

H2 3350f du 09.11.2023

## FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

Chiriac Adrian:

Șos. Huși-Stăniile

cerere 17669/13.06.2023

nr.c rt.	Descrierea	UM	Calcul	Valori - lei
1	Data receptiei imobilului	luna, an	5.2005	
2	Valoarea de investitie imobil	lei	V_ii	8810851.27
3	Suprafata construita desfasurata a imobilului	mp	S_cdi	12282.00
4	Suprafata construita locuinta - se determina in baza masuratorilor cadastrale	mp	Scdi (r4= r5+r6+r7+r8)	101.53
5	a) cota indiviza	mp		49.53
6	b) boxa	mp		
7	c) apartament	mp		52.00
8	d) balcon	mp		0.00
9	Valoare de investitie locuinta (V_ii)	lei	V_ii= (V_ii/S_cdi)*S_cdi	72835.51
10	Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	Vilir	10973.77
11	Valoarea de investitie locuinta diminuată cu contravaloarea sumelor rezultate din cuantumul chiriei, reprezentand recuperarea investitiei (V_ii-ir), calculate in functie de durata normala de functionare a cladirii, retinuta de autoritatile publice locale si virata catre ANL	lei	Vild= Vii-Vilir	61861.74
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	128.10
13	Valoarea de investitie actualizata cu rata inflatiei (V1)	lei	V1=(Vild*Ri)/100+Vild	141106.63
14	Valoarea 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)	126995.97

	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	lei	C=V2*1%	1269.96
16	Valoarea finala de vanzare locuinta (Vvl)	lei	Vvl= V2+C	128265.93

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.Impozite/ a

4.jr.Voinescu Mihaela-Comp.Juridic



Președinte de ședință,  
Cristinel Popa

Secretar general  
Monica Dumitrașcu

He. 33523/4/09.11.2023

**Scadentar**

CHIRIAC ADRIAN

SOS HUSI STANILESTI

Suma imprumutata **107,946.57** Dobanda anuala BNR **7.00%**  
Suma totala de plata **271,765.11** Dobanda total **9.00%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	96.28	809.60	905.88	107,946.57
2	97.01	808.88	905.88	107,850.29
3	97.73	808.15	905.88	107,753.28
4	98.47	807.42	905.88	107,655.54
5	99.21	806.68	905.88	107,557.08
6	99.95	805.93	905.88	107,457.87
7	100.70	805.18	905.88	107,357.92
8	101.45	804.43	905.88	107,257.22
9	102.22	803.67	905.88	107,155.77
10	102.98	802.90	905.88	107,053.55
11	103.75	802.13	905.88	106,950.57
12	104.53	801.35	905.88	106,846.82
13	105.32	800.57	905.88	106,742.28
14	106.11	799.78	905.88	106,636.97
15	106.90	798.98	905.88	106,530.86
16	107.70	798.18	905.88	106,423.96
17	108.51	797.37	905.88	106,316.26
18	109.33	796.56	905.88	106,207.74
19	110.15	795.74	905.88	106,098.42
20	110.97	794.91	905.88	105,988.27
21	111.80	794.08	905.88	105,877.30
22	112.64	793.24	905.88	105,765.50
23	113.49	792.40	905.88	105,652.85
24	114.34	791.55	905.88	105,539.37
25	115.20	790.69	905.88	105,425.03
26	116.06	789.82	905.88	105,309.83
27	116.93	788.95	905.88	105,193.77
28	117.81	788.08	905.88	105,076.84
29	118.69	787.19	905.88	104,959.03
30	119.58	786.30	905.88	104,840.34
31	120.48	785.41	905.88	104,720.76
32	121.38	784.50	905.88	104,600.28
33	122.29	783.59	905.88	104,478.90
34	123.21	782.67	905.88	104,356.61
35	124.13	781.75	905.88	104,233.40
36	125.06	780.82	905.88	104,109.27
37	126.00	779.88	905.88	103,984.20
38	126.95	778.94	905.88	103,858.20
39	127.90	777.98	905.88	103,731.26

