

BS"D BS"D

Where time is subtle
The feet touch the sand
The salty air remembers
That life runs
At the present time

So good to enjoy day to day So, life never gets tired Shamelessly enchanting Here

You feel

You explore

You live

S"D

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LEBLON

You have arrived on a new journey And Leblon now graces you The sea and sun makes you relax No rush to return Make this house a home From the rumble poetry Because here the city pulses With dynamism and harmony

A CHARMING AND ELEGANT NEIGHBORHOOD

Unique with its forms, in verses, melodies or poems, life is present. Embrace of nature, beauty that ecstasy, purity that inspires, the neighborhood brings joy

Full of charm, Leblon has Morro Dois Irmãos as its backdrop and Rio's life made of breeze, sand, salt, sea and love.



WHERE THE SUN,
THE MUSIC
AND POETRY MAKE
YOU SHIVER.



UNUSUAL, SINGULAR AND STUNNING

Overlooking the sea at Leblon, its calm, elegance and scenery are inspirations for the most beautiful verses and days. Located on Bartolomeu Mitre, on the very first block from the beach, Areia combines exclusivity with sophistication.

Admiring its beauty and charm, walking its streets, looking at the sea up close, enjoying the sunset and living the best that the Rio style has to offer, makes the days be surprising.

A SPECIAL AND PRIVILEGED PLACE IN LEBLON.

THE PRIVILEGE OF LIVING IN A POSTCARD



WHERE SIMPLICITY IS EVERYDAY

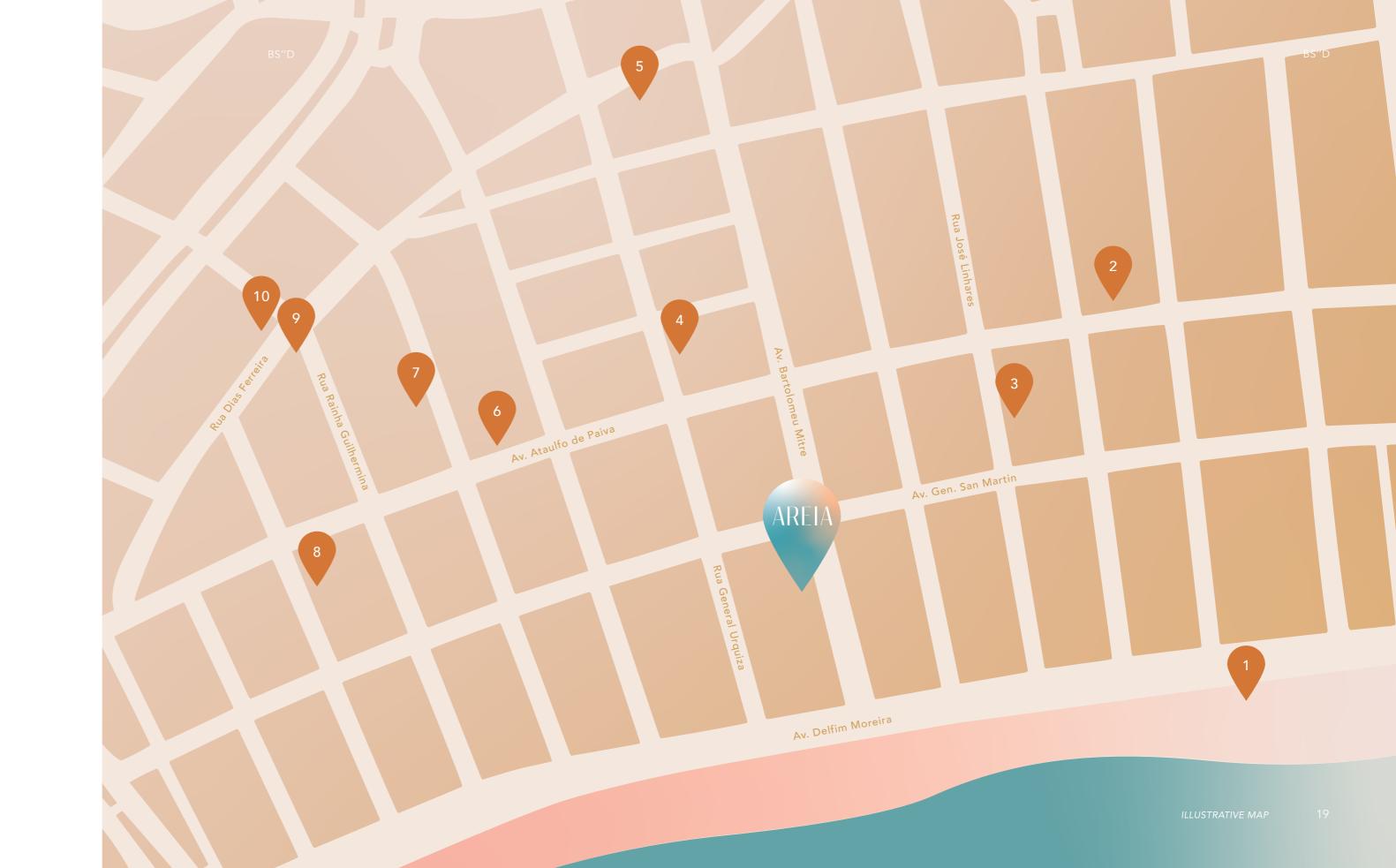
possibilities involving natural beauty, sport,
bohemian life, gastronomy
and nightlife. All in one place and just steps away
from each other.

Residence of exclusive restaurants, premiur stores, cozy bars, coffee shops, designer store and renowned schools. The daily life of the neighborhood becomes simple, practical and pleasant



AV. BARTOLOMEU MITRE, 119

- 1. Quiosque Azur
- 2. Cardin
- 3. Colégio Santo Agostinho
- **4.** Bodytech
- **5.** CT Boucherie
- **6.** Talho Capixaba
- **7.** Supermercado Zona Sul
- 8. Oro Restaurante
- 9. Sushi Leblon
- **10.** Nola





RIO SOUL AND FINESSE IN EVERY DETAIL

ARCHITECTURE

Escaping a commonplace, the project exudes elegance and subtlety, expresses beauty with its effects between materials, brings softness and carries all the lightness of sunny days with its integration with the surroundings.

With a façade and interior designed by the renowned architect David Bastos, Areia unites authorial design with comfort, the functional with the conceptual and sustainability with the optimization of resources, building a high standard development.



BS"D



DAVID BASTOS

Façade and interiors

Graduated in architecture from the Federal University of Bahia, David Bastos belongs to a family of doctors, but he decided to transform the urban landscape of Salvador, his hometown. In 1995, he installed his office on a warehouse in the docks area of the Bahian capital, promoting a revitalization of the place.

His projects stand out for their comfort, informality and respect for the space's characteristics. He likes to work mixing old and new, betting on the effect of materials. His refined style left marks on the Bahia landscape with elegance and subtlety. His company operates nationally and internationally and is specialized in the creation, execution and production of architectural urbanistic and commercial and residential decoration projects.

"Situated in Rio de Janeiro, more precisely in Leblon, a neighborhood where there is a lot of life, the development is in a privileged location, on the beach block, close to bars and restaurants. And because of that, it was designed to be a house integrated with nature, with natural tones and textures, such as sand, which ended up becoming the name of the building. The use of natural materials and large glass openings were the premises used in the design of the facade, which does not have a great variety of elements or colors, remaining minimalist, but without losing its elegance.

