

Nr. 8047/19.10.2023

Bita Adrian Cristi: |

B-dul 1 Mai, nr.

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

cerere 26838/15.09.2023

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) 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	78893.66
10	Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	Vilr	5177.37
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	73716.29
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	128.39
13	Valoarea de investitie actualizata cu rata inflatiei (V1)	lei	V1=(Vild*Ri)/100+Vild	168360.64
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)	151524.58

ANEXA IXE-1

	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%	1515.25
16	Valoarea finala de vanzare locuinta (Vvl)	lei	Vvl= V2+C	153039.83

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,
Cristinel Popa



Secretar general
Monica Dumitrescu

ANEXA NR. 2

Nr. 30533/1/18.10.2023

Scadentar

BITA ADRIAN CRISTI

BD. 1 MAI,

Suma imprumutata **128,795.89** Dobanda anuală BNR **7.00%**
 Suma totală de plată **324,255.13** Dobanda totală **9.00%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	114.88	965.97	1,080.85	128,795.89
2	115.74	965.11	1,080.85	128,681.01
3	116.61	964.24	1,080.85	128,565.27
4	117.49	963.36	1,080.85	128,448.65
5	118.37	962.48	1,080.85	128,331.17
6	119.25	961.60	1,080.85	128,212.80
7	120.15	960.70	1,080.85	128,093.55
8	121.05	959.80	1,080.85	127,973.40
9	121.96	958.89	1,080.85	127,852.35
10	122.87	957.98	1,080.85	127,730.39
11	123.79	957.06	1,080.85	127,607.52
12	124.72	956.13	1,080.85	127,483.73
13	125.66	955.19	1,080.85	127,359.00
14	126.60	954.25	1,080.85	127,233.34
15	127.55	953.30	1,080.85	127,106.74
16	128.51	952.34	1,080.85	126,979.19
17	129.47	951.38	1,080.85	126,850.69
18	130.44	950.41	1,080.85	126,721.22
19	131.42	949.43	1,080.85	126,590.78
20	132.41	948.45	1,080.85	126,459.36
21	133.40	947.45	1,080.85	126,326.95
22	134.40	946.45	1,080.85	126,193.55
23	135.41	945.44	1,080.85	126,059.15
24	136.42	944.43	1,080.85	125,923.75
25	137.45	943.40	1,080.85	125,787.33
26	138.48	942.37	1,080.85	125,649.88
27	139.51	941.34	1,080.85	125,511.40
28	140.56	940.29	1,080.85	125,371.89
29	141.62	939.23	1,080.85	125,231.33
30	142.68	938.17	1,080.85	125,089.71
31	143.75	937.10	1,080.85	124,947.03
32	144.83	936.02	1,080.85	124,803.29
33	145.91	934.94	1,080.85	124,658.46
34	147.01	933.84	1,080.85	124,512.55
35	148.11	932.74	1,080.85	124,365.54
36	149.22	931.63	1,080.85	124,217.43
37	150.34	930.51	1,080.85	124,068.21
38	151.47	929.38	1,080.85	123,917.88
39	152.60	928.25	1,080.85	123,766.41
40	153.75	927.10	1,080.85	123,613.81

