

N2 2607A din 18.09.2024

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

Agape Marius-Marian
B-dul 1 Mai, J

cerere 19886/15.07.2024

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)	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_il)	lei	$V_il = (V_ii/S_cdi) * S_cdl$	80326.36
10	Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	Vilr	11669.49
	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	Vild= Vil-Vilr	68656.87
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.insse.ro/shop)	%	Ri=IPC-100	164.93
13	Valoare de investitie actualizata cu rata inflatiei (V1)	lei	$V1 = (Vild * Ri) / 100 + Vilr$	181892.64
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)	163703.38

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%	1637.03
16	Valoarea finala de vanzare locuinta (Vvl)	lei	Vvl= V2+C	165340.41

Comisia :

Președinte:

1 ec. Zaharia Costel - consilier CADPP

Membrii:

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

Președinte de ședință,
Gabriela Matei

Secretar general,
jr.Monica Dumitrașcu



Nr 26182/19.09.2021

Scadentar

AGAPE MARIUS MARIAN

BD. 1 MAI,

Suma imprumutata **139,147.87** Dobanda anuala BNR **6.50%**
Suma totala de plata **336,136.90** Dobanda total **8.50%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	134.83	985.63	1,120.46	139,147.87
2	135.78	984.68	1,120.46	139,013.04
3	136.74	983.71	1,120.46	138,877.26
4	137.71	982.75	1,120.46	138,740.52
5	138.69	981.77	1,120.46	138,602.81
6	139.67	980.79	1,120.46	138,464.12
7	140.66	979.80	1,120.46	138,324.46
8	141.65	978.80	1,120.46	138,183.80
9	142.66	977.80	1,120.46	138,042.14
10	143.67	976.79	1,120.46	137,899.48
11	144.69	975.77	1,120.46	137,755.82
12	145.71	974.75	1,120.46	137,611.13
13	146.74	973.71	1,120.46	137,465.42
14	147.78	972.67	1,120.46	137,318.68
15	148.83	971.63	1,120.46	137,170.89
16	149.88	970.57	1,120.46	137,022.07
17	150.95	969.51	1,120.46	136,872.18
18	152.01	968.44	1,120.46	136,721.24
19	153.09	967.37	1,120.46	136,569.22
20	154.18	966.28	1,120.46	136,416.13
21	155.27	965.19	1,120.46	136,261.96
22	156.37	964.09	1,120.46	136,106.69
23	157.47	962.98	1,120.46	135,950.32
24	158.59	961.87	1,120.46	135,792.85
25	159.71	960.74	1,120.46	135,634.26
26	160.84	959.61	1,120.46	135,474.54
27	161.98	958.47	1,120.46	135,313.70
28	163.13	957.32	1,120.46	135,151.71
29	164.29	956.17	1,120.46	134,988.58
30	165.45	955.01	1,120.46	134,824.29
31	166.62	953.83	1,120.46	134,658.84
32	167.80	952.65	1,120.46	134,492.22
33	168.99	951.46	1,120.46	134,324.42
34	170.19	950.27	1,120.46	134,155.43
35	171.39	949.06	1,120.46	133,985.24
36	172.61	947.85	1,120.46	133,813.84
37	173.83	946.63	1,120.46	133,641.23
38	175.06	945.39	1,120.46	133,467.40
39	176.30	944.15	1,120.46	133,292.34
40	177.55	942.91	1,120.46	133,116.04

