

Nr 23104 din 12.08.2015

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

Drăgan Mariana:
Șos. Huși-Stăniștești, nr.9A,

cerere 20699/17.07.2025

nr.c rt.	Descrierea	UM	Calcule	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)	99.58
5	a) cota indiviza	mp		48.58
6	b) boxa	mp		
7	c) apartament	mp		51.00
8	d) balcon	mp		0.00
9	Valoare de investitie locuinta (V _{il})	lei	V _{il} = (V _{ii} /S _{cdi})*S _{cdl}	70648.57
10	Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	V _{ilr}	11574.64
	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	V _{ild} = V _{il} -V _{ilr}	59073.93
	Rata inflatiei (comunicata de INS, pentru perioada cuprinsa intre data punerii in functiune si data vinzarii locuintei, in baza indicelui anual al preturilor de consum, disponibil la adresa web: http://statistici.insse.ro/shop	%	Ri=IPC-100	159.71
13	Valoare de investitie actualizata cu rata inflatiei (V1)	lei	V1=(V _{ild} *Ri)/100+V _{ild}	153420.90
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)	138078.81

	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	1380.79
16	Valoarea finala de vanzare locuinta (Vvl)	lei		139459.60

Comisia :

Preşedintele :

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



Nr 23112 din 13.08.2025

Scadentar

Dragan Mariana

Sos Husi Stanilesti, I

Suma imprumutata **117,366.99** Dobanda anuala BNR **6.50%**
 Suma totala de plata **283,521.24** Dobanda total **8.50%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	113.72	831.35	945.07	117,366.99
2	114.53	830.54	945.07	117,253.27
3	115.34	829.73	945.07	117,138.74
4	116.16	828.92	945.07	117,023.40
5	116.98	828.09	945.07	116,907.25
6	117.81	827.26	945.07	116,790.27
7	118.64	826.43	945.07	116,672.46
8	119.48	825.59	945.07	116,553.82
9	120.33	824.74	945.07	116,434.34
10	121.18	823.89	945.07	116,314.02
11	122.04	823.03	945.07	116,192.84
12	122.90	822.17	945.07	116,070.80
13	123.77	821.30	945.07	115,947.89
14	124.65	820.42	945.07	115,824.12
15	125.53	819.54	945.07	115,699.47
16	126.42	818.65	945.07	115,573.94
17	127.32	817.75	945.07	115,447.52
18	128.22	816.85	945.07	115,320.20
19	129.13	815.94	945.07	115,191.98
20	130.04	815.03	945.07	115,062.85
21	130.96	814.11	945.07	114,932.81
22	131.89	813.18	945.07	114,801.85
23	132.83	812.25	945.07	114,669.96
24	133.77	811.30	945.07	114,537.13
25	134.71	810.36	945.07	114,403.36
26	135.67	809.40	945.07	114,268.65
27	136.63	808.44	945.07	114,132.98
28	137.60	807.47	945.07	113,996.35
29	138.57	806.50	945.07	113,858.76
30	139.55	805.52	945.07	113,720.19
31	140.54	804.53	945.07	113,580.63
32	141.54	803.53	945.07	113,440.09
33	142.54	802.53	945.07	113,298.55
34	143.55	801.52	945.07	113,156.02
35	144.57	800.50	945.07	113,012.47
36	145.59	799.48	945.07	112,867.90
37	146.62	798.45	945.07	112,722.31
38	147.66	797.41	945.07	112,575.69
39	148.71	796.37	945.07	112,428.03