41	154.90	925.95	1,080.85	123,460.06
42	156.06	924.79	1,080.85	123,305.16
43	157.23	923.62	1,080.85	123,149.10
44	158.41	922.44	1,080.85	122,991.87
45	159.60	921.25	1,080.85	122,833.45
46	160.80	920.05	1,080.85	122,673.86
47	162.00	918.85	1,080.85	122,513.06
48	163.22	917.63	1,080.85	122,351.06
49	164.44	916.41	1,080.85	122,187.84
50	165.67	915.18	1,080.85	122,023.40
51	166.92	913.93	1,080.85	121,857.72
52	168.17	912.68	1,080.85	121,690.80
53	169.43	911.42	1,080.85	121,522.64
54	170.70	910.15	1,080.85	121,353.20
55	171.98	908.87	1,080.85	121,182.50
56	173.27	907.58	1,080.85	121,010.52
57	174.57	906.28	1,080.85	120,837.25
58	175.88	904.97	1,080.85	120,662.68
59	177.20	903.65	1,080.85	120,486.80
60	178.53	902.32	1,080.85	120,309.60
61	179.87	900.98	1,080.85	120,131.07
62	181.22	899.63	1,080.85	119,951.20
63	182.58	898.27	1,080.85	119,769.99
64	183.94	896.91	1,080.85	119,587.41
65	185.32	895.53	1,080.85	119,403.47
66	186.71	894.14	1,080.85	119,218.14
67	188.11	892.74	1,080.85	119,031.43
68	189.53	891.32	1,080.85	118,843.31
69	190.95	889.90	1,080.85	118,653.79
70	192.38	888.47	1,080.85	118,462.84
71	193.82	887.03	1,080.85	118,270.46
72	195.28	885.57	1,080.85	118,076.64
73	196.74	884.11	1,080.85	117,881.36
74	198.22	882.63	1,080.85	117,684.62
75	199.70	881.15	1,080.85	117,486.41
76	201.20	879.65	1,080.85	117,286.71
77	202.71	878.14	1,080.85	117,085.51
78	204.23	876.62	1,080.85	116,882.80
79	205.76	875.09	1,080.85	116,678.57
80	207.30	873.55	1,080.85	116,472.81
81	208.86	871.99	1,080.85	116,265.50
82	210.43	870.42	1,080.85	116,056.64
83	212.00	868.85	1,080.85	115,846.22
84	213.59	867.26	1,080.85	115,634.21
85	215.20	865.65	1,080.85	115,420.62
86	216.81	864.04	1,080.85	115,205.42
87	218.44	862.41	1,080.85	114,988.61

88	220.07	860.78	1,080.85	114,770.18
89	221.72	859.13	1,080.85	114,550.10
90	223.39	857.46	1,080.85	114,328.38
91	225.06	855.79	1,080.85	114,104.99
92	226.75	854.10	1,080.85	113,879.93
93	228.45	852.40	1,080.85	113,653.18
94	230.16	850.69	1,080.85	113,424.73
95	231.89	848.96	1,080.85	113,194.56
96	233.63	847.22	1,080.85	112,962.67
97	235.38	845.47	1,080.85	112,729.04
98	237.15	843.70	1,080.85	112,493.66
99	238.93	841.92	1,080.85	112,256.51
100	240.72	840.13	1,080.85	112,017.58
101	242.52	838.33	1,080.85	111,776.86
102	244.34	836.51	1,080.85	111,534.34
103	246.18	834.67	1,080.85	111,290.00
104	248.02	832.83	1,080.85	111,043.82
105	249.88	830.97	1,080.85	110,795.80
106	251.76	829.09	1,080.85	110,545.92
107	253.64	827.21	1,080.85	110,294.16
108	255.55	825.30	1,080.85	110,040.52
109	257.46	823.39	1,080.85	109,784.97
110	259.39	821.46	1,080.85	109,527.51
111	261.34	819.51	1,080.85	109,268.11
112	263.30	817.55	1,080.85	109,006.77
113	265.27	815.58	1,080.85	108,743.47
114	267.26	813.59	1,080.85	108,478.20
115	269.27	811.58	1,080.85	108,210.94
116	271.29	809.56	1,080.85	107,941.67
117	273.32	807.53	1,080.85	107,670.38
118	275.37	805.48	1,080.85	107,397.06
119	277.44	803.41	1,080.85	107,121.68
120	279.52	801.33	1,080.85	106,844.25
121	281.61	799.24	1,080.85	106,564.73
122	283.73	797.12	1,080.85	106,283.11
123	285.86	795.00	1,080.85	105,999.39
124	288.00	792.85	1,080.85	105,713.53
125	290.16	790.69	1,080.85	105,425.53
126	292.34	788.52	1,080.85	105,135.37
127	294.53	786.32	1,080.85	104,843.04
128	296.74	784.11	1,080.85	104,548.51
129	298.96	781.89	1,080.85	104,251.77
130	301.20	779.65	1,080.85	103,952.81
131	303.46	777.39	1,080.85	103,651.61
132	305.74	775.11	1,080.85	103,348.14
133	308.03	772.82	1,080.85	103,042.40
134	310.34	770.51	1,080.85	102,734.37
135	312.67	768.18	1,080.85	102,424.03

