

HR. 299/05-01.2024

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

Macarie Iulian:

Șos. Huși-Stămilești, nr.9E

ap.7

cerere 3.4693/20.11.2023

nr.c	rt.	Descrierea	UM	Calcul	Valori - lei
1		Data receptiei imobilului	luna, an	12.2005	
2		Valoarea de investitie imobil	lei	$V_{ii}$	8810851.27
3		Suprafata construita desfasurata a imobilului	mp	$S_{cdi}$	12282.00
4		Suprafata construita locuinta - se determina in baza masuratorilor cadastrale	mp	$S_{cdl} (r4= r5+r6+r7+r8)$	67.92
5		a) cota indiviza	mp		19.92
6		b) boxa	mp		
7		c) apartament	mp		48.00
8		d) balcon	mp		0.00
9		Valoare de investitie locuinta ( $V_{ij}$ )	lei	$V_{ij} = (V_{ii}/S_{cdl}) * S_{cdl}$	48724.39
10		Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	$V_{ilr}$	5775.40
		Valoarea de investitie locuinta diminuata 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	$V_{ild} = V_{il} - V_{ilr}$	42948.99
11		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> )	%	$R_i = IPC - 100$	122.48
13		Valoarea de investitie actualizata cu rata inflatiei ( $V_1$ )	lei	$V_1 = (V_{ild} * R_i) / 100 + V_{ild}$	95552.92
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 ( $V_2$ )	lei	$V_2 = V_1 * cp (cp=0.90)$	85997.63

	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	Valoarea finala de vanzare locuinta (Vvl)	lei	C=V2*1% Vvl= V2+C	859.98
16		lei		86857.61

Comisia :

Președintele:

1 ec. Zaharia Costel - consilier CADPP

Membrii:

1.ing.Dacu Ciprian-consilier CDC

2.ing.Nechifor Florin-Biroul Tehnic

3. ec.Solomon Monica-Inspector Serv.Impozite

4.jr.Voinescu Mihaela-Comp.Juridic

Președinte de sedință,  
Cristinel Popa



Secretar general  
Monica Dumitrașcu

Mr. 249/3/08-01. 2024

# Scadentar

MACARIE IULIAN

SOS HUSI STANILESTI

Suma imprumutata                    73,097.99    Dobanda anuala BNR                    7.00%  
Suma totala de plata                184,030.70    Dobanda total                            9.00%

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	65.20	548.23	613.44	73,097.99
2	65.69	547.75	613.44	73,032.79
3	66.18	547.25	613.44	72,967.10
4	66.68	546.76	613.44	72,900.92
5	67.18	546.26	613.44	72,834.24
6	67.68	545.75	613.44	72,767.06
7	68.19	545.25	613.44	72,699.38
8	68.70	544.73	613.44	72,631.19
9	69.22	544.22	613.44	72,562.48
10	69.74	543.70	613.44	72,493.27
11	70.26	543.18	613.44	72,423.53
12	70.79	542.65	613.44	72,353.27
13	71.32	542.12	613.44	72,282.49
14	71.85	541.58	613.44	72,211.17
15	72.39	541.04	613.44	72,139.32
16	72.93	540.50	613.44	72,066.93
17	73.48	539.95	613.44	71,993.99
18	74.03	539.40	613.44	71,920.51
19	74.59	538.85	613.44	71,846.48
20	75.15	538.29	613.44	71,771.89
21	75.71	537.73	613.44	71,696.75
22	76.28	537.16	613.44	71,621.04
23	76.85	536.59	613.44	71,544.76
24	77.43	536.01	613.44	71,467.91
25	78.01	535.43	613.44	71,390.48
26	78.59	534.84	613.44	71,312.48
27	79.18	534.25	613.44	71,233.88
28	79.78	533.66	613.44	71,154.70
29	80.37	533.06	613.44	71,074.93
30	80.98	532.46	613.44	70,994.55
31	81.58	531.85	613.44	70,913.58
32	82.20	531.24	613.44	70,831.99
33	82.81	530.62	613.44	70,749.80
34	83.43	530.00	613.44	70,666.98
35	84.06	529.38	613.44	70,583.55
36	84.69	528.75	613.44	70,499.49
37	85.32	528.11	613.44	70,414.80
38	85.96	527.47	613.44	70,329.48
39	86.61	526.83	613.44	70,243.51