In common areas and apartments it was no different. We brought the same concept to the entire project, emphasizing neutral tones, choice of natural materials and the concept of biophilia, which is nothing more than giving value to living things, promoting well-being and emotional comfort."

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BS"D



INÁCIO OBADIA

Project author

The I. Obadia Architecture and Planning office has been working since 1974 in architectural projects aimed at building enterprises that add value and importance to the place where they are located. Much of his work consists of multifamily buildings, always concerned with meeting the demand and desire of companies and future residents.

Quality is the focus of his development.

"It's impossible not to rejoice when executing yet another architectural project where Areia will be built. Close to the sea, the sun, the sky, the blue! Located on Leblon beach block, on Bartolomeu Mitre, the project inspires us to do our best.

The building has 7 typical floors, with 2 units each and comprising a living room and 4 suites. The top floor units have outbuildings on the roof with swimming pool, sun and a view of the sea in Leblon. In the basement and on the ground floor, each unit has 3 parking spaces and for the duplex units, 4 parking spaces.

On the ground floor, the lobby is refined and sophisticated, following the same pattern as the apartments and leisure area with swimming pool, spa, fitness and relaxation and massage area. It's another project that fulfills us professionally, it gives us immense pleasure and I want to want more!"

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YOUR HOME FULL OF BOSSA AND PERSONALITY

YOU IDEALIZE THE PLAN YOU WANT AND MOZAK MAKES IT FEASIBLE *

From conception to delivery, Mozak strives to develop unique solutions that meet your needs and make you feel at home. Our specialized and capable team will be available to guide you in whatever you need.

* the customization of the project must meet the technical criteria of the project



BS"D

EXCLUSIVITY

Your apartment is customized, your way and according to your wishes.

You will be able to propose suggestions for changes regarding the layout and finishing of your project to our team, which will carry out the necessary works to meet your needs.

AND CUSTOMIZATION *

* the customization of the project must meet the technical criteria of the project

KITS OFFERED TO UNITS:



Glass closing of the shower box.

Heater



Technology: different options to choose between automation items such as air conditioning and blinds.

TECHNICAL SHEET

14 UNITS 2 PER FLOOR

4 SUITES - GARDEN E TYPICAL

5 SUITES - PENTHOUSE

• 2 GARDENS

• 10 TYPICAL

• 2 DUPLEX PENTHOUSES

• 3 parking spaces

- 3 parking spaces
- 4 parking spaces

RECREATION AREA

HEATED SWIMMING POOL WITH A 20M LANE; HEATED WHIRLPOOL; GYM; STEAM SAUNA; SHOWERS.

• BOX LOCKER

BIKE RACK

MEETING ROOM





DELIGHTFUL DETAILS



Sea view from Leblon



Prime location on the very beach block.



Façade and interior project signed by David Bastos.



Floor-to-ceiling retractable glass closure and level floor with living room and bedrooms.



Flexible customization.



Elevated gardens and terrace with pool and gourmet bench.



Parking spaces. 3 for typical and garden apartments and 4 for penthouse.



Individual Box Locker for each unit in the basement.

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THE PROJECT

Areia is a project integrated with the surroundings, where the noise of the sea sound like poetry, the breeze embraces and the charm inspires living full of affection.

Aiming at valuing the neighborhood in which it is located, the development brings concepts of urbanism, beauty, safety and well-being, with a new construction and use of the most modern technologies.

BEAUTY AND GRANDEUR

FACADE AND INTERIOR BY DAVID BASTOS





ENTRANCE FAÇADE



ENTRANCE HALL



LIVING WELL

WITH A RARE TO FIND AND SINGULAR TO HAVE INFRASTRUCTURE

To make everyday life easier, the project is also highlighted and differentiated by its reserved leisure area. An exclusive space designed to provide you with well-being, comfort, tranquility and practicality with privacy.



POOL

LLUSTRATED PERSPECTIVE. DECORATION AND FINISHINGS AND LANDSCAPES ARE MERELY
ILLUSTRATIVE IMAGES. THE FURNITURE AS WELL AS THE FINISHING MATERIALS ARE OF COMMERC
DIMENSIONS AND NOT PART OF THE CONSTRUCTION CONTRACT. THE PROPERTY AND PROPERTY



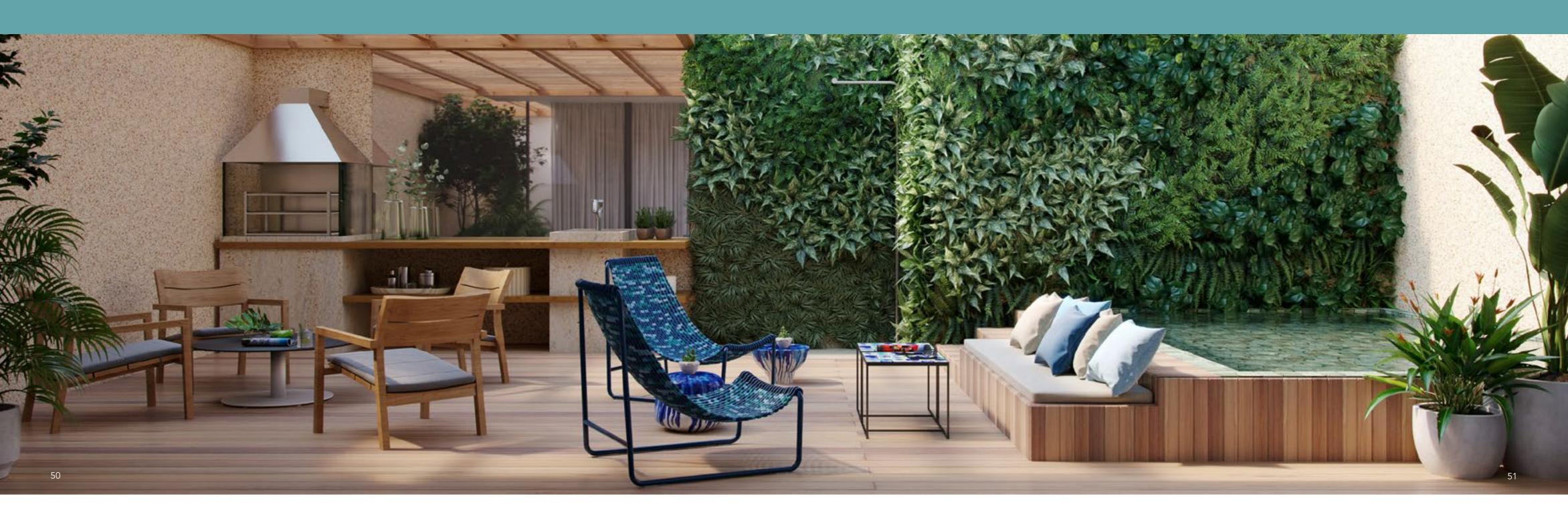
GYM



SAUNA AND WHIRLPOOL

BS"D

GARDEN TERRACE





TYPICAL LIVING

Open concept layout suggestion



Open concept layout suggestion







TYPICAL DINING ROOM

Open concept layout suggestion



TYPICAL MASTER Suite



TYPICAL SUITE 03



PENTHOUSE FRONT TERRACE



PENTHOUSE FRONT TERRACE



ILLUSTRATED PERSPECTIVE. DECORATION AND FINISHINGS AND LANDSCAPES ARE MERE ILLUSTRATIVE IMAGES. THE FURNITURE AS WELL AS THE FINISHING MATERIALS ARE OF COMMERCIAL DIMENSIONS AND NOT PART OF THE CONSTRUCTION CONTR





