

ANEXA NR. 1

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

NR. 28634 / 02.10.2023

Ghiță-Enache Stela

B-dul I Mai, nr.

cerere 23788/16.08.2023

nr.c rt.	Descrierea	UM	Calcul	Valori - lei
1	Data receptiei imobilului	luna, an	5.2004	
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 _{ii} /S _{cdi})*S _{cdl}	78607.13
10	Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	V _{ilr}	6985.21
	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}	71621.92
11	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	152.67
13	Valoare de investitie actualizata cu rata inflatiei (V1)	lei	V1 = (V _{ild} *R _i)/100+V _{ild}	180967.10
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)	162870.39

	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			
16	Valoarea finala de vanzare locuinta (Vvl)	lei		$C=V2*1\%$ $Vvl=V2+C$	1628.70 164499.09

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,
Alexandru Focia



Secretar general,
Monica Dumitrașcu

Nr 25315/10/05.10.2023

Scadentar

GHITA ENACHE STELA

B-DUL 1MAI

Suma imprumutata **138,439.84** Dobanda anuala BNR **7.00%**
 Suma totala de plata **348,534.63** Dobanda total **9.00%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	123.48	1038.30	1,161.78	138,439.84
2	124.41	1037.37	1,161.78	138,316.36
3	125.34	1036.44	1,161.78	138,191.95
4	126.28	1035.50	1,161.78	138,066.60
5	127.23	1034.55	1,161.78	137,940.32
6	128.18	1033.60	1,161.78	137,813.09
7	129.15	1032.64	1,161.78	137,684.91
8	130.11	1031.67	1,161.78	137,555.76
9	131.09	1030.69	1,161.78	137,425.65
10	132.07	1029.71	1,161.78	137,294.56
11	133.06	1028.72	1,161.78	137,162.49
12	134.06	1027.72	1,161.78	137,029.42
13	135.07	1026.72	1,161.78	136,895.36
14	136.08	1025.70	1,161.78	136,760.30
15	137.10	1024.68	1,161.78	136,624.22
16	138.13	1023.65	1,161.78	136,487.11
17	139.16	1022.62	1,161.78	136,348.99
18	140.21	1021.57	1,161.78	136,209.82
19	141.26	1020.52	1,161.78	136,069.61
20	142.32	1019.46	1,161.78	135,928.35
21	143.39	1018.40	1,161.78	135,786.03
22	144.46	1017.32	1,161.78	135,642.65
23	145.55	1016.24	1,161.78	135,498.18
24	146.64	1015.14	1,161.78	135,352.64
25	147.74	1014.05	1,161.78	135,206.00
26	148.85	1012.94	1,161.78	135,058.26
27	149.96	1011.82	1,161.78	134,909.42
28	151.09	1010.70	1,161.78	134,759.46
29	152.22	1009.56	1,161.78	134,608.37
30	153.36	1008.42	1,161.78	134,456.15
31	154.51	1007.27	1,161.78	134,302.79
32	155.67	1006.11	1,161.78	134,148.28
33	156.84	1004.94	1,161.78	133,992.61
34	158.01	1003.77	1,161.78	133,835.77
35	159.20	1002.58	1,161.78	133,677.76
36	160.39	1001.39	1,161.78	133,518.56
37	161.60	1000.19	1,161.78	133,358.17
38	162.81	998.97	1,161.78	133,196.57
39	164.03	997.75	1,161.78	133,033.76
40	165.26	996.52	1,161.78	132,869.73