40	87.26	526.18	613.44	70,156.90
41	87.91	525.52	613.44	70,069.64
42	88.57	524.86	613.44	69,981.73
43	89.24	524.20	613.44	69,893.16
44	89.91	523.53	613.44	69,803.92
45	90.58	522.86	613.44	69,714.02
46	91.26	522.18	613.44	69,623.43
47	91.94	521.49	613.44	69,532.17
48	92.63	520.80	613.44	69,440.23
49	93.33	520.11	613.44	69,347.60
50	94.03	519.41	613.44	69,254.27
51	94.73	518.70	613.44	69,160.24
52	95.44	517.99	613.44	69,065.51
53	96.16	517.28	613.44	68,970.06
54	96.88	516.55	613.44	68,873.90
55	97.61	515.83	613.44	68,777.02
56	98.34	515.10	613.44	68,679.41
57	99.08	514.36	613.44	68,581.07
58	99.82	513.61	613.44	68,481.99
59	100.57	512.87	613.44	68,382.17
60	101.32	512.11	613.44	68,281.60
61	102.08	511.35	613.44	68,180.28
62	102.85	510.59	613.44	68,078.20
63	103.62	509.82	613.44	67,975.35
64	104.40	509.04	613.44	67,871.73
65	105.18	508.25	613.44	67,767.33
66	105.97	507.47	613.44	67,662.15
67	106.76	506.67	613.44	67,556.18
68	107.57	505.87	613.44	67,449.41
69	108.37	505.06	613.44	67,341.85
70	109.18	504.25	613.44	67,233.48
71	110.00	503.43	613.44	67,124.29
72	110.83	502.61	613.44	67,014.29
73	111.66	501.78	613.44	66,903.46
74	112.50	500.94	613.44	66,791.80
75	113.34	500.09	613.44	66,679.30
76	114.19	499.24	613.44	66,565.96
77	115.05	498.39	613.44	66,451.77
78	115.91	497.53	613.44	66,336.72
79	116.78	496.66	613.44	66,220.81
80	117.66	495.78	613.44	66,104.03
81	118.54	494.90	613.44	65,986.38
82	119.43	494.01	613.44	65,867.84
83	120.32	493.11	613.44	65,748.41
84	121.22	492.21	613.44	65,628.09
85	122.13	491.30	613.44	65,506.87
86	123.05	490.39	613.44	65,384.73

87	123.97	489.46	613.44	65,261.68
88	124.90	488.53	613.44	65,137.71
89	125.84	487.60	613.44	65,012.81
90	126.78	486.65	613.44	64,886.97
91	127.73	485.70	613.44	64,760.18
92	128.69	484.74	613.44	64,632.45
93	129.66	483.78	613.44	64,503.76
94	130.63	482.81	613.44	64,374.10
95	131.61	481.83	613.44	64,243.47
96	132.60	480.84	613.44	64,111.86
97	133.59	479.84	613.44	63,979.26
98	134.59	478.84	613.44	63,845.67
99	135.60	477.83	613.44	63,711.08
100	136.62	476.82	613.44	63,575.48
101	137.64	475.79	613.44	63,438.86
102	138.68	474.76	613.44	63,301.21
103	139.72	473.72	613.44	63,162.54
104	140.76	472.67	613.44	63,022.82
105	141.82	471.62	613.44	62,882.05
106	142.88	470.55	613.44	62,740.23
107	143.96	469.48	613.44	62,597.35
108	145.04	468.40	613.44	62,453.40
109	146.12	467.31	613.44	62,308.36
110	147.22	466.22	613.44	62,162.24
111	148.32	465.11	613.44	62,015.02
112	149.44	464.00	613.44	61,866.70
113	150.56	462.88	613.44	61,717.26
114	151.69	461.75	613.44	61,566.70
115	152.82	460.61	613.44	61,415.02
116	153.97	459.47	613.44	61,262.19
117	155.12	458.31	613.44	61,108.23
118	156.29	457.15	613.44	60,953.10
119	157.46	455.98	613.44	60,796.81
120	158.64	454.80	613.44	60,639.35
121	159.83	453.61	613.44	60,480.71
122	161.03	452.41	613.44	60,320.88
123	162.24	451.20	613.44	60,159.85
124	163.45	449.98	613.44	59,997.62
125	164.68	448.76	613.44	59,834.16
126	165.91	447.52	613.44	59,669.49
127	167.16	446.28	613.44	59,503.57
128	168.41	445.02	613.44	59,336.41
129	169.68	443.76	613.44	59,168.00
130	170.95	442.49	613.44	58,998.32
131	172.23	441.21	613.44	58,827.38
132	173.52	439.91	613.44	58,655.14
133	174.82	438.61	613.44	58,481.62
134	176.13	437.30	613.44	58,306.80