41	178.81	941.65	1,120.46	132,938.49
42	180.08	940.38	1,120.46	132,759.68
43	181.35	939.11	1,120.46	132,579.60
44	182.64	937.82	1,120.46	132,398.25
45	183.93	936.53	1,120.46	132,215.62
46	185.23	935.22	1,120.46	132,031.69
47	186.54	933.91	1,120.46	131,846.46
48	187.87	932.59	1,120.46	131,659.91
49	189.20	931.26	1,120.46	131,472.05
50	190.54	929.92	1,120.46	131,282.85
51	191.89	928.57	1,120.46	131,092.32
52	193.24	927.21	1,120.46	130,900.43
53	194.61	925.84	1,120.46	130,707.18
54	195.99	924.46	1,120.46	130,512.57
55	197.38	923.08	1,120.46	130,316.58
56	198.78	921.68	1,120.46	130,119.20
57	200.19	920.27	1,120.46	129,920.42
58	201.60	918.85	1,120.46	129,720.23
59	203.03	917.42	1,120.46	129,518.63
60	204.47	915.99	1,120.46	129,315.60
61	205.92	914.54	1,120.46	129,111.12
62	207.38	913.08	1,120.46	128,905.21
63	208.85	911.61	1,120.46	128,697.83
64	210.33	910.13	1,120.46	128,488.98
65	211.82	908.64	1,120.46	128,278.65
66	213.32	907.14	1,120.46	128,066.84
67	214.83	905.63	1,120.46	127,853.52
68	216.35	904.11	1,120.46	127,638.70
69	217.88	902.57	1,120.46	127,422.35
70	219.42	901.03	1,120.46	127,204.47
71	220.98	899.48	1,120.46	126,985.04
72	222.54	897.91	1,120.46	126,764.06
73	224.12	896.34	1,120.46	126,541.52
74	225.71	894.75	1,120.46	126,317.40
75	227.31	893.15	1,120.46	126,091.69
76	228.92	891.54	1,120.46	125,864.38
77	230.54	889.92	1,120.46	125,635.46
78	232.17	888.28	1,120.46	125,404.93
79	233.82	886.64	1,120.46	125,172.75
80	235.47	884.98	1,120.46	124,938.94
81	237.14	883.32	1,120.46	124,703.47
82	238.82	881.64	1,120.46	124,466.33
83	240.51	879.94	1,120.46	124,227.51
84	242.22	878.24	1,120.46	123,987.00
85	243.93	876.53	1,120.46	123,744.78
86	245.66	874.80	1,120.46	123,500.85
87	247.40	873.06	1,120.46	123,255.19

88	249.15	871.31	1,120.46	123,007.79
89	250.92	869.54	1,120.46	122,758.64
90	252.69	867.76	1,120.46	122,507.72
91	254.48	865.97	1,120.46	122,255.03
92	256.29	864.17	1,120.46	122,000.55
93	258.10	862.36	1,120.46	121,744.26
94	259.93	860.53	1,120.46	121,486.16
95	261.77	858.69	1,120.46	121,226.23
96	263.62	856.83	1,120.46	120,964.46
97	265.49	854.96	1,120.46	120,700.84
98	267.37	853.08	1,120.46	120,435.34
99	269.27	851.19	1,120.46	120,167.97
100	271.17	849.28	1,120.46	119,898.71
101	273.09	847.36	1,120.46	119,627.53
102	275.03	845.43	1,120.46	119,354.44
103	276.98	843.48	1,120.46	119,079.41
104	278.94	841.52	1,120.46	118,802.43
105	280.91	839.54	1,120.46	118,523.49
106	282.90	837.55	1,120.46	118,242.58
107	284.91	835.55	1,120.46	117,959.67
108	286.93	833.53	1,120.46	117,674.76
109	288.96	831.50	1,120.46	117,387.84
110	291.01	829.45	1,120.46	117,098.88
111	293.07	827.39	1,120.46	116,807.87
112	295.14	825.31	1,120.46	116,514.80
113	297.23	823.22	1,120.46	116,219.66
114	299.34	821.12	1,120.46	115,922.43
115	301.46	819.00	1,120.46	115,623.09
116	303.59	816.86	1,120.46	115,321.63
117	305.75	814.71	1,120.46	115,018.03
118	307.91	812.55	1,120.46	114,712.29
119	310.09	810.36	1,120.46	114,404.38
120	312.29	808.17	1,120.46	114,094.29
121	314.50	805.96	1,120.46	113,782.00
122	316.73	803.73	1,120.46	113,467.50
123	318.97	801.48	1,120.46	113,150.77
124	321.23	799.23	1,120.46	112,831.80
125	323.51	796.95	1,120.46	112,510.57
126	325.80	794.66	1,120.46	112,187.06
127	328.11	792.35	1,120.46	111,861.26
128	330.43	790.03	1,120.46	111,533.16
129	332.77	787.69	1,120.46	111,202.73
130	335.13	785.33	1,120.46	110,869.96
131	337.50	782.96	1,120.46	110,534.83
132	339.89	780.56	1,120.46	110,197.33
133	342.30	778.16	1,120.46	109,857.43
134	344.72	775.73	1,120.46	109,515.13
135	347.17	773.29	1,120.46	109,170.41

