

NR. 26 693 / 14.09.2023

AR/EXA NR 1

## FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

**Popovici Carmen**  
B-dul I Mai,

cerere 16457/29.05.2023

nr. crt.	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) apartament	mp		64.00
8	d) balcon	mp		4.70
9	Valoare de investitie locuinta (V_il)	lei	V_il= (V_il/S_cdf)*S_cdf	78893.66
10	Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	Vilr	11404.36
11	Valoarea de investitie locuinta diminuată 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	67489.30
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.inse.ro/shop">http://statistici.inse.ro/shop</a> )	%	Ri=IPC-100	124.14
13	Valoarea de investitie actualizata cu rata inflatiei (V1)	lei	V1=(Vild*Ri)/100+Vild	151270.53
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)	136143.47

	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%		1361.43
16	lei	Vvl= V2+C		137504.91

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. Tehn. Poziție  
 4.jr.Voinescu Mihaela-Comp.Juridic



Secretar general,  
 Monica Dumitrașcu

ANEXA NR 2

NR 29315/6/05.10.2023

**Scadentat**

POPOVICI CARMEN

B-DUL 1 MAI, I

Suma imprumutata **115,721.95** Dobanda anuala BNR **7.00%**  
 Suma totala de plata **291,340.32** Dobanda total **9.00%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	103.22	867.91	971.13	115,721.95
2	103.99	867.14	971.13	115,618.73
3	104.77	866.36	971.13	115,514.74
4	105.56	865.57	971.13	115,409.96
5	106.35	864.78	971.13	115,304.40
6	107.15	863.99	971.13	115,198.05
7	107.95	863.18	971.13	115,090.90
8	108.76	862.37	971.13	114,982.95
9	109.58	861.56	971.13	114,874.19
10	110.40	860.73	971.13	114,764.61
11	111.23	859.91	971.13	114,654.21
12	112.06	859.07	971.13	114,542.98
13	112.90	858.23	971.13	114,430.92
14	113.75	857.39	971.13	114,318.02
15	114.60	856.53	971.13	114,204.27
16	115.46	855.67	971.13	114,089.67
17	116.33	854.81	971.13	113,974.20
18	117.20	853.93	971.13	113,857.88
19	118.08	853.06	971.13	113,740.68
20	118.96	852.17	971.13	113,622.60
21	119.86	851.28	971.13	113,503.63
22	120.76	850.38	971.13	113,383.77
23	121.66	849.47	971.13	113,263.02
24	122.57	848.56	971.13	113,141.36
25	123.49	847.64	971.13	113,018.78
26	124.42	846.71	971.13	112,895.29
27	125.35	845.78	971.13	112,770.87
28	126.29	844.84	971.13	112,645.52
29	127.24	843.89	971.13	112,519.22
30	128.19	842.94	971.13	112,391.98
31	129.16	841.98	971.13	112,263.79
32	130.12	841.01	971.13	112,134.63
33	131.10	840.03	971.13	112,004.51
34	132.08	839.05	971.13	111,873.41
35	133.07	838.06	971.13	111,741.32
36	134.07	837.06	971.13	111,608.25
37	135.08	836.06	971.13	111,474.18
38	136.09	835.04	971.13	111,339.10
39	137.11	834.02	971.13	111,203.01
40	138.14	832.99	971.13	111,065.89

