



## MEMÓRIA DISCRIMINATIVA ATUALIZADA DO CÁLCULO

**PROCESSO Nº. 1019281-47.2022.8.26.0003**

**2ª VARA CÍVEL DO FORO REGIONAL JABAQUARA**

**EXEQUENTE: CONDOMINIO MARQUES DE LAGES**, inscrito no CNPJ sob o nº54.208.236/0001-47, situado à Rua Marques de Lages, nº 1.536, Vila Das Mercês, São Paulo – SP CEP 04162-001

**EXECUTADA: DENISE RIGHE MACARI**, brasileira, maior, inscrita no CPF/MF sob o nº. 086.315.208-29, residente e domiciliada na Rua Dom Vilares, 147, apto 81, Vila das Mercês, São Paulo – SP CEP 04160-000.

– Débito relativos a área comum e ao bloco (fls. 1/6), cujos valores já estão devidamente acrescidos de multa de 2% conforme dispõe o art.º 1.336, parágrafo 1º da Lei 10.406 de 10/01/2002 (Novo Código Civil), juros de mora a razão de 1% ao mês e correção monetária acumulada, calculada pela tabela prática de cálculo de atualização monetária de débitos judiciais, desde seus vencimentos, e até a presente data (art.323 CPC) = R\$ 54.545,72

| ÁREA COMUM |            |         |       |         |        |         |                   |            |
|------------|------------|---------|-------|---------|--------|---------|-------------------|------------|
| Vcto       | Princ.     | .%Multa | Multa | J. 1%am | Juros  | P./Jrs. | T.P.C.A.M.D. Jud. | Total      |
| 05/11/20   | R\$ 272,00 | 2%      | 5,44  | 55%     | 149,60 | 427,04  | 75,163517         | R\$ 570,43 |
| 05/12/20   | R\$ 272,00 | 2%      | 5,44  | 54%     | 146,88 | 424,32  | 75,877570         | R\$ 561,46 |
| 05/01/21   | R\$ 272,00 | 2%      | 5,44  | 53%     | 144,16 | 421,60  | 76,985382         | R\$ 549,84 |
| 05/02/21   | R\$ 272,00 | 2%      | 5,44  | 52%     | 141,44 | 418,88  | 77,193242         | R\$ 544,82 |
| 05/03/21   | R\$ 272,00 | 2%      | 5,44  | 51%     | 138,72 | 416,16  | 77,826226         | R\$ 536,88 |
| 05/04/21   | R\$ 272,00 | 2%      | 5,44  | 50%     | 136,00 | 413,44  | 78,495531         | R\$ 528,82 |
| 05/05/21   | R\$ 287,00 | 2%      | 5,74  | 49%     | 140,63 | 433,37  | 78,793814         | R\$ 552,22 |
| 05/06/21   | R\$ 287,00 | 2%      | 5,74  | 48%     | 137,76 | 430,50  | 79,550234         | R\$ 543,34 |
| 05/07/21   | R\$ 287,00 | 2%      | 5,74  | 47%     | 134,89 | 427,63  | 80,027535         | R\$ 536,50 |
| 05/08/21   | R\$ 287,00 | 2%      | 5,74  | 46%     | 132,02 | 424,76  | 80,843815         | R\$ 527,52 |
| 05/09/21   | R\$ 287,00 | 2%      | 5,74  | 45%     | 129,15 | 421,89  | 81,555240         | R\$ 519,39 |
| 05/10/21   | R\$ 287,00 | 2%      | 5,74  | 44%     | 126,28 | 419,02  | 82,533902         | R\$ 509,74 |
| 05/11/21   | R\$ 287,00 | 2%      | 5,74  | 43%     | 123,41 | 416,15  | 83,491295         | R\$ 500,44 |
| 05/12/21   | R\$ 287,00 | 2%      | 5,74  | 42%     | 120,54 | 413,28  | 83,491295         | R\$ 496,99 |
| 05/01/22   | R\$ 287,00 | 2%      | 5,74  | 41%     | 117,67 | 410,41  | 84,807227         | R\$ 485,88 |
| 05/02/22   | R\$ 287,00 | 2%      | 5,74  | 40%     | 114,80 | 407,54  | 85,375435         | R\$ 479,27 |
| 05/03/22   | R\$ 287,00 | 2%      | 5,74  | 39%     | 111,93 | 404,67  | 86,229189         | R\$ 471,18 |
| 05/04/22   | R\$ 287,00 | 2%      | 5,74  | 38%     | 109,06 | 401,80  | 87,703708         | R\$ 459,98 |
| 05/05/22   | R\$ 315,00 | 2%      | 6,30  | 37%     | 116,55 | 437,85  | 88,615826         | R\$ 496,09 |
| 05/06/22   | R\$ 315,00 | 2%      | 6,30  | 36%     | 113,40 | 434,70  | 89,014597         | R\$ 490,31 |