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41	166.50	995.28	1,161.78	132,704.48
42	167.75	994.03	1,161.78	132,537.98
43	169.01	992.78	1,161.78	132,370.23
44	170.27	991.51	1,161.78	132,201.22
45	171.55	990.23	1,161.78	132,030.95
46	172.84	988.95	1,161.78	131,859.40
47	174.13	987.65	1,161.78	131,686.56
48	175.44	986.34	1,161.78	131,512.43
49	176.75	985.03	1,161.78	131,336.99
50	178.08	983.70	1,161.78	131,160.24
51	179.42	982.37	1,161.78	130,982.16
52	180.76	981.02	1,161.78	130,802.74
53	182.12	979.66	1,161.78	130,621.98
54	183.48	978.30	1,161.78	130,439.86
55	184.86	976.92	1,161.78	130,256.38
56	186.25	975.54	1,161.78	130,071.52
57	187.64	974.14	1,161.78	129,885.27
58	189.05	972.73	1,161.78	129,697.63
59	190.47	971.31	1,161.78	129,508.58
60	191.90	969.89	1,161.78	129,318.11
61	193.34	968.45	1,161.78	129,126.22
62	194.79	967.00	1,161.78	128,932.88
63	196.25	965.54	1,161.78	128,738.10
64	197.72	964.06	1,161.78	128,541.85
65	199.20	962.58	1,161.78	128,344.13
66	200.70	961.09	1,161.78	128,144.93
67	202.20	959.58	1,161.78	127,944.24
68	203.72	958.07	1,161.78	127,742.04
69	205.24	956.54	1,161.78	127,538.32
70	206.78	955.00	1,161.78	127,333.07
71	208.33	953.45	1,161.78	127,126.29
72	209.90	951.88	1,161.78	126,917.96
73	211.47	950.31	1,161.78	126,708.06
74	213.06	948.72	1,161.78	126,496.59
75	214.66	947.13	1,161.78	126,283.53
76	216.27	945.52	1,161.78	126,068.87
77	217.89	943.89	1,161.78	125,852.61
78	219.52	942.26	1,161.78	125,634.72
79	221.17	940.61	1,161.78	125,415.20
80	222.83	938.96	1,161.78	125,194.03
81	224.50	937.28	1,161.78	124,971.20
82	226.18	935.60	1,161.78	124,746.71
83	227.88	933.90	1,161.78	124,520.52
84	229.59	932.19	1,161.78	124,292.65
85	231.31	930.47	1,161.78	124,063.06
86	233.04	928.74	1,161.78	123,831.75
87	234.79	926.99	1,161.78	123,598.71

88	236.55	925.23	1,161.78	123,363.91
89	238.33	923.46	1,161.78	123,127.36
90	240.11	921.67	1,161.78	122,889.03
91	241.92	919.87	1,161.78	122,648.92
92	243.73	918.05	1,161.78	122,407.00
93	245.56	916.22	1,161.78	122,163.27
94	247.40	914.38	1,161.78	121,917.72
95	249.25	912.53	1,161.78	121,670.32
96	251.12	910.66	1,161.78	121,421.06
97	253.01	908.77	1,161.78	121,169.94
98	254.91	906.88	1,161.78	120,916.93
99	256.82	904.97	1,161.78	120,662.03
100	258.74	903.04	1,161.78	120,405.21
101	260.68	901.10	1,161.78	120,146.47
102	262.64	899.14	1,161.78	119,885.78
103	264.61	897.17	1,161.78	119,623.14
104	266.59	895.19	1,161.78	119,358.54
105	268.59	893.19	1,161.78	119,091.94
106	270.61	891.18	1,161.78	118,823.35
107	272.64	889.15	1,161.78	118,552.74
108	274.68	887.10	1,161.78	118,280.11
109	276.74	885.04	1,161.78	118,005.43
110	278.82	882.97	1,161.78	117,728.68
111	280.91	880.87	1,161.78	117,449.87
112	283.01	878.77	1,161.78	117,168.96
113	285.14	876.64	1,161.78	116,885.94
114	287.28	874.51	1,161.78	116,600.81
115	289.43	872.35	1,161.78	116,313.53
116	291.60	870.18	1,161.78	116,024.10
117	293.79	867.99	1,161.78	115,732.50
118	295.99	865.79	1,161.78	115,438.71
119	298.21	863.57	1,161.78	115,142.72
120	300.45	861.33	1,161.78	114,844.51
121	302.70	859.08	1,161.78	114,544.06
122	304.97	856.81	1,161.78	114,241.36
123	307.26	854.52	1,161.78	113,936.38
124	309.56	852.22	1,161.78	113,629.13
125	311.89	849.90	1,161.78	113,319.56
126	314.22	847.56	1,161.78	113,007.68
127	316.58	845.20	1,161.78	112,693.45
128	318.96	842.83	1,161.78	112,376.87
129	321.35	840.43	1,161.78	112,057.91
130	323.76	838.02	1,161.78	111,736.57
131	326.19	835.60	1,161.78	111,412.81
132	328.63	833.15	1,161.78	111,086.62
133	331.10	830.68	1,161.78	110,757.99
134	333.58	828.20	1,161.78	110,426.89
135	336.08	825.70	1,161.78	110,093.31

