

Nr. 10675 din 11.04.2025

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

Drăgunoiu Gabriela:2

Șos. Huși-Stăniliești,

n.11

cerere 7907/18.03.2025

nr.c rt.	Descrierea	UM	Calcul	Valori - lei
1	Data receptiei imobilului	luna, an	12.2005	
2	Valoarea de investitie imobil	lei	V_il	8810851.27
3	Suprafata construita desfasurata a imobilului	mp	S_cdi	12419.00
4	Suprafata construita locuinta - se determina in baza masuratorilor cadastrale	mp	Scdl (r4= r5+r6+r7+r8)	68.09
5	a) cota indiviza	mp		20.09
6	b) boxa	mp		
7	c) apartament	mp		44.50
8	d) balcon	mp		3.50
9	Valoare de investitie locuinta (V_il)	lei	V_il= (V_ii/S_cdi)*S_cdl	48307.50
10	Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	Vilr	8769.40
11	Valoarea de investitie locuinta diminuada 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	Vild= Vil-Vilr	39538.10
12	Rata inflatiei (comunicata de INS, pentru perioada cuprinsa intre data punerii in functiune si data vnzarii locuintei, in baza indicelui anual al preturilor de consum, disponibil la adresa web: http://statistici.insse.ro/shop	%	Ri=IPC-100	139.42
13	Valoare de investitie actualizata cu rata inflatiei (V1)	lei	V1=(Vild*Ri)/100+Vild	94662.12
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)	85195.91

	Comision (C) de 1 % din valoarea de vanzare calculata a locuintei, prevazut la art. 10, alin 15 (2), lit. d) din Legea nr. 152/1998, republicata, cu modificarile si completarile ulterioare	lei	C=V2*1% Vvl= V2+C	851.96
16	Valoarea finala de vanzare locuinta (Vvl)	lei		86047.87

Comisia :

Preşedinte:

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.Împozite//

4.jr.Voinescu Mihaela-Comp.Juridic



Secretar general,
jr.Monica Dumitraşcu

He. 10702 din 11.04.2021

Scadentar

DRAGUNOIU GABRIELA

SOS HUSI STANILESTI, I

Suma imprumutata 72,416.52 Dobanda anuala BNR 6.50%
Suma totala de plata 174,935.23 Dobanda total 8.50%

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	70.17	512.95	583.12	72,416.52
2	70.66	512.45	583.12	72,346.35
3	71.16	511.95	583.12	72,275.69
4	71.67	511.45	583.12	72,204.52
5	72.18	510.94	583.12	72,132.86
6	72.69	510.43	583.12	72,060.68
7	73.20	509.91	583.12	71,987.99
8	73.72	509.40	583.12	71,914.79
9	74.24	508.87	583.12	71,841.07
10	74.77	508.35	583.12	71,766.82
11	75.30	507.82	583.12	71,692.06
12	75.83	507.29	583.12	71,616.76
13	76.37	506.75	583.12	71,540.92
14	76.91	506.21	583.12	71,464.56
15	77.45	505.66	583.12	71,387.65
16	78.00	505.11	583.12	71,310.19
17	78.56	504.56	583.12	71,232.19
18	79.11	504.00	583.12	71,153.63
19	79.67	503.44	583.12	71,074.52
20	80.24	502.88	583.12	70,994.85
21	80.81	502.31	583.12	70,914.61
22	81.38	501.74	583.12	70,833.80
23	81.95	501.16	583.12	70,752.42
24	82.53	500.58	583.12	70,670.47
25	83.12	500.00	583.12	70,587.94
26	83.71	499.41	583.12	70,504.82
27	84.30	498.82	583.12	70,421.11
28	84.90	498.22	583.12	70,336.81
29	85.50	497.62	583.12	70,251.91
30	86.11	497.01	583.12	70,166.41
31	86.72	496.40	583.12	70,080.30
32	87.33	495.79	583.12	69,993.59
33	87.95	495.17	583.12	69,906.26
34	88.57	494.55	583.12	69,818.31
35	89.20	493.92	583.12	69,729.74
36	89.83	493.29	583.12	69,640.54
37	90.47	492.65	583.12	69,550.71
38	91.11	492.01	583.12	69,460.24
39	91.75	491.36	583.12	69,369.14

