

## DEMONSTRATIVO DE DÉBITO ATUALIZADO

Processo nº 0001493-69.2024.8.26.0002  
Exequente: Momentum Empreendimentos Imobiliários Ltda. (CNPJ nº 47.686.555.0001/00)  
Executado: Silvina Afonso da Silva (CPF nº 135.162.538-19)  
Vara: 10ª Vara Cível do Foro Regional de Santo Amaro/SP

### PARCELAS VENCIDAS ATÉ O AJUIZAMENTO DA AÇÃO

#### I. TAXAS DE CONSERVAÇÃO E MELHORAMENTOS..... R\$ 6.392,96

R\$ 2.647,79\* : 73,403337 (abril/2020) x 103,039975 (mar/26) = R\$ 3.716,84\*\*

R\$ 3.716,84 x 72% = R\$ 2.676,12\*\*\*

R\$ 3.716,84 + R\$ 2.676,12 = R\$ 6.392,96

\*Valor apontado pela r. sentença atualizado até a presente data.

\*\*Correção monetária pela Tabela Prática do TJSP desde o ajuizamento da ação (índice inicial: abril/2020; índice final: mar/26).

\*\*\*Juros de 1% ao mês desde o ajuizamento da ação (abril/2020 até mar/26).

### PARCELAS VENCIDAS APÓS O AJUIZAMENTO DA AÇÃO

#### II. TAXAS DE CONSERVAÇÃO..... R\$ 35.699,85

Cliente:	Silvina Afonso da Silva							
Loteamento:	Ninho Verde - Gleba II							
Quadra:	CW							
Lote:	11							
TAXA DE CONSERVAÇÃO								
Parcelas	Venc.	VI parcela	Índice Inicial	Índice Final	Valor Corrigido	Juros (1% a.m.)	Multa	Valor Devido
266	10/05/2020	175,24	73,234509	103,039975	246,56	175,06	4,93	426,55
267	10/06/2020	175,24	73,051422	103,039975	247,18	173,02	4,94	425,15
268	10/07/2020	200,42	73,270576	103,039975	281,85	194,48	5,64	481,96
269	10/08/2020	200,42	73,592966	103,039975	280,61	190,82	5,61	477,05
270	10/09/2020	200,42	73,857900	103,039975	279,61	187,34	5,59	472,54
271	10/10/2020	200,42	74,500463	103,039975	277,20	182,95	5,54	465,69
272	10/11/2020	200,42	75,163517	103,039975	274,75	178,59	5,50	458,83
273	10/12/2020	200,42	75,877570	103,039975	272,17	174,19	5,44	451,80
274	10/01/2021	200,42	76,985382	103,039975	268,25	169,00	5,36	442,61

