

ANEXA NR.1

Nr. 26690 / 14.09.2023

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

Virna Roxana Andreea

B-dul 1 Mai, nr.

		cerere 17654/13.06.2023		
nr.c	rt. Descrierea	UM	Calcul	Valori - lei
1	Data receptiei imobilului	luna, an	12.2005	
2	Valoarea de investitie imobil	lei	V _{il}	7087726.52
3	Suprafata construita desfasurata a imobilului	mp	S _{cdi}	7420.70
4	Suprafata construita locuinta - se determina in baza masuratorilor cadastrale	mp	S _{cdl} (r4= r5+r6+r7+r8)	56.20
5	a) cota indiviza	mp		9.40
6	b) boxa	mp		
7	c) apartament	mp		42.00
8	d) balcon	mp		4.80
9	Valoare de investitie locuinta (V _{il})	lei	V _{il} = (V _{ij} /S _{cdi})*S _{cdl}	53678.26
10	Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	V _{ilr}	6818.72
11	Valoarea de investitie locuinta diminuata cu contravaloarea sumelor rezultate din cuantumul chiriei, reprezentand recuperarea investitiei (V _{ilr}), calculate in functie de durata normala de functionare a cladirii, retinuta de autoritatile publice locale si virata catre ANL	lei	V _{ild} = V _{il} - V _{ilr}	46859.54
12	Rata inflatiei (comunicata de INS, pentru perioada cuprinsa intre data punerii in functiune si data vanzarii locuintei, in baza indicelui anual al preturilor de consum, disponibil la adresa web: http://statistici.insse.ro/shop)	%	R _i = IPC-100	118.02
13	Valoare de investitie actualizata cu rata inflatiei (V ₁)	lei	V ₁ = (V _{ild} *R _i)/100 + V _{ild}	102163.16
14	Valoare de investitie ponderata cu coeficientul Cp prevazut la art. 10 alin. (2), lit d1) din Legea nr. 152//1998, republicata, cu modificarile si completarile ulterioare (V ₂)	lei	V ₂ = V ₁ *cp (cp=0.90)	91946.84

	Comision (C) de 1 % din valoarea de vanzare calculata a locuintei, prevazut la art. 10, alin (2), 15 (lit. d) din Legea nr. 152/1998, republicata, cu modificarile si completarile ulterioare	lei			919.47
	16 Valoarea finala de vanzare locuinta (Vv)	lei	Vv/= V2+C		92866.31

Comisia :

Președintele:

1 ec. Zaharia Costel - consilier CADPP

Membrii:

1.ing.Tarțian Nelu-consilier CADPP

2.ing.Nechifor Florin-Biroul Tehnic

3. ec.Solomon Monica-Consilier Serv. Impozit

4.jr.Voinescu Mihaela-Comp.Juridic



Secretar general,
Monica Dumitrașcu

H2 29315/14/05.10.2023

ANEXA NR. 4

Scadentar

VIRNA ROXANA ANDREEA

B-DUL 1 MAI,

Suma imprumutata **78,154.82** Dobanda anuală BNR **7.00%**
 Suma totală de plată **196,761.72** Dobanda totală **9.00%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	69.71	586.16	655.87	78,154.82
2	70.23	585.64	655.87	78,085.11
3	70.76	585.11	655.87	78,014.87
4	71.29	584.58	655.87	77,944.11
5	71.83	584.05	655.87	77,872.82
6	72.36	583.51	655.87	77,801.00
7	72.91	582.96	655.87	77,728.63
8	73.45	582.42	655.87	77,655.72
9	74.01	581.87	655.87	77,582.27
10	74.56	581.31	655.87	77,508.26
11	75.12	580.75	655.87	77,433.70
12	75.68	580.19	655.87	77,358.58
13	76.25	579.62	655.87	77,282.90
14	76.82	579.05	655.87	77,206.65
15	77.40	578.47	655.87	77,129.83
16	77.98	577.89	655.87	77,052.43
17	78.56	577.31	655.87	76,974.45
18	79.15	576.72	655.87	76,895.89
19	79.75	576.13	655.87	76,816.73
20	80.35	575.53	655.87	76,736.99
21	80.95	574.92	655.87	76,656.64
22	81.55	574.32	655.87	76,575.69
23	82.17	573.71	655.87	76,494.14
24	82.78	573.09	655.87	76,411.97
25	83.40	572.47	655.87	76,329.19
26	84.03	571.84	655.87	76,245.79
27	84.66	571.21	655.87	76,161.76
28	85.29	570.58	655.87	76,077.10
29	85.93	569.94	655.87	75,991.80
30	86.58	569.29	655.87	75,905.87
31	87.23	568.64	655.87	75,819.29
32	87.88	567.99	655.87	75,732.06
33	88.54	567.33	655.87	75,644.18
34	89.21	566.67	655.87	75,555.64
35	89.87	566.00	655.87	75,466.43
36	90.55	565.32	655.87	75,376.56
37	91.23	564.65	655.87	75,286.01
38	91.91	563.96	655.87	75,194.79
39	92.60	563.27	655.87	75,102.87
40	93.30	562.58	655.87	75,010.27

