

PRIVACY POLICY

Who are we?

IS INCORPORACAO SPE LTDA is a special purpose company (the "Developer") controlled by Pelir Engenharia Ltda and B2 Engenharia e Empreendimentos Ltd (the "Controllers"), operating in the real estate market, incorporated for the purpose of carrying out, under the terms of Law No. 4,591, of December 16, 1964 and subsequent amendments, the real estate development called ILHÉUS SELECT, located in Loteamento Paraíso, Rua D, nº 60, Jardim Atlântico, in the City of Ilhéus, State of Bahia.

What is the aim of our policy?

We would like to inform our clients, business partners, intermediaries and third parties (the "Users") of our commitment to the privacy and protection of their Personal Data and provide clarification on the general rules of how we process this Personal Data, in compliance with the General Personal Data Protection Law (LGPD).

What is Personal Data?

It is any information related to a natural person (individual) that can identify them or make them identifiable, based on the data collected, for example: name, age, CPF, email, geolocation, etc.

What is the LGPD?

It is Federal Law No. 13,709, of August 14, 2018, which came into force on September 18, 2020, which establishes the rules for the processing of Personal Data by public and private companies and prescribes the rights and guarantees of Personal Data Holders.

Who are the Data Subjects?

It is the natural person (individual) to whom the Personal Data refers, for example: clients, brokers, employees, among others linked to our business.

What is the processing of personal data?

It is any operation carried out with Personal Data, such as: collection, production, reception, classification, use, access, reproduction, transmission, distribution, processing, archiving, storage, elimination, evaluation or control of the information, modification, communication, transfer, diffusion or extraction.

How do we collect Personal Data?

We collect Personal Data from Users who interact with us through our website or social networks, or who contact us by e-mail, telephone, WhatsApp, SMS, or who visit our sales stand.

What Personal Data do we collect?

The collection of Personal Data is appropriate to the User's intention.

In contacts where the User wants to learn about our product and/or receive offers of other products from our Controllers, we collect the following Personal Data: Name, CPF, e-mail, telephone, WhatsApp number. Through this data we shall be able to respond to the contacts made, replying to the User and keeping him/her informed of news on the real estate market.

We may also collect data automatically when the User accesses our website, such as device and browser characteristics, Internet Protocol (IP with origin, date and time), pages accessed, or any search terms entered.

When the User decides to do business with us, we collect additional data to enable the appropriate contract to be concluded, such as: full name, nationality, place of birth, marital status, profession, affiliation, date and place of birth, residential and business address, telephone and electronic contacts, civil and tax identification (CPF), banking information, income information and any others directly provided by the User or made public by them, as well as those collected from direct or indirect Public Administration bodies through public consultation. This data is collected in order to establish the security of the legal relationship sought by the User.

We need your personal data whenever you are interested in purchasing a product from us or in any other type of contract. If the User does not agree to provide their data, we shall be unable to supply our products and/or carry out any other contract.

What do we use the Personal Data collected for?

In addition to the purposes indicated above, we may use your Personal Data to:

- Identify the profile and needs of the Owner;
- Inform about products that may be of interest to the Holder;
- Prepare studies and statistics;
- Carry out preliminary procurement procedures;
- Execute, administer and/or terminate contracts with the Owner;
- Carry out accounting, tax and administrative management;
- Manage collections and payments;
- Comply with legal and/or regulatory obligations;
- Exercise our rights in judicial, administrative or arbitration proceedings;
- Guarantee credit protection;
- Serve our legitimate interests, in accordance with the law and respecting the legitimate expectations of the Data Subject and their fundamental rights and freedoms.

What principles do we adopt when processing Personal Data?