275	10/02/2021	200,42	77,193242	103,039975	267,53	165,87	5,35	438,74
276	10/03/2021	200,42	77,826226	103,039975	265,35	161,86	5,31	432,52
277	10/04/2021	200,42	78,495531	103,039975	263,09	157,85	5,26	426,20
278	10/05/2021	200,42	78,793814	103,039975	262,09	154,63	5,24	421,97
279	10/06/2021	200,42	79,550234	103,039975	259,60	150,57	5,19	415,36
280	10/07/2021	293,56	80,027535	103,039975	377,98	215,45	7,56	600,98
281	10/08/2021	293,56	80,843815	103,039975	374,16	209,53	7,48	591,17
282	10/09/2021	293,56	81,555240	103,039975	370,89	203,99	7,42	582,30
283	10/10/2021	293,56	82,533902	103,039975	366,50	197,91	7,33	571,74
284	10/11/2021	293,56	83,491295	103,039975	362,29	192,02	7,25	561,56
285	10/12/2021	293,56	84,192621	103,039975	359,28	186,82	7,19	553,29
286	10/01/2022	293,56	84,807227	103,039975	356,67	181,90	7,13	545,71
287	10/02/2022	293,56	85,375435	103,039975	354,30	177,15	7,09	538,53
288	10/03/2022	293,56	86,229189	103,039975	350,79	171,89	7,02	529,69
289	10/04/2022	293,56	87,703708	103,039975	344,89	165,55	6,90	517,34
290	10/05/2022	293,56	88,615826	103,039975	341,34	160,43	6,83	508,60
291	10/06/2022	293,56	89,014597	103,039975	339,81	156,31	6,80	502,92
292	10/07/2022	345,89	89,566487	103,039975	397,92	179,07	7,96	584,95
293	10/08/2022	345,89	89,029088	103,039975	400,32	176,14	8,01	584,47
294	10/09/2022	345,89	88,753097	103,039975	401,57	172,67	8,03	582,28
295	10/10/2022	345,89	88,469087	103,039975	402,86	169,20	8,06	580,12
296	10/11/2022	345,89	88,884891	103,039975	400,97	164,40	8,02	573,39
297	10/12/2022	345,89	89,222653	103,039975	399,46	159,78	7,99	567,23
298	10/01/2023	345,89	89,838289	103,039975	396,72	154,72	7,93	559,37
299	10/02/2023	345,89	90,251545	103,039975	394,90	150,06	7,90	552,86
300	10/03/2023	345,89	90,946481	103,039975	391,88	145,00	7,84	544,72
301	10/04/2023	345,89	91,528538	103,039975	389,39	140,18	7,79	537,36
302	10/05/2023	345,89	92,013639	103,039975	387,34	135,57	7,75	530,65
303	10/06/2023	345,89	92,344888	103,039975	385,95	131,22	7,72	524,89
304	10/07/2023	366,77	92,252543	103,039975	409,66	135,19	8,19	553,04
305	10/08/2023	366,77	92,169515	103,039975	410,03	131,21	8,20	549,44
306	10/09/2023	366,77	92,353854	103,039975	409,21	126,85	8,18	544,25
307	10/10/2023	366,77	92,455443	103,039975	408,76	122,63	8,18	539,56
308	10/11/2023	366,77	92,566389	103,039975	408,27	118,40	8,17	534,83
309	10/12/2023	366,77	92,658955	103,039975	407,86	114,20	8,16	530,22
310	10/01/2024	366,77	93,168579	103,039975	405,63	109,52	8,11	523,26
311	10/02/2024	366,77	93,699639	103,039975	403,33	104,87	8,07	516,26
312	10/03/2024	366,77	94,458606	103,039975	400,09	100,02	8,00	508,11
313	10/04/2024	366,77	94,638077	103,039975	399,33	95,84	7,99	503,16
314	10/05/2024	366,77	94,988237	103,039975	397,86	91,51	7,96	497,32
315	10/06/2024	366,77	95,425182	103,039975	396,04	87,13	7,92	491,09
316	10/07/2024	387,65	95,663744	103,039975	417,54	87,68	8,35	513,57
317	10/08/2024	387,65	95,912469	103,039975	416,46	83,29	8,33	508,08
318	10/09/2024	387,65	96,094702	103,039975	415,67	78,98	8,31	502,96
319	10/10/2024	387,65	96,219625	103,039975	415,13	74,72	8,30	498,15