41	94.00	561.88	655.87	74,916.98
42	94.70	561.17	655.87	74,822.98
43	95.41	560.46	655.87	74,728.28
44	96.13	559.75	655.87	74,632.87
45	96.85	559.03	655.87	74,536.75
46	97.57	558.30	655.87	74,439.90
47	98.30	557.57	655.87	74,342.33
48	99.04	556.83	655.87	74,244.02
49	99.79	556.09	655.87	74,144.98
50	100.53	555.34	655.87	74,045.19
51	101.29	554.58	655.87	73,944.66
52	102.05	553.83	655.87	73,843.37
53	102.81	553.06	655.87	73,741.33
54	103.58	552.29	655.87	73,638.51
55	104.36	551.51	655.87	73,534.93
56	105.14	550.73	655.87	73,430.57
57	105.93	549.94	655.87	73,325.43
58	106.73	549.15	655.87	73,219.49
59	107.53	548.35	655.87	73,112.77
60	108.33	547.54	655.87	73,005.24
61	109.15	546.73	655.87	72,896.91
62	109.96	545.91	655.87	72,787.76
63	110.79	545.08	655.87	72,677.80
64	111.62	544.25	655.87	72,567.01
65	112.46	543.42	655.87	72,455.39
66	113.30	542.57	655.87	72,342.93
67	114.15	541.72	655.87	72,229.63
68	115.01	540.87	655.87	72,115.48
69	115.87	540.00	655.87	72,000.48
70	116.74	539.13	655.87	71,884.61
71	117.61	538.26	655.87	71,767.87
72	118.50	537.38	655.87	71,650.26
73	119.38	536.49	655.87	71,531.76
74	120.28	535.59	655.87	71,412.38
75	121.18	534.69	655.87	71,292.10
76	122.09	533.78	655.87	71,170.92
77	123.01	532.87	655.87	71,048.82
78	123.93	531.94	655.87	70,925.82
79	124.86	531.01	655.87	70,801.89
80	125.79	530.08	655.87	70,677.03
81	126.74	529.13	655.87	70,551.24
82	127.69	528.18	655.87	70,424.50
83	128.65	527.23	655.87	70,296.81
84	129.61	526.26	655.87	70,168.16
85	130.58	525.29	655.87	70,038.55
86	131.56	524.31	655.87	69,907.97
87	132.55	523.32	655.87	69,776.41

88	133.54	522.33	655.87	69,643.86
89	134.55	521.33	655.87	69,510.31
90	135.55	520.32	655.87	69,375.77
91	136.57	519.30	655.87	69,240.21
92	137.60	518.28	655.87	69,103.64
93	138.63	517.25	655.87	68,966.05
94	139.67	516.21	655.87	68,827.42
95	140.71	515.16	655.87	68,687.75
96	141.77	514.10	655.87	68,547.04
97	142.83	513.04	655.87	68,405.27
98	143.90	511.97	655.87	68,262.44
99	144.98	510.89	655.87	68,118.53
100	146.07	509.80	655.87	67,973.55
101	147.17	508.71	655.87	67,827.48
102	148.27	507.60	655.87	67,680.31
103	149.38	506.49	655.87	67,532.04
104	150.50	505.37	655.87	67,382.66
105	151.63	504.24	655.87	67,232.16
106	152.77	503.10	655.87	67,080.53
107	153.91	501.96	655.87	66,927.76
108	155.07	500.80	655.87	66,773.85
109	156.23	499.64	655.87	66,618.78
110	157.40	498.47	655.87	66,462.54
111	158.58	497.29	655.87	66,305.14
112	159.77	496.10	655.87	66,146.56
113	160.97	494.90	655.87	65,986.78
114	162.18	493.69	655.87	65,825.81
115	163.40	492.48	655.87	65,663.63
116	164.62	491.25	655.87	65,500.24
117	165.86	490.02	655.87	65,335.62
118	167.10	488.77	655.87	65,169.76
119	168.35	487.52	655.87	65,002.66
120	169.62	486.26	655.87	64,834.31
121	170.89	484.99	655.87	64,664.70
122	172.17	483.70	655.87	64,493.81
123	173.46	482.41	655.87	64,321.64
124	174.76	481.11	655.87	64,148.18
125	176.07	479.80	655.87	63,973.42
126	177.39	478.48	655.87	63,797.35
127	178.72	477.15	655.87	63,619.96
128	180.06	475.81	655.87	63,441.23
129	181.41	474.46	655.87	63,261.17
130	182.77	473.10	655.87	63,079.76
131	184.15	471.73	655.87	62,896.98
132	185.53	470.35	655.87	62,712.84
133	186.92	468.95	655.87	62,527.31
134	188.32	467.55	655.87	62,340.39
135	189.73	466.14	655.87	62,152.07

