

DEMONSTRATIVO DE DÉBITO ATUALIZADO

Processo nº 1031242-29.2015.8.26.0100/01

Exequente: Momentum Empreendimentos Imobiliários Ltda. (CNPJ 47.686.555/0001-00)

Executado: João Aparecido do Espírito Santo (CPF nº 891.503.848-72)

A) TAXAS DE CONSERVAÇÃOR\$ 82.081,35

Cliente:		João Aparecido do Espírito Santo					
Loteamento:		Terras de Santa Cristina - Gleba II					
Quadra:		DY					
Lote:		12					
TAXA DE CONSERVAÇÃO							
Parcelas	Vcto	VI parcela	Índice Inicial	Índice Final	Valor Corrigido*	Juros (1% a.m)**	Valor Devido
46	10/06/2011	77,29	45,714264	105,061809	177,63	321,51	499,14
48	10/08/2011	82,21	45,814835	105,061809	188,52	337,46	525,98
49	10/09/2011	82,21	46,007257	105,061809	187,73	334,17	521,90
55	10/03/2012	82,21	47,286941	105,061809	182,65	314,16	496,82
56	10/04/2012	82,21	47,372057	105,061809	182,33	311,78	494,10
57	10/05/2012	82,21	47,675238	105,061809	181,17	307,98	489,15
58	10/06/2012	82,21	47,937451	105,061809	180,18	304,50	484,67
59	10/07/2012	86,37	48,062088	105,061809	188,80	317,19	505,99
60	10/08/2012	86,37	48,268754	105,061809	187,99	313,95	501,94
61	10/09/2012	86,37	48,485963	105,061809	187,15	310,67	497,82
62	10/10/2012	86,37	48,791424	105,061809	185,98	306,87	492,84
63	10/11/2012	86,37	49,137843	105,061809	184,67	302,86	487,52
64	10/12/2012	86,37	49,403187	105,061809	183,68	299,39	483,07
65	10/01/2013	86,37	49,768770	105,061809	182,33	295,37	477,70
66	10/02/2013	86,37	50,226642	105,061809	180,66	290,87	471,54
67	10/03/2013	86,37	50,487820	105,061809	179,73	287,57	467,30
68	10/04/2013	86,37	50,790746	105,061809	178,66	284,07	462,73
69	10/05/2013	86,37	51,090411	105,061809	177,61	280,62	458,23
70	10/06/2013	86,37	51,269227	105,061809	176,99	277,88	454,87
71	10/07/2013	91,51	51,412780	105,061809	187,00	291,72	478,72
72	10/08/2013	91,51	51,345943	105,061809	187,24	290,23	477,47
73	10/09/2013	91,51	51,428096	105,061809	186,94	287,89	474,84
74	10/10/2013	91,51	51,566951	105,061809	186,44	285,26	471,70
75	10/11/2013	91,51	51,881509	105,061809	185,31	281,67	466,98
76	10/12/2013	91,51	52,161669	105,061809	184,32	278,32	462,63
77	10/01/2014	91,51	52,537233	105,061809	183,00	274,50	457,49