40	92.40	490.71	583.12	69,277.38
41	93.06	490.06	583.12	69,184.98
42	93.72	489.40	583.12	69,091.92
43	94.38	488.74	583.12	68,998.21
44	95.05	488.07	583.12	68,903.83
45	95.72	487.40	583.12	68,808.78
46	96.40	486.72	583.12	68,713.06
47	97.08	486.03	583.12	68,616.66
48	97.77	485.35	583.12	68,519.57
49	98.46	484.65	583.12	68,421.80
50	99.16	483.96	583.12	68,323.34
51	99.86	483.25	583.12	68,224.18
52	100.57	482.55	583.12	68,124.32
53	101.28	481.83	583.12	68,023.75
54	102.00	481.12	583.12	67,922.46
55	102.72	480.39	583.12	67,820.46
56	103.45	479.67	583.12	67,717.74
57	104.18	478.93	583.12	67,614.29
58	104.92	478.20	583.12	67,510.11
59	105.66	477.45	583.12	67,405.19
60	106.41	476.70	583.12	67,299.52
61	107.17	475.95	583.12	67,193.11
62	107.93	475.19	583.12	67,085.95
63	108.69	474.43	583.12	66,978.02
64	109.46	473.66	583.12	66,869.33
65	110.24	472.88	583.12	66,759.87
66	111.02	472.10	583.12	66,649.64
67	111.80	471.32	583.12	66,538.62
68	112.59	470.52	583.12	66,426.82
69	113.39	469.73	583.12	66,314.22
70	114.19	468.92	583.12	66,200.83
71	115.00	468.11	583.12	66,086.64
72	115.82	467.30	583.12	65,971.63
73	116.64	466.48	583.12	65,855.81
74	117.46	465.65	583.12	65,739.18
75	118.30	464.82	583.12	65,621.71
76	119.13	463.98	583.12	65,503.41
77	119.98	463.14	583.12	65,384.28
78	120.83	462.29	583.12	65,264.30
79	121.68	461.43	583.12	65,143.47
80	122.55	460.57	583.12	65,021.79
81	123.41	459.70	583.12	64,899.24
82	124.29	458.83	583.12	64,775.83
83	125.17	457.95	583.12	64,651.54
84	126.06	457.06	583.12	64,526.37
85	126.95	456.17	583.12	64,400.31
86	127.85	455.27	583.12	64,273.36

87	128.75	454.36	583.12	64,145.52
88	129.67	453.45	583.12	64,016.76
89	130.58	452.53	583.12	63,887.10
90	131.51	451.61	583.12	63,756.51
91	132.44	450.68	583.12	63,625.01
92	133.38	449.74	583.12	63,492.56
93	134.32	448.79	583.12	63,359.19
94	135.27	447.84	583.12	63,224.86
95	136.23	446.88	583.12	63,089.59
96	137.20	445.92	583.12	62,953.36
97	138.17	444.95	583.12	62,816.16
98	139.15	443.97	583.12	62,677.99
99	140.13	442.98	583.12	62,538.84
100	141.13	441.99	583.12	62,398.71
101	142.13	440.99	583.12	62,257.58
102	143.13	439.98	583.12	62,115.45
103	144.15	438.97	583.12	61,972.32
104	145.17	437.95	583.12	61,828.17
105	146.20	436.92	583.12	61,683.01
106	147.23	435.89	583.12	61,536.81
107	148.27	434.84	583.12	61,389.58
108	149.32	433.79	583.12	61,241.30
109	150.38	432.73	583.12	61,091.98
110	151.45	431.67	583.12	60,941.60
111	152.52	430.60	583.12	60,790.15
112	153.60	429.52	583.12	60,637.63
113	154.69	428.43	583.12	60,484.03
114	155.78	427.33	583.12	60,329.34
115	156.89	426.23	583.12	60,173.55
116	158.00	425.12	583.12	60,016.66
117	159.12	424.00	583.12	59,858.67
118	160.25	422.87	583.12	59,699.55
119	161.38	421.74	583.12	59,539.30
120	162.52	420.59	583.12	59,377.92
121	163.68	419.44	583.12	59,215.40
122	164.83	418.28	583.12	59,051.72
123	166.00	417.12	583.12	58,886.89
124	167.18	415.94	583.12	58,720.88
125	168.36	414.76	583.12	58,553.71
126	169.55	413.56	583.12	58,385.35
127	170.76	412.36	583.12	58,215.79
128	171.97	411.15	583.12	58,045.03
129	173.18	409.93	583.12	57,873.07
130	174.41	408.71	583.12	57,699.89
131	175.65	407.47	583.12	57,525.48
132	176.89	406.23	583.12	57,349.83
133	178.14	404.98	583.12	57,172.94
134	179.40	403.71	583.12	56,994.80