PENTHOUSE OUTROOM



PENTHOUSE OUTROOM



AREA CHART

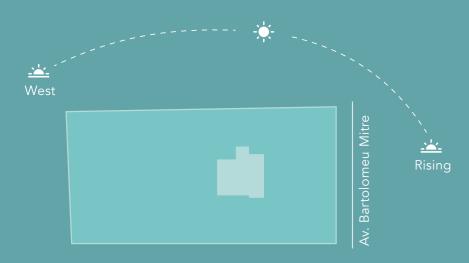
Detail by unit

UNIDADES	APARTAMENTO (M²)	DEPENDÊNCIA (M²)	TERRAÇO (M²)	ÁREA TOTAL (M²)
102				342,18
201				267,95
202				266,60
302				266,60
402				266,60
501				267,95
502				266,60
602				266,60
701 **				537,52
702 **	266,60	162,16	104,06	532,82

101 to 602: 3 parking spaces per unit **701 and 702: 4 parking spaces per unit

UNDERGROUND

- **1.** Access to the ground floor
- 2. Underground garage (26 spaces)
- **3.** Deposits (1 to 14)
- **4.** Social elevator
- **5.** Service elevator
- **6.** Technical areas
- **7.** Lixeira
- 8. Bike rack



without notice. The project may undergo changes resulting from municipal, concessionary and local postures. The plan presents preliminary location of pillars and installation uprights. The areas described refer to the private areas of each unit. Private areas represent compartment areas plus their wall areas. The dimensions are of the axis of the walls and were defined by the external limits of the walls (facades

BS"D



- 1 ACESSO AO TÉRREO
 2 GARAGEM SUBSOLO (26 VAGAS)
 3 DEPÓSITOS (DE 1 A 14)
 4 ELEVADOR SOCIAL
 5 ELEVADOR DE SERVIÇO
 6 ÁREAS TÉCNICAS

- 7- LIXEIRA
- 8- BICICLETÁRIO

SUBSOLO

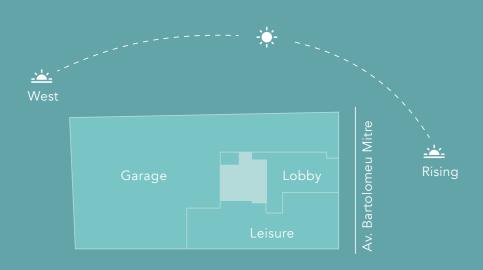






GENERAL GROUND FLOOR

- 1. Access to underground garage
- 2. Access to the ground floor garage
- **3.** Pedestrian access
- 4. Concierge/leisure
- **5.** Garage (18 spaces)



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BS"D

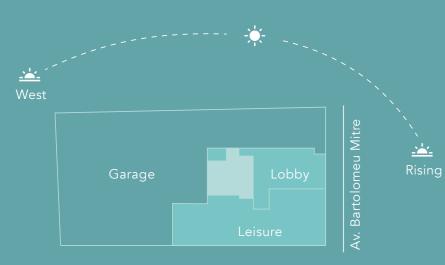




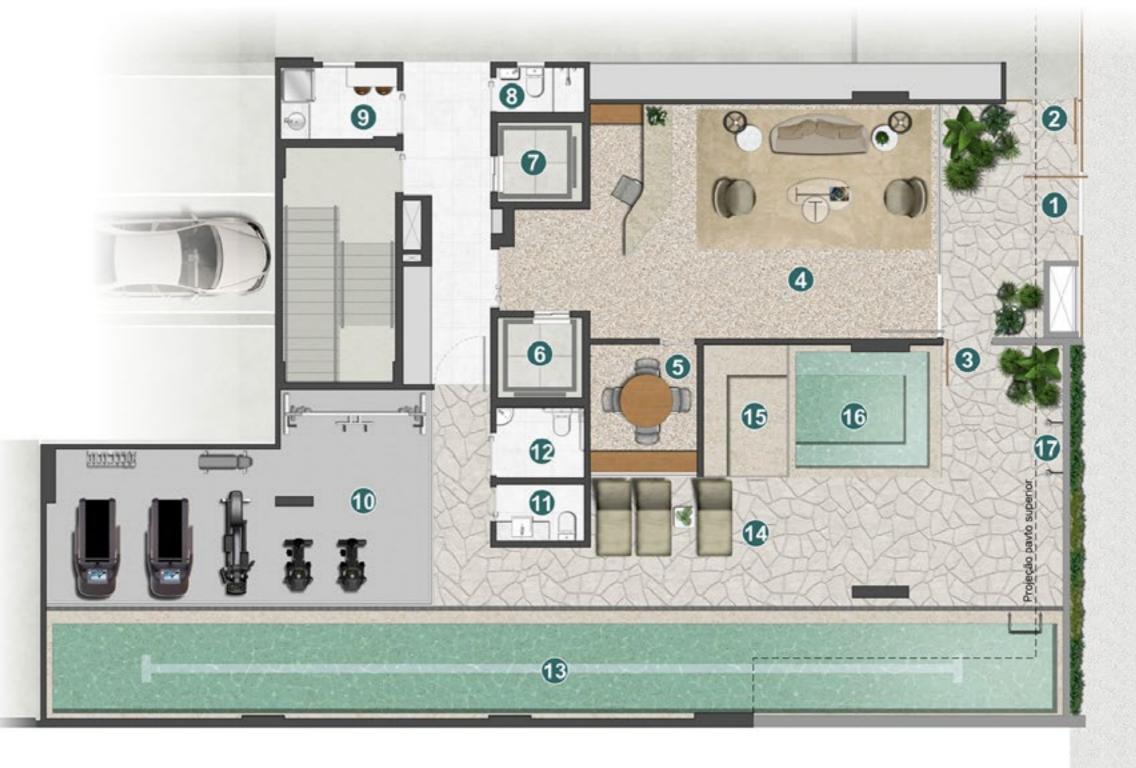
GROUND FLOOR LEISURE

- **1.** Pedestrian access
- 2. Garage access
- **3.** Access to leisure
- **4.** Ordinance
- **5.** Multipurpose room
- **6.** Social elevator
- **7.** Service elevator
- 8. W.C. employees
- **9.** Pantry

- **10.** Fitness
- **11.** Lavatory
- **12.** Lavatory P.C.D.
- **13.** Pool
- **14.** Repose
- **15.** Dry sauna
- **16.** Hydro
- **17.** Showers



construction are specified in the descriptive memorial. This is a provisional plan subject to change the customization of finishes.