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|          |            |    |      |     |        |        |            |            |               |
|----------|------------|----|------|-----|--------|--------|------------|------------|---------------|
| 05/07/22 | R\$ 315,00 | 2% | 6,30 | 35% | 110,25 | 431,55 | 89,566487  | 100,402002 | R\$ 483,76    |
| 05/08/22 | R\$ 315,00 | 2% | 6,30 | 34% | 107,10 | 428,40 | 89,020880  | 100,402002 | R\$ 483,17    |
| 05/09/22 | R\$ 315,00 | 2% | 6,30 | 33% | 103,95 | 425,25 | 88,753097  | 100,402002 | R\$ 481,06    |
| 05/10/22 | R\$ 315,00 | 2% | 6,30 | 32% | 100,80 | 422,10 | 88,469087  | 100,402002 | R\$ 479,03    |
| 05/11/22 | R\$ 315,00 | 2% | 6,30 | 31% | 97,65  | 418,95 | 88,884891  | 100,402002 | R\$ 473,23    |
| 05/12/22 | R\$ 315,00 | 2% | 6,30 | 30% | 94,50  | 415,80 | 89,222653  | 100,402002 | R\$ 467,90    |
| 05/01/23 | R\$ 315,00 | 2% | 6,30 | 29% | 91,35  | 412,65 | 89,838289  | 100,402002 | R\$ 461,17    |
| 05/02/23 | R\$ 315,00 | 2% | 6,30 | 28% | 88,20  | 409,50 | 90,251545  | 100,402002 | R\$ 455,56    |
| 05/03/23 | R\$ 337,00 | 2% | 6,74 | 27% | 90,99  | 434,73 | 90,946481  | 100,402002 | R\$ 479,93    |
| 05/04/23 | R\$ 337,00 | 2% | 6,74 | 26% | 87,62  | 431,36 | 91,528538  | 100,402002 | R\$ 473,18    |
| 05/05/23 | R\$ 337,00 | 2% | 6,74 | 25% | 84,25  | 427,99 | 92,013639  | 100,402002 | R\$ 467,01    |
| 05/06/23 | R\$ 337,00 | 2% | 6,74 | 24% | 80,88  | 424,62 | 92,344888  | 100,402002 | R\$ 461,67    |
| 05/07/23 | R\$ 350,62 | 2% | 7,01 | 23% | 80,64  | 438,28 | 92,252543  | 100,402002 | R\$ 476,99    |
| 05/08/23 | R\$ 350,62 | 2% | 7,01 | 22% | 77,14  | 434,77 | 92,169515  | 100,402002 | R\$ 473,60    |
| 05/09/23 | R\$ 350,62 | 2% | 7,01 | 21% | 73,63  | 431,26 | 92,169515  | 100,402002 | R\$ 469,78    |
| 05/10/23 | R\$ 350,62 | 2% | 7,01 | 20% | 70,12  | 427,76 | 92,169515  | 100,402002 | R\$ 465,96    |
| 05/11/23 | R\$ 350,62 | 2% | 7,01 | 19% | 66,62  | 424,25 | 92,566389  | 100,402002 | R\$ 460,16    |
