

Nr 1030/15.01.2024

Mihu Daniel Costel
B-dul 1 Mai, nr. 5, bl. I

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

Aneta Bar /

cerere 37581/13.12.2023

nr.c rt.	Descrierea	UM	Calcul	Valori - lei
1	Data receptiei imobilului	luna, an	5.2004	
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	Scdl (r4= r5+r6+r7+r8)	86.50
5	a) cota indiviza	mp		14.20
6	b) boxa	mp		
7	c) apartament	mp		68.00
8	d) balcon	mp		4.30
9	Valoare de investitie locuinta (V_il)	lei	V_il= (V_il/S_cdi)*S_cdl	82618.67
10	Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei Valoarea de investitie locuinta diminuat cu contravaloarea sumelor rezultate din cuantumul chiriei, reprezentand recuperarea investitiei (V_ilor), calculate in functie de durata normala de functionare a cladirii, retinuta de autoritatile publice locale si virata catre ANL	lei	V_ilor	9842.35
11		lei	Vild= Vil-V_ilor	72776.32
12	Rata inflatiei (comunicata de INS, pentru perioada cuprinsa intre data punerii in functione si data vinzarii locuintei, in baza indicelui anual al preturilor de consum, disponibil la adresa web: http://statistici.inse.ro/shop	%	Ri=IPC-100	156.75
13	Valoare de investitie actualizata cu rata inflatiei (V1)	lei	V1=(Vild*Ri)/100+Vild	186853.19
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)	168167.88

15	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	lei	$C=V2 * 1\%$	1681.68
16	Valoarea finala de vanzare locuinta (Vvl)	lei	$Vvl= V2+C$	169849.56

Comisia :

Președinte:

1 ec. Zaharia Costel - consilier CADPP

Membrii:

1.ing.Dacu Ciprian-consilier CDC

2.ing.Nechifor Florin-Biroul Tehni

3. ec.Solomon Monica-Inspector Serv. Impozite

4.jr.Voinescu Mihaela-Comp.Juridic

Președinte de ședință,
Cristinel Popa



Secretar general
Monica Dumitrașcu

Nr 1070/17.01.2024

Anexa nr. 2

Scadentari

MIHU DANIEL COSTEL

B-DUL 1 MAI

Suma imprumutata 142,942.70 Dobanda anuala BNR 7.00%
 Suma totala de plata 359,870.98 Dobanda total 9.00%

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	127.50	1072.07	1,199.57	142,942.70
2	128.46	1071.11	1,199.57	142,815.20
3	129.42	1070.15	1,199.57	142,686.74
4	130.39	1069.18	1,199.57	142,557.33
5	131.37	1068.20	1,199.57	142,426.94
6	132.35	1067.22	1,199.57	142,295.57
7	133.35	1066.22	1,199.57	142,163.21
8	134.35	1065.22	1,199.57	142,029.87
9	135.35	1064.22	1,199.57	141,895.52
10	136.37	1063.20	1,199.57	141,760.17
11	137.39	1062.18	1,199.57	141,623.80
12	138.42	1061.15	1,199.57	141,486.41
13	139.46	1060.11	1,199.57	141,347.99
14	140.51	1059.06	1,199.57	141,208.53
15	141.56	1058.01	1,199.57	141,068.02
16	142.62	1056.95	1,199.57	140,926.46
17	143.69	1055.88	1,199.57	140,783.84
18	144.77	1054.80	1,199.57	140,640.15
19	145.85	1053.72	1,199.57	140,495.38
20	146.95	1052.62	1,199.57	140,349.52
21	148.05	1051.52	1,199.57	140,202.58
22	149.16	1050.41	1,199.57	140,054.53
23	150.28	1049.29	1,199.57	139,905.36
24	151.41	1048.16	1,199.57	139,755.08
25	152.54	1047.03	1,199.57	139,603.68
26	153.69	1045.88	1,199.57	139,451.14
27	154.84	1044.73	1,199.57	139,297.45
28	156.00	1043.57	1,199.57	139,142.61
29	157.17	1042.40	1,199.57	138,986.61
30	158.35	1041.22	1,199.57	138,829.44
31	159.54	1040.03	1,199.57	138,671.09
32	160.73	1038.84	1,199.57	138,511.55
33	161.94	1037.63	1,199.57	138,350.82
34	163.15	1036.42	1,199.57	138,188.88
35	164.38	1035.19	1,199.57	138,025.73
36	165.61	1033.96	1,199.57	137,861.35
37	166.85	1032.72	1,199.57	137,695.74
38	168.10	1031.47	1,199.57	137,528.89
39	169.36	1030.21	1,199.57	137,360.79
40	170.63	1028.94	1,199.57	137,191.42

