

nr 34236 din 15.11.2023

Munteanu(Focsa)Andreia :  
B-dul 1 Mai, nr. 5

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

Andreia nr.1.

cerere 31080/19.10.2023

nr.c	rt. Descrierea	UM	Calcul	Valori - lei
1	Data receptiei imobilului	luna, an	5.2004	
2	Valoarea de investitie imobil	lei	V <sub>II</sub>	7087726.52
3	Suprafata construita desfasurata a imobilului	mp	S <sub>cdi</sub>	7420.70
4	Suprafata construita locuinta - se determina in baza masuratorilor cadastrale	mp	Scdl (r4= r5+r6+r7+r8)	82.90
5	a) cota indiviza	mp		14.20
6	b) boxa	mp		
7	c) apartament	mp		64.00
8	d) balcon	mp		4.70
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>	79180.20
10	Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	V <sub>ilr</sub>	4374.14
11	Valoarea de investitie locuinta diminuată cu contravaloarea sumelor rezultate din cuantumul chiriei, reprezentand recuperarea investitiei (V <sub>ilr</sub> ), calculate în functie de durata normala de functionare a cladirii, retinuta de autoritatile publice locale si virata catre ANL	lei	V <sub>ild</sub> = V <sub>il</sub> -V <sub>ilr</sub>	74806.06
12	Rata inflatiei (comunicata de INS, pentru perioada cuprinsa între data punerii în functiune si data vânzării locuintei, în 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	156.11
13	Valoare de investitie actualizata cu rata inflatiei (V1)	lei	V1=(V <sub>ild</sub> *Ri)/100+V <sub>ild</sub>	191585.81
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)	172427.23

	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	$C=V2 * 1\%$	1724.27
16	Valoarea finala de vanzare locuinta (Vvl)	lei	$Vvl= V2+C$	174151.50

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-Inspector Serv.Impozite
- 4.jr.Voinescu Mihaela-Comp.Juri



Secretar general,  
Monica Dumitrașcu

№. 34122/2/16.11.2023

**Scadentat**

MUNTEANU ANDREIA

Anexa nr. 2

B-DUL 1 MAI,

Suma imprumutata **146,563.14** Dobanda anuala BNR **7.00%**  
Suma totala de plata **368,985.76** Dobanda total **9.00%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	130.73	1099.22	1,229.95	146,563.14
2	131.71	1098.24	1,229.95	146,432.41
3	132.70	1097.26	1,229.95	146,300.70
4	133.69	1096.26	1,229.95	146,168.00
5	134.70	1095.26	1,229.95	146,034.31
6	135.71	1094.25	1,229.95	145,899.62
7	136.72	1093.23	1,229.95	145,763.91
8	137.75	1092.20	1,229.95	145,627.19
9	138.78	1091.17	1,229.95	145,489.44
10	139.82	1090.13	1,229.95	145,350.66
11	140.87	1089.08	1,229.95	145,210.83
12	141.93	1088.02	1,229.95	145,069.96
13	142.99	1086.96	1,229.95	144,928.04
14	144.06	1085.89	1,229.95	144,785.04
15	145.15	1084.81	1,229.95	144,640.98
16	146.23	1083.72	1,229.95	144,495.83
17	147.33	1082.62	1,229.95	144,349.60
18	148.44	1081.52	1,229.95	144,202.27
19	149.55	1080.40	1,229.95	144,053.83
20	150.67	1079.28	1,229.95	143,904.29
21	151.80	1078.15	1,229.95	143,753.61
22	152.94	1077.01	1,229.95	143,601.81
23	154.09	1075.87	1,229.95	143,448.88
24	155.24	1074.71	1,229.95	143,294.79
25	156.41	1073.55	1,229.95	143,139.55
26	157.58	1072.37	1,229.95	142,983.14
27	158.76	1071.19	1,229.95	142,825.56
28	159.95	1070.00	1,229.95	142,666.80
29	161.15	1068.80	1,229.95	142,506.85
30	162.36	1067.59	1,229.95	142,345.70
31	163.58	1066.38	1,229.95	142,183.34
32	164.80	1065.15	1,229.95	142,019.76
33	166.04	1063.91	1,229.95	141,854.96
34	167.29	1062.67	1,229.95	141,688.92
35	168.54	1061.41	1,229.95	141,521.63
36	169.80	1060.15	1,229.95	141,353.09
37	171.08	1058.87	1,229.95	141,183.29
38	172.36	1057.59	1,229.95	141,012.21
39	173.65	1056.30	1,229.95	140,839.85
40	174.96	1055.00	1,229.95	140,666.19

