

ANEXA NR. 1

Nr. 26676/14.09.2023

Jora Claudiu

B-dul 1 Ma

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

cerere 17760/14.06.2023

nr.c	rt.	Descrierea	UM	Calcul	Valori - lei
1		Data receptiei imobilului	luna, an	8.2005	
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	Scdl (r4= r5+r6+r7+r8)	82.60
5	a)	cota indiviza	mp		13.90
6	b)	boxa	mp		
7	c)	apartment	mp		64.00
8	d)	balcon	mp		4.70
9		Valoare de investitie locuinta (V_il)	lei	V_il= (V_il/S_cdi)*S_cdl	78893.66
10		Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	Vilr	9562.43
11		Valoarea de investitie locuinta diminuada cu contravaloarea sumelor rezultate din cuantumul chiriei, reprezentand recuperarea investitiei (V_ilor), calculate in functie de durata normala de functionare a cladirii, retinuta de autoritatile publice locale si virata catre ANL	lei	Vild= Vil-Vilr	69331.23
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.inse.ro/shop)	%	Ri=IPC-100	125.05
13		Valoare de investitie actualizata cu rata inflatiei (V1)	lei	V1=(Vild*Ri)/100+Vild	156029.94
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 (V2)	lei	V2=V1*cp (cp=0.90)	140426.95

	Comision (C) de 1 % din valoarea de vanzare calculata a locuintei, prevazut la art. 10, alin (2), lit. d) din Legea nr. 152/1998, republicata, cu modificarile si completarile ulterioare				
15		lei	C=V2*1%		1404.27
16	Valoarea finala de vanzare locuinta (Vvl)	lei	Vvl= V2+C		141831.22

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. An pozitive

4.jr.Voinescu Mihaela-Comp.Juridic



Secretar general,
Monica Dumitrașcu

ANEXA NR. 2

NR 29315/7/05.10.2023

Scadentat

JORA CLAUDIU

B-DUL 1 MAI,

Suma imprumutata **119,362.91** Dobanda anuala BNR **7.00%**
 Suma totala de plata **300,506.76** Dobanda total **9.00%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	106.47	895.22	1,001.69	119,362.91
2	107.27	894.42	1,001.69	119,256.44
3	108.07	893.62	1,001.69	119,149.18
4	108.88	892.81	1,001.69	119,041.11
5	109.70	891.99	1,001.69	118,932.23
6	110.52	891.17	1,001.69	118,822.53
7	111.35	890.34	1,001.69	118,712.01
8	112.18	889.50	1,001.69	118,600.66
9	113.03	888.66	1,001.69	118,488.47
10	113.87	887.82	1,001.69	118,375.45
11	114.73	886.96	1,001.69	118,261.58
12	115.59	886.10	1,001.69	118,146.85
13	116.45	885.23	1,001.69	118,031.26
14	117.33	884.36	1,001.69	117,914.81
15	118.21	883.48	1,001.69	117,797.48
16	119.09	882.59	1,001.69	117,679.27
17	119.99	881.70	1,001.69	117,560.17
18	120.89	880.80	1,001.69	117,440.19
19	121.79	879.89	1,001.69	117,319.30
20	122.71	878.98	1,001.69	117,197.50
21	123.63	878.06	1,001.69	117,074.80
22	124.56	877.13	1,001.69	116,951.17
23	125.49	876.20	1,001.69	116,826.61
24	126.43	875.26	1,001.69	116,701.12
25	127.38	874.31	1,001.69	116,574.69
26	128.33	873.35	1,001.69	116,447.31
27	129.30	872.39	1,001.69	116,318.98
28	130.27	871.42	1,001.69	116,189.68
29	131.24	870.45	1,001.69	116,059.42
30	132.23	869.46	1,001.69	115,928.17
31	133.22	868.47	1,001.69	115,795.94
32	134.22	867.47	1,001.69	115,662.72
33	135.23	866.46	1,001.69	115,528.51
34	136.24	865.45	1,001.69	115,393.28
35	137.26	864.43	1,001.69	115,257.04
36	138.29	863.40	1,001.69	115,119.78
37	139.33	862.36	1,001.69	114,981.49
38	140.37	861.32	1,001.69	114,842.16
39	141.43	860.26	1,001.69	114,701.79
40	142.49	859.20	1,001.69	114,560.36