78	10/02/2014	91,51	52,868217	105,061809	181,85	270,96	452,81
79	10/03/2014	91,51	53,206573	105,061809	180,70	267,43	448,13
80	10/04/2014	91,51	53,642866	105,061809	179,23	263,46	442,69
81	10/05/2014	91,51	54,061280	105,061809	177,84	259,64	437,48
82	10/06/2014	91,51	54,385647	105,061809	176,78	256,33	433,11
83	10/07/2014	97,52	54,527049	105,061809	187,90	270,58	458,48
84	10/08/2014	97,52	54,597934	105,061809	187,66	268,35	456,00
85	10/09/2014	97,52	54,696210	105,061809	187,32	265,99	453,31
86	10/10/2014	97,52	54,964221	105,061809	186,41	262,83	449,24
87	10/11/2014	97,52	55,173085	105,061809	185,70	259,98	445,68
88	10/12/2014	97,52	55,465502	105,061809	184,72	256,76	441,48
89	10/01/2015	97,52	55,809388	105,061809	183,58	253,34	436,93
90	10/02/2015	97,52	56,635366	105,061809	180,91	247,84	428,75
91	10/03/2015	97,52	57,292336	105,061809	178,83	243,21	422,04
92	10/04/2015	97,52	58,157450	105,061809	176,17	237,83	414,00
93	10/05/2015	97,52	58,570367	105,061809	174,93	234,40	409,33
94	10/06/2015	97,52	59,150213	105,061809	173,21	230,37	403,59
95	10/07/2015	105,93	59,605669	105,061809	186,71	246,46	433,18
96	10/08/2015	105,93	59,951381	105,061809	185,64	243,18	428,82
97	10/09/2015	105,93	60,101259	105,061809	185,17	240,73	425,90
98	10/10/2015	105,93	60,407775	105,061809	184,23	237,66	421,90
99	10/11/2015	105,93	60,872914	105,061809	182,83	234,02	416,85
100	10/12/2015	105,93	61,548603	105,061809	180,82	229,64	410,46
101	10/01/2016	105,93	62,102540	105,061809	179,21	225,80	405,01
102	10/02/2016	105,93	63,040288	105,061809	176,54	220,68	397,22
103	10/03/2016	105,93	63,639170	105,061809	174,88	216,85	391,73
104	10/04/2016	105,93	63,919182	105,061809	174,11	214,16	388,27
105	10/05/2016	105,93	64,328264	105,061809	173,01	211,07	384,07
106	10/06/2016	105,93	64,958680	105,061809	171,33	207,31	378,63
107	10/07/2016	115,63	65,263985	105,061809	186,14	223,37	409,51
108	10/08/2016	115,63	65,681674	105,061809	184,96	220,10	405,06
109	10/09/2016	115,63	65,885287	105,061809	184,39	217,57	401,96
110	10/10/2016	115,63	65,937995	105,061809	184,24	215,56	399,80
111	10/11/2016	115,63	66,050089	105,061809	183,93	213,35	397,28
112	10/12/2016	115,63	66,096324	105,061809	183,80	211,37	395,16
113	10/01/2017	115,63	66,188858	105,061809	183,54	209,24	392,78
114	10/02/2017	115,63	66,466851	105,061809	182,77	206,53	389,30
115	10/03/2017	115,63	66,626371	105,061809	182,33	204,21	386,55
116	10/04/2017	115,63	66,839575	105,061809	181,75	201,75	383,50
117	10/05/2017	115,63	66,893046	105,061809	181,61	199,77	381,38
118	10/06/2017	115,63	67,133860	105,061809	180,96	197,24	378,20
119	10/07/2017	132,30	66,932458	105,061809	207,67	224,28	431,95
120	10/08/2017	132,30	67,046243	105,061809	207,31	221,83	429,14
121	10/09/2017	132,30	67,026129	105,061809	207,38	219,82	427,20
122	10/10/2017	132,30	67,012723	105,061809	207,42	217,79	425,21