41	176.27	1053.68	1,229.95	140,491.24
42	177.59	1052.36	1,229.95	140,314.97
43	178.92	1051.03	1,229.95	140,137.38
44	180.26	1049.69	1,229.95	139,958.46
45	181.62	1048.34	1,229.95	139,778.19
46	182.98	1046.97	1,229.95	139,596.58
47	184.35	1045.60	1,229.95	139,413.60
48	185.73	1044.22	1,229.95	139,229.25
49	187.13	1042.83	1,229.95	139,043.52
50	188.53	1041.42	1,229.95	138,856.39
51	189.94	1040.01	1,229.95	138,667.86
52	191.37	1038.58	1,229.95	138,477.92
53	192.80	1037.15	1,229.95	138,286.55
54	194.25	1035.70	1,229.95	138,093.74
55	195.71	1034.25	1,229.95	137,899.50
56	197.17	1032.78	1,229.95	137,703.79
57	198.65	1031.30	1,229.95	137,506.61
58	200.14	1029.81	1,229.95	137,307.96
59	201.64	1028.31	1,229.95	137,107.82
60	203.16	1026.80	1,229.95	136,906.17
61	204.68	1025.27	1,229.95	136,703.02
62	206.22	1023.74	1,229.95	136,498.34
63	207.76	1022.19	1,229.95	136,292.12
64	209.32	1020.63	1,229.95	136,084.36
65	210.89	1019.06	1,229.95	135,875.04
66	212.47	1017.48	1,229.95	135,664.15
67	214.06	1015.89	1,229.95	135,451.68
68	215.67	1014.28	1,229.95	135,237.62
69	217.29	1012.66	1,229.95	135,021.95
70	218.92	1011.03	1,229.95	134,804.66
71	220.56	1009.39	1,229.95	134,585.74
72	222.21	1007.74	1,229.95	134,365.18
73	223.88	1006.07	1,229.95	134,142.97
74	225.56	1004.39	1,229.95	133,919.09
75	227.25	1002.70	1,229.95	133,693.53
76	228.96	1001.00	1,229.95	133,466.28
77	230.67	999.28	1,229.95	133,237.32
78	232.40	997.55	1,229.95	133,006.65
79	234.15	995.81	1,229.95	132,774.25
80	235.90	994.05	1,229.95	132,540.10
81	237.67	992.28	1,229.95	132,304.20
82	239.45	990.50	1,229.95	132,066.53
83	241.25	988.70	1,229.95	131,827.07
84	243.06	986.89	1,229.95	131,585.82
85	244.88	985.07	1,229.95	131,342.77
86	246.72	983.23	1,229.95	131,097.88
87	248.57	981.38	1,229.95	130,851.16

