

Nr. 13494 din 13.05.2025

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

Coman Monica
 Șos. Huși-Stăniilești, nr.9]

cerere 12397/30.04.2025

nr.c rt.	Descrierea	UM	Calcule	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)	103.17
5	a) cota indiviza	mp		30.17
6	b) boxa	mp		
7	c) apartament	mp		69.40
8	d) balcon	mp		3.60
9	Valoare de investitie locuinta (V_il)	lei	V_il= (V_il/S_cdi)*S_cdl	73195.55
10	Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	Vilr	12363.66
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	60831.89
12	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	139.57
13	Valoare de investitie actualizata cu rata inflatiei (V1)	lei	V1=(Vild*Ri)/100+Vild	145734.96
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)	131161.46

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%	1311.61
16	Valoarea finala de vanzare locuinta (Vvl)	lei	Vvl= V2+C	132.473,07

Comisia :

Președinte: —

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 — CD



Secretar general,
jr.Monica Dumitrașcu

Nr. 13528021 11.05.2021

Scadentar

COMAN MONICA

SOS HUSI STANILESTI,

Suma imprumutata **111,487.24** Dobanda anuala BNR **6.50%**
Suma totala de plata **269,317.64** Dobanda total **8.50%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	108.02	789.70	897.73	111,487.24
2	108.79	788.94	897.73	111,379.22
3	109.56	788.17	897.73	111,270.43
4	110.34	787.39	897.73	111,160.87
5	111.12	786.61	897.73	111,050.53
6	111.90	785.82	897.73	110,939.41
7	112.70	785.03	897.73	110,827.51
8	113.50	784.23	897.73	110,714.81
9	114.30	783.43	897.73	110,601.32
10	115.11	782.62	897.73	110,487.02
11	115.92	781.80	897.73	110,371.91
12	116.75	780.98	897.73	110,255.98
13	117.57	780.15	897.73	110,139.24
14	118.41	779.32	897.73	110,021.66
15	119.24	778.48	897.73	109,903.26
16	120.09	777.64	897.73	109,784.02
17	120.94	776.79	897.73	109,663.93
18	121.80	775.93	897.73	109,542.99
19	122.66	775.07	897.73	109,421.19
20	123.53	774.20	897.73	109,298.53
21	124.40	773.32	897.73	109,175.01
22	125.28	772.44	897.73	109,050.60
23	126.17	771.55	897.73	108,925.32
24	127.06	770.66	897.73	108,799.15
25	127.96	769.76	897.73	108,672.08
26	128.87	768.85	897.73	108,544.12
27	129.78	767.94	897.73	108,415.25
28	130.70	767.02	897.73	108,285.46
29	131.63	766.10	897.73	108,154.76
30	132.56	765.16	897.73	108,023.13
31	133.50	764.22	897.73	107,890.57
32	134.45	763.28	897.73	107,757.07
33	135.40	762.33	897.73	107,622.62
34	136.36	761.37	897.73	107,487.22
35	137.32	760.40	897.73	107,350.87
36	138.30	759.43	897.73	107,213.54
37	139.28	758.45	897.73	107,075.25
38	140.26	757.46	897.73	106,935.97
39	141.26	756.47	897.73	106,795.71

