

Nr. 33488 chh 09/11-2023

ANEXA Nr. 1

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

Nechifor Corina
Șos. Huși-Stăniștești, nr. 1

cerere 20182/07.07.2023

nr.c rt.	Descrierea	UM	Calcul	Valori - lei
1	Data receptiei imobilului	luna, an	1.2005	
2	Valoarea de investitie imobil	lei	V_{il}	8810851.27
3	Suprafata construita desfasurata a imobilului	mp	S_{cdi}	12282.00
4	Suprafata construita locuinta - se determina in baza masuratorilor cadastrale	mp	$S_{cdl} (r4= r5+r6+r7+r8)$	104.32
5	a) cota indiviza	mp		31.32
6	b) boxa	mp		
7	c) apartament	mp		73.00
8	d) balcon	mp		0.00
9	Valoare de investitie locuinta (V_{il})	lei	$V_{il} = (V_{ii}/S_{cdi}) * S_{cdl}$	74837.00
10	Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	V_{ilr}	6952.31
11	Valoarea de investitie locuinta diminuată 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	$V_{ild} = V_{il} - V_{ilr}$	67884.69
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.insse.ro/shop)	%	$Ri = IPC - 100$	135.32
13	Valoarea de investitie actualizata cu rata inflatiei ($V1$)	lei	$V1 = (V_{ild} * Ri) / 100 + V_{ild}$	159746.25
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	$V2 = V1 * Cp (Cp = 0.90)$	143771.62

	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%	1437.72
15	Valoarea finala de vanzare locuinta (Vvi)	lei		Vvi= V2+C	145209.34

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 Dumitrașcu

HR. 33523/3/09.11.2023

Alexa uz 2

Scadentar

NECHIFOR CORINA

SOS HUSI STANILESTI,

☐

Suma imprumutata **122,205.87** Dobanda anuala BNR **7.00%**
Suma totala de plata **307,664.17** Dobanda total **9.00%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	109.00	916.54	1,025.55	122,205.87
2	109.82	915.73	1,025.55	122,096.87
3	110.64	914.90	1,025.55	121,987.05
4	111.47	914.07	1,025.55	121,876.40
5	112.31	913.24	1,025.55	121,764.93
6	113.15	912.39	1,025.55	121,652.62
7	114.00	911.55	1,025.55	121,539.46
8	114.86	910.69	1,025.55	121,425.46
9	115.72	909.83	1,025.55	121,310.61
10	116.59	908.96	1,025.55	121,194.89
11	117.46	908.09	1,025.55	121,078.30
12	118.34	907.21	1,025.55	120,960.84
13	119.23	906.32	1,025.55	120,842.50
14	120.12	905.42	1,025.55	120,723.27
15	121.02	904.52	1,025.55	120,603.15
16	121.93	903.62	1,025.55	120,482.13
17	122.85	902.70	1,025.55	120,360.20
18	123.77	901.78	1,025.55	120,237.35
19	124.70	900.85	1,025.55	120,113.58
20	125.63	899.92	1,025.55	119,988.89
21	126.57	898.97	1,025.55	119,863.26
22	127.52	898.03	1,025.55	119,736.69
23	128.48	897.07	1,025.55	119,609.16
24	129.44	896.11	1,025.55	119,480.69
25	130.41	895.13	1,025.55	119,351.24
26	131.39	894.16	1,025.55	119,220.83
27	132.38	893.17	1,025.55	119,089.44
28	133.37	892.18	1,025.55	118,957.06
29	134.37	891.18	1,025.55	118,823.69
30	135.38	890.17	1,025.55	118,689.32
31	136.39	889.15	1,025.55	118,553.95
32	137.42	888.13	1,025.55	118,417.55
33	138.45	887.10	1,025.55	118,280.14
34	139.48	886.06	1,025.55	118,141.69
35	140.53	885.02	1,025.55	118,002.21
36	141.58	883.96	1,025.55	117,861.68
37	142.65	882.90	1,025.55	117,720.09
38	143.72	881.83	1,025.55	117,577.45
39	144.79	880.75	1,025.55	117,433.73

