

NR 26087 din 18.09.2024

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

Macovei Oana Maria :
B-dul 1 Mai,

cerere 22214/08.08.2024

nr.c rt.	Descrierea	UM	Calcul	Valori - lei
1	Data receptiei imobilului	luna, an	12.2005	
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	Scdl (r4= r5+r6+r7+r8)	82.30
5	a) cota indiviza	mp		13.60
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_i/S_cdi)*S_cdl	78607.13
10	Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	Vilr	11040.91
	Valoarea de investitie locuinta diminuată 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	Vild= Vil-Vilr	67566.22
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: http://statistici.inse.ro/shop)	%	Ri=IPC-100	130.72
13	Valoarea de investitie actualizata cu rata inflatiei (V1)	lei	V1=(Vild*Ri)/100+Vild	155888.77
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)	140299.89

	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		
15			C=V2*1%	1403.00
16	Valoarea finala de vanzare locuinta (Vvl)	lei	Vvl= V2+C	141702.89

Comisia :

Președintele:

I ec. Zaharia Costel - consilier CADPP

Membrii:

- 1.ing.Dacu Ciprian-consilier CDC - *Cy*
- 2.ing.Nechifor Florin-Biroul Tehnic - *Co*
3. ec.Solomon Monica-Inspector Serv.Impozite
- 4.jr. Voinescu Mihaela-Comp.Juridic

Președinte de ședință,
Gabriela Matei



Secretar general,
jr.Monica Dumitrașcu

42.26182/19.09.2024

Scadentat

MACOVEI OANA MARIA

BD. 1 MAI, I

Suma imprumutata **119,549.91** Dobanda anuala BNR **6.50%**
Suma totala de plata **288,794.48** Dobanda total **8.50%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	115.84	846.81	962.65	119,549.91
2	116.66	845.99	962.65	119,434.07
3	117.48	845.17	962.65	119,317.42
4	118.32	844.33	962.65	119,199.93
5	119.15	843.49	962.65	119,081.62
6	120.00	842.65	962.65	118,962.46
7	120.85	841.80	962.65	118,842.47
8	121.70	840.94	962.65	118,721.62
9	122.57	840.08	962.65	118,599.92
10	123.43	839.21	962.65	118,477.35
11	124.31	838.34	962.65	118,353.92
12	125.19	837.46	962.65	118,229.61
13	126.08	836.57	962.65	118,104.42
14	126.97	835.68	962.65	117,978.35
15	127.87	834.78	962.65	117,851.38
16	128.77	833.87	962.65	117,723.51
17	129.69	832.96	962.65	117,594.74
18	130.60	832.04	962.65	117,465.05
19	131.53	831.12	962.65	117,334.45
20	132.46	830.19	962.65	117,202.92
21	133.40	829.25	962.65	117,070.46
22	134.34	828.30	962.65	116,937.06
23	135.30	827.35	962.65	116,802.71
24	136.25	826.39	962.65	116,667.42
25	137.22	825.43	962.65	116,531.16
26	138.19	824.46	962.65	116,393.94
27	139.17	823.48	962.65	116,255.75
28	140.16	822.49	962.65	116,116.58
29	141.15	821.50	962.65	115,976.43
30	142.15	820.50	962.65	115,835.28
31	143.16	819.49	962.65	115,693.13
32	144.17	818.48	962.65	115,549.97
33	145.19	817.46	962.65	115,405.81
34	146.22	816.43	962.65	115,260.61
35	147.25	815.39	962.65	115,114.40
36	148.30	814.35	962.65	114,967.14
37	149.35	813.30	962.65	114,818.84
38	150.41	812.24	962.65	114,669.50
39	151.47	811.18	962.65	114,519.09
40	152.54	810.10	962.65	114,367.62