40	142.26	755.47	897.73	106,654.45
41	143.26	754.46	897.73	106,512.20
42	144.28	753.45	897.73	106,368.93
43	145.30	752.42	897.73	106,224.65
44	146.33	751.40	897.73	106,079.35
45	147.37	750.36	897.73	105,933.02
46	148.41	749.32	897.73	105,785.66
47	149.46	748.26	897.73	105,637.24
48	150.52	747.21	897.73	105,487.78
49	151.59	746.14	897.73	105,337.26
50	152.66	745.07	897.73	105,185.68
51	153.74	743.98	897.73	105,033.02
52	154.83	742.89	897.73	104,879.27
53	155.93	741.80	897.73	104,724.44
54	157.03	740.69	897.73	104,568.52
55	158.14	739.58	897.73	104,411.48
56	159.26	738.46	897.73	104,253.34
57	160.39	737.33	897.73	104,094.08
58	161.53	736.20	897.73	103,933.68
59	162.67	735.05	897.73	103,772.16
60	163.82	733.90	897.73	103,609.48
61	164.99	732.74	897.73	103,445.66
62	166.15	731.57	897.73	103,280.67
63	167.33	730.39	897.73	103,114.52
64	168.52	729.21	897.73	102,947.19
65	169.71	728.02	897.73	102,778.67
66	170.91	726.81	897.73	102,608.96
67	172.12	725.60	897.73	102,438.05
68	173.34	724.38	897.73	102,265.93
69	174.57	723.16	897.73	102,092.58
70	175.81	721.92	897.73	101,918.02
71	177.05	720.67	897.73	101,742.21
72	178.31	719.42	897.73	101,565.16
73	179.57	718.16	897.73	101,386.85
74	180.84	716.88	897.73	101,207.28
75	182.12	715.60	897.73	101,026.44
76	183.41	714.31	897.73	100,844.32
77	184.71	713.01	897.73	100,660.91
78	186.02	711.71	897.73	100,476.20
79	187.34	710.39	897.73	100,290.18
80	188.66	709.06	897.73	100,102.84
81	190.00	707.73	897.73	99,914.18
82	191.35	706.38	897.73	99,724.18
83	192.70	705.02	897.73	99,532.83
84	194.07	703.66	897.73	99,340.13
85	195.44	702.28	897.73	99,146.07
86	196.83	700.90	897.73	98,950.63

87	198.22	699.51	897.73	98,753.80
88	199.62	698.10	897.73	98,555.58
89	201.04	696.69	897.73	98,355.96
90	202.46	695.26	897.73	98,154.92
91	203.90	693.83	897.73	97,952.46
92	205.34	692.39	897.73	97,748.56
93	206.79	690.93	897.73	97,543.22
94	208.26	689.47	897.73	97,336.43
95	209.73	687.99	897.73	97,128.17
96	211.22	686.51	897.73	96,918.44
97	212.72	685.01	897.73	96,707.22
98	214.22	683.50	897.73	96,494.50
99	215.74	681.99	897.73	96,280.28
100	217.27	680.46	897.73	96,064.54
101	218.81	678.92	897.73	95,847.27
102	220.36	677.37	897.73	95,628.46
103	221.92	675.81	897.73	95,408.10
104	223.49	674.24	897.73	95,186.19
105	225.07	672.65	897.73	94,962.70
106	226.67	671.06	897.73	94,737.62
107	228.27	669.45	897.73	94,510.96
108	229.89	667.84	897.73	94,282.68
109	231.52	666.21	897.73	94,052.79
110	233.16	664.57	897.73	93,821.28
111	234.81	662.92	897.73	93,588.12
112	236.47	661.25	897.73	93,353.31
113	238.15	659.58	897.73	93,116.83
114	239.83	657.89	897.73	92,878.69
115	241.53	656.19	897.73	92,638.85
116	243.24	654.48	897.73	92,397.32
117	244.97	652.76	897.73	92,154.07
118	246.70	651.02	897.73	91,909.11
119	248.45	649.28	897.73	91,662.40
120	250.21	647.52	897.73	91,413.95
121	251.98	645.74	897.73	91,163.74
122	253.77	643.96	897.73	90,911.76
123	255.56	642.16	897.73	90,657.99
124	257.37	640.35	897.73	90,402.43
125	259.20	638.53	897.73	90,145.06
126	261.03	636.69	897.73	89,885.86
127	262.88	634.84	897.73	89,624.82
128	264.75	632.98	897.73	89,361.94
129	266.62	631.11	897.73	89,097.20
130	268.51	629.22	897.73	88,830.57
131	270.41	627.31	897.73	88,562.07
132	272.33	625.40	897.73	88,291.66
133	274.26	623.47	897.73	88,019.33
134	276.20	621.53	897.73	87,745.07

