

4R.28673/14.09.2023

## FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

**Mazdrag Elena**  
B-dul I Mai,

Anexa nr. 1

cerere 17036/07.06.2023

nr. crt.	Descrierea	UM	Calcul	Valori - lei
1	Data receptiei imobilului	luna, an	12.2005	
2	Valoarea de investitie imobil	lei	V_II	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)	84.10
5 a)	cota indiviza	mp		14.20
6 b)	boxa	mp		
7 c)	apartament	mp		65.00
8 d)	balcon	mp		4.90
9	Valoare de investitie locuinta (V_II)	lei	V_II = (V_II/S_cdi)*S_cdl	80326.36
10	Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	Vilr	7320.72
	Valoarea de investitie locuinta diminuată cu contravaloarea sumelor rezultate din cuantumul chiriei, reprezentand recuperarea investitiei (V_IIr), calculate in functie de durata normala de functionare a cladirii, retinuta de autoritatile publice locale si virata catre ANL	lei	Vild = VIl - Vilr	73005.64
	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	118.02
13	Valoarea de investitie actualizata cu rata inflatiei (V1)	lei	V1 = (Vild * Ri) / 100 + Vild	159166.89
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)	143250.20

	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%	1432.50
16	Valoarea finala de vanzare locuinta (Vv)	lei	Vv = V2+C	144682.70

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. ~~juridic~~ <sup>ppzite</sup>  
 4.jr.Voinescu Mihaela-Comp.Juridic



Secretar general,  
 Monica Dumitrașcu

Az 2 931511/25-10-2023

Anexa nr. 2

# Scadentat

MAZDRAG ELENA

BD. 1 MAI, NR

Suma imprumutata **121,762.67** Dobanda anuala BNR **7.00%**  
 Suma totala de plata **306,548.37** Dobanda total **9.00%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	108.61	913.22	1,021.83	121,762.67
2	109.42	912.41	1,021.83	121,654.06
3	110.24	911.58	1,021.83	121,544.64
4	111.07	910.76	1,021.83	121,434.40
5	111.90	909.92	1,021.83	121,323.33
6	112.74	909.09	1,021.83	121,211.42
7	113.59	908.24	1,021.83	121,098.68
8	114.44	907.39	1,021.83	120,985.09
9	115.30	906.53	1,021.83	120,870.65
10	116.16	905.67	1,021.83	120,755.36
11	117.03	904.79	1,021.83	120,639.19
12	117.91	903.92	1,021.83	120,522.16
13	118.80	903.03	1,021.83	120,404.25
14	119.69	902.14	1,021.83	120,285.45
15	120.58	901.24	1,021.83	120,165.76
16	121.49	900.34	1,021.83	120,045.18
17	122.40	899.43	1,021.83	119,923.69
18	123.32	898.51	1,021.83	119,801.29
19	124.24	897.58	1,021.83	119,677.97
20	125.17	896.65	1,021.83	119,553.73
21	126.11	895.71	1,021.83	119,428.55
22	127.06	894.77	1,021.83	119,302.44
23	128.01	893.82	1,021.83	119,175.38
24	128.97	892.86	1,021.83	119,047.37
25	129.94	891.89	1,021.83	118,918.40
26	130.91	890.91	1,021.83	118,788.46
27	131.90	889.93	1,021.83	118,657.54
28	132.89	888.94	1,021.83	118,525.65
29	133.88	887.95	1,021.83	118,392.76
30	134.89	886.94	1,021.83	118,258.88
31	135.90	885.93	1,021.83	118,123.99
32	136.92	884.91	1,021.83	117,988.09
33	137.94	883.88	1,021.83	117,851.18
34	138.98	882.85	1,021.83	117,713.23
35	140.02	881.81	1,021.83	117,574.25
36	141.07	880.76	1,021.83	117,434.23
37	142.13	879.70	1,021.83	117,293.16
38	143.20	878.63	1,021.83	117,151.03
39	144.27	877.56	1,021.83	117,007.84
40	145.35	876.48	1,021.83	116,863.57

