

Cumprimento de Sentença

PROCESSO Nº 1061804-45.2020.8.26.0100
 AÇÃO DE DESPEJO POR FALTA DE PAGTO (CUMPRIMENTO DE SENTENÇA)
AÇÃO CUMPRIMENTO DE SENTENÇA Nº 0031739-16.2022.8.26.0100
 EXEQTE: DARCY AKICO KOYAMA
 EXECUDOS: CLAUDIO PEDRO MIYAMOTO E OUTROS

PLANILHA DE CÁLCULO

ATUALIZADO ATÉ: fev/26

Vencimento	Termo Inicial	Aluguel	Condominio	IPTU	Valor Principal	Tabela TJSP		Principal Atualizado	Multa 10%	Juros de Mora 1%	TOTAL Aluguel	
						Mês Início	fev/26					
14/2/2020	1/2/2020	R\$ 3.100,00	R\$ 627,63	R\$ -	R\$ 3.727,63	73,1470990	101,4155240	R\$ 5.168,21	R\$ 516,82	72,00%	R\$ 3.721,11	R\$ 9.406,14
14/3/2020	1/3/2020	R\$ 3.100,00	R\$ 569,21	R\$ 163,53	R\$ 3.832,74	73,2714490	101,4155240	R\$ 5.304,92	R\$ 530,49	71,00%	R\$ 3.766,49	R\$ 9.601,91
14/4/2020	1/4/2020	R\$ 3.100,00	R\$ 557,40	R\$ 163,53	R\$ 3.820,93	73,4033370	101,4155240	R\$ 5.279,07	R\$ 527,91	70,00%	R\$ 3.695,35	R\$ 9.502,33
14/5/2020	1/5/2020	R\$ 3.100,00	R\$ 585,84	R\$ 163,53	R\$ 3.849,37	73,2345090	101,4155240	R\$ 5.330,63	R\$ 533,06	69,00%	R\$ 3.678,13	R\$ 9.541,82
14/6/2020	1/6/2020	R\$ 3.307,39	R\$ 583,79	R\$ 163,53	R\$ 4.054,71	73,0514220	101,4155240	R\$ 5.629,06	R\$ 562,91	68,00%	R\$ 3.827,76	R\$ 10.019,72
14/7/2020	1/7/2020	R\$ 3.307,39	R\$ 448,99	R\$ 163,53	R\$ 3.919,91	73,2705760	101,4155240	R\$ 5.425,64	R\$ 542,56	67,00%	R\$ 3.635,18	R\$ 9.603,38
14/8/2020	1/8/2020	R\$ 3.307,39	R\$ 524,41	R\$ 163,53	R\$ 3.995,33	73,5929660	101,4155240	R\$ 5.505,80	R\$ 550,58	66,00%	R\$ 3.633,83	R\$ 9.690,22
14/9/2020	1/9/2020	R\$ 3.307,39	R\$ 535,50	R\$ 163,53	R\$ 4.006,42	73,8579000	101,4155240	R\$ 5.501,28	R\$ 550,13	65,00%	R\$ 3.575,83	R\$ 9.627,24
14/10/2020	1/10/2020	R\$ 3.307,39	R\$ 524,61	R\$ 163,53	R\$ 3.995,53	74,5004630	101,4155240	R\$ 5.439,01	R\$ 543,90	64,00%	R\$ 3.480,97	R\$ 9.463,88
14/11/2020	1/11/2020	R\$ 3.307,39	R\$ 514,91	R\$ 163,53	R\$ 3.985,83	75,1635170	101,4155240	R\$ 5.377,94	R\$ 537,79	63,00%	R\$ 3.388,10	R\$ 9.303,84
14/12/2020	1/12/2020	R\$ 3.307,39	R\$ 511,10	R\$ 163,53	R\$ 3.982,02	75,8775700	101,4155240	R\$ 5.322,24	R\$ 532,22	62,00%	R\$ 3.299,79	R\$ 9.154,25
14/1/2021	1/1/2021	R\$ 3.307,39	R\$ 513,17	R\$ -	R\$ 3.820,56	76,9853820	101,4155240	R\$ 5.032,96	R\$ 503,30	61,00%	R\$ 3.070,10	R\$ 8.606,36
14/2/2021	1/2/2021	R\$ 3.307,39	R\$ 529,42	R\$ -	R\$ 3.836,81	77,1932420	101,4155240	R\$ 5.040,75	R\$ 504,08	60,00%	R\$ 3.024,45	R\$ 8.569,28
14/3/2021	1/3/2021	R\$ 3.307,39	R\$ 510,46	R\$ 179,93	R\$ 3.997,78	77,8262260	101,4155240	R\$ 5.209,52	R\$ 520,95	59,00%	R\$ 3.073,61	R\$ 8.804,08
14/4/2021	1/4/2021	R\$ 3.307,39	R\$ 509,86	R\$ 179,93	R\$ 3.997,18	78,4955310	101,4155240	R\$ 5.164,32	R\$ 516,43	58,00%	R\$ 2.995,31	R\$ 8.676,06
14/5/2021	1/5/2021	R\$ 3.307,39	R\$ 537,90	R\$ 179,93	R\$ 4.025,22	78,7938140	101,4155240	R\$ 5.180,86	R\$ 518,09	57,00%	R\$ 2.953,09	R\$ 8.652,04
