

nr. 35058 din 21.11.2023

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

**Oprea Tudor Mihaiață:**

Șos. Huși-Stăniilești,

cerere 26285/11.09.2023

nr.c rt.	Descrierea	UM	Calcul	Valori - lei
1	Data receptiei imobilului	luna, an	5.2005	
2	Valoarea de investitie imobil	lei	V <sub>ii</sub>	8810851.27
3	Suprafata construita desfasurata a imobilului	mp	S <sub>cdi</sub>	12282.00
4	Suprafata construita locuinta - se determina in baza masuratorilor cadastrale	mp	Scdl (r4= r5+r6+r7+r8)	66.39
5	a) cota indiviza	mp		32.39
6	b) boxa	mp		
7	c) apartament	mp		34.00
8	d) balcon	mp		0.00
9	Valoare de investitie locuinta (V <sub>il</sub> )	lei	V <sub>il</sub> = (V <sub>ii</sub> /S <sub>cdi</sub> )*S <sub>cdl</sub>	47626.80
10	Sumele rezultate din cuantumului chiriei reprezentand recuperarea investitiei	lei	V <sub>ilr</sub>	8416.53
	Valoarea de investitie locuinta diminuata cu contravaloarea sumelor rezultate din cuantumului chiriei, reprezentand recuperarea investitiei (V <sub>ilir</sub> ), calculate in functie de durata normala de functionare a cladirii, retinuta de autoritatile publice locale si virata catre ANL	lei	V <sub>ilr</sub> = V <sub>il</sub> -V <sub>ilr</sub>	39210.27
	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.insse.ro/shop">http://statistici.insse.ro/shop</a> )	%	Ri=IPC-100	131.48
13	Valoare de investitie actualizata cu rata inflatiei (V <sub>1</sub> )	lei	V <sub>1</sub> =(V <sub>ilr</sub> *Ri)/100+V <sub>ilr</sub>	90763.94
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 (V <sub>2</sub> )	lei	V <sub>2</sub> =V <sub>1</sub> *cp (cp=0.90)	81687.55

	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%		816.88
16	Valoarea finala de vanzare locuinta (Vv)	lei	Vv= V2+C	82504.43

Comisia :

Președinte:

I ec. Zaharia Costel - consilier CADPP

Membrii:

1.ing.Tarțian Nelu-consilier CADPP

2.ing.Nechifor Florin-Biroul Tehnic

3. ec.Solomon Monica-Inspector Serv.Impozite

4.jr.Voinescu Mihaela-Comp.Juridic



Secretar general,  
Monica Dumitrașcu

№. 85328/4/24.11.2023

# Scadentari

OPREA TUDOR MIHAITA

SOS HUSI STANILESTI,

3

Suma imprumutata **69,434.42** Dobanda anuala BNR **7.00%**  
Suma totala de plata **174,807.34** Dobanda total **9.00%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	61.93	520.76	582.69	69,434.42
2	62.40	520.29	582.69	69,372.49
3	62.87	519.83	582.69	69,310.09
4	63.34	519.35	582.69	69,247.22
5	63.81	518.88	582.69	69,183.89
6	64.29	518.40	582.69	69,120.08
7	64.77	517.92	582.69	69,055.78
8	65.26	517.43	582.69	68,991.01
9	65.75	516.94	582.69	68,925.75
10	66.24	516.45	582.69	68,860.01
11	66.74	515.95	582.69	68,793.76
12	67.24	515.45	582.69	68,727.03
13	67.74	514.95	582.69	68,659.79
14	68.25	514.44	582.69	68,592.05
15	68.76	513.93	582.69	68,523.79
16	69.28	513.41	582.69	68,455.03
17	69.80	512.89	582.69	68,385.75
18	70.32	512.37	582.69	68,315.96
19	70.85	511.84	582.69	68,245.63
20	71.38	511.31	582.69	68,174.79
21	71.92	510.78	582.69	68,103.40
22	72.45	510.24	582.69	68,031.49
23	73.00	509.69	582.69	67,959.03
24	73.55	509.15	582.69	67,886.04
25	74.10	508.59	582.69	67,812.49
26	74.65	508.04	582.69	67,738.39
27	75.21	507.48	582.69	67,663.74
28	75.78	506.91	582.69	67,588.53
29	76.35	506.35	582.69	67,512.75
30	76.92	505.77	582.69	67,436.40
31	77.49	505.20	582.69	67,359.49
32	78.08	504.61	582.69	67,281.99
33	78.66	504.03	582.69	67,203.91
34	79.25	503.44	582.69	67,125.25
35	79.85	502.85	582.69	67,046.00
36	80.44	502.25	582.69	66,966.15
37	81.05	501.64	582.69	66,885.71
38	81.66	501.03	582.69	66,804.66
39	82.27	500.42	582.69	66,723.01