41	139.18	831.96	971.13	110,927.75
42	140.22	830.91	971.13	110,788.58
43	141.27	829.86	971.13	110,648.36
44	142.33	828.80	971.13	110,507.09
45	143.40	827.74	971.13	110,364.76
46	144.47	826.66	971.13	110,221.36
47	145.56	825.58	971.13	110,076.88
48	146.65	824.48	971.13	109,931.32
49	147.75	823.39	971.13	109,784.68
50	148.86	822.28	971.13	109,636.93
51	149.97	821.16	971.13	109,488.07
52	151.10	820.04	971.13	109,338.09
53	152.23	818.90	971.13	109,187.00
54	153.37	817.76	971.13	109,034.76
55	154.52	816.61	971.13	108,881.39
56	155.68	815.45	971.13	108,726.87
57	156.85	814.28	971.13	108,571.18
58	158.03	813.11	971.13	108,414.33
59	159.21	811.92	971.13	108,256.31
60	160.41	810.73	971.13	108,097.09
61	161.61	809.53	971.13	107,936.69
62	162.82	808.31	971.13	107,775.08
63	164.04	807.09	971.13	107,612.26
64	165.27	805.86	971.13	107,448.21
65	166.51	804.62	971.13	107,282.94
66	167.76	803.37	971.13	107,116.43
67	169.02	802.12	971.13	106,948.67
68	170.29	800.85	971.13	106,779.65
69	171.56	799.57	971.13	106,609.36
70	172.85	798.28	971.13	106,437.80
71	174.15	796.99	971.13	106,264.95
72	175.45	795.68	971.13	106,090.80
73	176.77	794.37	971.13	105,915.35
74	178.10	793.04	971.13	105,738.58
75	179.43	791.70	971.13	105,560.48
76	180.78	790.36	971.13	105,381.05
77	182.13	789.00	971.13	105,200.27
78	183.50	787.64	971.13	105,018.14
79	184.87	786.26	971.13	104,834.64
80	186.26	784.87	971.13	104,649.77
81	187.66	783.48	971.13	104,463.51
82	189.07	782.07	971.13	104,275.85
83	190.48	780.65	971.13	104,086.78
84	191.91	779.22	971.13	103,896.30
85	193.35	777.78	971.13	103,704.39
86	194.80	776.33	971.13	103,511.04
87	196.26	774.87	971.13	103,316.24

88	197.73	773.40	971.13	103,119.97
89	199.22	771.92	971.13	102,922.24
90	200.71	770.42	971.13	102,723.02
91	202.22	768.92	971.13	102,522.31
92	203.73	767.40	971.13	102,320.09
93	205.26	765.87	971.13	102,116.36
94	206.80	764.33	971.13	101,911.10
95	208.35	762.78	971.13	101,704.30
96	209.91	761.22	971.13	101,495.94
97	211.49	759.65	971.13	101,286.03
98	213.08	758.06	971.13	101,074.54
99	214.67	756.46	971.13	100,861.46
100	216.28	754.85	971.13	100,646.79
101	217.91	753.23	971.13	100,430.51
102	219.54	751.59	971.13	100,212.60
103	221.19	749.95	971.13	99,993.06
104	222.85	748.29	971.13	99,771.88
105	224.52	746.62	971.13	99,549.03
106	226.20	744.93	971.13	99,324.51
107	227.90	743.24	971.13	99,098.31
108	229.61	741.53	971.13	98,870.42
109	231.33	739.81	971.13	98,640.81
110	233.06	738.07	971.13	98,409.48
111	234.81	736.32	971.13	98,176.42
112	236.57	734.56	971.13	97,941.61
113	238.35	732.79	971.13	97,705.03
114	240.13	731.00	971.13	97,466.69
115	241.94	729.20	971.13	97,226.55
116	243.75	727.38	971.13	96,984.62
117	245.58	725.56	971.13	96,740.87
118	247.42	723.71	971.13	96,495.29
119	249.28	721.86	971.13	96,247.87
120	251.14	719.99	971.13	95,998.60
121	253.03	718.11	971.13	95,747.45
122	254.93	716.21	971.13	95,494.42
123	256.84	714.30	971.13	95,239.50
124	258.76	712.37	971.13	94,982.66
125	260.71	710.43	971.13	94,723.89
126	262.66	708.47	971.13	94,463.19
127	264.63	706.50	971.13	94,200.53
128	266.62	704.52	971.13	93,935.90
129	268.61	702.52	971.13	93,669.28
130	270.63	700.51	971.13	93,400.67
131	272.66	698.48	971.13	93,130.04
132	274.70	696.43	971.13	92,857.38
133	276.76	694.37	971.13	92,582.67
134	278.84	692.29	971.13	92,305.91
135	280.93	690.20	971.13	92,027.07

