

Anexa nr. 1 la HU  
22/26.03.2026

Nr. 672 din 13.03.2026

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

cerere 4956/26.02.2026

Mărăndescu Andrei-Gabriel:  
Șos. Huși-Stăniștești, nr.

nr.c	rt.	Descrierea	UM	Calcul	Valori - lei
1		Data receptiei imobilului	luna, an	5.2005	
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)	107.38
5	a)	cota indiviza	mp		52.38
6	b)	boxa	mp		
7	c)	apartament	mp		55.00
8	d)	balcon	mp		0.00
9		Valoare de investitie locuinta (V_il)	lei	V_il= (V_ii/S_cdi)*S_cdl	76182.40
10		Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	Vilr	9395.99
11		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	66786.41
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: <a href="http://statistici.insse.ro/shop">http://statistici.insse.ro/shop</a> )	%	Ri=IPC-100	173.06
13		Valoarea de investitie actualizata cu rata inflatiei (V1)	lei	V1=(Vild*Ri)/100+Vild	182366.97
14		Valoarea 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)	164130.27

	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 ulterioare			
15		lei	$C=V2*1\%$	1641.30
16	Valoarea finala de vanzare locuinta (Vvl)	lei	$Vvl= V2+C$	165771.57

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

Președinte de ședință,  
Gabriela Matei



Secretar general  
ir.Monica Dumitrașcu

H2. 6676/2/16.03.2026

Amara nr. 2 de 44  
82/16.03.2026

# Scadentari

MARANDESCU ANDREI GABRIEL

SOS HUSI STANILESTI, NR. 9A

Suma imprumutata **139,510.73** Dobanda anuala BNR **6.50%**  
Suma totala de plata **337,013.45** Dobanda total **8.50%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	135.18	988.20	<b>1,123.38</b>	139,510.73
2	136.13	987.24	<b>1,123.38</b>	139,375.55
3	137.10	986.28	<b>1,123.38</b>	139,239.42
4	138.07	985.31	<b>1,123.38</b>	139,102.32
5	139.05	984.33	<b>1,123.38</b>	138,964.25
6	140.03	983.35	<b>1,123.38</b>	138,825.20
7	141.02	982.35	<b>1,123.38</b>	138,685.17
8	142.02	981.35	<b>1,123.38</b>	138,544.14
9	143.03	980.35	<b>1,123.38</b>	138,402.12
10	144.04	979.34	<b>1,123.38</b>	138,259.09
11	145.06	978.31	<b>1,123.38</b>	138,115.05
12	146.09	977.29	<b>1,123.38</b>	137,969.98
13	147.13	976.25	<b>1,123.38</b>	137,823.89
14	148.17	975.21	<b>1,123.38</b>	137,676.77
15	149.22	974.16	<b>1,123.38</b>	137,528.60
16	150.27	973.10	<b>1,123.38</b>	137,379.38
17	151.34	972.04	<b>1,123.38</b>	137,229.11
18	152.41	970.97	<b>1,123.38</b>	137,077.77
19	153.49	969.89	<b>1,123.38</b>	136,925.36
20	154.58	968.80	<b>1,123.38</b>	136,771.87
21	155.67	967.71	<b>1,123.38</b>	136,617.29
22	156.78	966.60	<b>1,123.38</b>	136,461.62
23	157.89	965.49	<b>1,123.38</b>	136,304.84
24	159.00	964.37	<b>1,123.38</b>	136,146.96
25	160.13	963.25	<b>1,123.38</b>	135,987.95
26	161.26	962.11	<b>1,123.38</b>	135,827.82
27	162.41	960.97	<b>1,123.38</b>	135,666.56
28	163.56	959.82	<b>1,123.38</b>	135,504.15
29	164.72	958.66	<b>1,123.38</b>	135,340.60
30	165.88	957.50	<b>1,123.38</b>	135,175.88
31	167.06	956.32	<b>1,123.38</b>	135,010.00
32	168.24	955.14	<b>1,123.38</b>	134,842.94
33	169.43	953.95	<b>1,123.38</b>	134,674.70
34	170.63	952.75	<b>1,123.38</b>	134,505.27
35	171.84	951.54	<b>1,123.38</b>	134,334.63
36	173.06	950.32	<b>1,123.38</b>	134,162.79
37	174.28	949.09	<b>1,123.38</b>	133,989.73
38	175.52	947.86	<b>1,123.38</b>	133,815.45
39	176.76	946.62	<b>1,123.38</b>	133,639.93
40	178.01	945.36	<b>1,123.38</b>	133,463.17

