

**EXCELENTÍSSIMO SENHOR DOUTOR JUIZ DE DIREITO DA 6ª VARA DO
TRABALHO DE OSASCO/SP**

Processo nº 1001638-17.2019.5.02.0386

EDIFÍCIO CONVENTION CORPORATE PLAZA – TORRE B

– **PLAZA II**, já devidamente qualificados nos autos em epígrafe, por intermédio de seus patronos infra-assinados, vem, respeitosamente, à presença de Vossa Excelência, reiterar os termos da manifestação de fls. ID c898aaa, pugnando-se pela juntada da planilha atualizada dos débitos condominiais no valor de R\$ 303.235,36 até 16/06/2025.

Face ao exposto, requer seja corrigido o edital para fazer constar expressamente o valor do débito condominial atualizado até junho/2025 no montante de R\$ 303.235,36 (trezentos e três mil e duzentos e trinta e cinco reais e trinta e seis centavos), procedendo-se com a republicação do documento oficial para conhecimento de todos os interessados, evitando-se futura alegação de anulação do leilão por ausência de informações quanto ao valor da dívida, haja vista que o arrematante que adquirirá o imóvel com débitos condominiais (sub-rogados no imóvel), possui direito de conhecer previamente.

Por fim, requer que as publicações e intimações sejam direcionadas exclusivamente aos advogados **Erich Bernat Castilhos, OAB/SP 160.568 e Thiago de Bórgia Mendes Pereira, OAB/SP 234.863, sob pena de nulidade**

Nestes termos,

Pede Deferimento.

São Paulo, 16 de junho de 2025.

Thiago de Borgia Mendes Pereira
OAB/SP 234.863

Erich Bernat Castilhos
OAB/SP 160.568

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CONDOMÍNIO PLAZA II X APTO B905
Tabela de inadimplimento 06/2025