40	82.89	499.81	582.69	66,640.74
41	83.51	499.18	582.69	66,557.85
42	84.13	498.56	582.69	66,474.34
43	84.76	497.93	582.69	66,390.21
44	85.40	497.29	582.69	66,305.45
45	86.04	496.65	582.69	66,220.05
46	86.69	496.01	582.69	66,134.00
47	87.34	495.35	582.69	66,047.32
48	87.99	494.70	582.69	65,959.98
49	88.65	494.04	582.69	65,871.99
50	89.32	493.38	582.69	65,783.34
51	89.99	492.71	582.69	65,694.02
52	90.66	492.03	582.69	65,604.04
53	91.34	491.35	582.69	65,513.38
54	92.03	490.67	582.69	65,422.04
55	92.72	489.98	582.69	65,330.01
56	93.41	489.28	582.69	65,237.29
57	94.11	488.58	582.69	65,143.88
58	94.82	487.87	582.69	65,049.77
59	95.53	487.16	582.69	64,954.95
60	96.25	486.45	582.69	64,859.42
61	96.97	485.72	582.69	64,763.18
62	97.69	485.00	582.69	64,666.21
63	98.43	484.26	582.69	64,568.52
64	99.17	483.53	582.69	64,470.09
65	99.91	482.78	582.69	64,370.92
66	100.66	482.03	582.69	64,271.01
67	101.41	481.28	582.69	64,170.36
68	102.17	480.52	582.69	64,068.94
69	102.94	479.75	582.69	63,966.77
70	103.71	478.98	582.69	63,863.83
71	104.49	478.20	582.69	63,760.12
72	105.27	477.42	582.69	63,655.63
73	106.06	476.63	582.69	63,550.35
74	106.86	475.83	582.69	63,444.29
75	107.66	475.03	582.69	63,337.43
76	108.47	474.22	582.69	63,229.77
77	109.28	473.41	582.69	63,121.30
78	110.10	472.59	582.69	63,012.02
79	110.93	471.76	582.69	62,901.92
80	111.76	470.93	582.69	62,790.99
81	112.60	470.09	582.69	62,679.23
82	113.44	469.25	582.69	62,566.64
83	114.29	468.40	582.69	62,453.20
84	115.15	467.54	582.69	62,338.90
85	116.01	466.68	582.69	62,223.75
86	116.88	465.81	582.69	62,107.74

87	117.76	464.93	582.69	61,990.86
88	118.64	464.05	582.69	61,873.10
89	119.53	463.16	582.69	61,754.45
90	120.43	462.26	582.69	61,634.92
91	121.33	461.36	582.69	61,514.49
92	122.24	460.45	582.69	61,393.16
93	123.16	459.53	582.69	61,270.92
94	124.08	458.61	582.69	61,147.76
95	125.01	457.68	582.69	61,023.68
96	125.95	456.74	582.69	60,898.66
97	126.90	455.80	582.69	60,772.71
98	127.85	454.84	582.69	60,645.82
99	128.81	453.88	582.69	60,517.97
100	129.77	452.92	582.69	60,389.16
101	130.75	451.95	582.69	60,259.39
102	131.73	450.96	582.69	60,128.64
103	132.71	449.98	582.69	59,996.92
104	133.71	448.98	582.69	59,864.20
105	134.71	447.98	582.69	59,730.49
106	135.72	446.97	582.69	59,595.78
107	136.74	445.95	582.69	59,460.06
108	137.77	444.92	582.69	59,323.32
109	138.80	443.89	582.69	59,185.55
110	139.84	442.85	582.69	59,046.75
111	140.89	441.80	582.69	58,906.91
112	141.95	440.75	582.69	58,766.02
113	143.01	439.68	582.69	58,624.08
114	144.08	438.61	582.69	58,481.07
115	145.16	437.53	582.69	58,336.98
116	146.25	436.44	582.69	58,191.82
117	147.35	435.34	582.69	58,045.57
118	148.45	434.24	582.69	57,898.22
119	149.57	433.12	582.69	57,749.76
120	150.69	432.00	582.69	57,600.19
121	151.82	430.87	582.69	57,449.50
122	152.96	429.73	582.69	57,297.68
123	154.11	428.59	582.69	57,144.73
124	155.26	427.43	582.69	56,990.62
125	156.43	426.27	582.69	56,835.36
126	157.60	425.09	582.69	56,678.93
127	158.78	423.91	582.69	56,521.33
128	159.97	422.72	582.69	56,362.55
129	161.17	421.52	582.69	56,202.58
130	162.38	420.31	582.69	56,041.41
131	163.60	419.09	582.69	55,879.03
132	164.83	417.87	582.69	55,715.43
133	166.06	416.63	582.69	55,550.60
134	167.31	415.38	582.69	55,384.54