135	177.46	435.98	613.44	58,130.66
136	178.79	434.65	613.44	57,953.21
137	180.13	433.31	613.44	57,774.42
138	181.48	431.96	613.44	57,594.29
139	182.84	430.60	613.44	57,412.82
140	184.21	429.22	613.44	57,229.98
141	185.59	427.84	613.44	57,045.77
142	186.98	426.45	613.44	56,860.17
143	188.39	425.05	613.44	56,673.19
144	189.80	423.64	613.44	56,484.80
145	191.22	422.21	613.44	56,295.00
146	192.66	420.78	613.44	56,103.78
147	194.10	419.33	613.44	55,911.12
148	195.56	417.88	613.44	55,717.02
149	197.02	416.41	613.44	55,521.46
150	198.50	414.93	613.44	55,324.44
151	199.99	413.44	613.44	55,125.93
152	201.49	411.94	613.44	54,925.94
153	203.00	410.43	613.44	54,724.45
154	204.52	408.91	613.44	54,521.45
155	206.06	407.38	613.44	54,316.93
156	207.60	405.83	613.44	54,110.87
157	209.16	404.27	613.44	53,903.26
158	210.73	402.71	613.44	53,694.10
159	212.31	401.13	613.44	53,483.37
160	213.90	399.53	613.44	53,271.06
161	215.51	397.93	613.44	53,057.16
162	217.12	396.31	613.44	52,841.65
163	218.75	394.68	613.44	52,624.53
164	220.39	393.04	613.44	52,405.78
165	222.05	391.39	613.44	52,185.38
166	223.71	389.73	613.44	51,963.34
167	225.39	388.05	613.44	51,739.63
168	227.08	386.36	613.44	51,514.24
169	228.78	384.65	613.44	51,287.16
170	230.50	382.94	613.44	51,058.38
171	232.23	381.21	613.44	50,827.88
172	233.97	379.47	613.44	50,595.65
173	235.72	377.71	613.44	50,361.69
174	237.49	375.94	613.44	50,125.96
175	239.27	374.16	613.44	49,888.47
176	241.07	372.37	613.44	49,649.20
177	242.87	370.56	613.44	49,408.13
178	244.70	368.74	613.44	49,165.26
179	246.53	366.90	613.44	48,920.56
180	248.38	365.06	613.44	48,674.03
181	250.24	363.19	613.44	48,425.65
182	252.12	361.32	613.44	48,175.41

183	254.01	359.42	613.44	47,923.29
184	255.92	357.52	613.44	47,669.28
185	257.84	355.60	613.44	47,413.36
186	259.77	353.67	613.44	47,155.52
187	261.72	351.72	613.44	46,895.76
188	263.68	349.76	613.44	46,634.04
189	265.66	347.78	613.44	46,370.36
190	267.65	345.79	613.44	46,104.70
191	269.66	343.78	613.44	45,837.05
192	271.68	341.76	613.44	45,567.39
193	273.72	339.72	613.44	45,295.71
194	275.77	337.66	613.44	45,021.99
195	277.84	335.60	613.44	44,746.22
196	279.92	333.51	613.44	44,468.38
197	282.02	331.41	613.44	44,188.46
198	284.14	329.30	613.44	43,906.44
199	286.27	327.17	613.44	43,622.30
200	288.42	325.02	613.44	43,336.03
201	290.58	322.86	613.44	43,047.62
202	292.76	320.68	613.44	42,757.04
203	294.95	318.48	613.44	42,464.28
204	297.17	316.27	613.44	42,169.33
205	299.39	314.04	613.44	41,872.16
206	301.64	311.80	613.44	41,572.77
207	303.90	309.53	613.44	41,271.13
208	306.18	307.25	613.44	40,967.22
209	308.48	304.96	613.44	40,661.04
210	310.79	302.64	613.44	40,352.57
211	313.12	300.31	613.44	40,041.77
212	315.47	297.96	613.44	39,728.65
213	317.84	295.60	613.44	39,413.18
214	320.22	293.22	613.44	39,095.34
215	322.62	290.81	613.44	38,775.12
216	325.04	288.39	613.44	38,452.50
217	327.48	285.96	613.44	38,127.46
218	329.94	283.50	613.44	37,799.98
219	332.41	281.03	613.44	37,470.04
220	334.90	278.53	613.44	37,137.63
221	337.42	276.02	613.44	36,802.73
222	339.95	273.49	613.44	36,465.31
223	342.50	270.94	613.44	36,125.37
224	345.06	268.37	613.44	35,782.87
225	347.65	265.78	613.44	35,437.81
226	350.26	263.18	613.44	35,090.16
227	352.89	260.55	613.44	34,739.90
228	355.53	257.90	613.44	34,387.01
229	358.20	255.24	613.44	34,031.48
230	360.89	252.55	613.44	33,673.28