LEGENDA:

- 1 ACESSO PEDESTRE 2- ACESSO Á GARAGEM
- 3- ACESSO AO LAZER
- 4- PORTARIA
- 5- SALA MULTI USO
- 6- ELEVADOR SOCIAL
- 7- ELEVADOR DE SERVIÇ
- 8- W.C. FUNCIONÁRIOS
- 9- COPA 10- FITNESS
- 11- LAVABO
- 12- LAVABO P.C.D.
- 13- PISCINA
- 14- REPOUSO
- 15- SAUNA SECA
- 16- HIDRO
- 17- DUCHAS

GARDEN LAPARTMENT 101

TOTAL PRIVATE AREA





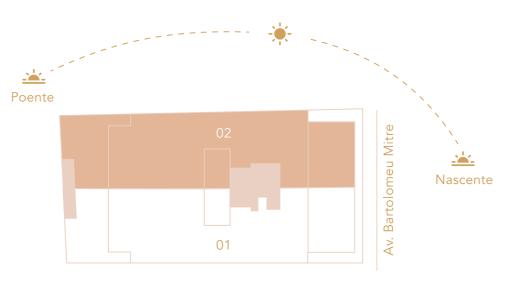
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GARDENI APARTMENT 102

TOTAL PRIVATE AREA:





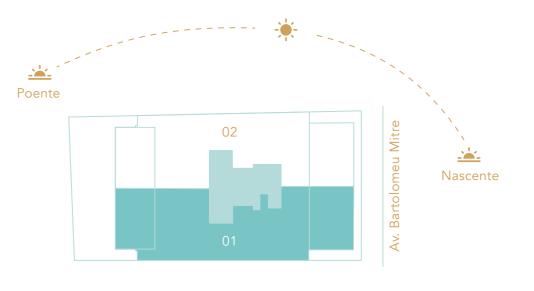
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TYPICAL | COLUMN 01

2ND TO 6TH FLOORS

TOTAL PRIVATE AREA: 267,95m²





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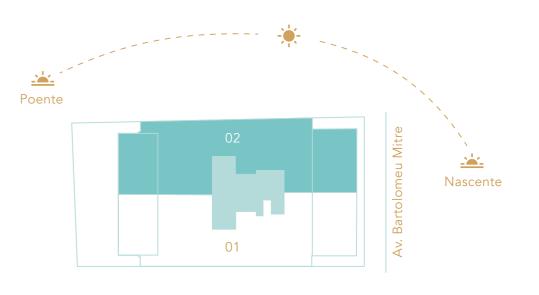
85

TYPICAL | COLUMN 02

2ND TO 6TH FLOORS

TOTAL PRIVATE AREA: 266,60m²





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PENTHOUSE | APARTMENT 7 0 1

LOWER FLOOR

A varando será entregue sem as divisórias, que são apenas sugestão de decoração. ** As portas das esquadrias para acesso das Trocho de l'echamento em vidro retoltili de piso a teto.

- As portes das esquedrias pare aceso des verendas foram retiradas em caráter ilustrativo e serão entregues conforme projeto aprovado. varandas foram retiradas em caráter ilustrativo e serão entregues conforme projeto aprovado.

• • • Trecho de fechamento em vidro estrátil sobre mureta

37,52 m²



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PENTHOUSE | APARTMENT 7 0 1

UPPER FLOOR

A varanda será entregue sem as divisórias, que são apenas sugestão de decoração. ** As portas das esquadrias para acesso das * Trecho de fochamento em vidro retrátil de piso a teto. varandas foram netracas em caráter fustrativo e serão entregues conforme projeto aprovado. • • • • Trecho de fechamento em vidro retrátil sobre mundo ** As portas das esquacrias para acesso das varandas foram retiradas em caráter fustrativo e serão entregues conforme projeto aprovado.

* * Guanda corpo em vidro.

TOTAL PRIVATE AREA



02

Av. Bartolomeu Mitre

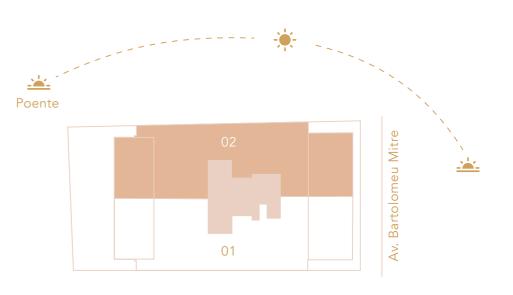
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PENTHOUSE | APARTMENT 7 0 2

LOWER FLOOR

TOTAL PRIVATE AREA: 532.82m²





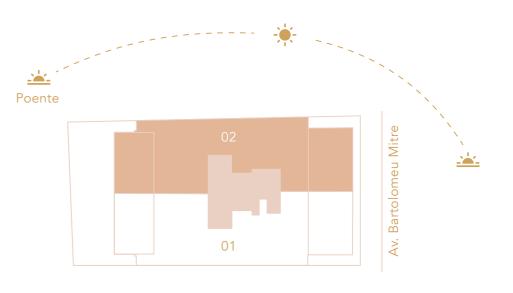
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PENTHOUSE | APARTMENT 7 0 2

LIPPER ELOOR

TOTAL PRIVATE AREA: 532,82m²





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AMENITIES

Our care and attention to detail goes from conception to the final delivery of each project. It is part of the routine of our professional team, the search for methods and processes that make the daily lives of residents more comfortable, safe and sustainable.

Your home integrated with technology.

THE COZINESS AND PRACTICALITY THAT COMFORT THE DAYS



APARTMENTS

AUTOMATION

BUILDING



Smart control for lighting common areas and facade through sensing.



CCTV with local and remote monitoring.



Infrastructure for IOT and for cameras in rooms, bedrooms and kitchens.



JSB outlets in living rooms and bedrooms



Infrastructure for network and IP telephony.



Infrastructure for automation of lighting, audio and video.



Infrastructure for the installation of a future remote entrance.



Automated irrigation of gardens.



nfrastructure for automation and air conditioning.



nfrastructure for accessing partments via password, access ard or biometrics.

SECURITY

BUILDING



Alarm, perimeter sensors and CCTV circuit.



Panic button (common area)

UNITS



Infrastructure for surveillance camera.



Infrastructure for panic



Anti-vandalism protective film on the entrance glass.



Infrastructure for accessing the apartments through password access card or biometrics.

USABILIDADE FUNCIONAL

TO MAKE THE SPACES MORE PRACTICAL AND FUNCTIONAL, AVAILABLE FOR THE KITCHEN AND LAUNDRY:



Floor with single-lever



Installation of electric point for shredder in the kitchen.





Digital tire gaug



Granite countertop in the laundry room and built-in stainless steel



Recharge for electric vehicles and bicycles.

SUSTAINABILITY



Common areas delivered with LED lamps.



Individual water meters.



Metals in common areas with water-saving pressure valve.



-ighting in common areas with oresence sensor (access hall, floor nall and stairs).



Toilets with Dual Flush system with water saver.



Selective garbage collection.



Automated irrigation.

FACADE ARBÔ | BOUTIQUE IPANEMA 106 ILLUSTRATED PERSPECTIVE

MOZAK

Behind a company with over 27 years of experience are organizational management processes that increase productivity and assertiveness. Throughout its trajectory, Mozak has learned a lot and tightened its procedures, closely following the productivity and needs of all its sectors, in addition to drawing strategies to achieve its goals and deliver excellence to its customers.

Today, we can say that we are one of the few mid-sized companies in our segment that is certified by ISO 9001:15.