40	145.88	879.67	1,025.55	117,288.94
41	146.97	878.57	1,025.55	117,143.06
42	148.08	877.47	1,025.55	116,996.08
43	149.19	876.36	1,025.55	116,848.00
44	150.31	875.24	1,025.55	116,698.82
45	151.43	874.11	1,025.55	116,548.51
46	152.57	872.98	1,025.55	116,397.08
47	153.71	871.83	1,025.55	116,244.51
48	154.87	870.68	1,025.55	116,090.80
49	156.03	869.52	1,025.55	115,935.93
50	157.20	868.35	1,025.55	115,779.90
51	158.38	867.17	1,025.55	115,622.70
52	159.56	865.98	1,025.55	115,464.33
53	160.76	864.79	1,025.55	115,304.76
54	161.97	863.58	1,025.55	115,144.00
55	163.18	862.37	1,025.55	114,982.03
56	164.41	861.14	1,025.55	114,818.85
57	165.64	859.91	1,025.55	114,654.44
58	166.88	858.67	1,025.55	114,488.81
59	168.13	857.41	1,025.55	114,321.92
60	169.39	856.15	1,025.55	114,153.79
61	170.66	854.88	1,025.55	113,984.40
62	171.94	853.60	1,025.55	113,813.73
63	173.23	852.31	1,025.55	113,641.79
64	174.53	851.01	1,025.55	113,468.56
65	175.84	849.71	1,025.55	113,294.02
66	177.16	848.39	1,025.55	113,118.18
67	178.49	847.06	1,025.55	112,941.02
68	179.83	845.72	1,025.55	112,762.53
69	181.18	844.37	1,025.55	112,582.70
70	182.54	843.01	1,025.55	112,401.53
71	183.90	841.64	1,025.55	112,218.99
72	185.28	840.26	1,025.55	112,035.08
73	186.67	838.87	1,025.55	111,849.80
74	188.07	837.47	1,025.55	111,663.13
75	189.48	836.06	1,025.55	111,475.05
76	190.91	834.64	1,025.55	111,285.57
77	192.34	833.21	1,025.55	111,094.66
78	193.78	831.77	1,025.55	110,902.33
79	195.23	830.31	1,025.55	110,708.55
80	196.70	828.85	1,025.55	110,513.31
81	198.17	827.37	1,025.55	110,316.62
82	199.66	825.89	1,025.55	110,118.44
83	201.16	824.39	1,025.55	109,918.78
84	202.67	822.88	1,025.55	109,717.63
85	204.18	821.36	1,025.55	109,514.96
86	205.72	819.83	1,025.55	109,310.78

87	207.26	818.29	1,025.55	109,105.06
88	208.81	816.73	1,025.55	108,897.80
89	210.38	815.17	1,025.55	108,688.99
90	211.96	813.59	1,025.55	108,478.61
91	213.55	812.00	1,025.55	108,266.65
92	215.15	810.40	1,025.55	108,053.10
93	216.76	808.78	1,025.55	107,837.96
94	218.39	807.16	1,025.55	107,621.19
95	220.03	805.52	1,025.55	107,402.80
96	221.68	803.87	1,025.55	107,182.78
97	223.34	802.21	1,025.55	106,961.10
98	225.01	800.53	1,025.55	106,737.76
99	226.70	798.85	1,025.55	106,512.75
100	228.40	797.15	1,025.55	106,286.05
101	230.11	795.43	1,025.55	106,057.65
102	231.84	793.71	1,025.55	105,827.53
103	233.58	791.97	1,025.55	105,595.69
104	235.33	790.22	1,025.55	105,362.11
105	237.10	788.45	1,025.55	105,126.78
106	238.87	786.67	1,025.55	104,889.68
107	240.67	784.88	1,025.55	104,650.81
108	242.47	783.08	1,025.55	104,410.14
109	244.29	781.26	1,025.55	104,167.67
110	246.12	779.43	1,025.55	103,923.38
111	247.97	777.58	1,025.55	103,677.26
112	249.83	775.72	1,025.55	103,429.29
113	251.70	773.85	1,025.55	103,179.46
114	253.59	771.96	1,025.55	102,927.76
115	255.49	770.06	1,025.55	102,674.17
116	257.41	768.14	1,025.55	102,418.68
117	259.34	766.21	1,025.55	102,161.28
118	261.28	764.26	1,025.55	101,901.94
119	263.24	762.30	1,025.55	101,640.65
120	265.22	760.33	1,025.55	101,377.41
121	267.21	758.34	1,025.55	101,112.20
122	269.21	756.34	1,025.55	100,844.99
123	271.23	754.32	1,025.55	100,575.78
124	273.26	752.28	1,025.55	100,304.55
125	275.31	750.23	1,025.55	100,031.29
126	277.38	748.17	1,025.55	99,755.98
127	279.46	746.09	1,025.55	99,478.60
128	281.55	743.99	1,025.55	99,199.14
129	283.67	741.88	1,025.55	98,917.59
130	285.79	739.75	1,025.55	98,633.92
131	287.94	737.61	1,025.55	98,348.13
132	290.10	735.45	1,025.55	98,060.19
133	292.27	733.28	1,025.55	97,770.10
134	294.46	731.08	1,025.55	97,477.83

