

Ar. 6669 din 13.03.2026

Bustiuc Mirabela-Nina:

B-dul 1 Mai,

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

Amela nr. 1
de HA 81/2603.2026

cerere 3883/16.02.2026

nr.c	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)	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	$V_il = (V_ij/S_cdi) * S_cdl$	82618.67
10	Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	Vilr	9988.49
	Valoarea de investitie locuinta diminuata 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	72630.18
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.insee.ro/shop)	%	Ri=IPC-100	160.99
13	Valoare de investitie actualizata cu rata inflatiei (V1)	lei	$V1 = (Vild * Ri) / 100 + Vild$	189557.50
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	$V2 = V1 * cp (cp=0.90)$	170601.75

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%	1706.02
16	Valoarea finala de vanzare locuinta (Vv)	lei	Vv= V2+C	172307.77

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



Secretar general
jr.Monica Dumitrașcu

HR. 6678/11/16.03.2026

Anexa nr. 2 la

All 8/1603.2026

Scadentar

BUSTIUC MIRABELA NINA

BD. 1 MAI,

Suma imprumutata **145,011.49** Dobanda anuala BNR **6.50%**
Suma totala de plata **350,301.54** Dobanda total **8.50%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	140.51	1027.16	1,167.67	145,011.49
2	141.50	1026.17	1,167.67	144,870.98
3	142.50	1025.17	1,167.67	144,729.48
4	143.51	1024.16	1,167.67	144,586.98
5	144.53	1023.14	1,167.67	144,443.46
6	145.55	1022.12	1,167.67	144,298.93
7	146.59	1021.09	1,167.67	144,153.38
8	147.62	1020.05	1,167.67	144,006.79
9	148.67	1019.00	1,167.67	143,859.17
10	149.72	1017.95	1,167.67	143,710.50
11	150.78	1016.89	1,167.67	143,560.78
12	151.85	1015.82	1,167.67	143,409.99
13	152.93	1014.75	1,167.67	143,258.14
14	154.01	1013.66	1,167.67	143,105.22
15	155.10	1012.57	1,167.67	142,951.21
16	156.20	1011.47	1,167.67	142,796.10
17	157.31	1010.37	1,167.67	142,639.91
18	158.42	1009.25	1,167.67	142,482.60
19	159.54	1008.13	1,167.67	142,324.18
20	160.67	1007.00	1,167.67	142,164.64
21	161.81	1005.86	1,167.67	142,003.97
22	162.96	1004.72	1,167.67	141,842.15
23	164.11	1003.56	1,167.67	141,679.20
24	165.27	1002.40	1,167.67	141,515.09
25	166.44	1001.23	1,167.67	141,349.81
26	167.62	1000.05	1,167.67	141,183.37
27	168.81	998.86	1,167.67	141,015.75
28	170.01	997.67	1,167.67	140,846.94
29	171.21	996.46	1,167.67	140,676.93
30	172.42	995.25	1,167.67	140,505.72
31	173.64	994.03	1,167.67	140,333.30
32	174.87	992.80	1,167.67	140,159.65
33	176.11	991.56	1,167.67	139,984.78
34	177.36	990.31	1,167.67	139,808.67
35	178.62	989.06	1,167.67	139,631.31
36	179.88	987.79	1,167.67	139,452.69
37	181.16	986.52	1,167.67	139,272.81
38	182.44	985.23	1,167.67	139,091.65
39	183.73	983.94	1,167.67	138,909.21
40	185.03	982.64	1,167.67	138,725.48

