* consultant should be well versed with the remedies to *Vastu* problems".

Among the real estate agents, competition developers, and rival property brokers, it has become a common practice to malign a property by spreading false rumours about a property – which in turn, creates difficult implications on the overall consumption in real estate.

Originally, *Vastu-shastra* was used to make life prosperous and successful. But now, even with various real estate websites educating the prospective buyers about *Vastu*, fear and indecisiveness is increasing in our choices.

The concern here is not *Vastu*, but the obsession that is creating a parallel corrupt industry by these so-called *Vastu* experts. It's high time we wake up and use our intelligence, and use *Vastu* to our advantage.



While our entire focus is on how economic slow down and demonetization has engulfed the growth of real estate market, we are completely ignoring another crucial factor which is constantly and silently dominating the fate of real estate as well. *Vastu* experts. We as Indians are prone towards making impulsive emotional investments. Today, even as tenants look out for a residential apartment, office space or retail spaces, their first concern is *Vastu*. But if *Vastu* is considered as a bioplasmic architectural science, which has tools to help balance the five elements of nature controlling our life, then science should make things simple rather than complex and non-progressive, isn't it? Or are we operating from fear psychosis factor by the so-called *Vastu* experts?

To understand how the *Vastu* hysteria created by these so-called *Vastu* experts can be resolved, Nilangshu Halder – a renowned *Maha Vastu* expert from Kolkata and an independent *Vastu* consultant who works closely with numerous established developers in the city – came forward to clarify a few facts.

Halder clearly explains that *Vastu* corrections can be done on three levels. "If