135	296.67	728.88	1,025.55	97,183.36
136	298.90	726.65	1,025.55	96,886.69
137	301.14	724.41	1,025.55	96,587.79
138	303.40	722.15	1,025.55	96,286.65
139	305.67	719.87	1,025.55	95,983.26
140	307.97	717.58	1,025.55	95,677.58
141	310.28	715.27	1,025.55	95,369.62
142	312.60	712.95	1,025.55	95,059.34
143	314.95	710.60	1,025.55	94,746.74
144	317.31	708.24	1,025.55	94,431.79
145	319.69	705.86	1,025.55	94,114.49
146	322.09	703.46	1,025.55	93,794.80
147	324.50	701.05	1,025.55	93,472.71
148	326.94	698.61	1,025.55	93,148.21
149	329.39	696.16	1,025.55	92,821.27
150	331.86	693.69	1,025.55	92,491.89
151	334.35	691.20	1,025.55	92,160.03
152	336.85	688.69	1,025.55	91,825.68
153	339.38	686.17	1,025.55	91,488.83
154	341.93	683.62	1,025.55	91,149.45
155	344.49	681.06	1,025.55	90,807.52
156	347.07	678.47	1,025.55	90,463.03
157	349.68	675.87	1,025.55	90,115.95
158	352.30	673.25	1,025.55	89,766.28
159	354.94	670.60	1,025.55	89,413.98
160	357.60	667.94	1,025.55	89,059.03
161	360.29	665.26	1,025.55	88,701.43
162	362.99	662.56	1,025.55	88,341.14
163	365.71	659.84	1,025.55	87,978.15
164	368.45	657.09	1,025.55	87,612.44
165	371.22	654.33	1,025.55	87,243.99
166	374.00	651.55	1,025.55	86,872.77
167	376.81	648.74	1,025.55	86,498.77
168	379.63	645.91	1,025.55	86,121.96
169	382.48	643.07	1,025.55	85,742.33
170	385.35	640.20	1,025.55	85,359.85
171	388.24	637.31	1,025.55	84,974.50
172	391.15	634.40	1,025.55	84,586.26
173	394.08	631.46	1,025.55	84,195.11
174	397.04	628.51	1,025.55	83,801.03
175	400.02	625.53	1,025.55	83,403.99
176	403.02	622.53	1,025.55	83,003.97
177	406.04	619.51	1,025.55	82,600.96
178	409.09	616.46	1,025.55	82,194.92
179	412.15	613.39	1,025.55	81,785.83
180	415.24	610.30	1,025.55	81,373.68
181	418.36	607.19	1,025.55	80,958.43
182	421.50	604.05	1,025.55	80,540.07

183	424.66	600.89	1,025.55	80,118.58
184	427.84	597.70	1,025.55	79,693.92
185	431.05	594.50	1,025.55	79,266.08
186	434.28	591.26	1,025.55	78,835.03
187	437.54	588.01	1,025.55	78,400.74
188	440.82	584.72	1,025.55	77,963.20
189	444.13	581.42	1,025.55	77,522.38
190	447.46	578.09	1,025.55	77,078.25
191	450.82	574.73	1,025.55	76,630.79
192	454.20	571.35	1,025.55	76,179.97
193	457.60	567.94	1,025.55	75,725.77
194	461.04	564.51	1,025.55	75,268.17
195	464.49	561.05	1,025.55	74,807.13
196	467.98	557.57	1,025.55	74,342.64
197	471.49	554.06	1,025.55	73,874.66
198	475.02	550.52	1,025.55	73,403.17
199	478.59	546.96	1,025.55	72,928.15
200	482.18	543.37	1,025.55	72,449.56
201	485.79	539.76	1,025.55	71,967.39
202	489.44	536.11	1,025.55	71,481.60
203	493.11	532.44	1,025.55	70,992.16
204	496.80	528.74	1,025.55	70,499.06
205	500.53	525.02	1,025.55	70,002.25
206	504.28	521.26	1,025.55	69,501.72
207	508.07	517.48	1,025.55	68,997.44
208	511.88	513.67	1,025.55	68,489.37
209	515.72	509.83	1,025.55	67,977.49
210	519.58	505.96	1,025.55	67,461.78
211	523.48	502.07	1,025.55	66,942.19
212	527.41	498.14	1,025.55	66,418.71
213	531.36	494.18	1,025.55	65,891.31
214	535.35	490.20	1,025.55	65,359.94
215	539.36	486.18	1,025.55	64,824.60
216	543.41	482.14	1,025.55	64,285.23
217	547.48	478.06	1,025.55	63,741.83
218	551.59	473.96	1,025.55	63,194.34
219	555.73	469.82	1,025.55	62,642.75
220	559.89	465.65	1,025.55	62,087.03
221	564.09	461.45	1,025.55	61,527.13
222	568.32	457.22	1,025.55	60,963.04
223	572.59	452.96	1,025.55	60,394.71
224	576.88	448.67	1,025.55	59,822.13
225	581.21	444.34	1,025.55	59,245.24
226	585.57	439.98	1,025.55	58,664.04
227	589.96	435.59	1,025.55	58,078.47
228	594.38	431.16	1,025.55	57,488.51
229	598.84	426.71	1,025.55	56,894.13
230	603.33	422.21	1,025.55	56,295.29