135	180.68	402.44	583.12	56,815.40
136	181.95	401.16	583.12	56,634.72
137	183.24	399.87	583.12	56,452.77
138	184.54	398.58	583.12	56,269.52
139	185.85	397.27	583.12	56,084.98
140	187.17	395.95	583.12	55,899.13
141	188.49	394.63	583.12	55,711.97
142	189.83	393.29	583.12	55,523.47
143	191.17	391.95	583.12	55,333.65
144	192.52	390.59	583.12	55,142.48
145	193.89	389.23	583.12	54,949.95
146	195.26	387.86	583.12	54,756.06
147	196.65	386.47	583.12	54,560.80
148	198.04	385.08	583.12	54,364.16
149	199.44	383.68	583.12	54,166.12
150	200.85	382.26	583.12	53,966.68
151	202.28	380.84	583.12	53,765.83
152	203.71	379.41	583.12	53,563.55
153	205.15	377.97	583.12	53,359.84
154	206.61	376.51	583.12	53,154.69
155	208.07	375.05	583.12	52,948.08
156	209.54	373.58	583.12	52,740.01
157	211.03	372.09	583.12	52,530.47
158	212.52	370.60	583.12	52,319.45
159	214.03	369.09	583.12	52,106.92
160	215.54	367.57	583.12	51,892.90
161	217.07	366.05	583.12	51,677.36
162	218.61	364.51	583.12	51,460.29
163	220.16	362.96	583.12	51,241.68
164	221.71	361.40	583.12	51,021.52
165	223.29	359.83	583.12	50,799.81
166	224.87	358.25	583.12	50,576.52
167	226.46	356.66	583.12	50,351.66
168	228.06	355.05	583.12	50,125.20
169	229.68	353.44	583.12	49,897.13
170	231.31	351.81	583.12	49,667.45
171	232.94	350.17	583.12	49,436.15
172	234.59	348.52	583.12	49,203.20
173	236.26	346.86	583.12	48,968.61
174	237.93	345.19	583.12	48,732.35
175	239.62	343.50	583.12	48,494.42
176	241.31	341.80	583.12	48,254.80
177	243.02	340.10	583.12	48,013.49
178	244.74	338.37	583.12	47,770.47
179	246.48	336.64	583.12	47,525.73
180	248.22	334.89	583.12	47,279.25
181	249.98	333.14	583.12	47,031.03
182	251.75	331.37	583.12	46,781.05

183	253.53	329.58	583.12	46,529.29
184	255.33	327.79	583.12	46,275.76
185	257.14	325.98	583.12	46,020.43
186	258.96	324.16	583.12	45,763.29
187	260.80	322.32	583.12	45,504.33
188	262.64	320.48	583.12	45,243.53
189	264.50	318.61	583.12	44,980.89
190	266.38	316.74	583.12	44,716.39
191	268.26	314.85	583.12	44,450.01
192	270.16	312.95	583.12	44,181.75
193	272.08	311.04	583.12	43,911.59
194	274.00	309.11	583.12	43,639.51
195	275.95	307.17	583.12	43,365.50
196	277.90	305.22	583.12	43,089.56
197	279.87	303.25	583.12	42,811.66
198	281.85	301.27	583.12	42,531.79
199	283.85	299.27	583.12	42,249.94
200	285.86	297.26	583.12	41,966.09
201	287.88	295.24	583.12	41,680.24
202	289.92	293.20	583.12	41,392.35
203	291.98	291.14	583.12	41,102.43
204	294.04	289.07	583.12	40,810.46
205	296.13	286.99	583.12	40,516.41
206	298.22	284.89	583.12	40,220.29
207	300.34	282.78	583.12	39,922.06
208	302.46	280.65	583.12	39,621.73
209	304.61	278.51	583.12	39,319.26
210	306.76	276.35	583.12	39,014.66
211	308.94	274.18	583.12	38,707.89
212	311.12	271.99	583.12	38,398.96
213	313.33	269.79	583.12	38,087.83
214	315.55	267.57	583.12	37,774.50
215	317.78	265.33	583.12	37,458.96
216	320.03	263.08	583.12	37,141.17
217	322.30	260.82	583.12	36,821.14
218	324.58	258.53	583.12	36,498.84
219	326.88	256.23	583.12	36,174.25
220	329.20	253.92	583.12	35,847.37
221	331.53	251.59	583.12	35,518.17
222	333.88	249.24	583.12	35,186.64
223	336.24	246.87	583.12	34,852.76
224	338.63	244.49	583.12	34,516.52
225	341.02	242.09	583.12	34,177.89
226	343.44	239.68	583.12	33,836.87
227	345.87	237.25	583.12	33,493.43
228	348.32	234.80	583.12	33,147.56
229	350.79	232.33	583.12	32,799.24
230	353.27	229.84	583.12	32,448.45