41	143.56	858.13	1,001.69	114,417.88
42	144.63	857.06	1,001.69	114,274.32
43	145.72	855.97	1,001.69	114,129.69
44	146.81	854.88	1,001.69	113,983.97
45	147.91	853.78	1,001.69	113,837.16
46	149.02	852.67	1,001.69	113,689.25
47	150.14	851.55	1,001.69	113,540.23
48	151.26	850.43	1,001.69	113,390.09
49	152.40	849.29	1,001.69	113,238.83
50	153.54	848.15	1,001.69	113,086.43
51	154.69	847.00	1,001.69	112,932.89
52	155.85	845.84	1,001.69	112,778.20
53	157.02	844.67	1,001.69	112,622.35
54	158.20	843.49	1,001.69	112,465.33
55	159.39	842.30	1,001.69	112,307.13
56	160.58	841.11	1,001.69	112,147.74
57	161.79	839.90	1,001.69	111,987.16
58	163.00	838.69	1,001.69	111,825.37
59	164.22	837.47	1,001.69	111,662.37
60	165.45	836.24	1,001.69	111,498.15
61	166.69	835.00	1,001.69	111,332.70
62	167.94	833.75	1,001.69	111,166.01
63	169.20	832.49	1,001.69	110,998.06
64	170.47	831.22	1,001.69	110,828.86
65	171.75	829.94	1,001.69	110,658.39
66	173.04	828.65	1,001.69	110,486.63
67	174.34	827.35	1,001.69	110,313.59
68	175.64	826.04	1,001.69	110,139.26
69	176.96	824.73	1,001.69	109,963.61
70	178.29	823.40	1,001.69	109,786.65
71	179.63	822.06	1,001.69	109,608.36
72	180.97	820.72	1,001.69	109,428.73
73	182.33	819.36	1,001.69	109,247.76
74	183.70	817.99	1,001.69	109,065.43
75	185.08	816.61	1,001.69	108,881.73
76	186.46	815.22	1,001.69	108,696.66
77	187.86	813.83	1,001.69	108,510.19
78	189.27	812.42	1,001.69	108,322.33
79	190.69	811.00	1,001.69	108,133.06
80	192.12	809.57	1,001.69	107,942.37
81	193.56	808.13	1,001.69	107,750.24
82	195.01	806.68	1,001.69	107,556.68
83	196.48	805.21	1,001.69	107,361.67
84	197.95	803.74	1,001.69	107,165.19
85	199.43	802.25	1,001.69	106,967.24
86	200.93	800.76	1,001.69	106,767.81
87	202.44	799.25	1,001.69	106,566.87

88	203.96	797.73	1,001.69	106,364.44
89	205.49	796.20	1,001.69	106,160.48
90	207.03	794.66	1,001.69	105,955.00
91	208.58	793.11	1,001.69	105,747.97
92	210.14	791.55	1,001.69	105,539.39
93	211.72	789.97	1,001.69	105,329.25
94	213.31	788.38	1,001.69	105,117.53
95	214.91	786.78	1,001.69	104,904.22
96	216.52	785.17	1,001.69	104,689.31
97	218.14	783.55	1,001.69	104,472.79
98	219.78	781.91	1,001.69	104,254.65
99	221.43	780.26	1,001.69	104,034.87
100	223.09	778.60	1,001.69	103,813.44
101	224.76	776.93	1,001.69	103,590.35
102	226.45	775.24	1,001.69	103,365.59
103	228.15	773.54	1,001.69	103,139.14
104	229.86	771.83	1,001.69	102,911.00
105	231.58	770.11	1,001.69	102,681.14
106	233.32	768.37	1,001.69	102,449.56
107	235.07	766.62	1,001.69	102,216.24
108	236.83	764.86	1,001.69	101,981.18
109	238.61	763.08	1,001.69	101,744.35
110	240.40	761.29	1,001.69	101,505.74
111	242.20	759.49	1,001.69	101,265.34
112	244.02	757.67	1,001.69	101,023.14
113	245.85	755.84	1,001.69	100,779.13
114	247.69	754.00	1,001.69	100,533.28
115	249.55	752.14	1,001.69	100,285.59
116	251.42	750.27	1,001.69	100,036.05
117	253.30	748.38	1,001.69	99,784.63
118	255.20	746.48	1,001.69	99,531.32
119	257.12	744.57	1,001.69	99,276.12
120	259.05	742.64	1,001.69	99,019.00
121	260.99	740.70	1,001.69	98,759.95
122	262.95	738.74	1,001.69	98,498.96
123	264.92	736.77	1,001.69	98,236.02
124	266.91	734.78	1,001.69	97,971.10
125	268.91	732.78	1,001.69	97,704.19
126	270.92	730.76	1,001.69	97,435.28
127	272.96	728.73	1,001.69	97,164.36
128	275.00	726.69	1,001.69	96,891.40
129	277.07	724.62	1,001.69	96,616.40
130	279.14	722.54	1,001.69	96,339.33
131	281.24	720.45	1,001.69	96,060.19
132	283.35	718.34	1,001.69	95,778.95
133	285.47	716.22	1,001.69	95,495.60
134	287.61	714.08	1,001.69	95,210.13
135	289.77	711.92	1,001.69	94,922.52

