

PLANILHA CALCULO

Emissão: 21/08/2024

CONDOMINIO NOBREGA X IMOBILIARIA TRABULSI

Fls. 1 de 4

Autor: CONDOMÍNIO EDIFÍCIO NÓBREGA X Réu: IMOBILIARIA TRABULSI LTDA.
Processo: 0001384-92.2022.8.26.0562

Data	Descrição	V. Principal	Multa	Divisor	V. Corrigido	Dt.Juros	% Juros	V. Juros	Total
PRINCIPAL									
10/01/2015	CONDOMÍNIO REF. 12/2014	490,01	2%	55.809388	842,11	10/01/2015	115,0000%	987,79	1.846,74
10/02/2015	CONDOMÍNIO REF. 01/2015	522,98	2%	56.635366	885,67	10/02/2015	114,0000%	1.029,85	1.933,23
10/03/2015	CONDOMÍNIO REF. 02/2015	531,33	2%	57.292336	889,49	10/03/2015	113,0000%	1.025,21	1.932,48
10/04/2015	CONDOMÍNIO REF. 03/2015	531,81	2%	58.15745	877,05	10/04/2015	112,0000%	1.001,94	1.896,53
10/05/2015	CONDOMÍNIO REF. 04/2015	531,48	2%	58.570367	870,33	10/05/2015	111,0000%	985,38	1.873,11
10/06/2015	CONDOMÍNIO REF. 05/2015	530,68	2%	59.150213	860,50	10/06/2015	110,0000%	965,48	1.843,19
10/07/2015	CONDOMÍNIO REF. 06/2015	538,63	2%	59.605669	866,71	10/07/2015	109,0000%	963,60	1.847,64
10/08/2015	CONDOMÍNIO REF. 07/2015	540,61	2%	59.951381	864,88	10/08/2015	108,0000%	952,74	1.834,91
10/09/2015	CONDOMÍNIO REF. 08/2015	537,15	2%	60.101259	857,20	10/09/2015	107,0000%	935,54	1.809,88
10/10/2015	CONDOMÍNIO REF. 09/2015	535,95	2%	60.407775	850,95	10/10/2015	106,0000%	920,03	1.787,99
10/11/2015	CONDOMÍNIO REF. 10/2015	542,72	2%	60.872914	855,11	10/11/2015	105,0000%	915,82	1.788,03
10/12/2015	CONDOMÍNIO REF. 11/2015	541,99	2%	61.548603	844,59	10/12/2015	104,0000%	895,93	1.757,41
10/01/2016	CONDOMÍNIO REF. 12/2015	571,04	2%	62.10254	881,92	10/01/2016	103,0000%	926,53	1.826,08
10/02/2016	CONDOMÍNIO REF. 01/2016	590,32	2%	63.040288	898,14	10/02/2016	102,0000%	934,42	1.850,52
10/03/2016	CONDOMÍNIO REF. 02/2016	594,32	2%	63.63917	895,71	10/03/2016	101,0000%	922,75	1.836,37
10/04/2016	CONDOMÍNIO REF. 03/2016	591,66	2%	63.919182	887,80	10/04/2016	100,0000%	905,55	1.811,10
10/05/2016	CONDOMÍNIO REF. 04/2016	594,63	2%	64.328264	886,58	10/05/2016	99,0000%	895,26	1.799,57