40	128.86	777.03	905.88	103,603.36
41	129.82	776.06	905.88	103,474.50
42	130.80	775.09	905.88	103,344.67
43	131.78	774.10	905.88	103,213.87
44	132.77	773.12	905.88	103,082.09
45	133.76	772.12	905.88	102,949.33
46	134.77	771.12	905.88	102,815.56
47	135.78	770.11	905.88	102,680.80
48	136.80	769.09	905.88	102,545.02
49	137.82	768.06	905.88	102,408.22
50	138.86	767.03	905.88	102,270.40
51	139.90	765.99	905.88	102,131.54
52	140.95	764.94	905.88	101,991.65
53	142.00	763.88	905.88	101,850.70
54	143.07	762.82	905.88	101,708.70
55	144.14	761.74	905.88	101,565.63
56	145.22	760.66	905.88	101,421.49
57	146.31	759.57	905.88	101,276.26
58	147.41	758.47	905.88	101,129.95
59	148.51	757.37	905.88	100,982.54
60	149.63	756.26	905.88	100,834.03
61	150.75	755.13	905.88	100,684.40
62	151.88	754.00	905.88	100,533.65
63	153.02	752.86	905.88	100,381.77
64	154.17	751.72	905.88	100,228.75
65	155.32	750.56	905.88	100,074.58
66	156.49	749.39	905.88	99,919.26
67	157.66	748.22	905.88	99,762.77
68	158.85	747.04	905.88	99,605.10
69	160.04	745.85	905.88	99,446.26
70	161.24	744.65	905.88	99,286.22
71	162.45	743.44	905.88	99,124.98
72	163.66	742.22	905.88	98,962.54
73	164.89	740.99	905.88	98,798.87
74	166.13	739.75	905.88	98,633.98
75	167.37	738.51	905.88	98,467.85
76	168.63	737.25	905.88	98,300.48
77	169.89	735.99	905.88	98,131.85
78	171.17	734.71	905.88	97,961.95
79	172.45	733.43	905.88	97,790.78
80	173.75	732.14	905.88	97,618.33
81	175.05	730.83	905.88	97,444.59
82	176.36	729.52	905.88	97,269.54
83	177.68	728.20	905.88	97,093.17
84	179.02	726.87	905.88	96,915.49
85	180.36	725.52	905.88	96,736.47
86	181.71	724.17	905.88	96,556.11

87	183.08	722.81	905.88	96,374.40
88	184.45	721.43	905.88	96,191.32
89	185.83	720.05	905.88	96,006.87
90	187.23	718.66	905.88	95,821.04
91	188.63	717.25	905.88	95,633.82
92	190.04	715.84	905.88	95,445.19
93	191.47	714.41	905.88	95,255.14
94	192.91	712.98	905.88	95,063.67
95	194.35	711.53	905.88	94,870.76
96	195.81	710.07	905.88	94,676.41
97	197.28	708.60	905.88	94,480.60
98	198.76	707.12	905.88	94,283.32
99	200.25	705.63	905.88	94,084.56
100	201.75	704.13	905.88	93,884.31
101	203.26	702.62	905.88	93,682.56
102	204.79	701.09	905.88	93,479.30
103	206.32	699.56	905.88	93,274.51
104	207.87	698.01	905.88	93,068.18
105	209.43	696.45	905.88	92,860.31
106	211.00	694.88	905.88	92,650.88
107	212.58	693.30	905.88	92,439.88
108	214.18	691.70	905.88	92,227.29
109	215.79	690.10	905.88	92,013.11
110	217.40	688.48	905.88	91,797.33
111	219.03	686.85	905.88	91,579.93
112	220.68	685.21	905.88	91,360.89
113	222.33	683.55	905.88	91,140.21
114	224.00	681.88	905.88	90,917.88
115	225.68	680.20	905.88	90,693.88
116	227.37	678.51	905.88	90,468.20
117	229.08	676.81	905.88	90,240.83
118	230.80	675.09	905.88	90,011.75
119	232.53	673.36	905.88	89,780.96
120	234.27	671.61	905.88	89,548.43
121	236.03	669.86	905.88	89,314.16
122	237.80	668.09	905.88	89,078.13
123	239.58	666.30	905.88	88,840.34
124	241.38	664.51	905.88	88,600.75
125	243.19	662.70	905.88	88,359.38
126	245.01	660.87	905.88	88,116.19
127	246.85	659.03	905.88	87,871.18
128	248.70	657.18	905.88	87,624.33
129	250.57	655.32	905.88	87,375.62
130	252.45	653.44	905.88	87,125.06
131	254.34	651.54	905.88	86,872.61
132	256.25	649.64	905.88	86,618.27
133	258.17	647.72	905.88	86,362.03
134	260.10	645.78	905.88	86,103.86