41	179.27	944.10	<b>1,123.38</b>	133,285.16
42	180.54	942.83	<b>1,123.38</b>	133,105.88
43	181.82	941.55	<b>1,123.38</b>	132,925.34
44	183.11	940.27	<b>1,123.38</b>	132,743.51
45	184.41	938.97	<b>1,123.38</b>	132,560.40
46	185.71	937.66	<b>1,123.38</b>	132,375.99
47	187.03	936.35	<b>1,123.38</b>	132,190.28
48	188.36	935.02	<b>1,123.38</b>	132,003.25
49	189.69	933.69	<b>1,123.38</b>	131,814.89
50	191.03	932.35	<b>1,123.38</b>	131,625.20
51	192.39	930.99	<b>1,123.38</b>	131,434.17
52	193.75	929.63	<b>1,123.38</b>	131,241.78
53	195.12	928.26	<b>1,123.38</b>	131,048.03
54	196.50	926.87	<b>1,123.38</b>	130,852.91
55	197.90	925.48	<b>1,123.38</b>	130,656.41
56	199.30	924.08	<b>1,123.38</b>	130,458.51
57	200.71	922.67	<b>1,123.38</b>	130,259.22
58	202.13	921.25	<b>1,123.38</b>	130,058.51
59	203.56	919.82	<b>1,123.38</b>	129,856.38
60	205.00	918.37	<b>1,123.38</b>	129,652.82
61	206.46	916.92	<b>1,123.38</b>	129,447.81
62	207.92	915.46	<b>1,123.38</b>	129,241.36
63	209.39	913.99	<b>1,123.38</b>	129,033.44
64	210.87	912.50	<b>1,123.38</b>	128,824.05
65	212.37	911.01	<b>1,123.38</b>	128,613.17
66	213.87	909.51	<b>1,123.38</b>	128,400.80
67	215.39	907.99	<b>1,123.38</b>	128,186.93
68	216.91	906.47	<b>1,123.38</b>	127,971.54
69	218.45	904.93	<b>1,123.38</b>	127,754.63
70	220.00	903.38	<b>1,123.38</b>	127,536.18
71	221.56	901.82	<b>1,123.38</b>	127,316.18
72	223.12	900.25	<b>1,123.38</b>	127,094.63
73	224.71	898.67	<b>1,123.38</b>	126,871.50
74	226.30	897.08	<b>1,123.38</b>	126,646.80
75	227.90	895.48	<b>1,123.38</b>	126,420.50
76	229.51	893.86	<b>1,123.38</b>	126,192.60
77	231.14	892.24	<b>1,123.38</b>	125,963.09
78	232.78	890.60	<b>1,123.38</b>	125,731.95
79	234.43	888.95	<b>1,123.38</b>	125,499.17
80	236.09	887.29	<b>1,123.38</b>	125,264.75
81	237.76	885.62	<b>1,123.38</b>	125,028.66
82	239.44	883.94	<b>1,123.38</b>	124,790.90
83	241.14	882.24	<b>1,123.38</b>	124,551.46
84	242.85	880.53	<b>1,123.38</b>	124,310.32
85	244.57	878.81	<b>1,123.38</b>	124,067.47
86	246.30	877.08	<b>1,123.38</b>	123,822.91
87	248.04	875.33	<b>1,123.38</b>	123,576.61

