

EXTRATO DO TERMO DE PERMUTA

ESPÉCIE


Termo de Permuda nº 58-001/2023, conforme o Processo Administrativo nº 007/002643/2022.

PARTES

MUNICÍPIO DE DUQUE DE CAXIAS, e, de outro lado, CAPCE EMPREENDIMENTOS IMOBILIÁRIOS LTDA, neste ato representada pela Sra. VALÉRIA CRISTINA SOARES GREGÓRIO, inscrita no CPF sob o nº 571.498.367-04.

OBJETO

O presente Termo tem por objeto a permuta de imóveis, conforme documentos constantes no Processo Administrativo nº 007/002643/2022.



MUNICÍPIO DE DUQUE DE CAXIAS
WILSON MIGUEL DOS REIS
Prefeito



Número do Processo Administrativo	007/002643/2022
Modalidade da Licitação	-
Tipo de Licitação	-
Espécie do Contrato	TERMO DE PERMUTA
Prazo	-
Valor global	-
Número, data e valor do Empenho	-
Dados secundários	O presente Termo tem por objeto a permuta de imóveis, conforme documentos constantes no Processo Administrativo nº 007/002643/2022.

ESPÉCIE: TERMO DE PERMUTA
LIVRO: 58/2023
TERMO: 58-001/2023

O MUNICÍPIO DE DUQUE DE CAXIAS, doravante designado simplesmente MUNICÍPIO, localizado na Alameda Dona Esmeralda, nº 206, Jardim Primavera, Duque de Caxias/RJ, inscrito no CNPJ nº. 29.138.328/0001-50, neste ato representado por seu Prefeito Sr. **WILSON MIGUEL DOS REIS**, brasileiro, casado, portador da carteira de identidade nº 810.645.077, expedida pelo IFP/RJ e inscrito no CPF/MF sob o nº 311.163.537-68 e, de outro lado, **CAPCE EMPREENDIMENTOS IMOBILIÁRIOS LTDA**, com sede na Rua Visconde de Pirajá, nº 623 sala 805, Ipanema, Rio de Janeiro/RJ, CEP: 22.410-003, inscrita no CNPJ sob nº 29.331.840/0001-19, neste ato representada por sua Diretora, Sra. **VALÉRIA CRISTINA SOARES GREGÓRIO**, brasileira, solteira, inscrita no CPF nº 571.498.367-04, portadora da carteira de identidade número 044.14934-2, resolvem celebrar o presente **TERMO DE PERMUTA**, tendo em vista o constante e decidido no Processo Administrativo nº 007/002643/2022, contendo as seguintes condições:

Os comparecentes juridicamente capazes, conhecidos entre si e identificados pelos documentos apresentados já mencionados e que ratificaram suas qualificações com que constam neste termo. Então, pelos outorgantes foi dito: 1º) que a primeira permutante é legítima possuidora dos imóveis constituído do **TRECHO 1 da RUA RIO GRANDE DO NORTE; descrito e caracterizado na matrícula nº 55.451, inscrito no PMDC sob o código imobiliário 2.2.128.042.000 inscrição 5057444; RUA RIO GRANDE DO SUL TRECHO 1, TRECHO 3, TRECHO 4, TRECHO 5, TRECHO 6, e TRECHO 7, descritos e caracterizados nas matrículas nºs 55.431, inscrito no PMDC sob o código imobiliário 2.2.131.042.000 inscrição 5057461, 55.433 inscrito no PMDC sob o código imobiliário 2.2.131.044.000 inscrição 5070294, 55.434 inscrito no PMDC sob o código imobiliário 2.2.131.045.000 inscrição 5070296, 55.435 inscrito no PMDC sob o código imobiliário 2.2.131.046.000 inscrição 5070297, 55.436 inscrito no PMDC sob o código imobiliário 2.2.131.047.000 inscrição 5070299 e 55.437 inscrito no PMDC sob o código imobiliário 2.2.131.048.000 inscrição 5070305; RUA NITEROI TRECHO 1, descrito e caracterizado na matrículas nºs 55.422, inscrito no PMDC sob o código imobiliário 2.2.137.015.000 inscrição 5057462; RUA BAHIA TRECHO 1, TRECHO 3, TRECHO 4, TRECHO 5, TRECHO 6, TRECHO 7, TRECHO 8 e TRECHO 9, descritos e caracterizados nas matrículas nºs 55.439, inscrito no PMDC sob o código imobiliário 2.2.125.015.000 inscrição 5057460, 55.441 inscrito no PMDC sob o código imobiliário 2.2.125.017.000 inscrição 5070226, 55.442 inscrito no PMDC sob o código imobiliário 2.2.125.018.000 inscrição 5070227, 55.443 inscrito no PMDC sob o código imobiliário 2.2.125.019.000 inscrição 5070232, 55.444 inscrito no PMDC sob o código imobiliário 2.2.125.020.000 inscrição 5070235, 55.445 inscrito no PMDC sob o código imobiliário 2.2.125.021.000 inscrição 5070236, 55.446 inscrito no PMDC sob o código imobiliário 2.2.125.022.000 inscrição 5070237 e 55.447 inscrito no PMDC sob o código imobiliário 2.2.125.023.000 inscrição 5070238; RUA MATO GROSSO TRECHO 1, descrito e caracterizado na**