When processing the Data Subject's Personal Data, we observe the following rules:

- Purpose: we collect data for specific, legitimate, explicit and informed purposes;

- Appropriateness: we use the data according to the purpose identified;
- Necessity: we only use data that is necessary for the purpose identified;
- Free access: we provide the Data Subject with simple and free information about their collected data;
- Data quality: we store data with the integrity obtained at the time of collection;
- Transparency: we provide clear, accurate and truthful information to the Data Subject;
- Security: we adopt technical and administrative measures to protect data;
- Prevention: we implement prior measures to avoid damage to the Holder;
- Non-discrimination: we do not use data for discriminatory, abusive or unlawful purposes;
- Accountability: we demonstrate the adoption of effective compliance measures.

With whom can we share the Personal Data collected?

The Personal Data collected and the activities involved in processing this data may be shared with the following:

- Real Estate Broker, when the sale of our product is intermediated by him;
- Institutions responsible for collecting credit arising from a contract signed by the Card Holder;
- Financial institutions that finance real estate, including securitization of receivables;
- Extrajudicial registry offices, when necessary to fulfill the obligations set out in the contract signed with the Holder;
- Public Authorities, to inform, at the appropriate time, the sale or commitment to sell a unit made to the Holder;
- Administration of the Condominium unit acquired by the Unit Holder, to inform, at the appropriate time, the sale or commitment to sell the unit made to the Unit Holder;
- Partner companies that provide us with services such as accounting, credit advisory, marketing studies, building maintenance, brokers, etc;
- Competent judicial, administrative or governmental authorities, whenever there is a legal determination, request, requisition or court order.

How long do we keep Personal Data on file?

The Personal Data we collect is stored for the minimum time necessary for its processing hypotheses (hypotheses of use).

All data collected as a result of the legal relationship maintained with the Data Subject (contract) shall be kept until, cumulatively, the contract entered into has been fully complied with and all limitation periods relating to acts and facts based on said contract, as well as legal or regulatory obligations, have elapsed; or, in the event of legal proceedings, cumulatively to the above, the decision has become final and the period for rescission has elapsed.

If it is no longer necessary to keep the Personal Data on file, we shall delete it and dispose of it in a way that is safe for the Data Subject.

What precautions should Users take?

We work carefully to ensure that the Personal Data we process is protected, but it is equally important that every User maintains safe practices regarding the security of their own data.

We want to advise you to:

- Protect your data from unauthorized access to your computer;
- Create strong passwords and change them regularly;
- Keep your personal passwords confidential and do not disclose them to third parties;
- Do not open suspicious emails or emails from unknown senders;
- Take extra care when using shared computers;
- Avoid using public Wi-Fi;
- Always make sure you stop browsing on a shared computer (click on "exit" of the program in use).

It is very important that you know that we shall never send electronic messages requesting confirmation of data or with attachments that can be executed (for example, with .exe, .com extensions, among others) or links to possible downloads.

What are the Rights of the Holders?

Every Data Subject has the right to:

- Confirmation: receive confirmation as to whether or not your personal data shall be processed
- Access: consult your own Personal Data and receive additional information regarding its processing;
- Correction: demand the correction of your own Personal Data that is incomplete, erroneous or out of date;
- Limitation: requiring the anonymization, blocking or deletion of data that is unnecessary, excessive or processed in breach of the LGPD;
- Portability: request the transfer of your personal data to another Controller;
- Deletion (data processed with consent): in cases where processing depends solely on consent, the Data Subject may, upon express request, demand the deletion of their own Personal Data;
- Informed consent: to refuse consent to the provision of your Personal Data and to be informed of the consequences of this decision, as well as to revoke consent already granted;
- Opposition: to oppose the processing carried out on the basis of one of the hypotheses of waiver of consent, in case of non-compliance with the LGPD;
- Review of automated decision: request the review of decisions taken solely on the basis of automated processing of Personal Data that affect your interests.

The Holder may exercise their rights by sending their request to andressa_adm@pelir.com.br.

Talk to us!

Do you need to get in touch with us? You can choose one of these communication channels:

E-mail: andressa_adm@pelir.com.br

Phone: 071 3507-1111