41	153.62	809.02	962.65	114,215.07
42	154.71	807.94	962.65	114,061.45
43	155.81	806.84	962.65	113,906.74
44	156.91	805.74	962.65	113,750.93
45	158.02	804.62	962.65	113,594.01
46	159.14	803.50	962.65	113,435.99
47	160.27	802.38	962.65	113,276.85
48	161.41	801.24	962.65	113,116.58
49	162.55	800.10	962.65	112,955.17
50	163.70	798.95	962.65	112,792.62
51	164.86	797.79	962.65	112,628.92
52	166.03	796.62	962.65	112,464.06
53	167.20	795.44	962.65	112,298.03
54	168.39	794.26	962.65	112,130.83
55	169.58	793.07	962.65	111,962.44
56	170.78	791.87	962.65	111,792.86
57	171.99	790.66	962.65	111,622.08
58	173.21	789.44	962.65	111,450.09
59	174.44	788.21	962.65	111,276.88
60	175.67	786.98	962.65	111,102.44
61	176.92	785.73	962.65	110,926.77
62	178.17	784.48	962.65	110,749.85
63	179.43	783.22	962.65	110,571.68
64	180.70	781.95	962.65	110,392.25
65	181.98	780.67	962.65	110,211.54
66	183.27	779.38	962.65	110,029.56
67	184.57	778.08	962.65	109,846.29
68	185.88	776.77	962.65	109,661.72
69	187.19	775.45	962.65	109,475.84
70	188.52	774.13	962.65	109,288.65
71	189.86	772.79	962.65	109,100.13
72	191.20	771.45	962.65	108,910.27
73	192.55	770.09	962.65	108,719.07
74	193.92	768.73	962.65	108,526.51
75	195.29	767.36	962.65	108,332.60
76	196.68	765.97	962.65	108,137.30
77	198.07	764.58	962.65	107,940.63
78	199.47	763.18	962.65	107,742.56
79	200.88	761.76	962.65	107,543.09
80	202.31	760.34	962.65	107,342.20
81	203.74	758.91	962.65	107,139.90
82	205.18	757.46	962.65	106,936.15
83	206.64	756.01	962.65	106,730.97
84	208.10	754.55	962.65	106,524.33
85	209.57	753.07	962.65	106,316.23
86	211.06	751.59	962.65	106,106.66
87	212.55	750.09	962.65	105,895.60

88	214.06	748.59	962.65	105,683.04
89	215.58	747.07	962.65	105,468.98
90	217.10	745.54	962.65	105,253.41
91	218.64	744.01	962.65	105,036.30
92	220.19	742.46	962.65	104,817.66
93	221.75	740.90	962.65	104,597.47
94	223.32	739.33	962.65	104,375.72
95	224.90	737.75	962.65	104,152.40
96	226.50	736.15	962.65	103,927.50
97	228.10	734.55	962.65	103,701.01
98	229.72	732.93	962.65	103,472.91
99	231.34	731.31	962.65	103,243.19
100	232.98	729.67	962.65	103,011.85
101	234.63	728.02	962.65	102,778.87
102	236.29	726.36	962.65	102,544.24
103	237.97	724.68	962.65	102,307.94
104	239.65	723.00	962.65	102,069.98
105	241.35	721.30	962.65	101,830.32
106	243.06	719.59	962.65	101,588.97
107	244.78	717.87	962.65	101,345.91
108	246.52	716.13	962.65	101,101.13
109	248.26	714.39	962.65	100,854.62
110	250.02	712.63	962.65	100,606.36
111	251.79	710.86	962.65	100,356.34
112	253.57	709.07	962.65	100,104.55
113	255.37	707.28	962.65	99,850.97
114	257.18	705.47	962.65	99,595.60
115	259.00	703.65	962.65	99,338.42
116	260.84	701.81	962.65	99,079.42
117	262.68	699.96	962.65	98,818.58
118	264.54	698.10	962.65	98,555.90
119	266.42	696.23	962.65	98,291.36
120	268.30	694.34	962.65	98,024.94
121	270.21	692.44	962.65	97,756.63
122	272.12	690.53	962.65	97,486.43
123	274.05	688.60	962.65	97,214.31
124	275.99	686.66	962.65	96,940.26
125	277.94	684.71	962.65	96,664.28
126	279.91	682.74	962.65	96,386.33
127	281.89	680.75	962.65	96,106.42
128	283.89	678.76	962.65	95,824.53
129	285.90	676.75	962.65	95,540.63
130	287.93	674.72	962.65	95,254.73
131	289.97	672.68	962.65	94,966.81
132	292.02	670.63	962.65	94,676.84
133	294.09	668.56	962.65	94,384.82
134	296.17	666.48	962.65	94,090.73
135	298.27	664.38	962.65	93,794.56