41	171.91	1027.66	1,199.57	137,020.79
42	173.20	1026.37	1,199.57	136,848.87
43	174.50	1025.07	1,199.57	136,675.67
44	175.81	1023.76	1,199.57	136,501.17
45	177.13	1022.44	1,199.57	136,325.36
46	178.46	1021.11	1,199.57	136,148.23
47	179.80	1019.77	1,199.57	135,969.77
48	181.15	1018.42	1,199.57	135,789.97
49	182.50	1017.07	1,199.57	135,608.83
50	183.87	1015.70	1,199.57	135,426.32
51	185.25	1014.32	1,199.57	135,242.45
52	186.64	1012.93	1,199.57	135,057.20
53	188.04	1011.53	1,199.57	134,870.56
54	189.45	1010.12	1,199.57	134,682.52
55	190.87	1008.70	1,199.57	134,493.07
56	192.30	1007.27	1,199.57	134,302.19
57	193.75	1005.82	1,199.57	134,109.89
58	195.20	1004.37	1,199.57	133,916.15
59	196.66	1002.91	1,199.57	133,720.95
60	198.14	1001.43	1,199.57	133,524.28
61	199.62	999.95	1,199.57	133,326.15
62	201.12	998.45	1,199.57	133,126.52
63	202.63	996.94	1,199.57	132,925.40
64	204.15	995.42	1,199.57	132,722.77
65	205.68	993.89	1,199.57	132,518.62
66	207.22	992.35	1,199.57	132,312.94
67	208.78	990.79	1,199.57	132,105.72
68	210.34	989.23	1,199.57	131,896.94
69	211.92	987.65	1,199.57	131,686.60
70	213.51	986.06	1,199.57	131,474.68
71	215.11	984.46	1,199.57	131,261.17
72	216.72	982.85	1,199.57	131,046.06
73	218.35	981.22	1,199.57	130,829.33
74	219.99	979.58	1,199.57	130,610.98
75	221.64	977.93	1,199.57	130,391.00
76	223.30	976.27	1,199.57	130,169.36
77	224.97	974.60	1,199.57	129,946.06
78	226.66	972.91	1,199.57	129,721.08
79	228.36	971.21	1,199.57	129,494.42
80	230.07	969.50	1,199.57	129,266.06
81	231.80	967.77	1,199.57	129,035.99
82	233.54	966.03	1,199.57	128,804.19
83	235.29	964.28	1,199.57	128,570.65
84	237.05	962.52	1,199.57	128,335.36
85	238.83	960.74	1,199.57	128,098.30
86	240.62	958.95	1,199.57	127,859.47
87	242.43	957.14	1,199.57	127,618.85