41	146.44	875.39	1,021.83	116,718.22
42	147.54	874.29	1,021.83	116,571.78
43	148.65	873.18	1,021.83	116,424.24
44	149.76	872.07	1,021.83	116,275.59
45	150.88	870.94	1,021.83	116,125.83
46	152.02	869.81	1,021.83	115,974.94
47	153.16	868.67	1,021.83	115,822.93
48	154.30	867.52	1,021.83	115,669.77
49	155.46	866.37	1,021.83	115,515.47
50	156.63	865.20	1,021.83	115,360.01
51	157.80	864.03	1,021.83	115,203.38
52	158.99	862.84	1,021.83	115,045.58
53	160.18	861.65	1,021.83	114,886.59
54	161.38	860.45	1,021.83	114,726.41
55	162.59	859.24	1,021.83	114,565.03
56	163.81	858.02	1,021.83	114,402.44
57	165.04	856.79	1,021.83	114,238.63
58	166.28	855.55	1,021.83	114,073.59
59	167.52	854.30	1,021.83	113,907.32
60	168.78	853.05	1,021.83	113,739.79
61	170.05	851.78	1,021.83	113,571.01
62	171.32	850.51	1,021.83	113,400.97
63	172.61	849.22	1,021.83	113,229.65
64	173.90	847.93	1,021.83	113,057.04
65	175.20	846.62	1,021.83	112,883.14
66	176.52	845.31	1,021.83	112,707.94
67	177.84	843.99	1,021.83	112,531.42
68	179.18	842.65	1,021.83	112,353.58
69	180.52	841.31	1,021.83	112,174.40
70	181.87	839.95	1,021.83	111,993.88
71	183.24	838.59	1,021.83	111,812.01
72	184.61	837.22	1,021.83	111,628.77
73	186.00	835.83	1,021.83	111,444.16
74	187.39	834.44	1,021.83	111,258.16
75	188.80	833.03	1,021.83	111,070.77
76	190.21	831.61	1,021.83	110,881.97
77	191.64	830.19	1,021.83	110,691.76
78	193.08	828.75	1,021.83	110,500.12
79	194.53	827.30	1,021.83	110,307.04
80	195.98	825.84	1,021.83	110,112.52
81	197.45	824.37	1,021.83	109,916.53
82	198.93	822.89	1,021.83	109,719.08
83	200.43	821.40	1,021.83	109,520.15
84	201.93	819.90	1,021.83	109,319.72
85	203.44	818.38	1,021.83	109,117.79
86	204.97	816.86	1,021.83	108,914.34
87	206.51	815.32	1,021.83	108,709.37

88	208.06	813.77	1,021.83	108,502.87
89	209.62	812.21	1,021.83	108,294.81
90	211.19	810.64	1,021.83	108,085.19
91	212.77	809.06	1,021.83	107,874.00
92	214.37	807.46	1,021.83	107,661.23
93	215.98	805.85	1,021.83	107,446.86
94	217.60	804.23	1,021.83	107,230.89
95	219.23	802.60	1,021.83	107,013.29
96	220.87	800.96	1,021.83	106,794.06
97	222.53	799.30	1,021.83	106,573.19
98	224.20	797.63	1,021.83	106,350.66
99	225.88	795.95	1,021.83	106,126.46
100	227.57	794.25	1,021.83	105,900.58
101	229.28	792.55	1,021.83	105,673.01
102	231.00	790.83	1,021.83	105,443.73
103	232.73	789.10	1,021.83	105,212.73
104	234.48	787.35	1,021.83	104,980.00
105	236.24	785.59	1,021.83	104,745.52
106	238.01	783.82	1,021.83	104,509.28
107	239.79	782.03	1,021.83	104,271.27
108	241.59	780.24	1,021.83	104,031.48
109	243.40	778.42	1,021.83	103,789.89
110	245.23	776.60	1,021.83	103,546.49
111	247.07	774.76	1,021.83	103,301.26
112	248.92	772.91	1,021.83	103,054.19
113	250.79	771.04	1,021.83	102,805.27
114	252.67	769.16	1,021.83	102,554.48
115	254.56	767.26	1,021.83	102,301.81
116	256.47	765.35	1,021.83	102,047.24
117	258.40	763.43	1,021.83	101,790.77
118	260.34	761.49	1,021.83	101,532.37
119	262.29	759.54	1,021.83	101,272.04
120	264.25	757.57	1,021.83	101,009.75
121	266.24	755.59	1,021.83	100,745.50
122	268.23	753.59	1,021.83	100,479.26
123	270.25	751.58	1,021.83	100,211.03
124	272.27	749.56	1,021.83	99,940.78
125	274.31	747.51	1,021.83	99,668.51
126	276.37	745.46	1,021.83	99,394.19
127	278.44	743.38	1,021.83	99,117.82
128	280.53	741.30	1,021.83	98,839.38
129	282.64	739.19	1,021.83	98,558.85
130	284.76	737.07	1,021.83	98,276.21
131	286.89	734.94	1,021.83	97,991.45
132	289.04	732.78	1,021.83	97,704.56
133	291.21	730.62	1,021.83	97,415.52
134	293.40	728.43	1,021.83	97,124.31
135	295.60	726.23	1,021.83	96,830.91