136	291.94	709.75	1,001.69	94,632.75
137	294.13	707.56	1,001.69	94,340.80
138	296.34	705.35	1,001.69	94,046.67
139	298.56	703.13	1,001.69	93,750.33
140	300.80	700.89	1,001.69	93,451.77
141	303.06	698.63	1,001.69	93,150.97
142	305.33	696.36	1,001.69	92,847.91
143	307.62	694.07	1,001.69	92,542.58
144	309.93	691.76	1,001.69	92,234.96
145	312.25	689.44	1,001.69	91,925.04
146	314.59	687.10	1,001.69	91,612.78
147	316.95	684.74	1,001.69	91,298.19
148	319.33	682.36	1,001.69	90,981.24
149	321.72	679.96	1,001.69	90,661.91
150	324.14	677.55	1,001.69	90,340.18
151	326.57	675.12	1,001.69	90,016.05
152	329.02	672.67	1,001.69	89,689.48
153	331.49	670.20	1,001.69	89,360.46
154	333.97	667.72	1,001.69	89,028.97
155	336.48	665.21	1,001.69	88,695.00
156	339.00	662.69	1,001.69	88,358.52
157	341.54	660.15	1,001.69	88,019.52
158	344.10	657.58	1,001.69	87,677.98
159	346.69	655.00	1,001.69	87,333.88
160	349.29	652.40	1,001.69	86,987.19
161	351.90	649.78	1,001.69	86,637.91
162	354.54	647.15	1,001.69	86,286.00
163	357.20	644.49	1,001.69	85,931.46
164	359.88	641.81	1,001.69	85,574.25
165	362.58	639.11	1,001.69	85,214.37
166	365.30	636.39	1,001.69	84,851.79
167	368.04	633.65	1,001.69	84,486.49
168	370.80	630.89	1,001.69	84,118.45
169	373.58	628.11	1,001.69	83,747.65
170	376.38	625.31	1,001.69	83,374.07
171	379.21	622.48	1,001.69	82,997.68
172	382.05	619.64	1,001.69	82,618.48
173	384.92	616.77	1,001.69	82,236.43
174	387.80	613.89	1,001.69	81,851.51
175	390.71	610.98	1,001.69	81,463.71
176	393.64	608.05	1,001.69	81,073.00
177	396.59	605.10	1,001.69	80,679.35
178	399.57	602.12	1,001.69	80,282.76
179	402.57	599.12	1,001.69	79,883.19
180	405.58	596.10	1,001.69	79,480.63
181	408.63	593.06	1,001.69	79,075.04
182	411.69	590.00	1,001.69	78,666.41
183	414.78	586.91	1,001.69	78,254.72

184	417.89	583.80	1,001.69	77,839.94
185	421.02	580.67	1,001.69	77,422.06
186	424.18	577.51	1,001.69	77,001.03
187	427.36	574.33	1,001.69	76,576.85
188	430.57	571.12	1,001.69	76,149.49
189	433.80	567.89	1,001.69	75,718.92
190	437.05	564.64	1,001.69	75,285.12
191	440.33	561.36	1,001.69	74,848.07
192	443.63	558.06	1,001.69	74,407.74
193	446.96	554.73	1,001.69	73,964.11
194	450.31	551.38	1,001.69	73,517.15
195	453.69	548.00	1,001.69	73,066.84
196	457.09	544.60	1,001.69	72,613.15
197	460.52	541.17	1,001.69	72,156.06
198	463.97	537.72	1,001.69	71,695.55
199	467.45	534.24	1,001.69	71,231.57
200	470.96	530.73	1,001.69	70,764.12
201	474.49	527.20	1,001.69	70,293.16
202	478.05	523.64	1,001.69	69,818.67
203	481.63	520.05	1,001.69	69,340.62
204	485.25	516.44	1,001.69	68,858.99
205	488.89	512.80	1,001.69	68,373.74
206	492.55	509.14	1,001.69	67,884.85
207	496.25	505.44	1,001.69	67,392.30
208	499.97	501.72	1,001.69	66,896.05
209	503.72	497.97	1,001.69	66,396.09
210	507.50	494.19	1,001.69	65,892.37
211	511.30	490.39	1,001.69	65,384.87
212	515.14	486.55	1,001.69	64,873.57
213	519.00	482.69	1,001.69	64,358.43
214	522.89	478.80	1,001.69	63,839.43
215	526.82	474.87	1,001.69	63,316.54
216	530.77	470.92	1,001.69	62,789.72
217	534.75	466.94	1,001.69	62,258.96
218	538.76	462.93	1,001.69	61,724.21
219	542.80	458.89	1,001.69	61,185.45
220	546.87	454.82	1,001.69	60,642.65
221	550.97	450.72	1,001.69	60,095.78
222	555.10	446.59	1,001.69	59,544.81
223	559.27	442.42	1,001.69	58,989.71
224	563.46	438.23	1,001.69	58,430.44
225	567.69	434.00	1,001.69	57,866.98
226	571.94	429.74	1,001.69	57,299.29
227	576.23	425.46	1,001.69	56,727.35
228	580.56	421.13	1,001.69	56,151.12
229	584.91	416.78	1,001.69	55,570.56
230	589.30	412.39	1,001.69	54,985.65
231	593.72	407.97	1,001.69	54,396.35