320	10/11/2024	387,65	96,739210	103,039975	412,90	70,19	8,26	491,35
321	10/12/2024	387,65	97,338993	103,039975	410,35	65,66	8,21	484,22
322	10/01/2025	387,65	97,669945	103,039975	408,96	61,34	8,18	478,49
323	10/02/2025	387,65	97,777381	103,039975	408,51	57,19	8,17	473,88
324	10/03/2025	387,65	98,980042	103,039975	403,55	52,46	8,07	464,08
325	10/04/2025	387,65	99,613514	103,039975	400,98	48,12	8,02	457,12
326	10/05/2025	387,65	100,041852	103,039975	399,27	43,92	7,99	451,17
327	10/06/2025	387,65	100,402002	103,039975	397,84	39,78	7,96	445,58
328	10/07/2025	417,37	100,663047	103,039975	427,23	38,45	8,54	474,22
329	10/08/2025	417,37	100,995235	103,039975	425,82	34,07	8,52	468,40
330	10/09/2025	417,37	100,853841	103,039975	426,42	29,85	8,53	464,79
331	10/10/2025	417,37	101,337939	103,039975	424,38	25,46	8,49	458,33
332	10/11/2025	417,37	101,520347	103,039975	423,62	21,18	8,47	453,27
333	10/12/2025	417,37	101,723387	103,039975	422,77	16,91	8,46	448,14
334	10/01/2026	417,37	101,977695	103,039975	421,72	12,65	8,43	442,80
335	10/02/2026	417,37	102,181650	103,039975	420,88	8,42	8,42	437,71
336	10/03/2026	417,37	103,039975	103,039975	417,37	4,17	8,35	429,89
								<b>R\$ 35.699,85</b>

**III. MELHORAMENTOS ..... R\$ 20.474,91**

<b>Cliente:</b>	<b>Silvina Afonso da Silva</b>								
<b>Loteamento:</b>	<b>Ninho Verde - Gleba II</b>								
<b>Quadra:</b>	<b>CW</b>								
<b>Lote:</b>	<b>11</b>								
<b>MELHORAMENTOS/2020</b>									
<b>N° parcelas</b>	<b>Vencimento</b>	<b>Valor</b>	<b>Tx adm</b>	<b>Ind. Inicial</b>	<b>Ind. Final</b>	<b>Valor atualizado</b>	<b>Juros</b>	<b>Multa</b>	<b>Valor Devido</b>
41	10/05/2020	131,21	21,51	73,234509	103,039975	214,87	152,56	4,30	371,73
42	10/06/2020	133,04	21,69	73,051422	103,039975	218,25	152,77	4,36	375,39
43	10/07/2020	134,21	21,75	73,270576	103,039975	219,33	151,33	4,39	375,05
44	10/08/2020	137,11	22,09	73,592966	103,039975	222,90	151,57	4,46	378,93
45	10/09/2020	140,99	22,58	73,857900	103,039975	228,20	152,89	4,56	385,66
46	10/10/2020	145,70	23,20	74,500463	103,039975	233,60	154,18	4,67	392,45
47	10/11/2020	152,90	24,20	75,163517	103,039975	242,78	157,81	4,86	405,45
48	10/12/2020	158,76	24,99	75,877570	103,039975	249,53	159,70	4,99	414,22
49	10/01/2021	164,92	25,81	76,985382	103,039975	255,28	160,83	5,11	421,21
50	10/02/2021	167,49	26,05	77,193242	103,039975	258,34	160,17	5,17	423,68
51	10/03/2021	172,82	26,73	77,826226	103,039975	264,20	161,16	5,28	430,64
52	10/04/2021	178,22	27,40	78,495531	103,039975	269,91	161,95	5,40	437,26
53	10/05/2021	178,22	27,40	78,793814	103,039975	268,89	158,65	5,38	432,92
54	10/06/2021	178,22	27,40	79,550234	103,039975	266,34	154,47	5,33	426,14