136	349.63	770.83	1,120.46	108,823.24
137	352.10	768.35	1,120.46	108,473.62
138	354.60	765.86	1,120.46	108,121.52
139	357.11	763.35	1,120.46	107,766.92
140	359.64	760.82	1,120.46	107,409.82
141	362.18	758.27	1,120.46	107,050.18
142	364.75	755.71	1,120.46	106,687.99
143	367.33	753.12	1,120.46	106,323.24
144	369.94	750.52	1,120.46	105,955.91
145	372.56	747.90	1,120.46	105,585.98
146	375.19	745.26	1,120.46	105,213.42
147	377.85	742.60	1,120.46	104,838.23
148	380.53	739.93	1,120.46	104,460.37
149	383.22	737.23	1,120.46	104,079.84
150	385.94	734.52	1,120.46	103,696.62
151	388.67	731.78	1,120.46	103,310.68
152	391.43	729.03	1,120.46	102,922.01
153	394.20	726.26	1,120.46	102,530.58
154	396.99	723.47	1,120.46	102,136.39
155	399.80	720.65	1,120.46	101,739.40
156	402.63	717.82	1,120.46	101,339.59
157	405.49	714.97	1,120.46	100,936.96
158	408.36	712.10	1,120.46	100,531.47
159	411.25	709.21	1,120.46	100,123.11
160	414.16	706.29	1,120.46	99,711.86
161	417.10	703.36	1,120.46	99,297.70
162	420.05	700.40	1,120.46	98,880.60
163	423.03	697.43	1,120.46	98,460.55
164	426.02	694.43	1,120.46	98,037.52
165	429.04	691.41	1,120.46	97,611.50
166	432.08	688.38	1,120.46	97,182.46
167	435.14	685.32	1,120.46	96,750.38
168	438.22	682.23	1,120.46	96,315.24
169	441.33	679.13	1,120.46	95,877.01
170	444.45	676.00	1,120.46	95,435.68
171	447.60	672.85	1,120.46	94,991.23
172	450.77	669.68	1,120.46	94,543.63
173	453.97	666.49	1,120.46	94,092.86
174	457.18	663.28	1,120.46	93,638.89
175	460.42	660.04	1,120.46	93,181.71
176	463.68	656.78	1,120.46	92,721.29
177	466.96	653.49	1,120.46	92,257.61
178	470.27	650.18	1,120.46	91,790.65
179	473.60	646.85	1,120.46	91,320.37
180	476.96	643.50	1,120.46	90,846.77
181	480.34	640.12	1,120.46	90,369.81
182	483.74	636.72	1,120.46	89,889.47
183	487.17	633.29	1,120.46	89,405.74

184	490.62	629.84	1,120.46	88,918.57
185	494.09	626.36	1,120.46	88,427.95
186	497.59	622.86	1,120.46	87,933.86
187	501.12	619.34	1,120.46	87,436.27
188	504.67	615.79	1,120.46	86,935.15
189	508.24	612.22	1,120.46	86,430.49
190	511.84	608.62	1,120.46	85,922.25
191	515.47	604.99	1,120.46	85,410.41
192	519.12	601.34	1,120.46	84,894.94
193	522.79	597.66	1,120.46	84,375.82
194	526.50	593.96	1,120.46	83,853.03
195	530.23	590.23	1,120.46	83,326.53
196	533.98	586.47	1,120.46	82,796.31
197	537.76	582.69	1,120.46	82,262.32
198	541.57	578.88	1,120.46	81,724.56
199	545.41	575.05	1,120.46	81,182.98
200	549.27	571.18	1,120.46	80,637.57
201	553.16	567.29	1,120.46	80,088.30
202	557.08	563.37	1,120.46	79,535.14
203	561.03	559.43	1,120.46	78,978.05
204	565.00	555.45	1,120.46	78,417.03
205	569.00	551.45	1,120.46	77,852.02
206	573.03	547.42	1,120.46	77,283.02
207	577.09	543.36	1,120.46	76,709.98
208	581.18	539.27	1,120.46	76,132.89
209	585.30	535.16	1,120.46	75,551.71
210	589.44	531.01	1,120.46	74,966.41
211	593.62	526.84	1,120.46	74,376.97
212	597.82	522.63	1,120.46	73,783.35
213	602.06	518.40	1,120.46	73,185.52
214	606.32	514.13	1,120.46	72,583.46
215	610.62	509.84	1,120.46	71,977.14
216	614.94	505.51	1,120.46	71,366.52
217	619.30	501.16	1,120.46	70,751.58
218	623.69	496.77	1,120.46	70,132.28
219	628.10	492.35	1,120.46	69,508.59
220	632.55	487.90	1,120.46	68,880.49
221	637.03	483.42	1,120.46	68,247.94
222	641.55	478.91	1,120.46	67,610.90
223	646.09	474.37	1,120.46	66,969.36
224	650.67	469.79	1,120.46	66,323.27
225	655.28	465.18	1,120.46	65,672.60
226	659.92	460.54	1,120.46	65,017.32
227	664.59	455.86	1,120.46	64,357.41
228	669.30	451.16	1,120.46	63,692.82
229	674.04	446.42	1,120.46	63,023.52
230	678.81	441.64	1,120.46	62,349.48
231	683.62	436.83	1,120.46	61,670.66

