

## Aneri Shah

Attorney

Princeton

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### OVERVIEW

Aneri manages commercial real estate, land use, and financing matters. From execution to closing, she handles transactions involving the acquisition, disposition, leasing, zoning, and development and redevelopment of diverse projects, including academic institutions, commercial and retail properties, industrial sites, mixed-use developments, multifamily housing and senior living facilities. Aneri represents buyers, sellers, developers, borrowers, lenders, and investors.

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 conducts comprehensive due diligence, including title and survey review, 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

### 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.