Vencimento	Valor do cond.	Multa 2%	TJSP mês	TJSP atual	Valor atual.	Meses atr.	Juros 1% mês	Sub total 1
10/02/2018	R\$ 1.132,47	R\$ 22,65	67,712311	100,402002	R\$ 1.712,78	88	R\$ 1.507,25	R\$ 3.220,03
10/03/2018	R\$ 1.545,82	R\$ 30,92	67,834193	100,402002	R\$ 2.333,74	87	R\$ 2.030,36	R\$ 4.364,10
10/04/2018	R\$ 1.545,82	R\$ 30,92	67,881676	100,402002	R\$ 2.332,11	86	R\$ 2.005,61	R\$ 4.337,72
10/05/2018	R\$ 1.545,82	R\$ 30,92	68,024227	100,402002	R\$ 2.327,22	85	R\$ 1.978,14	R\$ 4.305,36
10/06/2018	R\$ 1.545,82	R\$ 30,92	68,316731	100,402002	R\$ 2.317,26	84	R\$ 1.946,50	R\$ 4.263,75
10/07/2018	R\$ 1.545,82	R\$ 30,92	69,29366	100,402002	R\$ 2.284,59	83	R\$ 1.896,21	R\$ 4.180,80
10/08/2018	R\$ 1.545,82	R\$ 30,92	69,466894	100,402002	R\$ 2.278,89	82	R\$ 1.868,69	R\$ 4.147,58
10/09/2018	R\$ 1.545,82	R\$ 30,92	69,466894	100,402002	R\$ 2.278,89	81	R\$ 1.845,90	R\$ 4.124,79
10/10/2018	R\$ 1.545,82	R\$ 30,92	69,675294	100,402002	R\$ 2.272,07	80	R\$ 1.817,66	R\$ 4.089,73
10/11/2018	R\$ 1.545,82	R\$ 30,92	69,953995	100,402002	R\$ 2.263,02	79	R\$ 1.787,79	R\$ 4.050,81
10/12/2018	R\$ 1.545,82	R\$ 30,92	69,77911	100,402002	R\$ 2.268,69	78	R\$ 1.769,58	R\$ 4.038,28
10/01/2019	R\$ 1.545,82	R\$ 30,92	69,8768	100,402002	R\$ 2.265,52	77	R\$ 1.744,45	R\$ 4.009,98
10/02/2019	R\$ 1.545,82	R\$ 30,92	70,128356	100,402002	R\$ 2.257,40	76	R\$ 1.715,62	R\$ 3.973,02
10/03/2019	R\$ 1.545,82	R\$ 30,92	70,507049	100,402002	R\$ 2.245,27	75	R\$ 1.683,95	R\$ 3.929,23
10/04/2019	R\$ 1.545,82	R\$ 30,92	71,049953	100,402002	R\$ 2.228,12	74	R\$ 1.648,81	R\$ 3.876,92
10/05/2019	R\$ 1.545,82	R\$ 30,92	71,476252	100,402002	R\$ 2.214,83	73	R\$ 1.616,82	R\$ 3.831,65
10/06/2019	R\$ 1.545,82	R\$ 30,92	71,583466	100,402002	R\$ 2.211,51	72	R\$ 1.592,29	R\$ 3.803,80
10/07/2019	R\$ 1.545,82	R\$ 30,92	71,590624	100,402002	R\$ 2.211,29	71	R\$ 1.570,01	R\$ 3.781,30
10/08/2019	R\$ 1.545,82	R\$ 30,92	71,662214	100,402002	R\$ 2.209,08	70	R\$ 1.546,36	R\$ 3.755,43
10/09/2019	R\$ 1.545,82	R\$ 30,92	71,748208	100,402002	R\$ 2.206,43	69	R\$ 1.522,44	R\$ 3.728,87
10/10/2019	R\$ 1.545,82	R\$ 30,92	71,712333	100,402002	R\$ 2.207,54	68	R\$ 1.501,12	R\$ 3.708,66
10/11/2019	R\$ 1.545,82	R\$ 30,92	71,741017	100,402002	R\$ 2.206,65	67	R\$ 1.478,46	R\$ 3.685,11
10/12/2019	R\$ 1.545,82	R\$ 30,92	72,128418	100,402002	R\$ 2.194,80	66	R\$ 1.448,57	R\$ 3.643,37
10/01/2020	R\$ 1.545,82	R\$ 30,92	73,008384	100,402002	R\$ 2.168,35	65	R\$ 1.409,43	R\$ 3.577,77
10/02/2020	R\$ 1.545,82	R\$ 30,92	73,147099	100,402002	R\$ 2.164,23	64	R\$ 1.385,11	R\$ 3.549,34
10/03/2020	R\$ 1.545,82	R\$ 30,92	73,271449	100,402002	R\$ 2.160,56	63	R\$ 1.361,15	R\$ 3.521,72
10/04/2020	R\$ 1.814,12	R\$ 36,28	73,403337	100,402002	R\$ 2.531,00	62	R\$ 1.569,22	R\$ 4.100,23
10/05/2020	R\$ 1.814,12	R\$ 36,28	73,234509	100,402002	R\$ 2.536,84	61	R\$ 1.547,47	R\$ 4.084,31
10/06/2020	R\$ 1.814,12	R\$ 36,28	73,051422	100,402002	R\$ 2.543,20	60	R\$ 1.525,92	R\$ 4.069,11
10/07/2020	R\$ 1.814,12	R\$ 36,28	73,270576	100,402002	R\$ 2.535,59	59	R\$ 1.496,00	R\$ 4.031,59