232	598.17	403.52	1,001.69	53,802.64
233	602.66	399.03	1,001.69	53,204.47
234	607.18	394.51	1,001.69	52,601.81
235	611.73	389.96	1,001.69	51,994.64
236	616.32	385.37	1,001.69	51,382.91
237	620.94	380.75	1,001.69	50,766.59
238	625.60	376.09	1,001.69	50,145.65
239	630.29	371.40	1,001.69	49,520.05
240	635.02	366.67	1,001.69	48,889.76
241	639.78	361.91	1,001.69	48,254.75
242	644.58	357.11	1,001.69	47,614.97
243	649.41	352.28	1,001.69	46,970.39
244	654.28	347.41	1,001.69	46,320.98
245	659.19	342.50	1,001.69	45,666.70
246	664.13	337.56	1,001.69	45,007.51
247	669.11	332.58	1,001.69	44,343.38
248	674.13	327.56	1,001.69	43,674.26
249	679.19	322.50	1,001.69	43,000.13
250	684.28	317.41	1,001.69	42,320.94
251	689.41	312.27	1,001.69	41,636.66
252	694.58	307.10	1,001.69	40,947.25
253	699.79	301.89	1,001.69	40,252.66
254	705.04	296.65	1,001.69	39,552.87
255	710.33	291.36	1,001.69	38,847.83
256	715.66	286.03	1,001.69	38,137.49
257	721.03	280.66	1,001.69	37,421.84
258	726.43	275.26	1,001.69	36,700.81
259	731.88	269.81	1,001.69	35,974.38
260	737.37	264.32	1,001.69	35,242.50
261	742.90	258.79	1,001.69	34,505.13
262	748.47	253.22	1,001.69	33,762.23
263	754.09	247.60	1,001.69	33,013.75
264	759.74	241.95	1,001.69	32,259.67
265	765.44	236.25	1,001.69	31,499.93
266	771.18	230.51	1,001.69	30,734.49
267	776.96	224.72	1,001.69	29,963.30
268	782.79	218.90	1,001.69	29,186.34
269	788.66	213.03	1,001.69	28,403.55
270	794.58	207.11	1,001.69	27,614.89
271	800.54	201.15	1,001.69	26,820.31
272	806.54	195.15	1,001.69	26,019.77
273	812.59	189.10	1,001.69	25,213.23
274	818.68	183.00	1,001.69	24,400.64
275	824.82	176.86	1,001.69	23,581.96
276	831.01	170.68	1,001.69	22,757.13
277	837.24	164.45	1,001.69	21,926.12
278	843.52	158.17	1,001.69	21,088.88
279	849.85	151.84	1,001.69	20,245.36

280	856.22	145.47	1,001.69	19,395.51
281	862.64	139.04	1,001.69	18,539.28
282	869.11	132.57	1,001.69	17,676.64
283	875.63	126.06	1,001.69	16,807.52
284	882.20	119.49	1,001.69	15,931.89
285	888.82	112.87	1,001.69	15,049.69
286	895.48	106.21	1,001.69	14,160.88
287	902.20	99.49	1,001.69	13,265.39
288	908.97	92.72	1,001.69	12,363.19
289	915.78	85.91	1,001.69	11,454.23
290	922.65	79.04	1,001.69	10,538.45
291	929.57	72.12	1,001.69	9,615.80
292	936.54	65.15	1,001.69	8,686.22
293	943.57	58.12	1,001.69	7,749.68
294	950.64	51.05	1,001.69	6,806.12
295	957.77	43.92	1,001.69	5,855.47
296	964.96	36.73	1,001.69	4,897.70
297	972.19	29.50	1,001.69	3,932.74
298	979.49	22.20	1,001.69	2,960.55
299	986.83	14.86	1,001.69	1,981.06
300	994.23	7.46	1,001.69	994.23
	119,362.91	181,143.85	300,506.76	*

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

Sunt de acord. Cu gub. fizic



16-10-2023

Președinte de ședință,
Alexandru Focia



Secretar general,
Monica Dumitrașcu