88	244.25	955.32	1,199.57	127,376.42
89	246.08	953.49	1,199.57	127,132.17
90	247.92	951.65	1,199.57	126,886.09
91	249.78	949.79	1,199.57	126,638.17
92	251.66	947.91	1,199.57	126,388.38
93	253.54	946.03	1,199.57	126,136.73
94	255.45	944.12	1,199.57	125,883.18
95	257.36	942.21	1,199.57	125,627.74
96	259.29	940.28	1,199.57	125,370.37
97	261.24	938.33	1,199.57	125,111.08
98	263.20	936.37	1,199.57	124,849.85
99	265.17	934.40	1,199.57	124,586.65
100	267.16	932.41	1,199.57	124,321.48
101	269.16	930.41	1,199.57	124,054.32
102	271.18	928.39	1,199.57	123,785.16
103	273.22	926.35	1,199.57	123,513.98
104	275.26	924.31	1,199.57	123,240.76
105	277.33	922.24	1,199.57	122,965.50
106	279.41	920.16	1,199.57	122,688.17
107	281.50	918.07	1,199.57	122,408.76
108	283.62	915.95	1,199.57	122,127.26
109	285.74	913.83	1,199.57	121,843.64
110	287.89	911.68	1,199.57	121,557.90
111	290.04	909.53	1,199.57	121,270.01
112	292.22	907.35	1,199.57	120,979.97
113	294.41	905.16	1,199.57	120,687.75
114	296.62	902.95	1,199.57	120,393.34
115	298.84	900.73	1,199.57	120,096.72
116	301.09	898.48	1,199.57	119,797.87
117	303.34	896.23	1,199.57	119,496.78
118	305.62	893.95	1,199.57	119,193.44
119	307.91	891.66	1,199.57	118,887.82
120	310.22	889.35	1,199.57	118,579.91
121	312.55	887.02	1,199.57	118,269.69
122	314.89	884.68	1,199.57	117,957.14
123	317.25	882.32	1,199.57	117,642.25
124	319.63	879.94	1,199.57	117,325.00
125	322.03	877.54	1,199.57	117,005.37
126	324.44	875.13	1,199.57	116,683.34
127	326.88	872.69	1,199.57	116,358.89
128	329.33	870.24	1,199.57	116,032.01
129	331.80	867.77	1,199.57	115,702.68
130	334.29	865.28	1,199.57	115,370.88
131	336.80	862.77	1,199.57	115,036.59
132	339.32	860.25	1,199.57	114,699.80
133	341.87	857.70	1,199.57	114,360.48
134	344.43	855.14	1,199.57	114,018.61
135	347.01	852.56	1,199.57	113,674.18

136	349.62	849.95	1,199.57	113,327.17
137	352.24	847.33	1,199.57	112,977.55
138	354.88	844.69	1,199.57	112,625.31
139	357.54	842.03	1,199.57	112,270.43
140	360.22	839.35	1,199.57	111,912.89
141	362.92	836.65	1,199.57	111,552.67
142	365.65	833.92	1,199.57	111,189.74
143	368.39	831.18	1,199.57	110,824.10
144	371.15	828.42	1,199.57	110,455.71
145	373.94	825.63	1,199.57	110,084.55
146	376.74	822.83	1,199.57	109,710.62
147	379.57	820.00	1,199.57	109,333.88
148	382.41	817.16	1,199.57	108,954.31
149	385.28	814.29	1,199.57	108,571.90
150	388.17	811.40	1,199.57	108,186.62
151	391.08	808.49	1,199.57	107,798.45
152	394.01	805.56	1,199.57	107,407.37
153	396.97	802.60	1,199.57	107,013.35
154	399.95	799.62	1,199.57	106,616.38
155	402.95	796.62	1,199.57	106,216.44
156	405.97	793.60	1,199.57	105,813.49
157	409.01	790.56	1,199.57	105,407.52
158	412.08	787.49	1,199.57	104,998.51
159	415.17	784.40	1,199.57	104,586.43
160	418.29	781.28	1,199.57	104,171.25
161	421.42	778.15	1,199.57	103,752.97
162	424.58	774.99	1,199.57	103,331.55
163	427.77	771.80	1,199.57	102,906.96
164	430.98	768.59	1,199.57	102,479.19
165	434.21	765.36	1,199.57	102,048.22
166	437.46	762.11	1,199.57	101,614.01
167	440.75	758.82	1,199.57	101,176.55
168	444.05	755.52	1,199.57	100,735.80
169	447.38	752.19	1,199.57	100,291.75
170	450.74	748.83	1,199.57	99,844.37
171	454.12	745.45	1,199.57	99,393.63
172	457.52	742.05	1,199.57	98,939.51
173	460.96	738.61	1,199.57	98,481.99
174	464.41	735.16	1,199.57	98,021.03
175	467.90	731.67	1,199.57	97,556.62
176	471.40	728.17	1,199.57	97,088.73
177	474.94	724.63	1,199.57	96,617.32
178	478.50	721.07	1,199.57	96,142.38
179	482.09	717.48	1,199.57	95,663.88
180	485.71	713.86	1,199.57	95,181.79
181	489.35	710.22	1,199.57	94,696.08
182	493.02	706.55	1,199.57	94,206.73
183	496.72	702.85	1,199.57	93,713.71