10/08/2020	R\$ 1.814,12	R\$ 36,28	73,592966	100,402002	R\$ 2.524,48	58	R\$ 1.464,20	R\$ 3.988,68
10/09/2020	R\$ 1.814,12	R\$ 36,28	73,8579	100,402002	R\$ 2.515,43	57	R\$ 1.433,79	R\$ 3.949,22
10/10/2020	R\$ 1.814,12	R\$ 36,28	74,500463	100,402002	R\$ 2.493,73	56	R\$ 1.396,49	R\$ 3.890,22
10/11/2020	R\$ 1.814,12	R\$ 36,28	75,163517	100,402002	R\$ 2.471,73	55	R\$ 1.359,45	R\$ 3.831,19
10/12/2020	R\$ 1.814,12	R\$ 36,28	75,87757	100,402002	R\$ 2.448,47	54	R\$ 1.322,17	R\$ 3.770,65
10/01/2021	R\$ 1.814,12	R\$ 36,28	76,985382	100,402002	R\$ 2.413,24	53	R\$ 1.279,02	R\$ 3.692,26
10/02/2021	R\$ 1.814,12	R\$ 36,28	77,193242	100,402002	R\$ 2.406,74	52	R\$ 1.251,51	R\$ 3.658,25
10/03/2021	R\$ 1.814,12	R\$ 36,28	77,826226	100,402002	R\$ 2.387,17	51	R\$ 1.217,45	R\$ 3.604,62
10/04/2021	R\$ 1.814,12	R\$ 36,28	78,495531	100,402002	R\$ 2.366,81	50	R\$ 1.183,41	R\$ 3.550,22
10/05/2021	R\$ 1.814,12	R\$ 36,28	78,793814	100,402002	R\$ 2.357,85	49	R\$ 1.155,35	R\$ 3.513,20
10/06/2021	R\$ 1.814,12	R\$ 36,28	79,550234	100,402002	R\$ 2.335,43	48	R\$ 1.121,01	R\$ 3.456,44
10/07/2021	R\$ 1.814,12	R\$ 36,28	80,027535	100,402002	R\$ 2.321,50	47	R\$ 1.091,11	R\$ 3.412,61
10/08/2021	R\$ 1.814,12	R\$ 36,28	80,843815	100,402002	R\$ 2.298,06	46	R\$ 1.057,11	R\$ 3.355,17
10/09/2021	R\$ 1.814,12	R\$ 36,28	81,55524	100,402002	R\$ 2.278,02	45	R\$ 1.025,11	R\$ 3.303,12
10/10/2021	R\$ 1.814,12	R\$ 36,28	82,533902	100,402002	R\$ 2.251,00	44	R\$ 990,44	R\$ 3.241,45
10/11/2021	R\$ 1.814,12	R\$ 36,28	83,491295	100,402002	R\$ 2.225,19	43	R\$ 956,83	R\$ 3.182,02
10/12/2021	R\$ 1.814,12	R\$ 36,28	84,192621	100,402002	R\$ 2.206,66	42	R\$ 926,80	R\$ 3.133,45
10/01/2022	R\$ 1.814,12	R\$ 36,28	84,807227	100,402002	R\$ 2.190,66	41	R\$ 898,17	R\$ 3.088,84
10/02/2022	R\$ 1.646,30	R\$ 32,93	85,375435	100,402002	R\$ 1.974,78	40	R\$ 789,91	R\$ 2.764,69
10/03/2022	R\$ 1.646,30	R\$ 32,93	86,229189	100,402002	R\$ 1.955,23	39	R\$ 762,54	R\$ 2.717,77
10/04/2022	R\$ 1.646,30	R\$ 32,93	87,703708	100,402002	R\$ 1.922,35	38	R\$ 730,49	R\$ 2.652,85
10/05/2022	R\$ 1.646,30	R\$ 32,93	88,615826	100,402002	R\$ 1.902,57	37	R\$ 703,95	R\$ 2.606,52
10/06/2022	R\$ 1.646,30	R\$ 32,93	89,014597	100,402002	R\$ 1.894,04	36	R\$ 681,86	R\$ 2.575,90
10/07/2022	R\$ 1.646,30	R\$ 32,93	89,566487	100,402002	R\$ 1.882,37	35	R\$ 658,83	R\$ 2.541,21
10/08/2022	R\$ 1.646,30	R\$ 32,93	89,029088	100,402002	R\$ 1.893,74	34	R\$ 643,87	R\$ 2.537,61
10/09/2022	R\$ 1.646,30	R\$ 32,93	88,753097	100,402002	R\$ 1.899,63	33	R\$ 626,88	R\$ 2.526,50
10/10/2022	R\$ 1.646,30	R\$ 32,93	88,469087	100,402002	R\$ 1.905,72	32	R\$ 609,83	R\$ 2.515,56
10/11/2022	R\$ 1.646,30	R\$ 32,93	88,884891	100,402002	R\$ 1.896,81	31	R\$ 588,01	R\$ 2.484,82
10/12/2022	R\$ 1.646,30	R\$ 32,93	89,222653	100,402002	R\$ 1.889,63	30	R\$ 566,89	R\$ 2.456,52
10/01/2023	R\$ 1.646,30	R\$ 32,93	89,838289	100,402002	R\$ 1.876,68	29	R\$ 544,24	R\$ 2.420,92
10/02/2023	R\$ 1.646,30	R\$ 32,93	90,251545	100,402002	R\$ 1.868,09	28	R\$ 523,06	R\$ 2.391,15
10/03/2023	R\$ 1.646,30	R\$ 32,93	90,946481	100,402002	R\$ 1.853,81	27	R\$ 500,53	R\$ 2.354,34
10/04/2023	R\$ 1.646,30	R\$ 32,93	91,528538	100,402002	R\$ 1.842,02	26	R\$ 478,93	R\$ 2.320,95