10/06/2016	CONDOMÍNIO REF. 05/2016	595,47	2%	64.95868	879,22	10/06/2016	98,0000%	878,86	1.775,66
10/07/2016	CONDOMÍNIO REF. 06/2016	595,92	2%	65.263985	875,76	10/07/2016	97,0000%	866,47	1.759,74
10/08/2016	CONDOMÍNIO REF. 07/2016	593,39	2%	65.681674	866,50	10/08/2016	96,0000%	848,47	1.732,30
10/09/2016	CONDOMÍNIO REF. 08/2016	587,07	2%	65.885287	854,62	10/09/2016	95,0000%	828,12	1.699,83
10/10/2016	CONDOMÍNIO REF. 09/2016	583,18	2%	65.937995	848,28	10/10/2016	94,0000%	813,32	1.678,56
10/11/2016	CONDOMÍNIO REF. 10/2016	581,00	2%	66.050089	843,68	10/11/2016	93,0000%	800,31	1.660,86
10/12/2016	CONDOMÍNIO REF. 11/2016	580,40	2%	66.096324	842,21	10/12/2016	92,0000%	790,32	1.649,37
10/01/2017	CONDOMÍNIO REF. 12/2016	580,70	2%	66.188858	841,47	10/01/2017	91,0000%	781,04	1.639,33
10/02/2017	CONDOMÍNIO REF. 01/2017	601,57	2%	66.466851	868,07	10/02/2017	90,0000%	796,88	1.682,31
10/03/2017	CONDOMÍNIO REF. 02/2017	602,76	2%	66.626371	867,70	10/03/2017	89,0000%	787,69	1.672,74
10/04/2017	CONDOMÍNIO REF. 03/2017	595,34	2%	66.839575	854,29	10/04/2017	88,0000%	766,80	1.638,17
10/05/2017	CONDOMÍNIO REF. 04/2017	583,12	2%	66.893046	836,08	10/05/2017	87,0000%	741,93	1.594,73
10/06/2017	CONDOMÍNIO REF. 05/2017	577,49	2%	67.13386	825,04	10/06/2017	86,0000%	723,72	1.565,26
10/07/2017	CONDOMÍNIO REF. 06/2017	589,89	2%	66.932458	845,29	10/07/2017	85,0000%	732,86	1.595,05
10/08/2017	CONDOMÍNIO REF. 07/2017	582,96	2%	67.046243	833,94	10/08/2017	84,0000%	714,51	1.565,12
10/09/2017	CONDOMÍNIO REF. 08/2017	582,93	2%	67.026129	834,15	10/09/2017	83,0000%	706,18	1.557,01
10/10/2017	CONDOMÍNIO REF. 09/2017	580,28	2%	67.012723	830,53	10/10/2017	82,0000%	694,65	1.541,79
10/11/2017	CONDOMÍNIO REF. 10/2017	578,15	2%	67.26067	824,43	10/11/2017	81,0000%	681,13	1.522,04
10/12/2017	CONDOMÍNIO REF. 11/2017	572,91	2%	67.381739	815,49	10/12/2017	80,0000%	665,43	1.497,22
10/01/2018	CONDOMÍNIO REF. 12/2017	596,03	2%	67.556931	846,20	10/01/2018	79,0000%	681,86	1.544,98