88	250.43	979.52	1,229.95	130,602.60
89	252.31	977.64	1,229.95	130,352.16
90	254.20	975.75	1,229.95	130,099.85
91	256.11	973.84	1,229.95	129,845.65
92	258.03	971.92	1,229.95	129,589.54
93	259.97	969.99	1,229.95	129,331.51
94	261.92	968.04	1,229.95	129,071.54
95	263.88	966.07	1,229.95	128,809.62
96	265.86	964.09	1,229.95	128,545.74
97	267.85	962.10	1,229.95	128,279.88
98	269.86	960.09	1,229.95	128,012.03
99	271.89	958.07	1,229.95	127,742.17
100	273.93	956.03	1,229.95	127,470.28
101	275.98	953.97	1,229.95	127,196.36
102	278.05	951.90	1,229.95	126,920.38
103	280.14	949.82	1,229.95	126,642.33
104	282.24	947.72	1,229.95	126,362.19
105	284.35	945.60	1,229.95	126,079.96
106	286.49	943.47	1,229.95	125,795.60
107	288.63	941.32	1,229.95	125,509.12
108	290.80	939.15	1,229.95	125,220.48
109	292.98	936.97	1,229.95	124,929.69
110	295.18	934.78	1,229.95	124,636.71
111	297.39	932.56	1,229.95	124,341.53
112	299.62	930.33	1,229.95	124,044.14
113	301.87	928.08	1,229.95	123,744.52
114	304.13	925.82	1,229.95	123,442.65
115	306.41	923.54	1,229.95	123,138.51
116	308.71	921.24	1,229.95	122,832.10
117	311.03	918.93	1,229.95	122,523.39
118	313.36	916.59	1,229.95	122,212.36
119	315.71	914.24	1,229.95	121,899.00
120	318.08	911.87	1,229.95	121,583.29
121	320.46	909.49	1,229.95	121,265.21
122	322.87	907.09	1,229.95	120,944.75
123	325.29	904.66	1,229.95	120,621.88
124	327.73	902.22	1,229.95	120,296.59
125	330.19	899.77	1,229.95	119,968.87
126	332.66	897.29	1,229.95	119,638.68
127	335.16	894.80	1,229.95	119,306.02
128	337.67	892.28	1,229.95	118,970.86
129	340.20	889.75	1,229.95	118,633.19
130	342.76	887.20	1,229.95	118,292.99
131	345.33	884.63	1,229.95	117,950.23
132	347.92	882.04	1,229.95	117,604.91
133	350.53	879.43	1,229.95	117,256.99
134	353.15	876.80	1,229.95	116,906.46
135	355.80	874.15	1,229.95	116,553.31

136	358.47	871.48	1,229.95	116,197.51
137	361.16	868.79	1,229.95	115,839.04
138	363.87	866.08	1,229.95	115,477.88
139	366.60	863.36	1,229.95	115,114.01
140	369.35	860.61	1,229.95	114,747.41
141	372.12	857.84	1,229.95	114,378.06
142	374.91	855.04	1,229.95	114,005.95
143	377.72	852.23	1,229.95	113,631.04
144	380.55	849.40	1,229.95	113,253.32
145	383.41	846.55	1,229.95	112,872.77
146	386.28	843.67	1,229.95	112,489.36
147	389.18	840.77	1,229.95	112,103.08
148	392.10	837.85	1,229.95	111,713.90
149	395.04	834.91	1,229.95	111,321.80
150	398.00	831.95	1,229.95	110,926.76
151	400.99	828.97	1,229.95	110,528.76
152	403.99	825.96	1,229.95	110,127.77
153	407.02	822.93	1,229.95	109,723.78
154	410.08	819.88	1,229.95	109,316.75
155	413.15	816.80	1,229.95	108,906.68
156	416.25	813.70	1,229.95	108,493.52
157	419.37	810.58	1,229.95	108,077.27
158	422.52	807.43	1,229.95	107,657.90
159	425.69	804.27	1,229.95	107,235.38
160	428.88	801.07	1,229.95	106,809.69
161	432.10	797.86	1,229.95	106,380.81
162	435.34	794.62	1,229.95	105,948.72
163	438.60	791.35	1,229.95	105,513.38
164	441.89	788.06	1,229.95	105,074.78
165	445.21	784.75	1,229.95	104,632.89
166	448.54	781.41	1,229.95	104,187.68
167	451.91	778.04	1,229.95	103,739.14
168	455.30	774.65	1,229.95	103,287.23
169	458.71	771.24	1,229.95	102,831.93
170	462.15	767.80	1,229.95	102,373.22
171	465.62	764.33	1,229.95	101,911.06
172	469.11	760.84	1,229.95	101,445.44
173	472.63	757.32	1,229.95	100,976.33
174	476.17	753.78	1,229.95	100,503.70
175	479.75	750.21	1,229.95	100,027.53
176	483.34	746.61	1,229.95	99,547.78
177	486.97	742.98	1,229.95	99,064.44
178	490.62	739.33	1,229.95	98,577.47
179	494.30	735.65	1,229.95	98,086.85
180	498.01	731.94	1,229.95	97,592.54
181	501.74	728.21	1,229.95	97,094.54
182	505.51	724.45	1,229.95	96,592.79
183	509.30	720.65	1,229.95	96,087.29