| 05/12/23 | R\$ 350,62 | 2% | 7,01 | 18% | 63,11  | 420,74 | 92,658955  | 100,402002 | R\$ 455,90    |
| 05/01/24 | R\$ 350,62 | 2% | 7,01 | 17% | 59,61  | 417,24 | 93,168579  | 100,402002 | R\$ 449,63    |
| 05/02/24 | R\$ 350,62 | 2% | 7,01 | 16% | 56,10  | 413,73 | 93,699639  | 100,402002 | R\$ 443,33    |
| 05/03/24 | R\$ 350,62 | 2% | 7,01 | 15% | 52,59  | 410,23 | 94,458606  | 100,402002 | R\$ 436,04    |
| 05/04/24 | R\$ 350,62 | 2% | 7,01 | 14% | 0,00   | 357,63 | 94,638077  | 100,402002 | R\$ 379,41    |
| 05/05/24 | R\$ 350,62 | 2% | 7,01 | 13% | 45,58  | 403,21 | 94,988237  | 100,402002 | R\$ 426,19    |
| 05/06/24 | R\$ 350,62 | 2% | 0,00 | 12% | 42,07  | 392,69 | 95,425182  | 100,402002 | R\$ 413,18    |
| 05/07/24 | R\$ 337,00 | 2% | 6,74 | 11% | 37,07  | 380,81 | 95,663744  | 100,402002 | R\$ 399,67    |
| 05/08/24 | R\$ 337,00 | 2% | 6,74 | 10% | 33,70  | 377,44 | 95,918469  | 100,402002 | R\$ 395,08    |
| 05/09/24 | R\$ 337,00 | 2% | 6,74 | 9%  | 30,33  | 374,07 | 95,778191  | 100,402002 | R\$ 392,13    |
| 05/10/24 | R\$ 337,00 | 2% | 6,74 | 8%  | 26,96  | 370,70 | 96,237926  | 100,402002 | R\$ 386,74    |
| 05/11/24 | R\$ 337,00 | 2% | 6,74 | 7%  | 23,59  | 367,33 | 96,824977  | 100,402002 | R\$ 380,90    |
| 05/12/24 | R\$ 341,12 | 2% | 6,82 | 6%  | 20,47  | 368,41 | 97,338993  | 100,402002 | R\$ 380,00    |
| 05/01/25 | R\$ 341,12 | 2% | 6,82 | 5%  | 17,06  | 365,00 | 97,669945  | 100,402002 | R\$ 375,21    |
| 05/02/25 | R\$ 341,12 | 2% | 6,82 | 4%  | 13,64  | 361,59 | 97,777381  | 100,402002 | R\$ 371,29    |
| 05/03/25 | R\$ 341,12 | 2% | 6,82 | 3%  | 10,23  | 358,18 | 98,980042  | 100,402002 | R\$ 363,32    |
| 05/04/25 | R\$ 341,12 | 2% | 6,82 | 2%  | 6,82   | 354,76 | 99,613514  | 100,402002 | R\$ 357,57    |
| 05/05/25 | R\$ 355,78 | 2% | 7,12 | 1%  | 3,56   | 366,45 | 100,041852 | 100,402002 | R\$ 367,77    |
| 05/06/25 | R\$ 347,85 | 2% | 6,96 | 0%  | 0,00   | 354,81 | 100,402002 | 100,402002 | R\$ 354,81    |
| TOTAL    |            |    |      |     |        |        |            |            | R\$ 25.902,44 |