135	278.15	619.57	897.73	87,468.88
136	280.12	617.60	897.73	87,190.72
137	282.11	615.62	897.73	86,910.60
138	284.11	613.62	897.73	86,628.49
139	286.12	611.61	897.73	86,344.38
140	288.15	609.58	897.73	86,058.26
141	290.19	607.54	897.73	85,770.12
142	292.24	605.48	897.73	85,479.93
143	294.31	603.41	897.73	85,187.69
144	296.40	601.33	897.73	84,893.37
145	298.50	599.23	897.73	84,596.98
146	300.61	597.11	897.73	84,298.48
147	302.74	594.98	897.73	83,997.87
148	304.88	592.84	897.73	83,695.13
149	307.04	590.68	897.73	83,390.24
150	309.22	588.51	897.73	83,083.20
151	311.41	586.32	897.73	82,773.98
152	313.62	584.11	897.73	82,462.57
153	315.84	581.89	897.73	82,148.95
154	318.07	579.65	897.73	81,833.12
155	320.33	577.40	897.73	81,515.04
156	322.60	575.13	897.73	81,194.71
157	324.88	572.84	897.73	80,872.12
158	327.18	570.54	897.73	80,547.24
159	329.50	568.23	897.73	80,220.05
160	331.83	565.89	897.73	79,890.55
161	334.18	563.54	897.73	79,558.72
162	336.55	561.17	897.73	79,224.54
163	338.94	558.79	897.73	78,887.98
164	341.34	556.39	897.73	78,549.05
165	343.75	553.97	897.73	78,207.71
166	346.19	551.54	897.73	77,863.96
167	348.64	549.08	897.73	77,517.77
168	351.11	546.61	897.73	77,169.13
169	353.60	544.13	897.73	76,818.02
170	356.10	541.62	897.73	76,464.42
171	358.62	539.10	897.73	76,108.32
172	361.17	536.56	897.73	75,749.69
173	363.72	534.00	897.73	75,388.53
174	366.30	531.43	897.73	75,024.80
175	368.89	528.83	897.73	74,658.50
176	371.51	526.22	897.73	74,289.61
177	374.14	523.59	897.73	73,918.10
178	376.79	520.94	897.73	73,543.96
179	379.46	518.27	897.73	73,167.17
180	382.15	515.58	897.73	72,787.72
181	384.85	512.87	897.73	72,405.57
182	387.58	510.15	897.73	72,020.72

183	390.32	507.40	897.73	71,633.14
184	393.09	504.64	897.73	71,242.81
185	395.87	501.85	897.73	70,849.73
186	398.68	499.05	897.73	70,453.85
187	401.50	496.22	897.73	70,055.18
188	404.35	493.38	897.73	69,653.67
189	407.21	490.52	897.73	69,249.33
190	410.09	487.63	897.73	68,842.12
191	413.00	484.73	897.73	68,432.03
192	415.92	481.80	897.73	68,019.03
193	418.87	478.86	897.73	67,603.10
194	421.84	475.89	897.73	67,184.23
195	424.83	472.90	897.73	66,762.40
196	427.83	469.89	897.73	66,337.57
197	430.86	466.86	897.73	65,909.74
198	433.92	463.81	897.73	65,478.87
199	436.99	460.74	897.73	65,044.95
200	440.09	457.64	897.73	64,607.96
201	443.20	454.52	897.73	64,167.88
202	446.34	451.38	897.73	63,724.68
203	449.50	448.22	897.73	63,278.33
204	452.69	445.04	897.73	62,828.83
205	455.89	441.83	897.73	62,376.14
206	459.12	438.60	897.73	61,920.25
207	462.38	435.35	897.73	61,461.12
208	465.65	432.07	897.73	60,998.75
209	468.95	428.78	897.73	60,533.10
210	472.27	425.45	897.73	60,064.15
211	475.62	422.11	897.73	59,591.88
212	478.99	418.74	897.73	59,116.26
213	482.38	415.35	897.73	58,637.27
214	485.79	411.93	897.73	58,154.90
215	489.24	408.49	897.73	57,669.10
216	492.70	405.02	897.73	57,179.87
217	496.19	401.53	897.73	56,687.16
218	499.71	398.02	897.73	56,190.97
219	503.25	394.48	897.73	55,691.27
220	506.81	390.92	897.73	55,188.02
221	510.40	387.33	897.73	54,681.21
222	514.02	383.71	897.73	54,170.81
223	517.66	380.07	897.73	53,656.80
224	521.32	376.40	897.73	53,139.14
225	525.02	372.71	897.73	52,617.82
226	528.73	368.99	897.73	52,092.80
227	532.48	365.25	897.73	51,564.06
228	536.25	361.47	897.73	51,031.58
229	540.05	357.68	897.73	50,495.33
230	543.88	353.85	897.73	49,955.28