123	10/11/2017	132,30	67,260670	105,061809	206,65	214,92	421,57
124	10/12/2017	132,30	67,381739	105,061809	206,28	212,47	418,75
125	10/01/2018	132,30	67,556931	105,061809	205,75	209,86	415,61
126	10/02/2018	132,30	67,712311	105,061809	205,28	207,33	412,60
127	10/03/2018	132,30	67,834193	105,061809	204,91	204,91	409,81
128	10/04/2018	132,30	67,881676	105,061809	204,76	202,72	407,48
129	10/05/2018	132,30	68,024227	105,061809	204,33	200,25	404,58
130	10/06/2018	132,30	68,316731	105,061809	203,46	197,36	400,81
131	10/07/2018	149,95	69,293660	105,061809	227,35	218,26	445,61
132	10/08/2018	149,95	69,466894	105,061809	226,78	215,45	442,23
133	10/09/2018	149,95	69,466894	105,061809	226,78	213,18	439,96
134	10/10/2018	149,95	69,675294	105,061809	226,11	210,28	436,39
135	10/11/2018	149,95	69,953995	105,061809	225,21	207,19	432,39
136	10/12/2018	149,95	69,779110	105,061809	225,77	205,45	431,22
137	10/01/2019	149,95	69,876800	105,061809	225,45	202,91	428,36
138	10/02/2019	149,95	70,128356	105,061809	224,65	199,93	424,58
139	10/03/2019	149,95	70,507049	105,061809	223,44	196,63	420,07
140	10/04/2019	149,95	71,049953	105,061809	221,73	192,91	414,64
141	10/05/2019	149,95	71,476252	105,061809	220,41	189,55	409,96
142	10/06/2019	149,95	71,583466	105,061809	220,08	187,07	407,15
143	10/07/2019	174,35	71,590624	105,061809	255,86	214,93	470,79
144	10/08/2019	174,35	71,662214	105,061809	255,61	212,16	467,76
145	10/09/2019	174,35	71,748208	105,061809	255,30	209,35	464,65
146	10/10/2019	174,35	71,712333	105,061809	255,43	206,90	462,33
147	10/11/2019	174,35	71,741017	105,061809	255,33	204,26	459,59
148	10/12/2019	174,35	72,128418	105,061809	253,96	200,63	454,58
149	10/01/2020	174,35	73,008384	105,061809	250,90	195,70	446,60
150	10/02/2020	174,35	73,147099	105,061809	250,42	192,82	443,24
151	10/03/2020	174,35	73,271449	105,061809	250,00	190,00	439,99
152	10/04/2020	174,35	73,403337	105,061809	249,55	187,16	436,71
153	10/05/2020	174,35	73,234509	105,061809	250,12	185,09	435,21
154	10/06/2020	174,35	73,051422	105,061809	250,75	183,05	433,79
155	10/07/2020	199,46	73,270576	105,061809	286,00	205,92	491,93
156	10/08/2020	199,46	73,592966	105,061809	284,75	202,17	486,92
157	10/09/2020	199,46	73,857900	105,061809	283,73	198,61	482,34
158	10/10/2020	199,46	74,500463	105,061809	281,28	194,08	475,37
159	10/11/2020	199,46	75,163517	105,061809	278,80	189,58	468,38
160	10/12/2020	199,46	75,877570	105,061809	276,18	185,04	461,22
161	10/01/2021	199,46	76,985382	105,061809	272,20	179,65	451,86
162	10/02/2021	199,46	77,193242	105,061809	271,47	176,46	447,93
163	10/03/2021	199,46	77,826226	105,061809	269,26	172,33	441,59
164	10/04/2021	199,46	78,495531	105,061809	266,97	168,19	435,15
165	10/05/2021	199,46	78,793814	105,061809	265,96	164,89	430,85
166	10/06/2021	199,46	79,550234	105,061809	263,43	160,69	424,12
167	10/07/2021	292,26	80,027535	105,061809	383,68	230,21	613,90