184	500.44	699.13	1,199.57	93,217.00
185	504.20	695.37	1,199.57	92,716.55
186	507.98	691.59	1,199.57	92,212.36
187	511.79	687.78	1,199.57	91,704.38
188	515.63	683.94	1,199.57	91,192.59
189	519.49	680.08	1,199.57	90,676.97
190	523.39	676.18	1,199.57	90,157.47
191	527.31	672.26	1,199.57	89,634.09
192	531.27	668.30	1,199.57	89,106.77
193	535.25	664.32	1,199.57	88,575.50
194	539.27	660.30	1,199.57	88,040.25
195	543.31	656.26	1,199.57	87,500.98
196	547.39	652.18	1,199.57	86,957.67
197	551.49	648.08	1,199.57	86,410.28
198	555.63	643.94	1,199.57	85,858.79
199	559.80	639.77	1,199.57	85,303.16
200	563.99	635.58	1,199.57	84,743.36
201	568.22	631.35	1,199.57	84,179.37
202	572.49	627.08	1,199.57	83,611.14
203	576.78	622.79	1,199.57	83,038.66
204	581.11	618.46	1,199.57	82,461.88
205	585.46	614.11	1,199.57	81,880.77
206	589.86	609.71	1,199.57	81,295.31
207	594.28	605.29	1,199.57	80,705.45
208	598.74	600.83	1,199.57	80,111.17
209	603.23	596.34	1,199.57	79,512.44
210	607.75	591.82	1,199.57	78,909.21
211	612.31	587.26	1,199.57	78,301.46
212	616.90	582.67	1,199.57	77,689.15
213	621.53	578.04	1,199.57	77,072.25
214	626.19	573.38	1,199.57	76,450.72
215	630.89	568.68	1,199.57	75,824.53
216	635.62	563.95	1,199.57	75,193.65
217	640.38	559.19	1,199.57	74,558.03
218	645.19	554.38	1,199.57	73,917.64
219	650.03	549.54	1,199.57	73,272.46
220	654.90	544.67	1,199.57	72,622.43
221	659.81	539.76	1,199.57	71,967.53
222	664.76	534.81	1,199.57	71,307.71
223	669.75	529.82	1,199.57	70,642.95
224	674.77	524.80	1,199.57	69,973.20
225	679.83	519.74	1,199.57	69,298.43
226	684.93	514.64	1,199.57	68,618.60
227	690.07	509.50	1,199.57	67,933.67
228	695.24	504.33	1,199.57	67,243.60
229	700.46	499.11	1,199.57	66,548.36
230	705.71	493.86	1,199.57	65,847.90
231	711.00	488.57	1,199.57	65,142.19

