

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

nr. 2624/ din 15.09.2025
Dumitriu Neculai:
 B-dul 1 Mai, nr

cerere 23841/20.08.2025

nr.c rt.	Descrierea	UM	Calcule	Valori - lei
1	Data receptiei imobilului	luna, an	12.2005	
2	Valoarea de investitie imobil	lei	V_il	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	6499.88
	Valoarea de investitie locuinta diminuada 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	72107.25
12	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	153.44
13	Valoare de investitie actualizata cu rata inflatiei (V1)	lei	V1=(Vild*Ri)/100+Vild	182748.61
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)	164473.75

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%	1644.74
16	Valoarea finala de vanzare locuinta (Vvl)	lei	Vvl= V2+C	166118.49

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

ROMANIA
Președinte de ședință,
Focia Alexandru

Secretar general
jr.Monica Dumitrașcu

H2 2601811/16.09.2025
Scadentar

DUMITRIU NECULAI

STR. B-DUL 1 MAI,

Suma imprumutata **139,802.69** Dobanda anuala BNR **6.50%**
 Suma totala de plata **337,718.74** Dobanda total **8.50%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	135.46	990.27	1,125.73	139,802.69
2	136.42	989.31	1,125.73	139,667.23
3	137.39	988.34	1,125.73	139,530.81
4	138.36	987.37	1,125.73	139,393.42
5	139.34	986.39	1,125.73	139,255.07
6	140.33	985.40	1,125.73	139,115.73
7	141.32	984.41	1,125.73	138,975.40
8	142.32	983.41	1,125.73	138,834.08
9	143.33	982.40	1,125.73	138,691.76
10	144.34	981.38	1,125.73	138,548.43
11	145.37	980.36	1,125.73	138,404.09
12	146.40	979.33	1,125.73	138,258.72
13	147.43	978.30	1,125.73	138,112.32
14	148.48	977.25	1,125.73	137,964.89
15	149.53	976.20	1,125.73	137,816.41
16	150.59	975.14	1,125.73	137,666.88
17	151.66	974.07	1,125.73	137,516.29
18	152.73	973.00	1,125.73	137,364.64
19	153.81	971.92	1,125.73	137,211.91
20	154.90	970.83	1,125.73	137,058.10
21	156.00	969.73	1,125.73	136,903.20
22	157.10	968.63	1,125.73	136,747.20
23	158.22	967.51	1,125.73	136,590.09
24	159.34	966.39	1,125.73	136,431.88
25	160.47	965.26	1,125.73	136,272.54
26	161.60	964.13	1,125.73	136,112.08
27	162.75	962.98	1,125.73	135,950.47
28	163.90	961.83	1,125.73	135,787.73
29	165.06	960.67	1,125.73	135,623.83
30	166.23	959.50	1,125.73	135,458.77
31	167.41	958.32	1,125.73	135,292.54
32	168.59	957.14	1,125.73	135,125.13
33	169.79	955.94	1,125.73	134,956.54
34	170.99	954.74	1,125.73	134,786.75
35	172.20	953.53	1,125.73	134,615.76
36	173.42	952.31	1,125.73	134,443.56
37	174.65	951.08	1,125.73	134,270.14
38	175.89	949.84	1,125.73	134,095.49
39	177.13	948.60	1,125.73	133,919.61