168	10/08/2021	292,26	80,843815	105,061809	379,81	224,09	603,90
169	10/09/2021	292,26	81,555240	105,061809	376,50	218,37	594,87
170	10/10/2021	292,26	82,533902	105,061809	372,03	212,06	584,09
171	10/11/2021	292,26	83,491295	105,061809	367,77	205,95	573,72
172	10/12/2021	292,26	84,192621	105,061809	364,70	200,59	565,29
173	10/01/2022	292,26	84,807227	105,061809	362,06	195,51	557,57
174	10/02/2022	292,26	85,375435	105,061809	359,65	190,62	550,27
175	10/03/2022	292,26	86,229189	105,061809	356,09	185,17	541,26
176	10/04/2022	292,26	87,703708	105,061809	350,10	178,55	528,66
177	10/05/2022	292,26	88,615826	105,061809	346,50	173,25	519,75
178	10/06/2022	292,26	89,014597	105,061809	344,95	169,02	513,97
179	10/07/2022	344,45	89,566487	105,061809	404,04	193,94	597,98
180	10/08/2022	344,45	89,029088	105,061809	406,48	191,05	597,53
181	10/09/2022	344,45	88,753097	105,061809	407,74	187,56	595,31
182	10/10/2022	344,45	88,469087	105,061809	409,05	184,07	593,13
183	10/11/2022	344,45	88,884891	105,061809	407,14	179,14	586,28
184	10/12/2022	344,45	89,222653	105,061809	405,60	174,41	580,01
185	10/01/2023	344,45	89,838289	105,061809	402,82	169,18	572,00
186	10/02/2023	344,45	90,251545	105,061809	400,97	164,40	565,37
187	10/03/2023	344,45	90,946481	105,061809	397,91	159,16	557,07
188	10/04/2023	344,45	91,528538	105,061809	395,38	154,20	549,58
189	10/05/2023	344,45	92,013639	105,061809	393,30	149,45	542,75
190	10/06/2023	344,45	92,344888	105,061809	391,88	145,00	536,88
191	10/07/2023	365,33	92,252543	105,061809	416,06	149,78	565,84
192	10/08/2023	365,33	92,169515	105,061809	416,43	145,75	562,18
193	10/09/2023	365,33	92,353854	105,061809	415,60	141,30	556,90
194	10/10/2023	365,33	92,455443	105,061809	415,14	137,00	552,14
195	10/11/2023	365,33	92,566389	105,061809	414,65	132,69	547,33
196	10/12/2023	365,33	92,658955	105,061809	414,23	128,41	542,64
197	10/01/2024	365,33	93,168579	105,061809	411,97	123,59	535,56
198	10/02/2024	365,33	93,699639	105,061809	409,63	118,79	528,42
199	10/03/2024	365,33	94,458606	105,061809	406,34	113,77	520,11
200	10/04/2024	365,33	94,638077	105,061809	405,57	109,50	515,07
201	10/05/2024	365,33	94,988237	105,061809	404,07	105,06	509,13
202	10/06/2024	365,33	95,425182	105,061809	402,22	100,56	502,78
203	10/07/2024	386,21	95,663744	105,061809	424,15	101,80	525,95
204	10/08/2024	386,21	95,912469	105,061809	423,05	97,30	520,35
205	10/09/2024	386,21	96,094702	105,061809	422,25	92,89	515,14
206	10/10/2024	386,21	96,219625	105,061809	421,70	88,56	510,26
207	10/11/2024	386,21	96,73921	105,061809	419,44	83,89	503,32
208	10/12/2024	386,21	97,338993	105,061809	416,85	79,20	496,05
209	10/01/2025	386,21	97,669945	105,061809	415,44	74,78	490,22
210	10/02/2025	386,21	97,777381	105,061809	414,98	70,55	485,53
211	10/03/2025	386,21	98,980042	105,061809	409,94	65,59	475,53
212	10/04/2025	386,21	99,613514	105,061809	407,33	61,10	468,43

213	10/05/2025	386,21	100,04185	105,061809	405,59	56,78	462,37
214	10/06/2025	386,21	100,402	105,061809	404,13	52,54	456,67
215	10/07/2025	415,90	100,66305	105,061809	434,07	52,09	486,16
216	10/08/2025	415,90	100,99524	105,061809	432,65	47,59	480,24
217	10/09/2025	415,90	100,85384	105,061809	433,25	43,33	476,58
218	10/10/2025	415,90	101,33794	105,061809	431,18	38,81	469,99
219	10/11/2025	415,90	101,52035	105,061809	430,41	34,43	464,84
220	10/12/2025	415,90	101,723387	105,061809	429,55	30,07	459,62
221	10/01/2026	415,90	101,977695	105,061809	428,48	25,71	454,19
222	10/02/2026	415,90	102,181650	105,061809	427,62	21,38	449,00
223	10/03/2026	415,90	103,039975	105,061809	424,06	16,96	441,02
224	10/04/2026	415,90	103,493350	105,061809	422,20	12,67	434,87
225	10/05/2026	415,90	104,414440	105,061809	418,48	8,37	426,85
226	10/06/2026	415,90	105,061809	105,061809	415,90	4,16	420,06
							R\$ 82.081,35