PLANILHA CALCULO

Emissão: 21/08/2024

CONDOMÍNIO NOBREGA X IMOBILIARIA TRABULSI

Fls. 2 de 4

Autor: CONDOMÍNIO EDIFÍCIO NÓBREGA X Réu: IMOBILIARIA TRABULSI LTDA.
Processo: 0001384-92.2022.8.26.0562

Data	Descrição	V. Principal	Multa	Divisor	V. Corrigido	Dt.Juros	% Juros	V. Juros	Total
10/02/2018	CONDOMÍNIO REF. 01/2018	598,77	2%	67.712311	848,13	10/02/2018	78,0000%	674,77	1.539,86
10/03/2018	CONDOMÍNIO REF. 02/2018	600,09	2%	67.834193	848,48	10/03/2018	77,0000%	666,38	1.531,82
10/04/2018	CONDOMÍNIO REF. 03/2018	607,55	2%	67.881676	858,42	10/04/2018	76,0000%	665,44	1.541,02
10/05/2018	CONDOMÍNIO REF. 04/2018	606,70	2%	68.024227	855,43	10/05/2018	75,0000%	654,39	1.526,92
10/06/2018	CONDOMÍNIO REF. 05/2018	606,75	2%	68.316731	851,83	10/06/2018	74,0000%	642,95	1.511,81
10/07/2018	CONDOMÍNIO REF. 06/2018	604,08	2%	69.29366	836,13	10/07/2018	73,0000%	622,58	1.475,43
10/08/2018	CONDOMÍNIO REF. 07/2018	601,31	2%	69.466894	830,22	10/08/2018	72,0000%	609,71	1.456,53
10/09/2018	CONDOMÍNIO REF. 08/2018	600,92	2%	69.466894	829,68	10/09/2018	71,0000%	600,85	1.447,12
10/10/2018	CONDOMÍNIO REF. 09/2018	600,90	2%	69.675294	827,17	10/10/2018	70,0000%	590,59	1.434,30
10/11/2018	CONDOMÍNIO REF. 10/2018	601,92	2%	69.953995	825,28	10/11/2018	69,0000%	580,82	1.422,60
10/12/2018	CONDOMÍNIO REF. 11/2018	597,07	2%	69.77911	820,68	10/12/2018	68,0000%	569,22	1.406,31
10/01/2019	CONDOMÍNIO REF. 12/2018	643,96	2%	69.8768	883,89	10/01/2019	67,0000%	604,04	1.505,60
10/02/2019	CONDOMÍNIO REF. 01/2019	652,49	2%	70.128356	892,39	10/02/2019	66,0000%	600,75	1.510,98
10/03/2019	CONDOMÍNIO REF. 02/2019	663,73	2%	70.507049	902,88	10/03/2019	65,0000%	598,60	1.519,53
10/04/2019	CONDOMÍNIO REF. 03/2019	663,23	2%	71.049953	895,31	10/04/2019	64,0000%	584,45	1.497,66
10/05/2019	CONDOMÍNIO REF. 04/2019	663,44	2%	71.476252	890,25	10/05/2019	63,0000%	572,07	1.480,12
10/06/2019	CONDOMÍNIO REF. 05/2019	679,00	2%	71.583466	909,77	10/06/2019	62,0000%	575,33	1.503,29
10/07/2019	CONDOMÍNIO REF. 06/2019	670,97	2%	71.590624	898,92	10/07/2019	61,0000%	559,30	1.476,19