136	315.02	765.84	1,080.85	102,111.36
137	317.38	763.47	1,080.85	101,796.34
138	319.76	761.09	1,080.85	101,478.97
139	322.16	758.69	1,080.85	101,159.21
140	324.57	756.28	1,080.85	100,837.05
141	327.01	753.84	1,080.85	100,512.48
142	329.46	751.39	1,080.85	100,185.47
143	331.93	748.92	1,080.85	99,856.01
144	334.42	746.43	1,080.85	99,524.08
145	336.93	743.92	1,080.85	99,189.66
146	339.45	741.40	1,080.85	98,852.73
147	342.00	738.85	1,080.85	98,513.28
148	344.57	736.28	1,080.85	98,171.28
149	347.15	733.70	1,080.85	97,826.71
150	349.75	731.10	1,080.85	97,479.56
151	352.38	728.47	1,080.85	97,129.81
152	355.02	725.83	1,080.85	96,777.43
153	357.68	723.17	1,080.85	96,422.41
154	360.36	720.49	1,080.85	96,064.73
155	363.07	717.78	1,080.85	95,704.37
156	365.79	715.06	1,080.85	95,341.30
157	368.53	712.32	1,080.85	94,975.51
158	371.30	709.55	1,080.85	94,606.97
159	374.08	706.77	1,080.85	94,235.67
160	376.89	703.96	1,080.85	93,861.59
161	379.72	701.14	1,080.85	93,484.70
162	382.56	698.29	1,080.85	93,104.99
163	385.43	695.42	1,080.85	92,722.43
164	388.32	692.53	1,080.85	92,336.99
165	391.24	689.62	1,080.85	91,948.67
166	394.17	686.68	1,080.85	91,557.43
167	397.13	683.72	1,080.85	91,163.27
168	400.10	680.75	1,080.85	90,766.14
169	403.11	677.75	1,080.85	90,366.03
170	406.13	674.72	1,080.85	89,962.93
171	409.17	671.68	1,080.85	89,556.80
172	412.24	668.61	1,080.85	89,147.63
173	415.34	665.52	1,080.85	88,735.38
174	418.45	662.40	1,080.85	88,320.05
175	421.59	659.26	1,080.85	87,901.60
176	424.75	656.10	1,080.85	87,480.01
177	427.94	652.91	1,080.85	87,055.26
178	431.15	649.70	1,080.85	86,627.32
179	434.38	646.47	1,080.85	86,196.18
180	437.64	643.21	1,080.85	85,761.80
181	440.92	639.93	1,080.85	85,324.16
182	444.23	636.62	1,080.85	84,883.24
183	447.56	633.29	1,080.85	84,439.02

184	450.91	629.94	1,080.85	83,991.46
185	454.30	626.55	1,080.85	83,540.54
186	457.70	623.15	1,080.85	83,086.25
187	461.14	619.71	1,080.85	82,628.54
188	464.59	616.26	1,080.85	82,167.41
189	468.08	612.77	1,080.85	81,702.81
190	471.59	609.26	1,080.85	81,234.73
191	475.13	605.72	1,080.85	80,763.14
192	478.69	602.16	1,080.85	80,288.02
193	482.28	598.57	1,080.85	79,809.33
194	485.90	594.95	1,080.85	79,327.05
195	489.54	591.31	1,080.85	78,841.15
196	493.21	587.64	1,080.85	78,351.61
197	496.91	583.94	1,080.85	77,858.39
198	500.64	580.21	1,080.85	77,361.48
199	504.39	576.46	1,080.85	76,860.84
200	508.18	572.67	1,080.85	76,356.45
201	511.99	568.86	1,080.85	75,848.27
202	515.83	565.02	1,080.85	75,336.28
203	519.70	561.15	1,080.85	74,820.45
204	523.59	557.26	1,080.85	74,300.76
205	527.52	553.33	1,080.85	73,777.16
206	531.48	549.37	1,080.85	73,249.64
207	535.46	545.39	1,080.85	72,718.16
208	539.48	541.37	1,080.85	72,182.70
209	543.53	537.32	1,080.85	71,643.22
210	547.60	533.25	1,080.85	71,099.69
211	551.71	529.14	1,080.85	70,552.09
212	555.85	525.00	1,080.85	70,000.38
213	560.02	520.83	1,080.85	69,444.53
214	564.22	516.63	1,080.85	68,884.52
215	568.45	512.40	1,080.85	68,320.30
216	572.71	508.14	1,080.85	67,751.85
217	577.01	503.84	1,080.85	67,179.14
218	581.33	499.52	1,080.85	66,602.13
219	585.69	495.16	1,080.85	66,020.80
220	590.09	490.76	1,080.85	65,435.10
221	594.51	486.34	1,080.85	64,845.02
222	598.97	481.88	1,080.85	64,250.50
223	603.46	477.39	1,080.85	63,651.53
224	607.99	472.86	1,080.85	63,048.07
225	612.55	468.30	1,080.85	62,440.08
226	617.14	463.71	1,080.85	61,827.53
227	621.77	459.08	1,080.85	61,210.38
228	626.44	454.41	1,080.85	60,588.61
229	631.13	449.72	1,080.85	59,962.18
230	635.87	444.98	1,080.85	59,331.04
231	640.64	440.21	1,080.85	58,695.17