88	249.80	873.58	1,123.38	123,328.56
89	251.57	871.81	1,123.38	123,078.76
90	253.35	870.03	1,123.38	122,827.19
91	255.15	868.23	1,123.38	122,573.84
92	256.95	866.42	1,123.38	122,318.69
93	258.77	864.60	1,123.38	122,061.74
94	260.61	862.77	1,123.38	121,802.96
95	262.45	860.93	1,123.38	121,542.36
96	264.31	859.07	1,123.38	121,279.90
97	266.18	857.19	1,123.38	121,015.59
98	268.07	855.31	1,123.38	120,749.41
99	269.97	853.41	1,123.38	120,481.34
100	271.88	851.50	1,123.38	120,211.37
101	273.81	849.57	1,123.38	119,939.49
102	275.75	847.63	1,123.38	119,665.68
103	277.70	845.68	1,123.38	119,389.93
104	279.67	843.71	1,123.38	119,112.24
105	281.65	841.73	1,123.38	118,832.57
106	283.64	839.74	1,123.38	118,550.92
107	285.65	837.73	1,123.38	118,267.28
108	287.67	835.70	1,123.38	117,981.63
109	289.71	833.67	1,123.38	117,693.95
110	291.76	831.61	1,123.38	117,404.24
111	293.83	829.55	1,123.38	117,112.47
112	295.91	827.47	1,123.38	116,818.64
113	298.01	825.37	1,123.38	116,522.73
114	300.12	823.26	1,123.38	116,224.72
115	302.25	821.13	1,123.38	115,924.60
116	304.39	818.99	1,123.38	115,622.36
117	306.54	816.84	1,123.38	115,317.97
118	308.71	814.66	1,123.38	115,011.43
119	310.90	812.48	1,123.38	114,702.71
120	313.10	810.28	1,123.38	114,391.81
121	315.32	808.06	1,123.38	114,078.71
122	317.55	805.82	1,123.38	113,763.39
123	319.80	803.57	1,123.38	113,445.83
124	322.07	801.31	1,123.38	113,126.03
125	324.35	799.03	1,123.38	112,803.96
126	326.65	796.73	1,123.38	112,479.61
127	328.96	794.42	1,123.38	112,152.96
128	331.29	792.09	1,123.38	111,824.00
129	333.64	789.74	1,123.38	111,492.71
130	336.00	787.38	1,123.38	111,159.07
131	338.38	785.00	1,123.38	110,823.07
132	340.78	782.60	1,123.38	110,484.69
133	343.19	780.19	1,123.38	110,143.91
134	345.62	777.76	1,123.38	109,800.72
135	348.07	775.31	1,123.38	109,455.10

136	350.54	772.84	1,123.38	109,107.03
137	353.02	770.36	1,123.38	108,756.49
138	355.52	767.86	1,123.38	108,403.47
139	358.04	765.34	1,123.38	108,047.95
140	360.57	762.80	1,123.38	107,689.91
141	363.13	760.25	1,123.38	107,329.34
142	365.70	757.68	1,123.38	106,966.21
143	368.29	755.09	1,123.38	106,600.51
144	370.90	752.48	1,123.38	106,232.22
145	373.53	749.85	1,123.38	105,861.32
146	376.17	747.21	1,123.38	105,487.79
147	378.84	744.54	1,123.38	105,111.62
148	381.52	741.86	1,123.38	104,732.78
149	384.22	739.15	1,123.38	104,351.26
150	386.95	736.43	1,123.38	103,967.03
151	389.69	733.69	1,123.38	103,580.09
152	392.45	730.93	1,123.38	103,190.40
153	395.23	728.15	1,123.38	102,797.96
154	398.03	725.35	1,123.38	102,402.73
155	400.84	722.53	1,123.38	102,004.70
156	403.68	719.69	1,123.38	101,603.86
157	406.54	716.83	1,123.38	101,200.18
158	409.42	713.95	1,123.38	100,793.63
159	412.32	711.05	1,123.38	100,384.21
160	415.24	708.13	1,123.38	99,971.89
161	418.19	705.19	1,123.38	99,556.64
162	421.15	702.23	1,123.38	99,138.46
163	424.13	699.25	1,123.38	98,717.31
164	427.13	696.24	1,123.38	98,293.18
165	430.16	693.22	1,123.38	97,866.04
166	433.21	690.17	1,123.38	97,435.88
167	436.28	687.10	1,123.38	97,002.68
168	439.37	684.01	1,123.38	96,566.40
169	442.48	680.90	1,123.38	96,127.03
170	445.61	677.77	1,123.38	95,684.56
171	448.77	674.61	1,123.38	95,238.94
172	451.95	671.43	1,123.38	94,790.17
173	455.15	668.23	1,123.38	94,338.23
174	458.37	665.01	1,123.38	93,883.08
175	461.62	661.76	1,123.38	93,424.70
176	464.89	658.49	1,123.38	92,963.08
177	468.18	655.20	1,123.38	92,498.19
178	471.50	651.88	1,123.38	92,030.01
179	474.84	648.54	1,123.38	91,558.51
180	478.20	645.18	1,123.38	91,083.67
181	481.59	641.79	1,123.38	90,605.47
182	485.00	638.38	1,123.38	90,123.88
183	488.44	634.94	1,123.38	89,638.88