10/08/2019	CONDOMÍNIO REF. 07/2019	671,09	2%	71.662214	898,18	10/08/2019	60,0000%	549,68	1.465,82
10/09/2019	CONDOMÍNIO REF. 08/2019	671,03	2%	71.748208	897,02	10/09/2019	59,0000%	539,82	1.454,78
10/10/2019	CONDOMÍNIO REF. 09/2019	670,77	2%	71.712333	897,12	10/10/2019	58,0000%	530,73	1.445,79
10/11/2019	CONDOMÍNIO REF. 10/2019	677,31	2%	71.741017	905,51	10/11/2019	57,0000%	526,46	1.450,08
10/12/2019	CONDOMÍNIO REF. 11/2019	677,68	2%	72.128418	901,14	10/12/2019	56,0000%	514,72	1.433,88
10/01/2020	CONDOMÍNIO REF. 12/2019	817,72	2%	73.008384	1.074,25	10/01/2020	55,0000%	602,65	1.698,38
10/02/2020	CONDOMÍNIO REF. 01/2020	817,33	2%	73.147099	1.071,70	10/02/2020	54,0000%	590,29	1.683,42
10/03/2020	CONDOMÍNIO REF. 02/2020	819,17	2%	73.271449	1.072,29	10/03/2020	53,0000%	579,67	1.673,40
10/04/2020	CONDOMÍNIO REF. 03/2020	815,69	2%	73.403337	1.065,82	10/04/2020	52,0000%	565,30	1.652,43
10/05/2020	CONDOMÍNIO REF. 04/2020	807,52	2%	73.234509	1.057,57	10/05/2020	51,0000%	550,14	1.628,86
10/06/2020	CONDOMÍNIO REF. 05/2020	803,18	2%	73.051422	1.054,53	10/06/2020	50,0000%	537,81	1.613,43
10/07/2020	CONDOMÍNIO REF. 06/2020	792,42	2%	73.270576	1.037,29	10/07/2020	49,0000%	518,43	1.576,46
10/08/2020	CONDOMÍNIO REF. 07/2020	793,19	2%	73.592966	1.033,75	10/08/2020	48,0000%	506,12	1.560,54
10/09/2020	CONDOMÍNIO REF. 08/2020	792,18	2%	73.8579	1.028,73	10/09/2020	47,0000%	493,17	1.542,47
10/10/2020	CONDOMÍNIO REF. 09/2020	791,87	2%	74.500463	1.019,45	10/10/2020	46,0000%	478,32	1.518,15
10/11/2020	CONDOMÍNIO REF. 10/2020	791,75	2%	75.163517	1.010,31	10/11/2020	45,0000%	463,72	1.494,23
10/12/2020	CONDOMÍNIO REF. 11/2020	772,50	2%	75.87757	976,47	10/12/2020	44,0000%	438,23	1.434,22
10/01/2021	CONDOMÍNIO REF. 12/2020	794,25	2%	76.985382	989,51	10/01/2021	43,0000%	433,99	1.443,29
10/02/2021	CONDOMÍNIO REF. 01/2021	814,62	2%	77.193242	1.012,16	10/02/2021	42,0000%	433,60	1.466,00
10/03/2021	CONDOMÍNIO REF. 02/2021	838,70	2%	77.826226	1.033,60	10/03/2021	41,0000%	432,25	1.486,52