55	10/07/2021	178,22	27,40	80,027535	103,039975	264,75	150,91	5,29	420,95
56	10/08/2021	178,22	27,40	80,843815	103,039975	262,07	146,76	5,24	414,08
57	10/09/2021	178,22	27,40	81,555240	103,039975	259,79	142,88	5,20	407,87
58	10/10/2021	178,22	27,40	82,533902	103,039975	256,71	138,62	5,13	400,46
59	10/11/2021	178,22	27,40	83,491295	103,039975	253,76	134,49	5,08	393,33
60	10/12/2021	178,22	27,40	84,192621	103,039975	251,65	130,86	5,03	387,54
<b>MELHORAMENTOS/2022</b>									
1	10/01/2023	206,74	33,26	89,838289	103,039975	275,27	107,35	5,51	388,13
2	10/02/2023	206,74	33,26	90,251545	103,039975	274,01	104,12	5,48	383,61
3	10/03/2023	206,74	33,26	90,946481	103,039975	271,91	100,61	5,44	377,96
4	10/04/2023	206,74	33,26	91,528538	103,039975	270,18	97,27	5,40	372,85
5	10/05/2023	206,74	33,26	92,013639	103,039975	268,76	94,07	5,38	368,20
6	10/06/2023	206,74	33,26	92,344888	103,039975	267,80	91,05	5,36	364,20
7	10/07/2023	206,74	33,26	92,252543	103,039975	268,06	88,46	5,36	361,89
8	10/08/2023	206,74	33,26	92,169515	103,039975	268,31	85,86	5,37	359,53
9	10/09/2023	206,74	33,26	92,353854	103,039975	267,77	83,01	5,36	356,13
10	10/10/2023	206,74	33,26	92,455443	103,039975	267,48	80,24	5,35	353,07
11	10/11/2023	206,74	33,26	92,566389	103,039975	267,16	77,48	5,34	349,97
12	10/12/2023	206,74	33,26	92,658955	103,039975	266,89	74,73	5,34	346,95
13	10/01/2024	206,74	33,26	93,168579	103,039975	265,43	71,67	5,31	342,40
14	10/02/2024	206,74	33,26	93,699639	103,039975	263,92	68,62	5,28	337,82
15	10/03/2024	206,74	33,26	94,458606	103,039975	261,80	65,45	5,24	332,49
16	10/04/2024	206,74	33,26	94,638077	103,039975	261,31	62,71	5,23	329,25
17	10/05/2024	206,74	33,26	94,988237	103,039975	260,34	59,88	5,21	325,43
18	10/06/2024	206,74	33,26	95,425182	103,039975	259,15	57,01	5,18	321,35
19	10/07/2024	206,74	33,26	95,663744	103,039975	258,51	54,29	5,17	317,96
20	10/08/2024	206,74	33,26	95,912469	103,039975	257,84	51,57	5,16	314,56
21	10/09/2024	206,74	33,26	96,094702	103,039975	257,35	48,90	5,15	311,39
22	10/10/2024	206,74	33,26	96,219625	103,039975	257,01	46,26	5,14	308,41
23	10/11/2024	206,74	33,26	96,739210	103,039975	255,63	43,46	5,11	304,20
24	10/12/2024	206,74	33,26	97,338993	103,039975	254,06	40,65	5,08	299,79
25	10/01/2025	212,21	33,26	97,669945	103,039975	258,97	38,84	5,18	302,99
26	10/02/2025	212,21	33,26	97,777381	103,039975	258,68	36,22	5,17	300,07
27	10/03/2025	212,21	33,26	98,980042	103,039975	255,54	33,22	5,11	293,87
28	10/04/2025	212,21	33,26	99,613514	103,039975	253,91	30,47	5,08	289,46
29	10/05/2025	212,21	33,26	100,041852	103,039975	252,83	27,81	5,06	285,69
30	10/06/2025	212,21	33,26	100,402002	103,039975	251,92	25,19	5,04	282,15
31	10/07/2025	212,21	33,26	100,663047	103,039975	251,27	22,61	5,03	278,91
32	10/08/2025	212,21	33,26	100,995235	103,039975	250,44	20,04	5,01	275,48
33	10/09/2025	212,21	33,26	100,853841	103,039975	250,79	17,56	5,02	273,36
34	10/10/2025	212,21	33,26	101,337939	103,039975	249,59	14,98	4,99	269,56
35	10/11/2025	212,21	33,26	101,520347	103,039975	249,14	12,46	4,98	266,58
36	10/12/2025	212,21	33,26	101,723387	103,039975	248,65	9,95	4,97	263,57
37	10/01/2026	209,29	36,18	101,977695	103,039975	248,03	7,44	4,96	260,43
38	10/02/2026	209,29	36,18	102,181650	103,039975	247,53	4,95	4,95	257,43