This is just the beginning of an intense progress towards professionalization in our company's strategic planning.

180 9001

ISO 9001 is a quality management system, with a set of guidelines that seek to standardize and verify company processes based on continuous improvement.

This certification was a very important step for us. We offer even more confidence to our client, who throughout the relationship with Mozak will be guaranteed a high quality service and, at the end of the work, a product that will exceed their expectations.

We assume with our customers and partners the commitment to always be in search of excellence.



GENERAL PROVISIONS

AREIA | RUA BARTOLOMEU MITRE, 119 | LEBLON

1. The acquisition of the fraction of land and contracting the construction. be signed.

- ny's own criteria, the reservation will be canceled, without any burden to both 1.6. At the end of the project, after the concession of the occupancy permit Construction Contract for the project and its annexes and the Condominium 2 - The projects. Agreement will be initialed.
- serving the unit or whenever requested.
- **1.4.** The definitive deed of purchase and sale of the property will be drawn up—all information can be changed on a date to be confirmed in the future by the construction company, provided that all the conditions established for the purchase and sale thereof are imple- 2.2. Soon after the purchase of the property, the architecture firm "Inácio Obamented, and also depends on the settlement of the land quota by the buyers, as dia Arquitetura" will be hired to carry out the architectural project for the work, well as the settlement of the amounts related to the expenses mentioned in item to be approved by the City Hall. Also after completing the purchase of the land, 8., below. Also on this occasion, the Construction Contract, the Condominium the construction company will hire qualified professionals to develop the visual Agreement and Power of Attorney mentioned in the Construction Contract will design and execution of the executive projects. During this phase, minor modi-

- 1.1. The construction company is forming the group of buyers of the proper- 1.5. Each unit will be assigned a fraction of land. This fraction will be included in ny's own method, taking into account the private areas of the units, the location, the number of spaces and parking and the market price of the units. The per-1.2. The reservation of the future unit will be formalized upon the delivery of: centages for costing the work were calculated using the construction company's the Customer Registration, attached to the documents mentioned therein; if the own method, taking into account the equivalent construction areas of the units.

- **2.1.** All information on this project was based on a preliminary study, and was 1.3. All drafts of the documents to be signed are available at the construction proposed for the land, before the demolition of the existing construction, accompany, and their electronic files will be sent by email to customers when re- cording to the measures found in the topographic survey carried out, thus being subject to adjustments and modifications. This is just a preliminary study for the

fications to the preliminary study may occur.ocorrer pequenas modificações no allowed e nas fachadas; estudo preliminar.

- 2.3. The project for the execution of the building's facade will be detailed later 3.3.2. Wet area compartments can only be located in the lower projection of by the architectural office "David Bastos Arquitetura".
- **2.4.** The construction company reserves the right to locate the rooms and parts of the common areas, as well as the parts of the private areas, according to the 3.3.3. Changes to the social doors and service hall will not be allowed; and layout of the units.
- 2.5. Regarding the sales projects presented: the decoration is a mere suggestion; the dimensions are axis-by-axis dimensions of the walls of the compart- 3.3.5. The construction company reserves the right to locate the rooms and

3 - Choices of floor plans and finishing materials:

- **3.1.** Purchasers may define the layout and finishing materials (flooring and coat- to the standard layout ings, ceramics, metals and granites), all in accordance with the conditions stipulated in clause 4 of the construction contract, purchasers may not request other 3.5. Customers will also be invited to define finishing options (flooring and covtypes of customizations
- to customers along with the layout customization contract.
- 3.3. The layout modification request for purchasers who wish to make a layout 3.6. In addition to the finishing options described above, a finishing option it ensures that the construction rules and legal requirements for approval are—choose one of these three finishing options after being called respected, such as:

- **3.3.4.** The mandatory legal requirements for approval of the project by the city hall and other bodies must be respected;
- **2.6.** The private areas considered in the projects and sales table were calculated **3.4.** After defining the layout, a contract must be created with the Construction walls, pillars and other elements. The areas were calculated by the external face the work can be developed in accordance with this contract. The deadline for
- **3.2.** At the appropriate time, customers will be called to begin customizing the for all units of the project, with costs included in the construction cost provided layout of the units and the deadline for defining this layout with the construction for in clause 5.1. of the Construction Contract and customers can suggest up to company is until August 2022. Any change requested in the original "standard" 02 options of their choice, as long as they follow the rules of the construction plan may incur additional costs, whether costs referring to the review of projects company, which will be budgeted by and presented according to the deadlines for the work or costs related to the execution of the work, such as points or addescribed in the call. After presenting the costs of the suggested materials, cusditional charges, which will be evaluated by the construction company and sent tomers will have up to 30 (thirty) days to choose the finishing options from this
- **3.7.** In addition to the finishing options described above, a finishing option 3.3.1. Changes in the structure, facilities and risers on the facades will not be called "Bone" will also be offered for all units of the project, which will not generate additional cost or credit.

- units. The Construction Company, during the development of the project, will pal body, being sure that the CONTRACTOR has no commitment to the location, present equipment kits that can be purchased individually. These Kits include marking or comfort of parking spaces. bathroom shower. If the purchaser chooses to hire a Kit, his unit will be delivered 6 - The remuneration of the construction company. with the respective equipment installed, facilitating the immediate use of the
- **3.9.** No other plant customization or finishes that are not described above will be allowed.

4 - The enterprise

4.1. This is a residential development, consisting of a building with 14 (fourteen) units, distributed in 1 (one) Garden floor, 5 (five) Type floors, 1 (one) Cover floor 7.1. The value of the construction quota is estimated and will be subject to adand roof, with the building after when ready, it will receive the designation 7.2. The estimated preliminary construction budget, indicated in clause 05 of the "Areia" and numbering at Rua Bartolomeu Miter, n° 119.

5 – Parking space

- **5.1.** The calculation of the number of vacancies presented below was carried out **7.3.** The value of the construction fee presented in the Sales Table is only an based on the preliminary architectural design (Annex II) and may change as a estimate of direct costs of the work, including expenses with execution and decresult of meeting the requirements of public bodies for its approval.
- fixed spaces, with dimensions of approximately 2.5m x 5.00m, in such a way that all unit owners of 101, 102, 201, 202, 301, 302, 401, 402, 501, 502, 601 and 7.4. The readjustment of the construction quota will be made monthly by CUB-602 are entitled to parking 03 (three) vehicles with dimensions of approximately RJ provided by SINDUSCON-RJ, and every semester the amounts resulting from 2.5m x 5.00m and customers of units 701 and 702 have the right to parking 04 the budget realignments will be added, also converted into "CUB's". Thus, the
- **5.3.** As vagas de garagem não necessariamente constarão no registro de imóveis, and distributed in the dependendo do projeto arquitetônico a ser aprovado perante o órgão municipal competente, ficando certo de que a CONTRATADA não tem nenhum compro- 7.5. Construction quotas will begin to be collected in accordance with the misso com a localização, marcação ou com o conforto das vagas de garagem. project's Financial Schedule and provisions of the Construction Contract.

3.8. In addition to customizing the layout and finishes, all purchasers of the 5.4. Parking spaces will not necessarily be included in the property registry, de-

- 6.1. The contracting system of SPE MOZAK ENGENHARIA TAV LTDA. it will be "Work by Administration", also known as cost price, that is, whatever it costs.
- **6.2.** The administration fee is 20% (twenty percent) of the full cost of construc-

7 - Estimated cost of the construction.

