

ALEXA ↓

AE 26646/14.09.2023.

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL


Irimia Andreea Catalina  
B-dul I Mai, nr

cerere 15635/22.05.2023

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)	82.30
5	a) cota indiviza	mp		13.60
6	b) boxa	mp		
7	c) apartament	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	78607.13
10	Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	Vilr	9423.00
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	Vild= Vil-Vilr	69184.13
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: <a href="http://statistici.insse.ro/shop">http://statistici.insse.ro/shop</a> )	%	Ri=IPC-100	124.14
13	Valoarea de investitie actualizata cu rata inflatiei (V1)	lei	V1=(Vild*Ri)/100+Vild	155069.30
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)	139562.37

	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	$C = V2 * 1\%$	1395.62
16	Valoarea finala de vanzare locuinta (Vv)	lei	$Vv = V2 + C$	140957.99

Comisia :

Președinte: 

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. Impozite

4. jr. Voinescu Mihaela-Comp. Juridic

Președinte de ședință,  
  
 COM. Alexandru Focia

Secretar general,  
 Monica Dumitrașcu

AMEXA-2

NR. 29315/5/05.10.2023

# Scadentar

IRIMIA ANDREEA CATALINA

BD. 1 MAI

Suma imprumutata **118,628.02** Dobanda anuala BNR **7.00%**  
 Suma totala de plata **298,656.61** Dobanda total **9.00%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	105.81	889.71	995.52	118,628.02
2	106.61	888.92	995.52	118,522.21
3	107.41	888.12	995.52	118,415.60
4	108.21	887.31	995.52	118,308.20
5	109.02	886.50	995.52	118,199.99
6	109.84	885.68	995.52	118,090.96
7	110.66	884.86	995.52	117,981.13
8	111.49	884.03	995.52	117,870.46
9	112.33	883.19	995.52	117,758.97
10	113.17	882.35	995.52	117,646.64
11	114.02	881.50	995.52	117,533.47
12	114.88	880.65	995.52	117,419.44
13	115.74	879.78	995.52	117,304.57
14	116.61	878.92	995.52	117,188.83
15	117.48	878.04	995.52	117,072.23
16	118.36	877.16	995.52	116,954.74
17	119.25	876.27	995.52	116,836.38
18	120.14	875.38	995.52	116,717.13
19	121.04	874.48	995.52	116,596.99
20	121.95	873.57	995.52	116,475.95
21	122.87	872.65	995.52	116,353.99
22	123.79	871.73	995.52	116,231.13
23	124.72	870.81	995.52	116,107.34
24	125.65	869.87	995.52	115,982.62
25	126.59	868.93	995.52	115,856.97
26	127.54	867.98	995.52	115,730.37
27	128.50	867.02	995.52	115,602.83
28	129.46	866.06	995.52	115,474.33
29	130.44	865.09	995.52	115,344.86
30	131.41	864.11	995.52	115,214.43
31	132.40	863.12	995.52	115,083.01
32	133.39	862.13	995.52	114,950.62
33	134.39	861.13	995.52	114,817.22
34	135.40	860.12	995.52	114,682.83
35	136.42	859.11	995.52	114,547.43
36	137.44	858.08	995.52	114,411.01
37	138.47	857.05	995.52	114,273.57
38	139.51	856.01	995.52	114,135.10
39	140.56	854.97	995.52	113,995.59
40	141.61	853.91	995.52	113,855.04