232	688.46	431.99	1,120.46	60,987.04
233	693.34	427.11	1,120.46	60,298.58
234	698.25	422.20	1,120.46	59,605.23
235	703.20	417.26	1,120.46	58,906.98
236	708.18	412.28	1,120.46	58,203.78
237	713.20	407.26	1,120.46	57,495.60
238	718.25	402.21	1,120.46	56,782.41
239	723.34	397.12	1,120.46	56,064.16
240	728.46	392.00	1,120.46	55,340.83
241	733.62	386.84	1,120.46	54,612.37
242	738.82	381.64	1,120.46	53,878.75
243	744.05	376.41	1,120.46	53,139.93
244	749.32	371.14	1,120.46	52,395.88
245	754.63	365.83	1,120.46	51,646.57
246	759.97	360.48	1,120.46	50,891.94
247	765.35	355.10	1,120.46	50,131.97
248	770.78	349.68	1,120.46	49,366.61
249	776.24	344.22	1,120.46	48,595.84
250	781.73	338.72	1,120.46	47,819.60
251	787.27	333.18	1,120.46	47,037.87
252	792.85	327.61	1,120.46	46,250.59
253	798.46	321.99	1,120.46	45,457.75
254	804.12	316.34	1,120.46	44,659.28
255	809.82	310.64	1,120.46	43,855.16
256	815.55	304.90	1,120.46	43,045.35
257	821.33	299.13	1,120.46	42,229.80
258	827.15	293.31	1,120.46	41,408.47
259	833.01	287.45	1,120.46	40,581.32
260	838.91	281.55	1,120.46	39,748.32
261	844.85	275.61	1,120.46	38,909.41
262	850.83	269.62	1,120.46	38,064.56
263	856.86	263.60	1,120.46	37,213.73
264	862.93	257.53	1,120.46	36,356.87
265	869.04	251.42	1,120.46	35,493.94
266	875.20	245.26	1,120.46	34,624.90
267	881.40	239.06	1,120.46	33,749.70
268	887.64	232.82	1,120.46	32,868.31
269	893.93	226.53	1,120.46	31,980.67
270	900.26	220.20	1,120.46	31,086.74
271	906.64	213.82	1,120.46	30,186.48
272	913.06	207.40	1,120.46	29,279.85
273	919.52	200.93	1,120.46	28,366.79
274	926.04	194.42	1,120.46	27,447.27
275	932.60	187.86	1,120.46	26,521.23
276	939.20	181.25	1,120.46	25,588.63
277	945.86	174.60	1,120.46	24,649.43
278	952.56	167.90	1,120.46	23,703.57
279	959.30	161.15	1,120.46	22,751.01

280	966.10	154.36	1,120.46	21,791.71
281	972.94	147.51	1,120.46	20,825.61
282	979.83	140.62	1,120.46	19,852.67
283	986.77	133.68	1,120.46	18,872.84
284	993.76	126.69	1,120.46	17,886.06
285	1,000.80	119.65	1,120.46	16,892.30
286	1,007.89	112.56	1,120.46	15,891.50
287	1,015.03	105.43	1,120.46	14,883.61
288	1,022.22	98.24	1,120.46	13,868.58
289	1,029.46	91.00	1,120.46	12,846.36
290	1,036.75	83.70	1,120.46	11,816.89
291	1,044.10	76.36	1,120.46	10,780.14
292	1,051.49	68.96	1,120.46	9,736.04
293	1,058.94	61.52	1,120.46	8,684.55
294	1,066.44	54.01	1,120.46	7,625.61
295	1,074.00	46.46	1,120.46	6,559.17
296	1,081.60	38.85	1,120.46	5,485.17
297	1,089.26	31.19	1,120.46	4,403.57
298	1,096.98	23.48	1,120.46	3,314.31
299	1,104.75	15.71	1,120.46	2,217.33
300	1,112.58	7.88	1,120.46	1,112.58
	139,147.87	196,989.03	336,136.90 *	

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



Secretar general,
jr. Monica Dumitrașcu