- and 01 (one) floor Dependence of the penthouses, 2 (two) Garden living room/4 justment by the CUB-RJ (Basic Unit Cost of Civil Construction) published by SINbedroom units, 10 (ten) living room/4 bedroom unit and 2 (two) living room/4 DUSCON-RJ, in addition to the additions arising from the budget realignments
 - Construction Contract, was calculated based on the CUB of September/2021, published by SINDUSCON-RJ, and will serve as the basis for calculating the
- oration project, execution and sound design, execution and anchoring project, execution and landscaping project, execution and visual programming project, 5.2. Subject to the above, the building will have 44 (forty-four) parking spaces, execution and lighting engineering project, not considering the indirect costs
 - value of the construction budget, including the estimated preliminary budget

company's sole discretion.

8 - Expenses not included in the sales table.

- **8.1.** CONTRACTING PARTIES are aware that indirect costs with the work are not for in clauses 7. and 8. of the construction contract. included in the preliminary budget, such as:
- **8.1.1.** Expenses with the legal structuring necessary for the transfer of the fraction of the property (ITBI's, issuance of certificates, brokers' fees, fees for draw- 9.1. Below are the deadlines for the work, knowing that they can be changed ing up purchase and sale deeds, power of attorney by public instrument and according to the structuring of the project. notary proceedings, registration of deeds in the competent Real Estate Registry and other costs that are not necessarily related and, by chance, are necessary for a) 04 (four) months for the approval and full licensing of the VENTURE, com-
- 8.1.2. Expenses with provisional and definitive connection of public services, namely: water, sewage, electricity, power, gas, telephone, among others. Fees, b) 06 (six) months for the completion of the foundations, counted within the fees, budgets of concessionaires or utilities, brokers, accredited services, connecperiod provided for in step (a), above; tions, in short, any payments for obtaining, approving, registering and installing definitive electricity services (vault, bus-way, underground chamber, transform- c) 20 (twenty) months for the construction of the building, counted from the fire fighting, and others that may be necessary for the perfect functioning of the be ready and finished; and, building; and also: payment of IPTU, fire tax, any other taxes and/or fees levied on the property; expenses with the holding of the meetings provided for in item d) 03 (three) months, counted from the conclusion of the construction of the "23.", below, and with the meetings to be held with the representative and/or building, so that the procedure for obtaining the occupancy permit can be startmanagement committee; bank charges and taxes on bank transactions; postal ed with the competent bodies. of footage and any changes in the projects; load tests, laboratory exams, tests, arise from the construction, including all taxes and fees that affect or may affect the CONTRACTOR's administration fee and the technical services contracted by it; extinction of condominiums, drawing up and registration of deeds of condominium agreement and institution of building condominium and others that may be necessary for the legalization of the enterprise; expenses for granting "habite-se"; expenses with registration of "habite-se"; settlement of INSS and ISS, including expenses with obtaining the respective debt clearance certificates (CND and Tax Visa); street paving (if applicable); costs with the construction of a school and the structuring of a commercial lot or commercial construction, under terms to be defined and required by the Public Authority (if applicable); legalization of the enterprise; labor costs; fees of brokers and attorneys (for cases included in this clause); accounting and other costs that may arise.

- 7.6. The sales table may be modified at any time, according to the construction 8.1.3. Management of the work (audit) that will be contracted and the respective fees assumed and by the CONTRACTING PARTIES as provided for in item 21 of the Construction Contract;
 - **8.2.** The costs covered by items 8.1.1. and 8.1.2., will be collected as provided

9 - Project deadlines.

- da futura unidade autônoma.
- individualização das matrículas das unidades do empreendimento.
- 9.4. O início dos prazos acima previstos depende da venda de 70% (setenta por cento) das unidades do edifício.
- 9.5. Caso a construtora tenha insucesso nas vendas, ou não consiga licenciar mesma poderá rescindir todos os contratos e devolver todos os valores pagos pelos compradores, sem nenhum tipo de multa, correção monetária, ônus extra, ou indenização de parte à parte.

10 - Condominium administration.

be chosen at the Construtora's sole discretion, and contracted by signing the Private Agreement for the Provision of Auxiliary Services to the Condominium 11.2.1. The owner who avails himself of the option granted to him above is

11. - Special rights.

- 11.1. The owners of units 101 and 102 (Gardens), currently and in the future, are on the uncovered area of the respective terraces. Said expansions must not go beyond the floor of the upper floor, even if by installing equipment, and also, en that the present right of use is not extended to the roof immediately above.
- **11.2.** 1. The owners of units 701 and 702, with an annex on the 8th floor,

9.2. As chaves das unidades serão entregues aos compradores logo após a current and in the future, are expressly guaranteed, irrevocably, the rights of pendence until the alignment of the facades, with the exception of the technical 9.3. Após a obtenção do habite-se, a Construtora acompanhará o procedimento exceeding the limit of the front facade of the lower floor, and also, the roofs, aforementioned expansion works, is also guaranteed to all, (except for those ocvalidity or commitment that such works will or may be carried out, as they will only occur if possible, that is, if the municipal legislation at the time and the authorities come to allow, to carry out such works of modification, expansion and addition in these available areas, (the unit owners being fully aware that they are currently unfeasible), all at their expense and as long as they do not affect the solidity and security of the building, as well as do not impede free access to the common parts, with which the owners already agree, it is certain that such works should only be carried out after the building has been granted the Occupancy Permit. In any case, in any way or at any time, the additions or extensions, which may be built, may not constitute independent autonomous units, and these improvements will be incorporated into the aforementioned apartments, and must 10.1. The clients are aware and agree with the contracting of the company that be built without causing noise and any damage to health and the safety of other

- the legislation that currently governs the matter does not allow the performance of said works.
- **11.2.2.** The roofs applied must be built without causing harm to sound and any ments and access to them.
- 11.3. Such rights may not, under any circumstances, be altered and/or suppressed in any way, by any assembly decision, much less by amending the Condominium Agreement, except for the unanimity of unit owners, including those not even with the condominium.
- 11.4. It is the duty of the owners of units with SPECIAL RIGHTS, which are cur-

rent and in the future, to ensure that the coverage of the respective areas for of the units in the building. exclusive use continues to strictly comply with the architectural characteristics and specification of materials for the common facades of the building.