135	168.56	414.13	582.69	55,217.24
136	169.83	412.87	582.69	55,048.67
137	171.10	411.59	582.69	54,878.85
138	172.38	410.31	582.69	54,707.75
139	173.68	409.02	582.69	54,535.37
140	174.98	407.71	582.69	54,361.69
141	176.29	406.40	582.69	54,186.71
142	177.61	405.08	582.69	54,010.42
143	178.95	403.75	582.69	53,832.81
144	180.29	402.40	582.69	53,653.86
145	181.64	401.05	582.69	53,473.58
146	183.00	399.69	582.69	53,291.94
147	184.37	398.32	582.69	53,108.93
148	185.76	396.93	582.69	52,924.56
149	187.15	395.54	582.69	52,738.80
150	188.55	394.14	582.69	52,551.65
151	189.97	392.72	582.69	52,363.10
152	191.39	391.30	582.69	52,173.13
153	192.83	389.86	582.69	51,981.74
154	194.27	388.42	582.69	51,788.91
155	195.73	386.96	582.69	51,594.64
156	197.20	385.49	582.69	51,398.91
157	198.68	384.01	582.69	51,201.71
158	200.17	382.52	582.69	51,003.03
159	201.67	381.02	582.69	50,802.86
160	203.18	379.51	582.69	50,601.19
161	204.71	377.99	582.69	50,398.01
162	206.24	376.45	582.69	50,193.30
163	207.79	374.90	582.69	49,987.06
164	209.35	373.34	582.69	49,779.27
165	210.92	371.77	582.69	49,569.92
166	212.50	370.19	582.69	49,359.01
167	214.09	368.60	582.69	49,146.51
168	215.70	366.99	582.69	48,932.42
169	217.32	365.38	582.69	48,716.72
170	218.95	363.75	582.69	48,499.40
171	220.59	362.10	582.69	48,280.46
172	222.24	360.45	582.69	48,059.87
173	223.91	358.78	582.69	47,837.63
174	225.59	357.10	582.69	47,613.72
175	227.28	355.41	582.69	47,388.13
176	228.98	353.71	582.69	47,160.85
177	230.70	351.99	582.69	46,931.87
178	232.43	350.26	582.69	46,701.16
179	234.18	348.52	582.69	46,468.73
180	235.93	346.76	582.69	46,234.56
181	237.70	344.99	582.69	45,998.62
182	239.48	343.21	582.69	45,760.92

183	241.28	341.41	582.69	45,521.44
184	243.09	339.60	582.69	45,280.16
185	244.91	337.78	582.69	45,037.07
186	246.75	335.94	582.69	44,792.15
187	248.60	334.09	582.69	44,545.40
188	250.47	332.23	582.69	44,296.80
189	252.34	330.35	582.69	44,046.34
190	254.24	328.45	582.69	43,794.00
191	256.14	326.55	582.69	43,539.76
192	258.06	324.63	582.69	43,283.62
193	260.00	322.69	582.69	43,025.55
194	261.95	320.74	582.69	42,765.55
195	263.91	318.78	582.69	42,503.60
196	265.89	316.80	582.69	42,239.69
197	267.89	314.80	582.69	41,973.80
198	269.90	312.79	582.69	41,705.91
199	271.92	310.77	582.69	41,436.01
200	273.96	308.73	582.69	41,164.09
201	276.02	306.68	582.69	40,890.13
202	278.09	304.61	582.69	40,614.11
203	280.17	302.52	582.69	40,336.03
204	282.27	300.42	582.69	40,055.86
205	284.39	298.30	582.69	39,773.59
206	286.52	296.17	582.69	39,489.20
207	288.67	294.02	582.69	39,202.68
208	290.84	291.86	582.69	38,914.00
209	293.02	289.67	582.69	38,623.17
210	295.21	287.48	582.69	38,330.15
211	297.43	285.26	582.69	38,034.94
212	299.66	283.03	582.69	37,737.51
213	301.91	280.78	582.69	37,437.85
214	304.17	278.52	582.69	37,135.94
215	306.45	276.24	582.69	36,831.77
216	308.75	273.94	582.69	36,525.31
217	311.07	271.62	582.69	36,216.56
218	313.40	269.29	582.69	35,905.50
219	315.75	266.94	582.69	35,592.10
220	318.12	264.57	582.69	35,276.35
221	320.50	262.19	582.69	34,958.23
222	322.91	259.78	582.69	34,637.72
223	325.33	257.36	582.69	34,314.82
224	327.77	254.92	582.69	33,989.49
225	330.23	252.46	582.69	33,661.72
226	332.70	249.99	582.69	33,331.49
227	335.20	247.49	582.69	32,998.78
228	337.71	244.98	582.69	32,663.58
229	340.25	242.44	582.69	32,325.87
230	342.80	239.89	582.69	31,985.62