B) HONORARIOS ADVOCATÍCIOS (10% vl. da condenação)..... R\$ 8.208,14

R\$ 82.081,35 x 10% = R\$ 8.208,14

C) MULTA (art. 523, §1º do CPC)..... R\$ 9.028,95

R\$ 82.081,35 + R\$ 8.208,14 = R\$ 90.289,49

R\$ 90.289,49 x 10% = R\$ 9.028,95

D) HONORÁRIOS ADVOCATÍCIOS (art. 523, §1º do CPC)..... R\$ 9.028,95

R\$ 82.081,35 + R\$ 8.208,14 = R\$ 90.289,49

R\$ 90.289,49 x 10% = R\$ 9.028,95

E) CUSTAS PROCESSUAIS..... R\$ 6.407,13

TIPO	DATA	VALOR	ÍNDICE INICIAL	ÍNDICE FINAL	VALOR ATUAL
DARE 230-6 (Petição inicial)	mar/15	R\$ 106,25	57,292336	105,061809	R\$ 194,84
DARE 304-9 (Taxa de mandato)	mar/15	R\$ 15,76	57,292336	105,061809	R\$ 28,90
GRD	mar/15	R\$ 63,75	57,292336	105,061809	R\$ 116,90
GRD	ago/15	R\$ 63,75	59,951381	105,061809	R\$ 111,72
FEDTJ 434-1 (Taxa de impressão de relatórios)	out/15	R\$ 24,40	60,407775	105,061809	R\$ 42,44
GRD	fev/16	R\$ 70,65	63,040288	105,061809	R\$ 117,74
FEDTJ 120-1 (Taxa postal)	ago/16	R\$ 77,50	65,681674	105,061809	R\$ 123,97
FEDTJ 120-1 (Taxa postal)	mai/17	R\$ 15,50	66,893046	105,061809	R\$ 24,34
FEDTJ 434-1 (Taxa de impressão de relatórios)	mai/18	R\$ 15,00	68,024227	105,061809	R\$ 23,17
FEDTJ 120-1 (Taxa postal)	abr/20	R\$ 23,55	73,403337	105,061809	R\$ 33,71
Boleto ARISP	abr/20	R\$ 214,80	73,403337	105,061809	R\$ 307,44

DARE 233-1 (Carta Precatória)	mai/20	R\$ 276,10	73,234509	105,061809	R\$ 396,09
Honorários periciais	mai/20	R\$ 1.200,00	73,234509	105,061809	R\$ 1.721,51
DARE 233-1 (Carta Precatória)	mai/20	R\$ 276,10	73,234509	105,061809	R\$ 396,09
Honorários periciais	jul/20	R\$ 1.500,00	73,270576	105,061809	R\$ 2.150,83
DARE 234-3 (Agravado de instrumento)	mai/25	R\$ 555,30	100,041852	105,061809	R\$ 583,16
FEDTJ 120-1 (Taxa postal)	jun/25	R\$ 32,75	100,402002	105,061809	R\$ 34,27
					R\$ 6.407,13

SUBTOTAL I (A+ B+ C + D + E).....R\$ 114.754,52
R\$ 82.081,35 + R\$ 8.208,14 + R\$ 9.028,95 + R\$ 9.028,95 + R\$ 6.407,13 = R\$ 114.754,52

F) VALOR ATUALIZADO DA ARREMATACÃO DO LOTE DF22.....R\$ 20.987,81
R\$ 15.015,14 (fls. 189) : 75,163517 (nov/20) x 105,061809 (jun/26) = R\$ 20.987,81

SUBTOTAL II (F).....R\$ 20.987,81

TOTAL (I - II)R\$ 93.766,71
R\$ 114.754,52 – R\$ 20.987,81 = R\$ 93.766,71

São Paulo, 30 de junho de 2026.

MARISA M V MIZUNO DE OLIVEIRA
OAB/SP 141.235