

nr 34238 din 15.11.2023

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

Avram Daniel

Anulsa nr. 1

B-dul I Mai, nr. 5

cerere 32028/27.10.2023

nr.c	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	$S_{cdl} (r4= r5+r6+r7+r8)$	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	$V_{il} = (V_{ii}/S_{cdl}) * S_{cdl}$	78893.66
10	Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	V_{ilr}	9854.64
11	Valoarea de investitie locuinta diminuat 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	$V_{ild} = V_{il} - V_{ilr}$	69039.02
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)	%	$Ri = IPC - 100$	129.69
13	Valoarea de investitie actualizata cu rata inflatiei ($V1$)	lei	$V1 = (V_{ild} * Ri) / (100 + V_{ild})$	158575.73
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	lei	$V2 = V1 * cp (cp=0.90)$	142718.16

	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%		1427.18
16	Valoarea finala de vanzare locuinta (Vvl)	Vvl= V2+C		144145.34

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.Juridic



Secretar general,
Monica Dumitrașcu

Ar 34122/1/16.11.2023

Anexa nr. 2

Scadentari

AVRAM DANIEL

B-DUL 1 MAI,

Suma imprumutata **121,310.43** Dobanda anuala BNR **7.00%**
Suma totala de plata **305,409.82** Dobanda total **9.00%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	108.20	909.83	1,018.03	121,310.43
2	109.02	909.02	1,018.03	121,202.23
3	109.83	908.20	1,018.03	121,093.21
4	110.66	907.38	1,018.03	120,983.38
5	111.49	906.55	1,018.03	120,872.72
6	112.32	905.71	1,018.03	120,761.23
7	113.17	904.87	1,018.03	120,648.91
8	114.01	904.02	1,018.03	120,535.74
9	114.87	903.16	1,018.03	120,421.73
10	115.73	902.30	1,018.03	120,306.86
11	116.60	901.43	1,018.03	120,191.13
12	117.47	900.56	1,018.03	120,074.53
13	118.35	899.68	1,018.03	119,957.05
14	119.24	898.79	1,018.03	119,838.70
15	120.14	897.90	1,018.03	119,719.46
16	121.04	896.99	1,018.03	119,599.32
17	121.95	896.09	1,018.03	119,478.28
18	122.86	895.17	1,018.03	119,356.34
19	123.78	894.25	1,018.03	119,233.48
20	124.71	893.32	1,018.03	119,109.69
21	125.65	892.39	1,018.03	118,984.98
22	126.59	891.45	1,018.03	118,859.34
23	127.54	890.50	1,018.03	118,732.75
24	128.49	889.54	1,018.03	118,605.21
25	129.46	888.58	1,018.03	118,476.72
26	130.43	887.60	1,018.03	118,347.26
27	131.41	886.63	1,018.03	118,216.83
28	132.39	885.64	1,018.03	118,085.43
29	133.38	884.65	1,018.03	117,953.04
30	134.39	883.65	1,018.03	117,819.65
31	135.39	882.64	1,018.03	117,685.27
32	136.41	881.62	1,018.03	117,549.87
33	137.43	880.60	1,018.03	117,413.46
34	138.46	879.57	1,018.03	117,276.03
35	139.50	878.53	1,018.03	117,137.57
36	140.55	877.49	1,018.03	116,998.07
37	141.60	876.43	1,018.03	116,857.52
38	142.66	875.37	1,018.03	116,715.92
39	143.73	874.30	1,018.03	116,573.26
40	144.81	873.22	1,018.03	116,429.52