184	491.90	631.48	<b>1,123.38</b>	89,150.45
185	495.38	628.00	<b>1,123.38</b>	88,658.55
186	498.89	624.49	<b>1,123.38</b>	88,163.17
187	502.42	620.96	<b>1,123.38</b>	87,664.28
188	505.98	617.40	<b>1,123.38</b>	87,161.86
189	509.57	613.81	<b>1,123.38</b>	86,655.88
190	513.18	610.20	<b>1,123.38</b>	86,146.31
191	516.81	606.57	<b>1,123.38</b>	85,633.13
192	520.47	602.91	<b>1,123.38</b>	85,116.32
193	524.16	599.22	<b>1,123.38</b>	84,595.85
194	527.87	595.51	<b>1,123.38</b>	84,071.70
195	531.61	591.77	<b>1,123.38</b>	83,543.83
196	535.37	588.00	<b>1,123.38</b>	83,012.22
197	539.17	584.21	<b>1,123.38</b>	82,476.84
198	542.99	580.39	<b>1,123.38</b>	81,937.67
199	546.83	576.55	<b>1,123.38</b>	81,394.69
200	550.71	572.67	<b>1,123.38</b>	80,847.86
201	554.61	568.77	<b>1,123.38</b>	80,297.15
202	558.54	564.84	<b>1,123.38</b>	79,742.54
203	562.49	560.89	<b>1,123.38</b>	79,184.01
204	566.48	556.90	<b>1,123.38</b>	78,621.52
205	570.49	552.89	<b>1,123.38</b>	78,055.04
206	574.53	548.85	<b>1,123.38</b>	77,484.55
207	578.60	544.78	<b>1,123.38</b>	76,910.02
208	582.70	540.68	<b>1,123.38</b>	76,331.42
209	586.82	536.55	<b>1,123.38</b>	75,748.73
210	590.98	532.40	<b>1,123.38</b>	75,161.90
211	595.17	528.21	<b>1,123.38</b>	74,570.92
212	599.38	523.99	<b>1,123.38</b>	73,975.75
213	603.63	519.75	<b>1,123.38</b>	73,376.37
214	607.90	515.47	<b>1,123.38</b>	72,772.74
215	612.21	511.17	<b>1,123.38</b>	72,164.84
216	616.55	506.83	<b>1,123.38</b>	71,552.63
217	620.91	502.46	<b>1,123.38</b>	70,936.08
218	625.31	498.07	<b>1,123.38</b>	70,315.16
219	629.74	493.64	<b>1,123.38</b>	69,689.85
220	634.20	489.18	<b>1,123.38</b>	69,060.11
221	638.69	484.68	<b>1,123.38</b>	68,425.91
222	643.22	480.16	<b>1,123.38</b>	67,787.21
223	647.77	475.60	<b>1,123.38</b>	67,143.99
224	652.36	471.01	<b>1,123.38</b>	66,496.22
225	656.98	466.39	<b>1,123.38</b>	65,843.86
226	661.64	461.74	<b>1,123.38</b>	65,186.87
227	666.32	457.05	<b>1,123.38</b>	64,525.23
228	671.04	452.33	<b>1,123.38</b>	63,858.91
229	675.80	447.58	<b>1,123.38</b>	63,187.87
230	680.58	442.79	<b>1,123.38</b>	62,512.07
231	685.41	437.97	<b>1,123.38</b>	61,831.48