41	142.67	852.85	995.52	113,713.43
42	143.74	851.78	995.52	113,570.76
43	144.82	850.70	995.52	113,427.02
44	145.91	849.62	995.52	113,282.20
45	147.00	848.52	995.52	113,136.29
46	148.10	847.42	995.52	112,989.29
47	149.21	846.31	995.52	112,841.19
48	150.33	845.19	995.52	112,691.98
49	151.46	844.06	995.52	112,541.65
50	152.60	842.93	995.52	112,390.19
51	153.74	841.78	995.52	112,237.59
52	154.89	840.63	995.52	112,083.85
53	156.05	839.47	995.52	111,928.96
54	157.23	838.30	995.52	111,772.90
55	158.40	837.12	995.52	111,615.68
56	159.59	835.93	995.52	111,457.27
57	160.79	834.73	995.52	111,297.68
58	162.00	833.53	995.52	111,136.89
59	163.21	832.31	995.52	110,974.89
60	164.43	831.09	995.52	110,811.68
61	165.67	829.85	995.52	110,647.25
62	166.91	828.61	995.52	110,481.58
63	168.16	827.36	995.52	110,314.67
64	169.42	826.10	995.52	110,146.51
65	170.69	824.83	995.52	109,977.09
66	171.97	823.55	995.52	109,806.39
67	173.26	822.26	995.52	109,634.42
68	174.56	820.96	995.52	109,461.16
69	175.87	819.65	995.52	109,286.59
70	177.19	818.33	995.52	109,110.72
71	178.52	817.00	995.52	108,933.53
72	179.86	815.66	995.52	108,755.01
73	181.21	814.31	995.52	108,575.15
74	182.57	812.95	995.52	108,393.94
75	183.94	811.59	995.52	108,211.37
76	185.32	810.21	995.52	108,027.44
77	186.71	808.82	995.52	107,842.12
78	188.11	807.42	995.52	107,655.41
79	189.52	806.00	995.52	107,467.31
80	190.94	804.58	995.52	107,277.79
81	192.37	803.15	995.52	107,086.85
82	193.81	801.71	995.52	106,894.48
83	195.27	800.25	995.52	106,700.67
84	196.73	798.79	995.52	106,505.40
85	198.21	797.32	995.52	106,308.67
86	199.69	795.83	995.52	106,110.46
87	201.19	794.33	995.52	105,910.77

88	202.70	792.82	995.52	105,709.58
89	204.22	791.30	995.52	105,506.88
90	205.75	789.77	995.52	105,302.66
91	207.30	788.23	995.52	105,096.90
92	208.85	786.67	995.52	104,889.61
93	210.42	785.11	995.52	104,680.76
94	211.99	783.53	995.52	104,470.34
95	213.58	781.94	995.52	104,258.35
96	215.19	780.34	995.52	104,044.76
97	216.80	778.72	995.52	103,829.58
98	218.43	777.10	995.52	103,612.78
99	220.06	775.46	995.52	103,394.35
100	221.71	773.81	995.52	103,174.29
101	223.38	772.14	995.52	102,952.57
102	225.05	770.47	995.52	102,729.19
103	226.74	768.78	995.52	102,504.14
104	228.44	767.08	995.52	102,277.40
105	230.15	765.37	995.52	102,048.96
106	231.88	763.64	995.52	101,818.80
107	233.62	761.90	995.52	101,586.92
108	235.37	760.15	995.52	101,353.30
109	237.14	758.38	995.52	101,117.93
110	238.92	756.61	995.52	100,880.79
111	240.71	754.81	995.52	100,641.88
112	242.51	753.01	995.52	100,401.17
113	244.33	751.19	995.52	100,158.65
114	246.16	749.36	995.52	99,914.32
115	248.01	747.51	995.52	99,668.16
116	249.87	745.65	995.52	99,420.15
117	251.74	743.78	995.52	99,170.28
118	253.63	741.89	995.52	98,918.53
119	255.54	739.99	995.52	98,664.90
120	257.45	738.07	995.52	98,409.36
121	259.38	736.14	995.52	98,151.91
122	261.33	734.19	995.52	97,892.53
123	263.29	732.23	995.52	97,631.20
124	265.26	730.26	995.52	97,367.91
125	267.25	728.27	995.52	97,102.65
126	269.26	726.27	995.52	96,835.40
127	271.28	724.25	995.52	96,566.14
128	273.31	722.21	995.52	96,294.86
129	275.36	720.16	995.52	96,021.55
130	277.43	718.10	995.52	95,746.19
131	279.51	716.02	995.52	95,468.77
132	281.60	713.92	995.52	95,189.26
133	283.71	711.81	995.52	94,907.66
134	285.84	709.68	995.52	94,623.94
135	287.99	707.54	995.52	94,338.10