231	363.59	249.84	613.44	33,312.39
232	366.32	247.12	613.44	32,948.80
233	369.07	244.37	613.44	32,582.48
234	371.84	241.60	613.44	32,213.41
235	374.62	238.81	613.44	31,841.58
236	377.43	236.00	613.44	31,466.95
237	380.26	233.17	613.44	31,089.52
238	383.12	230.32	613.44	30,709.26
239	385.99	227.45	613.44	30,326.14
240	388.88	224.55	613.44	29,940.15
241	391.80	221.63	613.44	29,551.27
242	394.74	218.70	613.44	29,159.46
243	397.70	215.74	613.44	28,764.72
244	400.68	212.75	613.44	28,367.02
245	403.69	209.75	613.44	27,966.34
246	406.72	206.72	613.44	27,562.65
247	409.77	203.67	613.44	27,155.94
248	412.84	200.60	613.44	26,746.17
249	415.94	197.50	613.44	26,333.33
250	419.06	194.38	613.44	25,917.40
251	422.20	191.24	613.44	25,498.34
252	425.36	188.07	613.44	25,076.14
253	428.55	184.88	613.44	24,650.78
254	431.77	181.67	613.44	24,222.22
255	435.01	178.43	613.44	23,790.45
256	438.27	175.17	613.44	23,355.45
257	441.56	171.88	613.44	22,917.18
258	444.87	168.57	613.44	22,475.62
259	448.21	165.23	613.44	22,030.75
260	451.57	161.87	613.44	21,582.55
261	454.95	158.48	613.44	21,130.98
262	458.37	155.07	613.44	20,676.03
263	461.80	151.63	613.44	20,217.66
264	465.27	148.17	613.44	19,755.86
265	468.76	144.68	613.44	19,290.59
266	472.27	141.16	613.44	18,821.84
267	475.81	137.62	613.44	18,349.56
268	479.38	134.05	613.44	17,873.75
269	482.98	130.46	613.44	17,394.37
270	486.60	126.84	613.44	16,911.39
271	490.25	123.19	613.44	16,424.79
272	493.93	119.51	613.44	15,934.54
273	497.63	115.80	613.44	15,440.61
274	501.36	112.07	613.44	14,942.98
275	505.12	108.31	613.44	14,441.62
276	508.91	104.52	613.44	13,936.50
277	512.73	100.71	613.44	13,427.58
278	516.57	96.86	613.44	12,914.85



279	520.45	92.99	613.44	12,398.28
280	524.35	89.08	613.44	11,877.83
281	528.28	85.15	613.44	11,353.48
282	532.25	81.19	613.44	10,825.19
283	536.24	77.20	613.44	10,292.95
284	540.26	73.18	613.44	9,756.71
285	544.31	69.12	613.44	9,216.45
286	548.39	65.04	613.44	8,672.14
287	552.51	60.93	613.44	8,123.74
288	556.65	56.78	613.44	7,571.23
289	560.83	52.61	613.44	7,014.58
290	565.03	48.40	613.44	6,453.76
291	569.27	44.17	613.44	5,888.72
292	573.54	39.90	613.44	5,319.45
293	577.84	35.59	613.44	4,745.91
294	582.18	31.26	613.44	4,168.07
295	586.54	26.89	613.44	3,585.90
296	590.94	22.50	613.44	2,999.36
297	595.37	18.06	613.44	2,408.42
298	599.84	13.60	613.44	1,813.04
299	604.34	9.10	613.44	1,213.21
300	608.87	4.57	613.44	608.87
	<b>73,097.99</b>	<b>110,932.71</b>	<b>184,030.70</b> *	

Comisia:

1. Ec. Zaharia Costel- presedinte,
2. Ing. Dacu Ciprian - membru
3. Ing. Nechifor Florin - membru
4. jr. Voinescu Mihaela - membru
5. ec. Solomon, Monica - membru

Președinte de ședință,  
Cristinel Popa



Secretar general  
Monica Dumitrescu

*Sunt de acord  
cu graficul  
9/10/2024*