41	145.90	872.14	1,018.03	116,284.71
42	146.99	871.04	1,018.03	116,138.81
43	148.09	869.94	1,018.03	115,991.82
44	149.20	868.83	1,018.03	115,843.73
45	150.32	867.71	1,018.03	115,694.52
46	151.45	866.58	1,018.03	115,544.20
47	152.59	865.45	1,018.03	115,392.75
48	153.73	864.30	1,018.03	115,240.16
49	154.88	863.15	1,018.03	115,086.43
50	156.05	861.99	1,018.03	114,931.55
51	157.22	860.82	1,018.03	114,775.50
52	158.40	859.64	1,018.03	114,618.28
53	159.58	858.45	1,018.03	114,459.89
54	160.78	857.25	1,018.03	114,300.30
55	161.99	856.05	1,018.03	114,139.52
56	163.20	854.83	1,018.03	113,977.54
57	164.43	853.61	1,018.03	113,814.34
58	165.66	852.37	1,018.03	113,649.91
59	166.90	851.13	1,018.03	113,484.25
60	168.15	849.88	1,018.03	113,317.35
61	169.41	848.62	1,018.03	113,149.20
62	170.68	847.35	1,018.03	112,979.79
63	171.96	846.07	1,018.03	112,809.10
64	173.25	844.78	1,018.03	112,637.14
65	174.55	843.48	1,018.03	112,463.88
66	175.86	842.17	1,018.03	112,289.33
67	177.18	840.85	1,018.03	112,113.47
68	178.51	839.52	1,018.03	111,936.28
69	179.85	838.18	1,018.03	111,757.77
70	181.20	836.83	1,018.03	111,577.92
71	182.56	835.48	1,018.03	111,396.73
72	183.93	834.11	1,018.03	111,214.17
73	185.31	832.73	1,018.03	111,030.24
74	186.70	831.34	1,018.03	110,844.94
75	188.10	829.94	1,018.03	110,658.24
76	189.51	828.53	1,018.03	110,470.15
77	190.93	827.10	1,018.03	110,280.64
78	192.36	825.67	1,018.03	110,089.71
79	193.80	824.23	1,018.03	109,897.35
80	195.26	822.78	1,018.03	109,703.55
81	196.72	821.31	1,018.03	109,508.29
82	198.20	819.84	1,018.03	109,311.57
83	199.68	818.35	1,018.03	109,113.38
84	201.18	816.85	1,018.03	108,913.69
85	202.69	815.34	1,018.03	108,712.51
86	204.21	813.82	1,018.03	108,509.82
87	205.74	812.29	1,018.03	108,305.62

88	207.28	810.75	1,018.03	108,099.87
89	208.84	809.19	1,018.03	107,892.59
90	210.40	807.63	1,018.03	107,683.75
91	211.98	806.05	1,018.03	107,473.35
92	213.57	804.46	1,018.03	107,261.37
93	215.17	802.86	1,018.03	107,047.79
94	216.79	801.24	1,018.03	106,832.62
95	218.41	799.62	1,018.03	106,615.83
96	220.05	797.98	1,018.03	106,397.42
97	221.70	796.33	1,018.03	106,177.36
98	223.37	794.67	1,018.03	105,955.66
99	225.04	792.99	1,018.03	105,732.30
100	226.73	791.30	1,018.03	105,507.26
101	228.43	789.60	1,018.03	105,280.53
102	230.14	787.89	1,018.03	105,052.10
103	231.87	786.16	1,018.03	104,821.96
104	233.61	784.43	1,018.03	104,590.09
105	235.36	782.67	1,018.03	104,356.48
106	237.12	780.91	1,018.03	104,121.12
107	238.90	779.13	1,018.03	103,884.00
108	240.69	777.34	1,018.03	103,645.10
109	242.50	775.53	1,018.03	103,404.40
110	244.32	773.71	1,018.03	103,161.90
111	246.15	771.88	1,018.03	102,917.58
112	248.00	770.04	1,018.03	102,671.43
113	249.86	768.18	1,018.03	102,423.44
114	251.73	766.30	1,018.03	102,173.58
115	253.62	764.41	1,018.03	101,921.85
116	255.52	762.51	1,018.03	101,668.23
117	257.44	760.60	1,018.03	101,412.71
118	259.37	758.66	1,018.03	101,155.27
119	261.31	756.72	1,018.03	100,895.90
120	263.27	754.76	1,018.03	100,634.59
121	265.25	752.78	1,018.03	100,371.32
122	267.24	750.80	1,018.03	100,106.07
123	269.24	748.79	1,018.03	99,838.83
124	271.26	746.77	1,018.03	99,569.59
125	273.30	744.74	1,018.03	99,298.33
126	275.34	742.69	1,018.03	99,025.03
127	277.41	740.62	1,018.03	98,749.69
128	279.49	738.54	1,018.03	98,472.28
129	281.59	736.45	1,018.03	98,192.79
130	283.70	734.33	1,018.03	97,911.20
131	285.83	732.21	1,018.03	97,627.50
132	287.97	730.06	1,018.03	97,341.68
133	290.13	727.90	1,018.03	97,053.71
134	292.31	725.73	1,018.03	96,763.58
135	294.50	723.53	1,018.03	96,471.27