40	178.39	947.34	1,125.73	133,742.47
41	179.65	946.08	1,125.73	133,564.09
42	180.92	944.81	1,125.73	133,384.44
43	182.20	943.52	1,125.73	133,203.51
44	183.49	942.23	1,125.73	133,021.31
45	184.79	940.93	1,125.73	132,837.82
46	186.10	939.63	1,125.73	132,653.02
47	187.42	938.31	1,125.73	132,466.92
48	188.75	936.98	1,125.73	132,279.50
49	190.09	935.64	1,125.73	132,090.75
50	191.43	934.30	1,125.73	131,900.66
51	192.79	932.94	1,125.73	131,709.23
52	194.15	931.57	1,125.73	131,516.44
53	195.53	930.20	1,125.73	131,322.28
54	196.91	928.81	1,125.73	131,126.75
55	198.31	927.42	1,125.73	130,929.84
56	199.71	926.02	1,125.73	130,731.53
57	201.13	924.60	1,125.73	130,531.82
58	202.55	923.18	1,125.73	130,330.69
59	203.99	921.74	1,125.73	130,128.13
60	205.43	920.30	1,125.73	129,924.15
61	206.89	918.84	1,125.73	129,718.71
62	208.35	917.38	1,125.73	129,511.82
63	209.83	915.90	1,125.73	129,303.47
64	211.32	914.41	1,125.73	129,093.64
65	212.81	912.92	1,125.73	128,882.32
66	214.32	911.41	1,125.73	128,669.51
67	215.84	909.89	1,125.73	128,455.19
68	217.37	908.36	1,125.73	128,239.35
69	218.91	906.82	1,125.73	128,021.99
70	220.46	905.27	1,125.73	127,803.08
71	222.02	903.71	1,125.73	127,582.62
72	223.59	902.14	1,125.73	127,360.60
73	225.18	900.55	1,125.73	127,137.01
74	226.77	898.96	1,125.73	126,911.84
75	228.38	897.35	1,125.73	126,685.07
76	229.99	895.73	1,125.73	126,456.69
77	231.62	894.11	1,125.73	126,226.70
78	233.26	892.47	1,125.73	125,995.07
79	234.92	890.81	1,125.73	125,761.81
80	236.58	889.15	1,125.73	125,526.89
81	238.26	887.47	1,125.73	125,290.31
82	239.94	885.79	1,125.73	125,052.06
83	241.64	884.09	1,125.73	124,812.11
84	243.35	882.37	1,125.73	124,570.47
85	245.08	880.65	1,125.73	124,327.11
86	246.81	878.91	1,125.73	124,082.04

87	248.56	877.17	1,125.73	123,835.22
88	250.32	875.41	1,125.73	123,586.66
89	252.10	873.63	1,125.73	123,336.33
90	253.88	871.85	1,125.73	123,084.24
91	255.68	870.05	1,125.73	122,830.35
92	257.49	868.24	1,125.73	122,574.67
93	259.32	866.41	1,125.73	122,317.18
94	261.15	864.58	1,125.73	122,057.87
95	263.00	862.73	1,125.73	121,796.71
96	264.87	860.86	1,125.73	121,533.71
97	266.74	858.99	1,125.73	121,268.85
98	268.63	857.10	1,125.73	121,002.10
99	270.53	855.20	1,125.73	120,733.47
100	272.45	853.28	1,125.73	120,462.94
101	274.38	851.35	1,125.73	120,190.49
102	276.32	849.41	1,125.73	119,916.11
103	278.28	847.45	1,125.73	119,639.79
104	280.25	845.48	1,125.73	119,361.51
105	282.24	843.49	1,125.73	119,081.25
106	284.24	841.49	1,125.73	118,799.02
107	286.25	839.48	1,125.73	118,514.78
108	288.28	837.45	1,125.73	118,228.53
109	290.32	835.41	1,125.73	117,940.26
110	292.38	833.35	1,125.73	117,649.94
111	294.45	831.28	1,125.73	117,357.56
112	296.53	829.20	1,125.73	117,063.11
113	298.63	827.10	1,125.73	116,766.58
114	300.75	824.98	1,125.73	116,467.95
115	302.88	822.85	1,125.73	116,167.20
116	305.02	820.71	1,125.73	115,864.32
117	307.18	818.55	1,125.73	115,559.30
118	309.36	816.37	1,125.73	115,252.12
119	311.55	814.18	1,125.73	114,942.76
120	313.76	811.97	1,125.73	114,631.21
121	315.98	809.75	1,125.73	114,317.45
122	318.22	807.51	1,125.73	114,001.47
123	320.47	805.26	1,125.73	113,683.25
124	322.74	802.99	1,125.73	113,362.78
125	325.03	800.70	1,125.73	113,040.03
126	327.33	798.40	1,125.73	112,715.00
127	329.65	796.08	1,125.73	112,387.67
128	331.98	793.74	1,125.73	112,058.02
129	334.34	791.39	1,125.73	111,726.04
130	336.70	789.02	1,125.73	111,391.70
131	339.09	786.64	1,125.73	111,055.00
132	341.49	784.24	1,125.73	110,715.91
133	343.91	781.82	1,125.73	110,374.42
134	346.35	779.38	1,125.73	110,030.51