- cluding the pertinent regularity and legalization, and will remain accepted by all vened for that purpose. unit owners as long as they do not affect the solidity and security of the building, as well as do not prevent free access to the common parts in the event of the 11.12. The alteration of the special rights quaranteed herein will only take place will be borne exclusively by the owners of the aforementioned altered units. be called with the express authorization of all unit owners. These will always be responsible for the waterproofing of their units, with regard when such damages are proven to result from their works done.
- **11.6.** The works carried out do not depend on the consent of any current or provisions of "2.4.4.".
- **11.7.** The works in question may be carried out as long as they are carried out after the granting of the occupancy permit of the building, regardless of the conifications cannot restrict, embargo or even expand the rights guaranteed herein.
- 11.8. The unit owners benefiting from the aforementioned special rights are obliged to always keep the condominium and the other unit owners safe from them, directly and also regressively, for the damages that they may cause.
- **11.9.** The owners of each of the ENTERPRISE units, current and in the future, are ity, of the boxes located on the underground floor, being guaranteed the right
- **11.10.** In the case of a right of use, even if perpetually, in any way or at any time, mentioned apartment and such rights must be included in all the deeds of sale

- **11.11.** The possible construction of an addition, as well as the rights quaranteed herein, may not lead to changes in the percentage of the cost of the condomini-11.5. The unit owners are aware that all the works and modifications mentioned um, which can only be changed by unanimous vote of the unit owners, including above will occur at the expense and responsibility of each respective owner, in- those not even with the condominium, at a condominium meeting specially con-
- value", indemnities, fines or repairs of any nature required by public agencies condominium, in a condominium meeting with specific purposes, which can only

DESCRIPTIVE MEMORANDUM

A. SPECIALIZED EQUIPMENT AND SERVICES

1. Property security

According to a consulting firm specialized in security, the items listed below wil be provided:

1.1. Land Closing

composition of finishes and forms will follow the determinations of the specific Architectural Facade project to be developed.

1.2. Vehicle Access

the Facade Architectural Project. The necessary infrastructure (dry pipe) for the

1.3. Pedestrian Access

The pedestrian access frame at the entrance will be made of aluminum and glass, according to details of the Architectural Facade and Security Project. The system will be carried out.

1.4. Closed Circuit TV (CCTV)

The necessary infrastructure (dry pipe) will be built for the installation of an 2. Telecommunications:

throughout the common parts of the building.

1.5. Central alarm

The necessary infrastructure (dry piping) will be implemented for the installation the perimeter of the building and triggering via remote control and/or panic

1.6. Perimeter Protection

The necessary infrastructure (dry piping) for the installation of perimeter

forecast for the humanization of the common parts of the building.

1.7. Access control

(dry piping) will be implemented for the installation of automated controls of necessary infrastructure (dry pipe) for the installation of an automated drive with provision for a remote entrance system, considering that the purchase of condominium after delivery of the project.

items listed below will be provided:

2.1. Interphony

The necessary infrastructure (dry piping) will be implemented for the installation. The acquisition and installation of the heaters will be in charge of the purchasers. the units, with the entrance and certain locations in the common areas of the with the Concessionaire. building, according to points provided for in a specific project.

part of the expenditure forecast for the humanization of the common parts of its installation may be part of the expenditure forecast for the humanization of the building.

2.2. Telephony

The necessary pipes and boxes will be installed, from the entrance of the building According to a specific project to be developed by a specialized company and in entrance of the building being the responsibility of the local Concessionaire infrastructure will be implemented for the execution of a gas water heating (definitive connection).

There will be a point of arrival in the living room, bedrooms and kitchen for the kitchens in the autonomous units.

2.3. Building automation

functional equipment of the building, considering the levels of water reservoirs, the common parts of the building.

The acquisition of equipment and the installation of the cabling may be part 6. Automation of Autonomous Units of the expenditure forecast for the humanization of the common areas of the The project features basic automation infrastructure in private areas as per the

3. Elevators

the 7th floor, according to the capacity and speeds provided for by the traffic 1. Seales calculation required by the GEM, of the OTIS, ATLAS-SCHINDLER or THYSSEN External and internal seals will be carried out in ceramic blocks. KRUPP brands.

The size of the elevators must meet the regulation for the physically handicapped 2. Structure in force in the Municipality of Rio de Janeiro. The cabins will be covered in It will be carried out in reinforced concrete according to the specific project. stainless steel and mirror, with automatic controls and the doors will be finished in stainless steel.

4. Air-conditioning system

According to a specific project to be developed by a specialized company.

According to the specific project to be developed by a specialized company, the piping, power cable and control of the connection from the evaporator unit to the condenser, in addition to a drain) for the installation of a Split-type refrigeration system, serving points in all rooms, suites and living rooms, with the purchasers of the units

of an internal communication system that will allow internal connections between after the delivery of the project, as well as the definitive connection of each unit

For the common areas, the locations to be heated with the same system as the the common areas of the building.

5. Gas and Water Heating System

system for the bathrooms and kitchens, as well as a gas point for stoves in the

with the Concessionaire.

According to the Building Automation Project, the necessary infrastructure (dry units will be determined by the construction company, and the equipment and piping) will be executed for the installation of automated controls of the main its installation may be part of the expenditure forecast for the humanization of

specific automation project.

B. TECHNICAL SPECIFICATIONS

3. Hydrosanitary and Stormwater Installations

Concessionaire will be followed.

3.1. Material:

- Sewage piping: in PVC pipes, Tigre, Amanco, Akros Fortilit or Brasil brands.
- Pipes for grease and rainwater: in PVC/R series pipes, Tigre, Amanco, Akros Fortilit or Brazil.
- Drawer records: Fabrimar, Deca or Docol brands.

3.2. Porcelain:

Fabrimar, Deca, Incepa or Roca brands will be specified.

3.3. Metals:

Fabrimar, Deca or Docol brands will be specified.

3.4. Motor-pump set:

Jacuzzi, Schneider, Dancor, Darka, Worthington or Marck booster pumps will be installed and delivered.

4. Electrical Installations

The recommendations and standards of the manufacturers and the local Dealer will be followed.

4.1. Materials:

- Wires and cables: in electrolytic copper of the Prysmian, Ficap, Forest, Imbrac, Pirelli, Conduspar, Reiplas or IPCE brands.
- Conduit: in rigid or flexible PVC of the Tigre, Fortilit, Amanco, Suprema or Cipla brands.
- Distribution Boxes and Switchboards: in metallic or PVC boxes with doors of the Eletromar, Pial, Tigre, Steck, Cemar, Siemens, GE or Internacional brands.
- Protection Devices: Siemens, GE, Lorenzetti, Eletromar or Lousano circuit breakers.
- Switches and sockets in the bathrooms of the autonomous units and common areas: Pial, Siemens, Prime or Bticino brands.
- Lighting Appliances: the common social areas of the building and the balconies and terraces of the autonomous units will be equipped with lighting fixtures, according to models and location of the specific project, and will be part of the expenditure forecast for the humanization of the common areas of the building.

5. Fire Fighting Facilities

The necessary fire-fighting and prevention equipment will be installed only in the common parts, according to the Fire Department rules. The dimensioning will follow the project to be developed and approved by the Fire Department and the cost will be included in the budget for Occupation Permit and Definitive Connections.

6. Aluminum frames

The frames will be in aluminum, applied to the facade of the building, and will follow the determination of the specific project in its dimensions, manufacturers, finishes and accessories

7. Glasse

The glass windows will have a thickness compatible with the span of the aluminum frames. The finishes will follow the determinations of the facade of the enterprise.

8. Facade

The composition of finishes and shapes will follow the determinations of the specific architectural project to be developed.