136	296.71	721.33	1,018.03	96,176.77
137	298.93	719.10	1,018.03	95,880.06
138	301.17	716.86	1,018.03	95,581.13
139	303.43	714.60	1,018.03	95,279.96
140	305.71	712.32	1,018.03	94,976.53
141	308.00	710.03	1,018.03	94,670.82
142	310.31	707.72	1,018.03	94,362.81
143	312.64	705.39	1,018.03	94,052.50
144	314.98	703.05	1,018.03	93,739.86
145	317.35	700.69	1,018.03	93,424.88
146	319.73	698.31	1,018.03	93,107.53
147	322.12	695.91	1,018.03	92,787.81
148	324.54	693.49	1,018.03	92,465.68
149	326.97	691.06	1,018.03	92,141.14
150	329.43	688.61	1,018.03	91,814.17
151	331.90	686.14	1,018.03	91,484.74
152	334.39	683.65	1,018.03	91,152.85
153	336.89	681.14	1,018.03	90,818.46
154	339.42	678.61	1,018.03	90,481.57
155	341.97	676.07	1,018.03	90,142.14
156	344.53	673.50	1,018.03	89,800.18
157	347.12	670.92	1,018.03	89,455.65
158	349.72	668.31	1,018.03	89,108.53
159	352.34	665.69	1,018.03	88,758.81
160	354.98	663.05	1,018.03	88,406.47
161	357.65	660.39	1,018.03	88,051.49
162	360.33	657.70	1,018.03	87,693.84
163	363.03	655.00	1,018.03	87,333.51
164	365.75	652.28	1,018.03	86,970.48
165	368.50	649.54	1,018.03	86,604.73
166	371.26	646.77	1,018.03	86,236.23
167	374.05	643.99	1,018.03	85,864.97
168	376.85	641.18	1,018.03	85,490.92
169	379.68	638.36	1,018.03	85,114.07
170	382.52	635.51	1,018.03	84,734.39
171	385.39	632.64	1,018.03	84,351.87
172	388.28	629.75	1,018.03	83,966.48
173	391.20	626.84	1,018.03	83,578.19
174	394.13	623.90	1,018.03	83,186.99
175	397.09	620.95	1,018.03	82,792.86
176	400.06	617.97	1,018.03	82,395.78
177	403.06	614.97	1,018.03	81,995.71
178	406.09	611.94	1,018.03	81,592.65
179	409.13	608.90	1,018.03	81,186.56
180	412.20	605.83	1,018.03	80,777.43
181	415.29	602.74	1,018.03	80,365.23
182	418.41	599.62	1,018.03	79,949.93
183	421.55	596.49	1,018.03	79,531.52

184	424.71	593.32	1,018.03	79,109.98
185	427.89	590.14	1,018.03	78,685.27
186	431.10	586.93	1,018.03	78,257.38
187	434.34	583.70	1,018.03	77,826.27
188	437.59	580.44	1,018.03	77,391.94
189	440.88	577.16	1,018.03	76,954.35
190	444.18	573.85	1,018.03	76,513.47
191	447.51	570.52	1,018.03	76,069.29
192	450.87	567.16	1,018.03	75,621.78
193	454.25	563.78	1,018.03	75,170.91
194	457.66	560.37	1,018.03	74,716.66
195	461.09	556.94	1,018.03	74,259.00
196	464.55	553.48	1,018.03	73,797.91
197	468.03	550.00	1,018.03	73,333.36
198	471.54	546.49	1,018.03	72,865.33
199	475.08	542.95	1,018.03	72,393.78
200	478.64	539.39	1,018.03	71,918.70
201	482.23	535.80	1,018.03	71,440.06
202	485.85	532.18	1,018.03	70,957.83
203	489.49	528.54	1,018.03	70,471.98
204	493.16	524.87	1,018.03	69,982.49
205	496.86	521.17	1,018.03	69,489.32
206	500.59	517.44	1,018.03	68,992.46
207	504.34	513.69	1,018.03	68,491.87
208	508.13	509.91	1,018.03	67,987.53
209	511.94	506.10	1,018.03	67,479.40
210	515.78	502.26	1,018.03	66,967.46
211	519.65	498.39	1,018.03	66,451.69
212	523.54	494.49	1,018.03	65,932.04
213	527.47	490.56	1,018.03	65,408.50
214	531.42	486.61	1,018.03	64,881.03
215	535.41	482.62	1,018.03	64,349.61
216	539.43	478.61	1,018.03	63,814.20
217	543.47	474.56	1,018.03	63,274.77
218	547.55	470.48	1,018.03	62,731.30
219	551.65	466.38	1,018.03	62,183.75
220	555.79	462.24	1,018.03	61,632.09
221	559.96	458.07	1,018.03	61,076.30
222	564.16	453.87	1,018.03	60,516.34
223	568.39	449.64	1,018.03	59,952.18
224	572.65	445.38	1,018.03	59,383.79
225	576.95	441.08	1,018.03	58,811.14
226	581.28	436.76	1,018.03	58,234.19
227	585.64	432.40	1,018.03	57,652.91
228	590.03	428.00	1,018.03	57,067.28
229	594.45	423.58	1,018.03	56,477.25
230	598.91	419.12	1,018.03	55,882.79
231	603.40	414.63	1,018.03	55,283.88