40	149.76	795.31	945.07	112,279.32
41	150.82	794.25	945.07	112,129.57
42	151.89	793.18	945.07	111,978.75
43	152.96	792.11	945.07	111,826.86
44	154.05	791.02	945.07	111,673.89
45	155.14	789.93	945.07	111,519.85
46	156.24	788.83	945.07	111,364.71
47	157.34	787.73	945.07	111,208.47
48	158.46	786.61	945.07	111,051.13
49	159.58	785.49	945.07	110,892.67
50	160.71	784.36	945.07	110,733.09
51	161.85	783.22	945.07	110,572.38
52	163.00	782.07	945.07	110,410.53
53	164.15	780.92	945.07	110,247.53
54	165.31	779.76	945.07	110,083.38
55	166.48	778.59	945.07	109,918.06
56	167.66	777.41	945.07	109,751.58
57	168.85	776.22	945.07	109,583.92
58	170.05	775.02	945.07	109,415.07
59	171.25	773.82	945.07	109,245.02
60	172.46	772.61	945.07	109,073.77
61	173.69	771.38	945.07	108,901.30
62	174.92	770.15	945.07	108,727.61
63	176.16	768.91	945.07	108,552.70
64	177.40	767.67	945.07	108,376.54
65	178.66	766.41	945.07	108,199.14
66	179.93	765.15	945.07	108,020.48
67	181.20	763.87	945.07	107,840.55
68	182.48	762.59	945.07	107,659.35
69	183.78	761.29	945.07	107,476.87
70	185.08	759.99	945.07	107,293.09
71	186.39	758.68	945.07	107,108.01
72	187.71	757.36	945.07	106,921.62
73	189.04	756.03	945.07	106,733.92
74	190.38	754.69	945.07	106,544.88
75	191.73	753.34	945.07	106,354.50
76	193.08	751.99	945.07	106,162.77
77	194.45	750.62	945.07	105,969.69
78	195.83	749.24	945.07	105,775.24
79	197.22	747.85	945.07	105,579.41
80	198.61	746.46	945.07	105,382.19
81	200.02	745.05	945.07	105,183.58
82	201.44	743.63	945.07	104,983.56
83	202.86	742.21	945.07	104,782.12
84	204.30	740.77	945.07	104,579.25
85	205.75	739.32	945.07	104,374.95
86	207.21	737.87	945.07	104,169.20

87	208.67	736.40	945.07	103,962.00
88	210.15	734.92	945.07	103,753.33
89	211.64	733.43	945.07	103,543.17
90	213.14	731.93	945.07	103,331.53
91	214.65	730.42	945.07	103,118.40
92	216.17	728.90	945.07	102,903.75
93	217.70	727.37	945.07	102,687.58
94	219.24	725.83	945.07	102,469.88
95	220.80	724.28	945.07	102,250.63
96	222.36	722.71	945.07	102,029.84
97	223.93	721.14	945.07	101,807.48
98	225.52	719.55	945.07	101,583.54
99	227.12	717.95	945.07	101,358.02
100	228.73	716.34	945.07	101,130.91
101	230.35	714.72	945.07	100,902.18
102	231.98	713.09	945.07	100,671.83
103	233.62	711.45	945.07	100,439.85
104	235.28	709.79	945.07	100,206.23
105	236.94	708.13	945.07	99,970.95
106	238.62	706.45	945.07	99,734.01
107	240.31	704.76	945.07	99,495.39
108	242.01	703.06	945.07	99,255.08
109	243.73	701.34	945.07	99,013.06
110	245.45	699.62	945.07	98,769.34
111	247.19	697.88	945.07	98,523.88
112	248.94	696.13	945.07	98,276.69
113	250.71	694.36	945.07	98,027.74
114	252.48	692.59	945.07	97,777.04
115	254.27	690.80	945.07	97,524.55
116	256.07	689.00	945.07	97,270.28
117	257.89	687.18	945.07	97,014.21
118	259.71	685.36	945.07	96,756.32
119	261.55	683.52	945.07	96,496.61
120	263.41	681.66	945.07	96,235.05
121	265.27	679.80	945.07	95,971.65
122	267.15	677.92	945.07	95,706.38
123	269.04	676.03	945.07	95,439.23
124	270.95	674.12	945.07	95,170.18
125	272.87	672.20	945.07	94,899.24
126	274.80	670.27	945.07	94,626.37
127	276.75	668.32	945.07	94,351.57
128	278.71	666.36	945.07	94,074.82
129	280.68	664.39	945.07	93,796.11
130	282.67	662.40	945.07	93,515.43
131	284.67	660.40	945.07	93,232.76
132	286.69	658.38	945.07	92,948.09
133	288.72	656.35	945.07	92,661.40
134	290.76	654.31	945.07	92,372.68