136	297.81	724.01	1,021.83	96,535.31
137	300.05	721.78	1,021.83	96,237.50
138	302.30	719.53	1,021.83	95,937.45
139	304.56	717.26	1,021.83	95,635.16
140	306.85	714.98	1,021.83	95,330.59
141	309.15	712.68	1,021.83	95,023.74
142	311.47	710.36	1,021.83	94,714.60
143	313.80	708.02	1,021.83	94,403.13
144	316.16	705.67	1,021.83	94,089.32
145	318.53	703.30	1,021.83	93,773.16
146	320.92	700.91	1,021.83	93,454.64
147	323.33	698.50	1,021.83	93,133.72
148	325.75	696.08	1,021.83	92,810.39
149	328.19	693.63	1,021.83	92,484.64
150	330.65	691.17	1,021.83	92,156.45
151	333.13	688.69	1,021.83	91,825.79
152	335.63	686.19	1,021.83	91,492.66
153	338.15	683.68	1,021.83	91,157.03
154	340.69	681.14	1,021.83	90,818.88
155	343.24	678.59	1,021.83	90,478.19
156	345.82	676.01	1,021.83	90,134.95
157	348.41	673.42	1,021.83	89,789.13
158	351.02	670.81	1,021.83	89,440.72
159	353.66	668.17	1,021.83	89,089.70
160	356.31	665.52	1,021.83	88,736.05
161	358.98	662.85	1,021.83	88,379.74
162	361.67	660.16	1,021.83	88,020.76
163	364.38	657.44	1,021.83	87,659.09
164	367.12	654.71	1,021.83	87,294.70
165	369.87	651.96	1,021.83	86,927.58
166	372.65	649.18	1,021.83	86,557.71
167	375.44	646.39	1,021.83	86,185.07
168	378.26	643.57	1,021.83	85,809.63
169	381.09	640.74	1,021.83	85,431.37
170	383.95	637.88	1,021.83	85,050.28
171	386.83	635.00	1,021.83	84,666.33
172	389.73	632.10	1,021.83	84,279.50
173	392.65	629.17	1,021.83	83,889.77
174	395.60	626.23	1,021.83	83,497.11
175	398.57	623.26	1,021.83	83,101.51
176	401.56	620.27	1,021.83	82,702.95
177	404.57	617.26	1,021.83	82,301.39
178	407.60	614.23	1,021.83	81,896.82
179	410.66	611.17	1,021.83	81,489.22
180	413.74	608.09	1,021.83	81,078.56
181	416.84	604.99	1,021.83	80,664.82
182	419.97	601.86	1,021.83	80,247.98
183	423.12	598.71	1,021.83	79,828.01

184	426.29	595.54	1,021.83	79,404.90
185	429.49	592.34	1,021.83	78,978.61
186	432.71	589.12	1,021.83	78,549.12
187	435.95	585.87	1,021.83	78,116.41
188	439.22	582.60	1,021.83	77,680.45
189	442.52	579.31	1,021.83	77,241.23
190	445.84	575.99	1,021.83	76,798.71
191	449.18	572.65	1,021.83	76,352.87
192	452.55	569.28	1,021.83	75,903.69
193	455.94	565.88	1,021.83	75,451.14
194	459.36	562.46	1,021.83	74,995.20
195	462.81	559.02	1,021.83	74,535.83
196	466.28	555.55	1,021.83	74,073.02
197	469.78	552.05	1,021.83	73,606.74
198	473.30	548.53	1,021.83	73,136.97
199	476.85	544.98	1,021.83	72,663.66
200	480.43	541.40	1,021.83	72,186.81
201	484.03	537.80	1,021.83	71,706.39
202	487.66	534.17	1,021.83	71,222.36
203	491.32	530.51	1,021.83	70,734.70
204	495.00	526.83	1,021.83	70,243.38
205	498.72	523.11	1,021.83	69,748.38
206	502.46	519.37	1,021.83	69,249.66
207	506.22	515.60	1,021.83	68,747.21
208	510.02	511.81	1,021.83	68,240.98
209	513.85	507.98	1,021.83	67,730.96
210	517.70	504.13	1,021.83	67,217.12
211	521.58	500.25	1,021.83	66,699.42
212	525.49	496.33	1,021.83	66,177.83
213	529.44	492.39	1,021.83	65,652.34
214	533.41	488.42	1,021.83	65,122.90
215	537.41	484.42	1,021.83	64,589.50
216	541.44	480.39	1,021.83	64,052.09
217	545.50	476.33	1,021.83	63,510.66
218	549.59	472.24	1,021.83	62,965.16
219	553.71	468.12	1,021.83	62,415.57
220	557.86	463.96	1,021.83	61,861.86
221	562.05	459.78	1,021.83	61,303.99
222	566.26	455.56	1,021.83	60,741.94
223	570.51	451.32	1,021.83	60,175.68
224	574.79	447.04	1,021.83	59,605.17
225	579.10	442.73	1,021.83	59,030.38
226	583.44	438.38	1,021.83	58,451.28
227	587.82	434.01	1,021.83	57,867.84
228	592.23	429.60	1,021.83	57,280.02
229	596.67	425.16	1,021.83	56,687.79
230	601.14	420.68	1,021.83	56,091.12
231	605.65	416.17	1,021.83	55,489.98