136	300.38	662.27	962.65	93,496.29
137	302.51	660.14	962.65	93,195.90
138	304.65	657.99	962.65	92,893.39
139	306.81	655.84	962.65	92,588.74
140	308.98	653.66	962.65	92,281.93
141	311.17	651.48	962.65	91,972.94
142	313.38	649.27	962.65	91,661.77
143	315.60	647.05	962.65	91,348.39
144	317.83	644.82	962.65	91,032.80
145	320.08	642.56	962.65	90,714.96
146	322.35	640.30	962.65	90,394.88
147	324.63	638.01	962.65	90,072.53
148	326.93	635.71	962.65	89,747.89
149	329.25	633.40	962.65	89,420.96
150	331.58	631.07	962.65	89,091.71
151	333.93	628.72	962.65	88,760.13
152	336.30	626.35	962.65	88,426.20
153	338.68	623.97	962.65	88,089.90
154	341.08	621.57	962.65	87,751.22
155	343.49	619.16	962.65	87,410.15
156	345.93	616.72	962.65	87,066.65
157	348.38	614.27	962.65	86,720.73
158	350.84	611.80	962.65	86,372.35
159	353.33	609.32	962.65	86,021.51
160	355.83	606.82	962.65	85,668.18
161	358.35	604.30	962.65	85,312.35
162	360.89	601.76	962.65	84,953.99
163	363.45	599.20	962.65	84,593.10
164	366.02	596.63	962.65	84,229.65
165	368.61	594.03	962.65	83,863.63
166	371.23	591.42	962.65	83,495.02
167	373.85	588.79	962.65	83,123.79
168	376.50	586.15	962.65	82,749.94
169	379.17	583.48	962.65	82,373.44
170	381.86	580.79	962.65	81,994.27
171	384.56	578.09	962.65	81,612.41
172	387.28	575.36	962.65	81,227.85
173	390.03	572.62	962.65	80,840.57
174	392.79	569.86	962.65	80,450.54
175	395.57	567.08	962.65	80,057.75
176	398.37	564.27	962.65	79,662.18
177	401.20	561.45	962.65	79,263.80
178	404.04	558.61	962.65	78,862.60
179	406.90	555.75	962.65	78,458.57
180	409.78	552.87	962.65	78,051.67
181	412.68	549.96	962.65	77,641.88
182	415.61	547.04	962.65	77,229.20
183	418.55	544.10	962.65	76,813.59

184	421.52	541.13	962.65	76,395.04
185	424.50	538.15	962.65	75,973.52
186	427.51	535.14	962.65	75,549.02
187	430.54	532.11	962.65	75,121.51
188	433.59	529.06	962.65	74,690.97
189	436.66	525.99	962.65	74,257.39
190	439.75	522.90	962.65	73,820.73
191	442.87	519.78	962.65	73,380.98
192	446.00	516.64	962.65	72,938.11
193	449.16	513.49	962.65	72,492.11
194	452.34	510.30	962.65	72,042.94
195	455.55	507.10	962.65	71,590.60
196	458.77	503.87	962.65	71,135.05
197	462.02	500.62	962.65	70,676.28
198	465.30	497.35	962.65	70,214.25
199	468.59	494.06	962.65	69,748.96
200	471.91	490.74	962.65	69,280.36
201	475.26	487.39	962.65	68,808.45
202	478.62	484.03	962.65	68,333.19
203	482.01	480.64	962.65	67,854.57
204	485.43	477.22	962.65	67,372.56
205	488.86	473.78	962.65	66,887.14
206	492.33	470.32	962.65	66,398.27
207	495.81	466.83	962.65	65,905.94
208	499.33	463.32	962.65	65,410.13
209	502.86	459.78	962.65	64,910.80
210	506.43	456.22	962.65	64,407.94
211	510.01	452.64	962.65	63,901.51
212	513.63	449.02	962.65	63,391.50
213	517.26	445.38	962.65	62,877.88
214	520.93	441.72	962.65	62,360.61
215	524.62	438.03	962.65	61,839.69
216	528.33	434.32	962.65	61,315.07
217	532.08	430.57	962.65	60,786.74
218	535.84	426.80	962.65	60,254.66
219	539.64	423.01	962.65	59,718.82
220	543.46	419.19	962.65	59,179.18
221	547.31	415.34	962.65	58,635.71
222	551.19	411.46	962.65	58,088.40
223	555.09	407.56	962.65	57,537.21
224	559.02	403.62	962.65	56,982.12
225	562.98	399.66	962.65	56,423.09
226	566.97	395.68	962.65	55,860.11
227	570.99	391.66	962.65	55,293.14
228	575.03	387.62	962.65	54,722.15
229	579.11	383.54	962.65	54,147.12
230	583.21	379.44	962.65	53,568.01
231	587.34	375.31	962.65	52,984.80