PLANILHA CALCULO

Emissão: 21/08/2024

CONDOMÍNIO NOBREGA X IMOBILIARIA TRABULSI

Fls. 3 de 4

Autor: CONDOMÍNIO EDIFÍCIO NÓBREGA X Réu: IMOBILIARIA TRABULSI LTDA.
Processo: 0001384-92.2022.8.26.0562

Data	Descrição	V. Principal	Multa	Divisor	V. Corrigido	Dt.Juros	% Juros	V. Juros	Total
10/04/2021	CONDOMÍNIO REF. 03/2021	836,52	2%	78.495531	1.022,13	10/04/2021	40,0000%	417,02	1.459,59
10/05/2021	CONDOMÍNIO REF. 04/2021	830,88	2%	78.793814	1.011,39	10/05/2021	39,0000%	402,32	1.433,93
10/06/2021	CONDOMÍNIO REF. 05/2021	824,66	2%	79.550234	994,27	10/06/2021	38,0000%	385,37	1.399,52
10/07/2021	CONDOMÍNIO REF. 06/2021	821,35	2%	80.027535	984,38	10/07/2021	37,0000%	371,50	1.375,56
10/08/2021	CONDOMÍNIO REF. 07/2021	818,53	2%	80.843815	971,09	10/08/2021	36,0000%	356,58	1.347,09
10/09/2021	CONDOMÍNIO REF. 08/2021	814,85	2%	81.55524	958,29	10/09/2021	35,0000%	342,10	1.319,55
10/10/2021	CONDOMÍNIO REF. 09/2021	838,54	2%	82.533902	974,46	10/10/2021	34,0000%	337,93	1.331,87
10/11/2021	CONDOMÍNIO REF. 10/2021	835,23	2%	83.491295	959,48	10/11/2021	33,0000%	322,95	1.301,61
10/12/2021	CONDOMÍNIO REF. 11/2021	834,40	2%	84.192621	950,55	10/12/2021	32,0000%	310,25	1.279,81
10/01/2022	CONDOMÍNIO REF. 12/2021	777,49	2%	84.807227	879,29	10/01/2022	31,0000%	278,02	1.174,89
10/02/2022	CONDOMÍNIO REF. 01/2022	777,46	2%	85.375435	873,41	10/02/2022	30,0000%	267,26	1.158,13
10/03/2022	CONDOMÍNIO REF. 02/2022	779,10	2%	86.229189	866,59	10/03/2022	29,0000%	256,33	1.140,25
10/04/2022	CONDOMÍNIO REF. 03/2022	788,09	2%	87.703708	861,85	10/04/2022	28,0000%	246,14	1.125,22
10/05/2022	CONDOMÍNIO REF. 04/2022	784,59	2%	88.615826	849,19	10/05/2022	27,0000%	233,86	1.100,03
10/06/2022	CONDOMÍNIO REF. 05/2022	783,99	2%	89.014597	844,74	10/06/2022	26,0000%	224,02	1.085,65
10/07/2022	CONDOMÍNIO REF. 06/2022	778,48	2%	89.566487	833,63	10/07/2022	25,0000%	212,57	1.062,87
10/08/2022	CONDOMÍNIO REF. 07/2022	765,44	2%	89.029088	824,62	10/08/2022	24,0000%	201,86	1.042,97
10/09/2022	CONDOMÍNIO REF. 08/2022	756,37	2%	88.753097	817,38	10/09/2022	23,0000%	191,75	1.025,47
10/10/2022	CONDOMÍNIO REF. 09/2022	648,87	2%	88.469087	703,46	10/10/2022	22,0000%	157,85	875,37
10/11/2022	CONDOMÍNIO REF. 10/2022	641,01	2%	88.884891	691,69	10/11/2022	21,0000%	148,15	853,67
10/12/2022	CONDOMÍNIO REF. 11/2022	1.034,09	2%	89.222653	1.111,62	10/12/2022	20,0000%	226,77	1.360,62
15/01/2023	COTA CONDOMINIAL VENCIDA REF. 12/2022	741,15	2%	89.838289	791,26	15/01/2023	19,0000%	153,34	960,42
10/02/2023	COTA CONDOMINIAL VENCIDA REF. 01/2023	714,04	2%	90.251545	758,82	10/02/2023	18,0000%	139,31	913,30
10/03/2023	COTA CONDOMINIAL REF. 02/2023	725,80	2%	90.946481	765,43	10/03/2023	17,0000%	132,72	913,45
10/04/2023	CONDOMÍNIO REF. 03/2023	747,68	2%	91.528538	783,49	10/04/2023	16,0000%	127,86	927,01
10/05/2023	COTA CONDOMINIAL REF. 04/2023	759,34	2%	92.013639	791,51	10/05/2023	15,0000%	121,10	928,44
10/06/2023	COTA CONDOMINIAL REF. 05/2023	772,90	2%	92.344888	802,75	10/06/2023	14,0000%	114,63	933,43
10/07/2023	COTA CONDOMINIAL REF. 06/2023	764,47	2%	92.252543	794,79	10/07/2023	13,0000%	105,38	916,06
10/08/2023	COTA CONDOMINIAL REF. 07/2023	977,25	2%	92.169515	1.016,93	10/08/2023	12,0000%	124,47	1.161,73
10/09/2023	COTA CONDOMINIAL REF. 08/2023	975,38	2%	92.353854	1.012,96	10/09/2023	11,0000%	113,65	1.146,86
10/10/2023	COTA CONDOMINIAL REF. 09/2023	979,44	2%	92.455443	1.016,06	10/10/2023	10,0000%	103,63	1.140,01
10/11/2023	COTA CONDOMINIAL REF. 10/2023	976,08	2%	92.566389	1.011,36	10/11/2023	9,0000%	92,84	1.124,42
10/12/2023	COTA CONDOMINIAL REF. 11/2023	1.029,25	2%	92.658955	1.065,38	10/12/2023	8,0000%	86,93	1.173,61
10/01/2024	COTA CONDOMINIAL REF. 12/2023	1.063,26	2%	93.168579	1.094,57	10/01/2024	7,0000%	78,15	1.194,61

PLANILHA CALCULO

Emissão: 21/08/2024 **CONDOMINIO NOBREGA X IMOBILIARIA TRABULSI** Fls. 4 de 4

Autor: CONDOMÍNIO EDIFÍCIO NÓBREGA X Réu: IMOBILIARIA TRABULSI LTDA.
Processo: 0001384-92.2022.8.26.0562