231	355.78	227.34	583.12	32,095.17
232	358.30	224.82	583.12	31,739.40
233	360.83	222.28	583.12	31,381.10
234	363.39	219.73	583.12	31,020.26
235	365.96	217.15	583.12	30,656.87
236	368.56	214.56	583.12	30,290.91
237	371.17	211.95	583.12	29,922.35
238	373.80	209.32	583.12	29,551.18
239	376.44	206.67	583.12	29,177.39
240	379.11	204.01	583.12	28,800.94
241	381.80	201.32	583.12	28,421.83
242	384.50	198.62	583.12	28,040.04
243	387.22	195.89	583.12	27,655.54
244	389.97	193.15	583.12	27,268.31
245	392.73	190.39	583.12	26,878.35
246	395.51	187.61	583.12	26,485.62
247	398.31	184.80	583.12	26,090.11
248	401.13	181.98	583.12	25,691.79
249	403.98	179.14	583.12	25,290.66
250	406.84	176.28	583.12	24,886.68
251	409.72	173.40	583.12	24,479.85
252	412.62	170.50	583.12	24,070.13
253	415.54	167.57	583.12	23,657.51
254	418.49	164.63	583.12	23,241.96
255	421.45	161.67	583.12	22,823.48
256	424.44	158.68	583.12	22,402.03
257	427.44	155.67	583.12	21,977.59
258	430.47	152.65	583.12	21,550.15
259	433.52	149.60	583.12	21,119.68
260	436.59	146.53	583.12	20,686.16
261	439.68	143.43	583.12	20,249.57
262	442.80	140.32	583.12	19,809.88
263	445.93	137.18	583.12	19,367.09
264	449.09	134.02	583.12	18,921.15
265	452.27	130.84	583.12	18,472.06
266	455.48	127.64	583.12	18,019.79
267	458.70	124.41	583.12	17,564.31
268	461.95	121.16	583.12	17,105.61
269	465.22	117.89	583.12	16,643.65
270	468.52	114.60	583.12	16,178.43
271	471.84	111.28	583.12	15,709.91
272	475.18	107.94	583.12	15,238.07
273	478.55	104.57	583.12	14,762.89
274	481.94	101.18	583.12	14,284.34
275	485.35	97.77	583.12	13,802.40
276	488.79	94.33	583.12	13,317.05
277	492.25	90.87	583.12	12,828.26
278	495.74	87.38	583.12	12,336.01

279	499.25	83.87	583.12	11,840.28
280	502.79	80.33	583.12	11,341.03
281	506.35	76.77	583.12	10,838.24
282	509.93	73.18	583.12	10,331.90
283	513.55	69.57	583.12	9,821.96
284	517.18	65.93	583.12	9,308.42
285	520.85	62.27	583.12	8,791.24
286	524.54	58.58	583.12	8,270.39
287	528.25	54.87	583.12	7,745.85
288	531.99	51.12	583.12	7,217.60
289	535.76	47.36	583.12	6,685.61
290	539.56	43.56	583.12	6,149.85
291	543.38	39.74	583.12	5,610.29
292	547.23	35.89	583.12	5,066.91
293	551.10	32.01	583.12	4,519.69
294	555.01	28.11	583.12	3,968.59
295	558.94	24.18	583.12	3,413.58
296	562.90	20.22	583.12	2,854.64
297	566.88	16.23	583.12	2,291.74
298	570.90	12.22	583.12	1,724.86
299	574.94	8.17	583.12	1,153.96
300	579.02	4.10	583.12	579.02
	72,416.52	102,518.71	174,935.23 *	

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