135	262.06	643.83	905.88	85,843.75
136	264.02	641.86	905.88	85,581.70
137	266.00	639.88	905.88	85,317.68
138	268.00	637.89	905.88	85,051.68
139	270.01	635.88	905.88	84,783.68
140	272.03	633.85	905.88	84,513.67
141	274.07	631.81	905.88	84,241.64
142	276.13	629.76	905.88	83,967.57
143	278.20	627.69	905.88	83,691.44
144	280.28	625.60	905.88	83,413.25
145	282.39	623.50	905.88	83,132.96
146	284.50	621.38	905.88	82,850.58
147	286.64	619.25	905.88	82,566.07
148	288.79	617.10	905.88	82,279.43
149	290.95	614.93	905.88	81,990.65
150	293.14	612.75	905.88	81,699.69
151	295.33	610.55	905.88	81,406.56
152	297.55	608.33	905.88	81,111.22
153	299.78	606.10	905.88	80,813.67
154	302.03	603.85	905.88	80,513.89
155	304.29	601.59	905.88	80,211.86
156	306.58	599.31	905.88	79,907.57
157	308.88	597.01	905.88	79,600.99
158	311.19	594.69	905.88	79,292.11
159	313.53	592.36	905.88	78,980.92
160	315.88	590.01	905.88	78,667.39
161	318.25	587.64	905.88	78,351.51
162	320.63	585.25	905.88	78,033.27
163	323.04	582.84	905.88	77,712.63
164	325.46	580.42	905.88	77,389.59
165	327.90	577.98	905.88	77,064.13
166	330.36	575.52	905.88	76,736.23
167	332.84	573.04	905.88	76,405.87
168	335.34	570.55	905.88	76,073.03
169	337.85	568.03	905.88	75,737.69
170	340.38	565.50	905.88	75,399.84
171	342.94	562.95	905.88	75,059.46
172	345.51	560.37	905.88	74,716.52
173	348.10	557.78	905.88	74,371.01
174	350.71	555.17	905.88	74,022.91
175	353.34	552.54	905.88	73,672.20
176	355.99	549.89	905.88	73,318.85
177	358.66	547.22	905.88	72,962.86
178	361.35	544.53	905.88	72,604.20
179	364.06	541.82	905.88	72,242.85
180	366.79	539.09	905.88	71,878.78
181	369.54	536.34	905.88	71,511.99
182	372.32	533.57	905.88	71,142.45

183	375.11	530.78	905.88	70,770.13
184	377.92	527.96	905.88	70,395.03
185	380.76	525.13	905.88	70,017.10
186	383.61	522.27	905.88	69,636.35
187	386.49	519.40	905.88	69,252.74
188	389.39	516.50	905.88	68,866.25
189	392.31	513.58	905.88	68,476.86
190	395.25	510.63	905.88	68,084.56
191	398.21	507.67	905.88	67,689.31
192	401.20	504.68	905.88	67,291.09
193	404.21	501.67	905.88	66,889.89
194	407.24	498.64	905.88	66,485.68
195	410.30	495.59	905.88	66,078.44
196	413.37	492.51	905.88	65,668.15
197	416.47	489.41	905.88	65,254.77
198	419.60	486.29	905.88	64,838.30
199	422.74	483.14	905.88	64,418.70
200	425.91	479.97	905.88	63,995.96
201	429.11	476.78	905.88	63,570.05
202	432.33	473.56	905.88	63,140.94
203	435.57	470.31	905.88	62,708.61
204	438.84	467.05	905.88	62,273.04
205	442.13	463.76	905.88	61,834.21
206	445.44	460.44	905.88	61,392.08
207	448.78	457.10	905.88	60,946.64
208	452.15	453.73	905.88	60,497.85
209	455.54	450.34	905.88	60,045.70
210	458.96	446.93	905.88	59,590.16
211	462.40	443.48	905.88	59,131.20
212	465.87	440.02	905.88	58,668.80
213	469.36	436.52	905.88	58,202.94
214	472.88	433.00	905.88	57,733.57
215	476.43	429.46	905.88	57,260.69
216	480.00	425.88	905.88	56,784.26
217	483.60	422.28	905.88	56,304.26
218	487.23	418.65	905.88	55,820.66
219	490.88	415.00	905.88	55,333.43
220	494.56	411.32	905.88	54,842.55
221	498.27	407.61	905.88	54,347.98
222	502.01	403.87	905.88	53,849.71
223	505.78	400.11	905.88	53,347.70
224	509.57	396.31	905.88	52,841.92
225	513.39	392.49	905.88	52,332.35
226	517.24	388.64	905.88	51,818.96
227	521.12	384.76	905.88	51,301.72
228	525.03	380.85	905.88	50,780.60
229	528.97	376.92	905.88	50,255.57
230	532.93	372.95	905.88	49,726.61

