ZiffyHomes: A Structural Evidence Review

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> **METHODOLOGICAL NOTE** > Every substantive sentence carries one tag: VERIFIED FACT, OBSERVED PATTERN, INTERPRETATION, or LIMITATION. Factual tags cite a numbered entry in References. LIMITATION marks a gap in this review, never a finding about the company. Evidence for this subject is thin and mostly dates from 2018 to 2021, so several sections are short by design.

1. Purpose and Scope

This memorandum assesses what public sources show about ZiffyHomes, a Gurugram company that began as a managed co-living and rental housing platform for young professionals. [VERIFIED FACT: the company was founded in May 2015 in Gurugram by Sanchal Ranjan and Saurabh Kumar (3).] It covers corporate history, product claims, quantitative claims, registry status, and reported operating difficulties. It does not judge the company or its investors.

2. Evidence Base and Reliability Ranking

Rank	Source type	Availability for this subject
1	Government and regulatory filings	Not retrieved. No filing was reachable through search.
2	Primary company publications	Available. Company about page on ziffyhomes.com (2).
3	Sector registries	Partial. Y Combinator company listing (4).
4	Commercial registry mirrors (MCA, Zauba, Tofler)	Not retrieved. No mirror page surfaced in search.
5	Independent journalism	Available. Entrackr 2018 and 2021 reports (1, 3).
6	Marketing and aggregator profiles	Available. Crunchbase, Tracxn, YourStory profiles (5, 6, 7). Treated as low weight.

[LIMITATION: aggregator statements were not accepted as fact unless a higher tier supports them.]

3. Corporate Background

[VERIFIED FACT: In early 2018 the company reported a seed round of Rs 2 crore from Bikky Khosla of TradeIndia.com and Anirudh Agarwal of Shree Sharda Group, after founders had put in Rs 30 lakh (3).] [VERIFIED FACT: It acquired FellaHomes in February 2018 (3).] [VERIFIED FACT: The company site lists an Nivaasa acquisition in April 2018 and a Y Combinator investment in August 2018 (2).] [VERIFIED FACT: The company describes itself today as "a pure SaaS product" for Indian property brokers, with no property ownership or rental commission model (2).]

[OBSERVED PATTERN: The company's own description moved from managed rentals in 2018 to broker software in 2026 (2, 3).] [INTERPRETATION: The two descriptions suggest the current business differs materially from the one in the requested subject description, because the earlier model is no longer stated on the site (2, 3).]

[VERIFIED FACT: In May 2021 Entrackr reported the company remained legally active but had sharply reduced operations, with sources saying it was in its final leg of winding up (1).] [VERIFIED FACT: Co-founder Saurabh Kumar told the outlet the company had not shut down and had reduced operations in line with present demand (1).] [LIMITATION: aggregator listings mention a September 2021 acquisition involving MyOperator, but no primary or journalistic source was found, so it is not treated as established (5, 6).]

4. Product Claims: Evidentiary Basis

[VERIFIED FACT: In March 2018 the company said it offered furnished rooms in shared apartments in Delhi-NCR and charged owners 30 percent commission if it furnished the space, or 15 percent if owners did (3).] [VERIFIED FACT: The current site claims a broker-focused software product aimed at brokers managing 20 to 50 properties (2).] [LIMITATION: no independent product review, audit, or user study of either offering was found.]

5. Quantitative Claims and Traceability

[VERIFIED FACT: In March 2018 the company claimed 15,000 or more customers served over 2.5 years, about 1,500 active residents, over 500 properties, 20 percent monthly growth, and 40 percent or more female occupancy (3).] [VERIFIED FACT: The current site repeats the 15,000 customer figure and cites about 2,000 rooms and 500 studio apartments, and states 500,000 or more active brokers in India as its market (2).] [OBSERVED PATTERN: All figures trace to company statements. The 2018 article reports them as company-supplied (2, 3).] [LIMITATION: no third-party audit or filing verified any of these numbers, and none describes the period after 2021.]

6. Corporate Identity and Registry Verification

[VERIFIED FACT: The company site names the entity ZiffyHomes Inc. and a 2015 founding and Y Combinator S18 batch (2).] [VERIFIED FACT: Entrackr described the legal entity as still active in May 2021 (1).] [LIMITATION: MCA, Zauba, and Tofler records were not retrieved, so the Indian entity name, CIN, filing status, and current registry standing are unconfirmed.] [LIMITATION: the relationship between ZiffyHomes Inc. and any Indian operating company was not established.]