136	338.60	823.18	1,161.78	109,757.23
137	341.14	820.64	1,161.78	109,418.63
138	343.70	818.08	1,161.78	109,077.49
139	346.28	815.50	1,161.78	108,733.78
140	348.88	812.91	1,161.78	108,387.51
141	351.49	810.29	1,161.78	108,038.63
142	354.13	807.65	1,161.78	107,687.14
143	356.78	805.00	1,161.78	107,333.01
144	359.46	802.32	1,161.78	106,976.22
145	362.16	799.63	1,161.78	106,616.76
146	364.87	796.91	1,161.78	106,254.61
147	367.61	794.17	1,161.78	105,889.74
148	370.37	791.42	1,161.78	105,522.13
149	373.14	788.64	1,161.78	105,151.76
150	375.94	785.84	1,161.78	104,778.62
151	378.76	783.02	1,161.78	104,402.67
152	381.60	780.18	1,161.78	104,023.91
153	384.46	777.32	1,161.78	103,642.31
154	387.35	774.43	1,161.78	103,257.84
155	390.25	771.53	1,161.78	102,870.50
156	393.18	768.60	1,161.78	102,480.24
157	396.13	765.65	1,161.78	102,087.06
158	399.10	762.68	1,161.78	101,690.93
159	402.09	759.69	1,161.78	101,291.83
160	405.11	756.67	1,161.78	100,889.74
161	408.15	753.63	1,161.78	100,484.63
162	411.21	750.57	1,161.78	100,076.48
163	414.29	747.49	1,161.78	99,665.27
164	417.40	744.38	1,161.78	99,250.98
165	420.53	741.25	1,161.78	98,833.58
166	423.68	738.10	1,161.78	98,413.05
167	426.86	734.92	1,161.78	97,989.37
168	430.06	731.72	1,161.78	97,562.51
169	433.29	728.49	1,161.78	97,132.44
170	436.54	725.24	1,161.78	96,699.15
171	439.81	721.97	1,161.78	96,262.62
172	443.11	718.67	1,161.78	95,822.80
173	446.43	715.35	1,161.78	95,379.69
174	449.78	712.00	1,161.78	94,933.26
175	453.16	708.63	1,161.78	94,483.47
176	456.55	705.23	1,161.78	94,030.32
177	459.98	701.80	1,161.78	93,573.76
178	463.43	698.35	1,161.78	93,113.79
179	466.90	694.88	1,161.78	92,650.36
180	470.41	691.38	1,161.78	92,183.45
181	473.93	687.85	1,161.78	91,713.05
182	477.49	684.29	1,161.78	91,239.11
183	481.07	680.71	1,161.78	90,761.62

184	484.68	677.10	1,161.78	90,280.55
185	488.31	673.47	1,161.78	89,795.87
186	491.98	669.81	1,161.78	89,307.56
187	495.67	666.12	1,161.78	88,815.59
188	499.38	662.40	1,161.78	88,319.92
189	503.13	658.65	1,161.78	87,820.54
190	506.90	654.88	1,161.78	87,317.41
191	510.70	651.08	1,161.78	86,810.51
192	514.53	647.25	1,161.78	86,299.81
193	518.39	643.39	1,161.78	85,785.27
194	522.28	639.50	1,161.78	85,266.88
195	526.20	635.58	1,161.78	84,744.60
196	530.14	631.64	1,161.78	84,218.40
197	534.12	627.66	1,161.78	83,688.26
198	538.13	623.66	1,161.78	83,154.14
199	542.16	619.62	1,161.78	82,616.01
200	546.23	615.55	1,161.78	82,073.85
201	550.32	611.46	1,161.78	81,527.62
202	554.45	607.33	1,161.78	80,977.30
203	558.61	603.17	1,161.78	80,422.84
204	562.80	598.98	1,161.78	79,864.23
205	567.02	594.76	1,161.78	79,301.43
206	571.27	590.51	1,161.78	78,734.41
207	575.56	586.22	1,161.78	78,163.14
208	579.88	581.91	1,161.78	77,587.58
209	584.22	577.56	1,161.78	77,007.70
210	588.61	573.18	1,161.78	76,423.48
211	593.02	568.76	1,161.78	75,834.87
212	597.47	564.31	1,161.78	75,241.85
213	601.95	559.83	1,161.78	74,644.38
214	606.46	555.32	1,161.78	74,042.43
215	611.01	550.77	1,161.78	73,435.97
216	615.59	546.19	1,161.78	72,824.96
217	620.21	541.57	1,161.78	72,209.36
218	624.86	536.92	1,161.78	71,589.15
219	629.55	532.23	1,161.78	70,964.29
220	634.27	527.51	1,161.78	70,334.74
221	639.03	522.75	1,161.78	69,700.47
222	643.82	517.96	1,161.78	69,061.44
223	648.65	513.13	1,161.78	68,417.62
224	653.51	508.27	1,161.78	67,768.97
225	658.42	503.37	1,161.78	67,115.45
226	663.35	498.43	1,161.78	66,457.04
227	668.33	493.45	1,161.78	65,793.68
228	673.34	488.44	1,161.78	65,125.35
229	678.39	483.39	1,161.78	64,452.01
230	683.48	478.30	1,161.78	63,773.62
231	688.61	473.18	1,161.78	63,090.14