41	186.34	981.33	1,167.67	138,540.45
42	187.66	980.01	1,167.67	138,354.10
43	188.99	978.68	1,167.67	138,166.44
44	190.33	977.34	1,167.67	137,977.45
45	191.68	975.99	1,167.67	137,787.12
46	193.04	974.63	1,167.67	137,595.44
47	194.40	973.27	1,167.67	137,402.40
48	195.78	971.89	1,167.67	137,207.99
49	197.17	970.50	1,167.67	137,012.21
50	198.57	969.11	1,167.67	136,815.04
51	199.97	967.70	1,167.67	136,616.48
52	201.39	966.28	1,167.67	136,416.51
53	202.81	964.86	1,167.67	136,215.12
54	204.25	963.42	1,167.67	136,012.30
55	205.70	961.97	1,167.67	135,808.05
56	207.16	960.52	1,167.67	135,602.35
57	208.62	959.05	1,167.67	135,395.20
58	210.10	957.57	1,167.67	135,186.58
59	211.59	956.08	1,167.67	134,976.48
60	213.09	954.58	1,167.67	134,764.89
61	214.60	953.08	1,167.67	134,551.80
62	216.12	951.56	1,167.67	134,337.20
63	217.65	950.02	1,167.67	134,121.09
64	219.19	948.48	1,167.67	133,903.44
65	220.74	946.93	1,167.67	133,684.25
66	222.31	945.37	1,167.67	133,463.51
67	223.88	943.79	1,167.67	133,241.20
68	225.47	942.21	1,167.67	133,017.32
69	227.06	940.61	1,167.67	132,791.86
70	228.67	939.00	1,167.67	132,564.80
71	230.29	937.38	1,167.67	132,336.13
72	231.92	935.75	1,167.67	132,105.83
73	233.56	934.11	1,167.67	131,873.91
74	235.22	932.45	1,167.67	131,640.35
75	236.89	930.79	1,167.67	131,405.13
76	238.56	929.11	1,167.67	131,168.24
77	240.25	927.42	1,167.67	130,929.68
78	241.96	925.72	1,167.67	130,689.43
79	243.67	924.00	1,167.67	130,447.47
80	245.39	922.28	1,167.67	130,203.80
81	247.13	920.54	1,167.67	129,958.41
82	248.88	918.79	1,167.67	129,711.27
83	250.65	917.03	1,167.67	129,462.39
84	252.42	915.25	1,167.67	129,211.74
85	254.21	913.46	1,167.67	128,959.32
86	256.01	911.66	1,167.67	128,705.11
87	257.82	909.85	1,167.67	128,449.10

88	259.65	908.02	1,167.67	128,191.28
89	261.49	906.18	1,167.67	127,931.63
90	263.34	904.33	1,167.67	127,670.14
91	265.21	902.46	1,167.67	127,406.80
92	267.09	900.59	1,167.67	127,141.59
93	268.98	898.69	1,167.67	126,874.50
94	270.88	896.79	1,167.67	126,605.53
95	272.80	894.87	1,167.67	126,334.64
96	274.73	892.94	1,167.67	126,061.84
97	276.68	890.99	1,167.67	125,787.11
98	278.64	889.03	1,167.67	125,510.43
99	280.61	887.06	1,167.67	125,231.79
100	282.60	885.07	1,167.67	124,951.18
101	284.60	883.07	1,167.67	124,668.57
102	286.62	881.05	1,167.67	124,383.97
103	288.65	879.02	1,167.67	124,097.35
104	290.69	876.98	1,167.67	123,808.70
105	292.75	874.92	1,167.67	123,518.01
106	294.83	872.85	1,167.67	123,225.26
107	296.91	870.76	1,167.67	122,930.43
108	299.02	868.65	1,167.67	122,633.52
109	301.14	866.54	1,167.67	122,334.50
110	303.27	864.40	1,167.67	122,033.36
111	305.42	862.25	1,167.67	121,730.10
112	307.58	860.09	1,167.67	121,424.68
113	309.76	857.91	1,167.67	121,117.10
114	311.95	855.72	1,167.67	120,807.34
115	314.16	853.51	1,167.67	120,495.39
116	316.39	851.28	1,167.67	120,181.22
117	318.63	849.04	1,167.67	119,864.83
118	320.89	846.79	1,167.67	119,546.21
119	323.16	844.51	1,167.67	119,225.32
120	325.45	842.22	1,167.67	118,902.16
121	327.75	839.92	1,167.67	118,576.71
122	330.08	837.60	1,167.67	118,248.96
123	332.41	835.26	1,167.67	117,918.88
124	334.77	832.90	1,167.67	117,586.47
125	337.14	830.53	1,167.67	117,251.70
126	339.53	828.14	1,167.67	116,914.56
127	341.93	825.74	1,167.67	116,575.04
128	344.35	823.32	1,167.67	116,233.11
129	346.79	820.88	1,167.67	115,888.75
130	349.25	818.42	1,167.67	115,541.96
131	351.72	815.95	1,167.67	115,192.71
132	354.21	813.46	1,167.67	114,840.99
133	356.72	810.95	1,167.67	114,486.77
134	359.25	808.42	1,167.67	114,130.05
135	361.80	805.88	1,167.67	113,770.80