136	191.15	464.72	655.87	61,962.34
137	192.59	463.28	655.87	61,771.19
138	194.03	461.84	655.87	61,578.60
139	195.49	460.38	655.87	61,384.57
140	196.95	458.92	655.87	61,189.08
141	198.43	457.44	655.87	60,992.12
142	199.92	455.95	655.87	60,793.69
143	201.42	454.45	655.87	60,593.77
144	202.93	452.94	655.87	60,392.35
145	204.45	451.42	655.87	60,189.42
146	205.99	449.89	655.87	59,984.97
147	207.53	448.34	655.87	59,778.99
148	209.09	446.79	655.87	59,571.46
149	210.65	445.22	655.87	59,362.37
150	212.23	443.64	655.87	59,151.71
151	213.83	442.05	655.87	58,939.48
152	215.43	440.44	655.87	58,725.65
153	217.05	438.83	655.87	58,510.22
154	218.67	437.20	655.87	58,293.18
155	220.31	435.56	655.87	58,074.50
156	221.97	433.91	655.87	57,854.19
157	223.63	432.24	655.87	57,632.22
158	225.31	430.56	655.87	57,408.59
159	227.00	428.87	655.87	57,183.29
160	228.70	427.17	655.87	56,956.29
161	230.42	425.46	655.87	56,727.59
162	232.14	423.73	655.87	56,497.17
163	233.88	421.99	655.87	56,265.03
164	235.64	420.23	655.87	56,031.14
165	237.41	418.47	655.87	55,795.51
166	239.19	416.69	655.87	55,558.10
167	240.98	414.89	655.87	55,318.91
168	242.79	413.08	655.87	55,077.93
169	244.61	411.26	655.87	54,835.14
170	246.44	409.43	655.87	54,590.54
171	248.29	407.58	655.87	54,344.09
172	250.15	405.72	655.87	54,095.80
173	252.03	403.84	655.87	53,845.65
174	253.92	401.95	655.87	53,593.62
175	255.82	400.05	655.87	53,339.70
176	257.74	398.13	655.87	53,083.87
177	259.68	396.20	655.87	52,826.13
178	261.62	394.25	655.87	52,566.45
179	263.59	392.29	655.87	52,304.83
180	265.56	390.31	655.87	52,041.24
181	267.55	388.32	655.87	51,775.68
182	269.56	386.31	655.87	51,508.12
183	271.58	384.29	655.87	51,238.56

184	273.62	382.25	655.87	50,966.98
185	275.67	380.20	655.87	50,693.36
186	277.74	378.13	655.87	50,417.69
187	279.82	376.05	655.87	50,139.95
188	281.92	373.95	655.87	49,860.12
189	284.04	371.84	655.87	49,578.20
190	286.17	369.71	655.87	49,294.17
191	288.31	367.56	655.87	49,008.00
192	290.47	365.40	655.87	48,719.69
193	292.65	363.22	655.87	48,429.21
194	294.85	361.02	655.87	48,136.56
195	297.06	358.81	655.87	47,841.71
196	299.29	356.58	655.87	47,544.65
197	301.53	354.34	655.87	47,245.36
198	303.79	352.08	655.87	46,943.83
199	306.07	349.80	655.87	46,640.04
200	308.37	347.50	655.87	46,333.97
201	310.68	345.19	655.87	46,025.60
202	313.01	342.86	655.87	45,714.92
203	315.36	340.51	655.87	45,401.91
204	317.72	338.15	655.87	45,086.55
205	320.11	335.77	655.87	44,768.83
206	322.51	333.37	655.87	44,448.72
207	324.93	330.95	655.87	44,126.21
208	327.36	328.51	655.87	43,801.29
209	329.82	326.05	655.87	43,473.92
210	332.29	323.58	655.87	43,144.11
211	334.78	321.09	655.87	42,811.82
212	337.29	318.58	655.87	42,477.03
213	339.82	316.05	655.87	42,139.74
214	342.37	313.50	655.87	41,799.91
215	344.94	310.93	655.87	41,457.54
216	347.53	308.34	655.87	41,112.60
217	350.13	305.74	655.87	40,765.07
218	352.76	303.11	655.87	40,414.94
219	355.41	300.47	655.87	40,062.18
220	358.07	297.80	655.87	39,706.77
221	360.76	295.12	655.87	39,348.70
222	363.46	292.41	655.87	38,987.94
223	366.19	289.68	655.87	38,624.48
224	368.94	286.94	655.87	38,258.29
225	371.70	284.17	655.87	37,889.35
226	374.49	281.38	655.87	37,517.65
227	377.30	278.57	655.87	37,143.16
228	380.13	275.74	655.87	36,765.86
229	382.98	272.89	655.87	36,385.73
230	385.85	270.02	655.87	36,002.75
231	388.75	267.13	655.87	35,616.90

