

Nr. 23102 din 12.08.2025

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

SARDARU TEODOR · CNP

B-dul 1 Mai, r

cerere 21618/28.07.2025

nr. c rt.	Descrierea	UM	Calcule	Valori - lei
1	Data receptiei imobilului	luna, an	8.2005	
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)	82.30
5	a) cota indiviza	mp		13.60
6	b) boxa	mp		
7	c) apartament	mp		64.00
8	d) balcon	mp		4.70
9	Valoare de investitie locuinta (V_il)	lei	V_il= (V_i/S_cdi)*S_cdl	78607.13
10	Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	Vilr	7501.48
	Valoarea de investitie locuinta diminuata 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			
11		lei	Vild= Vil-Vilr	71105.65
	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	156.24
13	Valoare de investitie actualizata cu rata inflatiei (V1)	lei	V1=(Vild*Ri)/100+Vild	182201.10
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)	163980.99

	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%	1639.81
16	Valoarea finala de vanzare locuinta (Vvl)	lei	Vvl= V2+C	165620.80

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.Impozite

4.jr.Voinescu Mihaela-Comp.Juridic

Preşedinte de şedinţă,
Focia Alexandru

Secretar general
jr.Monica Dumitraşcu



1/2. 23/11 din 13.08.2025.

Scadentar

SARDARU TEODOR

STR. B-DUL 1 MAI,

Suma imprumutata **139,383.84** Dobanda anuala BNR **6.50%**
Suma totala de plata **336,706.93** Dobanda total **8.50%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	135.05	987.30	1,122.36	139,383.84
2	136.01	986.35	1,122.36	139,248.79
3	136.97	985.38	1,122.36	139,112.77
4	137.94	984.41	1,122.36	138,975.80
5	138.92	983.43	1,122.36	138,837.86
6	139.91	982.45	1,122.36	138,698.93
7	140.90	981.46	1,122.36	138,559.03
8	141.89	980.46	1,122.36	138,418.13
9	142.90	979.46	1,122.36	138,276.24
10	143.91	978.44	1,122.36	138,133.34
11	144.93	977.43	1,122.36	137,989.43
12	145.96	976.40	1,122.36	137,844.49
13	146.99	975.36	1,122.36	137,698.54
14	148.03	974.32	1,122.36	137,551.54
15	149.08	973.27	1,122.36	137,403.51
16	150.14	972.22	1,122.36	137,254.43
17	151.20	971.16	1,122.36	137,104.29
18	152.27	970.08	1,122.36	136,953.09
19	153.35	969.01	1,122.36	136,800.82
20	154.44	967.92	1,122.36	136,647.47
21	155.53	966.83	1,122.36	136,493.03
22	156.63	965.72	1,122.36	136,337.50
23	157.74	964.61	1,122.36	136,180.87
24	158.86	963.50	1,122.36	136,023.13
25	159.98	962.37	1,122.36	135,864.27
26	161.12	961.24	1,122.36	135,704.28
27	162.26	960.10	1,122.36	135,543.17
28	163.41	958.95	1,122.36	135,380.91
29	164.57	957.79	1,122.36	135,217.50
30	165.73	956.62	1,122.36	135,052.93
31	166.91	955.45	1,122.36	134,887.20
32	168.09	954.27	1,122.36	134,720.30
33	169.28	953.08	1,122.36	134,552.21
34	170.48	951.88	1,122.36	134,382.93
35	171.68	950.67	1,122.36	134,212.45
36	172.90	949.46	1,122.36	134,040.77
37	174.13	948.23	1,122.36	133,867.87
38	175.36	947.00	1,122.36	133,693.74
39	176.60	945.76	1,122.36	133,518.38