PREFEITURA
**DUQUE DE
CAXIAS**

matrícula nº 55.449, inscrito no PMDC sob o código imobiliário 2.2.134.015.000 inscrição 5057446; RUA SANTA CATARINA TRECHO 1, descrito e caracterizado na matrícula nº 55.453, inscrito no PMDC sob o código imobiliário 2.2.126.014.000 inscrição 5057443; RUA PIAUÍ TRECHO 1, descrito e caracterizado na matrícula nº 55.455, inscrito no PMDC sob o código imobiliário 2.2.109.045.000 inscrição 5057428 RUA MARANHÃO TRECHO 1, descrito e caracterizado na matrícula nº 55.457, inscrito no PMDC sob o código imobiliário 2.2.107.045.000 inscrição 5057427; AVENIDA CLARA BASBAUM TRECHO 2, TRECHO 4 e TRECHO 5, descritos e caracterizados nas matrículas nºs 55.535 inscrito no PMDC sob o código imobiliário 2.2.110.046.000 inscrição 5073407, 55.537 inscrito no PMDC sob o código imobiliário 2.2.110.048.000 inscrição 5073419 e 55.538 inscrito no PMDC sob o código imobiliário 2.2.110.049.000 inscrição 5073420; RUA MACEIÓ TRECHO 1, descrito e caracterizado na matrícula nº 55.556, inscrito no PMDC sob o código imobiliário 2.2.939.003.000 inscrição 4872135; RUA ICARAÍ TRECHO 1, TRECHO 2, TRECHO 3, TRECHO 5 E TRECHO 6, descritos e caracterizados nas matrículas nºs 55.424, inscrito no PMDC sob o código imobiliário 2.2.139.043.000 inscrição 5057465, nºs 55.425, inscrito no PMDC sob o código imobiliário 2.2.139.044.000 inscrição 5070246, nºs 55.426, inscrito no PMDC sob o código imobiliário 2.2.139.045.000 inscrição 5070248, nºs 55.428, inscrito no PMDC sob o código imobiliário 2.2.139.047.000 inscrição 5070254, nºs 55.429, inscrito no PMDC sob o código imobiliário 2.2.139.048.000 inscrição 5070255, situados no loteamento denominado JARDIM BALNEARIO ANA CLARA, no 2º distrito deste Município, dentro do perímetro urbano, todos do registro de imóveis do cartório do 1º ofício de registro de imóveis da 1ª circunscrição de Duque de Caxias.; 2º) que a segunda permutante é legítima possuidora dos imóveis constituído do **Dos imóveis seguinte: QUADRA Nº 03: LOTES NºS: 06, 09, 10, 12, 21, 23, 27, 28 e 31; QUADRA Nº 04: LOTES NºS: 08, 11, 12, 13, 14, 16, 17, 18, 19, 21, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 41 e 42; QUADRA Nº 05: LOTES NºS: 01, 04, 07, 08, 09, 10, 11, 12, 13, 14, 15, 19, 20, 25, 26, 27, 28, 29, 34, 36, 37 e 39; QUADRA Nº 06: LOTES NºS: 02, 05, 06, 07, 09, 12, 13, 14, 17, 19, 21, 22, 23, 24, 27, 28, 30, 31, 32, 33, 35 e 36; QUADRA Nº 11: LOTES NºS: 01, 02, 05, 06, 07, 13, 14, 18, 19, 22, 23, 24, 26, 28, 29, 31, 34 e 35; QUADRA Nº 12: LOTES NºS 01, 07, 08, 09, 10, 11, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 34 e 35; QUADRA Nº 13: LOTES NºS: 01, 03, 04, 05, 07, 15, 17 e 27; QUADRA Nº 14: LOTES NºS: 03, 04, 07 e 39; QUADRA Nº 19: LOTES NºS 04, 17, 20, 22, 23, 24, 25 e 32; QUADRA Nº 20: LOTES NºS 02, 04, 07, 08, 10, 11, 12, 14, 15, 16 e 17; QUADRA Nº 26: LOTES NºS 01, 04, 14 e 16; QUADRA Nº 27: LOTES NºS 01, 02, 13 e 14; QUADRA Nº 28: LOTES NºS 01, 02 e 15; QUADRA Nº 29: LOTES NºS 01, 03, 16 e 17, todos situados no loteamento denominado "JARDIM BALNEARIO ANA CLARA II – PLANTA I, PARTE I e II", nesta cidade de Duque de Caxias, Estado do Rio de Janeiro, melhor descritos e caracterizados nas matrículas nºs 53.942 á 53,950, 54.922, 53.951 á 54.001, 50.048, 54.002 á 54.090, 53.927 á 53.941 do Ofício de Registro de Imóveis de Duque de Caxias, 1ª Circunscrições (2º Distritos). Cadastrado na Prefeitura Municipal de Duque de Caxias-RJ Códigos dos objeto nºs 22641006000; 22641009000; 22641010000; 22641012000; 22641021000; 22641023000; 22641027000; 22641028000; 22641031000; 22606008000; 22606011000; 22606012000; 22606013000; 22606014000; 22606016000; 22606017000; 22606018000; 22606019000; 22606021000; 22606023000; 22606024000; 22606027000; 22606028000; 22606029000; 22606030000; 22606031000; 22606032000; 22606033000; 22606034000; 22606036000; 22606037000; 22606041000; 22606042000; 22607001000; 22607004000; 22607007000; 22607008000; 22607009000; 22607010000; 22607011000; 22607012000; 22607013000; 22607014000; 22607015000; 22607019000; 22607020000; 22607025000; 22607026000; 22607027000; 22607028000; 22607029000; 22607034000; 22607036000; 22607037000; 22607039000; 22638002000; 22638005000; 22638006000; 22638007000; 22638009000; 22638012000; 22638013000; 22638014000; 22638017000; 22638019000; 22638021000; 22638022000; 22638023000; 22638024000; 22638027000; 22638028000; 22638030000; 22638031000; 22638032000; 22638033000; 22638035000; 22638036000; 22635001000;**