| BLOCO    |            |         |       |         |        |         |                   |            |            |
|----------|------------|---------|-------|---------|--------|---------|-------------------|------------|------------|
| Vcto     | Princ.     | .%Multa | Multa | J. 1%am | Juros  | P./Jrs. | T.P.C.A.M.D. Jud. | Total      |            |
| 05/11/20 | R\$ 315,00 | 2%      | 6,30  | 55%     | 173,25 | 494,55  | 75,163517         | 100,402002 | R\$ 660,61 |
| 05/12/20 | R\$ 300,00 | 2%      | 6,00  | 54%     | 162,00 | 468,00  | 75,877570         | 100,402002 | R\$ 619,26 |
| 05/01/21 | R\$ 255,00 | 2%      | 5,10  | 53%     | 135,15 | 395,25  | 76,985382         | 100,402002 | R\$ 515,47 |
| 05/02/21 | R\$ 255,00 | 2%      | 5,10  | 52%     | 132,60 | 392,70  | 77,193242         | 100,402002 | R\$ 510,77 |
| 05/03/21 | R\$ 242,00 | 2%      | 4,84  | 51%     | 123,42 | 370,26  | 77,826226         | 100,402002 | R\$ 477,66 |
| 05/04/21 | R\$ 270,45 | 2%      | 5,41  | 50%     | 135,23 | 411,08  | 78,495531         | 100,402002 | R\$ 525,81 |
| 05/05/21 | R\$ 270,45 | 2%      | 5,41  | 49%     | 132,52 | 408,38  | 78,793814         | 100,402002 | R\$ 520,37 |
| 05/06/21 | R\$ 270,45 | 2%      | 5,41  | 48%     | 129,82 | 405,68  | 79,550234         | 100,402002 | R\$ 512,01 |
| 05/07/21 | R\$ 270,45 | 2%      | 5,41  | 47%     | 127,11 | 402,97  | 80,027535         | 100,402002 | R\$ 505,56 |
| 05/08/21 | R\$ 289,95 | 2%      | 5,80  | 46%     | 133,38 | 429,13  | 80,843815         | 100,402002 | R\$ 532,94 |
| 05/09/21 | R\$ 292,40 | 2%      | 5,85  | 45%     | 131,58 | 429,83  | 81,555240         | 100,402002 | R\$ 529,16 |