136	290.15	705.38	995.52	94,050.12
137	292.32	703.20	995.52	93,759.97
138	294.51	701.01	995.52	93,467.65
139	296.72	698.80	995.52	93,173.13
140	298.95	696.57	995.52	92,876.41
141	301.19	694.33	995.52	92,577.46
142	303.45	692.07	995.52	92,276.27
143	305.73	689.80	995.52	91,972.82
144	308.02	687.50	995.52	91,667.09
145	310.33	685.19	995.52	91,359.07
146	312.66	682.87	995.52	91,048.75
147	315.00	680.52	995.52	90,736.09
148	317.36	678.16	995.52	90,421.09
149	319.74	675.78	995.52	90,103.72
150	322.14	673.38	995.52	89,783.98
151	324.56	670.96	995.52	89,461.84
152	326.99	668.53	995.52	89,137.28
153	329.44	666.08	995.52	88,810.29
154	331.92	663.61	995.52	88,480.84
155	334.41	661.12	995.52	88,148.93
156	336.91	658.61	995.52	87,814.52
157	339.44	656.08	995.52	87,477.61
158	341.99	653.54	995.52	87,138.17
159	344.55	650.97	995.52	86,796.18
160	347.13	648.39	995.52	86,451.63
161	349.74	645.78	995.52	86,104.50
162	352.36	643.16	995.52	85,754.76
163	355.00	640.52	995.52	85,402.40
164	357.67	637.86	995.52	85,047.39
165	360.35	635.17	995.52	84,689.73
166	363.05	632.47	995.52	84,329.38
167	365.77	629.75	995.52	83,966.33
168	368.52	627.00	995.52	83,600.55
169	371.28	624.24	995.52	83,232.03
170	374.07	621.46	995.52	82,860.75
171	376.87	618.65	995.52	82,486.68
172	379.70	615.82	995.52	82,109.81
173	382.55	612.98	995.52	81,730.11
174	385.42	610.11	995.52	81,347.57
175	388.31	607.22	995.52	80,962.15
176	391.22	604.30	995.52	80,573.85
177	394.15	601.37	995.52	80,182.63
178	397.11	598.41	995.52	79,788.48
179	400.09	595.44	995.52	79,391.37
180	403.09	592.43	995.52	78,991.28
181	406.11	589.41	995.52	78,588.19
182	409.16	586.37	995.52	78,182.08
183	412.23	583.30	995.52	77,772.93

184	415.32	580.21	995.52	77,360.70
185	418.43	577.09	995.52	76,945.39
186	421.57	573.95	995.52	76,526.95
187	424.73	570.79	995.52	76,105.38
188	427.92	567.60	995.52	75,680.65
189	431.13	564.40	995.52	75,252.74
190	434.36	561.16	995.52	74,821.61
191	437.62	557.90	995.52	74,387.25
192	440.90	554.62	995.52	73,949.63
193	444.21	551.32	995.52	73,508.73
194	447.54	547.98	995.52	73,064.52
195	450.89	544.63	995.52	72,616.99
196	454.28	541.25	995.52	72,166.09
197	457.68	537.84	995.52	71,711.82
198	461.12	534.41	995.52	71,254.13
199	464.57	530.95	995.52	70,793.02
200	468.06	527.46	995.52	70,328.44
201	471.57	523.95	995.52	69,860.38
202	475.11	520.42	995.52	69,388.81
203	478.67	516.85	995.52	68,913.71
204	482.26	513.26	995.52	68,435.04
205	485.88	509.65	995.52	67,952.78
206	489.52	506.00	995.52	67,466.90
207	493.19	502.33	995.52	66,977.38
208	496.89	498.63	995.52	66,484.19
209	500.62	494.90	995.52	65,987.30
210	504.37	491.15	995.52	65,486.68
211	508.15	487.37	995.52	64,982.31
212	511.97	483.56	995.52	64,474.16
213	515.81	479.72	995.52	63,962.19
214	519.67	475.85	995.52	63,446.39
215	523.57	471.95	995.52	62,926.71
216	527.50	468.02	995.52	62,403.14
217	531.45	464.07	995.52	61,875.64
218	535.44	460.08	995.52	61,344.19
219	539.46	456.07	995.52	60,808.75
220	543.50	452.02	995.52	60,269.29
221	547.58	447.94	995.52	59,725.79
222	551.69	443.84	995.52	59,178.21
223	555.82	439.70	995.52	58,626.52
224	559.99	435.53	995.52	58,070.70
225	564.19	431.33	995.52	57,510.71
226	568.42	427.10	995.52	56,946.52
227	572.69	422.84	995.52	56,378.09
228	576.98	418.54	995.52	55,805.41
229	581.31	414.21	995.52	55,228.43
230	585.67	409.85	995.52	54,647.12
231	590.06	405.46	995.52	54,061.45