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PREFEITURA
**DUQUE DE
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3º) que os imóveis encontra-se livres e desembaraçados de todo e qualquer ônus judicial ou extrajudicial, bem como quites de taxas; 4º) que os permutantes tem entre si ajustado a permuta dos imóveis mencionados no item 1º pelos mencionados no item 2º permuta ora que essa fazem, sem qualquer reposição, mesmo tendo dado os valores avaliados no laudo de avaliação processo nº 007/002643/2022 para os imóveis descritos no item 1º o valor de R\$ 8.508.000,00 e para os imóveis descritos no 2º item o valor de R\$ 8.636.000,00, contudo o resultado desta avaliação não tem a pretensão definir o valor do negócio jurídico, mas de apenas oferecer um parâmetro técnico com base na análise normativa dos preços praticados pelo mercado atualmente; 5º) **que até a presente NÃO EXISTEM DÉBITOS VENCIDOS sobre os imóveis acima descrito.** 6º) que o imposto de transmissão ao Banco Itaú S/A, agência 0311, em favor da PMDC, por intermédio da guia de informação ITBI – Imóvel – DAM nº 88177/2023, paga no valor de 5.867,59; DAM 88171/2023, no valor de R\$ 5.867,59; DAM 88168/203, R\$ 5.867,59; DAM 88178/203 R\$



PREFEITURA
**DUQUE DE
CAXIAS**

5.867,59; DAM 88176/2023 R\$ 5.867,59; DAM 88181/2023, R\$ 5.867,59; DAM 88175/2023 R\$ 5.867,59; DAM 88174/2023 R\$ 5.867,59; DAM 88172/2023 R\$ 5.867,59; DAM 88169/2023, R\$ 5.867,59; DAM 88167/2023 R\$ 5.867,59; DAM 88163/2023 R\$ 5.867,59; DAM 88161/2023 R\$ 5.867,59; DAM 88159/2023 R\$ 5.867,59; DAM 88158/2023 R\$ 5.867,59; DAM 88156/2023 R\$ 5.867,59; DAM 88154/2023, R\$ 5.867,59; DAM 88152/2023, R\$ 5.867,59; DAM 88150/20023 R\$ 5.867,59; DAM 88180/2023, R\$ 5.867,59; DAM 88173/2023, R\$ 5.867,59; DAM 88170/2023, R\$ 5.867,59; DAM 88165/2023, R\$ 5.867,59; DAM 88179/2023, R\$ 5.867,59; DAM 88164/2023, R\$ 5.867,59; DAM 88151/2023, R\$ 5.867,59; DAM 88166/2023, R\$ 5.867,59; DAM 88153/2023, R\$ 5.867,59; DAM 88162/2023, R\$ 5.867,59, paga no valor avaliado de R\$ 8.508.000,00. 7º) A 1ª Permutante declara que tem conhecimento do constante nas certidões emitidas pelos Distribuidores do Poder Judiciário do Estado do Rio de Janeiro, das Comarcas de Duque de Caxias e da Capital, em nome da 2ª Permutante, nada tendo a opor tendo em vista que os processos apontados se referem a execução de IPTU de outros imóveis de propriedade da 2ª Permutante localizados nessa cidade, sendo que se referem a imóveis de propriedade de terceiros que ainda não providenciaram a devida atualização cadastral junto a Fazenda Municipal e outros tantos relativos a tributos que tiveram a remissão reconhecida pela municipalidade.


MUNICÍPIO DE DUQUE DE CAXIAS
WILSON MIGUEL DOS REIS
Prefeito


CAPCE EMPREENDIMENTOS IMOBILIÁRIOS LTDA
VALÉRIA CRISTINA SOARES GREGÓRIO
Representante Legal