

Aneri Shah

Attorney

Princeton

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OVERVIEW

Aneri advises clients on complex commercial real estate, land use, and financing matters. She manages transactions from inception to closing, including acquisitions, dispositions, leasing, zoning, and development of diverse projects, such as mixed-use developments, retail and industrial properties, academic institutions, multifamily housing and senior living facilities.

Aneri is experienced in reviewing and drafting a wide range of documents, including purchase and sale agreements, leases, assignments, escrow agreements, guaranty agreements, amendments, board consents, license agreements, and easements, as well as formation documents such as articles of incorporation and operating agreements. She has significant experience in title and survey review, conducting comprehensive due diligence to identify and resolve issues involving restrictive covenants, easements, liens, and zoning compliance. She also prepares site plan applications, requests for variance and design waivers, and attends land use board meetings.

TOP AREAS OF FOCUS

- Investment, Acquisition + Disposition
- Land Use + Zoning
- Real Estate
- Real Estate Joint Ventures + Investments
- Real Estate Leasing

EDUCATION AND CERTIFICATIONS**EDUCATION**

- Seton Hall University School of Law, J.D., 2021, associate editor, *Seton Hall Law Review*
- Rutgers University, B.A., *cum laude*, 2018

BAR ADMISSIONS

- New Jersey
- New York

COURT ADMISSIONS

- U.S. District Court, District of New Jersey

CLERKSHIPS

- Hon. Rukhsanah L. Singh, U.S. District Court, District of New Jersey, 2024-2025
- Hon. Stuart A. Minkowitz, Superior Court of New Jersey, 2021-2022

PUBLICATIONS

- Co-author, "New Jersey Increases Mansion Tax Rates and Shifts Payment Obligation to Sellers," *Troutman Pepper Locke*, July 3, 2025.