232	693.77	468.01	1,161.78	62,401.53
233	698.97	462.81	1,161.78	61,707.76
234	704.22	457.57	1,161.78	61,008.79
235	709.50	452.28	1,161.78	60,304.57
236	714.82	446.96	1,161.78	59,595.07
237	720.18	441.60	1,161.78	58,880.25
238	725.58	436.20	1,161.78	58,160.07
239	731.02	430.76	1,161.78	57,434.49
240	736.51	425.28	1,161.78	56,703.47
241	742.03	419.75	1,161.78	55,966.96
242	747.60	414.19	1,161.78	55,224.93
243	753.20	408.58	1,161.78	54,477.34
244	758.85	402.93	1,161.78	53,724.14
245	764.54	397.24	1,161.78	52,965.29
246	770.28	391.51	1,161.78	52,200.74
247	776.05	385.73	1,161.78	51,430.47
248	781.87	379.91	1,161.78	50,654.41
249	787.74	374.04	1,161.78	49,872.54
250	793.65	368.14	1,161.78	49,084.80
251	799.60	362.18	1,161.78	48,291.15
252	805.60	356.19	1,161.78	47,491.56
253	811.64	350.14	1,161.78	46,685.96
254	817.72	344.06	1,161.78	45,874.32
255	823.86	337.92	1,161.78	45,056.60
256	830.04	331.75	1,161.78	44,232.74
257	836.26	325.52	1,161.78	43,402.70
258	842.53	319.25	1,161.78	42,566.44
259	848.85	312.93	1,161.78	41,723.91
260	855.22	306.56	1,161.78	40,875.06
261	861.63	300.15	1,161.78	40,019.84
262	868.10	293.69	1,161.78	39,158.20
263	874.61	287.18	1,161.78	38,290.11
264	881.17	280.62	1,161.78	37,415.50
265	887.77	274.01	1,161.78	36,534.34
266	894.43	267.35	1,161.78	35,646.56
267	901.14	260.64	1,161.78	34,752.13
268	907.90	253.88	1,161.78	33,850.99
269	914.71	247.07	1,161.78	32,943.09
270	921.57	240.21	1,161.78	32,028.38
271	928.48	233.30	1,161.78	31,106.81
272	935.44	226.34	1,161.78	30,178.33
273	942.46	219.32	1,161.78	29,242.88
274	949.53	212.25	1,161.78	28,300.42
275	956.65	205.13	1,161.78	27,350.89
276	963.83	197.96	1,161.78	26,394.24
277	971.05	190.73	1,161.78	25,430.42
278	978.34	183.45	1,161.78	24,459.36
279	985.67	176.11	1,161.78	23,481.03

280	993.07	168.72	1,161.78	22,495.35
281	1,000.51	161.27	1,161.78	21,502.29
282	1,008.02	153.76	1,161.78	20,501.77
283	1,015.58	146.20	1,161.78	19,493.75
284	1,023.20	138.59	1,161.78	18,478.17
285	1,030.87	130.91	1,161.78	17,454.98
286	1,038.60	123.18	1,161.78	16,424.11
287	1,046.39	115.39	1,161.78	15,385.51
288	1,054.24	107.54	1,161.78	14,339.12
289	1,062.15	99.64	1,161.78	13,284.88
290	1,070.11	91.67	1,161.78	12,222.73
291	1,078.14	83.64	1,161.78	11,152.62
292	1,086.22	75.56	1,161.78	10,074.48
293	1,094.37	67.41	1,161.78	8,988.26
294	1,102.58	59.20	1,161.78	7,893.89
295	1,110.85	50.93	1,161.78	6,791.31
296	1,119.18	42.60	1,161.78	5,680.46
297	1,127.57	34.21	1,161.78	4,561.28
298	1,136.03	25.75	1,161.78	3,433.71
299	1,144.55	17.23	1,161.78	2,297.68
300	1,153.13	8.65	1,161.78	1,153.13
	138,439.84	210,094.79	348,534.63 *	

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

De acord cu graficul
17.10.2023

Preşedinte de şedinţă,
Alexandru Focia

Secretar general,
Monica Dumitraşcu