136	283.04	688.10	971.13	91,746.14
137	285.16	685.97	971.13	91,463.10
138	287.30	683.83	971.13	91,177.94
139	289.45	681.68	971.13	90,890.64
140	291.63	679.51	971.13	90,601.18
141	293.81	677.32	971.13	90,309.56
142	296.02	675.12	971.13	90,015.75
143	298.24	672.90	971.13	89,719.73
144	300.47	670.66	971.13	89,421.49
145	302.73	668.41	971.13	89,121.02
146	305.00	666.14	971.13	88,818.29
147	307.28	663.85	971.13	88,513.30
148	309.59	661.55	971.13	88,206.01
149	311.91	659.22	971.13	87,896.42
150	314.25	656.88	971.13	87,584.51
151	316.61	654.53	971.13	87,270.26
152	318.98	652.15	971.13	86,953.65
153	321.37	649.76	971.13	86,634.67
154	323.78	647.35	971.13	86,313.30
155	326.21	644.92	971.13	85,989.51
156	328.66	642.47	971.13	85,663.30
157	331.12	640.01	971.13	85,334.64
158	333.61	637.53	971.13	85,003.52
159	336.11	635.02	971.13	84,669.91
160	338.63	632.50	971.13	84,333.80
161	341.17	629.96	971.13	83,995.17
162	343.73	627.40	971.13	83,654.00
163	346.31	624.83	971.13	83,310.27
164	348.90	622.23	971.13	82,963.96
165	351.52	619.61	971.13	82,615.05
166	354.16	616.98	971.13	82,263.53
167	356.81	614.32	971.13	81,909.37
168	359.49	611.64	971.13	81,552.56
169	362.19	608.95	971.13	81,193.07
170	364.90	606.23	971.13	80,830.88
171	367.64	603.49	971.13	80,465.98
172	370.40	600.74	971.13	80,098.34
173	373.17	597.96	971.13	79,727.94
174	375.97	595.16	971.13	79,354.77
175	378.79	592.34	971.13	78,978.80
176	381.63	589.50	971.13	78,600.00
177	384.50	586.64	971.13	78,218.37
178	387.38	583.75	971.13	77,833.87
179	390.29	580.85	971.13	77,446.49
180	393.21	577.92	971.13	77,056.21
181	396.16	574.97	971.13	76,662.99
182	399.13	572.00	971.13	76,266.83
183	402.13	569.01	971.13	75,867.70

184	405.14	565.99	971.13	75,465.57
185	408.18	562.95	971.13	75,060.43
186	411.24	559.89	971.13	74,652.25
187	414.33	556.81	971.13	74,241.00
188	417.43	553.70	971.13	73,826.68
189	420.57	550.57	971.13	73,409.24
190	423.72	547.42	971.13	72,988.68
191	426.90	544.24	971.13	72,564.96
192	430.10	541.04	971.13	72,138.06
193	433.32	537.81	971.13	71,707.96
194	436.57	534.56	971.13	71,274.64
195	439.85	531.29	971.13	70,838.06
196	443.15	527.99	971.13	70,398.22
197	446.47	524.66	971.13	69,955.07
198	449.82	521.31	971.13	69,508.60
199	453.19	517.94	971.13	69,058.78
200	456.59	514.54	971.13	68,605.58
201	460.02	511.12	971.13	68,148.99
202	463.47	507.67	971.13	67,688.97
203	466.94	504.19	971.13	67,225.51
204	470.45	500.69	971.13	66,758.56
205	473.97	497.16	971.13	66,288.12
206	477.53	493.61	971.13	65,814.14
207	481.11	490.02	971.13	65,336.62
208	484.72	486.42	971.13	64,855.51
209	488.35	482.78	971.13	64,370.79
210	492.02	479.12	971.13	63,882.43
211	495.71	475.43	971.13	63,390.42
212	499.42	471.71	971.13	62,894.71
213	503.17	467.96	971.13	62,395.29
214	506.94	464.19	971.13	61,892.12
215	510.75	460.39	971.13	61,385.17
216	514.58	456.56	971.13	60,874.43
217	518.44	452.70	971.13	60,359.85
218	522.32	448.81	971.13	59,841.42
219	526.24	444.89	971.13	59,319.09
220	530.19	440.95	971.13	58,792.85
221	534.16	436.97	971.13	58,262.66
222	538.17	432.96	971.13	57,728.50
223	542.21	428.93	971.13	57,190.33
224	546.27	424.86	971.13	56,648.12
225	550.37	420.76	971.13	56,101.85
226	554.50	416.64	971.13	55,551.48
227	558.66	412.48	971.13	54,996.98
228	562.85	408.29	971.13	54,438.32
229	567.07	404.07	971.13	53,875.48
230	571.32	399.81	971.13	53,308.41
231	575.61	395.53	971.13	52,737.09