7. Artificial Intelligence Component: Oversight Documentation

No artificial intelligence component is described in the public material reviewed (2, 3). This section is empty for that reason. [LIMITATION: absence of a claim is not evidence about internal practice.]

8. Claims Language and Regulatory Positioning

[VERIFIED FACT: The company site uses growth and scale language such as "15,000+ customers" and "pure SaaS product" (2).] [OBSERVED PATTERN: The site presents the historical figures without dates beside them in the extracted text (2).] [LIMITATION: no regulatory filing, licence, or regulator statement about the company was found. This review draws no regulatory conclusion.]

9. Incident and Safety Protocol Documentation

[VERIFIED FACT: In 2021 the company faced backlash over delayed tenant security deposit refunds, and Kumar attributed the delay to cash flow losses after tenant move-outs in the first COVID wave (1).] [VERIFIED FACT: Entrackr reported the website was down, the customer care unit was not working, most staff were laid off, and leases were being discontinued (1).] [LIMITATION: no consumer court order, regulator action, or company resolution report was found. A complaint aggregator page exists but was not relied on because it is unverified user content.] [LIMITATION: no published safety or incident protocol was found.]

10. Summary Table

Section	Evidence available	Independently verifiable	Status
Corporate and funding facts	Press and company site	Partly	Established
Product and service claims	Company statements only	No	Open
Quantitative performance claims	Company statements only	No	Open
Corporate identity and registry	Company site, one press report	No registry record retrieved	Open
AI oversight documentation	None	Not applicable	Unassessed
Claims language positioning	Company site	Partly	Open
Incident and safety protocol	2021 press report	Partly	Monitoring item

This table reflects public documentation as of the reference date and is not a composite score.

11. Limitations

Registry and regulatory sources were not reached. Coverage after May 2021 is nearly absent, apart from the live company site. Aggregator claims, including the 2021 acquisition entry, could not be corroborated. Deposit dispute evidence rests on one journalistic report. Search results were limited to what a general search tool returned, and some pages may exist that were not surfaced.

12. Reproducibility Notes

Toolchain: a general web search engine and a standard web browser.

1. Search the company name with the founders' names and confirm the domain ziffyhomes.com.
2. Read the company about page and note each dated claim.
3. Read the March 2018 and May 2021 Entrackr articles.
4. Check the Y Combinator listing.
5. Query MCA, Zauba, and Tofler for the Indian entity and record its status.
6. Compare aggregator profiles against the above and discard uncorroborated items.

13. Evolution Opportunities

1. Pull MCA filings for the Indian entity to settle registry status (low cost, high impact).
2. Date-stamp historical figures on the company site (low cost, medium impact).
3. Publish a statement on the fate of 2021 tenant deposits (medium cost, high impact).
4. Clarify the link between the current software business and the earlier rental business (low cost, medium impact).

14. Future Questions

1. Is the Indian operating entity still registered and filing?
2. Were all tenant deposits from 2020 and 2021 refunded?
3. Did an acquisition in 2021 occur, and who is the current owner?
4. How many brokers use the current software product?
5. Which historical figures on the site still describe live operations?

References

1. Entrackr, "Exclusive: ZiffyHomes faces an uncertain future as its troubles aggravate", May 2021. https://entrackr.com/2021/05/exclusive-ziffyhomes-faces-an-uncertain-future-as-its-troubles-aggravate/
2. ZiffyHomes, About page. https://www.ziffyhomes.com/about
3. Entrackr, "ZiffyHomes redefines co-living, caters to over 15,000 customers", March 2018. https://entrackr.com/2018/03/ziffyhomes-co-living-real-estate/

4 Y Combinator company listing. https://ycombinator.com/companies/ziffyhomes

5 Crunchbase profile. https://www.crunchbase.com/organization/ziffy-homes

6 Tracxn profile. https://tracxn.com/d/companies/ziffyhomes/__27KpRCwRZ8PUntLCU8vp6qOn4IVPywl0xWa-N-h2_YM

7 YourStory, "Singles take heart", August 2017. https://yourstory.com/2017/08/ziffyhomes-startup-furnished-homes-bachelors