232	610.20	411.63	1,021.83	54,884.32
233	614.77	407.06	1,021.83	54,274.13
234	619.38	402.45	1,021.83	53,659.36
235	624.03	397.80	1,021.83	53,039.97
236	628.71	393.12	1,021.83	52,415.95
237	633.42	388.40	1,021.83	51,787.24
238	638.17	383.65	1,021.83	51,153.81
239	642.96	378.87	1,021.83	50,515.64
240	647.78	374.05	1,021.83	49,872.68
241	652.64	369.19	1,021.83	49,224.90
242	657.54	364.29	1,021.83	48,572.26
243	662.47	359.36	1,021.83	47,914.72
244	667.44	354.39	1,021.83	47,252.25
245	672.44	349.39	1,021.83	46,584.82
246	677.49	344.34	1,021.83	45,912.37
247	682.57	339.26	1,021.83	45,234.89
248	687.69	334.14	1,021.83	44,552.32
249	692.84	328.98	1,021.83	43,864.64
250	698.04	323.79	1,021.83	43,171.79
251	703.27	318.55	1,021.83	42,473.76
252	708.55	313.28	1,021.83	41,770.48
253	713.86	307.96	1,021.83	41,061.93
254	719.22	302.61	1,021.83	40,348.07
255	724.61	297.22	1,021.83	39,628.85
256	730.05	291.78	1,021.83	38,904.24
257	735.52	286.31	1,021.83	38,174.19
258	741.04	280.79	1,021.83	37,438.67
259	746.60	275.23	1,021.83	36,697.63
260	752.20	269.63	1,021.83	35,951.04
261	757.84	263.99	1,021.83	35,198.84
262	763.52	258.31	1,021.83	34,441.01
263	769.25	252.58	1,021.83	33,677.49
264	775.02	246.81	1,021.83	32,908.24
265	780.83	241.00	1,021.83	32,133.22
266	786.68	235.14	1,021.83	31,352.39
267	792.59	229.24	1,021.83	30,565.71
268	798.53	223.30	1,021.83	29,773.12
269	804.52	217.31	1,021.83	28,974.59
270	810.55	211.28	1,021.83	28,170.08
271	816.63	205.20	1,021.83	27,359.52
272	822.76	199.07	1,021.83	26,542.89
273	828.93	192.90	1,021.83	25,720.14
274	835.14	186.68	1,021.83	24,891.21
275	841.41	180.42	1,021.83	24,056.07
276	847.72	174.11	1,021.83	23,214.66
277	854.08	167.75	1,021.83	22,366.94
278	860.48	161.35	1,021.83	21,512.86
279	866.94	154.89	1,021.83	20,652.38



280	873.44	148.39	1,021.83	19,785.45
281	879.99	141.84	1,021.83	18,912.01
282	886.59	135.24	1,021.83	18,032.02
283	893.24	128.59	1,021.83	17,145.44
284	899.94	121.89	1,021.83	16,252.20
285	906.69	115.14	1,021.83	15,352.26
286	913.49	108.34	1,021.83	14,445.58
287	920.34	101.49	1,021.83	13,532.09
288	927.24	94.59	1,021.83	12,611.75
289	934.19	87.63	1,021.83	11,684.51
290	941.20	80.63	1,021.83	10,750.32
291	948.26	73.57	1,021.83	9,809.12
292	955.37	66.46	1,021.83	8,860.86
293	962.54	59.29	1,021.83	7,905.49
294	969.76	52.07	1,021.83	6,942.95
295	977.03	44.80	1,021.83	5,973.19
296	984.36	37.47	1,021.83	4,996.17
297	991.74	30.09	1,021.83	4,011.81
298	999.18	22.65	1,021.83	3,020.07
299	1,006.67	15.16	1,021.83	2,020.89
300	1,014.22	7.61	1,021.83	1,014.22
	<b>121,762.67</b>	<b>184,785.70</b>	<b>306,548.37</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

Sunt de acord cu profilul  
la data de 23.11.2023



Secretar general,  
Monica Dumitrașcu