136	364.36	803.31	1,167.67	113,409.00
137	366.94	800.73	1,167.67	113,044.64
138	369.54	798.13	1,167.67	112,677.70
139	372.16	795.52	1,167.67	112,308.17
140	374.79	792.88	1,167.67	111,936.01
141	377.45	790.23	1,167.67	111,561.22
142	380.12	787.55	1,167.67	111,183.77
143	382.81	784.86	1,167.67	110,803.65
144	385.52	782.15	1,167.67	110,420.84
145	388.25	779.42	1,167.67	110,035.31
146	391.01	776.67	1,167.67	109,647.06
147	393.77	773.90	1,167.67	109,256.05
148	396.56	771.11	1,167.67	108,862.28
149	399.37	768.30	1,167.67	108,465.72
150	402.20	765.47	1,167.67	108,066.34
151	405.05	762.62	1,167.67	107,664.14
152	407.92	759.75	1,167.67	107,259.09
153	410.81	756.86	1,167.67	106,851.17
154	413.72	753.95	1,167.67	106,440.36
155	416.65	751.02	1,167.67	106,026.64
156	419.60	748.07	1,167.67	105,609.99
157	422.57	745.10	1,167.67	105,190.39
158	425.57	742.11	1,167.67	104,767.82
159	428.58	739.09	1,167.67	104,342.25
160	431.62	736.06	1,167.67	103,913.67
161	434.67	733.00	1,167.67	103,482.05
162	437.75	729.92	1,167.67	103,047.38
163	440.85	726.82	1,167.67	102,609.63
164	443.98	723.70	1,167.67	102,168.77
165	447.12	720.55	1,167.67	101,724.80
166	450.29	717.38	1,167.67	101,277.68
167	453.48	714.19	1,167.67	100,827.39
168	456.69	710.98	1,167.67	100,373.91
169	459.92	707.75	1,167.67	99,917.22
170	463.18	704.49	1,167.67	99,457.30
171	466.46	701.21	1,167.67	98,994.11
172	469.77	697.90	1,167.67	98,527.65
173	473.10	694.58	1,167.67	98,057.88
174	476.45	691.23	1,167.67	97,584.79
175	479.82	687.85	1,167.67	97,108.34
176	483.22	684.45	1,167.67	96,628.52
177	486.64	681.03	1,167.67	96,145.30
178	490.09	677.58	1,167.67	95,658.66
179	493.56	674.11	1,167.67	95,168.57
180	497.06	670.61	1,167.67	94,675.01
181	500.58	667.09	1,167.67	94,177.95
182	504.12	663.55	1,167.67	93,677.37
183	507.69	659.98	1,167.67	93,173.25

184	511.29	656.38	1,167.67	92,665.55
185	514.91	652.76	1,167.67	92,154.26
186	518.56	649.11	1,167.67	91,639.35
187	522.23	645.44	1,167.67	91,120.79
188	525.93	641.74	1,167.67	90,598.56
189	529.66	638.01	1,167.67	90,072.63
190	533.41	634.26	1,167.67	89,542.97
191	537.19	630.48	1,167.67	89,009.56
192	540.99	626.68	1,167.67	88,472.37
193	544.82	622.85	1,167.67	87,931.38
194	548.68	618.99	1,167.67	87,386.55
195	552.57	615.10	1,167.67	86,837.87
196	556.48	611.19	1,167.67	86,285.30
197	560.43	607.25	1,167.67	85,728.82
198	564.40	603.28	1,167.67	85,168.39
199	568.39	599.28	1,167.67	84,603.99
200	572.42	595.25	1,167.67	84,035.60
201	576.47	591.20	1,167.67	83,463.18
202	580.56	587.11	1,167.67	82,886.71
203	584.67	583.00	1,167.67	82,306.15
204	588.81	578.86	1,167.67	81,721.48
205	592.98	574.69	1,167.67	81,132.67
206	597.18	570.49	1,167.67	80,539.69
207	601.41	566.26	1,167.67	79,942.50
208	605.67	562.00	1,167.67	79,341.09
209	609.96	557.71	1,167.67	78,735.42
210	614.28	553.39	1,167.67	78,125.46
211	618.63	549.04	1,167.67	77,511.17
212	623.02	544.66	1,167.67	76,892.54
213	627.43	540.24	1,167.67	76,269.52
214	631.87	535.80	1,167.67	75,642.09
215	636.35	531.32	1,167.67	75,010.22
216	640.86	526.81	1,167.67	74,373.87
217	645.40	522.28	1,167.67	73,733.01
218	649.97	517.70	1,167.67	73,087.62
219	654.57	513.10	1,167.67	72,437.65
220	659.21	508.46	1,167.67	71,783.08
221	663.88	503.79	1,167.67	71,123.87
222	668.58	499.09	1,167.67	70,459.99
223	673.32	494.36	1,167.67	69,791.41
224	678.09	489.59	1,167.67	69,118.10
225	682.89	484.78	1,167.67	68,440.01
226	687.73	479.95	1,167.67	67,757.12
227	692.60	475.07	1,167.67	67,069.40
228	697.50	470.17	1,167.67	66,376.80
229	702.44	465.23	1,167.67	65,679.30
230	707.42	460.25	1,167.67	64,976.85
231	712.43	455.24	1,167.67	64,269.43