232	716.34	483.23	1,199.57	64,431.19
233	721.71	477.86	1,199.57	63,714.85
234	727.12	472.45	1,199.57	62,993.14
235	732.57	467.00	1,199.57	62,266.02
236	738.07	461.50	1,199.57	61,533.45
237	743.60	455.97	1,199.57	60,795.38
238	749.18	450.39	1,199.57	60,051.77
239	754.80	444.77	1,199.57	59,302.59
240	760.46	439.11	1,199.57	58,547.79
241	766.16	433.40	1,199.57	57,787.33
242	771.91	427.66	1,199.57	57,021.17
243	777.70	421.87	1,199.57	56,249.25
244	783.53	416.04	1,199.57	55,471.55
245	789.41	410.16	1,199.57	54,688.02
246	795.33	404.24	1,199.57	53,898.61
247	801.30	398.27	1,199.57	53,103.28
248	807.31	392.26	1,199.57	52,301.99
249	813.36	386.21	1,199.57	51,494.68
250	819.46	380.11	1,199.57	50,681.32
251	825.61	373.96	1,199.57	49,861.86
252	831.80	367.77	1,199.57	49,036.25
253	838.04	361.53	1,199.57	48,204.46
254	844.32	355.25	1,199.57	47,366.42
255	850.65	348.92	1,199.57	46,522.10
256	857.03	342.54	1,199.57	45,671.44
257	863.46	336.11	1,199.57	44,814.41
258	869.94	329.63	1,199.57	43,950.95
259	876.46	323.11	1,199.57	43,081.01
260	883.04	316.53	1,199.57	42,204.55
261	889.66	309.91	1,199.57	41,321.51
262	896.33	303.24	1,199.57	40,431.85
263	903.05	296.52	1,199.57	39,535.52
264	909.83	289.74	1,199.57	38,632.47
265	916.65	282.92	1,199.57	37,722.64
266	923.52	276.04	1,199.57	36,805.99
267	930.45	269.12	1,199.57	35,882.47
268	937.43	262.14	1,199.57	34,952.02
269	944.46	255.11	1,199.57	34,014.59
270	951.54	248.03	1,199.57	33,070.13
271	958.68	240.89	1,199.57	32,118.58
272	965.87	233.70	1,199.57	31,159.90
273	973.11	226.46	1,199.57	30,194.03
274	980.41	219.16	1,199.57	29,220.92
275	987.77	211.80	1,199.57	28,240.50
276	995.17	204.40	1,199.57	27,252.74
277	1,002.64	196.93	1,199.57	26,257.56
278	1,010.16	189.41	1,199.57	25,254.92
279	1,017.73	181.84	1,199.57	24,244.77

280	1,025.37	174.20	1,199.57	23,227.03
281	1,033.06	166.51	1,199.57	22,201.66
282	1,040.81	158.76	1,199.57	21,168.61
283	1,048.61	150.96	1,199.57	20,127.80
284	1,056.48	143.09	1,199.57	19,079.19
285	1,064.40	135.17	1,199.57	18,022.71
286	1,072.38	127.19	1,199.57	16,958.31
287	1,080.43	119.14	1,199.57	15,885.93
288	1,088.53	111.04	1,199.57	14,805.51
289	1,096.69	102.88	1,199.57	13,716.98
290	1,104.92	94.65	1,199.57	12,620.28
291	1,113.20	86.37	1,199.57	11,515.37
292	1,121.55	78.02	1,199.57	10,402.16
293	1,129.97	69.60	1,199.57	9,280.61
294	1,138.44	61.13	1,199.57	8,150.64
295	1,146.98	52.59	1,199.57	7,012.20
296	1,155.58	43.99	1,199.57	5,865.22
297	1,164.25	35.32	1,199.57	4,709.64
298	1,172.98	26.59	1,199.57	3,545.40
299	1,181.78	17.79	1,199.57	2,372.42
300	1,190.64	8.93	1,199.57	1,190.64
	142,942.70	216,928.28	359,870.98 *	

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

*Am luat la cunoștință și
de acord cu graficul
14.01.2024*

Președinte de ședință,
Cristinel Popa



Secretar general
Monica Dumitrașcu