135	348.80	776.93	1,125.73	109,684.16
136	351.27	774.46	1,125.73	109,335.36
137	353.76	771.97	1,125.73	108,984.09
138	356.26	769.46	1,125.73	108,630.33
139	358.79	766.94	1,125.73	108,274.07
140	361.33	764.40	1,125.73	107,915.28
141	363.89	761.84	1,125.73	107,553.95
142	366.47	759.26	1,125.73	107,190.06
143	369.06	756.67	1,125.73	106,823.59
144	371.68	754.05	1,125.73	106,454.53
145	374.31	751.42	1,125.73	106,082.86
146	376.96	748.77	1,125.73	105,708.55
147	379.63	746.10	1,125.73	105,331.59
148	382.32	743.41	1,125.73	104,951.96
149	385.03	740.70	1,125.73	104,569.64
150	387.75	737.97	1,125.73	104,184.61
151	390.50	735.23	1,125.73	103,796.85
152	393.27	732.46	1,125.73	103,406.35
153	396.05	729.68	1,125.73	103,013.09
154	398.86	726.87	1,125.73	102,617.03
155	401.68	724.05	1,125.73	102,218.17
156	404.53	721.20	1,125.73	101,816.49
157	407.39	718.33	1,125.73	101,411.96
158	410.28	715.45	1,125.73	101,004.57
159	413.19	712.54	1,125.73	100,594.29
160	416.11	709.62	1,125.73	100,181.10
161	419.06	706.67	1,125.73	99,764.99
162	422.03	703.70	1,125.73	99,345.93
163	425.02	700.71	1,125.73	98,923.90
164	428.03	697.70	1,125.73	98,498.88
165	431.06	694.67	1,125.73	98,070.85
166	434.11	691.62	1,125.73	97,639.79
167	437.19	688.54	1,125.73	97,205.68
168	440.29	685.44	1,125.73	96,768.49
169	443.40	682.32	1,125.73	96,328.20
170	446.55	679.18	1,125.73	95,884.80
171	449.71	676.02	1,125.73	95,438.25
172	452.89	672.84	1,125.73	94,988.55
173	456.10	669.63	1,125.73	94,535.65
174	459.33	666.40	1,125.73	94,079.55
175	462.59	663.14	1,125.73	93,620.22
176	465.86	659.87	1,125.73	93,157.63
177	469.16	656.57	1,125.73	92,691.77
178	472.49	653.24	1,125.73	92,222.61
179	475.83	649.90	1,125.73	91,750.12
180	479.20	646.53	1,125.73	91,274.29
181	482.60	643.13	1,125.73	90,795.09
182	486.02	639.71	1,125.73	90,312.49

183	489.46	636.27	1,125.73	89,826.47
184	492.93	632.80	1,125.73	89,337.01
185	496.42	629.31	1,125.73	88,844.09
186	499.93	625.80	1,125.73	88,347.67
187	503.47	622.25	1,125.73	87,847.74
188	507.04	618.69	1,125.73	87,344.26
189	510.63	615.10	1,125.73	86,837.22
190	514.25	611.48	1,125.73	86,326.59
191	517.89	607.84	1,125.73	85,812.34
192	521.56	604.17	1,125.73	85,294.45
193	525.25	600.47	1,125.73	84,772.89
194	528.98	596.75	1,125.73	84,247.64
195	532.72	593.01	1,125.73	83,718.66
196	536.50	589.23	1,125.73	83,185.94
197	540.30	585.43	1,125.73	82,649.44
198	544.12	581.61	1,125.73	82,109.15
199	547.98	577.75	1,125.73	81,565.03
200	551.86	573.87	1,125.73	81,017.05
201	555.77	569.96	1,125.73	80,465.19
202	559.70	566.03	1,125.73	79,909.42
203	563.67	562.06	1,125.73	79,349.72
204	567.66	558.07	1,125.73	78,786.05
205	571.68	554.05	1,125.73	78,218.39
206	575.73	550.00	1,125.73	77,646.71
207	579.81	545.92	1,125.73	77,070.98
208	583.92	541.81	1,125.73	76,491.17
209	588.05	537.68	1,125.73	75,907.25
210	592.22	533.51	1,125.73	75,319.20
211	596.41	529.32	1,125.73	74,726.98
212	600.64	525.09	1,125.73	74,130.57
213	604.89	520.84	1,125.73	73,529.93
214	609.18	516.55	1,125.73	72,925.04
215	613.49	512.24	1,125.73	72,315.86
216	617.84	507.89	1,125.73	71,702.37
217	622.21	503.52	1,125.73	71,084.53
218	626.62	499.11	1,125.73	70,462.32
219	631.06	494.67	1,125.73	69,835.70
220	635.53	490.20	1,125.73	69,204.64
221	640.03	485.70	1,125.73	68,569.11
222	644.56	481.16	1,125.73	67,929.07
223	649.13	476.60	1,125.73	67,284.51
224	653.73	472.00	1,125.73	66,635.38
225	658.36	467.37	1,125.73	65,981.65
226	663.02	462.71	1,125.73	65,323.29
227	667.72	458.01	1,125.73	64,660.27
228	672.45	453.28	1,125.73	63,992.55
229	677.21	448.52	1,125.73	63,320.10
230	682.01	443.72	1,125.73	62,642.89