232	607.93	410.10	1,018.03	54,680.48
233	612.49	405.54	1,018.03	54,072.55
234	617.08	400.95	1,018.03	53,460.06
235	621.71	396.32	1,018.03	52,842.98
236	626.37	391.66	1,018.03	52,221.27
237	631.07	386.96	1,018.03	51,594.89
238	635.80	382.23	1,018.03	50,963.82
239	640.57	377.46	1,018.03	50,328.02
240	645.38	372.66	1,018.03	49,687.45
241	650.22	367.82	1,018.03	49,042.07
242	655.09	362.94	1,018.03	48,391.85
243	660.01	358.03	1,018.03	47,736.76
244	664.96	353.08	1,018.03	47,076.75
245	669.94	348.09	1,018.03	46,411.80
246	674.97	343.06	1,018.03	45,741.85
247	680.03	338.00	1,018.03	45,066.88
248	685.13	332.90	1,018.03	44,386.85
249	690.27	327.76	1,018.03	43,701.72
250	695.45	322.59	1,018.03	43,011.45
251	700.66	317.37	1,018.03	42,316.00
252	705.92	312.12	1,018.03	41,615.34
253	711.21	306.82	1,018.03	40,909.42
254	716.55	301.49	1,018.03	40,198.21
255	721.92	296.11	1,018.03	39,481.66
256	727.33	290.70	1,018.03	38,759.74
257	732.79	285.24	1,018.03	38,032.41
258	738.29	279.75	1,018.03	37,299.62
259	743.82	274.21	1,018.03	36,561.33
260	749.40	268.63	1,018.03	35,817.51
261	755.02	263.01	1,018.03	35,068.11
262	760.68	257.35	1,018.03	34,313.09
263	766.39	251.64	1,018.03	33,552.40
264	772.14	245.90	1,018.03	32,786.01
265	777.93	240.10	1,018.03	32,013.88
266	783.76	234.27	1,018.03	31,235.95
267	789.64	228.39	1,018.03	30,452.18
268	795.56	222.47	1,018.03	29,662.54
269	801.53	216.50	1,018.03	28,866.98
270	807.54	210.49	1,018.03	28,065.45
271	813.60	204.43	1,018.03	27,257.91
272	819.70	198.33	1,018.03	26,444.31
273	825.85	192.18	1,018.03	25,624.61
274	832.04	185.99	1,018.03	24,798.76
275	838.28	179.75	1,018.03	23,966.72
276	844.57	173.46	1,018.03	23,128.44
277	850.90	167.13	1,018.03	22,283.87
278	857.29	160.75	1,018.03	21,432.96
279	863.72	154.32	1,018.03	20,575.68

280	870.19	147.84	1,018.03	19,711.96
281	876.72	141.31	1,018.03	18,841.77
282	883.29	134.74	1,018.03	17,965.05
283	889.92	128.11	1,018.03	17,081.76
284	896.59	121.44	1,018.03	16,191.84
285	903.32	114.71	1,018.03	15,295.24
286	910.09	107.94	1,018.03	14,391.92
287	916.92	101.11	1,018.03	13,481.83
288	923.80	94.24	1,018.03	12,564.91
289	930.72	87.31	1,018.03	11,641.12
290	937.70	80.33	1,018.03	10,710.39
291	944.74	73.30	1,018.03	9,772.69
292	951.82	66.21	1,018.03	8,827.95
293	958.96	59.07	1,018.03	7,876.13
294	966.15	51.88	1,018.03	6,917.16
295	973.40	44.63	1,018.03	5,951.01
296	980.70	37.33	1,018.03	4,977.61
297	988.06	29.98	1,018.03	3,996.91
298	995.47	22.57	1,018.03	3,008.85
299	1,002.93	15.10	1,018.03	2,013.39
300	1,010.45	7.58	1,018.03	1,010.45
	121,310.43	184,099.39	305,409.82	*

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

*Am fost de acord cu graficul
de ramburare*

22.11.2023



Președinte de sedință,
Cristinel Popa,

Secretar general,
Monica Dumitrașcu