184	513.12	716.83	1,229.95	95,577.99
185	516.97	712.99	1,229.95	95,064.87
186	520.84	709.11	1,229.95	94,547.90
187	524.75	705.20	1,229.95	94,027.06
188	528.69	701.27	1,229.95	93,502.31
189	532.65	697.30	1,229.95	92,973.63
190	536.65	693.31	1,229.95	92,440.98
191	540.67	689.28	1,229.95	91,904.33
192	544.73	685.23	1,229.95	91,363.66
193	548.81	681.14	1,229.95	90,818.94
194	552.93	677.03	1,229.95	90,270.12
195	557.07	672.88	1,229.95	89,717.20
196	561.25	668.70	1,229.95	89,160.12
197	565.46	664.49	1,229.95	88,598.87
198	569.70	660.25	1,229.95	88,033.41
199	573.97	655.98	1,229.95	87,463.71
200	578.28	651.67	1,229.95	86,889.74
201	582.62	647.34	1,229.95	86,311.46
202	586.99	642.97	1,229.95	85,728.84
203	591.39	638.56	1,229.95	85,141.85
204	595.82	634.13	1,229.95	84,550.46
205	600.29	629.66	1,229.95	83,954.64
206	604.79	625.16	1,229.95	83,354.35
207	609.33	620.62	1,229.95	82,749.55
208	613.90	616.05	1,229.95	82,140.22
209	618.51	611.45	1,229.95	81,526.32
210	623.14	606.81	1,229.95	80,907.82
211	627.82	602.14	1,229.95	80,284.67
212	632.53	597.43	1,229.95	79,656.85
213	637.27	592.68	1,229.95	79,024.33
214	642.05	587.90	1,229.95	78,387.06
215	646.86	583.09	1,229.95	77,745.01
216	651.72	578.24	1,229.95	77,098.14
217	656.60	573.35	1,229.95	76,446.43
218	661.53	568.42	1,229.95	75,789.82
219	666.49	563.46	1,229.95	75,128.29
220	671.49	558.46	1,229.95	74,461.80
221	676.53	553.43	1,229.95	73,790.31
222	681.60	548.35	1,229.95	73,113.79
223	686.71	543.24	1,229.95	72,432.19
224	691.86	538.09	1,229.95	71,745.48
225	697.05	532.90	1,229.95	71,053.62
226	702.28	527.67	1,229.95	70,356.57
227	707.55	522.41	1,229.95	69,654.29
228	712.85	517.10	1,229.95	68,946.74
229	718.20	511.75	1,229.95	68,233.89
230	723.58	506.37	1,229.95	67,515.69
231	729.01	500.94	1,229.95	66,792.11