14/6/2021	1/6/2021	R\$ 4.366,76	R\$ 532,94	R\$ 179,93	R\$ 5.079,63	79,5502340	101,4155240	R\$ 6.475,82	R\$ 647,58	56,00%	R\$ 3.626,46	R\$ 10.749,87
14/7/2021	1/7/2021	R\$ 4.366,76	R\$ 532,83	R\$ 179,93	R\$ 5.079,52	80,0275350	101,4155240	R\$ 6.437,06	R\$ 643,71	55,00%	R\$ 3.540,38	R\$ 10.621,15
14/8/2021	1/8/2021	R\$ 4.366,76	R\$ 533,53	R\$ 179,93	R\$ 5.080,22	80,8438150	101,4155240	R\$ 6.372,94	R\$ 637,29	54,00%	R\$ 3.441,39	R\$ 10.451,63
14/9/2021	1/9/2021	R\$ 4.366,76	R\$ 533,10	R\$ 179,93	R\$ 5.079,79	81,5552400	101,4155240	R\$ 6.316,82	R\$ 631,68	53,00%	R\$ 3.347,91	R\$ 10.296,41
14/10/2021	1/10/2021	R\$ 4.366,76	R\$ 533,10	R\$ 179,93	R\$ 5.079,79	82,5339020	101,4155240	R\$ 6.241,91	R\$ 624,19	52,00%	R\$ 3.245,80	R\$ 10.111,90
14/11/2021	1/11/2021	R\$ 4.366,76	R\$ 532,09	R\$ 179,93	R\$ 5.078,78	83,4912950	101,4155240	R\$ 6.169,11	R\$ 616,91	51,00%	R\$ 3.146,25	R\$ 9.932,27
14/12/2021	1/12/2021	R\$ 4.366,76	R\$ 532,00	R\$ 179,93	R\$ 5.078,69	84,1926210	101,4155240	R\$ 6.117,61	R\$ 611,76	50,00%	R\$ 3.058,81	R\$ 9.788,18
14/1/2022	1/1/2022	R\$ 4.366,76	R\$ 533,10	R\$ 179,93	R\$ 5.079,79	84,8072270	101,4155240	R\$ 6.074,60	R\$ 607,46	49,00%	R\$ 2.976,55	R\$ 9.658,61
14/2/2022	1/2/2022	R\$ 4.366,76	R\$ 533,10	R\$ 179,93	R\$ 5.079,79	85,3754350	101,4155240	R\$ 6.034,17	R\$ 603,42	48,00%	R\$ 2.896,40	R\$ 9.533,98
14/3/2022	1/3/2022	R\$ 4.366,76	R\$ 551,98	R\$ 179,93	R\$ 5.098,67	86,2291890	101,4155240	R\$ 5.996,63	R\$ 599,66	47,00%	R\$ 2.818,41	R\$ 9.414,70
14/4/2022	1/4/2022	R\$ 4.366,76	R\$ 533,10	R\$ 179,93	R\$ 5.079,79	87,7037080	101,4155240	R\$ 5.873,98	R\$ 587,40	46,00%	R\$ 2.702,03	R\$ 9.163,40
14/5/2022	1/5/2022	R\$ 4.366,76	R\$ 598,07	R\$ 179,93	R\$ 5.144,76	88,6158260	101,4155240	R\$ 5.887,87	R\$ 588,79	45,00%	R\$ 2.649,54	R\$ 9.126,20
14/6/2022	1/6/2022	R\$ 4.366,76	R\$ 598,07	R\$ 179,93	R\$ 5.144,76	89,0145970	101,4155240	R\$ 5.861,49	R\$ 586,15	44,00%	R\$ 2.579,06	R\$ 9.026,70
14/7/2022	1/7/2022	R\$ 4.366,76	R\$ 598,80	R\$ 179,93	R\$ 5.145,49	89,5664870	101,4155240	R\$ 5.826,20	R\$ 582,62	43,00%	R\$ 2.505,27	R\$ 8.914,09
14/8/2022	1/8/2022	R\$ 4.366,76	R\$ 598,93	R\$ 179,93	R\$ 5.145,62	89,0290880	101,4155240	R\$ 5.861,52	R\$ 586,15	42,00%	R\$ 2.461,84	R\$ 8.909,51
Subtotal								R\$ 176.459,96	R\$ 17.646,00		R\$ 99.815,22	
TOTAL de ALUGUÉIS E ENCARGOS												R\$ 293.921,17
HONORÁRIOS ADVOCATÍCIOS SUCUMBENCIAIS (fase de conhecimento)									10,00%			R\$ 29.392,12
HONORÁRIOS ADVOCATÍCIOS SUCUMBENCIAIS (fase cumprimento de sentença)									10,00%			R\$ 29.392,12
TOTAL DE HONORÁRIOS ADVOCATÍCIOS												R\$ 58.784,23
MULTA (Art. 523, §1º, CPC)									10,00%			R\$ 29.392,12
HONORÁRIOS PERICIAIS (FLS. 207)												R\$ 11.400,00
TOTAL DEVIDO ATUALIZADO ATÉ FEVEREIRO DE 2026												R\$ 393.497,52

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