232	594.49	401.04	995.52	53,471.39
233	598.95	396.58	995.52	52,876.90
234	603.44	392.08	995.52	52,277.95
235	607.96	387.56	995.52	51,674.52
236	612.52	383.00	995.52	51,066.55
237	617.12	378.41	995.52	50,454.03
238	621.75	373.78	995.52	49,836.91
239	626.41	369.11	995.52	49,215.17
240	631.11	364.42	995.52	48,588.76
241	635.84	359.68	995.52	47,957.65
242	640.61	354.91	995.52	47,321.81
243	645.41	350.11	995.52	46,681.21
244	650.25	345.27	995.52	46,035.79
245	655.13	340.39	995.52	45,385.54
246	660.04	335.48	995.52	44,730.41
247	664.99	330.53	995.52	44,070.37
248	669.98	325.54	995.52	43,405.37
249	675.01	320.52	995.52	42,735.39
250	680.07	315.45	995.52	42,060.38
251	685.17	310.35	995.52	41,380.31
252	690.31	305.21	995.52	40,695.14
253	695.49	300.04	995.52	40,004.84
254	700.70	294.82	995.52	39,309.35
255	705.96	289.56	995.52	38,608.65
256	711.25	284.27	995.52	37,902.69
257	716.59	278.94	995.52	37,191.44
258	721.96	273.56	995.52	36,474.85
259	727.38	268.15	995.52	35,752.89
260	732.83	262.69	995.52	35,025.52
261	738.33	257.20	995.52	34,292.69
262	743.86	251.66	995.52	33,554.36
263	749.44	246.08	995.52	32,810.49
264	755.06	240.46	995.52	32,061.05
265	760.73	234.79	995.52	31,305.99
266	766.43	229.09	995.52	30,545.26
267	772.18	223.34	995.52	29,778.83
268	777.97	217.55	995.52	29,006.65
269	783.81	211.72	995.52	28,228.67
270	789.69	205.84	995.52	27,444.87
271	795.61	199.91	995.52	26,655.18
272	801.58	193.95	995.52	25,859.57
273	807.59	187.93	995.52	25,058.00
274	813.64	181.88	995.52	24,250.41
275	819.75	175.78	995.52	23,436.77
276	825.89	169.63	995.52	22,617.02
277	832.09	163.43	995.52	21,791.13
278	838.33	157.19	995.52	20,959.04
279	844.62	150.91	995.52	20,120.71



280	850.95	144.57	995.52	19,276.09
281	857.33	138.19	995.52	18,425.14
282	863.76	131.76	995.52	17,567.81
283	870.24	125.28	995.52	16,704.04
284	876.77	118.75	995.52	15,833.80
285	883.34	112.18	995.52	14,957.03
286	889.97	105.55	995.52	14,073.69
287	896.64	98.88	995.52	13,183.72
288	903.37	92.15	995.52	12,287.08
289	910.14	85.38	995.52	11,383.71
290	916.97	78.55	995.52	10,473.56
291	923.85	71.67	995.52	9,556.59
292	930.78	64.75	995.52	8,632.75
293	937.76	57.76	995.52	7,701.97
294	944.79	50.73	995.52	6,764.21
295	951.88	43.65	995.52	5,819.42
296	959.02	36.51	995.52	4,867.54
297	966.21	29.31	995.52	3,908.53
298	973.45	22.07	995.52	2,942.32
299	980.76	14.77	995.52	1,968.87
300	988.11	7.41	995.52	988.11
	<b>118,628.02</b>	<b>180,028.59</b>	<b>298,656.61</b> *	

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 raportul.*

16.10.2023

Președinte de ședință,  
Alexandru Focia



Secretar general,  
Monica Dumitrașcu