231	607.86	417.69	1,025.55	55,691.95
232	612.42	413.13	1,025.55	55,084.10
233	617.01	408.54	1,025.55	54,471.68
234	621.64	403.91	1,025.55	53,854.67
235	626.30	399.25	1,025.55	53,233.03
236	631.00	394.55	1,025.55	52,606.73
237	635.73	389.82	1,025.55	51,975.74
238	640.50	385.05	1,025.55	51,340.01
239	645.30	380.25	1,025.55	50,699.51
240	650.14	375.41	1,025.55	50,054.21
241	655.02	370.53	1,025.55	49,404.07
242	659.93	365.62	1,025.55	48,749.05
243	664.88	360.67	1,025.55	48,089.12
244	669.87	355.68	1,025.55	47,424.24
245	674.89	350.66	1,025.55	46,754.38
246	679.95	345.60	1,025.55	46,079.49
247	685.05	340.50	1,025.55	45,399.54
248	690.19	335.36	1,025.55	44,714.49
249	695.36	330.18	1,025.55	44,024.30
250	700.58	324.97	1,025.55	43,328.93
251	705.83	319.71	1,025.55	42,628.35
252	711.13	314.42	1,025.55	41,922.52
253	716.46	309.09	1,025.55	41,211.39
254	721.84	303.71	1,025.55	40,494.93
255	727.25	298.30	1,025.55	39,773.09
256	732.70	292.84	1,025.55	39,045.85
257	738.20	287.35	1,025.55	38,313.14
258	743.74	281.81	1,025.55	37,574.94
259	749.31	276.23	1,025.55	36,831.21
260	754.93	270.61	1,025.55	36,081.89
261	760.60	264.95	1,025.55	35,326.96
262	766.30	259.25	1,025.55	34,566.37
263	772.05	253.50	1,025.55	33,800.07
264	777.84	247.71	1,025.55	33,028.02
265	783.67	241.88	1,025.55	32,250.18
266	789.55	236.00	1,025.55	31,466.51
267	795.47	230.08	1,025.55	30,676.96
268	801.44	224.11	1,025.55	29,881.49
269	807.45	218.10	1,025.55	29,080.06
270	813.50	212.04	1,025.55	28,272.61
271	819.60	205.94	1,025.55	27,459.11
272	825.75	199.80	1,025.55	26,639.51
273	831.94	193.60	1,025.55	25,813.75
274	838.18	187.36	1,025.55	24,981.81
275	844.47	181.08	1,025.55	24,143.63
276	850.80	174.74	1,025.55	23,299.16
277	857.18	168.36	1,025.55	22,448.35
278	863.61	161.93	1,025.55	21,591.17

279	870.09	155.46	1,025.55	20,727.55
280	876.62	148.93	1,025.55	19,857.46
281	883.19	142.36	1,025.55	18,980.85
282	889.81	135.73	1,025.55	18,097.66
283	896.49	129.06	1,025.55	17,207.84
284	903.21	122.34	1,025.55	16,311.35
285	909.99	115.56	1,025.55	15,408.14
286	916.81	108.74	1,025.55	14,498.16
287	923.69	101.86	1,025.55	13,581.34
288	930.61	94.93	1,025.55	12,657.66
289	937.59	87.95	1,025.55	11,727.04
290	944.63	80.92	1,025.55	10,789.45
291	951.71	73.84	1,025.55	9,844.82
292	958.85	66.70	1,025.55	8,893.11
293	966.04	59.51	1,025.55	7,934.26
294	973.29	52.26	1,025.55	6,968.22
295	980.59	44.96	1,025.55	5,994.94
296	987.94	37.61	1,025.55	5,014.35
297	995.35	30.20	1,025.55	4,026.41
298	1,002.81	22.73	1,025.55	3,031.06
299	1,010.34	15.21	1,025.55	2,028.25
300	1,017.91	7.63	1,025.55	1,017.91
	122,205.87	185,458.30	307,664.17	*

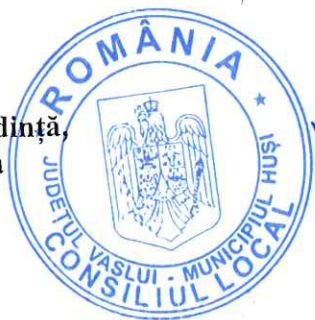
Comisia:

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

*Au luat la cunostinta
de graficul de rambursare.*

10.11.2023

Preşedinte de şedinţă,
Cristinel Popa



Secretar general
Monica Dumitraşcu