232	591.50	371.15	962.65	52,397.46
233	595.69	366.96	962.65	51,805.96
234	599.91	362.74	962.65	51,210.27
235	604.16	358.49	962.65	50,610.36
236	608.44	354.21	962.65	50,006.21
237	612.75	349.90	962.65	49,397.77
238	617.09	345.56	962.65	48,785.02
239	621.46	341.19	962.65	48,167.93
240	625.86	336.79	962.65	47,546.48
241	630.29	332.35	962.65	46,920.61
242	634.76	327.89	962.65	46,290.32
243	639.25	323.39	962.65	45,655.56
244	643.78	318.87	962.65	45,016.31
245	648.34	314.31	962.65	44,372.52
246	652.94	309.71	962.65	43,724.18
247	657.56	305.09	962.65	43,071.25
248	662.22	300.43	962.65	42,413.69
249	666.91	295.74	962.65	41,751.47
250	671.63	291.02	962.65	41,084.56
251	676.39	286.26	962.65	40,412.93
252	681.18	281.47	962.65	39,736.54
253	686.01	276.64	962.65	39,055.36
254	690.87	271.78	962.65	38,369.35
255	695.76	266.89	962.65	37,678.48
256	700.69	261.96	962.65	36,982.73
257	705.65	257.00	962.65	36,282.04
258	710.65	252.00	962.65	35,576.39
259	715.68	246.97	962.65	34,865.74
260	720.75	241.90	962.65	34,150.06
261	725.86	236.79	962.65	33,429.30
262	731.00	231.65	962.65	32,703.45
263	736.18	226.47	962.65	31,972.45
264	741.39	221.26	962.65	31,236.27
265	746.64	216.01	962.65	30,494.88
266	751.93	210.72	962.65	29,748.24
267	757.26	205.39	962.65	28,996.31
268	762.62	200.03	962.65	28,239.05
269	768.02	194.62	962.65	27,476.43
270	773.46	189.18	962.65	26,708.40
271	778.94	183.71	962.65	25,934.94
272	784.46	178.19	962.65	25,156.00
273	790.02	172.63	962.65	24,371.54
274	795.61	167.04	962.65	23,581.52
275	801.25	161.40	962.65	22,785.91
276	806.92	155.72	962.65	21,984.66
277	812.64	150.01	962.65	21,177.74
278	818.40	144.25	962.65	20,365.10
279	824.19	138.46	962.65	19,546.70

280	830.03	132.62	962.65	18,722.51
281	835.91	126.74	962.65	17,892.48
282	841.83	120.82	962.65	17,056.57
283	847.79	114.85	962.65	16,214.74
284	853.80	108.85	962.65	15,366.94
285	859.85	102.80	962.65	14,513.14
286	865.94	96.71	962.65	13,653.30
287	872.07	90.58	962.65	12,787.36
288	878.25	84.40	962.65	11,915.29
289	884.47	78.18	962.65	11,037.04
290	890.73	71.91	962.65	10,152.57
291	897.04	65.60	962.65	9,261.84
292	903.40	59.25	962.65	8,364.79
293	909.80	52.85	962.65	7,461.40
294	916.24	46.41	962.65	6,551.60
295	922.73	39.92	962.65	5,635.36
296	929.27	33.38	962.65	4,712.63
297	935.85	26.80	962.65	3,783.36
298	942.48	20.17	962.65	2,847.51
299	949.15	13.49	962.65	1,905.03
300	955.88	6.77	962.65	955.88
	119,549.91	169,244.57	288,794.48 *	

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,
Gabriela Matei

Secretar general,
jr. Monica Dumitrașcu