



## Aneri R. Shah

Associate

Parsippany, NJ

T: (973) 889-4043

E: ARShah@pbnlaw.com

Aneri Shah advises developers, property owners, investors, REITs, nonprofit organizations, and other commercial clients on a wide range of real estate transactions and land use matters. She provides practical, business-focused counsel at every stage of a project, helping clients navigate legal and regulatory complexities while advancing their strategic objectives.

Her practice encompasses acquisitions, dispositions, leasing, financing, joint ventures, and development projects across a variety of asset classes, including mixed-use, industrial, retail, multifamily, senior living, educational, and energy infrastructure properties. Aneri has experience guiding transactions of varying size and complexity, from individual property deals to large portfolio transactions.

In addition to her transactional work, Aneri represents developers and property owners in obtaining zoning and land use approvals. She assists with site plan applications, variances, and design waivers and collaborates closely with engineers, surveyors, municipal officials, and land use boards to help move projects from planning to completion.

Aneri regularly prepares and negotiates a broad range of real estate and corporate documents, including purchase and sale agreements, commercial leases, easements, deeds, guaranties, assignments, operating agreements, and financing-related documents. She also supports clients in structuring entities and joint ventures for real estate investments and development projects.

A key aspect of her practice is conducting thorough due diligence, including the review of title, survey, zoning, and site plan matters, as well as restrictive covenants, easements, liens, and other issues that may impact a property's use, development, or transfer.

Clients value Aneri's responsive approach, attention to detail, and ability to provide practical solutions that help keep transactions on track and projects moving forward. She is committed to delivering thoughtful, client-focused counsel that supports her clients' immediate needs and long-term goals.

### Practices

- Real Estate

# Aneri R. Shah Cont.

## Area of Focus

- Commercial Lending & Real Estate Financing
- Commercial Real Estate Transactions & Leasing
- Land Use & Redevelopment
- Real Estate Litigation

## Bar Admissions

- New York
- New Jersey

## Court Admissions

- United States District Court, District of New Jersey

## Education

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

## Clerkships & Internships

- Judicial Law Clerk, Honorable Stuart A. Minkowitz, A.J.S.C., Superior Court of New Jersey (2021-2022)
- Legal Intern, United States Attorney's Office, District of New Jersey (2021)
- Summer Associate, Mccusker Anselmi Rosen & Carvelli PC (2000)
- Judicial Extern, Honorable Esther Salas, United States District Court for the District of New Jersey (2019)
- Judicial Extern, Honorable Michael A. Shipp, United States District Court for the District of New Jersey (2019)