39	10/03/2026	209,29	36,18	103,039975	103,039975	245,47	2,45	4,91	252,83
									R\$ 20.474,91

**IV. HONORÁRIOS ADVOCATÍCIOS (20% cf. sentença)..... R\$ 12.513,54**

R\$ 6.392,96 + R\$ 35.699,85 + 20.474,91 = R\$ 62.567,72

R\$ 62.567,72 x 20% = R\$ 12.513,54

**(A) SUBTOTAL (I + II + III + IV)..... R\$ 75.081,26**

R\$ 6.392,96 + R\$ 35.699,85 + R\$ 20.474,91 + R\$ 12.513,54 = R\$ 75.081,26

**V. HONORÁRIOS ADVOCATÍCIOS (art. 523, §1º do CPC).....R\$ 7.508,13**

R\$ 75.081,26 x 10% = R\$ 7.508,13

**VI. MULTA (art. 523, §1º do CPC)..... R\$ 7.508,13**

R\$ 75.081,26 x 10% = R\$ 7.508,13

**VII. CUSTAS PROCESSUAIS ..... R\$ 5.865,33**

TIPO	DATA	VALOR	ÍNDICE INICIAL	ÍNDICE FINAL	VALOR ATUAL
DARE 230-6 (Petição inicial)	abr/20	R\$ 138,05	73,403337	103,039975	R\$ 193,79
DARE 304-9 (Taxa de mandato)	abr/20	R\$ 23,27	73,403337	103,039975	R\$ 32,67
FEDTJ 120-1 (Taxa postal)	mai/20	R\$ 23,55	73,234509	103,039975	R\$ 33,13
FEDTJ 434-1 (Taxa de impressão de relatórios)	mai/20	R\$ 32,00	73,234509	103,039975	R\$ 45,02
FEDTJ 434-1 (Taxa de impressão de relatórios)	mar/22	R\$ 32,00	86,229189	103,039975	R\$ 38,24
FEDTJ 120-1 (Taxa postal)	abr/22	R\$ 27,10	87,703708	103,039975	R\$ 31,84
FEDTJ 434-1 (Taxa de impressão de relatórios)	ago/22	R\$ 16,00	89,029088	103,039975	R\$ 18,52
FEDTJ 435-1 (Custas edital)	dez/22	R\$ 243,81	89,222653	103,039975	R\$ 281,57
DARE 233-1 (Cumprimento de sentença)	jan/24	R\$ 778,46	93,168579	103,039975	R\$ 860,94
FEDTJ 435-1 (Custas edital)	mar/24	R\$ 293,72	94,458606	103,039975	R\$ 320,40
FEDTJ 435-1 (Custas edital)	out/24	R\$ 356,44	96,219625	103,039975	R\$ 381,71
DARE 233-1 (Carta precatória)	fev/25	R\$ 370,20	97,777381	103,039975	R\$ 390,12
GRD	fev/25	R\$ 111,06	97,777381	103,039975	R\$ 117,04
DARE 233-1 (Carta precatória)	jun/25	R\$ 370,20	100,402002	103,039975	R\$ 379,93
Honorários periciais	nov/25	R\$ 2.700,00	101,520347	103,039975	R\$ 2.740,42
					R\$ 5.865,33

**(B) SUBTOTAL (V + VI + VII)..... R\$ 20.881,58**

R\$ 7.508,13 + R\$ 7.508,13 + R\$ 5.865,33 = R\$ 20.881,58

**TOTAL (A + B)..... R\$ 95.962,84**

R\$ 75.081,26 + R\$ 20.881,58 = R\$ 95.962,84

São Paulo, 31 de março de 2026.

MARISA M V MIZUNO DE OLIVEIRA  
OAB/SP 141.235