40	177.85	944.50	1,122.36	133,341.78
41	179.11	943.24	1,122.36	133,163.93
42	180.38	941.98	1,122.36	132,984.82
43	181.66	940.70	1,122.36	132,804.44
44	182.95	939.41	1,122.36	132,622.78
45	184.24	938.12	1,122.36	132,439.83
46	185.55	936.81	1,122.36	132,255.59
47	186.86	935.50	1,122.36	132,070.04
48	188.18	934.17	1,122.36	131,883.18
49	189.52	932.84	1,122.36	131,695.00
50	190.86	931.50	1,122.36	131,505.48
51	192.21	930.15	1,122.36	131,314.62
52	193.57	928.78	1,122.36	131,122.41
53	194.94	927.41	1,122.36	130,928.84
54	196.32	926.03	1,122.36	130,733.90
55	197.72	924.64	1,122.36	130,537.57
56	199.12	923.24	1,122.36	130,339.86
57	200.53	921.83	1,122.36	130,140.74
58	201.95	920.41	1,122.36	129,940.22
59	203.38	918.98	1,122.36	129,738.27
60	204.82	917.54	1,122.36	129,534.89
61	206.27	916.09	1,122.36	129,330.07
62	207.73	914.63	1,122.36	129,123.81
63	209.20	913.16	1,122.36	128,916.08
64	210.68	911.67	1,122.36	128,706.88
65	212.18	910.18	1,122.36	128,496.19
66	213.68	908.68	1,122.36	128,284.02
67	215.19	907.16	1,122.36	128,070.34
68	216.72	905.64	1,122.36	127,855.15
69	218.25	904.11	1,122.36	127,638.43
70	219.80	902.56	1,122.36	127,420.18
71	221.35	901.00	1,122.36	127,200.38
72	222.92	899.43	1,122.36	126,979.03
73	224.50	897.86	1,122.36	126,756.11
74	226.09	896.27	1,122.36	126,531.61
75	227.69	894.66	1,122.36	126,305.52
76	229.31	893.05	1,122.36	126,077.83
77	230.93	891.43	1,122.36	125,848.52
78	232.57	889.79	1,122.36	125,617.59
79	234.21	888.14	1,122.36	125,385.03
80	235.87	886.48	1,122.36	125,150.81
81	237.54	884.81	1,122.36	124,914.94
82	239.22	883.13	1,122.36	124,677.40
83	240.92	881.44	1,122.36	124,438.17
84	242.63	879.73	1,122.36	124,197.25
85	244.34	878.01	1,122.36	123,954.63
86	246.08	876.28	1,122.36	123,710.28

87	247.82	874.54	1,122.36	123,464.21
88	249.57	872.78	1,122.36	123,216.39
89	251.34	871.01	1,122.36	122,966.82
90	253.12	869.23	1,122.36	122,715.48
91	254.91	867.44	1,122.36	122,462.35
92	256.72	865.64	1,122.36	122,207.44
93	258.54	863.82	1,122.36	121,950.72
94	260.37	861.99	1,122.36	121,692.18
95	262.21	860.14	1,122.36	121,431.81
96	264.07	858.28	1,122.36	121,169.60
97	265.94	856.41	1,122.36	120,905.52
98	267.83	854.53	1,122.36	120,639.58
99	269.72	852.63	1,122.36	120,371.76
100	271.63	850.72	1,122.36	120,102.03
101	273.56	848.80	1,122.36	119,830.40
102	275.50	846.86	1,122.36	119,556.84
103	277.45	844.91	1,122.36	119,281.35
104	279.41	842.94	1,122.36	119,003.90
105	281.39	840.97	1,122.36	118,724.49
106	283.38	838.97	1,122.36	118,443.09
107	285.39	836.96	1,122.36	118,159.71
108	287.41	834.94	1,122.36	117,874.32
109	289.45	832.91	1,122.36	117,586.91
110	291.50	830.86	1,122.36	117,297.46
111	293.56	828.79	1,122.36	117,005.96
112	295.64	826.71	1,122.36	116,712.39
113	297.74	824.62	1,122.36	116,416.75
114	299.85	822.51	1,122.36	116,119.01
115	301.97	820.39	1,122.36	115,819.16
116	304.11	818.25	1,122.36	115,517.19
117	306.26	816.09	1,122.36	115,213.08
118	308.43	813.92	1,122.36	114,906.82
119	310.62	811.74	1,122.36	114,598.39
120	312.82	809.54	1,122.36	114,287.77
121	315.03	807.32	1,122.36	113,974.95
122	317.27	805.09	1,122.36	113,659.92
123	319.51	802.84	1,122.36	113,342.65
124	321.78	800.58	1,122.36	113,023.14
125	324.06	798.30	1,122.36	112,701.36
126	326.35	796.01	1,122.36	112,377.31
127	328.66	793.69	1,122.36	112,050.96
128	330.99	791.37	1,122.36	111,722.30
129	333.33	789.02	1,122.36	111,391.31
130	335.70	786.66	1,122.36	111,057.97
131	338.07	784.28	1,122.36	110,722.27
132	340.47	781.89	1,122.36	110,384.20
133	342.88	779.48	1,122.36	110,043.73
134	345.31	777.05	1,122.36	109,700.85