232	391.66	264.21	655.87	35,228.16
233	394.60	261.27	655.87	34,836.50
234	397.56	258.31	655.87	34,441.90
235	400.54	255.33	655.87	34,044.34
236	403.54	252.33	655.87	33,643.80
237	406.57	249.30	655.87	33,240.26
238	409.62	246.25	655.87	32,833.69
239	412.69	243.18	655.87	32,424.07
240	415.79	240.09	655.87	32,011.37
241	418.91	236.97	655.87	31,595.59
242	422.05	233.83	655.87	31,176.68
243	425.21	230.66	655.87	30,754.63
244	428.40	227.47	655.87	30,329.42
245	431.61	224.26	655.87	29,901.02
246	434.85	221.02	655.87	29,469.40
247	438.11	217.76	655.87	29,034.55
248	441.40	214.47	655.87	28,596.44
249	444.71	211.16	655.87	28,155.04
250	448.04	207.83	655.87	27,710.33
251	451.41	204.47	655.87	27,262.29
252	454.79	201.08	655.87	26,810.88
253	458.20	197.67	655.87	26,356.09
254	461.64	194.23	655.87	25,897.89
255	465.10	190.77	655.87	25,436.25
256	468.59	187.28	655.87	24,971.15
257	472.10	183.77	655.87	24,502.56
258	475.64	180.23	655.87	24,030.46
259	479.21	176.66	655.87	23,554.81
260	482.81	173.07	655.87	23,075.60
261	486.43	169.45	655.87	22,592.80
262	490.07	165.80	655.87	22,106.37
263	493.75	162.12	655.87	21,616.30
264	497.45	158.42	655.87	21,122.55
265	501.18	154.69	655.87	20,625.09
266	504.94	150.93	655.87	20,123.91
267	508.73	147.14	655.87	19,618.96
268	512.55	143.33	655.87	19,110.23
269	516.39	139.48	655.87	18,597.69
270	520.26	135.61	655.87	18,081.30
271	524.16	131.71	655.87	17,561.04
272	528.10	127.78	655.87	17,036.87
273	532.06	123.82	655.87	16,508.78
274	536.05	119.83	655.87	15,976.72
275	540.07	115.81	655.87	15,440.67
276	544.12	111.75	655.87	14,900.60
277	548.20	107.67	655.87	14,356.49
278	552.31	103.56	655.87	13,808.29
279	556.45	99.42	655.87	13,255.98

280	560.63	95.25	655.87	12,699.53
281	564.83	91.04	655.87	12,138.90
282	569.07	86.81	655.87	11,574.07
283	573.33	82.54	655.87	11,005.00
284	577.63	78.24	655.87	10,431.67
285	581.97	73.91	655.87	9,854.03
286	586.33	69.54	655.87	9,272.06
287	590.73	65.14	655.87	8,685.73
288	595.16	60.71	655.87	8,095.00
289	599.62	56.25	655.87	7,499.84
290	604.12	51.75	655.87	6,900.22
291	608.65	47.22	655.87	6,296.10
292	613.22	42.66	655.87	5,687.45
293	617.82	38.06	655.87	5,074.23
294	622.45	33.42	655.87	4,456.42
295	627.12	28.75	655.87	3,833.97
296	631.82	24.05	655.87	3,206.85
297	636.56	19.31	655.87	2,575.03
298	641.33	14.54	655.87	1,938.47
299	646.14	9.73	655.87	1,297.13
300	650.99	4.88	655.87	650.99
	78,154.82	118,606.90	196,761.72 *	

Comisia:

1. Ec. Zaharia Costel- presedinte
2. Ing. Tartian Nelu - membru
3. Ing. Nechifor Florin - membru
4. jr. Voinescu Mihaela - membru
5. ec. Solomon Monica - membru

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Y

Președinte de ședință,
Alexandru Focia



Secretar general,
Monica Dumitrașcu