232	690.26	433.12	<b>1,123.38</b>	61,146.08
233	695.15	428.23	<b>1,123.38</b>	60,455.82
234	700.07	423.30	<b>1,123.38</b>	59,760.67
235	705.03	418.35	<b>1,123.38</b>	59,060.60
236	710.03	413.35	<b>1,123.38</b>	58,355.56
237	715.06	408.32	<b>1,123.38</b>	57,645.54
238	720.12	403.26	<b>1,123.38</b>	56,930.48
239	725.22	398.16	<b>1,123.38</b>	56,210.36
240	730.36	393.02	<b>1,123.38</b>	55,485.14
241	735.53	387.85	<b>1,123.38</b>	54,754.78
242	740.74	382.64	<b>1,123.38</b>	54,019.25
243	745.99	377.39	<b>1,123.38</b>	53,278.51
244	751.27	372.11	<b>1,123.38</b>	52,532.52
245	756.59	366.78	<b>1,123.38</b>	51,781.25
246	761.95	361.42	<b>1,123.38</b>	51,024.65
247	767.35	356.03	<b>1,123.38</b>	50,262.70
248	772.79	350.59	<b>1,123.38</b>	49,495.35
249	778.26	345.12	<b>1,123.38</b>	48,722.56
250	783.77	339.61	<b>1,123.38</b>	47,944.30
251	789.32	334.05	<b>1,123.38</b>	47,160.53
252	794.92	328.46	<b>1,123.38</b>	46,371.20
253	800.55	322.83	<b>1,123.38</b>	45,576.29
254	806.22	317.16	<b>1,123.38</b>	44,775.74
255	811.93	311.45	<b>1,123.38</b>	43,969.53
256	817.68	305.70	<b>1,123.38</b>	43,157.60
257	823.47	299.91	<b>1,123.38</b>	42,339.92
258	829.30	294.07	<b>1,123.38</b>	41,516.45
259	835.18	288.20	<b>1,123.38</b>	40,687.15
260	841.09	282.28	<b>1,123.38</b>	39,851.97
261	847.05	276.33	<b>1,123.38</b>	39,010.87
262	853.05	270.33	<b>1,123.38</b>	38,163.82
263	859.09	264.28	<b>1,123.38</b>	37,310.77
264	865.18	258.20	<b>1,123.38</b>	36,451.68
265	871.31	252.07	<b>1,123.38</b>	35,586.50
266	877.48	245.90	<b>1,123.38</b>	34,715.19
267	883.69	239.68	<b>1,123.38</b>	33,837.71
268	889.95	233.42	<b>1,123.38</b>	32,954.02
269	896.26	227.12	<b>1,123.38</b>	32,064.07
270	902.61	220.77	<b>1,123.38</b>	31,167.81
271	909.00	214.38	<b>1,123.38</b>	30,265.20
272	915.44	207.94	<b>1,123.38</b>	29,356.20
273	921.92	201.46	<b>1,123.38</b>	28,440.76
274	928.45	194.93	<b>1,123.38</b>	27,518.84
275	935.03	188.35	<b>1,123.38</b>	26,590.39
276	941.65	181.73	<b>1,123.38</b>	25,655.36
277	948.32	175.06	<b>1,123.38</b>	24,713.71
278	955.04	168.34	<b>1,123.38</b>	23,765.38
279	961.80	161.57	<b>1,123.38</b>	22,810.34

280	968.62	154.76	<b>1,123.38</b>	21,848.54
281	975.48	147.90	<b>1,123.38</b>	20,879.92
282	982.39	140.99	<b>1,123.38</b>	19,904.44
283	989.35	134.03	<b>1,123.38</b>	18,922.05
284	996.35	127.02	<b>1,123.38</b>	17,932.71
285	1,003.41	119.97	<b>1,123.38</b>	16,936.35
286	1,010.52	112.86	<b>1,123.38</b>	15,932.94
287	1,017.68	105.70	<b>1,123.38</b>	14,922.42
288	1,024.89	98.49	<b>1,123.38</b>	13,904.74
289	1,032.15	91.23	<b>1,123.38</b>	12,879.86
290	1,039.46	83.92	<b>1,123.38</b>	11,847.71
291	1,046.82	76.56	<b>1,123.38</b>	10,808.25
292	1,054.23	69.14	<b>1,123.38</b>	9,761.43
293	1,061.70	61.68	<b>1,123.38</b>	8,707.20
294	1,069.22	54.16	<b>1,123.38</b>	7,645.50
295	1,076.80	46.58	<b>1,123.38</b>	6,576.27
296	1,084.42	38.95	<b>1,123.38</b>	5,499.48
297	1,092.10	31.27	<b>1,123.38</b>	4,415.05
298	1,099.84	23.54	<b>1,123.38</b>	3,322.95
299	1,107.63	15.75	<b>1,123.38</b>	2,223.11
300	1,115.48	7.90	<b>1,123.38</b>	1,115.48
	<b>139,510.73</b>	<b>197,502.72</b>	<b>337,013.45</b> *	

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