135	347.75	774.60	1,122.36	109,355.54
136	350.22	772.14	1,122.36	109,007.79
137	352.70	769.66	1,122.36	108,657.57
138	355.20	767.16	1,122.36	108,304.87
139	357.71	764.64	1,122.36	107,949.68
140	360.25	762.11	1,122.36	107,591.96
141	362.80	759.56	1,122.36	107,231.72
142	365.37	756.99	1,122.36	106,868.92
143	367.96	754.40	1,122.36	106,503.55
144	370.56	751.79	1,122.36	106,135.59
145	373.19	749.17	1,122.36	105,765.03
146	375.83	746.53	1,122.36	105,391.84
147	378.49	743.86	1,122.36	105,016.01
148	381.17	741.18	1,122.36	104,637.52
149	383.87	738.48	1,122.36	104,256.35
150	386.59	735.76	1,122.36	103,872.47
151	389.33	733.02	1,122.36	103,485.88
152	392.09	730.27	1,122.36	103,096.55
153	394.87	727.49	1,122.36	102,704.46
154	397.66	724.69	1,122.36	102,309.59
155	400.48	721.88	1,122.36	101,911.93
156	403.32	719.04	1,122.36	101,511.45
157	406.17	716.18	1,122.36	101,108.13
158	409.05	713.31	1,122.36	100,701.96
159	411.95	710.41	1,122.36	100,292.91
160	414.87	707.49	1,122.36	99,880.96
161	417.80	704.55	1,122.36	99,466.09
162	420.76	701.59	1,122.36	99,048.29
163	423.74	698.61	1,122.36	98,627.52
164	426.75	695.61	1,122.36	98,203.78
165	429.77	692.59	1,122.36	97,777.03
166	432.81	689.54	1,122.36	97,347.26
167	435.88	686.48	1,122.36	96,914.45
168	438.97	683.39	1,122.36	96,478.57
169	442.08	680.28	1,122.36	96,039.60
170	445.21	677.15	1,122.36	95,597.53
171	448.36	674.00	1,122.36	95,152.32
172	451.54	670.82	1,122.36	94,703.96
173	454.74	667.62	1,122.36	94,252.42
174	457.96	664.40	1,122.36	93,797.69
175	461.20	661.16	1,122.36	93,339.73
176	464.47	657.89	1,122.36	92,878.53
177	467.76	654.60	1,122.36	92,414.06
178	471.07	651.29	1,122.36	91,946.31
179	474.41	647.95	1,122.36	91,475.24
180	477.77	644.59	1,122.36	91,000.83
181	481.15	641.21	1,122.36	90,523.06
182	484.56	637.80	1,122.36	90,041.91

183	487.99	634.36	1,122.36	89,557.35
184	491.45	630.91	1,122.36	89,069.36
185	494.93	627.43	1,122.36	88,577.91
186	498.44	623.92	1,122.36	88,082.98
187	501.97	620.39	1,122.36	87,584.55
188	505.52	616.83	1,122.36	87,082.58
189	509.10	613.25	1,122.36	86,577.06
190	512.71	609.65	1,122.36	86,067.96
191	516.34	606.02	1,122.36	85,555.25
192	520.00	602.36	1,122.36	85,038.91
193	523.68	598.68	1,122.36	84,518.91
194	527.39	594.97	1,122.36	83,995.23
195	531.13	591.23	1,122.36	83,467.84
196	534.89	587.47	1,122.36	82,936.71
197	538.68	583.68	1,122.36	82,401.83
198	542.49	579.86	1,122.36	81,863.15
199	546.34	576.02	1,122.36	81,320.66
200	550.20	572.15	1,122.36	80,774.32
201	554.10	568.25	1,122.36	80,224.12
202	558.03	564.33	1,122.36	79,670.01
203	561.98	560.38	1,122.36	79,111.99
204	565.96	556.40	1,122.36	78,550.01
205	569.97	552.39	1,122.36	77,984.05
206	574.01	548.35	1,122.36	77,414.08
207	578.07	544.28	1,122.36	76,840.07
208	582.17	540.19	1,122.36	76,262.00
209	586.29	536.07	1,122.36	75,679.83
210	590.44	531.91	1,122.36	75,093.54
211	594.63	527.73	1,122.36	74,503.10
212	598.84	523.52	1,122.36	73,908.47
213	603.08	519.28	1,122.36	73,309.63
214	607.35	515.00	1,122.36	72,706.55
215	611.65	510.70	1,122.36	72,099.20
216	615.99	506.37	1,122.36	71,487.55
217	620.35	502.01	1,122.36	70,871.56
218	624.74	497.61	1,122.36	70,251.21
219	629.17	493.19	1,122.36	69,626.47
220	633.63	488.73	1,122.36	68,997.30
221	638.11	484.24	1,122.36	68,363.67
222	642.63	479.72	1,122.36	67,725.56
223	647.19	475.17	1,122.36	67,082.92
224	651.77	470.59	1,122.36	66,435.74
225	656.39	465.97	1,122.36	65,783.97
226	661.04	461.32	1,122.36	65,127.58
227	665.72	456.64	1,122.36	64,466.55
228	670.43	451.92	1,122.36	63,800.83
229	675.18	447.17	1,122.36	63,130.39
230	679.97	442.39	1,122.36	62,455.21