10/05/2023	R\$ 1.646,30	R\$ 32,93	92,013639	100,402002	R\$ 1.832,31	25	R\$ 458,08	R\$ 2.290,39
10/06/2023	R\$ 1.646,30	R\$ 32,93	92,344888	100,402002	R\$ 1.825,74	24	R\$ 438,18	R\$ 2.263,92
10/07/2023	R\$ 1.646,30	R\$ 32,93	92,252543	100,402002	R\$ 1.827,57	23	R\$ 420,34	R\$ 2.247,91
10/08/2023	R\$ 1.646,30	R\$ 32,93	92,169515	100,402002	R\$ 1.829,21	22	R\$ 402,43	R\$ 2.231,64
10/09/2023	R\$ 1.646,30	R\$ 32,93	92,353854	100,402002	R\$ 1.825,56	21	R\$ 383,37	R\$ 2.208,93
10/10/2023	R\$ 1.646,30	R\$ 32,93	92,455443	100,402002	R\$ 1.823,56	20	R\$ 364,71	R\$ 2.188,27
10/11/2023	R\$ 1.646,30	R\$ 32,93	92,566389	100,402002	R\$ 1.821,37	19	R\$ 346,06	R\$ 2.167,43
10/12/2023	R\$ 1.646,30	R\$ 32,93	92,658955	100,402002	R\$ 1.819,55	18	R\$ 327,52	R\$ 2.147,07
10/01/2024	R\$ 1.646,30	R\$ 32,93	93,168579	100,402002	R\$ 1.809,60	17	R\$ 307,63	R\$ 2.117,23
10/02/2024	R\$ 1.646,30	R\$ 32,93	93,699639	100,402002	R\$ 1.799,34	16	R\$ 287,89	R\$ 2.087,24
10/03/2024	R\$ 1.646,30	R\$ 32,93	94,458606	100,402002	R\$ 1.784,88	15	R\$ 267,73	R\$ 2.052,62
10/04/2024	R\$ 1.646,30	R\$ 32,93	94,638077	100,402002	R\$ 1.781,50	14	R\$ 249,41	R\$ 2.030,91
10/05/2024	R\$ 1.646,30	R\$ 32,93	94,988237	100,402002	R\$ 1.774,93	13	R\$ 230,74	R\$ 2.005,67
10/06/2024	R\$ 1.646,30	R\$ 32,93	95,425182	100,402002	R\$ 1.766,80	12	R\$ 212,02	R\$ 1.978,82
10/07/2024	R\$ 1.646,30	R\$ 32,93	95,663744	100,402002	R\$ 1.762,40	11	R\$ 193,86	R\$ 1.956,26
10/08/2024	R\$ 1.646,30	R\$ 32,93	95,912469	100,402002	R\$ 1.757,83	10	R\$ 175,78	R\$ 1.933,61
10/09/2024	R\$ 1.544,00	R\$ 30,88	95,778191	100,402002	R\$ 1.650,91	9	R\$ 148,58	R\$ 1.799,49
10/10/2024	R\$ 1.646,30	R\$ 32,93	95,778191	100,402002	R\$ 1.760,29	8	R\$ 140,82	R\$ 1.901,12
10/11/2024	R\$ 1.646,30	R\$ 32,93	96,73921	100,402002	R\$ 1.742,81	7	R\$ 122,00	R\$ 1.864,80
10/12/2024	R\$ 1.646,30	R\$ 32,93	97,338993	100,402002	R\$ 1.732,07	6	R\$ 103,92	R\$ 1.835,99
10/01/2025	R\$ 1.935,84	R\$ 38,72	97,669945	100,402002	R\$ 2.029,79	5	R\$ 101,49	R\$ 2.131,28
10/02/2025	R\$ 1.935,84	R\$ 38,72	97,777381	100,402002	R\$ 2.027,56	4	R\$ 81,10	R\$ 2.108,66
10/03/2025	R\$ 1.935,84	R\$ 38,72	98,980042	100,402002	R\$ 2.002,92	3	R\$ 60,09	R\$ 2.063,01
10/04/2025	R\$ 1.935,84	R\$ 38,72	99,613514	100,402002	R\$ 1.990,19	2	R\$ 39,80	R\$ 2.029,99
10/05/2025	R\$ 1.935,84	R\$ 38,72	100,041852	100,402002	R\$ 1.981,67	1	R\$ 19,82	R\$ 2.001,48
10/06/2025	R\$ 1.935,84	R\$ 38,72	100,402002	100,402002	R\$ 1.974,56	0	R\$ 0,00	R\$ 1.974,56
							TOTAL GERAL	R\$ 272.891,52