|          |            |    |      |     |        |        |            |            |               |
|----------|------------|----|------|-----|--------|--------|------------|------------|---------------|
| 05/10/21 | R\$ 292,40 | 2% | 5,85 | 44% | 128,66 | 426,90 | 82,533902  | 100,402002 | R\$ 519,33    |
| 05/11/21 | R\$ 292,40 | 2% | 5,85 | 43% | 125,73 | 423,98 | 83,491295  | 100,402002 | R\$ 509,85    |
| 05/12/21 | R\$ 292,40 | 2% | 5,85 | 42% | 122,81 | 421,06 | 83,491295  | 100,402002 | R\$ 506,34    |
| 05/01/22 | R\$ 272,90 | 2% | 5,46 | 41% | 111,89 | 390,25 | 84,807227  | 100,402002 | R\$ 462,01    |
| 05/02/22 | R\$ 326,25 | 2% | 6,53 | 40% | 130,50 | 463,28 | 85,375435  | 100,402002 | R\$ 544,81    |
| 05/03/22 | R\$ 326,25 | 2% | 6,53 | 39% | 127,24 | 460,01 | 86,229189  | 100,402002 | R\$ 535,62    |
| 05/04/22 | R\$ 326,25 | 2% | 6,53 | 38% | 123,98 | 456,75 | 87,703708  | 100,402002 | R\$ 522,88    |
| 05/05/22 | R\$ 326,25 | 2% | 6,53 | 37% | 120,71 | 453,49 | 88,615826  | 100,402002 | R\$ 513,80    |
| 05/06/22 | R\$ 310,00 | 2% | 6,20 | 36% | 111,60 | 427,80 | 89,014597  | 100,402002 | R\$ 482,53    |
| 05/07/22 | R\$ 310,00 | 2% | 6,20 | 35% | 108,50 | 424,70 | 89,566487  | 100,402002 | R\$ 476,08    |
| 05/08/22 | R\$ 310,00 | 2% | 6,20 | 34% | 105,40 | 421,60 | 89,020880  | 100,402002 | R\$ 475,50    |
| 05/09/22 | R\$ 310,00 | 2% | 6,20 | 33% | 102,30 | 418,50 | 88,753097  | 100,402002 | R\$ 473,43    |
| 05/10/22 | R\$ 310,00 | 2% | 6,20 | 32% | 99,20  | 415,40 | 88,469087  | 100,402002 | R\$ 471,43    |
| 05/11/22 | R\$ 310,00 | 2% | 6,20 | 31% | 96,10  | 412,30 | 88,884891  | 100,402002 | R\$ 465,72    |
| 05/12/22 | R\$ 310,00 | 2% | 6,20 | 30% | 93,00  | 409,20 | 89,222653  | 100,402002 | R\$ 460,47    |
| 05/01/23 | R\$ 310,00 | 2% | 6,20 | 29% | 89,90  | 406,10 | 89,838289  | 100,402002 | R\$ 453,85    |
| 05/02/23 | R\$ 310,00 | 2% | 6,20 | 28% | 86,80  | 403,00 | 90,251545  | 100,402002 | R\$ 448,32    |
| 05/03/23 | R\$ 321,70 | 2% | 6,43 | 27% | 86,86  | 414,99 | 90,946481  | 100,402002 | R\$ 458,14    |
| 05/04/23 | R\$ 387,70 | 2% | 7,75 | 26% | 100,80 | 496,26 | 91,528538  | 100,402002 | R\$ 544,37    |
| 05/05/23 | R\$ 387,70 | 2% | 7,75 | 25% | 96,93  | 492,38 | 92,013639  | 100,402002 | R\$ 537,27    |
| 05/06/23 | R\$ 387,70 | 2% | 7,75 | 24% | 93,05  | 488,50 | 92,344888  | 100,402002 | R\$ 531,12    |
| 05/07/23 | R\$ 321,70 | 2% | 6,43 | 23% | 73,99  | 402,13 | 92,252543  | 100,402002 | R\$ 437,65    |
| 05/08/23 | R\$ 321,70 | 2% | 6,43 | 22% | 70,77  | 398,91 | 92,169515  | 100,402002 | R\$ 434,54    |
| 05/09/23 | R\$ 321,70 | 2% | 6,43 | 21% | 67,56  | 395,69 | 92,169515  | 100,402002 | R\$ 431,03    |
| 05/10/23 | R\$ 321,70 | 2% | 6,43 | 20% | 64,34  | 392,47 | 92,169515  | 100,402002 | R\$ 427,53    |
| 05/11/23 | R\$ 321,70 | 2% | 6,43 | 19% | 61,12  | 389,26 | 92,566389  | 100,402002 | R\$ 422,21    |