231	686.84	438.89	1,125.73	61,960.88
232	691.70	434.02	1,125.73	61,274.04
233	696.60	429.12	1,125.73	60,582.34
234	701.54	424.19	1,125.73	59,885.73
235	706.51	419.22	1,125.73	59,184.19
236	711.51	414.22	1,125.73	58,477.69
237	716.55	409.18	1,125.73	57,766.17
238	721.63	404.10	1,125.73	57,049.62
239	726.74	398.99	1,125.73	56,327.99
240	731.89	393.84	1,125.73	55,601.26
241	737.07	388.66	1,125.73	54,869.37
242	742.29	383.44	1,125.73	54,132.30
243	747.55	378.18	1,125.73	53,390.01
244	752.85	372.88	1,125.73	52,642.46
245	758.18	367.55	1,125.73	51,889.61
246	763.55	362.18	1,125.73	51,131.43
247	768.96	356.77	1,125.73	50,367.88
248	774.40	351.33	1,125.73	49,598.93
249	779.89	345.84	1,125.73	48,824.52
250	785.41	340.32	1,125.73	48,044.64
251	790.98	334.75	1,125.73	47,259.22
252	796.58	329.15	1,125.73	46,468.25
253	802.22	323.51	1,125.73	45,671.67
254	807.90	317.83	1,125.73	44,869.45
255	813.63	312.10	1,125.73	44,061.54
256	819.39	306.34	1,125.73	43,247.92
257	825.19	300.54	1,125.73	42,428.53
258	831.04	294.69	1,125.73	41,603.33
259	836.93	288.80	1,125.73	40,772.29
260	842.85	282.88	1,125.73	39,935.37
261	848.82	276.91	1,125.73	39,092.51
262	854.84	270.89	1,125.73	38,243.69
263	860.89	264.84	1,125.73	37,388.85
264	866.99	258.74	1,125.73	36,527.96
265	873.13	252.60	1,125.73	35,660.97
266	879.32	246.41	1,125.73	34,787.84
267	885.54	240.19	1,125.73	33,908.53
268	891.82	233.91	1,125.73	33,022.98
269	898.13	227.60	1,125.73	32,131.17
270	904.50	221.23	1,125.73	31,233.03
271	910.90	214.83	1,125.73	30,328.54
272	917.35	208.37	1,125.73	29,417.64
273	923.85	201.88	1,125.73	28,500.28
274	930.40	195.33	1,125.73	27,576.43
275	936.99	188.74	1,125.73	26,646.04
276	943.62	182.11	1,125.73	25,709.05
277	950.31	175.42	1,125.73	24,765.43
278	957.04	168.69	1,125.73	23,815.12

279	963.82	161.91	1,125.73	22,858.08
280	970.64	155.08	1,125.73	21,894.26
281	977.52	148.21	1,125.73	20,923.62
282	984.44	141.28	1,125.73	19,946.10
283	991.42	134.31	1,125.73	18,961.65
284	998.44	127.29	1,125.73	17,970.23
285	1,005.51	120.22	1,125.73	16,971.79
286	1,012.63	113.09	1,125.73	15,966.28
287	1,019.81	105.92	1,125.73	14,953.65
288	1,027.03	98.70	1,125.73	13,933.84
289	1,034.31	91.42	1,125.73	12,906.81
290	1,041.63	84.10	1,125.73	11,872.50
291	1,049.01	76.72	1,125.73	10,830.87
292	1,056.44	69.29	1,125.73	9,781.86
293	1,063.92	61.81	1,125.73	8,725.42
294	1,071.46	54.27	1,125.73	7,661.50
295	1,079.05	46.68	1,125.73	6,590.04
296	1,086.69	39.04	1,125.73	5,510.99
297	1,094.39	31.34	1,125.73	4,424.29
298	1,102.14	23.59	1,125.73	3,329.90
299	1,109.95	15.78	1,125.73	2,227.76
300	1,117.81	7.92	1,125.73	1,117.81
	139,802.69	197,916.05	337,718.74 *	

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,
Focia Alexandru



Secretar general
jr. Monica Dumitraşcu