231	547.73	350.00	897.73	49,411.41
232	551.61	346.12	897.73	48,863.68
233	555.51	342.21	897.73	48,312.07
234	559.45	338.28	897.73	47,756.56
235	563.41	334.31	897.73	47,197.11
236	567.40	330.32	897.73	46,633.69
237	571.42	326.30	897.73	46,066.29
238	575.47	322.26	897.73	45,494.87
239	579.55	318.18	897.73	44,919.40
240	583.65	314.07	897.73	44,339.85
241	587.79	309.94	897.73	43,756.20
242	591.95	305.78	897.73	43,168.41
243	596.14	301.58	897.73	42,576.47
244	600.36	297.36	897.73	41,980.32
245	604.62	293.11	897.73	41,379.96
246	608.90	288.83	897.73	40,775.34
247	613.21	284.51	897.73	40,166.44
248	617.56	280.17	897.73	39,553.23
249	621.93	275.79	897.73	38,935.67
250	626.34	271.39	897.73	38,313.74
251	630.77	266.95	897.73	37,687.40
252	635.24	262.48	897.73	37,056.63
253	639.74	257.98	897.73	36,421.39
254	644.27	253.45	897.73	35,781.65
255	648.84	248.89	897.73	35,137.38
256	653.43	244.29	897.73	34,488.54
257	658.06	239.67	897.73	33,835.11
258	662.72	235.00	897.73	33,177.05
259	667.42	230.31	897.73	32,514.33
260	672.14	225.58	897.73	31,846.91
261	676.90	220.82	897.73	31,174.77
262	681.70	216.03	897.73	30,497.86
263	686.53	211.20	897.73	29,816.17
264	691.39	206.33	897.73	29,129.64
265	696.29	201.44	897.73	28,438.25
266	701.22	196.51	897.73	27,741.96
267	706.19	191.54	897.73	27,040.74
268	711.19	186.54	897.73	26,334.55
269	716.23	181.50	897.73	25,623.36
270	721.30	176.43	897.73	24,907.14
271	726.41	171.32	897.73	24,185.84
272	731.55	166.17	897.73	23,459.43
273	736.74	160.99	897.73	22,727.87
274	741.95	155.77	897.73	21,991.14
275	747.21	150.52	897.73	21,249.18
276	752.50	145.22	897.73	20,501.97
277	757.83	139.89	897.73	19,749.47
278	763.20	134.52	897.73	18,991.64

279	768.61	129.12	897.73	18,228.43
280	774.05	123.67	897.73	17,459.83
281	779.53	118.19	897.73	16,685.78
282	785.06	112.67	897.73	15,906.24
283	790.62	107.11	897.73	15,121.18
284	796.22	101.51	897.73	14,330.57
285	801.86	95.87	897.73	13,534.35
286	807.54	90.19	897.73	12,732.49
287	813.26	84.47	897.73	11,924.96
288	819.02	78.71	897.73	11,111.70
289	824.82	72.91	897.73	10,292.68
290	830.66	67.06	897.73	9,467.86
291	836.55	61.18	897.73	8,637.20
292	842.47	55.25	897.73	7,800.66
293	848.44	49.29	897.73	6,958.19
294	854.45	43.28	897.73	6,109.75
295	860.50	37.23	897.73	5,255.30
296	866.60	31.13	897.73	4,394.80
297	872.73	24.99	897.73	3,528.20
298	878.92	18.81	897.73	2,655.47
299	885.14	12.58	897.73	1,776.55
300	891.41	6.31	897.73	891.41
	111,487.24	157,830.40	269,317.64 *	

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

Preşedinte de şedinţă,
Luiza Patraşcu



Secretar general,
jr. Monica Dumitrașcu