| 05/12/23 | R\$ 321,70 | 2% | 6,43 | 18% | 57,91  | 386,04 | 92,658955  | 100,402002 | R\$ 418,30    |
| 05/01/24 | R\$ 321,70 | 2% | 6,43 | 17% | 54,69  | 382,82 | 93,168579  | 100,402002 | R\$ 412,54    |
| 05/02/24 | R\$ 321,70 | 2% | 6,43 | 16% | 51,47  | 379,61 | 93,699639  | 100,402002 | R\$ 406,76    |
| 05/03/24 | R\$ 339,00 | 2% | 6,78 | 15% | 50,85  | 396,63 | 94,458606  | 100,402002 | R\$ 421,59    |
| 05/04/24 | R\$ 339,00 | 2% | 6,78 | 14% | 0,00   | 345,78 | 94,638077  | 100,402002 | R\$ 366,84    |
| 05/05/24 | R\$ 339,00 | 2% | 6,78 | 13% | 44,07  | 389,85 | 94,988237  | 100,402002 | R\$ 412,07    |
| 05/06/24 | R\$ 384,00 | 2% | 0,00 | 12% | 46,08  | 430,08 | 95,425182  | 100,402002 | R\$ 452,51    |
| 05/07/24 | R\$ 384,00 | 2% | 7,68 | 11% | 42,24  | 433,92 | 95,663744  | 100,402002 | R\$ 455,41    |
| 05/08/24 | R\$ 384,00 | 2% | 7,68 | 10% | 38,40  | 430,08 | 95,918469  | 100,402002 | R\$ 450,18    |
| 05/09/24 | R\$ 384,00 | 2% | 7,68 | 9%  | 34,56  | 426,24 | 95,778191  | 100,402002 | R\$ 446,82    |
| 05/10/24 | R\$ 384,00 | 2% | 7,68 | 8%  | 30,72  | 422,40 | 96,237926  | 100,402002 | R\$ 440,68    |
| 05/11/24 | R\$ 384,00 | 2% | 7,68 | 7%  | 26,88  | 418,56 | 96,824977  | 100,402002 | R\$ 434,02    |
| 05/12/24 | R\$ 384,00 | 2% | 7,68 | 6%  | 23,04  | 414,72 | 97,338993  | 100,402002 | R\$ 427,77    |
| 05/01/25 | R\$ 384,00 | 2% | 7,68 | 5%  | 19,20  | 410,88 | 97,669945  | 100,402002 | R\$ 422,37    |
| 05/02/25 | R\$ 384,00 | 2% | 7,68 | 4%  | 15,36  | 407,04 | 97,777381  | 100,402002 | R\$ 417,97    |
| 05/03/25 | R\$ 403,50 | 2% | 8,07 | 3%  | 12,11  | 423,68 | 98,980042  | 100,402002 | R\$ 429,76    |
| 05/04/25 | R\$ 403,50 | 2% | 8,07 | 2%  | 8,07   | 419,64 | 99,613514  | 100,402002 | R\$ 422,96    |
| 05/05/25 | R\$ 403,50 | 2% | 8,07 | 1%  | 4,04   | 415,61 | 100,041852 | 100,402002 | R\$ 417,10    |
| 05/06/25 | R\$ 403,50 | 2% | 8,07 | 0%  | 0,00   | 411,57 | 100,402002 | 100,402002 | R\$ 411,57    |
| 05/02/25 | R\$ 403,50 | 2% | 8,07 | 4%  | 16,14  | 427,71 | 97,777381  | 100,402002 | R\$ 439,19    |
| 05/03/25 | R\$ 403,50 | 2% | 8,07 | 3%  | 12,11  | 423,68 | 98,980042  | 100,402002 | R\$ 429,76    |
| 05/04/25 | R\$ 403,50 | 2% | 8,07 | 2%  | 8,07   | 419,64 | 99,613514  | 100,402002 | R\$ 422,96    |
| 05/05/25 | R\$ 403,50 | 2% | 8,07 | 1%  | 4,04   | 415,61 | 100,041852 | 100,402002 | R\$ 417,10    |
| 05/06/25 | R\$ 403,50 | 2% | 8,07 | 0%  | 0,00   | 411,57 | 100,402002 | 100,402002 | R\$ 411,57    |
| TOTAL    |            |    |      |     |        |        |            |            | R\$ 28.643,28 |

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**2- Honorários advocatícios = R\$ 5.454,57**

**3- Custas processuais = R\$ 440,90**

**4- TOTAL DEBITO = R\$ 60.440,29 (SESSENTA MIL QUATROCENTOS E QUARENTA REAIS E VINTE E NOVE CENTAVOS)**

**ANDREZA D. I. CAPALBO**  
**OAB/SP 215.703**