232	717.48	450.20	1,167.67	63,557.00
233	722.56	445.11	1,167.67	62,839.53
234	727.68	440.00	1,167.67	62,116.97
235	732.83	434.84	1,167.67	61,389.29
236	738.02	429.65	1,167.67	60,656.46
237	743.25	424.42	1,167.67	59,918.44
238	748.51	419.16	1,167.67	59,175.19
239	753.82	413.86	1,167.67	58,426.68
240	759.16	408.52	1,167.67	57,672.86
241	764.53	403.14	1,167.67	56,913.70
242	769.95	397.72	1,167.67	56,149.17
243	775.40	392.27	1,167.67	55,379.22
244	780.89	386.78	1,167.67	54,603.82
245	786.43	381.25	1,167.67	53,822.93
246	792.00	375.68	1,167.67	53,036.50
247	797.61	370.07	1,167.67	52,244.50
248	803.26	364.42	1,167.67	51,446.90
249	808.95	358.73	1,167.67	50,643.64
250	814.68	353.00	1,167.67	49,834.69
251	820.45	347.23	1,167.67	49,020.02
252	826.26	341.41	1,167.67	48,199.57
253	832.11	335.56	1,167.67	47,373.31
254	838.00	329.67	1,167.67	46,541.20
255	843.94	323.73	1,167.67	45,703.20
256	849.92	317.75	1,167.67	44,859.26
257	855.94	311.73	1,167.67	44,009.34
258	862.00	305.67	1,167.67	43,153.40
259	868.11	299.56	1,167.67	42,291.40
260	874.26	293.41	1,167.67	41,423.29
261	880.45	287.22	1,167.67	40,549.03
262	886.69	280.99	1,167.67	39,668.58
263	892.97	274.71	1,167.67	38,781.90
264	899.29	268.38	1,167.67	37,888.93
265	905.66	262.01	1,167.67	36,989.64
266	912.08	255.59	1,167.67	36,083.98
267	918.54	249.13	1,167.67	35,171.90
268	925.04	242.63	1,167.67	34,253.36
269	931.60	236.08	1,167.67	33,328.32
270	938.20	229.48	1,167.67	32,396.72
271	944.84	222.83	1,167.67	31,458.53
272	951.53	216.14	1,167.67	30,513.69
273	958.27	209.40	1,167.67	29,562.15
274	965.06	202.61	1,167.67	28,603.88
275	971.90	195.77	1,167.67	27,638.82
276	978.78	188.89	1,167.67	26,666.92
277	985.71	181.96	1,167.67	25,688.14
278	992.70	174.98	1,167.67	24,702.43
279	999.73	167.94	1,167.67	23,709.73

280	1,006.81	160.86	1,167.67	22,710.00
281	1,013.94	153.73	1,167.67	21,703.19
282	1,021.12	146.55	1,167.67	20,689.25
283	1,028.36	139.32	1,167.67	19,668.13
284	1,035.64	132.03	1,167.67	18,639.77
285	1,042.98	124.70	1,167.67	17,604.13
286	1,050.36	117.31	1,167.67	16,561.16
287	1,057.80	109.87	1,167.67	15,510.79
288	1,065.30	102.38	1,167.67	14,452.99
289	1,072.84	94.83	1,167.67	13,387.69
290	1,080.44	87.23	1,167.67	12,314.85
291	1,088.09	79.58	1,167.67	11,234.41
292	1,095.80	71.87	1,167.67	10,146.32
293	1,103.56	64.11	1,167.67	9,050.51
294	1,111.38	56.29	1,167.67	7,946.95
295	1,119.25	48.42	1,167.67	6,835.57
296	1,127.18	40.49	1,167.67	5,716.32
297	1,135.17	32.51	1,167.67	4,589.13
298	1,143.21	24.47	1,167.67	3,453.97
299	1,151.30	16.37	1,167.67	2,310.76
300	1,159.46	8.21	1,167.67	1,159.46
	145,011.49	205,290.05	350,301.54 *	

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