135	292.82	652.25	945.07	92,081.92
136	294.90	650.17	945.07	91,789.09
137	296.99	648.08	945.07	91,494.19
138	299.09	645.98	945.07	91,197.21
139	301.21	643.86	945.07	90,898.12
140	303.34	641.73	945.07	90,596.91
141	305.49	639.58	945.07	90,293.56
142	307.66	637.42	945.07	89,988.07
143	309.83	635.24	945.07	89,680.42
144	312.03	633.04	945.07	89,370.58
145	314.24	630.83	945.07	89,058.55
146	316.47	628.61	945.07	88,744.32
147	318.71	626.36	945.07	88,427.85
148	320.96	624.11	945.07	88,109.14
149	323.24	621.83	945.07	87,788.18
150	325.53	619.54	945.07	87,464.94
151	327.83	617.24	945.07	87,139.41
152	330.16	614.92	945.07	86,811.58
153	332.49	612.58	945.07	86,481.42
154	334.85	610.22	945.07	86,148.93
155	337.22	607.85	945.07	85,814.08
156	339.61	605.46	945.07	85,476.86
157	342.02	603.06	945.07	85,137.25
158	344.44	600.63	945.07	84,795.24
159	346.88	598.19	945.07	84,450.80
160	349.33	595.74	945.07	84,103.92
161	351.81	593.26	945.07	83,754.59
162	354.30	590.77	945.07	83,402.78
163	356.81	588.26	945.07	83,048.48
164	359.34	585.73	945.07	82,691.66
165	361.88	583.19	945.07	82,332.33
166	364.45	580.62	945.07	81,970.44
167	367.03	578.04	945.07	81,606.00
168	369.63	575.44	945.07	81,238.97
169	372.25	572.82	945.07	80,869.34
170	374.88	570.19	945.07	80,497.09
171	377.54	567.53	945.07	80,122.21
172	380.21	564.86	945.07	79,744.67
173	382.91	562.16	945.07	79,364.46
174	385.62	559.45	945.07	78,981.55
175	388.35	556.72	945.07	78,595.93
176	391.10	553.97	945.07	78,207.59
177	393.87	551.20	945.07	77,816.48
178	396.66	548.41	945.07	77,422.61
179	399.47	545.60	945.07	77,025.95
180	402.30	542.77	945.07	76,626.48
181	405.15	539.92	945.07	76,224.18
182	408.02	537.05	945.07	75,819.03

183	410.91	534.16	945.07	75,411.01
184	413.82	531.25	945.07	75,000.11
185	416.75	528.32	945.07	74,586.29
186	419.70	525.37	945.07	74,169.53
187	422.68	522.39	945.07	73,749.83
188	425.67	519.40	945.07	73,327.15
189	428.69	516.39	945.07	72,901.48
190	431.72	513.35	945.07	72,472.80
191	434.78	510.29	945.07	72,041.08
192	437.86	507.21	945.07	71,606.30
193	440.96	504.11	945.07	71,168.44
194	444.08	500.99	945.07	70,727.48
195	447.23	497.84	945.07	70,283.39
196	450.40	494.67	945.07	69,836.16
197	453.59	491.48	945.07	69,385.76
198	456.80	488.27	945.07	68,932.18
199	460.04	485.03	945.07	68,475.37
200	463.30	481.78	945.07	68,015.34
201	466.58	478.49	945.07	67,552.04
202	469.88	475.19	945.07	67,085.47
203	473.21	471.86	945.07	66,615.58
204	476.56	468.51	945.07	66,142.37
205	479.94	465.13	945.07	65,665.81
206	483.34	461.73	945.07	65,185.87
207	486.76	458.31	945.07	64,702.54
208	490.21	454.86	945.07	64,215.77
209	493.68	451.39	945.07	63,725.56
210	497.18	447.89	945.07	63,231.88
211	500.70	444.37	945.07	62,734.71
212	504.25	440.82	945.07	62,234.01
213	507.82	437.25	945.07	61,729.76
214	511.42	433.66	945.07	61,221.94
215	515.04	430.03	945.07	60,710.53
216	518.69	426.38	945.07	60,195.49
217	522.36	422.71	945.07	59,676.80
218	526.06	419.01	945.07	59,154.44
219	529.79	415.28	945.07	58,628.38
220	533.54	411.53	945.07	58,098.59
221	537.32	407.75	945.07	57,565.06
222	541.12	403.95	945.07	57,027.74
223	544.96	400.11	945.07	56,486.61
224	548.82	396.25	945.07	55,941.66
225	552.70	392.37	945.07	55,392.84
226	556.62	388.45	945.07	54,840.13
227	560.56	384.51	945.07	54,283.51
228	564.53	380.54	945.07	53,722.95
229	568.53	376.54	945.07	53,158.42
230	572.56	372.51	945.07	52,589.89