232	734.48	495.47	1,229.95	66,063.10
233	739.99	489.96	1,229.95	65,328.62
234	745.54	484.41	1,229.95	64,588.63
235	751.13	478.82	1,229.95	63,843.09
236	756.76	473.19	1,229.95	63,091.96
237	762.44	467.51	1,229.95	62,335.20
238	768.16	461.80	1,229.95	61,572.76
239	773.92	456.03	1,229.95	60,804.60
240	779.72	450.23	1,229.95	60,030.69
241	785.57	444.38	1,229.95	59,250.96
242	791.46	438.49	1,229.95	58,465.39
243	797.40	432.55	1,229.95	57,673.93
244	803.38	426.57	1,229.95	56,876.53
245	809.40	420.55	1,229.95	56,073.15
246	815.47	414.48	1,229.95	55,263.75
247	821.59	408.36	1,229.95	54,448.28
248	827.75	402.20	1,229.95	53,626.69
249	833.96	395.99	1,229.95	52,798.93
250	840.22	389.74	1,229.95	51,964.97
251	846.52	383.44	1,229.95	51,124.76
252	852.87	377.09	1,229.95	50,278.24
253	859.26	370.69	1,229.95	49,425.37
254	865.71	364.25	1,229.95	48,566.11
255	872.20	357.75	1,229.95	47,700.41
256	878.74	351.21	1,229.95	46,828.21
257	885.33	344.62	1,229.95	45,949.47
258	891.97	337.98	1,229.95	45,064.13
259	898.66	331.29	1,229.95	44,172.16
260	905.40	324.55	1,229.95	43,273.50
261	912.19	317.76	1,229.95	42,368.10
262	919.03	310.92	1,229.95	41,455.91
263	925.93	304.03	1,229.95	40,536.87
264	932.87	297.08	1,229.95	39,610.95
265	939.87	290.09	1,229.95	38,678.08
266	946.92	283.04	1,229.95	37,738.21
267	954.02	275.93	1,229.95	36,791.30
268	961.17	268.78	1,229.95	35,837.28
269	968.38	261.57	1,229.95	34,876.10
270	975.64	254.31	1,229.95	33,907.72
271	982.96	246.99	1,229.95	32,932.08
272	990.33	239.62	1,229.95	31,949.12
273	997.76	232.19	1,229.95	30,958.78
274	1,005.24	224.71	1,229.95	29,961.02
275	1,012.78	217.17	1,229.95	28,955.78
276	1,020.38	209.57	1,229.95	27,942.99
277	1,028.03	201.92	1,229.95	26,922.61
278	1,035.74	194.21	1,229.95	25,894.58
279	1,043.51	186.44	1,229.95	24,858.83



280	1,051.34	178.61	1,229.95	23,815.32
281	1,059.22	170.73	1,229.95	22,763.99
282	1,067.17	162.79	1,229.95	21,704.76
283	1,075.17	154.78	1,229.95	20,637.60
284	1,083.23	146.72	1,229.95	19,562.43
285	1,091.36	138.59	1,229.95	18,479.19
286	1,099.54	130.41	1,229.95	17,387.83
287	1,107.79	122.16	1,229.95	16,288.29
288	1,116.10	113.85	1,229.95	15,180.50
289	1,124.47	105.48	1,229.95	14,064.40
290	1,132.90	97.05	1,229.95	12,939.93
291	1,141.40	88.55	1,229.95	11,807.03
292	1,149.96	79.99	1,229.95	10,665.63
293	1,158.59	71.37	1,229.95	9,515.67
294	1,167.27	62.68	1,229.95	8,357.08
295	1,176.03	53.92	1,229.95	7,189.81
296	1,184.85	45.10	1,229.95	6,013.78
297	1,193.74	36.22	1,229.95	4,828.93
298	1,202.69	27.26	1,229.95	3,635.19
299	1,211.71	18.24	1,229.95	2,432.51
300	1,220.80	9.16	1,229.95	1,220.80
	<b>146,563.14</b>	<b>222,422.62</b>	<b>368,985.76</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 si sunt de acord cu  
proficel*

*28.11.2023*



Secretar general,  
Monica Dumitrașcu