231	684.78	437.57	1,122.36	61,775.25
232	689.63	432.72	1,122.36	61,090.46
233	694.52	427.84	1,122.36	60,400.83
234	699.44	422.92	1,122.36	59,706.31
235	704.39	417.97	1,122.36	59,006.88
236	709.38	412.98	1,122.36	58,302.49
237	714.41	407.95	1,122.36	57,593.11
238	719.47	402.89	1,122.36	56,878.70
239	724.56	397.79	1,122.36	56,159.24
240	729.69	392.66	1,122.36	55,434.67
241	734.86	387.49	1,122.36	54,704.98
242	740.07	382.29	1,122.36	53,970.12
243	745.31	377.05	1,122.36	53,230.05
244	750.59	371.77	1,122.36	52,484.74
245	755.91	366.45	1,122.36	51,734.15
246	761.26	361.10	1,122.36	50,978.24
247	766.65	355.70	1,122.36	50,216.98
248	772.08	350.27	1,122.36	49,450.33
249	777.55	344.80	1,122.36	48,678.25
250	783.06	339.30	1,122.36	47,900.69
251	788.61	333.75	1,122.36	47,117.63
252	794.19	328.16	1,122.36	46,329.03
253	799.82	322.54	1,122.36	45,534.84
254	805.48	316.87	1,122.36	44,735.02
255	811.19	311.17	1,122.36	43,929.53
256	816.93	305.42	1,122.36	43,118.34
257	822.72	299.63	1,122.36	42,301.41
258	828.55	293.81	1,122.36	41,478.69
259	834.42	287.94	1,122.36	40,650.14
260	840.33	282.03	1,122.36	39,815.72
261	846.28	276.08	1,122.36	38,975.39
262	852.28	270.08	1,122.36	38,129.11
263	858.31	264.04	1,122.36	37,276.84
264	864.39	257.96	1,122.36	36,418.53
265	870.51	251.84	1,122.36	35,554.13
266	876.68	245.68	1,122.36	34,683.62
267	882.89	239.47	1,122.36	33,806.94
268	889.14	233.21	1,122.36	32,924.05
269	895.44	226.91	1,122.36	32,034.90
270	901.79	220.57	1,122.36	31,139.46
271	908.17	214.18	1,122.36	30,237.67
272	914.61	207.75	1,122.36	29,329.50
273	921.08	201.27	1,122.36	28,414.90
274	927.61	194.75	1,122.36	27,493.81
275	934.18	188.18	1,122.36	26,566.20
276	940.80	181.56	1,122.36	25,632.02
277	947.46	174.90	1,122.36	24,691.23
278	954.17	168.19	1,122.36	23,743.77

279	960.93	161.43	1,122.36	22,789.60
280	967.74	154.62	1,122.36	21,828.67
281	974.59	147.76	1,122.36	20,860.93
282	981.49	140.86	1,122.36	19,886.34
283	988.45	133.91	1,122.36	18,904.84
284	995.45	126.91	1,122.36	17,916.40
285	1,002.50	119.86	1,122.36	16,920.95
286	1,009.60	112.76	1,122.36	15,918.45
287	1,016.75	105.60	1,122.36	14,908.85
288	1,023.95	98.40	1,122.36	13,892.09
289	1,031.21	91.15	1,122.36	12,868.14
290	1,038.51	83.84	1,122.36	11,836.93
291	1,045.87	76.49	1,122.36	10,798.42
292	1,053.28	69.08	1,122.36	9,752.55
293	1,060.74	61.62	1,122.36	8,699.28
294	1,068.25	54.11	1,122.36	7,638.54
295	1,075.82	46.54	1,122.36	6,570.29
296	1,083.44	38.92	1,122.36	5,494.48
297	1,091.11	31.24	1,122.36	4,411.04
298	1,098.84	23.52	1,122.36	3,319.93
299	1,106.62	15.73	1,122.36	2,221.09
300	1,114.46	7.89	1,122.36	1,114.46
	139,383.84	197,323.09	336,706.93	*

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,
Focia Alexandru**

**Secretar general
jr. Monica Dumitrașcu**