231	536.93	368.95	905.88	49,193.67
232	540.96	364.93	905.88	48,656.74
233	545.02	360.87	905.88	48,115.78
234	549.10	356.78	905.88	47,570.77
235	553.22	352.66	905.88	47,021.66
236	557.37	348.51	905.88	46,468.44
237	561.55	344.33	905.88	45,911.07
238	565.76	340.12	905.88	45,349.52
239	570.01	335.88	905.88	44,783.76
240	574.28	331.60	905.88	44,213.75
241	578.59	327.30	905.88	43,639.47
242	582.93	322.96	905.88	43,060.89
243	587.30	318.58	905.88	42,477.96
244	591.70	314.18	905.88	41,890.66
245	596.14	309.74	905.88	41,298.96
246	600.61	305.27	905.88	40,702.81
247	605.12	300.77	905.88	40,102.20
248	609.66	296.23	905.88	39,497.08
249	614.23	291.66	905.88	38,887.43
250	618.83	287.05	905.88	38,273.20
251	623.48	282.41	905.88	37,654.37
252	628.15	277.73	905.88	37,030.89
253	632.86	273.02	905.88	36,402.74
254	637.61	268.27	905.88	35,769.88
255	642.39	263.49	905.88	35,132.27
256	647.21	258.67	905.88	34,489.87
257	652.06	253.82	905.88	33,842.66
258	656.95	248.93	905.88	33,190.60
259	661.88	244.00	905.88	32,533.65
260	666.85	239.04	905.88	31,871.77
261	671.85	234.04	905.88	31,204.92
262	676.89	229.00	905.88	30,533.07
263	681.96	223.92	905.88	29,856.19
264	687.08	218.81	905.88	29,174.22
265	692.23	213.65	905.88	28,487.15
266	697.42	208.46	905.88	27,794.92
267	702.65	203.23	905.88	27,097.50
268	707.92	197.96	905.88	26,394.84
269	713.23	192.65	905.88	25,686.92
270	718.58	187.30	905.88	24,973.69
271	723.97	181.91	905.88	24,255.11
272	729.40	176.48	905.88	23,531.14
273	734.87	171.01	905.88	22,801.74
274	740.38	165.50	905.88	22,066.87
275	745.94	159.95	905.88	21,326.49
276	751.53	154.35	905.88	20,580.55
277	757.17	148.72	905.88	19,829.02
278	762.84	143.04	905.88	19,071.85



279	768.57	137.32	905.88	18,309.01
280	774.33	131.55	905.88	17,540.44
281	780.14	125.75	905.88	16,766.11
282	785.99	119.89	905.88	15,985.98
283	791.88	114.00	905.88	15,199.99
284	797.82	108.06	905.88	14,408.10
285	803.81	102.08	905.88	13,610.28
286	809.84	96.05	905.88	12,806.47
287	815.91	89.97	905.88	11,996.64
288	822.03	83.86	905.88	11,180.73
289	828.19	77.69	905.88	10,358.70
290	834.40	71.48	905.88	9,530.51
291	840.66	65.22	905.88	8,696.10
292	846.97	58.92	905.88	7,855.44
293	853.32	52.56	905.88	7,008.47
294	859.72	46.16	905.88	6,155.15
295	866.17	39.72	905.88	5,295.43
296	872.66	33.22	905.88	4,429.26
297	879.21	26.67	905.88	3,556.60
298	885.80	20.08	905.88	2,677.39
299	892.45	13.44	905.88	1,791.59
300	899.14	6.74	905.88	899.14
	<b>107,946.57</b>	<b>163,818.54</b>	<b>271,765.11</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

Am lucrat la calculul sintez de verificare  
de vambosare 10.11.2023

1

Preşedinte de şedinţă,  
Cristinel Popa



Secretar general  
Monica Dumitraşcu