231	576.61	368.46	945.07	52,017.33
232	580.70	364.37	945.07	51,440.71
233	584.81	360.26	945.07	50,860.01
234	588.95	356.12	945.07	50,275.20
235	593.13	351.94	945.07	49,686.25
236	597.33	347.74	945.07	49,093.12
237	601.56	343.51	945.07	48,495.79
238	605.82	339.25	945.07	47,894.23
239	610.11	334.96	945.07	47,288.41
240	614.43	330.64	945.07	46,678.30
241	618.79	326.29	945.07	46,063.87
242	623.17	321.90	945.07	45,445.08
243	627.58	317.49	945.07	44,821.91
244	632.03	313.04	945.07	44,194.33
245	636.50	308.57	945.07	43,562.30
246	641.01	304.06	945.07	42,925.80
247	645.55	299.52	945.07	42,284.79
248	650.13	294.94	945.07	41,639.23
249	654.73	290.34	945.07	40,989.11
250	659.37	285.70	945.07	40,334.38
251	664.04	281.03	945.07	39,675.01
252	668.74	276.33	945.07	39,010.97
253	673.48	271.59	945.07	38,342.22
254	678.25	266.82	945.07	37,668.74
255	683.05	262.02	945.07	36,990.49
256	687.89	257.18	945.07	36,307.44
257	692.77	252.31	945.07	35,619.55
258	697.67	247.40	945.07	34,926.78
259	702.61	242.46	945.07	34,229.11
260	707.59	237.48	945.07	33,526.49
261	712.60	232.47	945.07	32,818.90
262	717.65	227.42	945.07	32,106.30
263	722.73	222.34	945.07	31,388.65
264	727.85	217.22	945.07	30,665.91
265	733.01	212.06	945.07	29,938.06
266	738.20	206.87	945.07	29,205.05
267	743.43	201.64	945.07	28,466.85
268	748.70	196.37	945.07	27,723.42
269	754.00	191.07	945.07	26,974.72
270	759.34	185.73	945.07	26,220.72
271	764.72	180.35	945.07	25,461.38
272	770.14	174.93	945.07	24,696.66
273	775.59	169.48	945.07	23,926.52
274	781.09	163.99	945.07	23,150.93
275	786.62	158.45	945.07	22,369.85
276	792.19	152.88	945.07	21,583.23
277	797.80	147.27	945.07	20,791.04
278	803.45	141.62	945.07	19,993.24

279	809.14	135.93	945.07	19,189.79
280	814.87	130.20	945.07	18,380.64
281	820.65	124.42	945.07	17,565.77
282	826.46	118.61	945.07	16,745.12
283	832.31	112.76	945.07	15,918.66
284	838.21	106.86	945.07	15,086.35
285	844.15	100.92	945.07	14,248.14
286	850.13	94.94	945.07	13,403.99
287	856.15	88.92	945.07	12,553.87
288	862.21	82.86	945.07	11,697.72
289	868.32	76.75	945.07	10,835.51
290	874.47	70.60	945.07	9,967.19
291	880.66	64.41	945.07	9,092.72
292	886.90	58.17	945.07	8,212.06
293	893.18	51.89	945.07	7,325.15
294	899.51	45.56	945.07	6,431.97
295	905.88	39.19	945.07	5,532.46
296	912.30	32.77	945.07	4,626.58
297	918.76	26.31	945.07	3,714.28
298	925.27	19.80	945.07	2,795.52
299	931.82	13.25	945.07	1,870.25
300	938.42	6.65	945.07	938.42
	117,366.99	166,154.25	283,521.24	*

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