231	345.37	237.32	582.69	31,642.82
232	347.96	234.73	582.69	31,297.45
233	350.57	232.12	582.69	30,949.49
234	353.20	229.49	582.69	30,598.92
235	355.85	226.84	582.69	30,245.72
236	358.52	224.17	582.69	29,889.87
237	361.21	221.49	582.69	29,531.36
238	363.91	218.78	582.69	29,170.15
239	366.64	216.05	582.69	28,806.24
240	369.39	213.30	582.69	28,439.59
241	372.16	210.53	582.69	28,070.20
242	374.96	207.74	582.69	27,698.03
243	377.77	204.92	582.69	27,323.08
244	380.60	202.09	582.69	26,945.31
245	383.46	199.24	582.69	26,564.71
246	386.33	196.36	582.69	26,181.25
247	389.23	193.46	582.69	25,794.92
248	392.15	190.54	582.69	25,405.69
249	395.09	187.60	582.69	25,013.54
250	398.05	184.64	582.69	24,618.45
251	401.04	181.65	582.69	24,220.40
252	404.05	178.65	582.69	23,819.36
253	407.08	175.61	582.69	23,415.32
254	410.13	172.56	582.69	23,008.24
255	413.21	169.49	582.69	22,598.11
256	416.30	166.39	582.69	22,184.90
257	419.43	163.26	582.69	21,768.60
258	422.57	160.12	582.69	21,349.17
259	425.74	156.95	582.69	20,926.60
260	428.93	153.76	582.69	20,500.86
261	432.15	150.54	582.69	20,071.93
262	435.39	147.30	582.69	19,639.77
263	438.66	144.03	582.69	19,204.38
264	441.95	140.74	582.69	18,765.72
265	445.26	137.43	582.69	18,323.77
266	448.60	134.09	582.69	17,878.51
267	451.97	130.72	582.69	17,429.91
268	455.36	127.33	582.69	16,977.94
269	458.77	123.92	582.69	16,522.59
270	462.21	120.48	582.69	16,063.81
271	465.68	117.01	582.69	15,601.60
272	469.17	113.52	582.69	15,135.92
273	472.69	110.00	582.69	14,666.75
274	476.24	106.46	582.69	14,194.06
275	479.81	102.88	582.69	13,717.82
276	483.41	99.29	582.69	13,238.02
277	487.03	95.66	582.69	12,754.61
278	490.68	92.01	582.69	12,267.58



279	494.36	88.33	582.69	11,776.90
280	498.07	84.62	582.69	11,282.53
281	501.81	80.88	582.69	10,784.46
282	505.57	77.12	582.69	10,282.65
283	509.36	73.33	582.69	9,777.08
284	513.18	69.51	582.69	9,267.72
285	517.03	65.66	582.69	8,754.53
286	520.91	61.78	582.69	8,237.50
287	524.82	57.87	582.69	7,716.59
288	528.75	53.94	582.69	7,191.77
289	532.72	49.97	582.69	6,663.02
290	536.71	45.98	582.69	6,130.30
291	540.74	41.95	582.69	5,593.59
292	544.79	37.90	582.69	5,052.85
293	548.88	33.81	582.69	4,508.06
294	553.00	29.69	582.69	3,959.18
295	557.14	25.55	582.69	3,406.18
296	561.32	21.37	582.69	2,849.03
297	565.53	17.16	582.69	2,287.71
298	569.77	12.92	582.69	1,722.18
299	574.05	8.64	582.69	1,152.40
300	578.35	4.34	582.69	578.35
	<b>69,434.42</b>	<b>105,372.92</b>	<b>174,807.34</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

*Au luat la cunostinta, in sensul  
de acord cu prefectul.*

28. XI. 2023



Președinte de ședință  
Cristinel Popa

Secretar general,  
Monica Dumitrașcu