C. FINISHES OF COMMON AREAS

1. Estacionamento e Rampa de acesso subsolo

- Floor: Smooth Cement
- Wall: Latex Painting
- Ceiling: Stripped slab with latex paint

2. Trash deposit

- Floor: Smooth Cement
- Wall: Latex Painting
- Ceiling: Stripped slab for latex painting
- Door: Anodized aluminum or painted iron
- Ceiling: Waterproof concrete
- Door: Anodized aluminum or painted iror

3. Subsoil Deposits

- Piso: Cerâmica das marcas Portinari, Portobello, Eliane
- Parede: Cerâmica das marcas Portinari, Portobello, Eliane
- Teto: Laje desformada para pintura látex
- Soleira: Tipo filete em granito ou mármore
- Porta: Alumínio anodizado

4. Technical compartments

- Floor: Porcelain
- Wall: Ceramic
- Ceiling: Plaster recess for plastic paintin
- Equipment: Granite countertop with stainless steel tub and table tag
- Door: Smooth wooden door with semi-hollow opening, finishing in white enamel paint

 Hardware: Yale, Art Aço, La Fonte, Pado or Papaiz brands, in brass or stainless steel

5. Water tank

BS"D

- Floor: Waterproof concrete
- Wall: Waterproof concrete
- Ceiling: Waterproof concrete
- Door: Anodized aluminum or painted iron

6. Technical Area of the 8th floor (room)

- Floor: Portinari, Portobello, Eliane ceramics
- Wall: Portinari, Portobello, Eliane ceramic

7. Roof (slab above dependencies)

Floor: waterproofed slab

8. Pantry

- Porcelain floor
- Wall: Ceramics
- Ceiling: Plaster recess for plastic painting
- Equipment: Granite countertop with stainless steel tub and table faucet
- Door: Smooth wooden door with semi hollow opening, finishing in white enamel paint
- Hardware: Yale, Art Aço, La Fonte, Pado or Papaiz brands, in brass or stainless steel

9. Locker room

- Floor: Porcelain
- Wall: Ceramic
- Ceiling: Plaster recess for plastic painting
- Sill: Fillet type in granite or marble
- Equipment: Granite countertop, built-in porcelain bowl and table faucet
- Toilet with dualflux coupled tank
- Manual hygienic shower
- Wall shower and handle finishes
- Door: Smooth wooden door with semi-hollow opening, finishing in white enamel paint
- Hardware: Yale, Art Aço, La Fonte, Pado or Papaiz brands, in brass or stainless steel

10. Front Ground Clearance, Sidewalk in front of the building, Lobby, Stairs, Hall of Floors, Bike Racks, Accessible Bathroom, Sauna, Spa, Rest, Pool, Fitness and Multi-purpose Room

The specification of these compartments included in the budget is in the bone (unfinished). All finishes in these areas will be defined during the development

of the decoration projects and their costs will be included in the decoration budget (furniture fund).

D. DECORATION OF COMMON PARTS

1. Decoration

A personalized interior design will be developed, contemplating the social common areas of the development.

The project, acquisition, differentiated finishes and assembly of equipment and furniture may be part of the expenditure forecast for the humanization of common areas of the building.

2. Landscaping

A specialized company will be hired for landscape design and execution. The project, land preparation, acquisition of substrate, plants and planting may be part of the expenditure forecast for the humanization of the common areas of the building.

3. Visual programming

A graphic communication project will be developed for the enterprise, covering the common social and access areas of the enterprise.

The design, acquisition and installation of all belongings may be part of the expenditure forecast for the humanization of the common areas of the building.

4. lighting technique

A lighting design project may be developed for the project, covering the common social and access areas, in addition to the project's facade. The design, acquisition and installation of all belongings may be part of the expenditure forecast for the humanization of the common areas of the building.

E. FINISHES OF AUTONOMOUS UNITS

1. Room, Bedrooms, Suites, Detention and Circulation

- Floor: Porcelain
- Wall: latex paint
- Ceiling: Plaster for plastic painting
- Skirting: In wood with enamel paint finish or aluminum angles
- Internal doors: Smooth wooden door with semi hollow opening, finishing in white enamel paint
- External access doors (living room) and hardware: It will follow the determination of the project for the decoration of the enterprise, and may be part of the expenditure forecast for the humanization of the common areas of the building
- Hardware: Yale, Art Aço, La Fonte, Pado or Papaiz brands, in brass or stainless steel

2. Balconies:

- Floor: Porcelain
- Wall: Will follow the design determination for the development's facade
- Ceiling: Will follow the design determination for the development's facade
- Skirting: Will follow the design determination for the development's facade
 Ceiling: Plaster recess for plastic painting
- Sill: Will follow the design determination for the development's facade
- Frame: Will follow the design determination for the development's facade
- The balconies will be delivered with a "glass curtain" type closure, with a retractable system, in colorless and translucent material, respecting all the provisions of Complementary Law 145/2014, the replacement of the model and specifications of the standard determined by the Construction Company is prohibited in order to preserve the facade of the development. Closing will not guarantee total watertightness, and water may pass through in case 6. Cozinha of rain.
- The balconies will be delivered with the floor level in relation to the other Wall: Ceramics rooms adjacent to it, in order to promote the integration between the • Ceiling: Plaster recess for plastic painting

3. Garden terraces and penthouse outbuildings

- Floor: Porcelain
- Wall: Will follow the design determination for the development's facade
- Skirting: Will follow the design determination for the development's facade
- Sill: Will follow the design determination for the development's facade
- Frame: Will follow the design determination for the development's facade
- tub and faucet and forecast of hydraulic and electrical points for an electric Sill: Fillet type in granite or marble countertop barbecue grill will be delivered.
- Pool: The hydraulic and sewage installation will be delivered, as well as the Swimming pool heating is not included.
- External shower: It will follow the determination of the project's interior design, being a shower and forecast of hydraulic points only for cold water.

4. Banheiros

- Floor: Porcelain
- Wall: Latex Paint
- Sill: Fillet type in granite or marble
- Equipment: Granite countertop, sink in built-in porcelain and table mixer, F. GENERAL OBSERVATIONS toilet with dualflux coupled box, manual hygienic shower
- Door: Smooth wooden door with semi-hollow opening, finishing in white enamel paint
- stainless steel

5. Lavatory

- Floor: Porcelain
- Wall: Ceramic

- Door: Smooth wooden door with semi-hollow opening, finishing in white enamel paint
- Hardware: Yale, Art Aço, La Fonte, Pado or Papaiz brands, in brass or stainless steel

- Floor: Porcelain

- Door: Smooth wooden door with semi hollow opening, finishing in white enamel paint
- stainless steel

7. WC

- Wall: Ceramic

- Equipment: Porcelain sink and table tap, toilet with dualflux coupled tank,
- stainless steel

8. Access ladder to the roofs' dependencies

- Structure: Concrete

1. This is just a preliminary specification for the initial construction budget. During the design phase, a definitive specification will be prepared by the construction company to be informed to customers. Therefore, the above items may change depending on the availability of the specified material on the market or specified materials that have been discontinued.

- 2. In the interest of the smooth progress of the work, the construction company may replace equipment or materials that are lacking in the market at the time of purchase or that become inaccessible as long as the same quality is maintained, technical solution or aesthetics.
- 3. Items excluded from the common parts in the estimated budget according to the Construction Contract: execution and decoration project; sound design and execution; execution and anchoring project; landscaping design and execution; garage gates, intercom, cctv, perimeter sensing, access control, alarm, collective (marble, granite, special paintings, wallpaper, joinery, mirrors, defined in the decoration project in common parts); porcelain, ceramic, plaster lining or special requested by the concessionaires; collective and/or parabolic antenna. In addition Company.

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