232	579.92	391.21	971.13	52,161.48
233	584.27	386.86	971.13	51,581.56
234	588.65	382.48	971.13	50,997.28
235	593.07	378.06	971.13	50,408.63
236	597.52	373.62	971.13	49,815.56
237	602.00	369.14	971.13	49,218.04
238	606.51	364.62	971.13	48,616.04
239	611.06	360.07	971.13	48,009.53
240	615.65	355.49	971.13	47,398.47
241	620.26	350.87	971.13	46,782.82
242	624.92	346.22	971.13	46,162.56
243	629.60	341.53	971.13	45,537.64
244	634.32	336.81	971.13	44,908.04
245	639.08	332.05	971.13	44,273.72
246	643.87	327.26	971.13	43,634.63
247	648.70	322.43	971.13	42,990.76
248	653.57	317.57	971.13	42,342.06
249	658.47	312.66	971.13	41,688.49
250	663.41	307.73	971.13	41,030.02
251	668.38	302.75	971.13	40,366.61
252	673.40	297.74	971.13	39,698.22
253	678.45	292.69	971.13	39,024.82
254	683.54	287.60	971.13	38,346.38
255	688.66	282.47	971.13	37,662.84
256	693.83	277.31	971.13	36,974.18
257	699.03	272.10	971.13	36,280.35
258	704.27	266.86	971.13	35,581.32
259	709.56	261.58	971.13	34,877.04
260	714.88	256.26	971.13	34,167.49
261	720.24	250.89	971.13	33,452.61
262	725.64	245.49	971.13	32,732.37
263	731.08	240.05	971.13	32,006.73
264	736.57	234.57	971.13	31,275.64
265	742.09	229.04	971.13	30,539.07
266	747.66	223.48	971.13	29,796.98
267	753.26	217.87	971.13	29,049.33
268	758.91	212.22	971.13	28,296.06
269	764.61	206.53	971.13	27,537.15
270	770.34	200.79	971.13	26,772.54
271	776.12	195.02	971.13	26,002.20
272	781.94	189.20	971.13	25,226.08
273	787.80	183.33	971.13	24,444.14
274	793.71	177.42	971.13	23,656.34
275	799.66	171.47	971.13	22,862.63
276	805.66	165.47	971.13	22,062.96
277	811.70	159.43	971.13	21,257.30
278	817.79	153.34	971.13	20,445.60
279	823.93	147.21	971.13	19,627.81



280	830.11	141.03	971.13	18,803.88
281	836.33	134.80	971.13	17,973.77
282	842.60	128.53	971.13	17,137.44
283	848.92	122.21	971.13	16,294.84
284	855.29	115.84	971.13	15,445.92
285	861.70	109.43	971.13	14,590.63
286	868.17	102.97	971.13	13,728.92
287	874.68	96.46	971.13	12,860.75
288	881.24	89.90	971.13	11,986.08
289	887.85	83.29	971.13	11,104.84
290	894.51	76.63	971.13	10,216.99
291	901.22	69.92	971.13	9,322.48
292	907.97	63.16	971.13	8,421.27
293	914.78	56.35	971.13	7,513.29
294	921.65	49.49	971.13	6,598.51
295	928.56	42.58	971.13	5,676.86
296	935.52	35.61	971.13	4,748.30
297	942.54	28.60	971.13	3,812.78
298	949.61	21.53	971.13	2,870.24
299	956.73	14.40	971.13	1,920.63
300	963.91	7.23	971.13	963.91
	<b>115,721.95</b>	<b>175,618.37</b>	<b>291,340.32</b>	*

Comisia:

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

Preşedinte de şedinţă,  
Alexandru Focia



Secretar general,  
Monica Dumitraşcu