



Ofício nº 2/2024

Recife/PE, 6 de dezembro de 2024.

À Câmara Municipal do Recife e Secretaria de Coordenação Geral

Aos Excelentíssimos Senhores

Romerinho Jatobá e Jaime Pessoa De Paiva Neto

Rua Monte Castelo nº 131, Boa Vista, CEP 50050-310, Recife/PE, E-mail: scgcamara@recife.pe.leg.br, Tel.: (81) 3301.1219 ou 3301.1261.

Assunto: Resposta ao Ofício nº 459/2024/CMR

Excelentíssimos Senhores,

Em atenção ao Ofício nº 459/2024/CMR, datado de 28 de novembro de 2024, que trata da manifestação de interesse na compra e venda do imóvel situado na Avenida da Saudade nº 254, Santo Amaro, Recife/PE, bem como a instrução do processo administrativo de aquisição do bem, à luz da Lei Federal nº 14.133/2021 e demais normas de regência. Temos a honra de apresentar a seguinte proposta de compra e venda para a aquisição do imóvel citado neste caput:

1. Descrição do imóvel

- **Prédio 2º 254 da Avenida da Saudade, no bairro da Boa Vista, na cidade do Recife/PE**, composto por treze salas, quatorze salões, quinze sanitários, duas copas, com uma área de construção de 4.290,00 m², edificado em terreno de acrescidos de marinha, em regime de aforamento, que mede 55,00m de frente e fundo por 203,00m de comprimento de ambos os lados, com uma área total de 11.165,00 m², confrontando-se pela frente com a Avenida da Saudade; pelo lado direito com a Rua 13 de Maio; pelo lado esquerdo com a Rua Sossego; e pelos fundos com a Rua Pedro Afonso, com suas demais características e



confrontações constante na **matrícula nº 31.268** perante o Cartório do 2º Ofício do Registro Geral de Imóveis de Recife

2. Valor Total e Forma de Pagamento

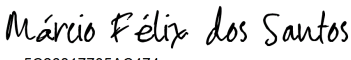
- **Valor:** R\$ 25.000.000,00 (vinte e cinco milhões de reais).
- **Forma de Pagamento:** À vista, no ato da assinatura da Escritura Pública.

Reiteramos nosso compromisso com a colaboração mútua em prol do desenvolvimento e bem-estar do município e colocamo-nos à disposição para quaisquer esclarecimentos adicionais.

3. Documentação

- **Imóvel:** Anexo neste.
- **Ocktus:** Anexo neste.

Com os melhores cumprimentos,

Assinado por:  A12D5A6F8D7C456...	Assinado por:  5C26817705AC474...
--	---

P. Thales Janguê Silva Diniz e P. Márcio Félix dos Santos

Ocktus Participações Ltda.

CNPJ nº 07.483.945/0001-50.

Certificado de Conclusão

Identificação de envelope: 91FFFDB5D83344A2AC56EA3C908D8E18		Status: Concluído
Assunto: Complete com o Docusign: 2024.12.06_Ofício Ocktus x Câmara Municipal do Recife.doc		
Envelope fonte:		
Documentar páginas: 2	Assinaturas: 2	Remetente do envelope:
Certificar páginas: 5	Rubrica: 0	Márcio Felix Félix dos Santos
Assinatura guiada: Ativado		R JOAQUIM FLORIANO, 466
Selo com Envelopeld (ID do envelope): Ativado		SAO PAULO, SP 04.534-002
Fuso horário: (UTC-08:00) Hora do Pacífico (EUA e Canadá)		marcio@epitychia.com.br
		Endereço IP: 187.102.151.158

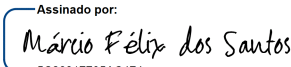
Rastreamento de registros

Status: Original	Portador: Márcio Felix Félix dos Santos	Local: DocuSign
06/12/2024 04:33:27	marcio@epitychia.com.br	

Eventos do signatário

Márcio Félix dos Santos
marcio@epitychia.com.br
Nível de segurança: E-mail, Autenticação da conta (Nenhuma)

Assinatura

Assinado por:

5C26817705AC474...

Registro de hora e data

Enviado: 06/12/2024 04:34:28
Visualizado: 06/12/2024 04:35:51
Assinado: 06/12/2024 04:36:03

Adoção de assinatura: Estilo pré-selecionado
Usando endereço IP: 187.102.151.158

Termos de Assinatura e Registro Eletrônico:

Não oferecido através do DocuSign

Thales Janguê Silva Diniz
55-81999780027
Nível de segurança: WhatsApp, Autenticação da conta (Nenhuma)

Assinado por:

A12D5A6F8D7C456...

Enviado: 06/12/2024 04:34:29
Visualizado: 06/12/2024 06:12:59
Assinado: 06/12/2024 06:13:11

Adoção de assinatura: Estilo pré-selecionado
Assinado pelo link enviado para 55-81999780027
via WhatsApp
Usando endereço IP: 189.98.250.62
Assinado com o uso do celular

Termos de Assinatura e Registro Eletrônico:

Aceito: 06/12/2024 06:12:59
ID: 9b0efecb-635f-4d59-8035-a587ff1dcede

Eventos do signatário presencial	Assinatura	Registro de hora e data
Eventos de entrega do editor	Status	Registro de hora e data
Evento de entrega do agente	Status	Registro de hora e data
Eventos de entrega intermediários	Status	Registro de hora e data
Eventos de entrega certificados	Status	Registro de hora e data
Eventos de cópia	Status	Registro de hora e data
Eventos com testemunhas	Assinatura	Registro de hora e data
Eventos do tabelião	Assinatura	Registro de hora e data
Eventos de resumo do envelope	Status	Carimbo de data/hora
Envelope enviado	Com hash/criptografado	06/12/2024 04:34:29

Eventos de resumo do envelope	Status	Carimbo de data/hora
Entrega certificada	Segurança verificada	06/12/2024 06:12:59
Assinatura concluída	Segurança verificada	06/12/2024 06:13:11
Concluído	Segurança verificada	06/12/2024 06:13:11
Eventos de pagamento	Status	Carimbo de data/hora
Termos de Assinatura e Registro Eletrônico		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, OCKTUS PARTICIPACOES LTDA (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact OCKTUS PARTICIPACOES LTDA:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: marcio@epitychia.com.br

To advise OCKTUS PARTICIPACOES LTDA of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at marcio@epitychia.com.br and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from OCKTUS PARTICIPACOES LTDA

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to marcio@epitychia.com.br and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with OCKTUS PARTICIPACOES LTDA

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to marcio@epitychia.com.br and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify OCKTUS PARTICIPACOES LTDA as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by OCKTUS PARTICIPACOES LTDA during the course of your relationship with OCKTUS PARTICIPACOES LTDA.