Data	Descrição	V. Principal	Multa	Divisor	V. Corrigido	Dt.Juros	% Juros	V. Juros	Total
10/02/2024	COTA CONDOMINIAL REF. 01/2024	1.018,82	2%	93.699639	1.042,88	10/02/2024	6,0000%	63,82	1.127,55
10/03/2024	COTA CONDOMINIAL REF. 02/2024	1.077,80	2%	94.458606	1.094,38	10/03/2024	5,0000%	55,81	1.172,07
10/04/2024	COTA CONDOMINIAL REF. 03/2024	1.081,05	2%	94.638077	1.095,60	10/04/2024	4,0000%	44,70	1.162,21
10/05/2024	COTA CONDOMINIAL REF. 04/2024	967,79		94.988237	977,20	10/05/2024	3,0000%	29,31	1.006,51
10/06/2024	COTA CONDOMINIAL REF. 05/2024	1.024,13	2%	95.425182	1.029,35	10/06/2024	2,0000%	20,99	1.070,92
10/07/2024	COTA CONDOMINIAL REF. 06/2024	1.039,41	2%	95.663744	1.042,11	10/07/2024	1,0000%	10,62	1.073,57
10/08/2024	COTA CONDOMINIAL REF. 07/2024	1.016,45	2%	0	1.016,45	10/08/2024	0,0000%	0,00	1.036,77
Subtotal:		82.972,15			105.275,74			60.331,57	167.692,71

DESPESAS PROCESSUAIS

14/11/2019	CERTIDÃO DE MATRÍCULA FLS. 07/08 PROCESSO PRINCIPAL	52,83		71.741017	70,62	14/11/2019	57,0000%	40,25	110,87
10/02/2020	CUSTA CITAÇÃO	23,25		73.147099	30,48	10/02/2020	54,0000%	16,45	46,93
28/02/2020	CUSTAS PROCESSUAIS	0,30		73.147099	0,39	28/02/2020	54,0000%	0,21	0,60
07/03/2020	CUSTA DARE INGRESSO	511,52		73.271449	669,58	07/03/2020	53,0000%	354,87	1.024,45
12/05/2020	CUSTAS PROCESSUAIS FLS. 38	23,25		73.234509	30,44	12/05/2020	51,0000%	15,52	45,96
07/11/2022	HONORÁRIOS PERICIAIS	4.000,00		88.884891	4.316,25	07/11/2022	21,0000%	906,41	5.222,66
Subtotal:		4.611,15			5.117,76			1.333,71	6.451,47

Padrão de Cálculo:

CORREÇÃO MONETÁRIA:

- Indexador: Tabela Prática do Tribunal de Justiça de São Paulo. Valores Corrigidos até: 31/08/2024
- Multiplicador do Cálculo: 95.912469
- Em eventuais casos de deflação foram mantidos os valores nominais.

JUROS MORATÓRIOS:

- Contagem: A cada mudança de mês.
- Período: Da data da(s) parcela(s) até 31/08/2024.
- Taxa: 6% ao Ano Simples. (Antes do Novo Código Civil)
- Taxa: 12% ao Ano Simples. (Após o Novo Código Civil)

MULTA 10% DO ART.523 DO CPC (antigo 475-J):

- Sobre o Principal (R\$10.527,57), sobre Multas (R\$208,54), sobre Juros Moratórios (R\$6.166,52), sobre Custas (R\$511,77), sobre Honorários (R\$1.741,44) Total Multa: 19.155,84.

HONORÁRIOS 10% DO ART.523 DO CPC:

- Sobre a Multa do Art.523 (R\$1.915,58) Total Honorários: 1.915,58.

Total do Principal Corrigido:	105.275,74
Total de Multas:	2.085,40
Total de Juros:	61.665,28
Total de Despesas Processuais:	5.117,76
Subtotal:	174.144,18
+ Honorários 10%	17.414,41
Total do Cálculo:	191.558,59
+ Multa 10% CPC Art.523	19.155,84
+ Honorários 10% CPC Art.523	1.915,58
Total do Cálculo com Art.523:	212.630,01