232	645.44	435.41	1,080.85	58,054.54
233	650.28	430.57	1,080.85	57,409.10
234	655.16	425.69	1,080.85	56,758.81
235	660.07	420.78	1,080.85	56,103.65
236	665.02	415.83	1,080.85	55,443.58
237	670.01	410.84	1,080.85	54,778.56
238	675.04	405.81	1,080.85	54,108.55
239	680.10	400.75	1,080.85	53,433.51
240	685.20	395.65	1,080.85	52,753.41
241	690.34	390.51	1,080.85	52,068.21
242	695.52	385.33	1,080.85	51,377.87
243	700.73	380.12	1,080.85	50,682.36
244	705.99	374.86	1,080.85	49,981.62
245	711.28	369.57	1,080.85	49,275.64
246	716.62	364.23	1,080.85	48,564.35
247	721.99	358.86	1,080.85	47,847.73
248	727.41	353.44	1,080.85	47,125.74
249	732.86	347.99	1,080.85	46,398.33
250	738.36	342.49	1,080.85	45,665.47
251	743.90	336.95	1,080.85	44,927.11
252	749.48	331.37	1,080.85	44,183.21
253	755.10	325.75	1,080.85	43,433.74
254	760.76	320.09	1,080.85	42,678.64
255	766.47	314.38	1,080.85	41,917.88
256	772.21	308.64	1,080.85	41,151.41
257	778.01	302.84	1,080.85	40,379.20
258	783.84	297.01	1,080.85	39,601.19
259	789.72	291.13	1,080.85	38,817.35
260	795.64	285.21	1,080.85	38,027.63
261	801.61	279.24	1,080.85	37,231.99
262	807.62	273.23	1,080.85	36,430.38
263	813.68	267.17	1,080.85	35,622.75
264	819.78	261.07	1,080.85	34,809.08
265	825.93	254.92	1,080.85	33,989.29
266	832.13	248.73	1,080.85	33,163.36
267	838.37	242.48	1,080.85	32,331.24
268	844.65	236.20	1,080.85	31,492.87
269	850.99	229.86	1,080.85	30,648.22
270	857.37	223.48	1,080.85	29,797.23
271	863.80	217.05	1,080.85	28,939.86
272	870.28	210.57	1,080.85	28,076.06
273	876.81	204.04	1,080.85	27,205.78
274	883.38	197.47	1,080.85	26,328.97
275	890.01	190.84	1,080.85	25,445.59
276	896.68	184.17	1,080.85	24,555.58
277	903.41	177.44	1,080.85	23,658.89
278	910.18	170.67	1,080.85	22,755.48
279	917.01	163.84	1,080.85	21,845.30

280	923.89	156.96	1,080.85	20,928.29
281	930.82	150.03	1,080.85	20,004.40
282	937.80	143.05	1,080.85	19,073.58
283	944.83	136.02	1,080.85	18,135.78
284	951.92	128.93	1,080.85	17,190.95
285	959.06	121.79	1,080.85	16,239.03
286	966.25	114.60	1,080.85	15,279.98
287	973.50	107.35	1,080.85	14,313.73
288	980.80	100.05	1,080.85	13,340.23
289	988.15	92.70	1,080.85	12,359.43
290	995.57	85.28	1,080.85	11,371.28
291	1,003.03	77.82	1,080.85	10,375.71
292	1,010.56	70.30	1,080.85	9,372.68
293	1,018.13	62.72	1,080.85	8,362.12
294	1,025.77	55.08	1,080.85	7,343.99
295	1,033.46	47.39	1,080.85	6,318.22
296	1,041.21	39.64	1,080.85	5,284.75
297	1,049.02	31.83	1,080.85	4,243.54
298	1,056.89	23.96	1,080.85	3,194.51
299	1,064.82	16.03	1,080.85	2,137.62
300	1,072.80	8.05	1,080.85	1,072.80
	128,795.89	195,459.24	324,255.13 *	

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 obiecte de cea eroarea
de numerele
30 10 2023

Președinte de ședință,
Cristinel Popa



Secretar general
Monica Dumitrașcu