Custas Processuais				
Item	Valor	TJ-mês	TJ-atual	Valor atualizado
Guia Inicial	R\$ 1.552,76	89,838289	100,402002	R\$ 1.735,34
Citação AR	R\$ 29,70	89,838289	100,402002	R\$ 33,19
Matrícula	R\$ 20,48	90,251545	100,402002	R\$ 22,78
Guia Sisbajud	R\$ 34,26	90,946481	100,402002	R\$ 37,82

Infojud + Renajud	R\$ 68,52	91,528538	100,402002	R\$ 75,16
Guia intimação	R\$ 29,70	92,344888	100,402002	R\$ 32,29
Guia intimação	R\$ 29,70	92,252543	100,402002	R\$ 32,32
Guia penhora	R\$ 34,26	92,566389	100,402002	R\$ 37,16
Boleto ARISP	R\$ 424,61	93,699639	100,402002	R\$ 454,98
Matrícula	R\$ 70,42	94,458606	100,402002	R\$ 74,85
Guia Agravo de Instrumento	R\$ 342,60	92,353854	100,402002	R\$ 372,46
Oficial de Justiça	R\$ 106,08	94,638077	100,402002	R\$ 112,54
Guia intimação	R\$ 32,75	97,338993	100,402002	R\$ 33,78
Total de custas				R\$ 3.054,69

Subtotal Geral	R\$ 275.946,21
Honorários 10%	R\$ 27.289,15
TOTAL FINAL	R\$ 303.235,36

